Local Market Update – October 2026

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

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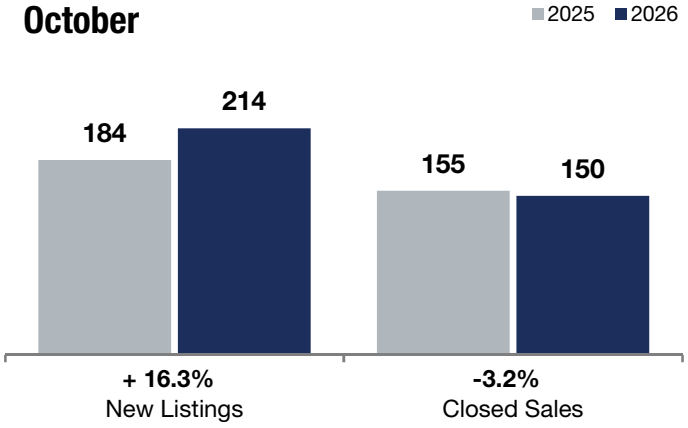
Carver County

+ 16.3%	- 3.2%	- 4.9%
Change in **New Listings**	Change in **Closed Sales**	Change in **Median Sales Price**

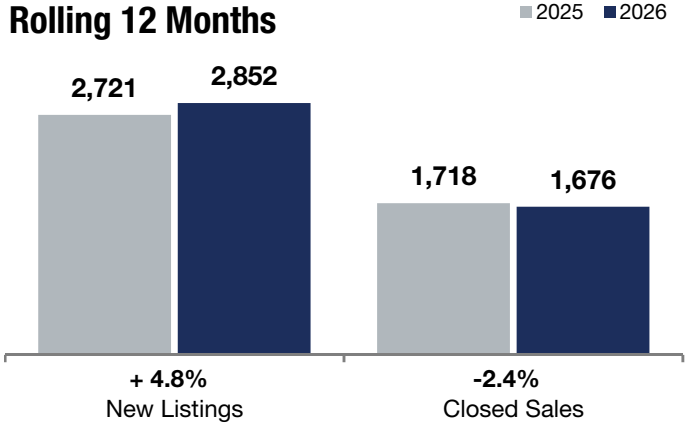
	October			Rolling 12 Months		
	2025	2026	+ / –	2025	2026	+ / –
New Listings	184	**214**	+ 16.3%	2,721	**2,852**	+ 4.8%
Closed Sales	155	**150**	-3.2%	1,718	**1,676**	-2.4%
Median Sales Price*	$515,000	**$489,750**	-4.9%	$488,250	**$490,000**	+ 0.4%
Average Sales Price*	$591,672	**$569,861**	-3.7%	$570,231	**$576,171**	+ 1.0%
Price Per Square Foot*	$223	**$215**	-3.6%	$217	**$219**	+ 1.0%
Percent of Original List Price Received*	98.0%	**97.1%**	-0.9%	98.4%	**98.4%**	0.0%
Days on Market Until Sale	50	**51**	+ 2.0%	51	**50**	-2.0%
Inventory of Homes for Sale	394	**483**	+ 22.6%	--	--	--
Months Supply of Inventory	2.8	**3.4**	+ 21.4%	--	--	--

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

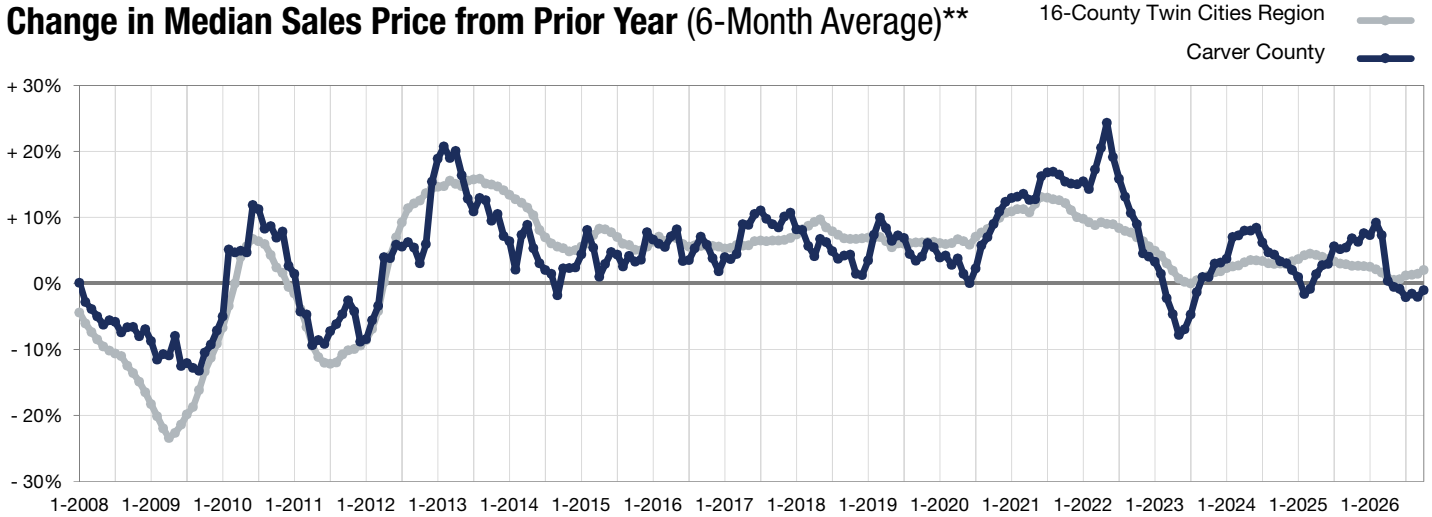
October



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.