Local Market Update – October 2026

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

MINNEAPOLIS AREA REALTORS®

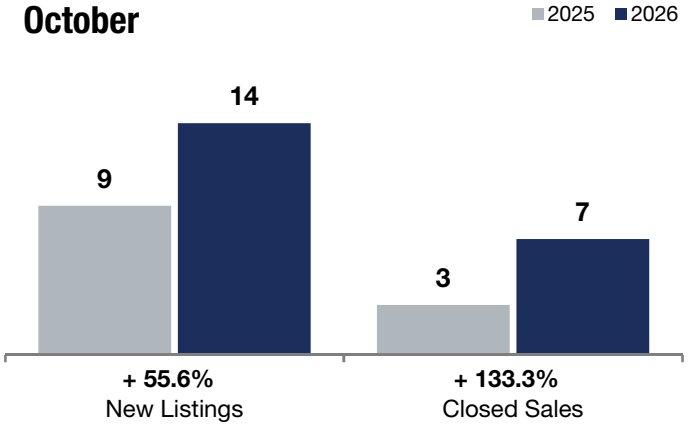
Montrose

+ 55.6%	+ 133.3%	- 13.4%
Change in **New Listings**	Change in **Closed Sales**	Change in **Median Sales Price**

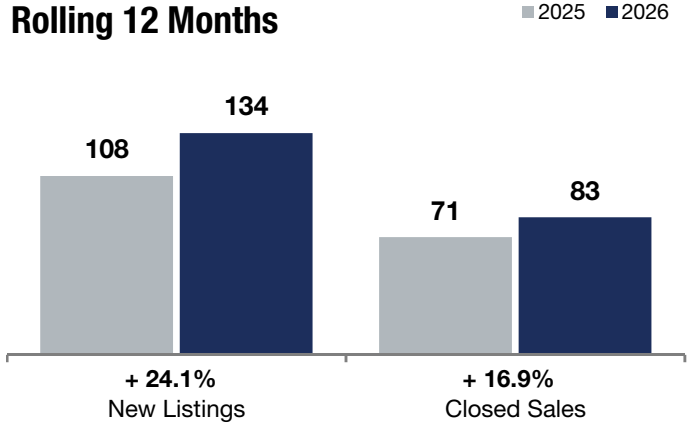
	October			Rolling 12 Months		
	2025	2026	+ / –	2025	2026	+ / –
New Listings	9	**14**	+ 55.6%	108	**134**	+ 24.1%
Closed Sales	3	**7**	+ 133.3%	71	**83**	+ 16.9%
Median Sales Price*	$335,000	**$290,000**	-13.4%	$325,000	**$309,900**	-4.6%
Average Sales Price*	$329,633	**$308,414**	-6.4%	$340,857	**$316,103**	-7.3%
Price Per Square Foot*	$189	**$165**	-12.7%	$173	**$181**	+ 4.4%
Percent of Original List Price Received*	93.7%	**96.2%**	+ 2.7%	98.5%	**98.0%**	-0.5%
Days on Market Until Sale	72	**65**	-9.7%	40	**59**	+ 47.5%
Inventory of Homes for Sale	33	**29**	-12.1%	--	--	--
Months Supply of Inventory	5.6	**4.1**	-26.8%	--	--	--

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

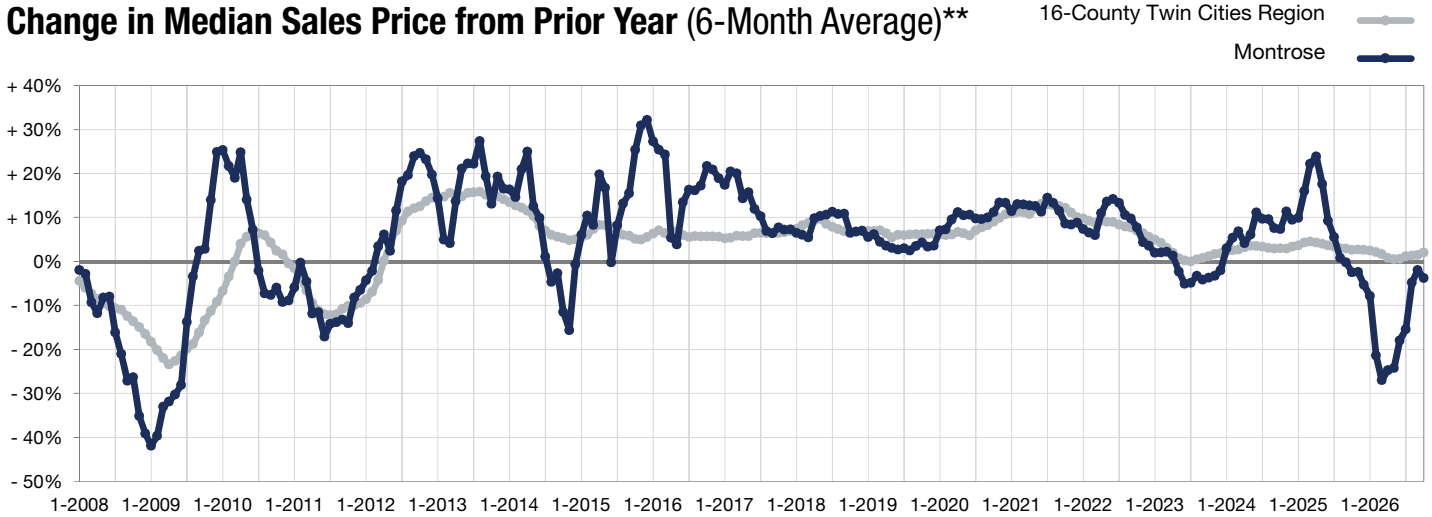
October



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.