

Local Market Update – January 2026

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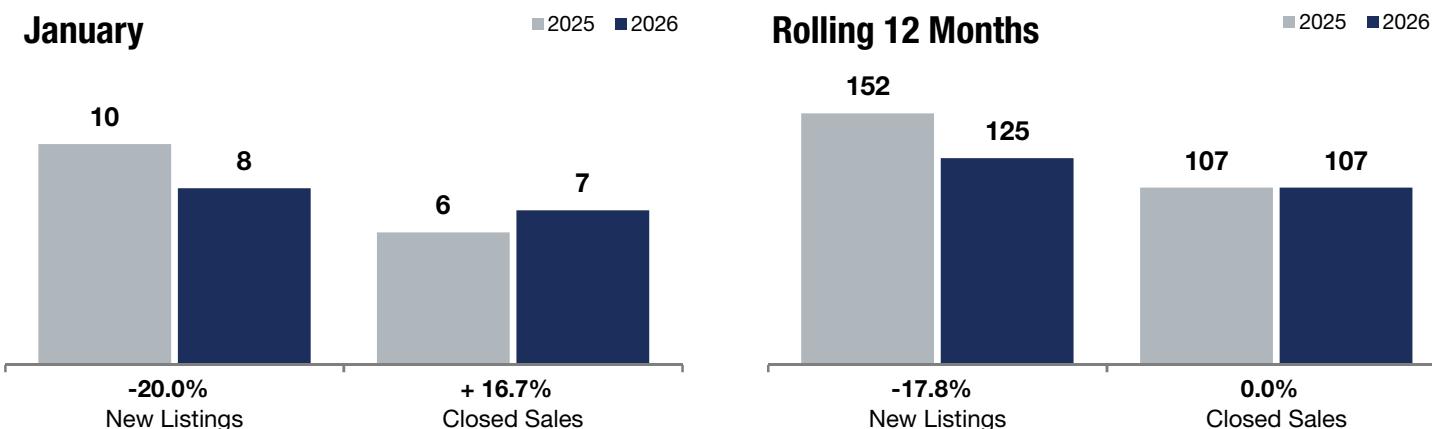


- 20.0% **+ 16.7%** **+ 29.8%**

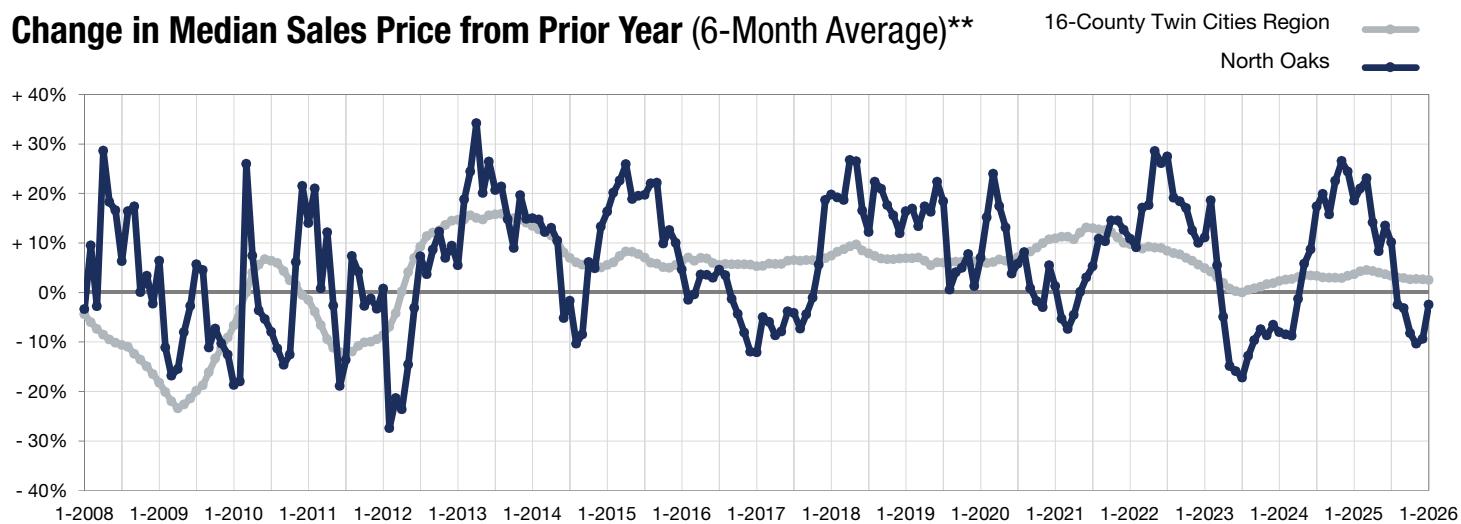
North Oaks

	January		Rolling 12 Months			
	2025	2026	+ / -	2025	2026	+ / -
New Listings	10	8	-20.0%	152	125	-17.8%
Closed Sales	6	7	+ 16.7%	107	107	0.0%
Median Sales Price*	\$853,500	\$1,107,694	+ 29.8%	\$950,000	\$1,000,000	+ 5.3%
Average Sales Price*	\$898,371	\$1,083,528	+ 20.6%	\$1,101,271	\$1,095,384	-0.5%
Price Per Square Foot*	\$240	\$259	+ 8.4%	\$273	\$285	+ 4.6%
Percent of Original List Price Received*	97.3%	98.8%	+ 1.5%	95.8%	96.6%	+ 0.8%
Days on Market Until Sale	21	26	+ 23.8%	69	78	+ 13.0%
Inventory of Homes for Sale	35	22	-37.1%	--	--	--
Months Supply of Inventory	3.9	2.6	-33.3%	--	--	--

* 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.