Local Market Update – August 2026

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

MINNEAPOLIS AREA REALTORS®

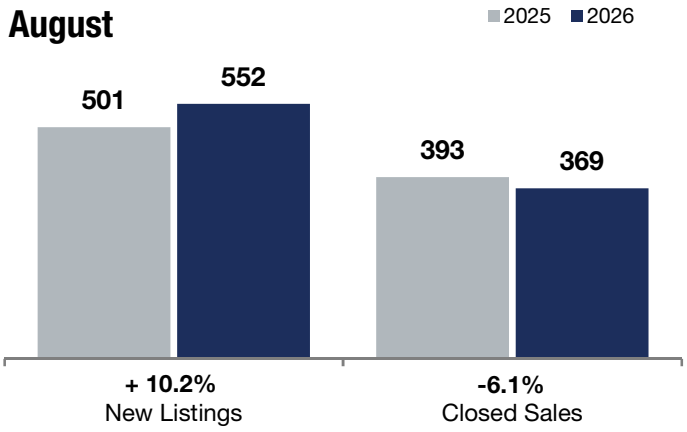
Minneapolis

+ 10.2%	- 6.1%	+ 6.7%
Change in **New Listings**	Change in **Closed Sales**	Change in **Median Sales Price**

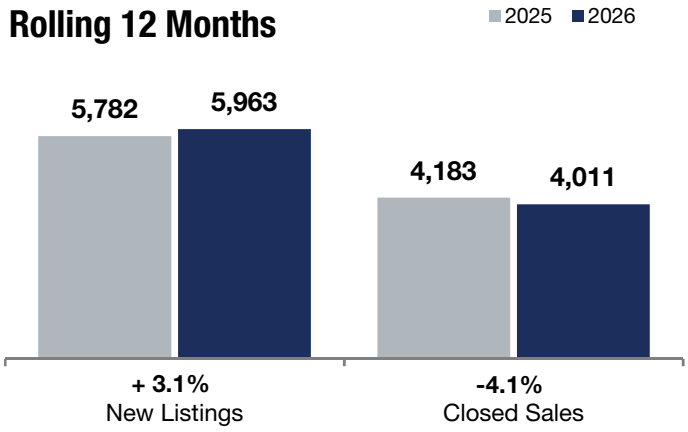
	August			Rolling 12 Months		
	2025	2026	+ / –	2025	2026	+ / –
New Listings	501	**552**	+ 10.2%	5,782	**5,963**	+ 3.1%
Closed Sales	393	**369**	-6.1%	4,183	**4,011**	-4.1%
Median Sales Price*	$345,000	**$368,000**	+ 6.7%	$340,000	**$352,500**	+ 3.7%
Average Sales Price*	$424,392	**$466,709**	+ 10.0%	$425,990	**$439,271**	+ 3.1%
Price Per Square Foot*	$253	**$253**	0.0%	$249	**$254**	+ 2.0%
Percent of Original List Price Received*	99.5%	**98.5%**	-1.0%	99.1%	**98.9%**	-0.2%
Days on Market Until Sale	48	**53**	+ 10.4%	55	**54**	-1.8%
Inventory of Homes for Sale	961	**1,051**	+ 9.4%	--	--	--
Months Supply of Inventory	2.7	**3.1**	+ 14.8%	--	--	--

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

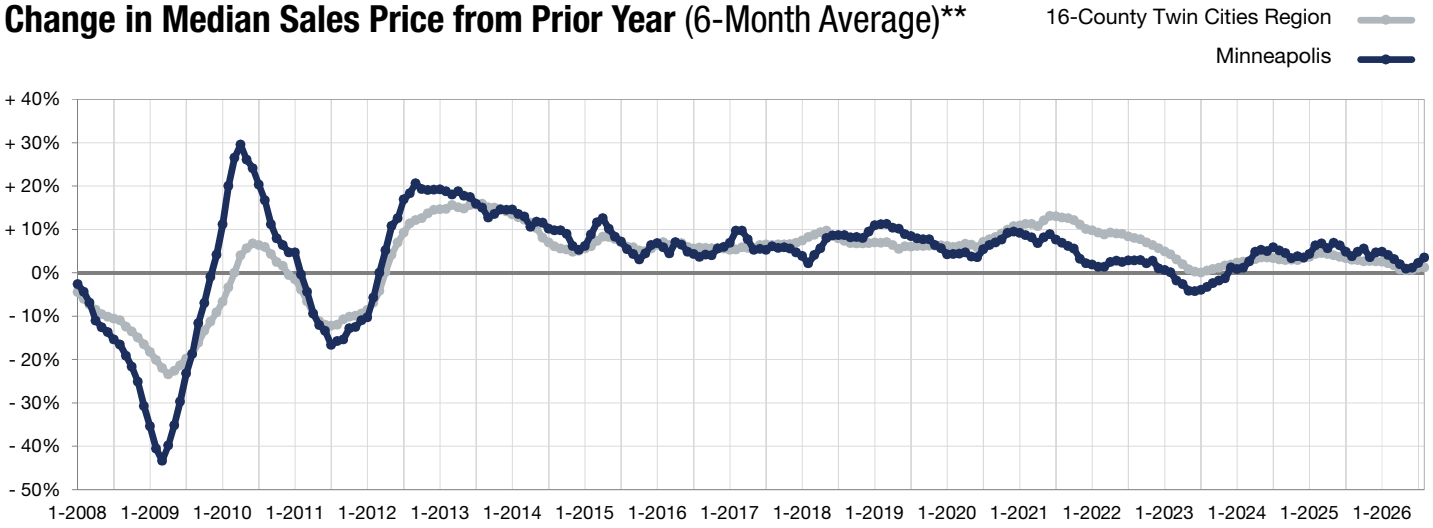
August



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.

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New Listings

	8-2025	8-2026	+ / –	Prior Year R12*	Current R12*	+ / –
Minneapolis – Calhoun-Isle	59	55	- 6.8%	630	538	- 14.6%
Minneapolis – Camden	58	69	+ 19.0%	603	686	+ 13.8%
Minneapolis – Central	63	79	+ 25.4%	891	930	+ 4.4%
Minneapolis – Longfellow	22	39	+ 77.3%	354	352	- 0.6%
Minneapolis – Near North	36	32	- 11.1%	364	402	+ 10.4%
Minneapolis – Nokomis	63	51	- 19.0%	683	702	+ 2.8%
Minneapolis – Northeast	35	45	+ 28.6%	406	437	+ 7.6%
Minneapolis – Phillips	13	18	+ 38.5%	96	96	0.0%
Minneapolis – Powderhorn	51	52	+ 2.0%	575	548	- 4.7%
Minneapolis – Southwest	72	73	+ 1.4%	832	899	+ 8.1%
Minneapolis – University	23	27	+ 17.4%	231	257	+ 11.3%

Closed Sales

	8-2025	8-2026	+ / –	Prior Year R12*	Current R12*	+ / –
Minneapolis – Calhoun-Isle	38	33	- 13.2%	399	332	- 16.8%
Minneapolis – Camden	34	38	+ 11.8%	460	453	- 1.5%
Minneapolis – Central	39	44	+ 12.8%	469	449	- 4.3%
Minneapolis – Longfellow	33	25	- 24.2%	309	278	- 10.0%
Minneapolis – Near North	21	17	- 19.0%	286	251	- 12.2%
Minneapolis – Nokomis	63	61	- 3.2%	595	582	- 2.2%
Minneapolis – Northeast	31	27	- 12.9%	326	324	- 0.6%
Minneapolis – Phillips	7	4	- 42.9%	50	48	- 4.0%
Minneapolis – Powderhorn	39	33	- 15.4%	397	390	- 1.8%
Minneapolis – Southwest	60	70	+ 16.7%	660	691	+ 4.7%
Minneapolis – University	19	14	- 26.3%	161	155	- 3.7%

Median Sales Price

	8-2025	8-2026	+ / –	Prior Year R12*	Current R12*	+ / –
Minneapolis – Calhoun-Isle	$459,950	$475,000	+ 3.3%	$500,000	$466,200	- 6.8%
Minneapolis – Camden	$257,000	$256,500	- 0.2%	$240,000	$250,000	+ 4.2%
Minneapolis – Central	$320,000	$310,000	- 3.1%	$335,000	$355,000	+ 6.0%
Minneapolis – Longfellow	$350,000	$365,000	+ 4.3%	$357,500	$375,000	+ 4.9%
Minneapolis – Near North	$254,000	$220,000	- 13.4%	$242,500	$247,250	+ 2.0%
Minneapolis – Nokomis	$410,000	$410,000	0.0%	$375,000	$387,500	+ 3.3%
Minneapolis – Northeast	$341,000	$392,000	+ 15.0%	$345,000	$355,500	+ 3.0%
Minneapolis – Phillips	$205,000	$150,000	- 26.8%	$216,500	$188,680	- 12.8%
Minneapolis – Powderhorn	$289,900	$300,000	+ 3.5%	$305,000	$310,000	+ 1.6%
Minneapolis – Southwest	$540,000	$595,000	+ 10.2%	$533,200	$576,000	+ 8.0%
Minneapolis – University	$395,000	$312,500	- 20.9%	$330,000	$340,000	+ 3.0%

Days on Market Until Sale

	8-2025	8-2026	+ / –	Prior Year R12*	Current R12*	+ / –
Minneapolis – Calhoun-Isle	68	110	+ 61.8%	92	84	- 8.7%
Minneapolis – Camden	40	30	- 25.0%	37	45	+ 21.6%
Minneapolis – Central	115	127	+ 10.4%	120	123	+ 2.5%
Minneapolis – Longfellow	22	19	- 13.6%	29	22	- 24.1%
Minneapolis – Near North	80	60	- 25.0%	55	48	- 12.7%
Minneapolis – Nokomis	24	23	- 4.2%	28	27	- 3.6%
Minneapolis – Northeast	15	16	+ 6.7%	30	27	- 10.0%
Minneapolis – Phillips	117	149	+ 27.4%	109	140	+ 28.4%
Minneapolis – Powderhorn	53	46	- 13.2%	46	50	+ 8.7%
Minneapolis – Southwest	16	36	+ 125.0%	39	33	- 15.4%
Minneapolis – University	70	102	+ 45.7%	73	95	+ 30.1%

Pct. Of Original Price Received

	8-2025	8-2026	+ / –	Prior Year R12*	Current R12*	+ / –
Minneapolis – Calhoun-Isle	96.1%	95.5%	- 0.6%	96.2%	96.0%	- 0.2%
Minneapolis – Camden	99.0%	101.2%	+ 2.2%	99.6%	99.0%	- 0.6%
Minneapolis – Central	94.5%	94.7%	+ 0.2%	94.8%	94.6%	- 0.2%
Minneapolis – Longfellow	101.3%	103.4%	+ 2.1%	101.8%	102.7%	+ 0.9%
Minneapolis – Near North	102.3%	96.8%	- 5.4%	99.6%	98.4%	- 1.2%
Minneapolis – Nokomis	101.2%	100.3%	- 0.9%	101.2%	101.4%	+ 0.2%
Minneapolis – Northeast	103.3%	101.7%	- 1.5%	101.3%	101.1%	- 0.2%
Minneapolis – Phillips	87.1%	82.8%	- 4.9%	93.8%	92.8%	- 1.1%
Minneapolis – Powderhorn	101.1%	95.4%	- 5.6%	99.8%	98.5%	- 1.3%
Minneapolis – Southwest	101.8%	100.2%	- 1.6%	100.0%	100.4%	+ 0.4%
Minneapolis – University	95.1%	93.3%	- 1.9%	95.5%	94.5%	- 1.0%

Inventory

	8-2025	8-2026	+ / –
Minneapolis – Calhoun-Isle	141	136	- 3.5%
Minneapolis – Camden	71	117	+ 64.8%
Minneapolis – Central	265	280	+ 5.7%
Minneapolis – Longfellow	27	28	+ 3.7%
Minneapolis – Near North	64	71	+ 10.9%
Minneapolis – Nokomis	58	66	+ 13.8%
Minneapolis – Northeast	31	55	+ 77.4%
Minneapolis – Phillips	27	30	+ 11.1%
Minneapolis – Powderhorn	84	81	- 3.6%
Minneapolis – Southwest	102	100	- 2.0%
Minneapolis – University	60	58	- 3.3%

Months Supply

	8-2025	8-2026	+ / –
Minneapolis – Calhoun-Isle	4.2	5.1	+ 21.4%
Minneapolis – Camden	1.9	3.1	+ 63.2%
Minneapolis – Central	6.7	7.5	+ 11.9%
Minneapolis – Longfellow	1.1	1.1	0.0%
Minneapolis – Near North	2.8	3.4	+ 21.4%
Minneapolis – Nokomis	1.2	1.4	+ 16.7%
Minneapolis – Northeast	1.1	2.0	+ 81.8%
Minneapolis – Phillips	6.5	7.2	+ 10.8%
Minneapolis – Powderhorn	2.5	2.5	0.0%
Minneapolis – Southwest	1.8	1.7	- 5.6%
Minneapolis – University	4.7	4.4	- 6.4%

* R12 = Rolling 12 Months. This means 12 months of data, combining the report month's total and the 11 months prior.

Current as of September 8, 2026. All data from NorthstarMLS. | Copyright ShowingTime Plus, LLC.