

Local Market Update – January 2026

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



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- 71.4%

+ 50.0%

- 43.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

January

Rolling 12 Months

	2025	2026	+ / -	2025	2026	+ / -
New Listings	7	2	-71.4%	77	78	+ 1.3%
Closed Sales	2	3	+ 50.0%	49	58	+ 18.4%
Median Sales Price*	\$506,500	\$285,000	-43.7%	\$300,000	\$279,000	-7.0%
Average Sales Price*	\$506,500	\$281,667	-44.4%	\$320,201	\$314,982	-1.6%
Price Per Square Foot*	\$153	\$154	+ 0.6%	\$165	\$189	+ 14.4%
Percent of Original List Price Received*	91.7%	94.1%	+ 2.6%	96.7%	96.9%	+ 0.2%
Days on Market Until Sale	62	47	-24.2%	57	52	-8.8%
Inventory of Homes for Sale	10	6	-40.0%	--	--	--
Months Supply of Inventory	2.5	1.2	-52.0%	--	--	--

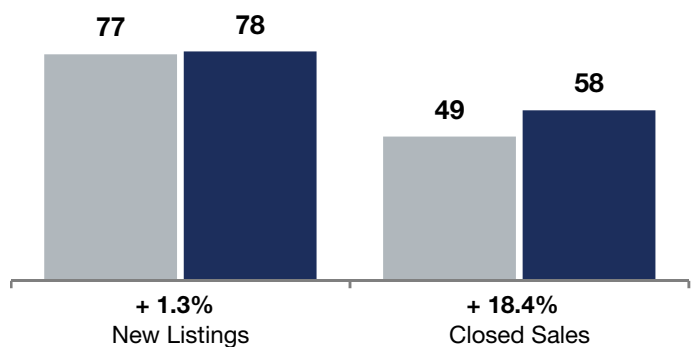
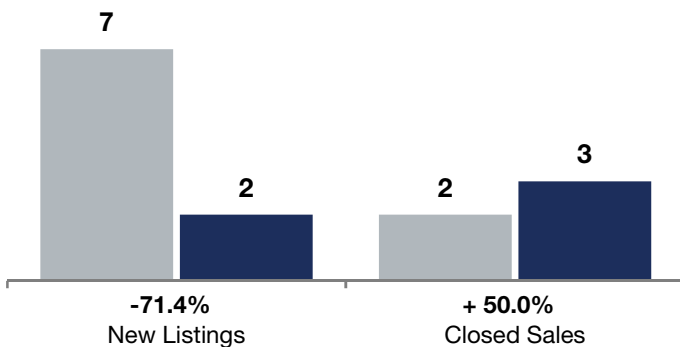
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

■ 2025 ■ 2026

Rolling 12 Months

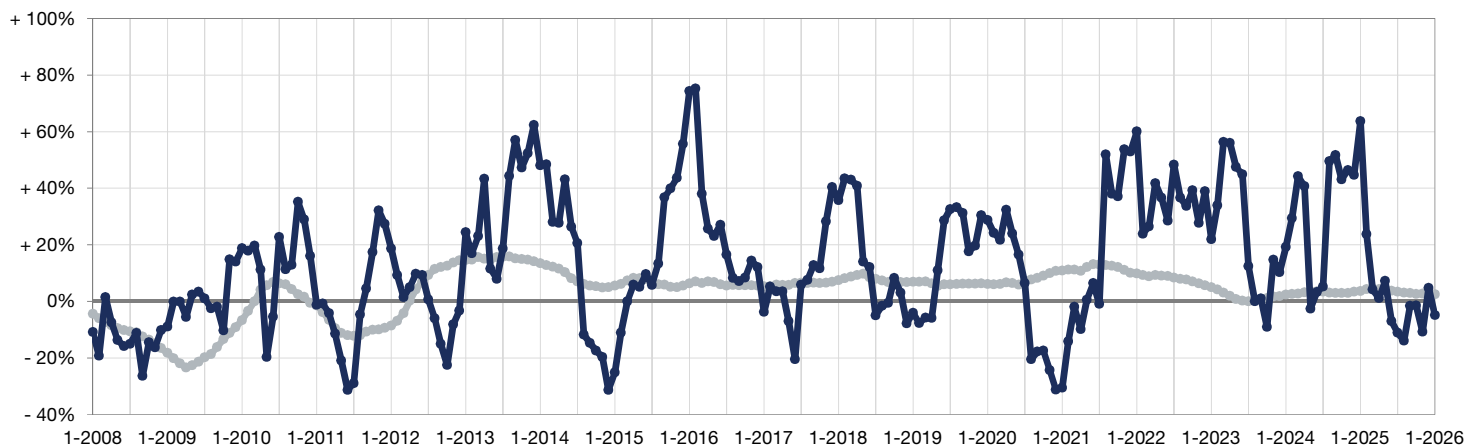
■ 2025 ■ 2026



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

16-County Twin Cities Region

Cokato



** 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.