Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY **MINNEAPOLIS AREA REALTORS®**

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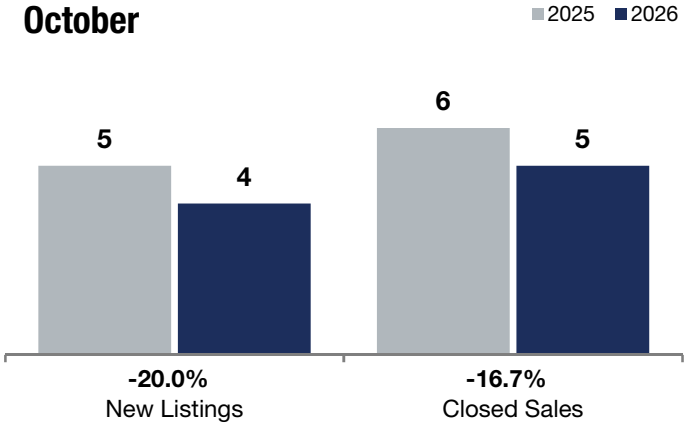
Cokato

- 20.0%	- 16.7%	- 12.8%
Change in **New Listings**	Change in **Closed Sales**	Change in **Median Sales Price**

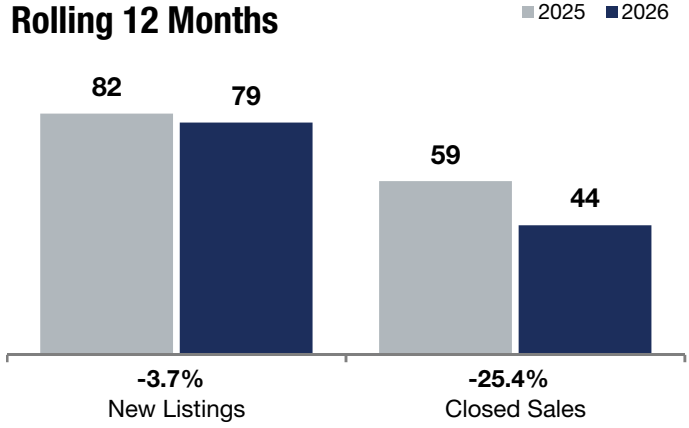
	October			Rolling 12 Months		
	2025	2026	+ / –	2025	2026	+ / –
New Listings	5	**4**	-20.0%	82	**79**	-3.7%
Closed Sales	6	**5**	-16.7%	59	**44**	-25.4%
Median Sales Price*	$275,000	**$239,900**	-12.8%	$258,000	**$310,000**	+ 20.2%
Average Sales Price*	$304,467	**$203,380**	-33.2%	$299,242	**$341,243**	+ 14.0%
Price Per Square Foot*	$180	**$248**	+ 37.5%	$185	**$179**	-3.6%
Percent of Original List Price Received*	97.7%	**92.6%**	-5.2%	97.3%	**96.7%**	-0.6%
Days on Market Until Sale	74	**74**	0.0%	51	**56**	+ 9.8%
Inventory of Homes for Sale	21	**27**	+ 28.6%	--	--	--
Months Supply of Inventory	4.2	**7.7**	+ 83.3%	--	--	--

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

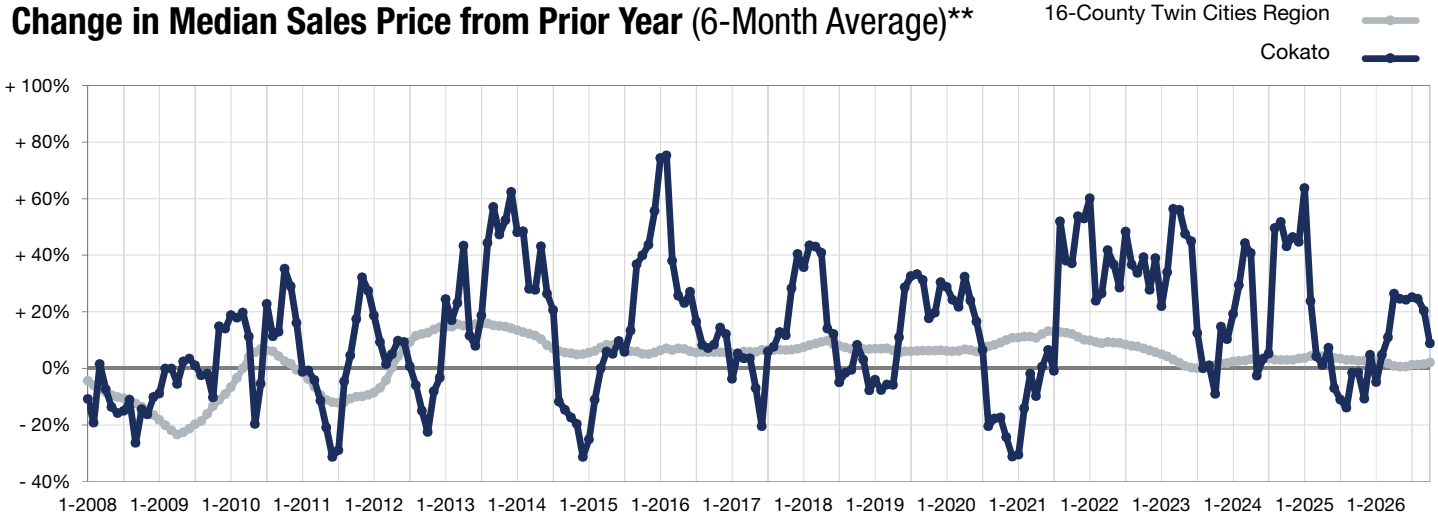
October



Rolling 12 Months



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.

Current as of November 6, 2026. All data from NorthstarMLS. | Copyright ShowingTime Plus, LLC.