

Local Market Update for August 2026

A Research Tool Provided by the Minnesota REALTORS®

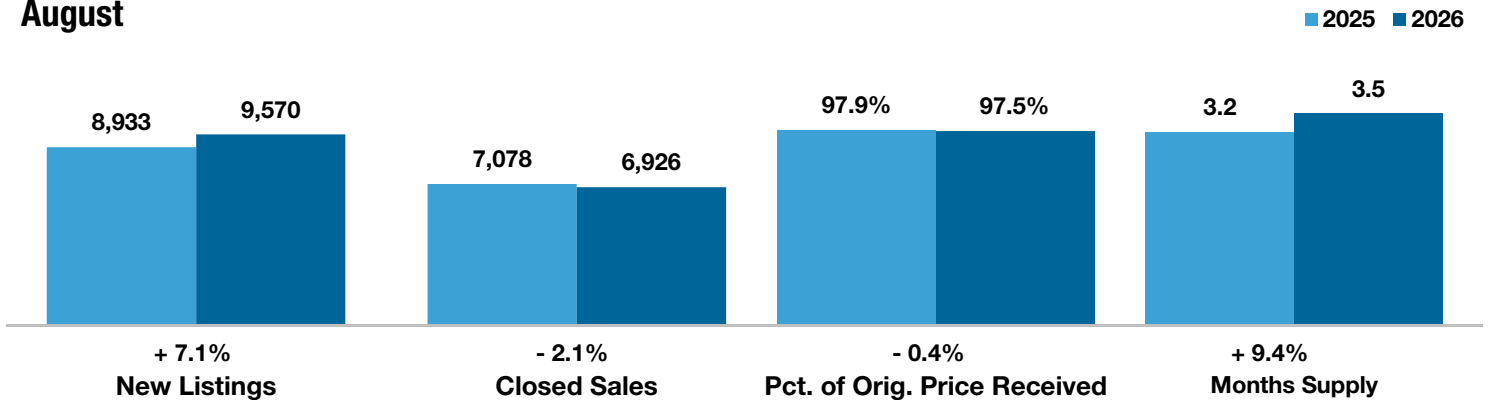


Entire State

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	8,933	9,570	+ 7.1%	69,934	74,449	+ 6.5%
Pending Sales	6,608	6,530	- 1.2%	48,161	49,616	+ 3.0%
Closed Sales	7,078	6,926	- 2.1%	45,629	46,632	+ 2.2%
Median Sales Price*	\$360,000	\$370,000	+ 2.8%	\$358,000	\$364,900	+ 1.9%
Percent of Original List Price Received*	97.9%	97.5%	- 0.4%	98.3%	98.0%	- 0.3%
Days on Market Until Sale	40	40	0.0%	43	44	+ 2.3%
Months Supply of Inventory	3.2	3.5	+ 9.4%	--	--	--

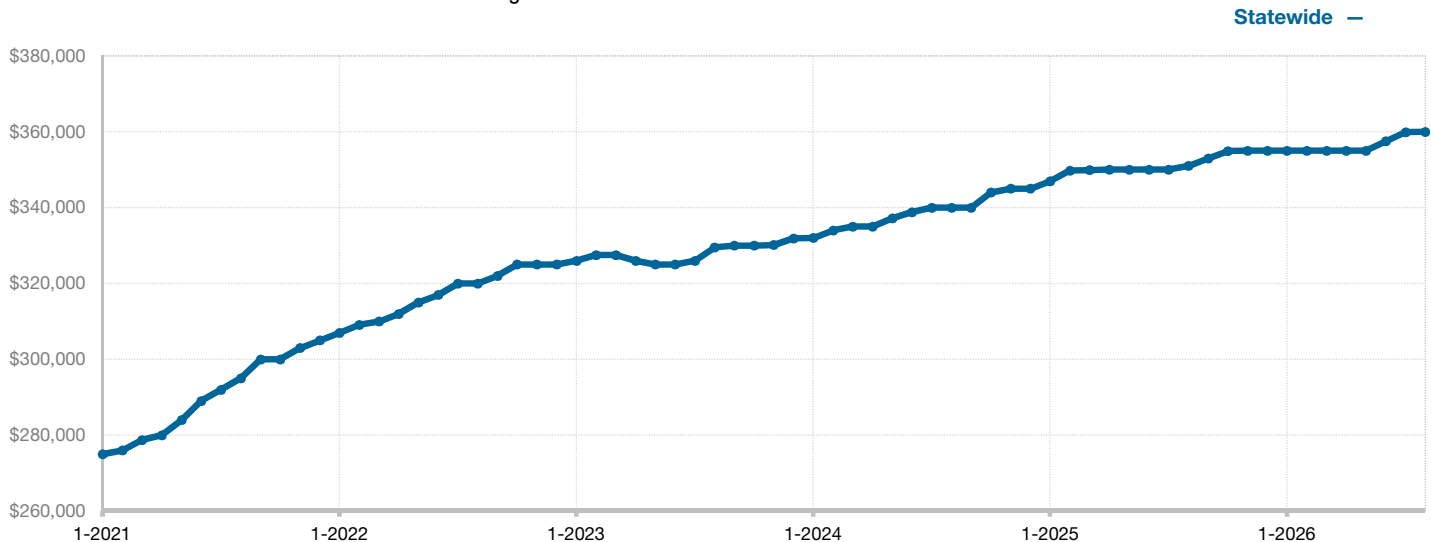
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

August



Historical Median Sales Price

Rolling 12-Month Calculation



Monthly Indicators



August 2026

Residential real estate activity composed of single-family properties, townhomes and condominiums combined. Percent changes are calculated using rounded figures.

Activity Snapshot

- 2.1%	+ 2.8%	+ 7.1%
One-Year Change in Closed Sales	One-Year Change in Median Sales Price	One-Year Change in New Listings

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Activity Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		8,933	9,570	+ 7.1%	69,934	74,449	+ 6.5%
Pending Sales		6,608	6,530	- 1.2%	48,161	49,616	+ 3.0%
Closed Sales		7,078	6,926	- 2.1%	45,629	46,632	+ 2.2%
Days on Market		40	40	0.0%	43	44	+ 2.3%
Median Sales Price		\$360,000	\$370,000	+ 2.8%	\$358,000	\$364,900	+ 1.9%
Avg. Sales Price		\$424,728	\$439,912	+ 3.6%	\$420,110	\$429,842	+ 2.3%
Pct. of Orig. Price Received		97.9%	97.5%	- 0.4%	98.3%	98.0%	- 0.3%
Affordability Index		91	88	- 3.3%	91	89	- 2.2%
Homes for Sale*		18,402	20,304	+ 10.3%	--	--	--
Months Supply*		3.2	3.5	+ 9.4%	--	--	--

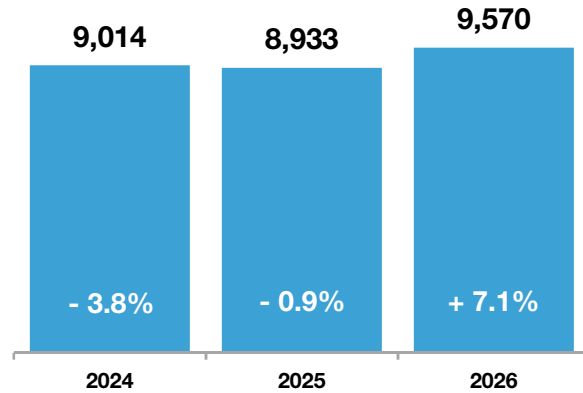
* Statewide inventory before 2012 was overstated due to changes made in NorthstarMLS. However, an "Expired" field was made available in 2012 by some multiple listing services, allowing expired listings to be separated from active listings, providing more accurate views of inventory and supply.

New Listings

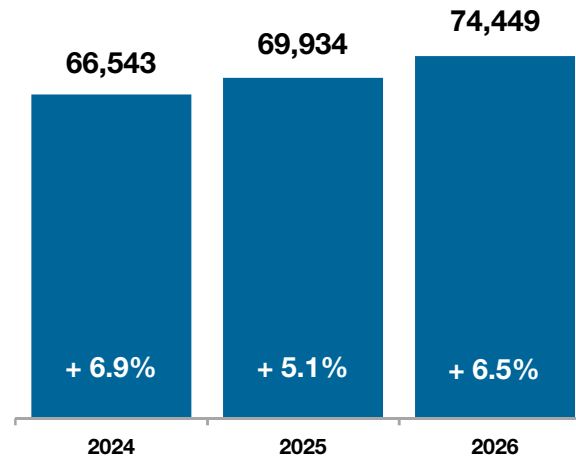
A count of the properties that have been newly listed on the market in a given month.



August

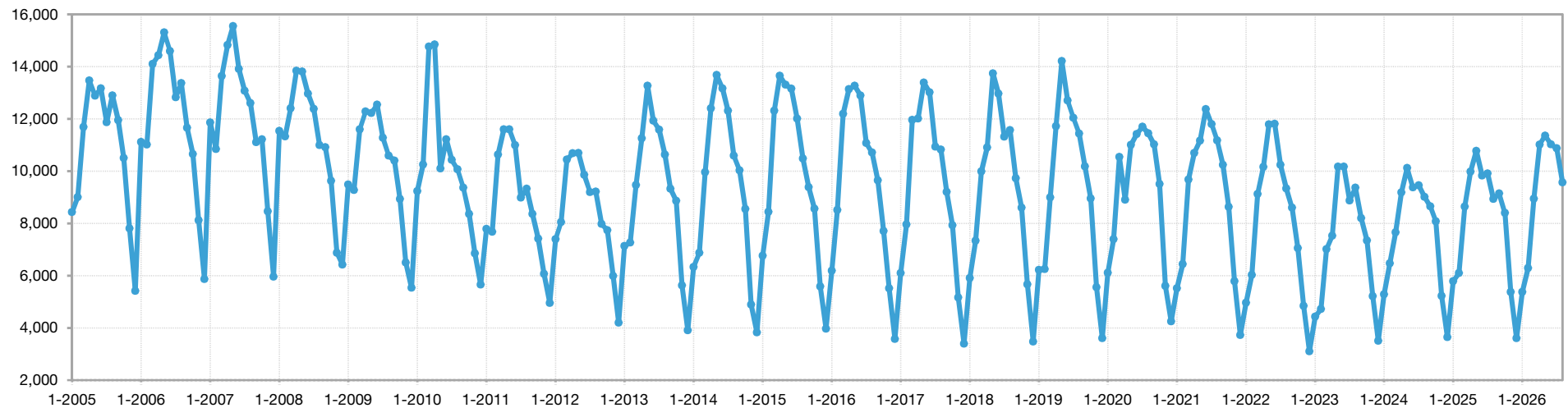


Year to Date



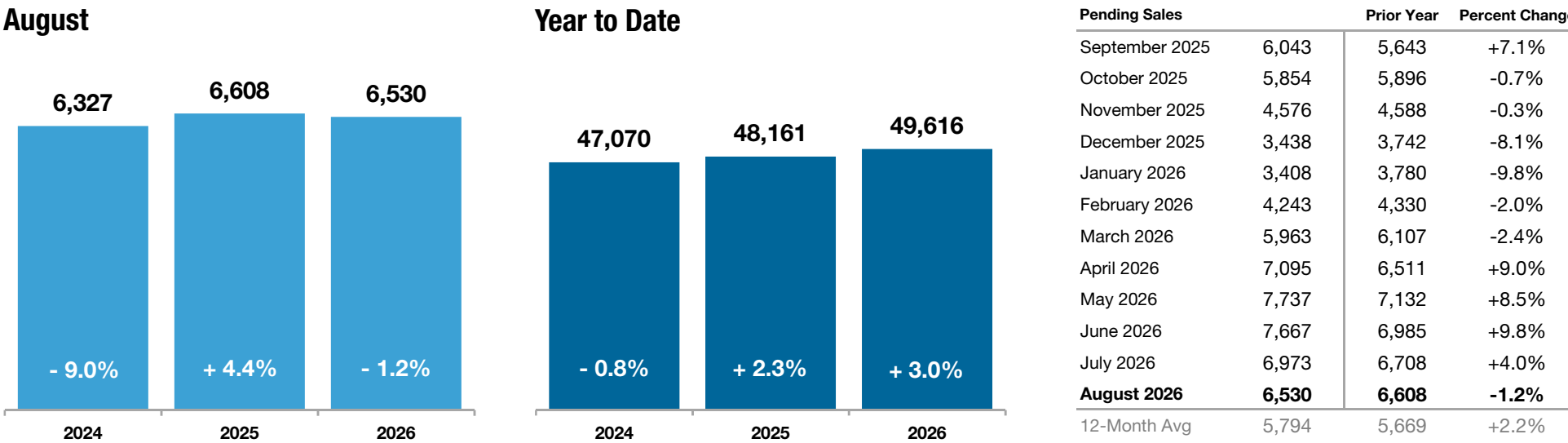
New Listings		Prior Year	Percent Change
September 2025	9,148	8,651	+5.7%
October 2025	8,402	8,074	+4.1%
November 2025	5,376	5,219	+3.0%
December 2025	3,605	3,646	-1.1%
January 2026	5,375	5,782	-7.0%
February 2026	6,283	6,097	+3.1%
March 2026	8,942	8,636	+3.5%
April 2026	11,016	9,974	+10.4%
May 2026	11,359	10,773	+5.4%
June 2026	11,028	9,830	+12.2%
July 2026	10,876	9,909	+9.8%
August 2026	9,570	8,933	+7.1%
12-Month Avg	8,415	7,960	+5.7%

Historical New Listings by Month

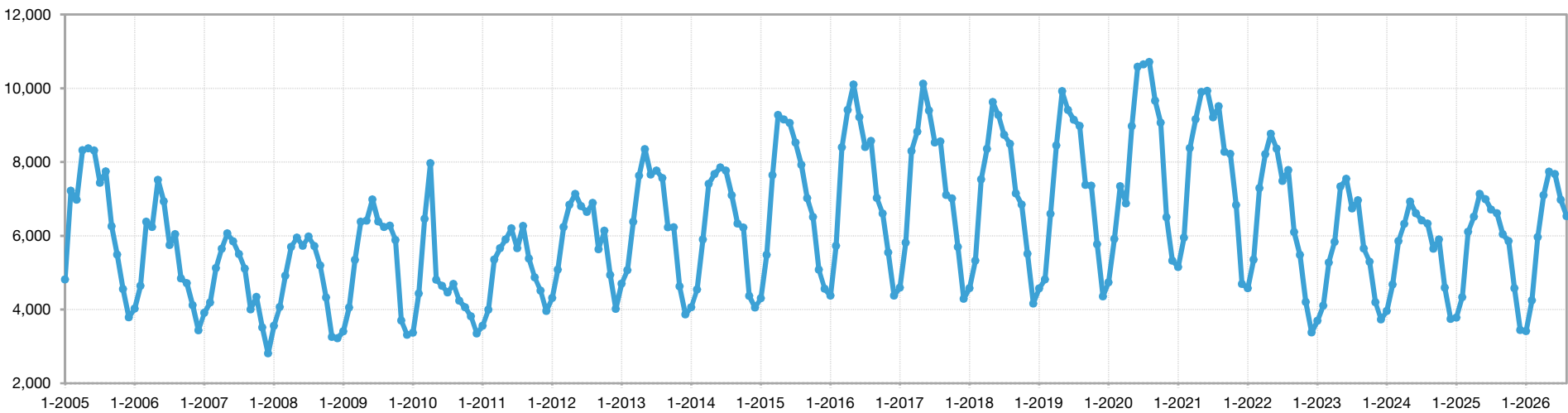


Pending Sales

A count of the properties on which offers have been accepted in a given month.

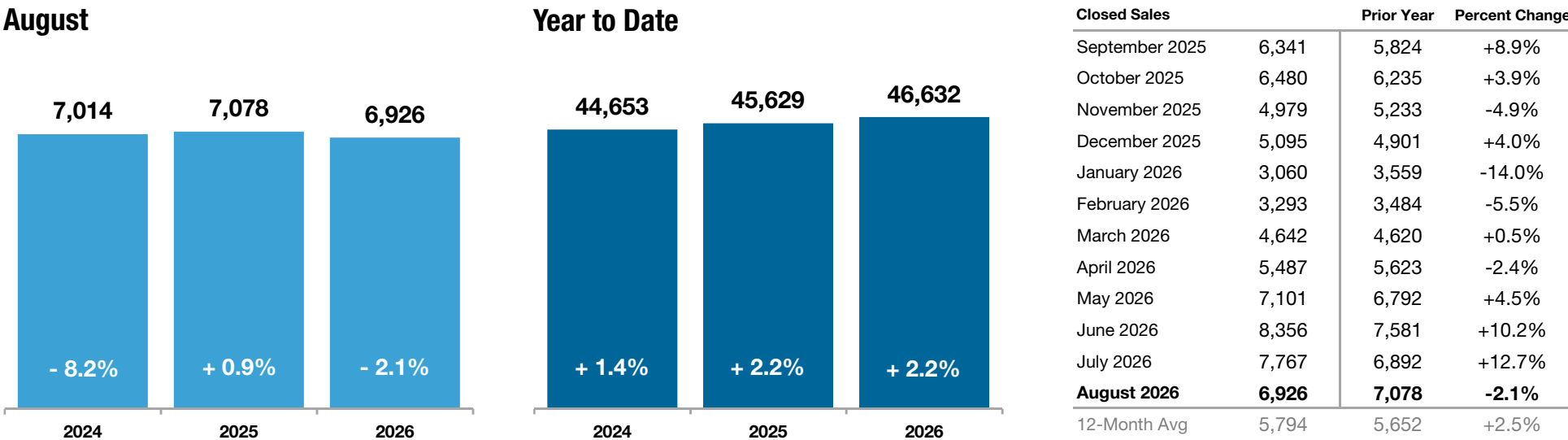


Historical Pending Sales by Month

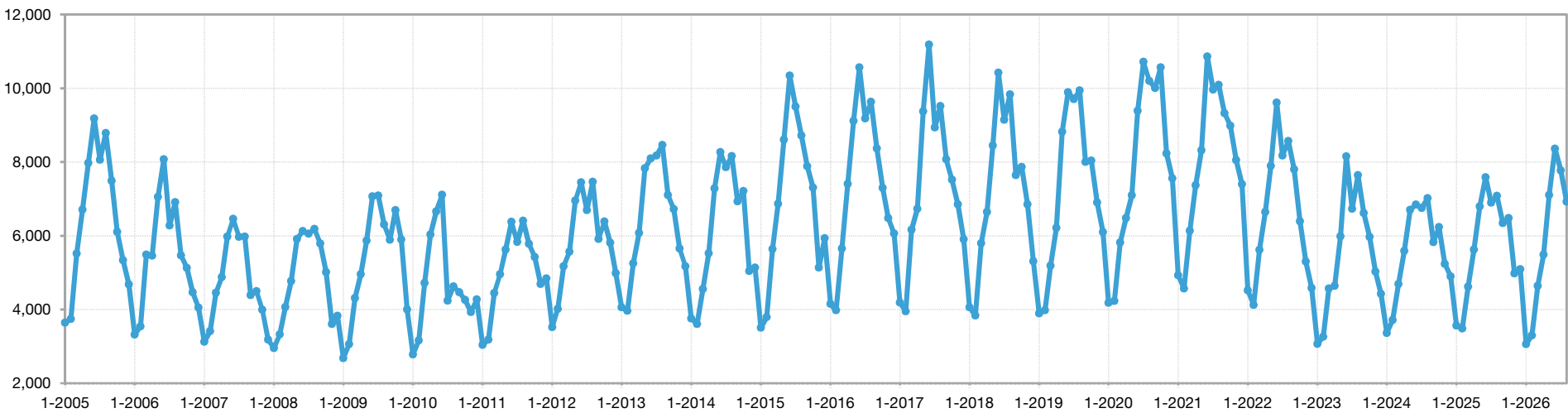


Closed Sales

A count of the actual sales that closed in a given month.



Historical Closed Sales by Month

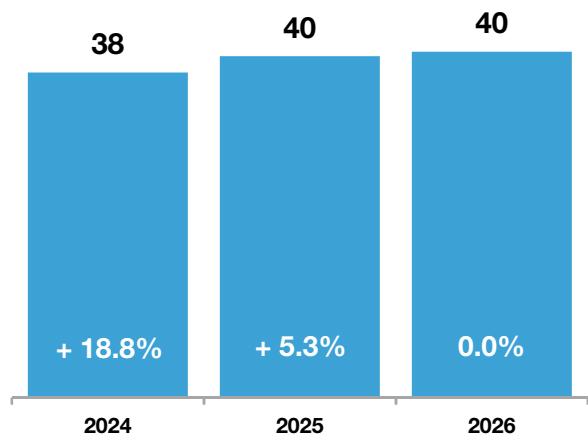


Days on Market Until Sale

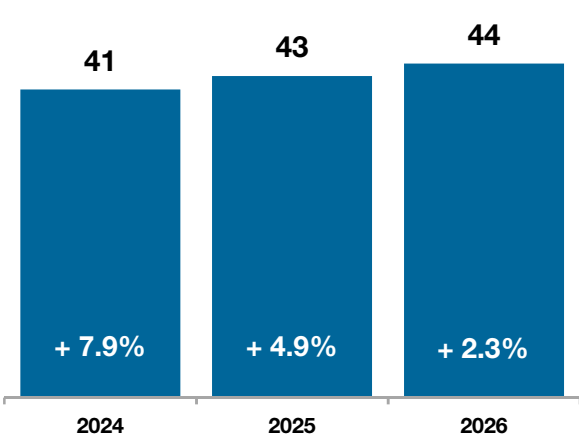
Average number of days between when a property is listed and when an offer is accepted in a given month.



August

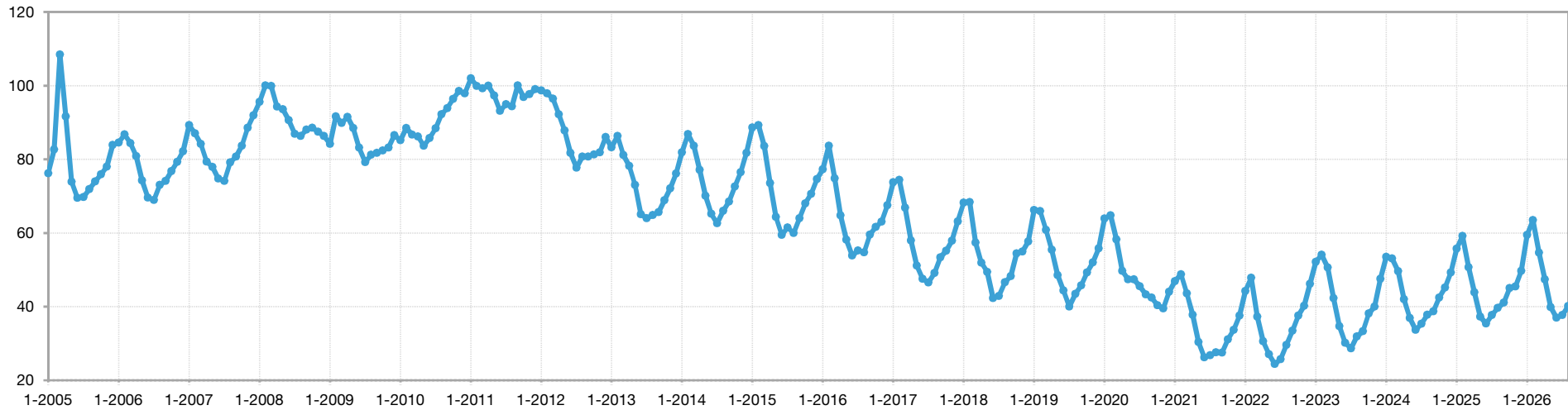


Year to Date



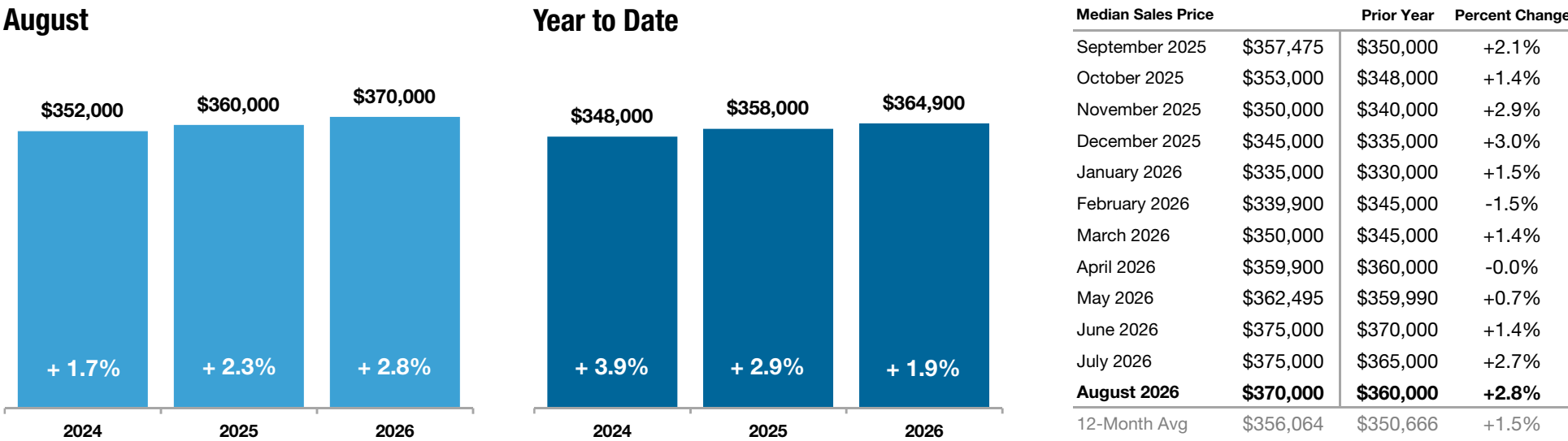
Days on Market		Prior Year	Percent Change
September 2025	41	39	+5.1%
October 2025	45	42	+7.1%
November 2025	45	45	0.0%
December 2025	50	49	+2.0%
January 2026	59	56	+5.4%
February 2026	64	59	+8.5%
March 2026	55	51	+7.8%
April 2026	47	44	+6.8%
May 2026	40	37	+8.1%
June 2026	37	35	+5.7%
July 2026	38	38	0.0%
August 2026	40	40	0.0%
12-Month Avg	47	45	+4.4%

Historical Days on Market Until Sale by Month

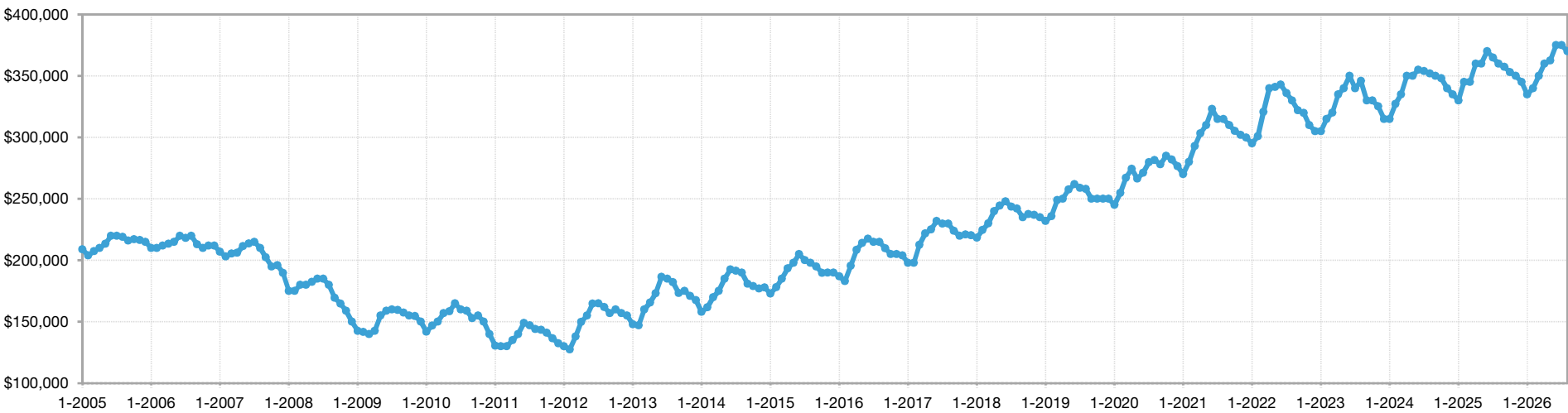


Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

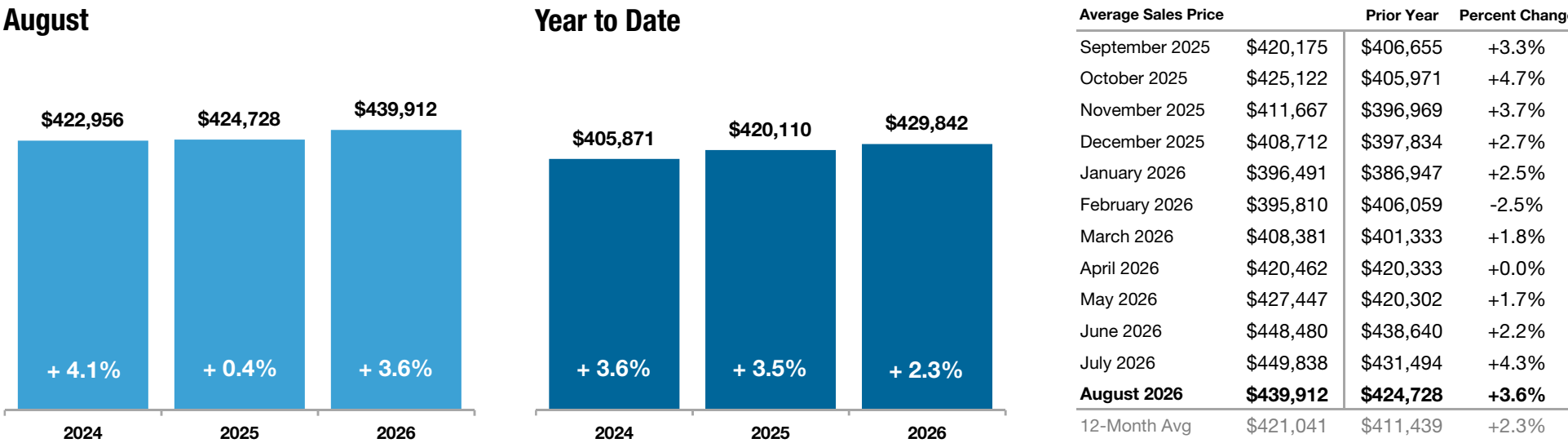


Historical Median Sales Price by Month

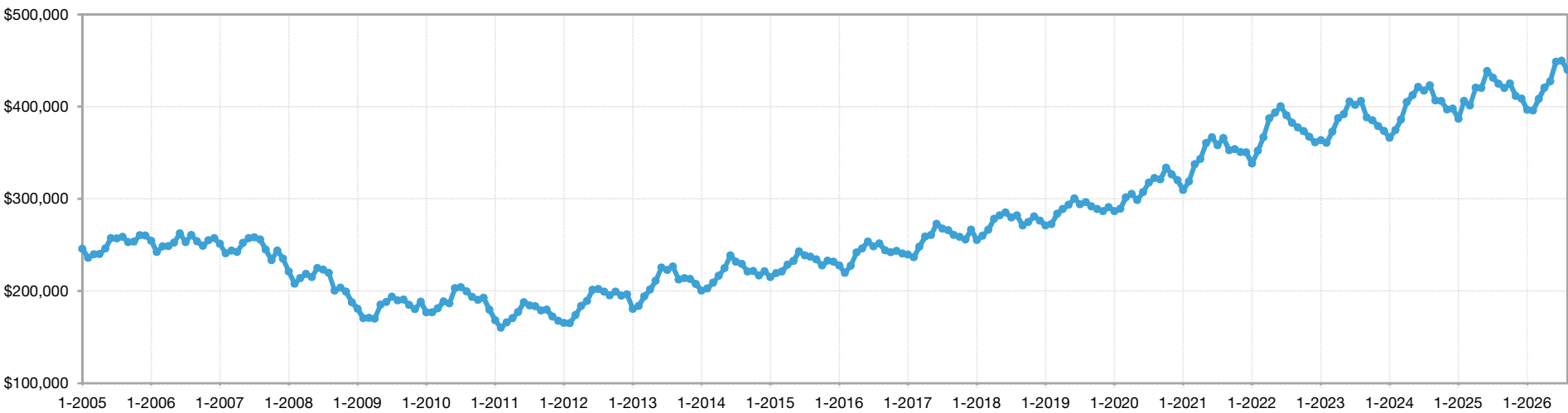


Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.



Historical Average Sales Price by Month

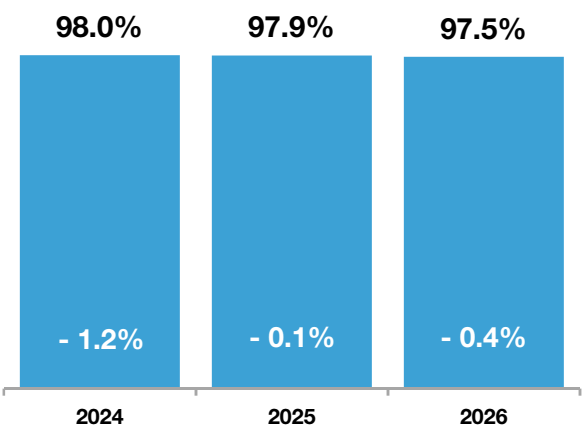


Percent of Original List Price Received

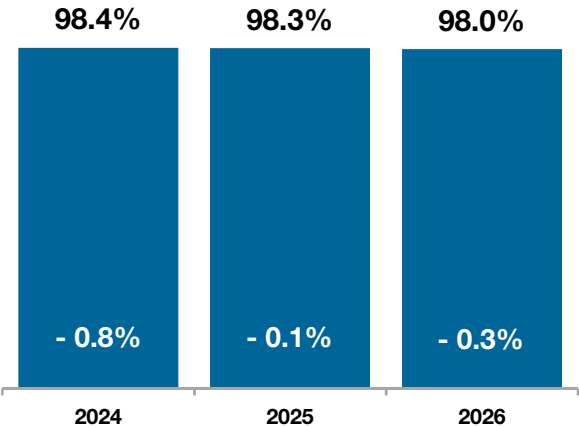
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



August

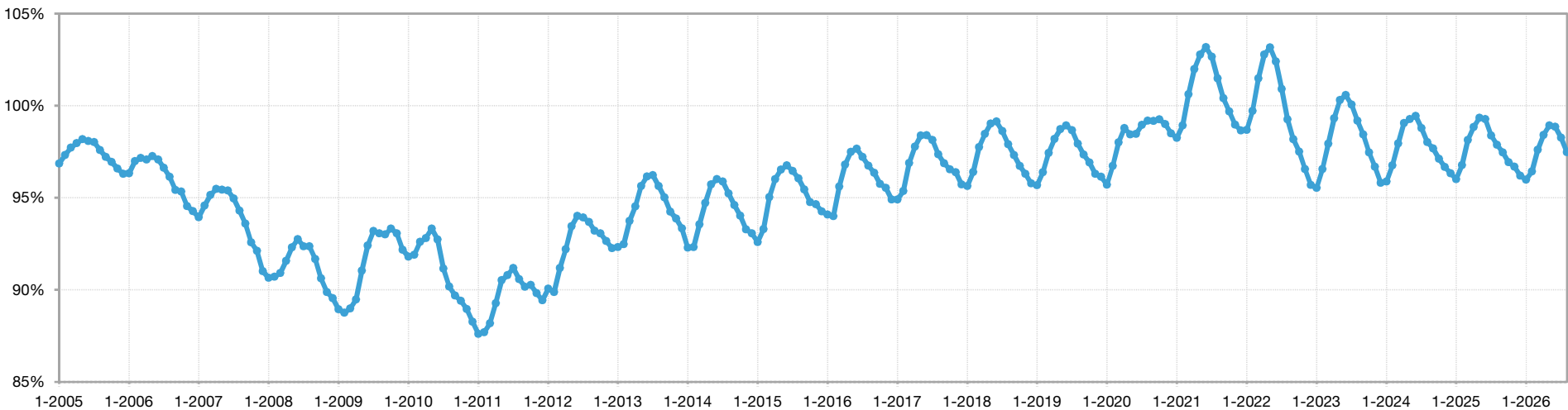


Year to Date



	Pct. of Orig. Price Received	Prior Year	Percent Change
September 2025	97.5%	97.7%	-0.2%
October 2025	96.9%	97.1%	-0.2%
November 2025	96.7%	96.7%	0.0%
December 2025	96.2%	96.3%	-0.1%
January 2026	96.0%	96.0%	0.0%
February 2026	96.4%	96.8%	-0.4%
March 2026	97.6%	98.1%	-0.5%
April 2026	98.4%	98.8%	-0.4%
May 2026	98.9%	99.3%	-0.4%
June 2026	98.8%	99.3%	-0.5%
July 2026	98.3%	98.4%	-0.1%
August 2026	97.5%	97.9%	-0.4%
12-Month Avg	97.4%	97.7%	-0.3%

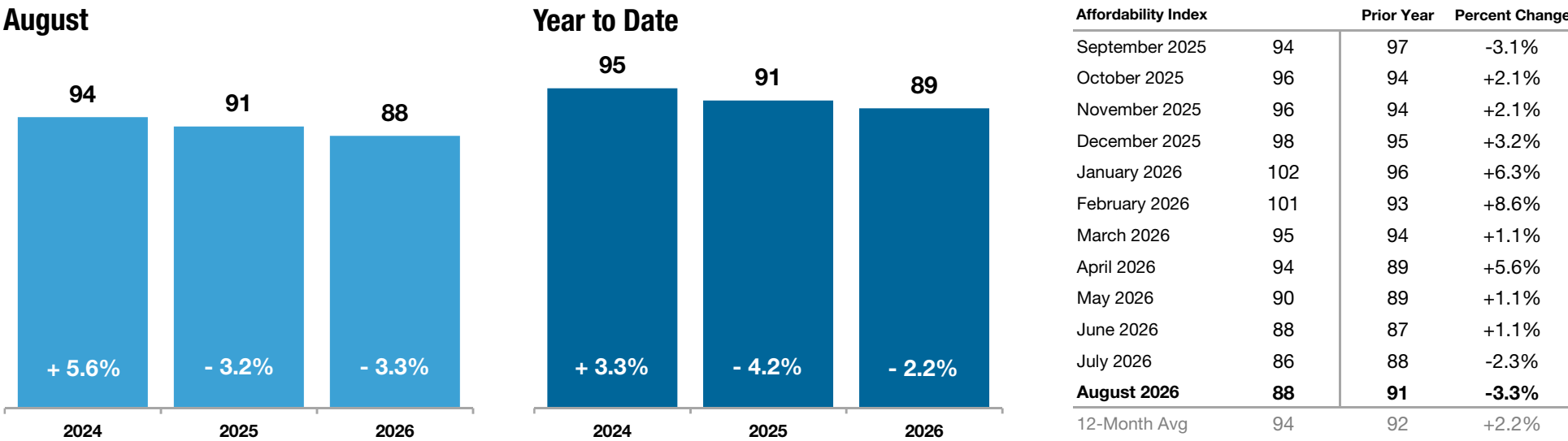
Historical Percent of Original List Price Received by Month



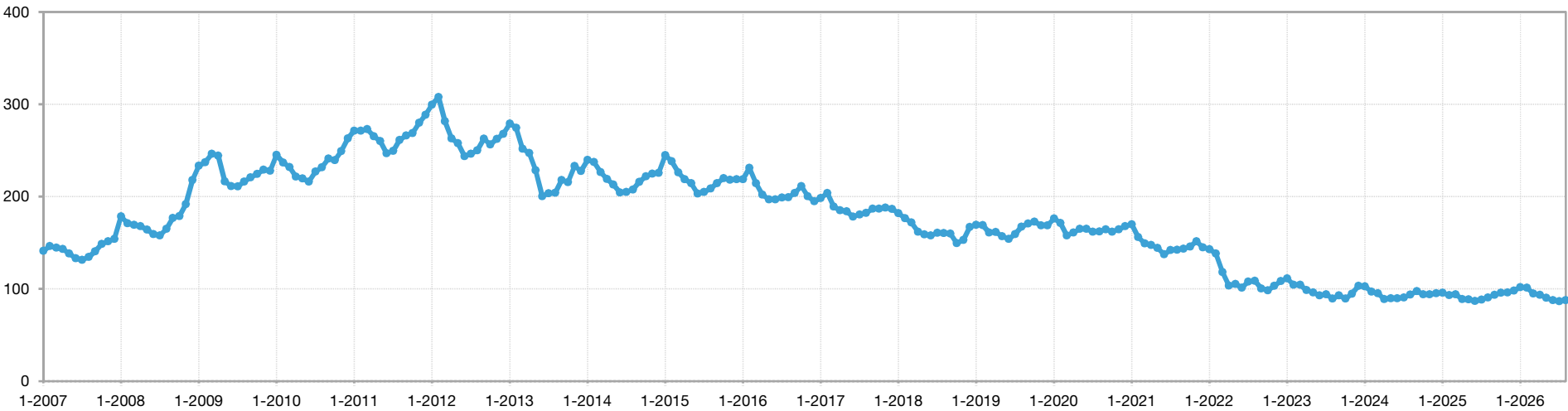
Housing Affordability Index



This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



Historical Housing Affordability Index by Month

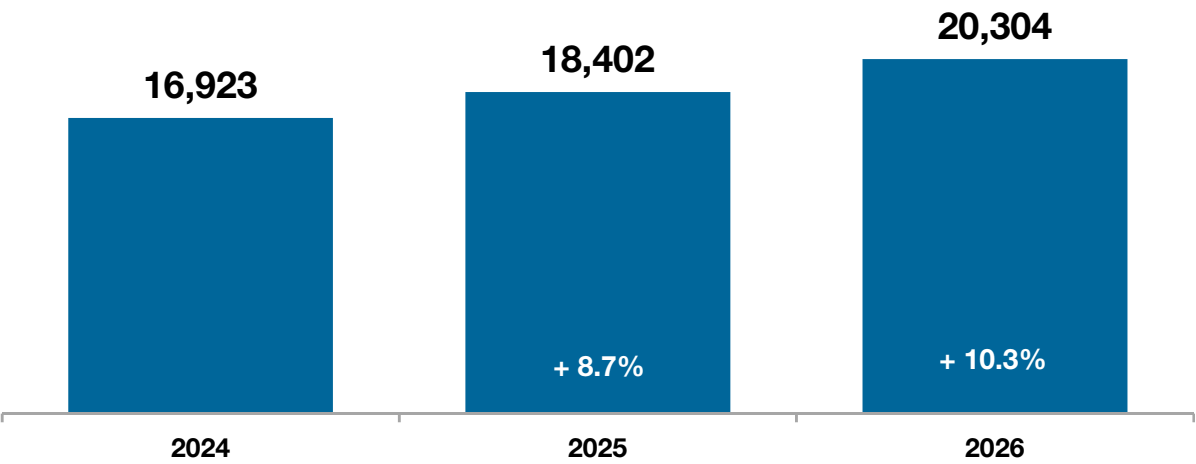


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

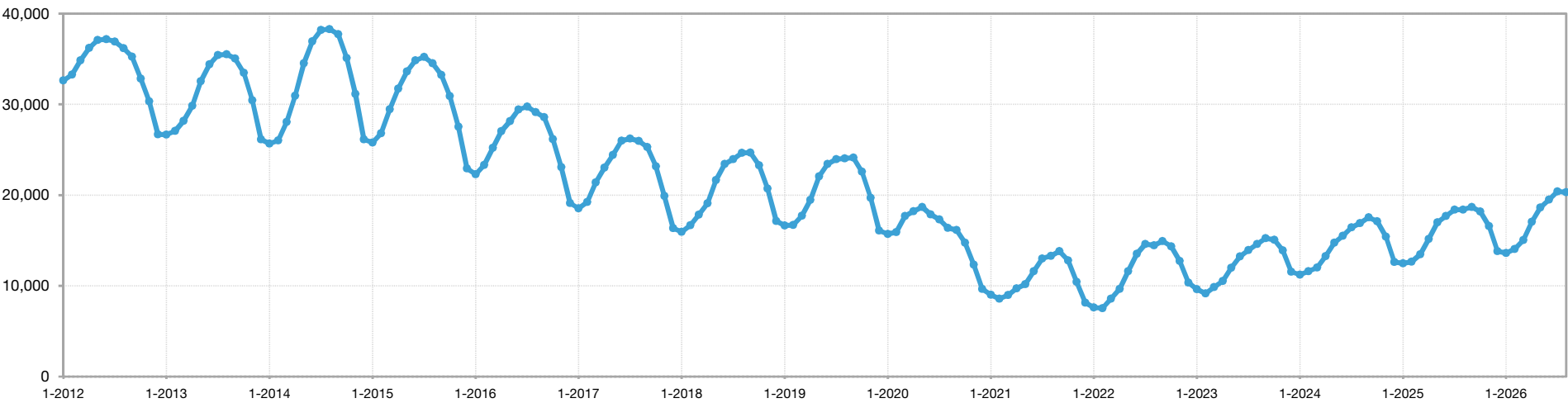


August



Homes for Sale		Prior Year	Percent Change
September 2025	18,680	17,562	+6.4%
October 2025	18,188	17,113	+6.3%
November 2025	16,587	15,422	+7.6%
December 2025	13,824	12,641	+9.4%
January 2026	13,619	12,496	+9.0%
February 2026	14,044	12,658	+10.9%
March 2026	15,039	13,462	+11.7%
April 2026	17,051	15,149	+12.6%
May 2026	18,620	16,996	+9.6%
June 2026	19,497	17,705	+10.1%
July 2026	20,407	18,409	+10.9%
August 2026	20,304	18,402	+10.3%

Historical Inventory of Homes for Sale by Month



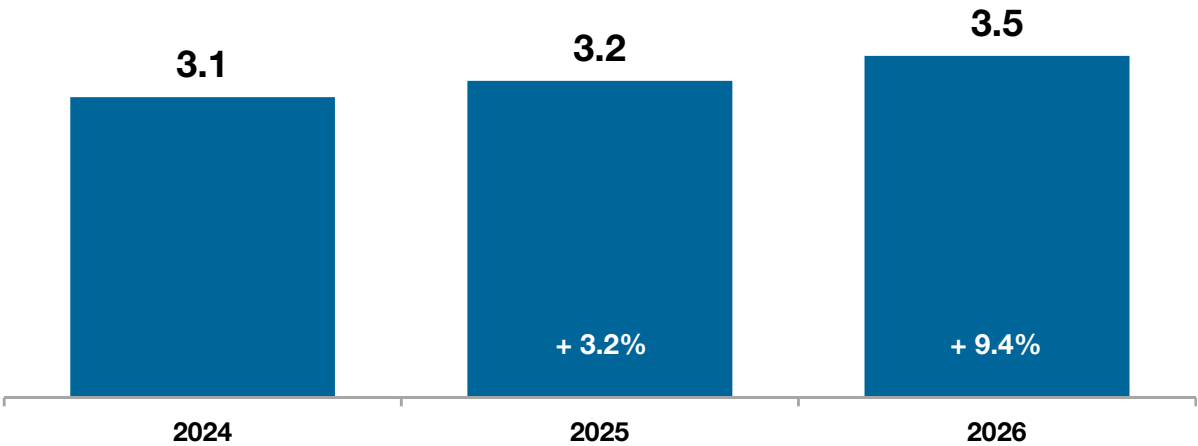
Note: Statewide inventory before 2012 was overstated due to changes made in NorthstarMLS. However, an "Expired" field was made available in 2012 by some multiple listing services, allowing expired listings to be separated from active listings, providing a more accurate view of inventory.

Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

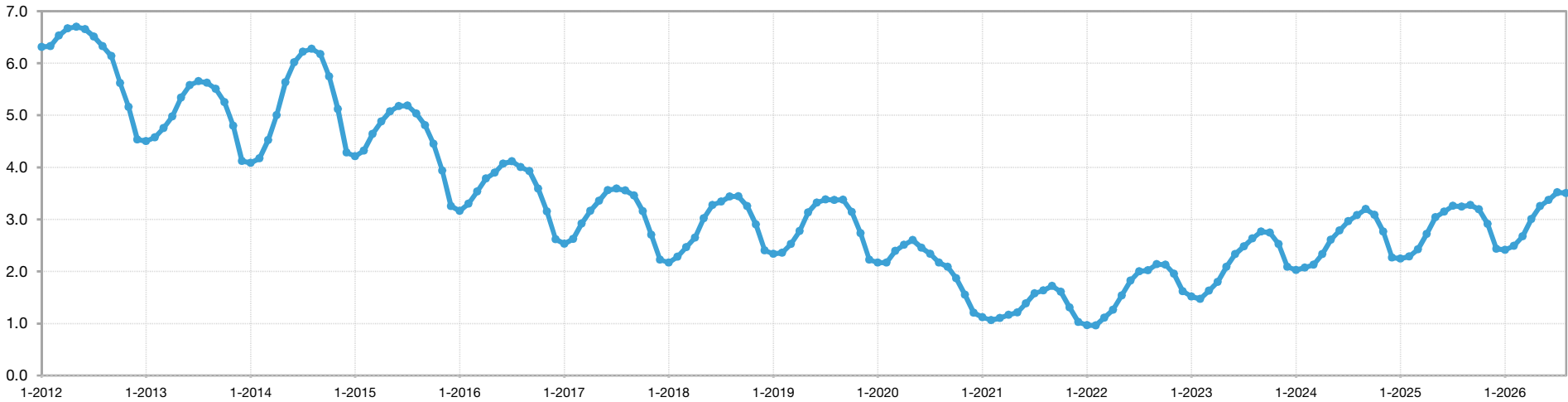


August



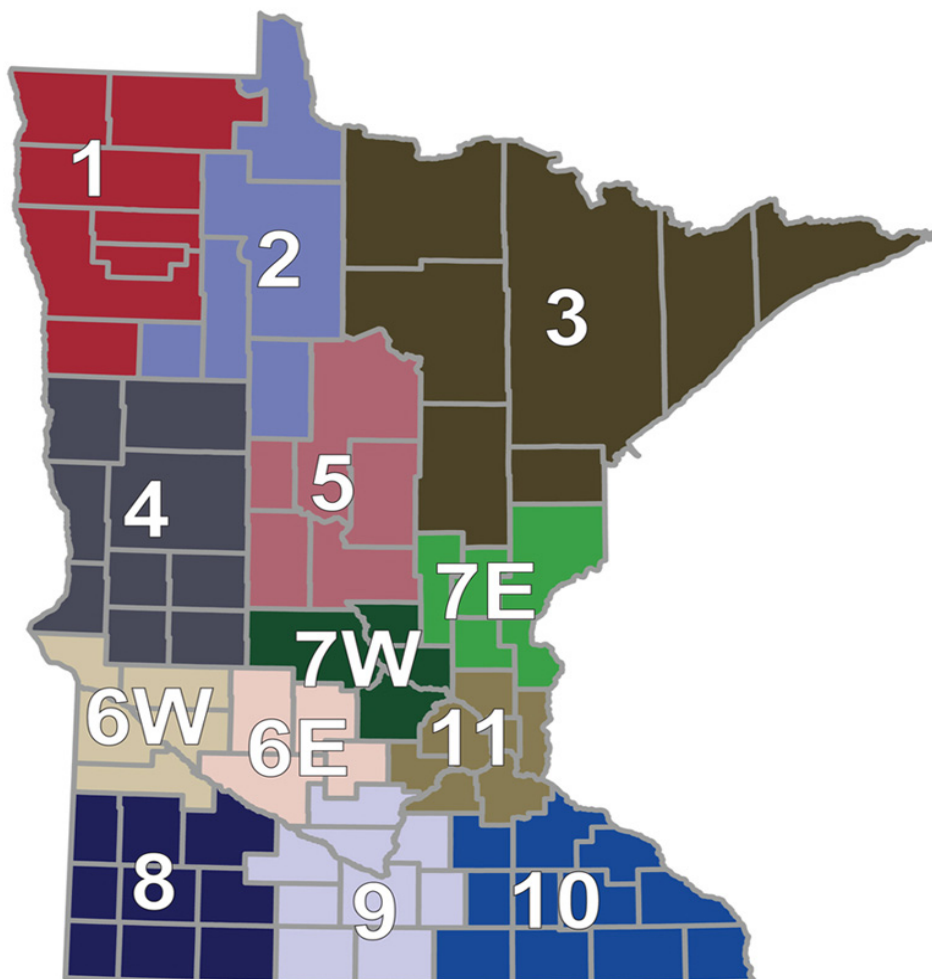
Months Supply		Prior Year	Percent Change
September 2025	3.3	3.2	+3.1%
October 2025	3.2	3.1	+3.2%
November 2025	2.9	2.8	+3.6%
December 2025	2.4	2.3	+4.3%
January 2026	2.4	2.2	+9.1%
February 2026	2.5	2.3	+8.7%
March 2026	2.7	2.4	+12.5%
April 2026	3.0	2.7	+11.1%
May 2026	3.3	3.0	+10.0%
June 2026	3.4	3.1	+9.7%
July 2026	3.5	3.3	+6.1%
August 2026	3.5	3.2	+9.4%

Historical Months Supply of Inventory by Month



Note: Statewide inventory before 2012 was overstated due to changes made in NorthstarMLS. However, an "Expired" field was made available in 2012 by some multiple listing services, allowing expired listings to be separated from active listings, providing a more accurate view of supply.

Minnesota Regional Development Organizations



- 1 - Northwest Region
- 2 - Headwaters Region
- 3 - Arrowhead Region
- 4 - West Central Region
- 5 - North Central Region
- 6E - Southwest Central Region
- 6W - Upper Minnesota Valley Region



- 7E - East Central Region
- 7W - Central Region
- 8 - Southwest Region
- 9 - South Central Region
- 10 - Southeast Region
- 11 - 7-County Twin Cities Region

Local Market Update for August 2026

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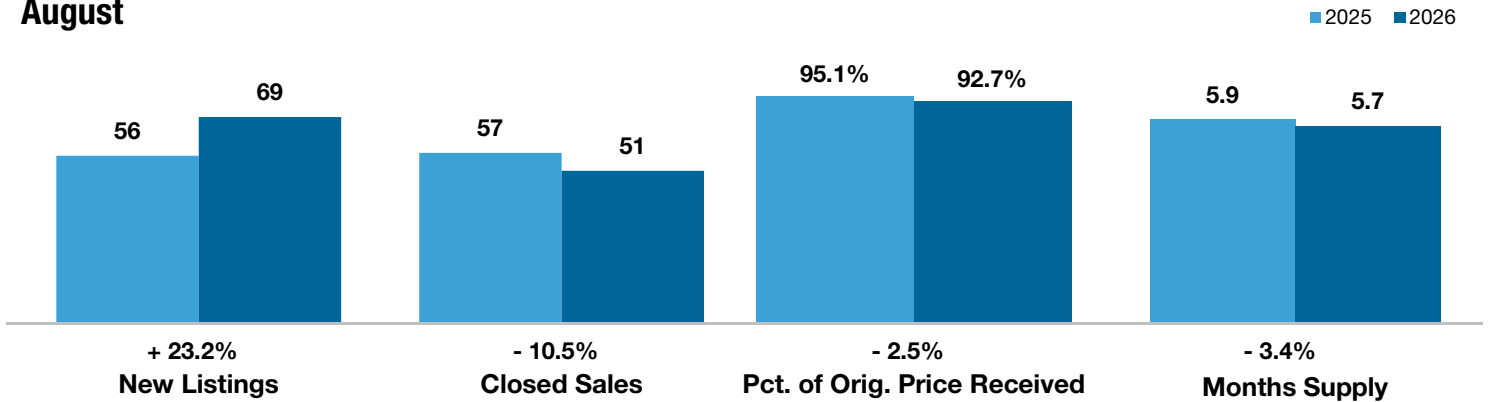


1 – Northwest Region

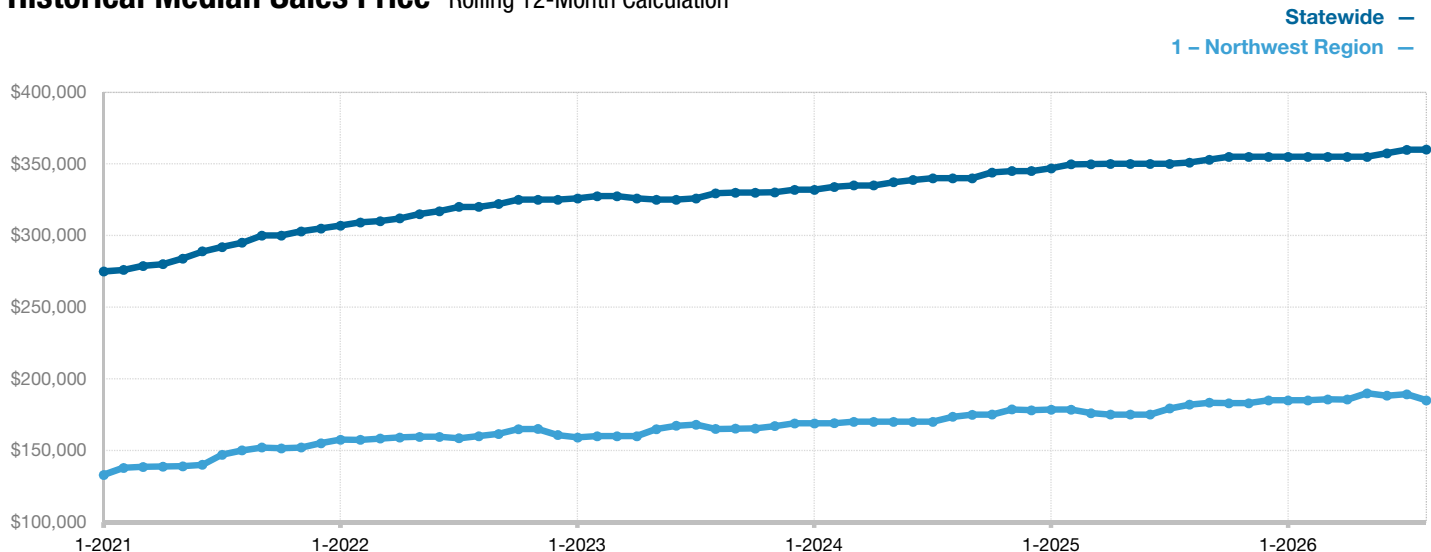
Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	56	69	+ 23.2%	502	486	- 3.2%
Pending Sales	51	58	+ 13.7%	337	331	- 1.8%
Closed Sales	57	51	- 10.5%	304	296	- 2.6%
Median Sales Price*	\$208,000	\$180,000	- 13.5%	\$185,400	\$187,000	+ 0.9%
Percent of Original List Price Received*	95.1%	92.7%	- 2.5%	93.0%	92.5%	- 0.5%
Days on Market Until Sale	78	68	- 12.8%	91	89	- 2.2%
Months Supply of Inventory	5.9	5.7	- 3.4%	--	--	--

* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

August



Historical Median Sales Price Rolling 12-Month Calculation



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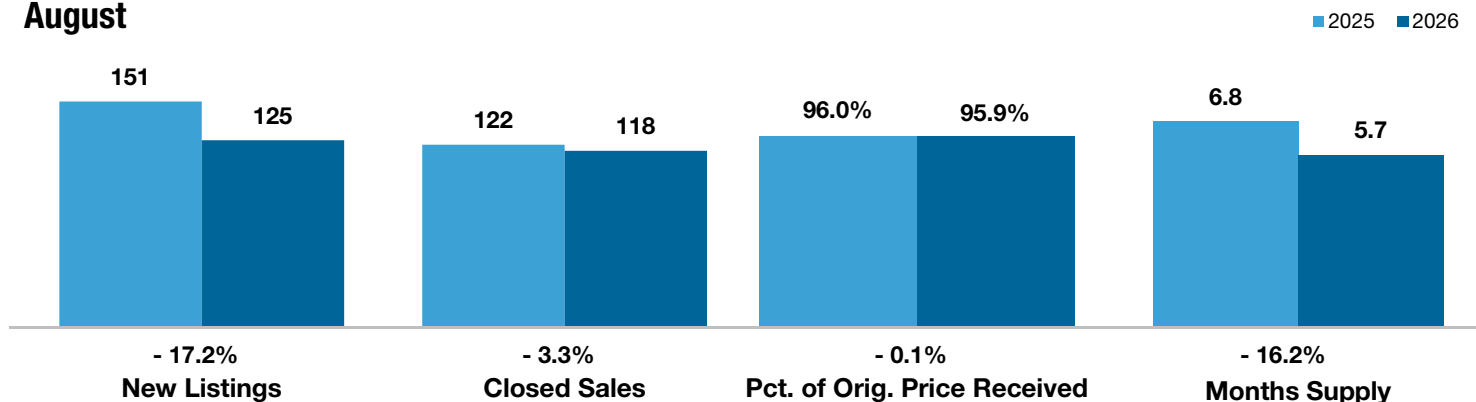


2 – Headwaters Region

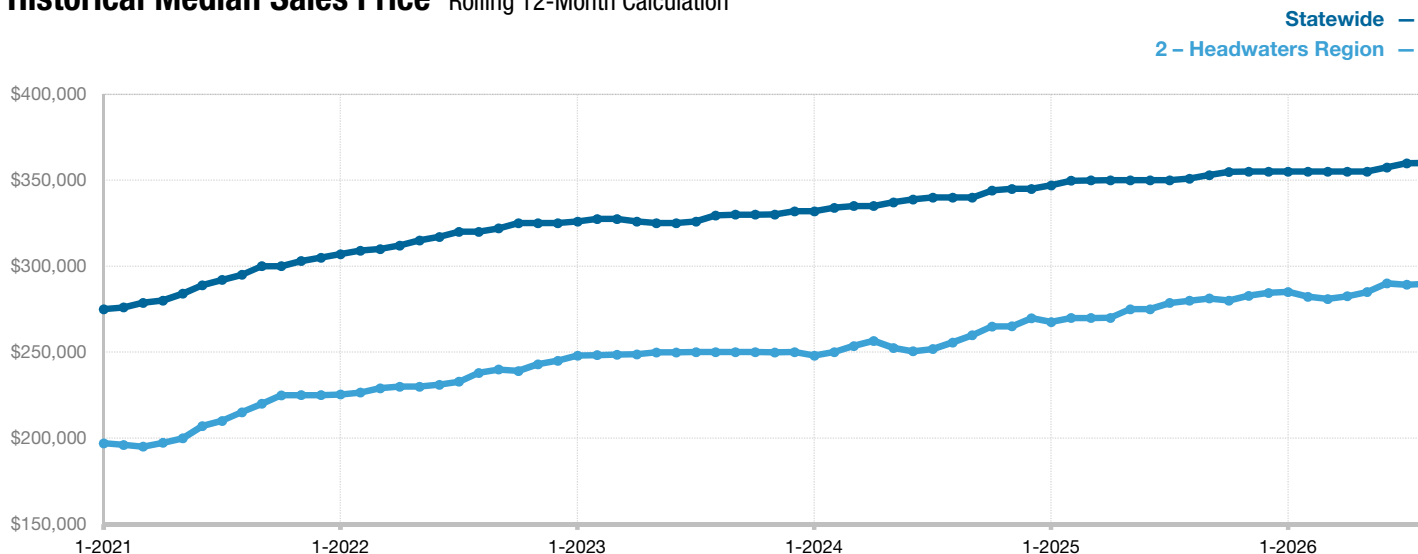
Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	151	125	- 17.2%	1,009	1,056	+ 4.7%
Pending Sales	117	101	- 13.7%	648	707	+ 9.1%
Closed Sales	122	118	- 3.3%	600	662	+ 10.3%
Median Sales Price*	\$293,000	\$297,025	+ 1.4%	\$283,250	\$290,000	+ 2.4%
Percent of Original List Price Received*	96.0%	95.9%	- 0.1%	95.2%	95.6%	+ 0.4%
Days on Market Until Sale	65	62	- 4.6%	72	74	+ 2.8%
Months Supply of Inventory	6.8	5.7	- 16.2%	--	--	--

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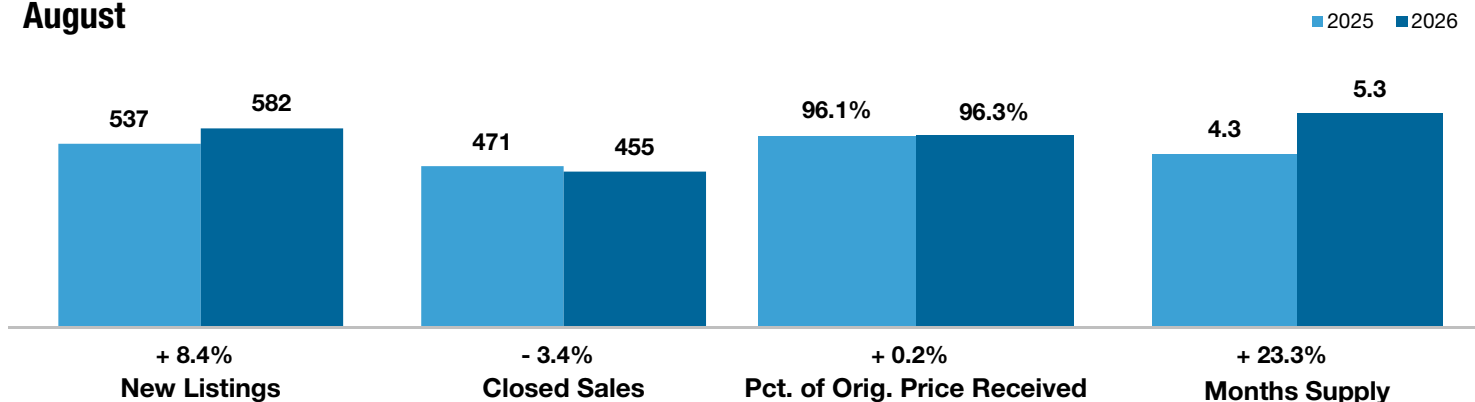


3 – Arrowhead Region

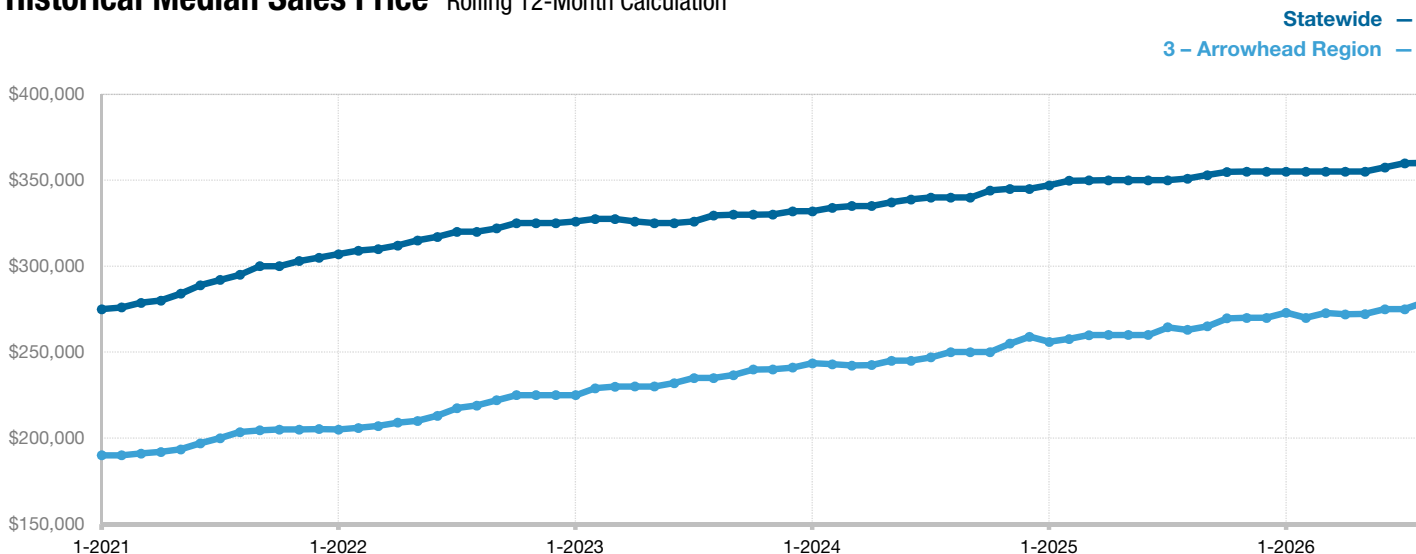
Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	537	582	+ 8.4%	3,922	4,181	+ 6.6%
Pending Sales	457	414	- 9.4%	2,869	2,817	- 1.8%
Closed Sales	471	455	- 3.4%	2,613	2,600	- 0.5%
Median Sales Price*	\$265,000	\$284,900	+ 7.5%	\$265,000	\$278,000	+ 4.9%
Percent of Original List Price Received*	96.1%	96.3%	+ 0.2%	96.6%	96.5%	- 0.1%
Days on Market Until Sale	50	46	- 8.0%	52	53	+ 1.9%
Months Supply of Inventory	4.3	5.3	+ 23.3%	--	--	--

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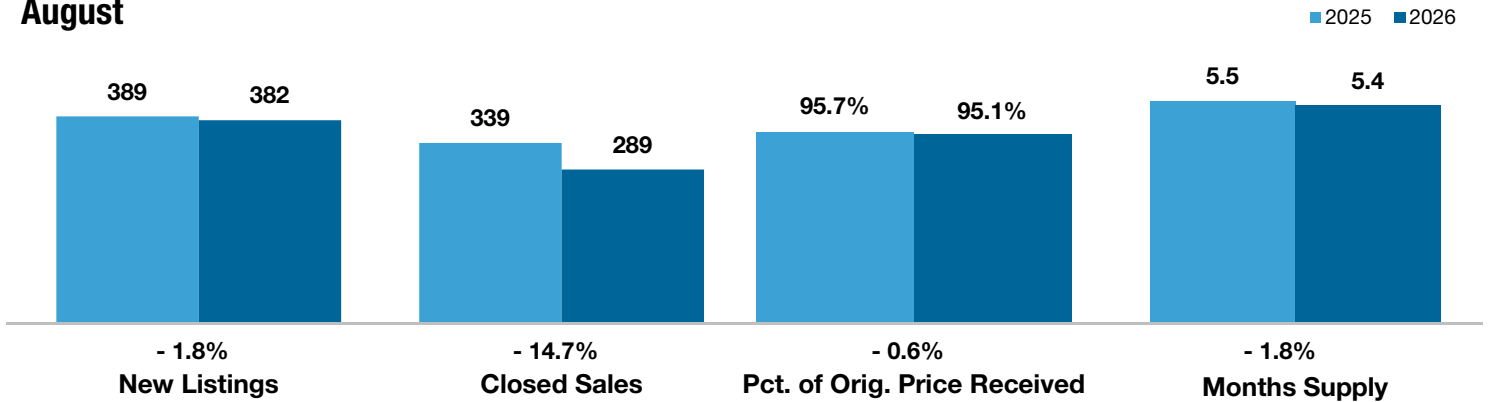


4 – West Central Region

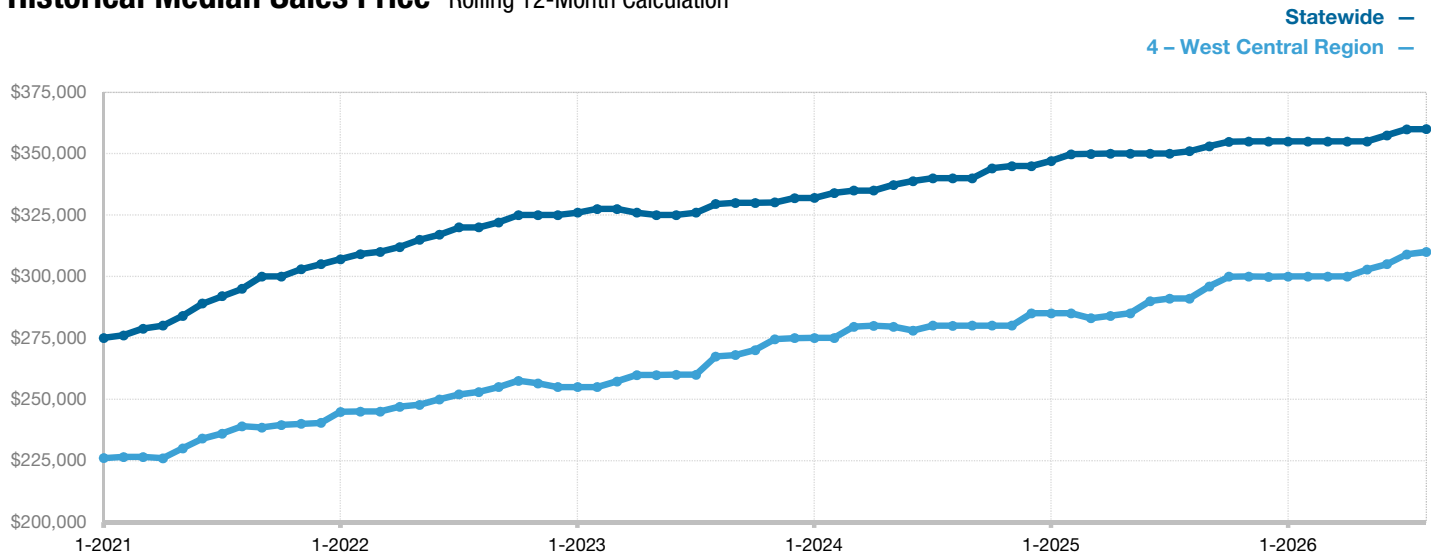
Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	389	382	- 1.8%	3,049	3,145	+ 3.1%
Pending Sales	315	284	- 9.8%	2,095	2,082	- 0.6%
Closed Sales	339	289	- 14.7%	1,940	1,932	- 0.4%
Median Sales Price*	\$296,500	\$320,000	+ 7.9%	\$294,000	\$312,000	+ 6.1%
Percent of Original List Price Received*	95.7%	95.1%	- 0.6%	96.0%	96.0%	0.0%
Days on Market Until Sale	57	60	+ 5.3%	62	61	- 1.6%
Months Supply of Inventory	5.5	5.4	- 1.8%	--	--	--

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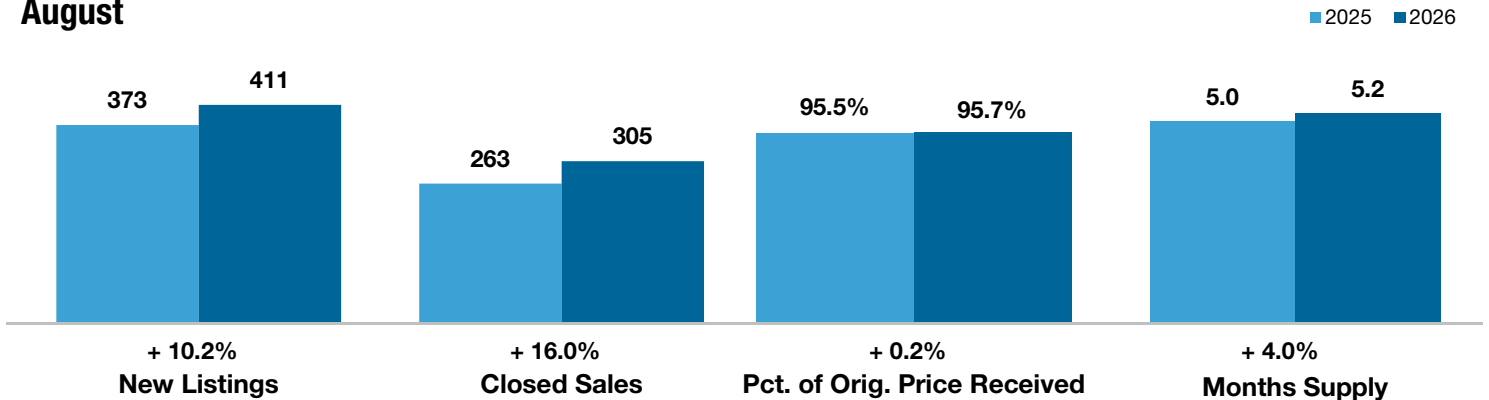


5 – North Central Region

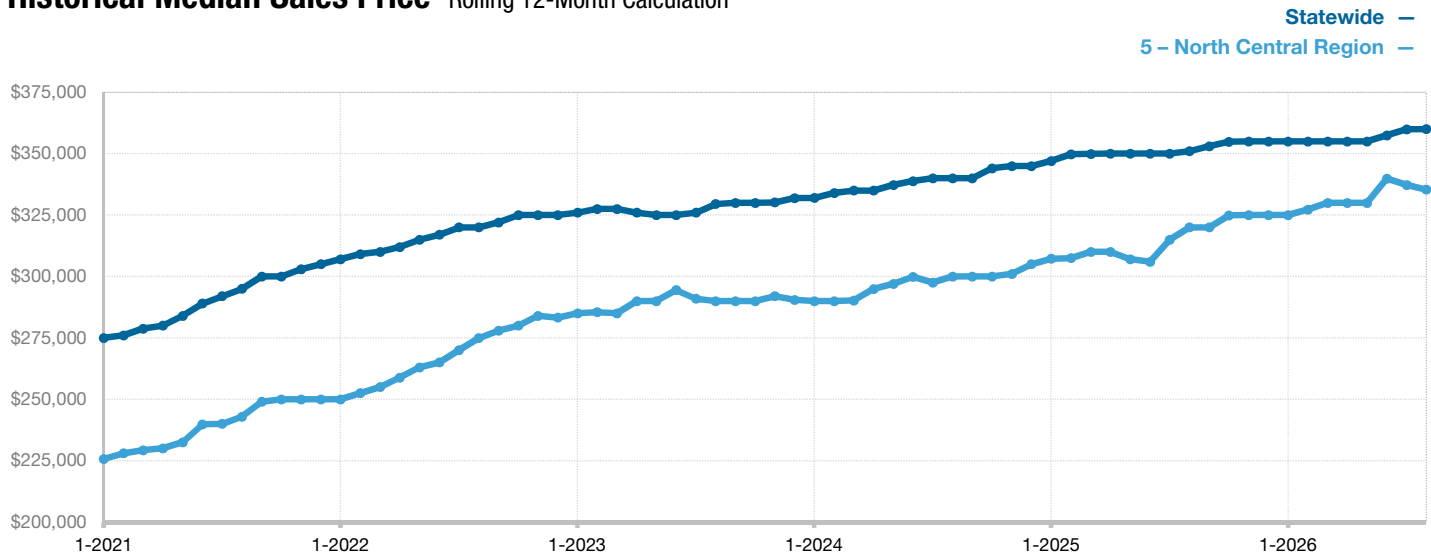
Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	373	411	+ 10.2%	2,603	2,878	+ 10.6%
Pending Sales	274	291	+ 6.2%	1,676	1,798	+ 7.3%
Closed Sales	263	305	+ 16.0%	1,523	1,655	+ 8.7%
Median Sales Price*	\$350,000	\$341,000	- 2.6%	\$320,050	\$337,750	+ 5.5%
Percent of Original List Price Received*	95.5%	95.7%	+ 0.2%	96.4%	96.0%	- 0.4%
Days on Market Until Sale	49	51	+ 4.1%	52	58	+ 11.5%
Months Supply of Inventory	5.0	5.2	+ 4.0%	--	--	--

* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

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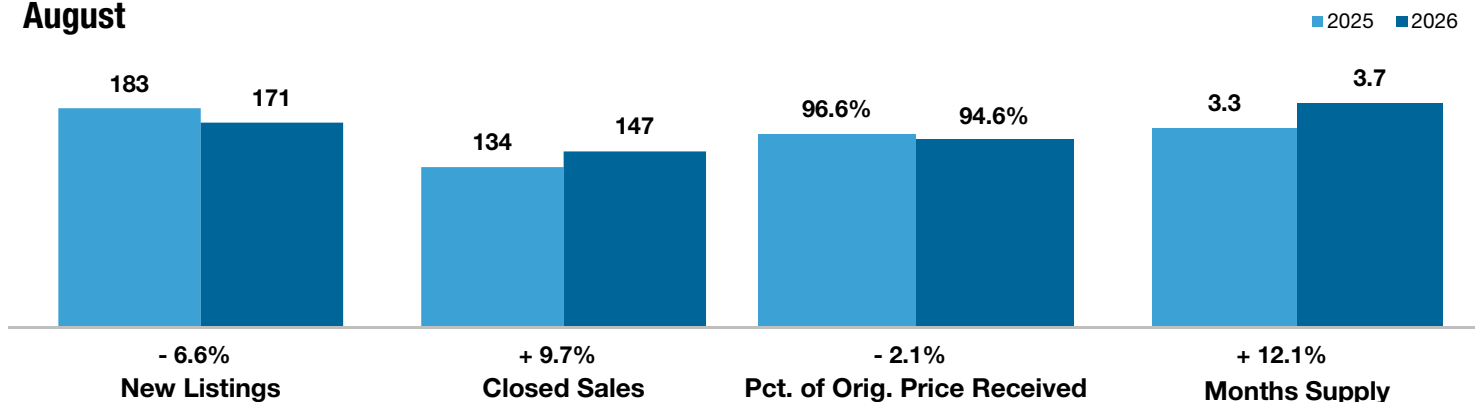


6E – Southwest Central Region

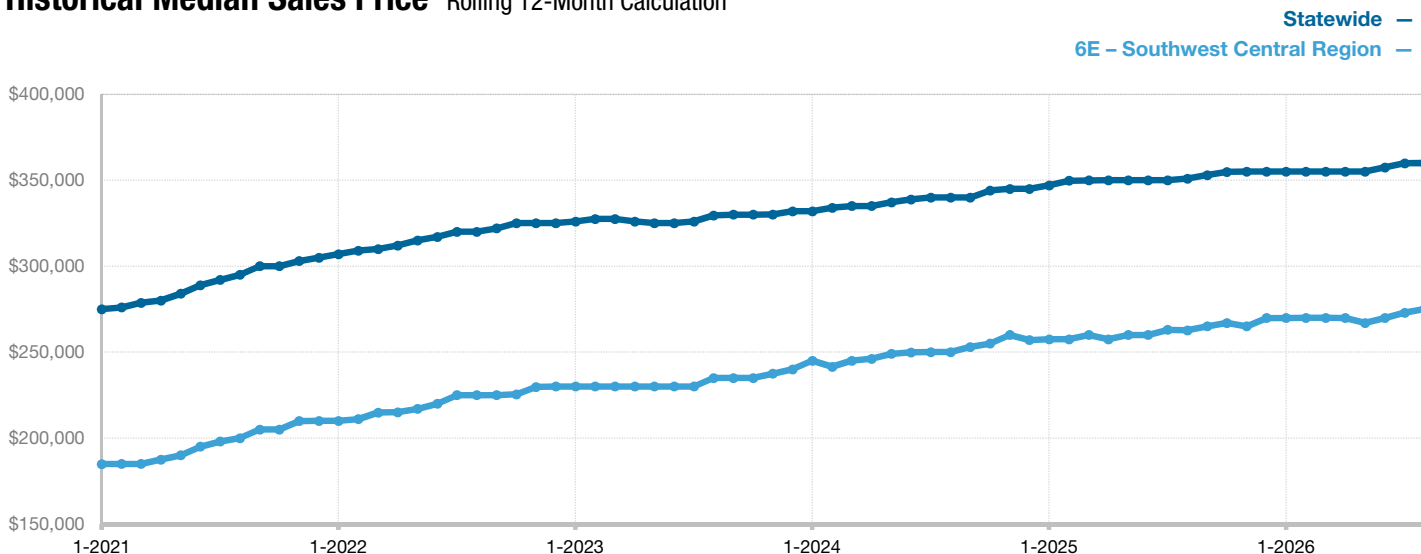
Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	183	171	- 6.6%	1,191	1,281	+ 7.6%
Pending Sales	121	137	+ 13.2%	900	901	+ 0.1%
Closed Sales	134	147	+ 9.7%	839	823	- 1.9%
Median Sales Price*	\$265,000	\$285,000	+ 7.5%	\$265,000	\$270,000	+ 1.9%
Percent of Original List Price Received*	96.6%	94.6%	- 2.1%	96.8%	96.1%	- 0.7%
Days on Market Until Sale	46	45	- 2.2%	48	49	+ 2.1%
Months Supply of Inventory	3.3	3.7	+ 12.1%	--	--	--

* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

August



Historical Median Sales Price Rolling 12-Month Calculation



Current as of September 8, 2026. All data from the multiple listing services in the state of Minnesota. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.

Local Market Update for August 2026

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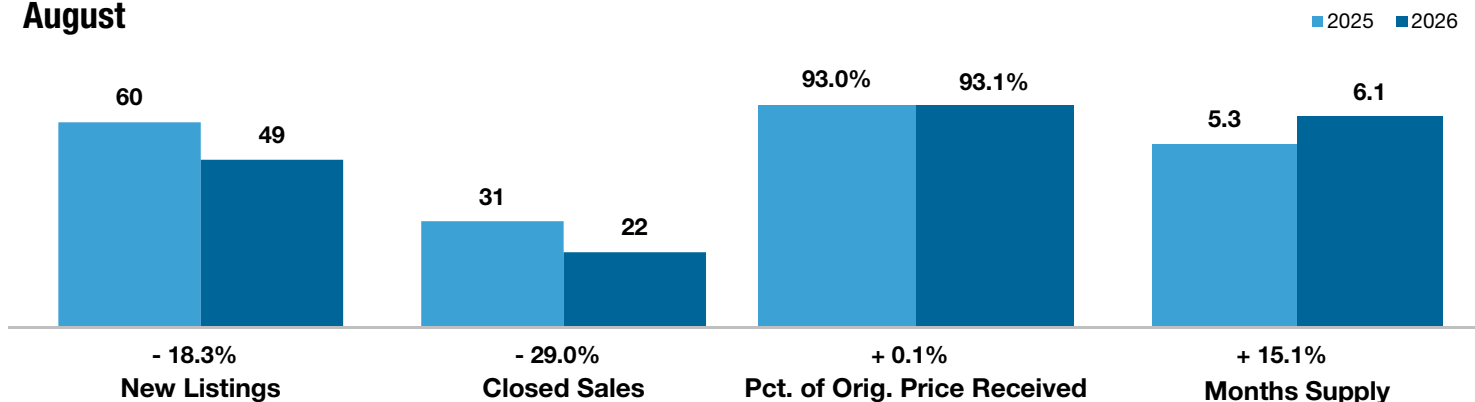


6W – Upper Minnesota Valley Region

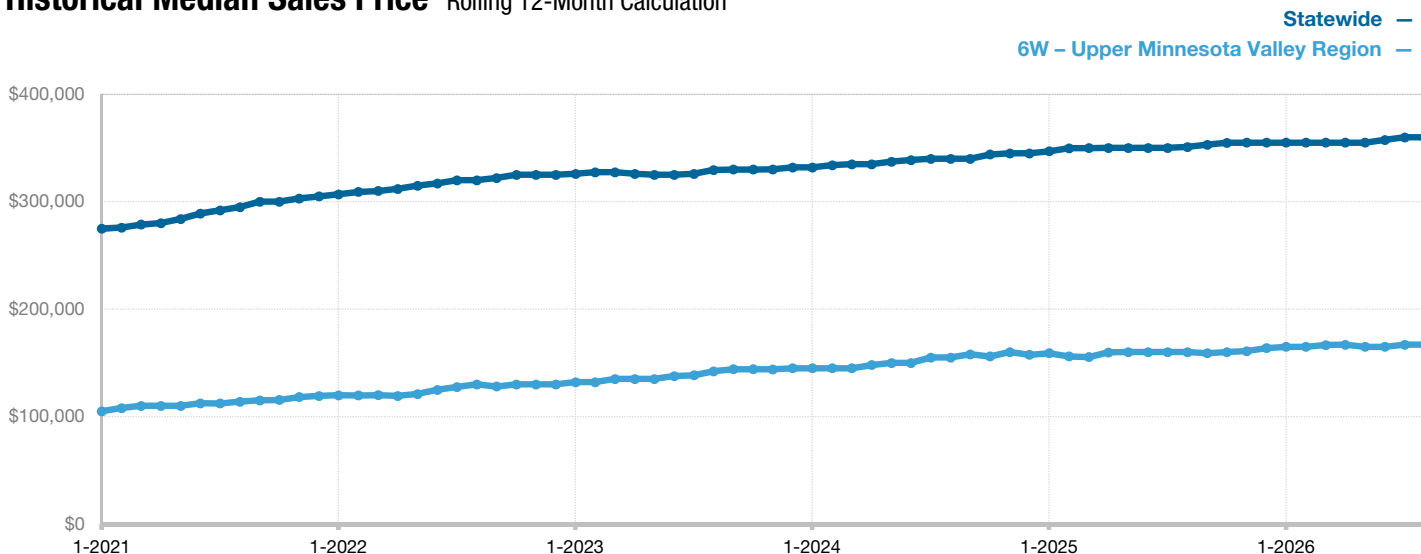
Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	60	49	- 18.3%	378	372	- 1.6%
Pending Sales	40	24	- 40.0%	252	235	- 6.7%
Closed Sales	31	22	- 29.0%	231	229	- 0.9%
Median Sales Price*	\$149,000	\$156,000	+ 4.7%	\$160,000	\$168,000	+ 5.0%
Percent of Original List Price Received*	93.0%	93.1%	+ 0.1%	91.9%	92.1%	+ 0.2%
Days on Market Until Sale	57	75	+ 31.6%	76	95	+ 25.0%
Months Supply of Inventory	5.3	6.1	+ 15.1%	--	--	--

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August



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for August 2026

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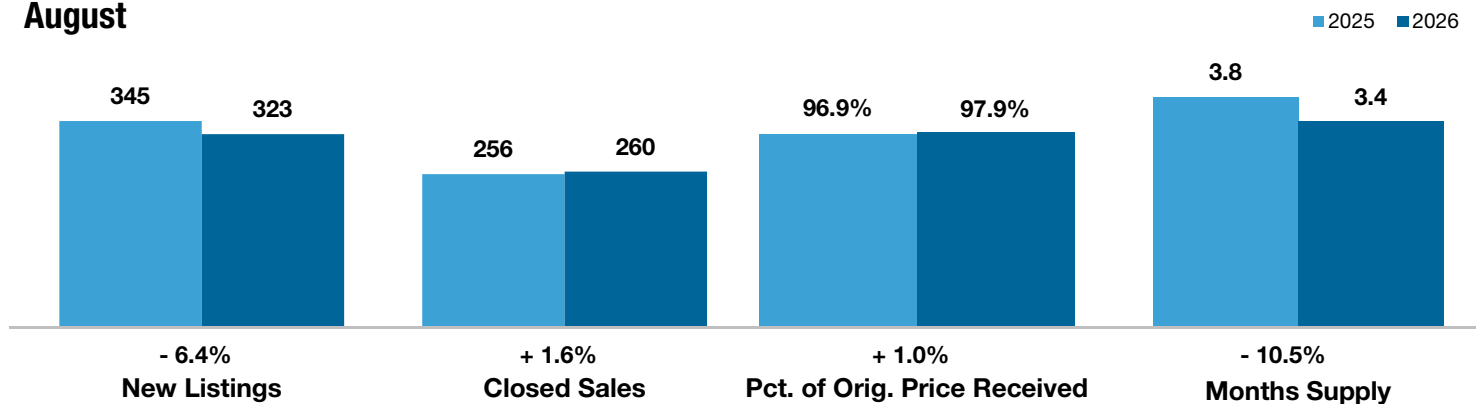


7E – East Central Region

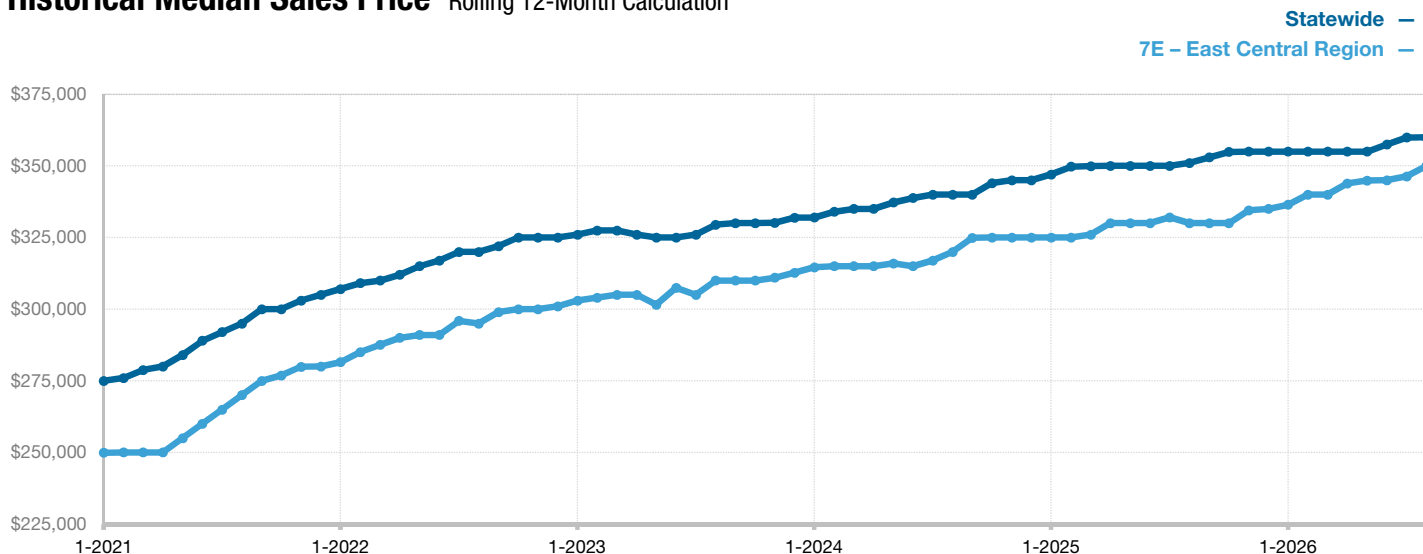
Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	345	323	- 6.4%	2,402	2,479	+ 3.2%
Pending Sales	247	233	- 5.7%	1,584	1,674	+ 5.7%
Closed Sales	256	260	+ 1.6%	1,463	1,571	+ 7.4%
Median Sales Price*	\$340,000	\$369,900	+ 8.8%	\$335,000	\$355,000	+ 6.0%
Percent of Original List Price Received*	96.9%	97.9%	+ 1.0%	97.9%	97.8%	- 0.1%
Days on Market Until Sale	39	46	+ 17.9%	47	48	+ 2.1%
Months Supply of Inventory	3.8	3.4	- 10.5%	--	--	--

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August



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Local Market Update for August 2026

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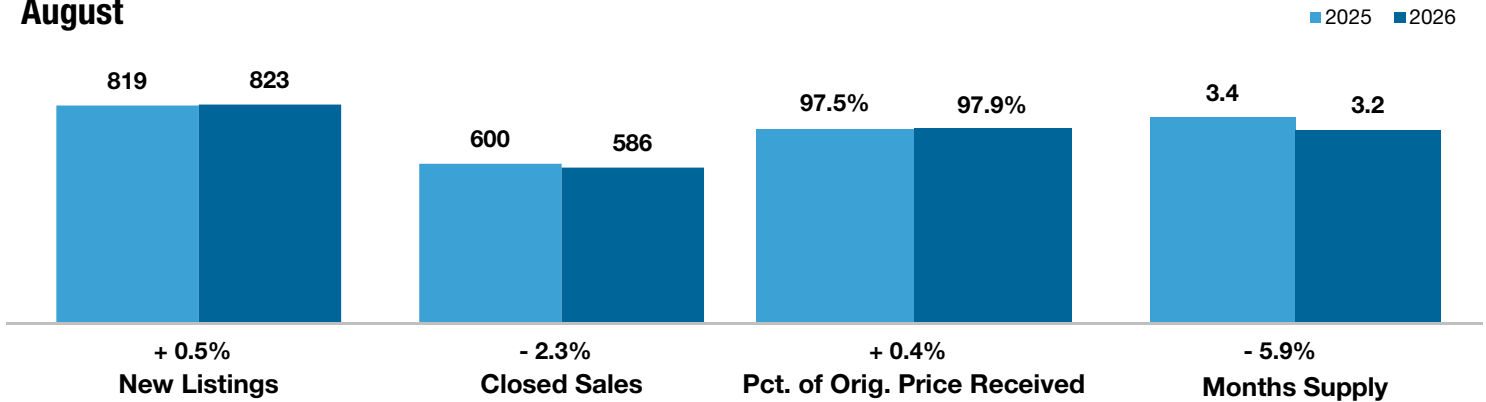


7W – Central Region

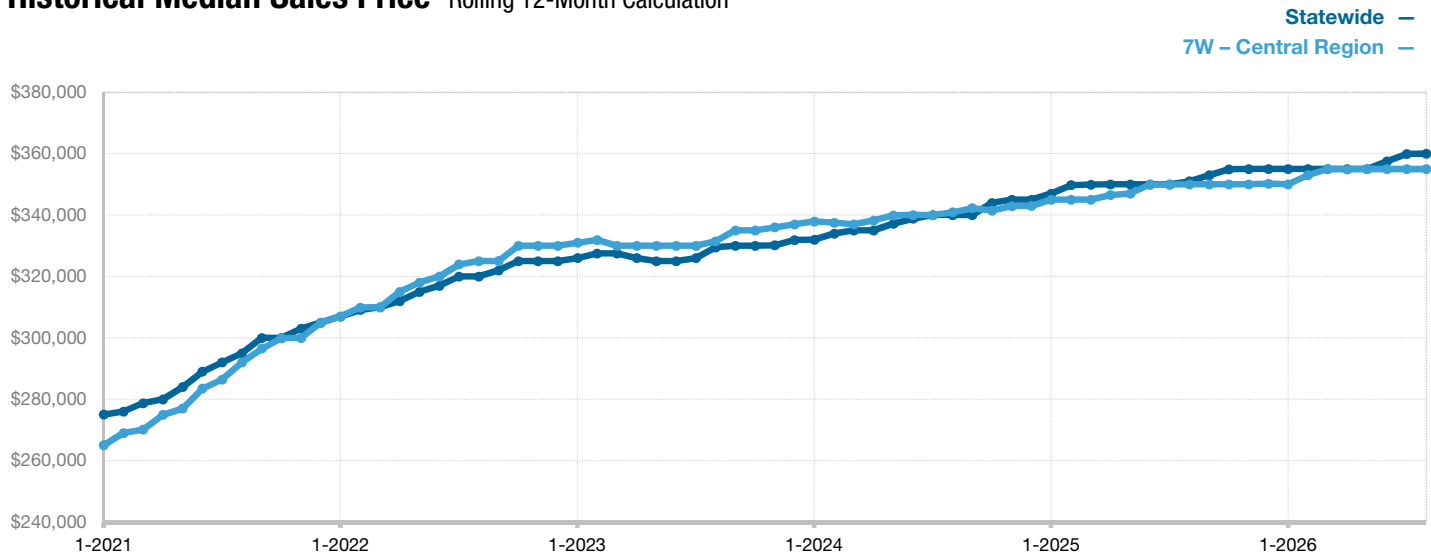
Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	819	823	+ 0.5%	6,417	6,720	+ 4.7%
Pending Sales	536	548	+ 2.2%	4,090	4,350	+ 6.4%
Closed Sales	600	586	- 2.3%	3,928	4,071	+ 3.6%
Median Sales Price*	\$360,000	\$370,000	+ 2.8%	\$355,000	\$360,000	+ 1.4%
Percent of Original List Price Received*	97.5%	97.9%	+ 0.4%	98.2%	98.2%	0.0%
Days on Market Until Sale	40	39	- 2.5%	42	45	+ 7.1%
Months Supply of Inventory	3.4	3.2	- 5.9%	--	--	--

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August



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Local Market Update for August 2026

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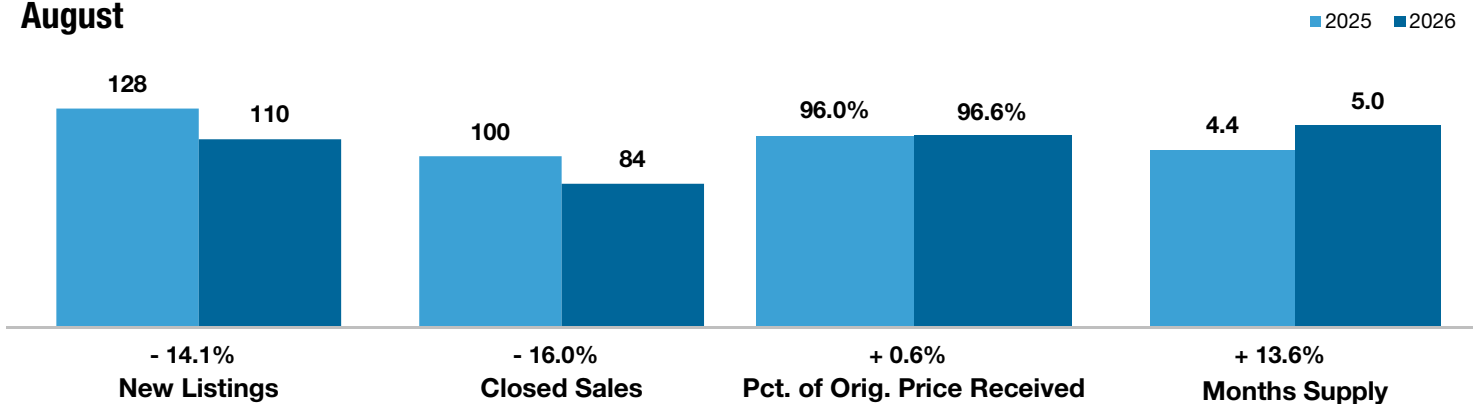


8 – Southwest Region

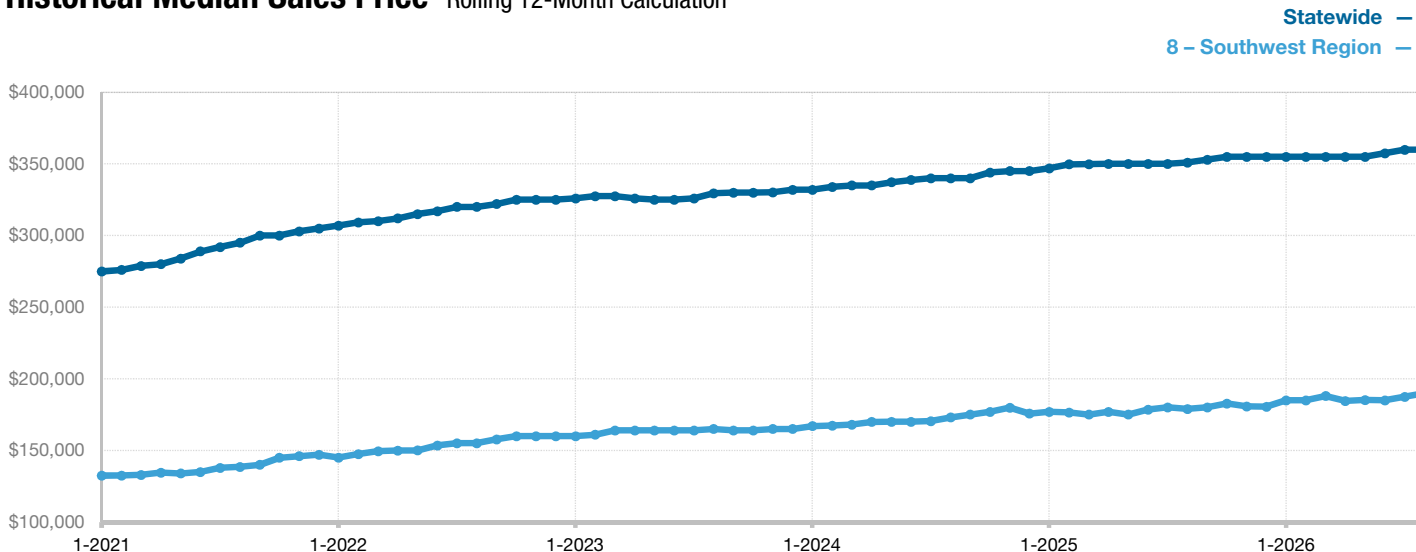
Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	128	110	- 14.1%	871	907	+ 4.1%
Pending Sales	105	91	- 13.3%	645	652	+ 1.1%
Closed Sales	100	84	- 16.0%	618	606	- 1.9%
Median Sales Price*	\$175,000	\$197,000	+ 12.6%	\$179,000	\$192,900	+ 7.8%
Percent of Original List Price Received*	96.0%	96.6%	+ 0.6%	94.4%	94.6%	+ 0.2%
Days on Market Until Sale	52	48	- 7.7%	67	70	+ 4.5%
Months Supply of Inventory	4.4	5.0	+ 13.6%	--	--	--

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August



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Local Market Update for August 2026

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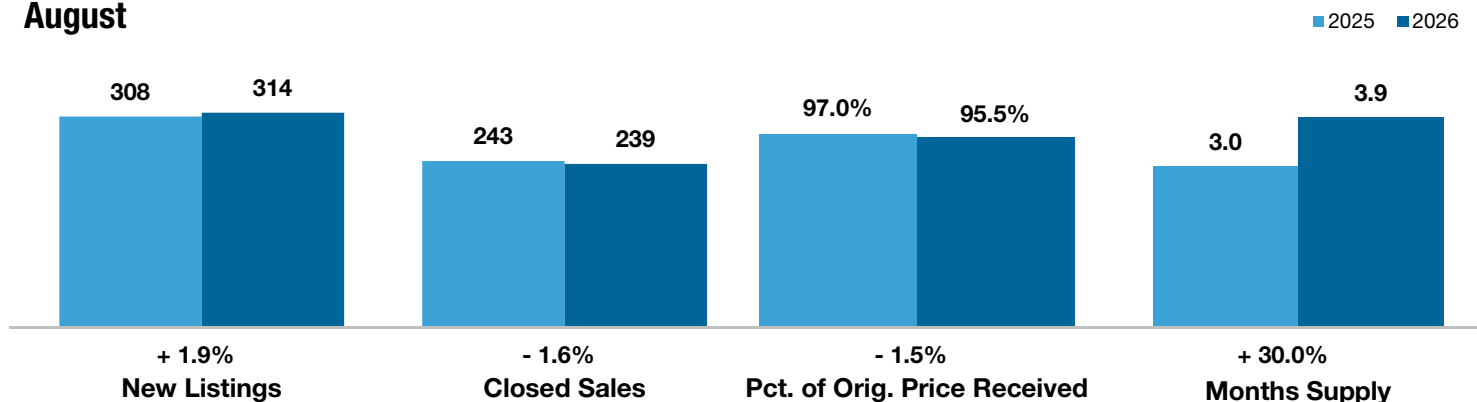


9 – South Central Region

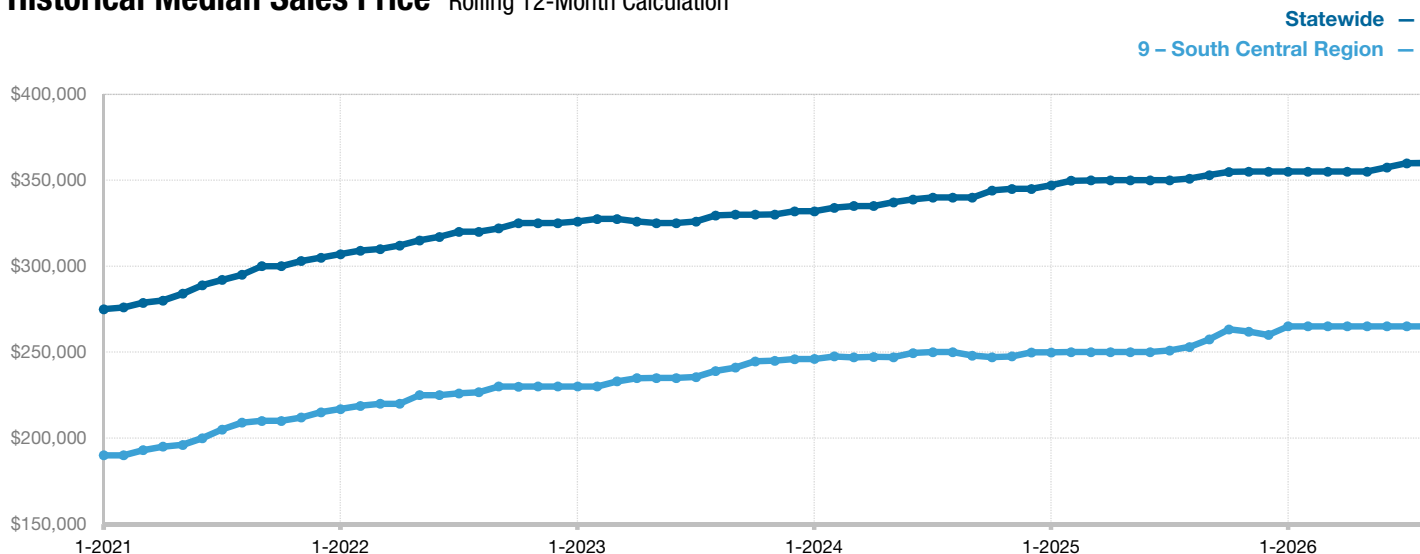
Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	308	314	+ 1.9%	2,277	2,611	+ 14.7%
Pending Sales	247	226	- 8.5%	1,749	1,844	+ 5.4%
Closed Sales	243	239	- 1.6%	1,619	1,728	+ 6.7%
Median Sales Price*	\$278,000	\$280,000	+ 0.7%	\$259,900	\$269,000	+ 3.5%
Percent of Original List Price Received*	97.0%	95.5%	- 1.5%	96.5%	96.2%	- 0.3%
Days on Market Until Sale	55	54	- 1.8%	63	66	+ 4.8%
Months Supply of Inventory	3.0	3.9	+ 30.0%	--	--	--

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August



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Local Market Update for August 2026

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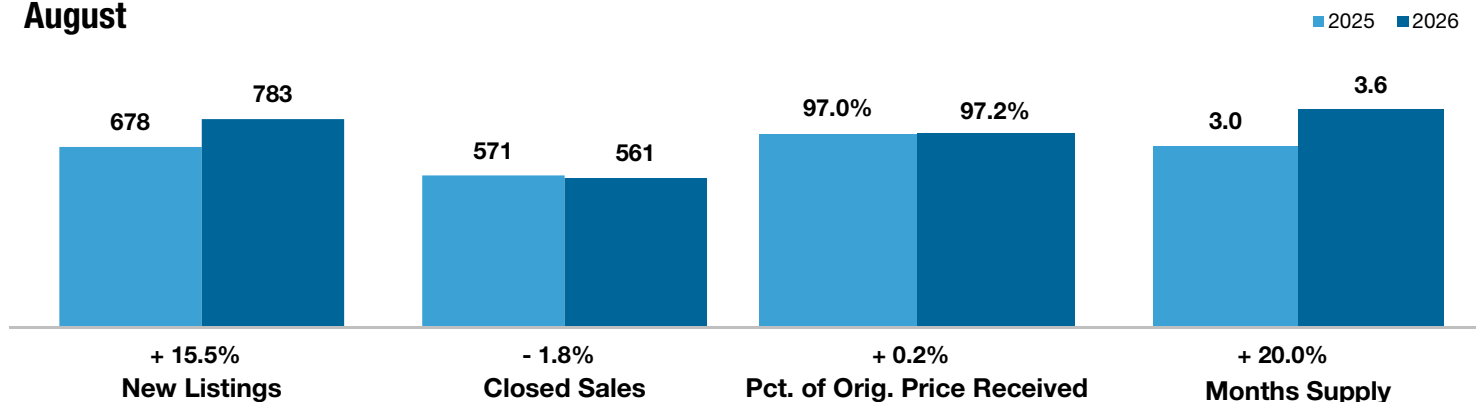


10 – Southeast Region

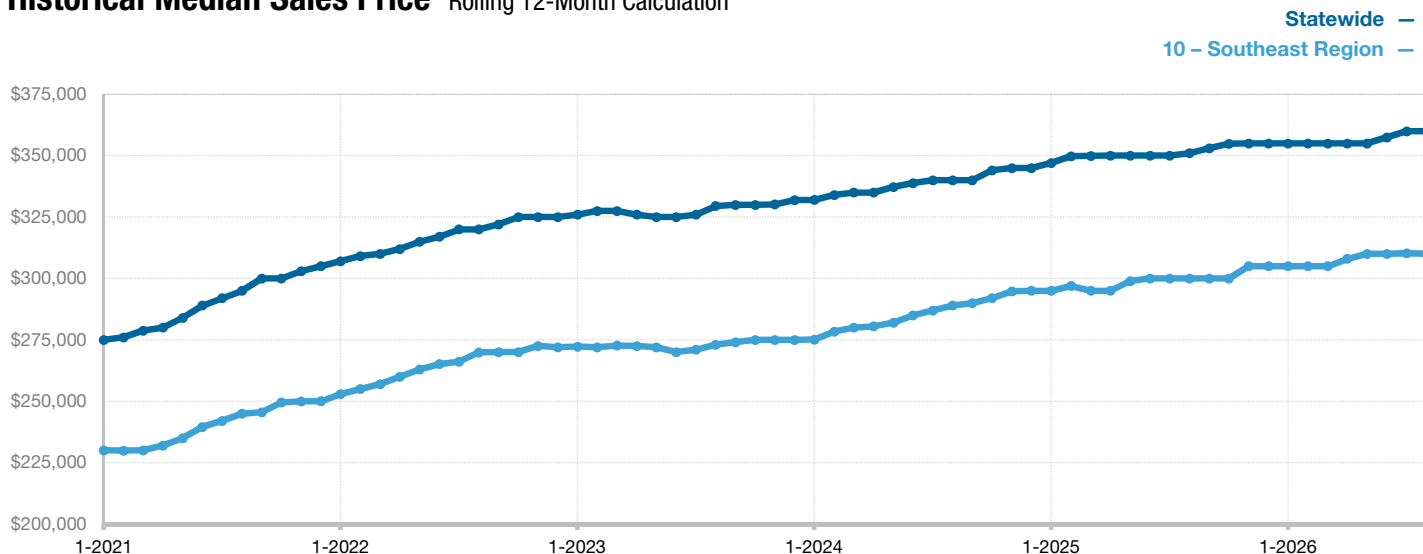
Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	678	783	+ 15.5%	5,269	5,890	+ 11.8%
Pending Sales	542	566	+ 4.4%	4,067	4,324	+ 6.3%
Closed Sales	571	561	- 1.8%	3,833	4,081	+ 6.5%
Median Sales Price*	\$315,000	\$310,500	- 1.4%	\$309,000	\$315,000	+ 1.9%
Percent of Original List Price Received*	97.0%	97.2%	+ 0.2%	97.8%	97.5%	- 0.3%
Days on Market Until Sale	44	41	- 6.8%	44	48	+ 9.1%
Months Supply of Inventory	3.0	3.6	+ 20.0%	--	--	--

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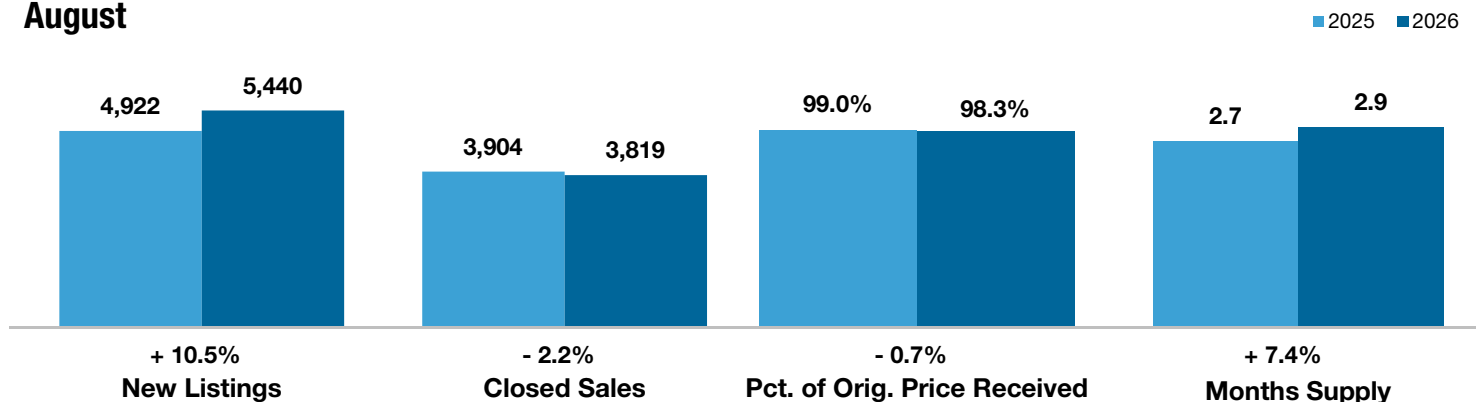


11 – 7-County Twin Cities Region

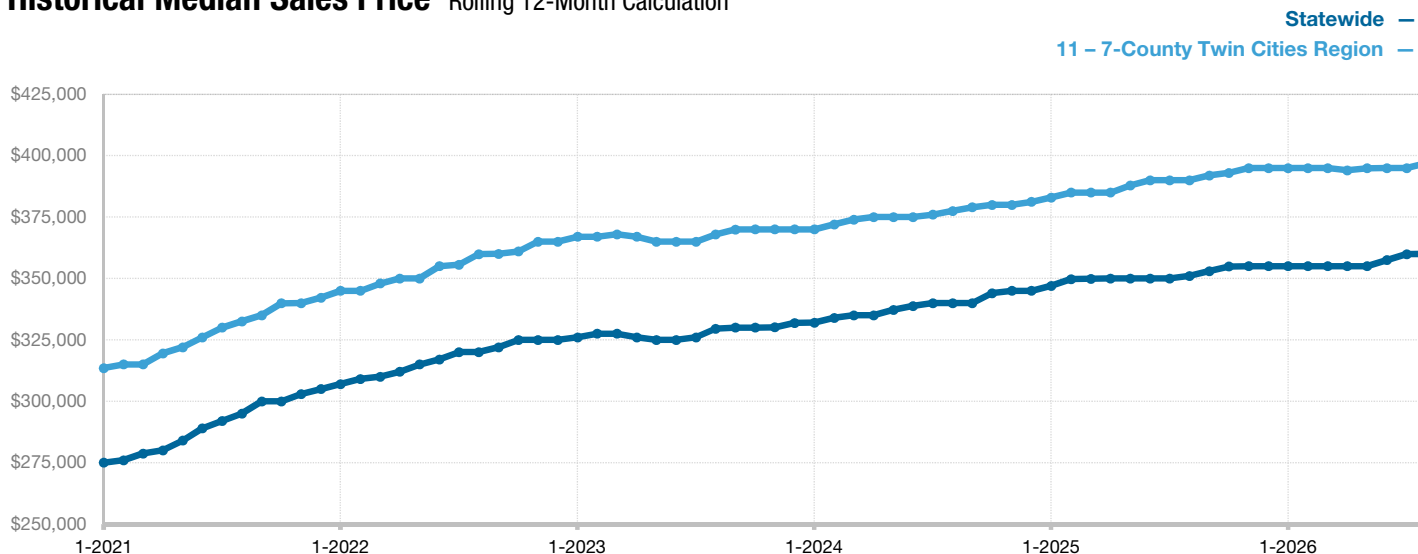
Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	4,922	5,440	+ 10.5%	40,135	42,538	+ 6.0%
Pending Sales	3,562	3,571	+ 0.3%	27,308	27,958	+ 2.4%
Closed Sales	3,904	3,819	- 2.2%	26,172	26,426	+ 1.0%
Median Sales Price*	\$400,000	\$409,000	+ 2.3%	\$396,400	\$400,000	+ 0.9%
Percent of Original List Price Received*	99.0%	98.3%	- 0.7%	99.3%	98.9%	- 0.4%
Days on Market Until Sale	33	34	+ 3.0%	36	37	+ 2.8%
Months Supply of Inventory	2.7	2.9	+ 7.4%	--	--	--

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