Local Market Update – October 2026

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

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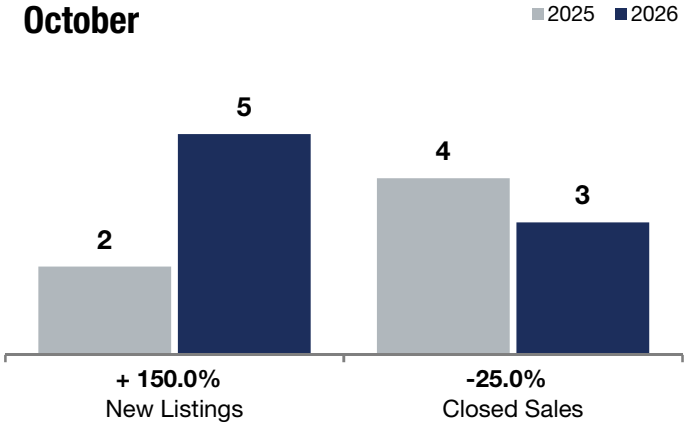
Osseo

+ 150.0%	- 25.0%	- 19.1%
Change in **New Listings**	Change in **Closed Sales**	Change in **Median Sales Price**

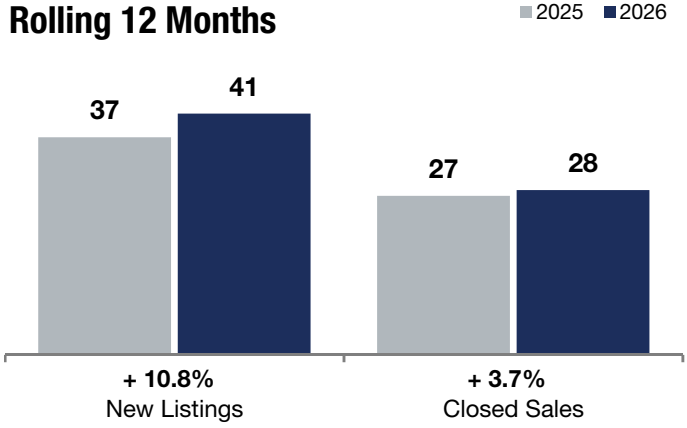
	October			Rolling 12 Months		
	2025	2026	+ / –	2025	2026	+ / –
New Listings	2	**5**	+ 150.0%	37	**41**	+ 10.8%
Closed Sales	4	**3**	-25.0%	27	**28**	+ 3.7%
Median Sales Price*	$321,250	**$260,000**	-19.1%	$337,500	**$332,500**	-1.5%
Average Sales Price*	$324,350	**$214,991**	-33.7%	$348,930	**$336,044**	-3.7%
Price Per Square Foot*	$171	**$161**	-6.1%	$197	**$199**	+ 1.0%
Percent of Original List Price Received*	100.8%	**97.7%**	-3.1%	97.3%	**97.2%**	-0.1%
Days on Market Until Sale	69	**25**	-63.8%	43	**41**	-4.7%
Inventory of Homes for Sale	4	**9**	+ 125.0%	--	--	--
Months Supply of Inventory	1.5	**3.3**	+ 120.0%	--	--	--

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

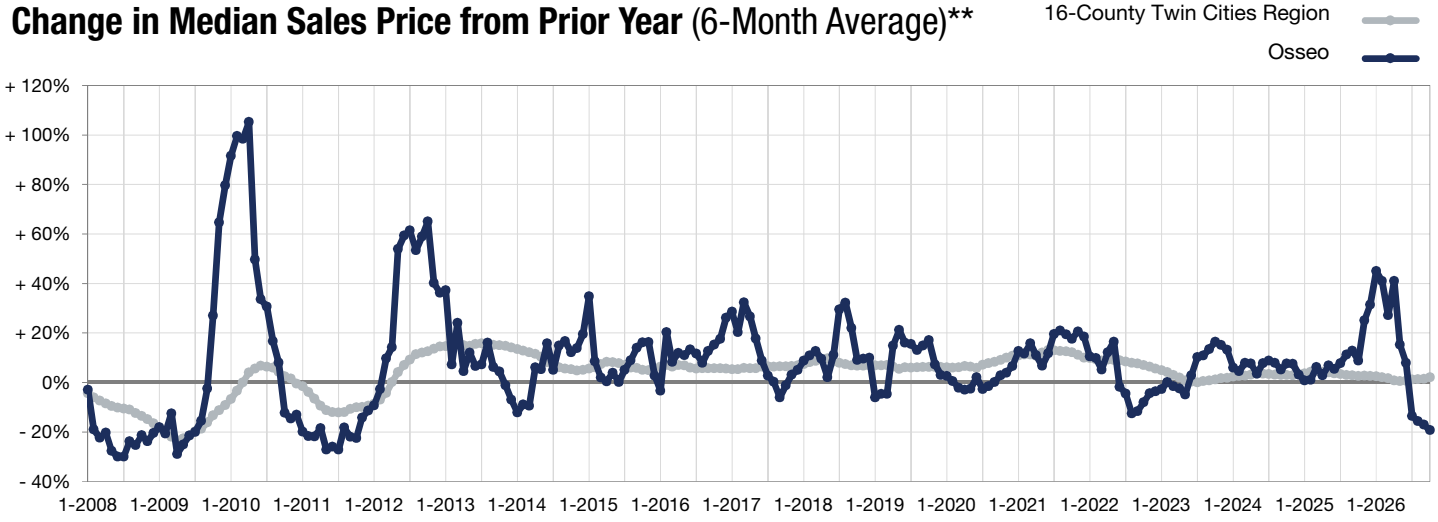
October



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.