

# Local Market Update – January 2026

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



**- 100.0%**      **0.0%**      **+ 25.0%**

## Clearwater

Change in New Listings	Change in Closed Sales	Change in Median Sales Price
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### January      Rolling 12 Months

	2025	2026	+ / -	2025	2026	+ / -
New Listings	3	0	-100.0%	58	60	+ 3.4%
Closed Sales	1	1	0.0%	46	51	+ 10.9%
Median Sales Price*	\$319,900	<b>\$400,000</b>	+ 25.0%	\$325,000	<b>\$325,900</b>	+ 0.3%
Average Sales Price*	\$319,900	<b>\$400,000</b>	+ 25.0%	\$368,217	<b>\$348,956</b>	-5.2%
Price Per Square Foot*	\$234	<b>\$194</b>	-17.2%	\$205	<b>\$184</b>	-10.5%
Percent of Original List Price Received*	100.0%	<b>97.6%</b>	-2.4%	98.2%	<b>97.3%</b>	-0.9%
Days on Market Until Sale	8	<b>159</b>	+ 1,887.5%	57	<b>66</b>	+ 15.8%
Inventory of Homes for Sale	10	1	-90.0%	--	--	--
Months Supply of Inventory	2.4	<b>0.2</b>	-91.7%	--	--	--

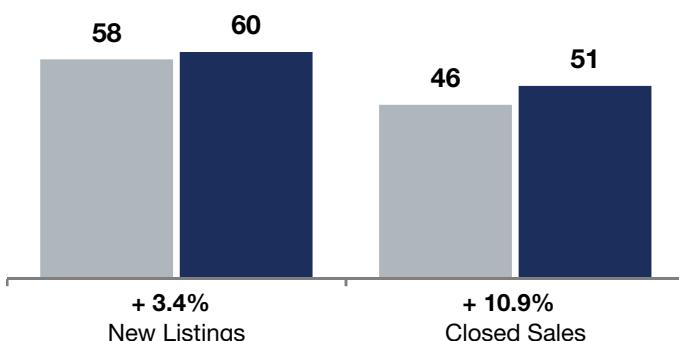
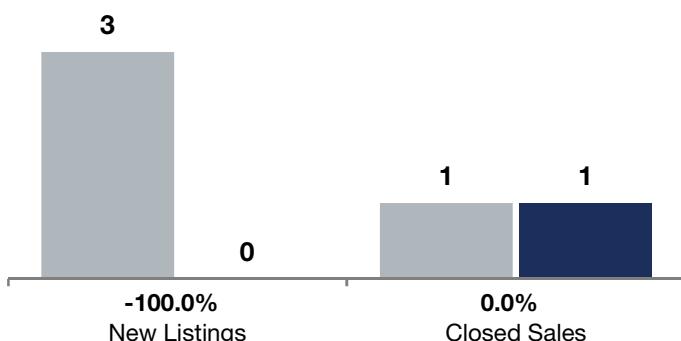
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### January

■ 2025   ■ 2026

### Rolling 12 Months

■ 2025   ■ 2026



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

16-County Twin Cities Region

Clearwater



\*\* 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.