

# Local Market Update – January 2026

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## Osseo

**0.0%**      **- 33.3%**      **+ 86.3%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### January

### Rolling 12 Months

	2025	2026	+ / -	2025	2026	+ / -
New Listings	2	2	0.0%	35	32	-8.6%
Closed Sales	3	2	-33.3%	30	24	-20.0%
Median Sales Price*	\$200,000	<b>\$372,500</b>	+ 86.3%	\$291,150	<b>\$360,950</b>	+ 24.0%
Average Sales Price*	\$205,000	<b>\$372,500</b>	+ 81.7%	\$300,085	<b>\$380,258</b>	+ 26.7%
Price Per Square Foot*	\$242	<b>\$225</b>	-7.0%	\$194	<b>\$195</b>	+ 0.7%
Percent of Original List Price Received*	92.2%	<b>86.2%</b>	-6.5%	97.8%	<b>96.9%</b>	-0.9%
Days on Market Until Sale	21	<b>71</b>	+ 238.1%	30	<b>55</b>	+ 83.3%
Inventory of Homes for Sale	5	<b>2</b>	-60.0%	--	--	--
Months Supply of Inventory	1.8	<b>0.8</b>	-55.6%	--	--	--

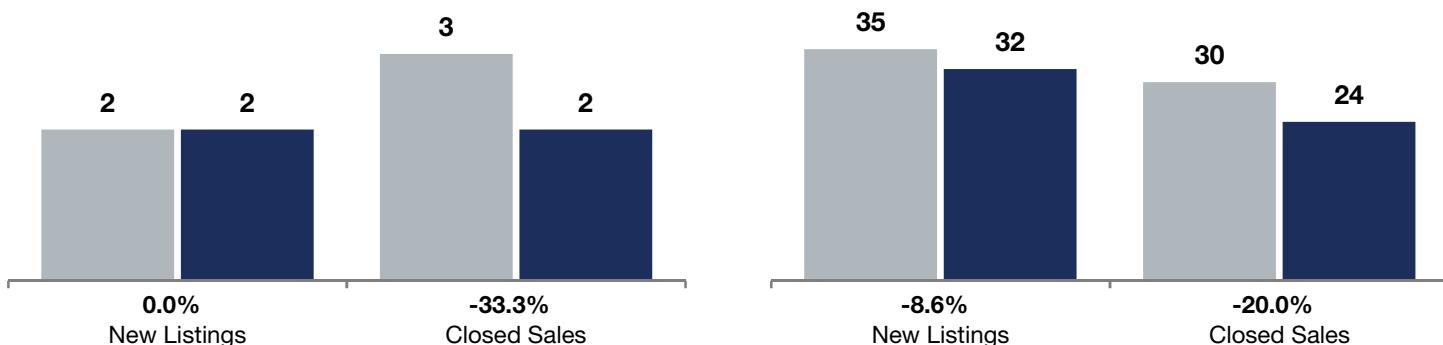
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### January

■ 2025 ■ 2026

### Rolling 12 Months

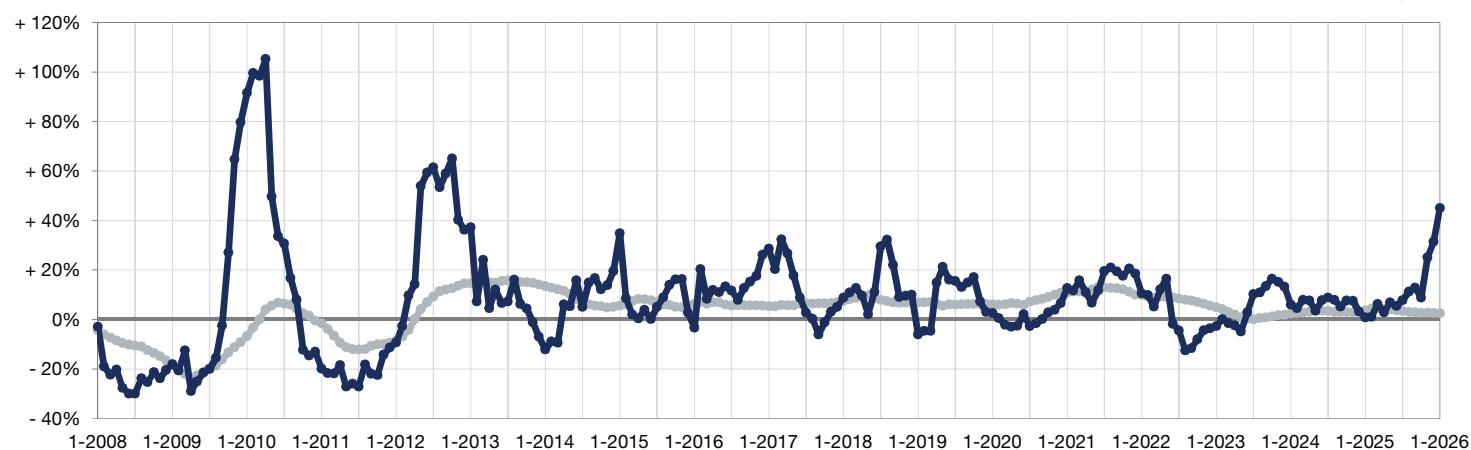
■ 2025 ■ 2026



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

16-County Twin Cities Region

Osseo



\*\* 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.