

Local Market Update – January 2026

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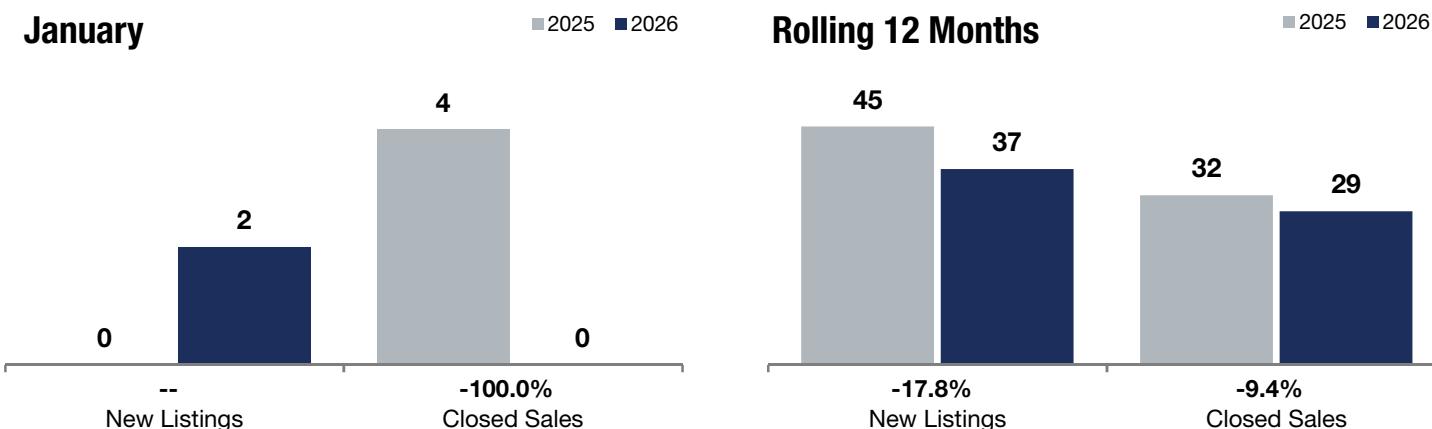


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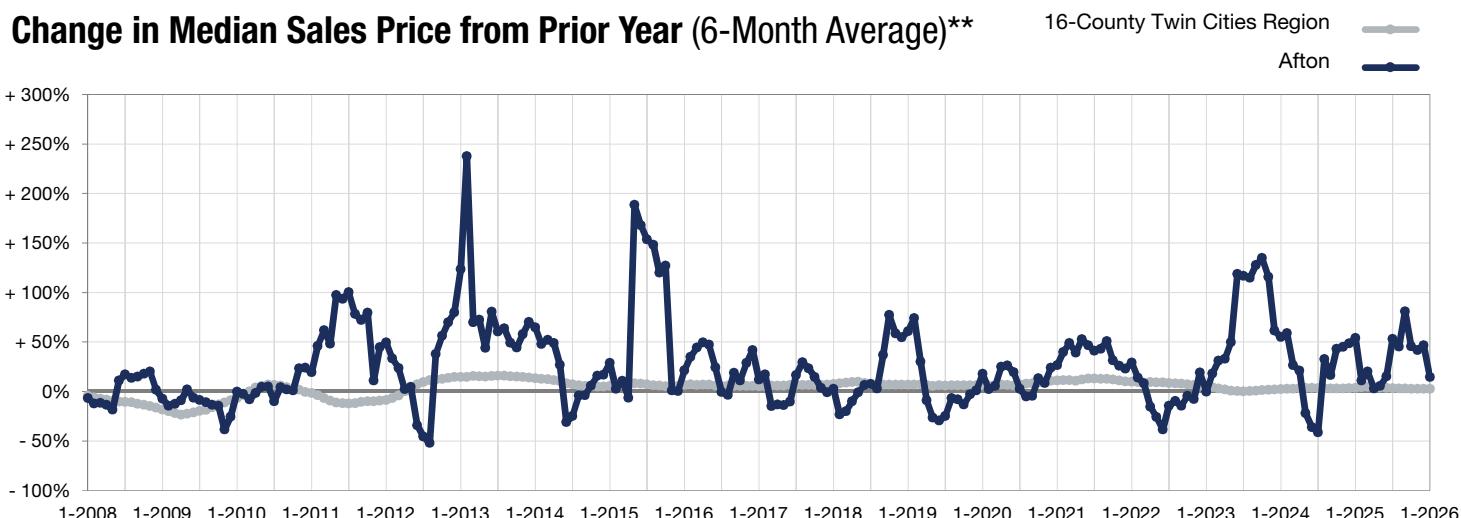
-- **- 100.0%** **- 100.0%**

	Change in New Listings		Change in Closed Sales		Change in Median Sales Price	
	January	Rolling 12 Months	2025	2026	2025	2026
New Listings	0	2	--	--	45	37
Closed Sales	4	0	-100.0%	-100.0%	32	29
Median Sales Price*	\$616,250	\$0	-100.0%	-100.0%	\$665,000	\$600,000
Average Sales Price*	\$674,375	\$0	-100.0%	-100.0%	\$1,014,770	\$993,389
Price Per Square Foot*	\$229	\$0	-100.0%	-100.0%	\$279	\$323
Percent of Original List Price Received*	91.6%	0.0%	-100.0%	-100.0%	95.6%	95.1%
Days on Market Until Sale	84	0	-100.0%	-100.0%	64	78
Inventory of Homes for Sale	7	6	-14.3%	-14.3%	--	--
Months Supply of Inventory	2.1	1.9	-9.5%	-9.5%	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



Change in Median Sales Price from Prior Year (6-Month Average)**



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average.

This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.