

Local Market Update – January 2026

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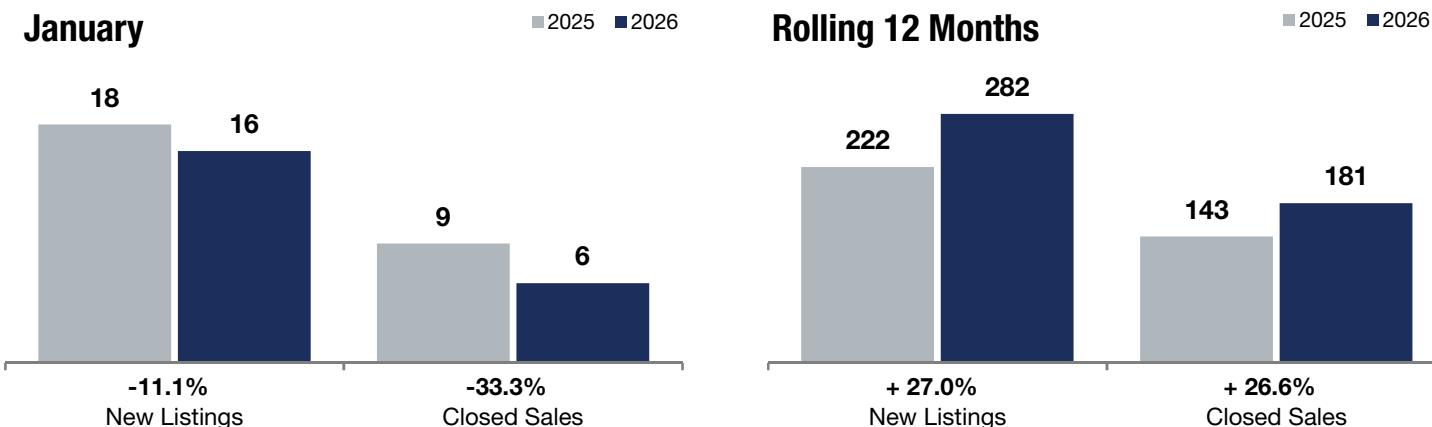


- 11.1% **- 33.3%** **- 9.2%**

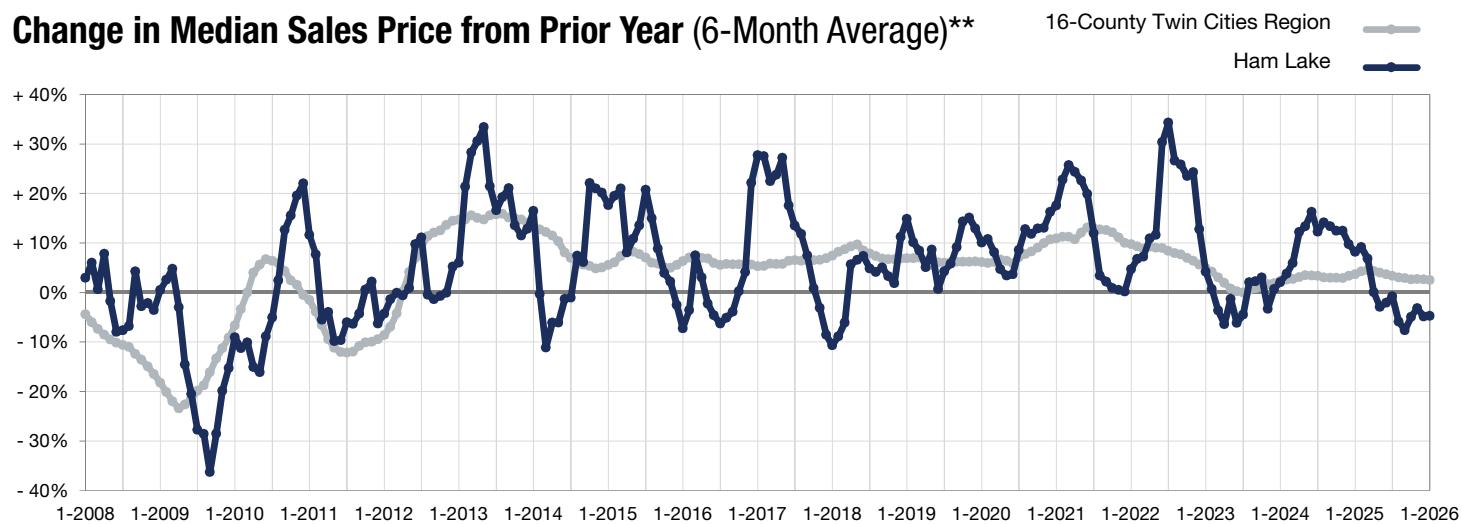
Ham Lake

	January			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	18	16	-11.1%	222	282	+ 27.0%
Closed Sales	9	6	-33.3%	143	181	+ 26.6%
Median Sales Price*	\$450,000	\$408,500	-9.2%	\$550,000	\$520,000	-5.5%
Average Sales Price*	\$509,444	\$355,950	-30.1%	\$610,509	\$578,452	-5.3%
Price Per Square Foot*	\$178	\$176	-1.5%	\$212	\$212	-0.0%
Percent of Original List Price Received*	95.3%	90.1%	-5.5%	98.2%	96.9%	-1.3%
Days on Market Until Sale	85	81	-4.7%	70	65	-7.1%
Inventory of Homes for Sale	49	37	-24.5%	--	--	--
Months Supply of Inventory	4.2	2.4	-42.9%	--	--	--

* 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.