

Local Market Update – May 2025

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



Clearwater

+ 25.0%

Change in
New Listings

- 50.0%

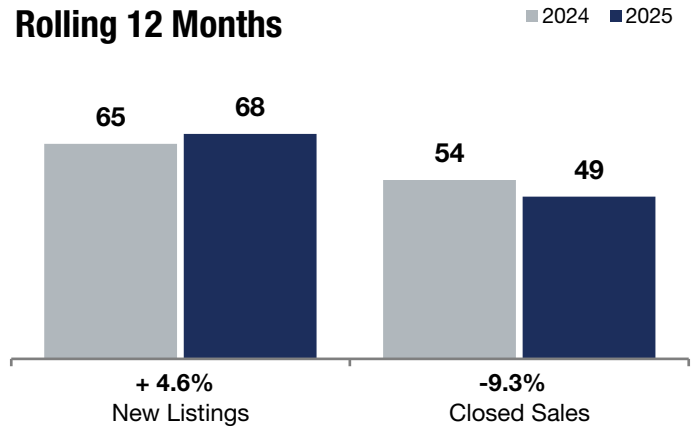
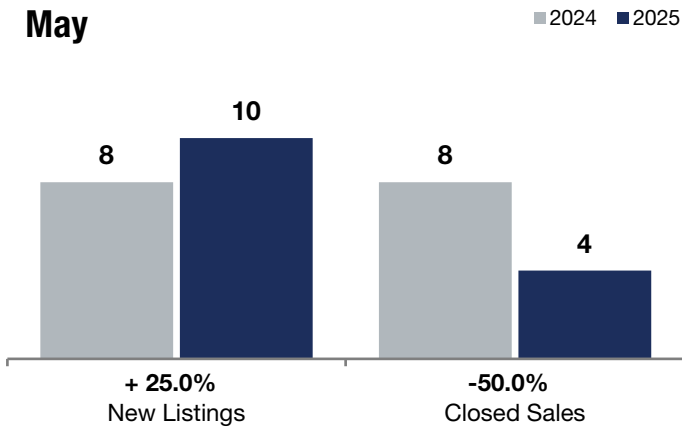
Change in
Closed Sales

+ 16.1%

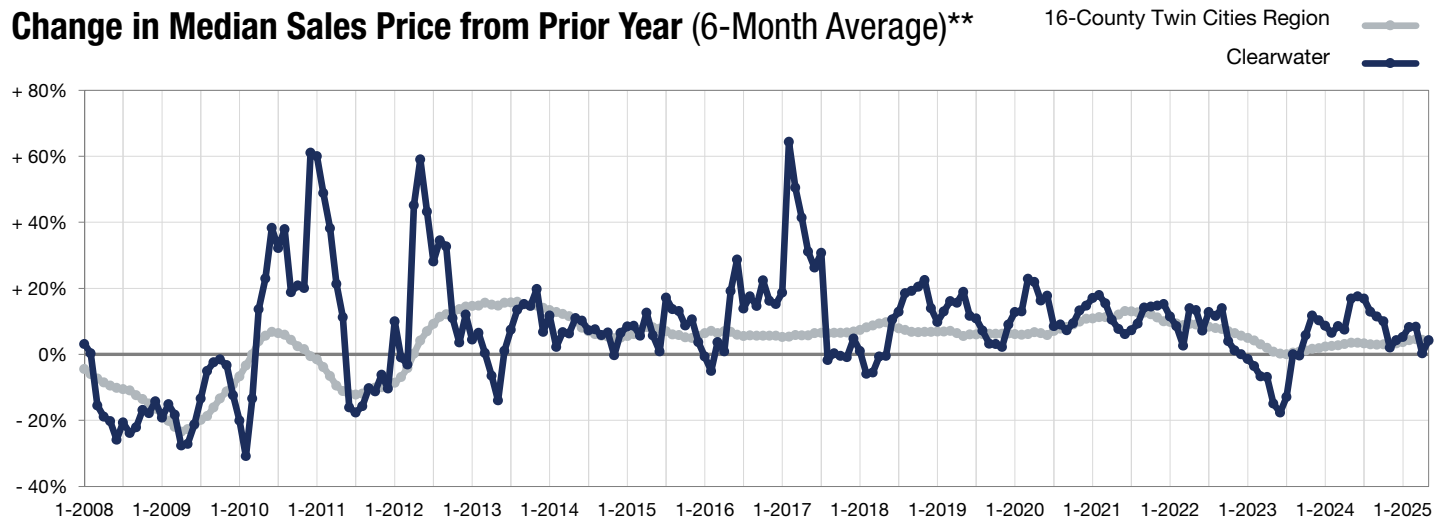
Change in
Median Sales Price

	May			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	8	10	+ 25.0%	65	68	+ 4.6%
Closed Sales	8	4	-50.0%	54	49	-9.3%
Median Sales Price*	\$329,000	\$382,125	+ 16.1%	\$325,000	\$325,000	0.0%
Average Sales Price*	\$394,725	\$391,063	-0.9%	\$366,800	\$345,928	-5.7%
Price Per Square Foot*	\$182	\$208	+ 14.1%	\$195	\$199	+ 2.0%
Percent of Original List Price Received*	98.9%	99.0%	+ 0.1%	98.8%	98.5%	-0.3%
Days on Market Until Sale	63	68	+ 7.9%	56	57	+ 1.8%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	2.2	2.5	+ 13.6%	--	--	--

* 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.