Local Market Update – October 2026

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

MINNEAPOLIS AREA REALTORS®

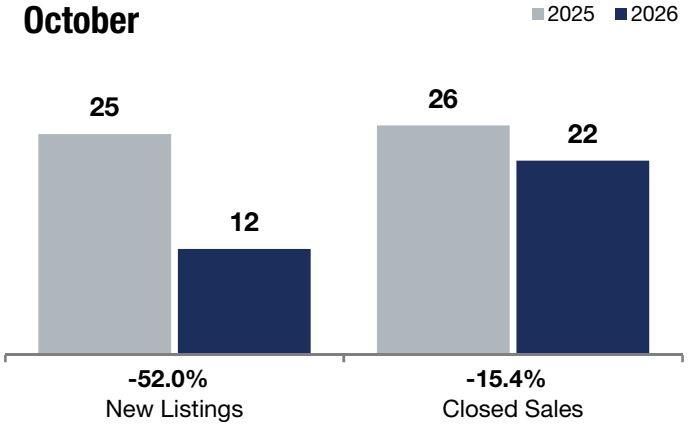
Ham Lake

- 52.0%	- 15.4%	+ 4.0%
Change in **New Listings**	Change in **Closed Sales**	Change in **Median Sales Price**

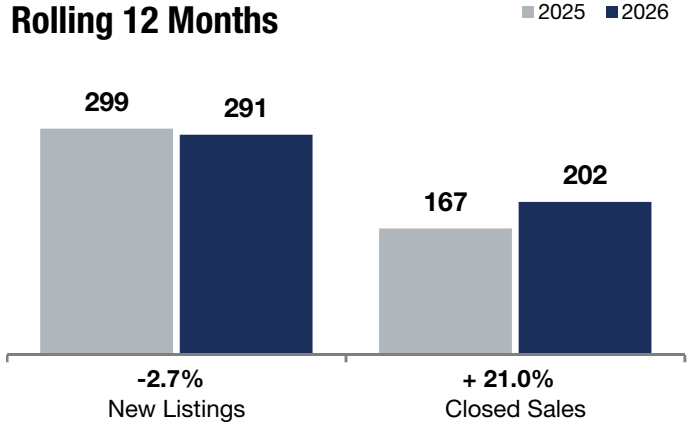
	October			Rolling 12 Months		
	2025	2026	+ / –	2025	2026	+ / –
New Listings	25	**12**	-52.0%	299	**291**	-2.7%
Closed Sales	26	**22**	-15.4%	167	**202**	+ 21.0%
Median Sales Price*	$543,498	**$565,000**	+ 4.0%	$526,995	**$552,500**	+ 4.8%
Average Sales Price*	$571,738	**$769,923**	+ 34.7%	$584,882	**$622,961**	+ 6.5%
Price Per Square Foot*	$214	**$230**	+ 7.2%	$209	**$219**	+ 4.4%
Percent of Original List Price Received*	94.4%	**98.2%**	+ 4.0%	97.9%	**97.2%**	-0.7%
Days on Market Until Sale	64	**40**	-37.5%	55	**60**	+ 9.1%
Inventory of Homes for Sale	65	**60**	-7.7%	--	--	--
Months Supply of Inventory	4.6	**3.7**	-19.6%	--	--	--

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

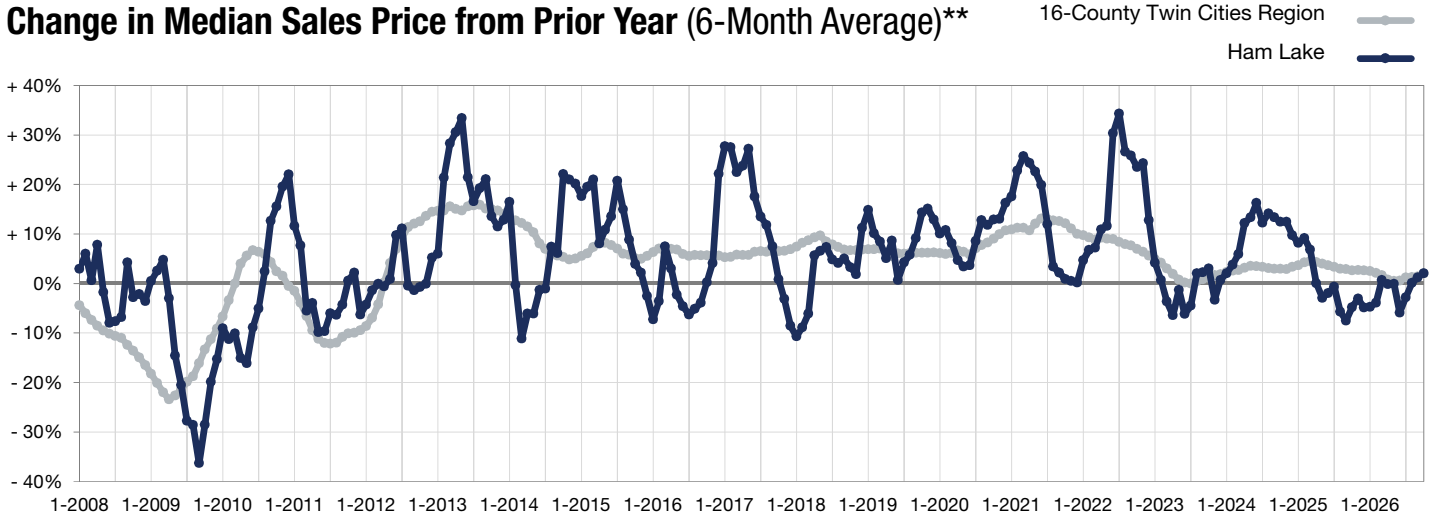
October



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.