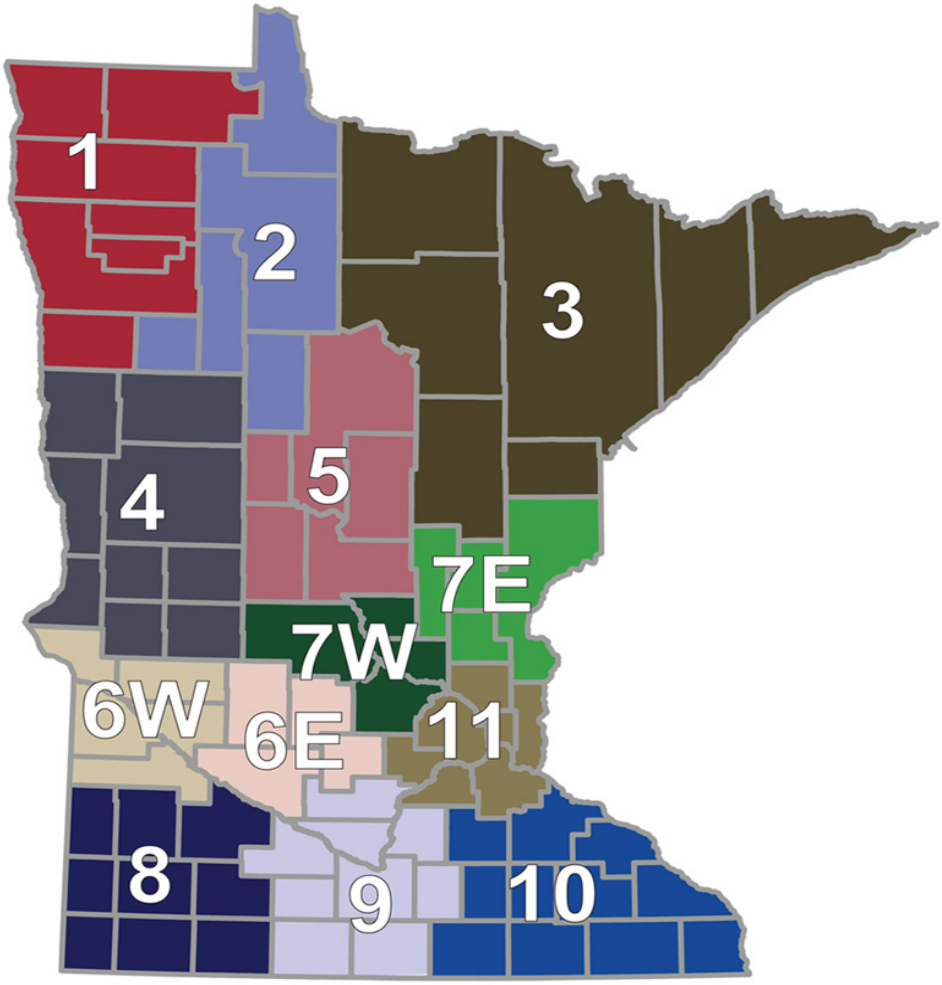
Local Market Updates for August 2026

A Research Tool Provided by the Minnesota REALTORS®

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

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Local Market Update for August 2026

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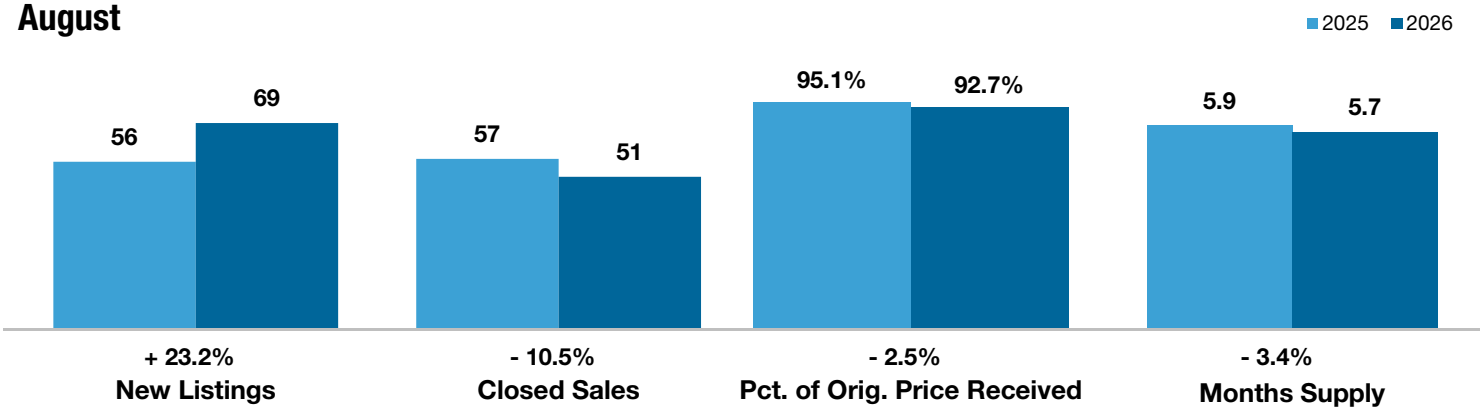
1 – Northwest Region

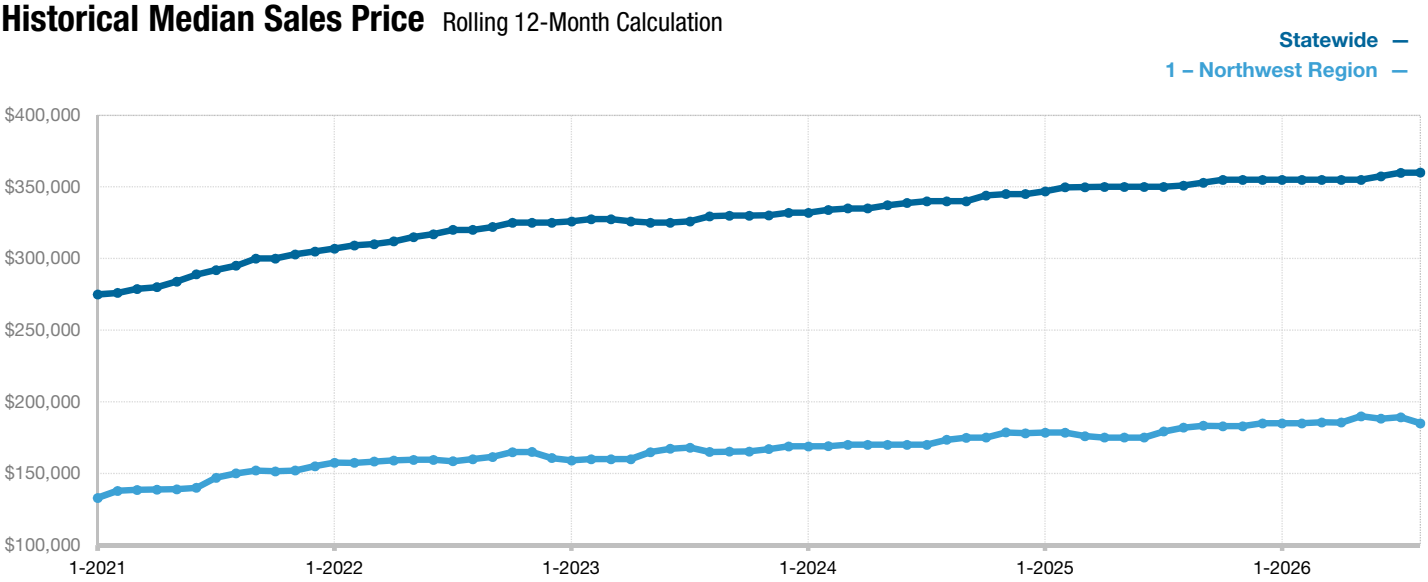
	August			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 8-2025**	**Thru 8-2026**	Percent Change
New Listings	56	**69**	+ 23.2%	502	**486**	- 3.2%
Pending Sales	51	**58**	+ 13.7%	337	**331**	- 1.8%
Closed Sales	57	**51**	- 10.5%	304	**296**	- 2.6%
Median Sales Price*	$208,000	**$180,000**	- 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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Local Market Update for August 2026

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2 – Headwaters Region

	August			Year to Date		
Key Metrics	**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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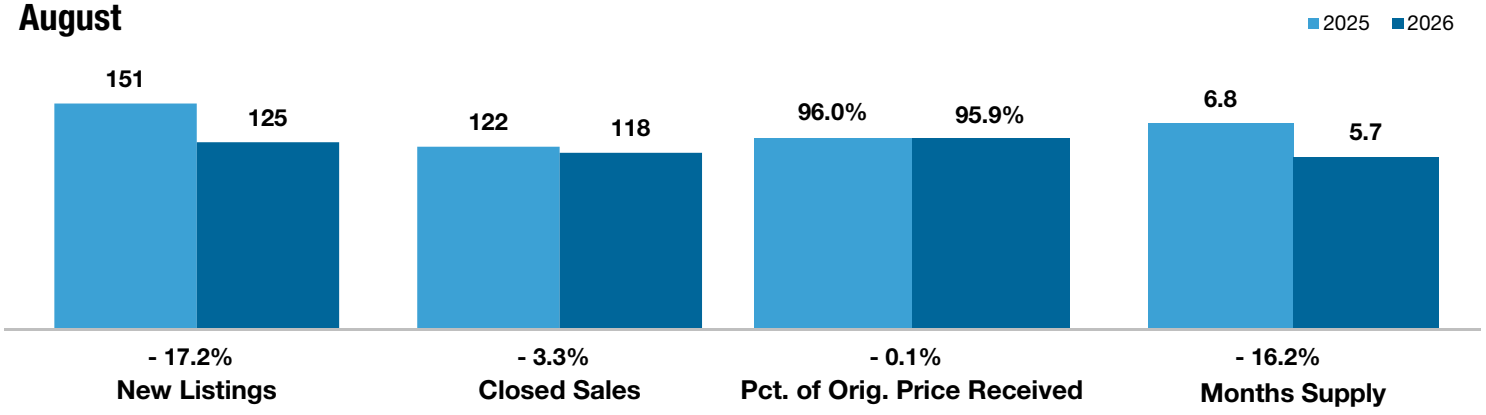
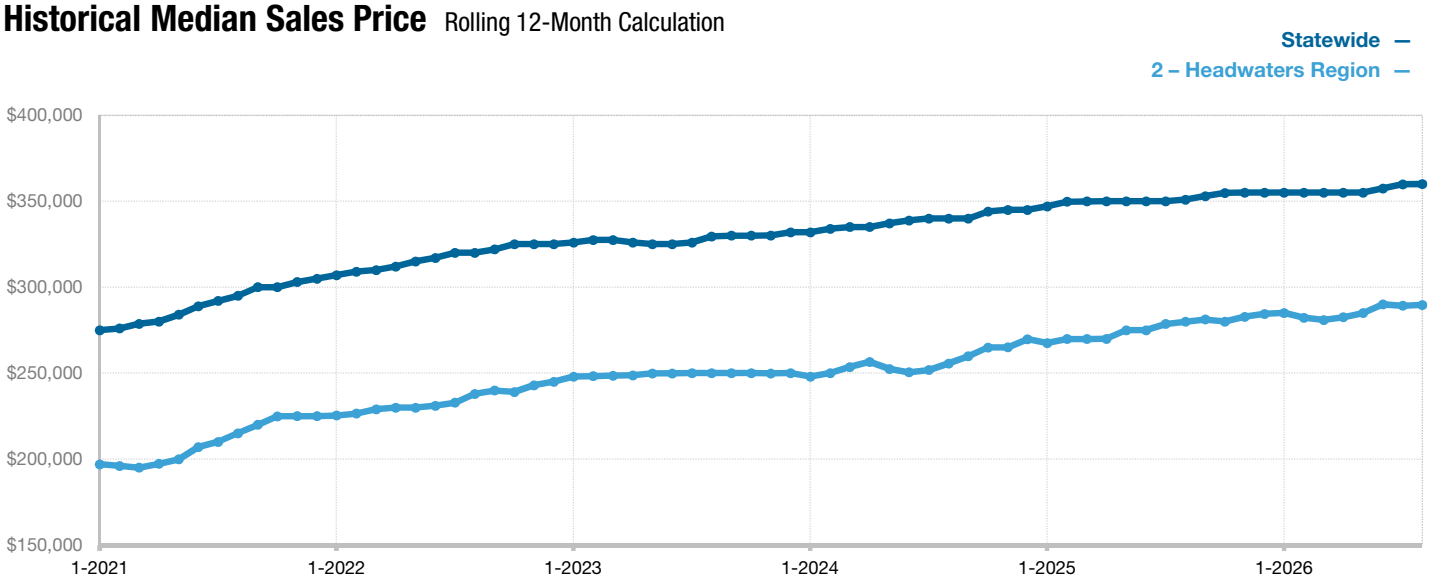
August



Historical Median Sales Price Rolling 12-Month Calculation



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Local Market Update for August 2026

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3 – Arrowhead Region

	August			Year to Date		
Key Metrics	**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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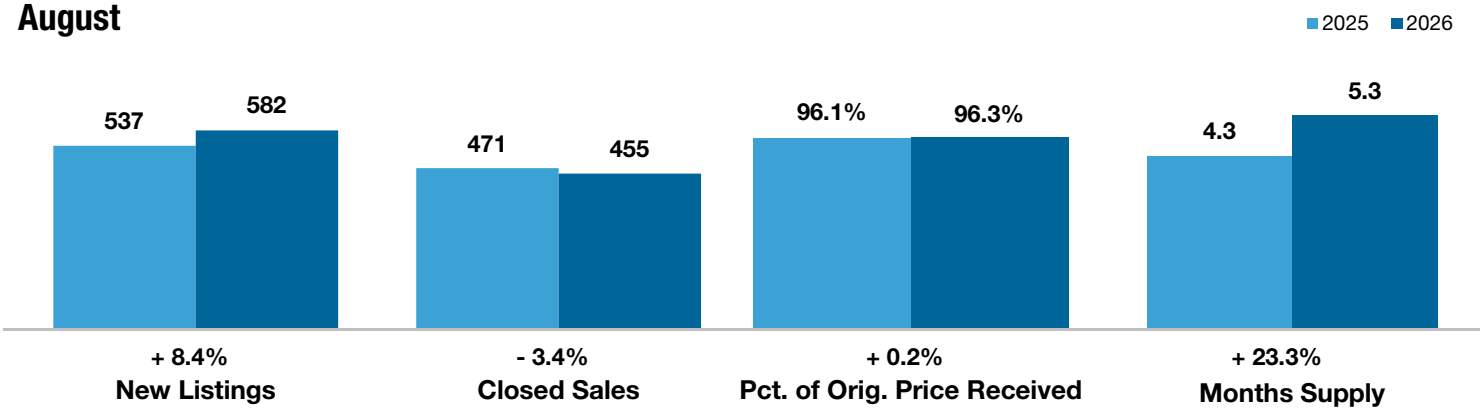
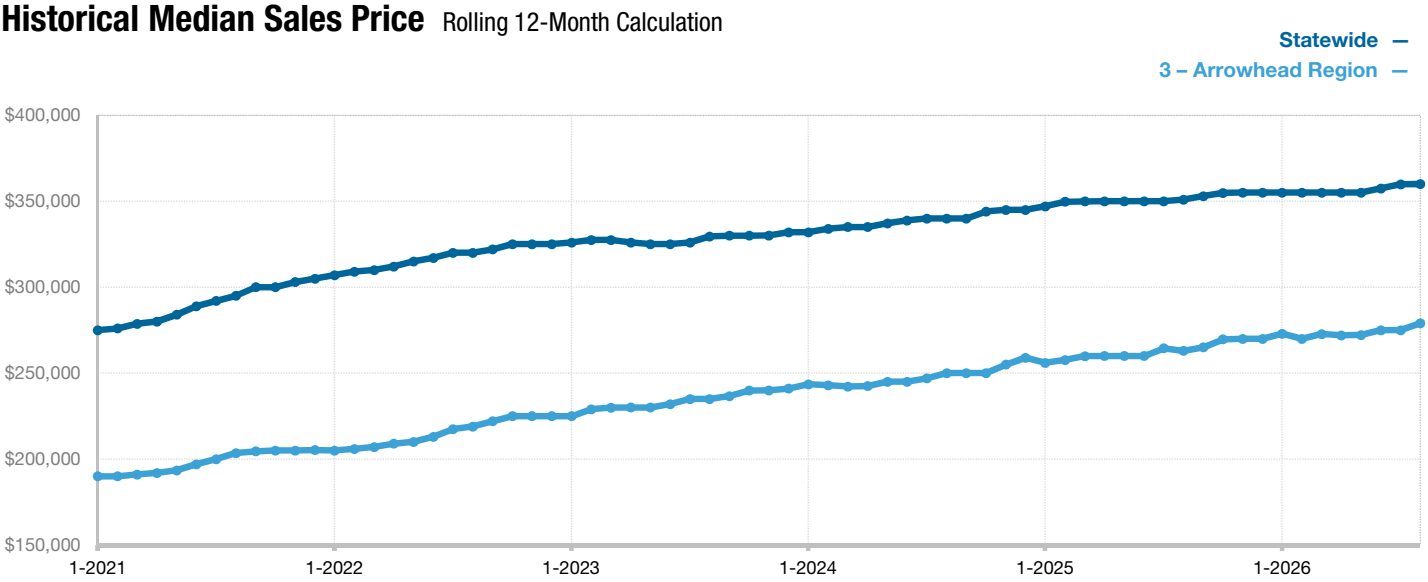
August



Historical Median Sales Price Rolling 12-Month Calculation



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Local Market Update for August 2026

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4 – West Central Region

	August			Year to Date		
Key Metrics	**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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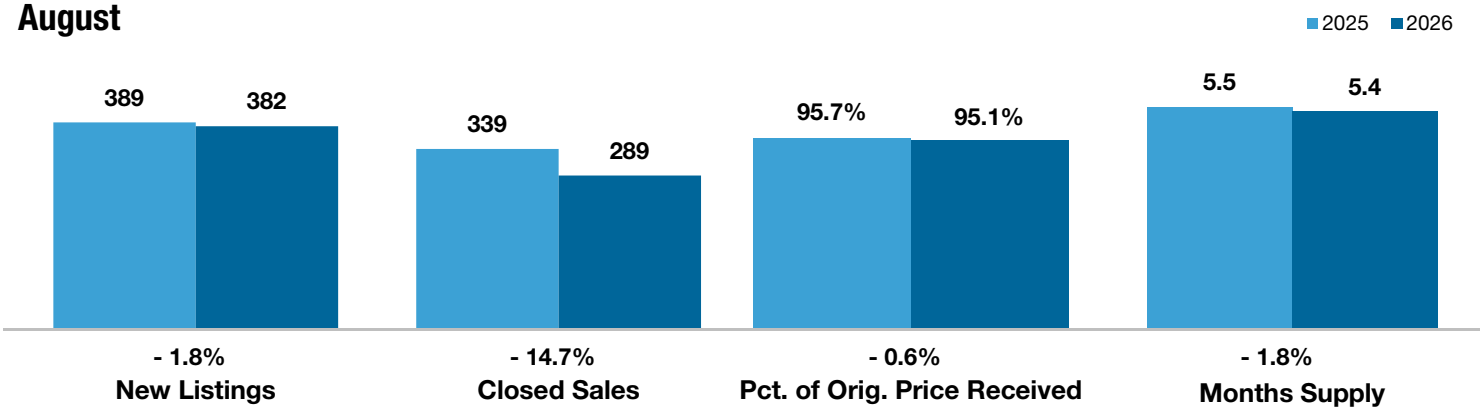
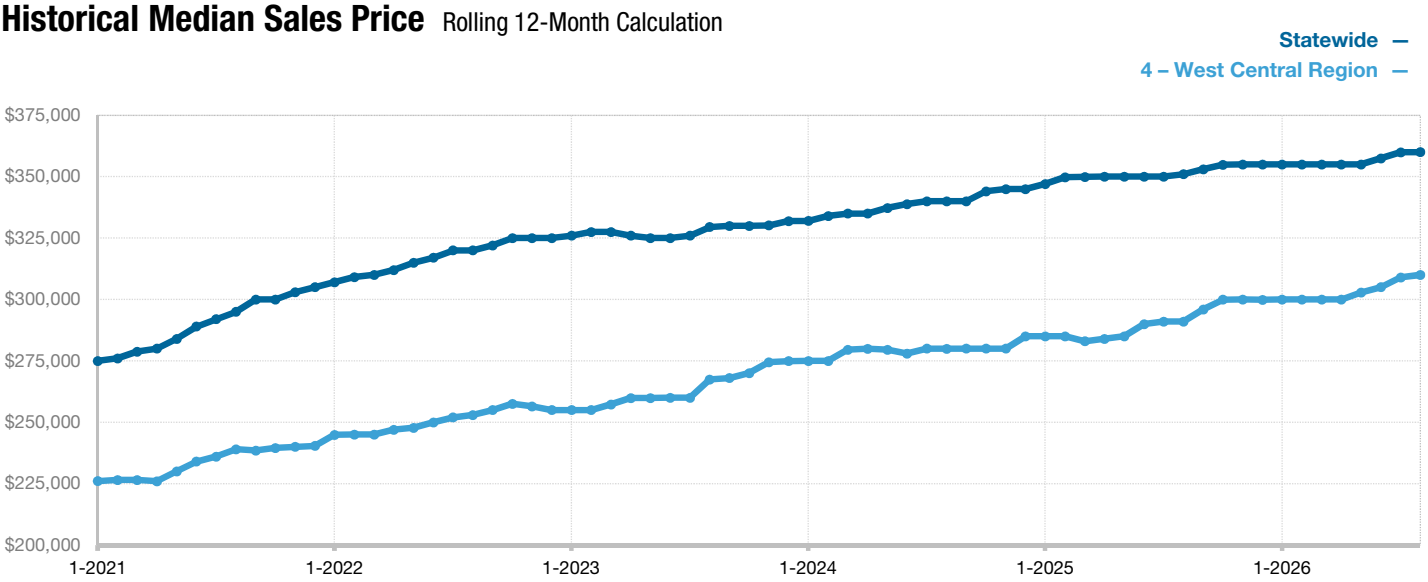
August



Historical Median Sales Price Rolling 12-Month Calculation



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Local Market Update for August 2026

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5 – North Central Region

	August			Year to Date		
Key Metrics	**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%	--	**--**	--

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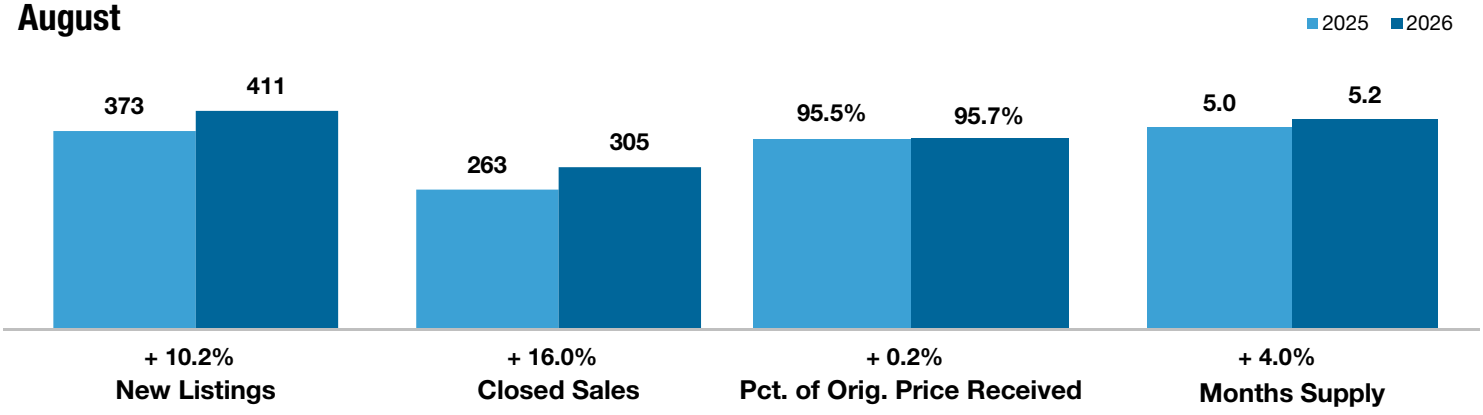
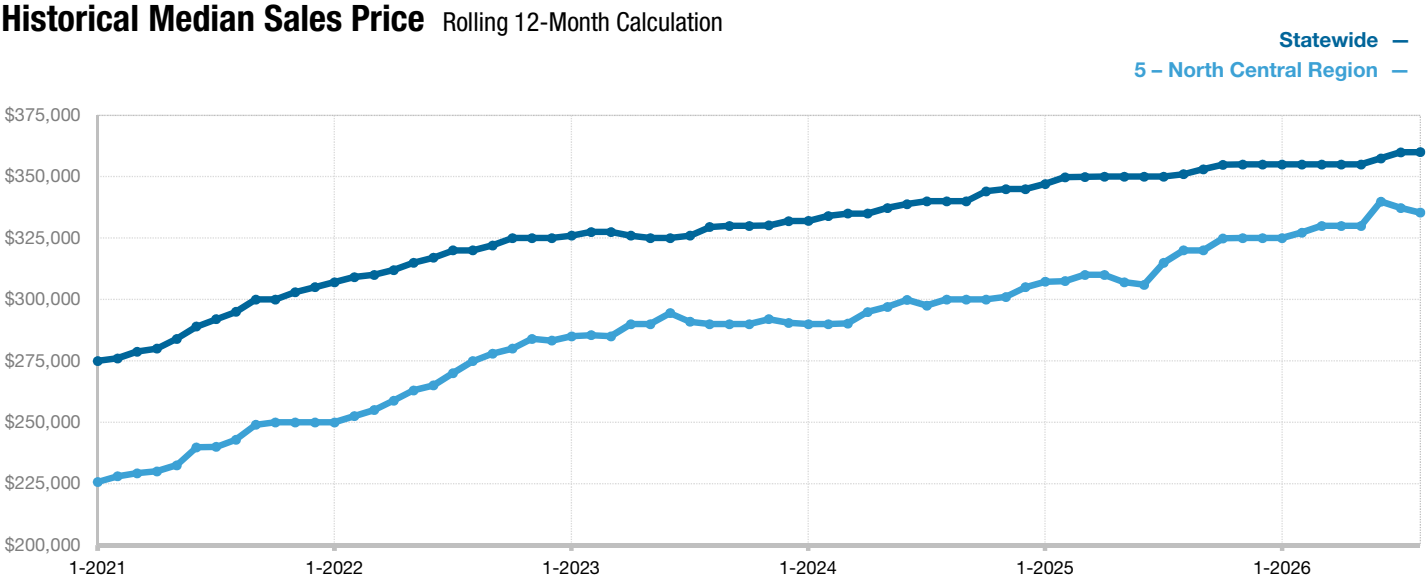
August



Historical Median Sales Price Rolling 12-Month Calculation



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Local Market Update for August 2026

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6E – Southwest Central Region

	August			Year to Date		
Key Metrics	**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%	--	**--**	--

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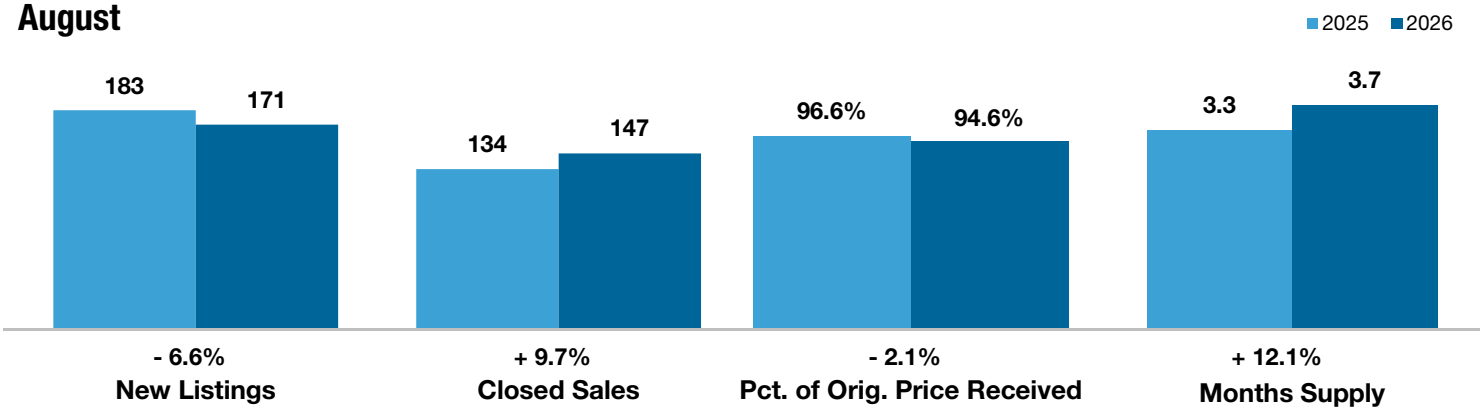
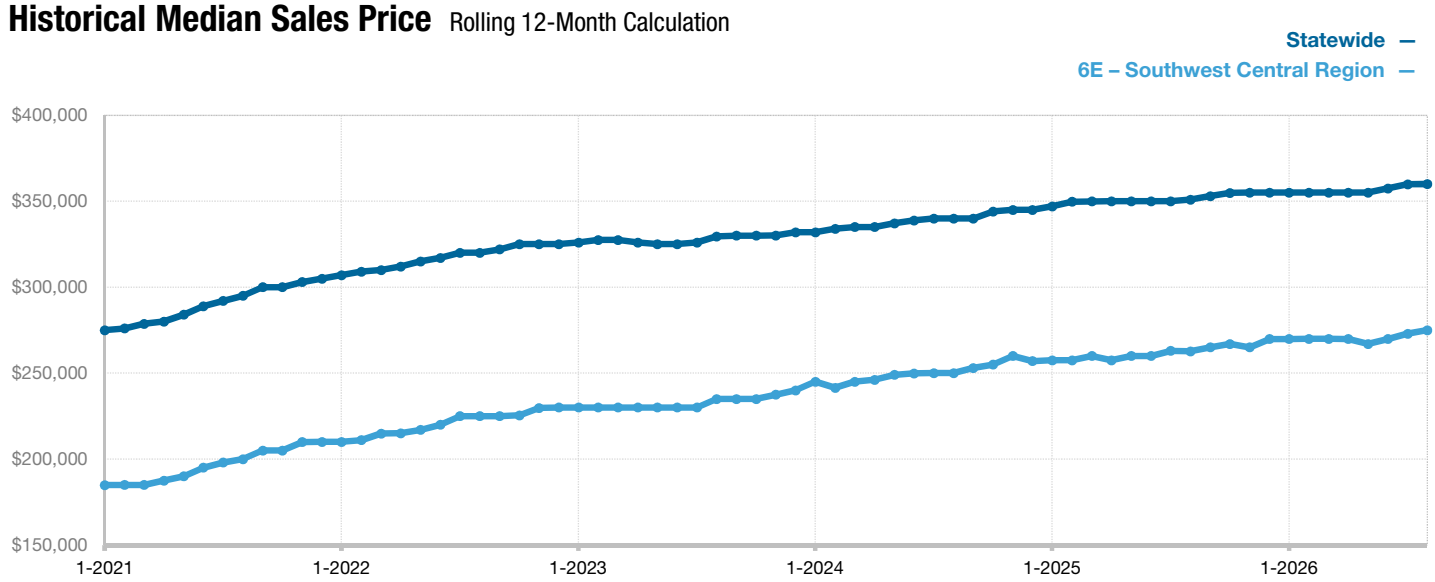
August



Historical Median Sales Price Rolling 12-Month Calculation



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6W – Upper Minnesota Valley Region

	August			Year to Date		
Key Metrics	**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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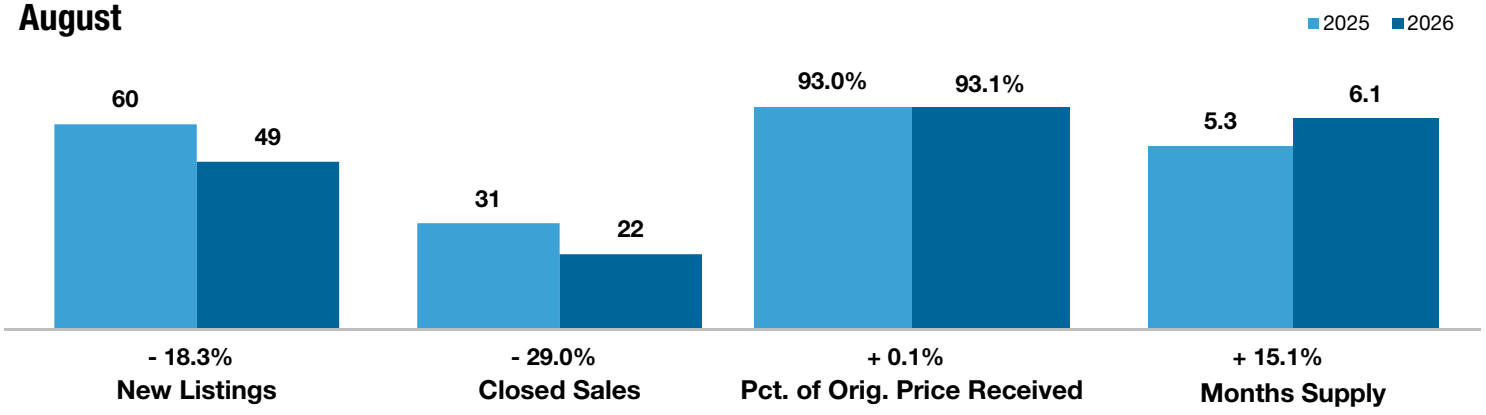
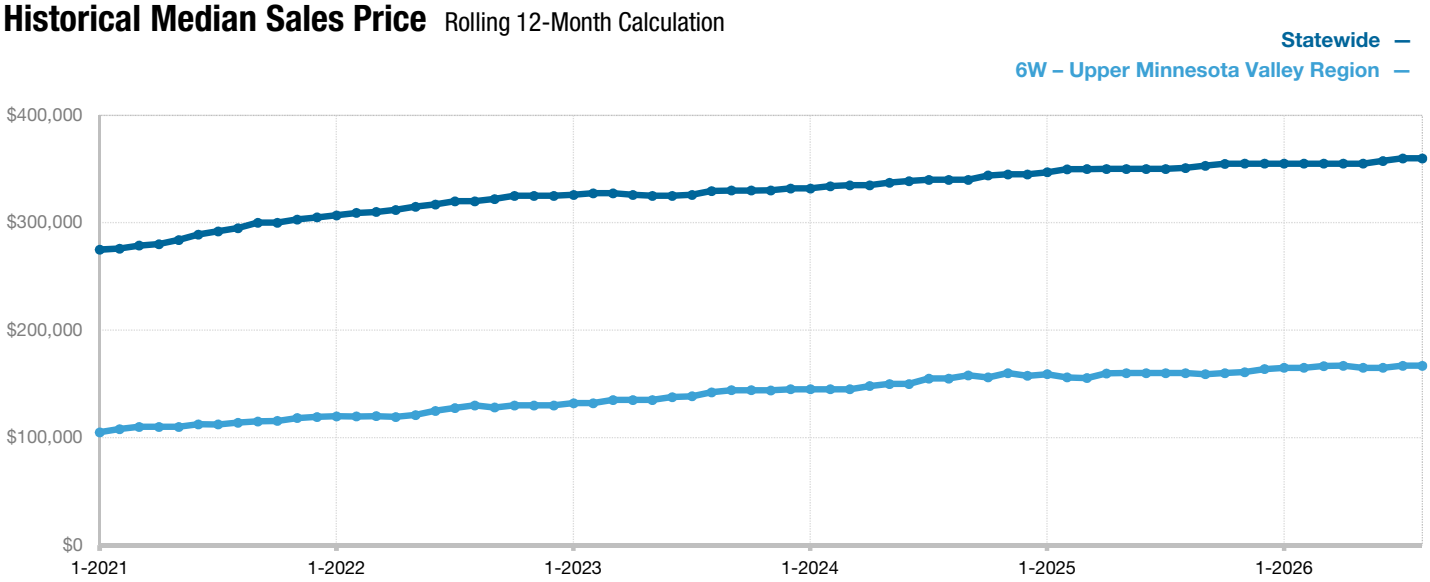
August



Historical Median Sales Price Rolling 12-Month Calculation



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Local Market Update for August 2026

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7E – East Central Region

	August			Year to Date		
Key Metrics	**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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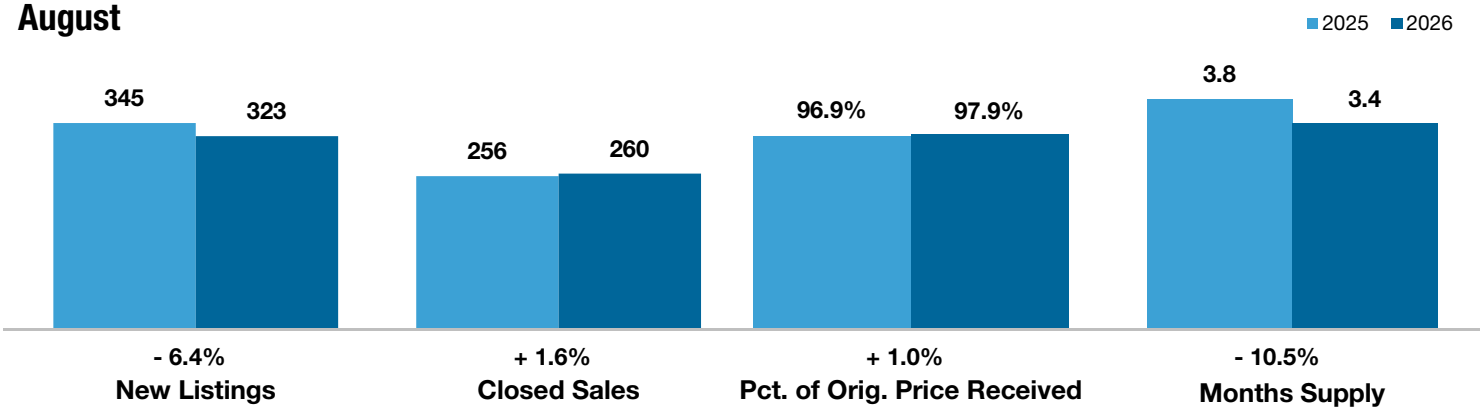
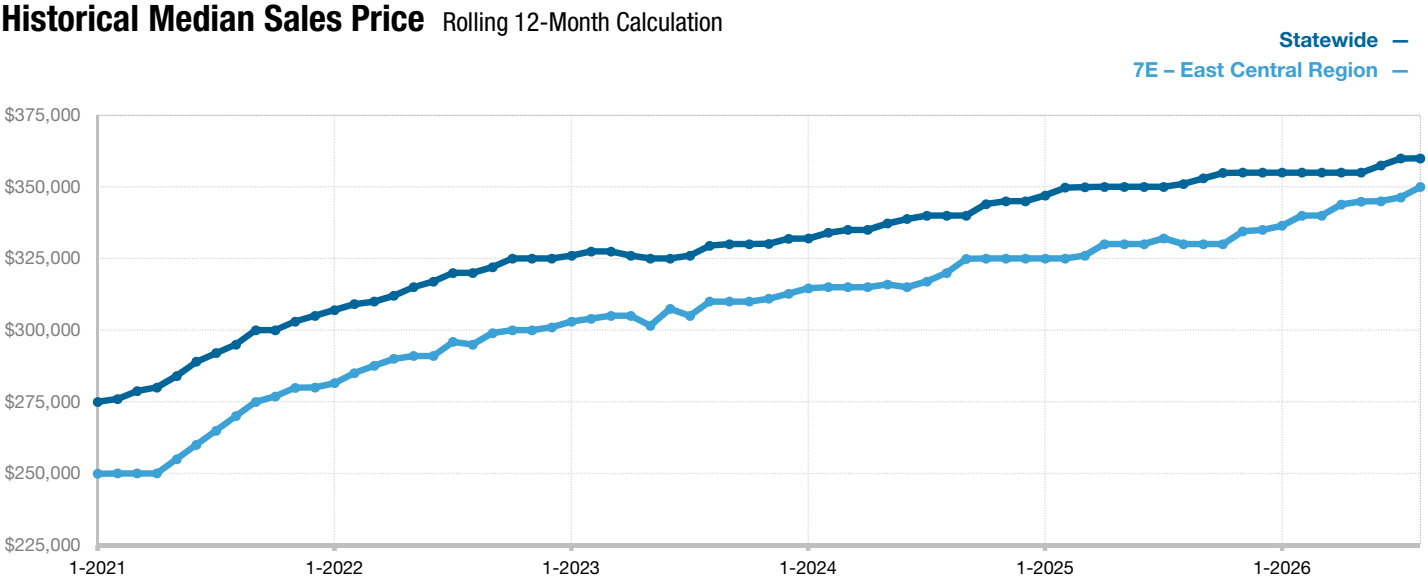
August



Historical Median Sales Price Rolling 12-Month Calculation



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Local Market Update for August 2026

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7W – Central Region

	August			Year to Date		
Key Metrics	**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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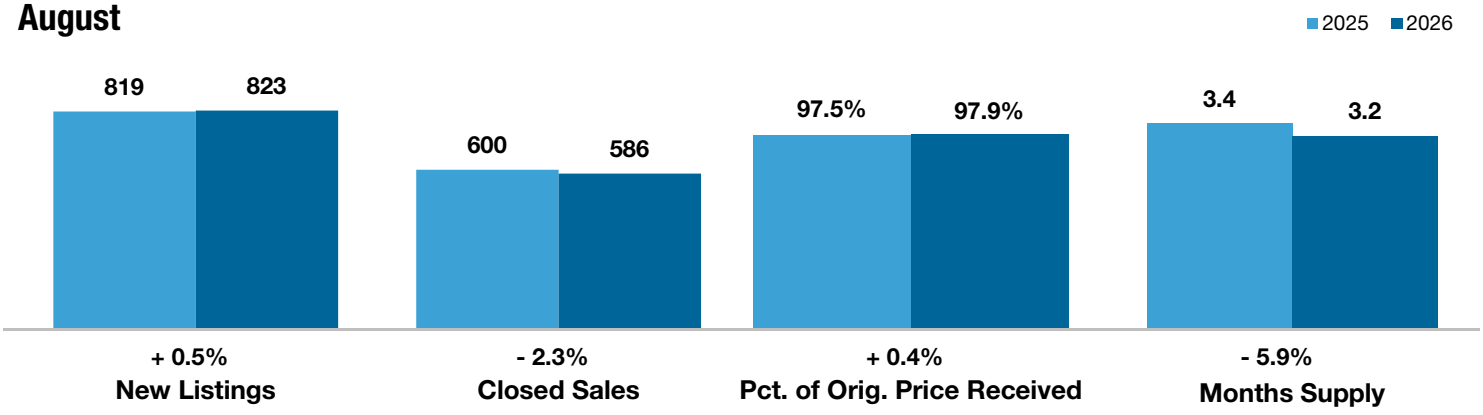
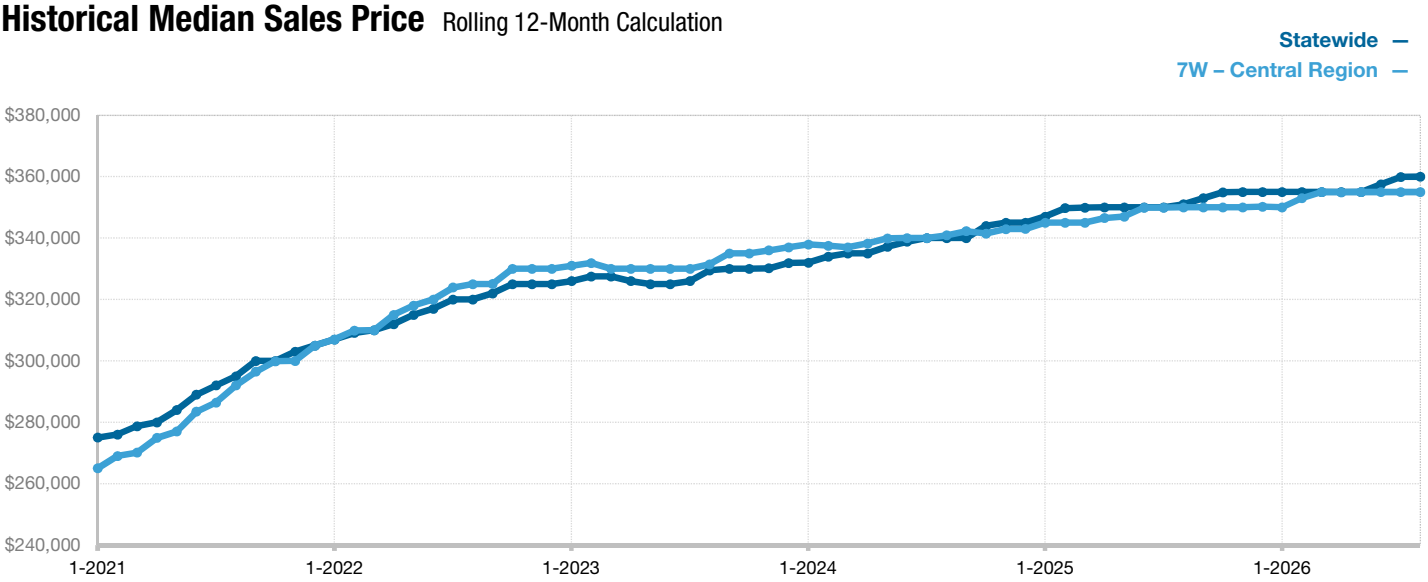
August



Historical Median Sales Price Rolling 12-Month Calculation



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Local Market Update for August 2026

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8 – Southwest Region

	August			Year to Date		
Key Metrics	**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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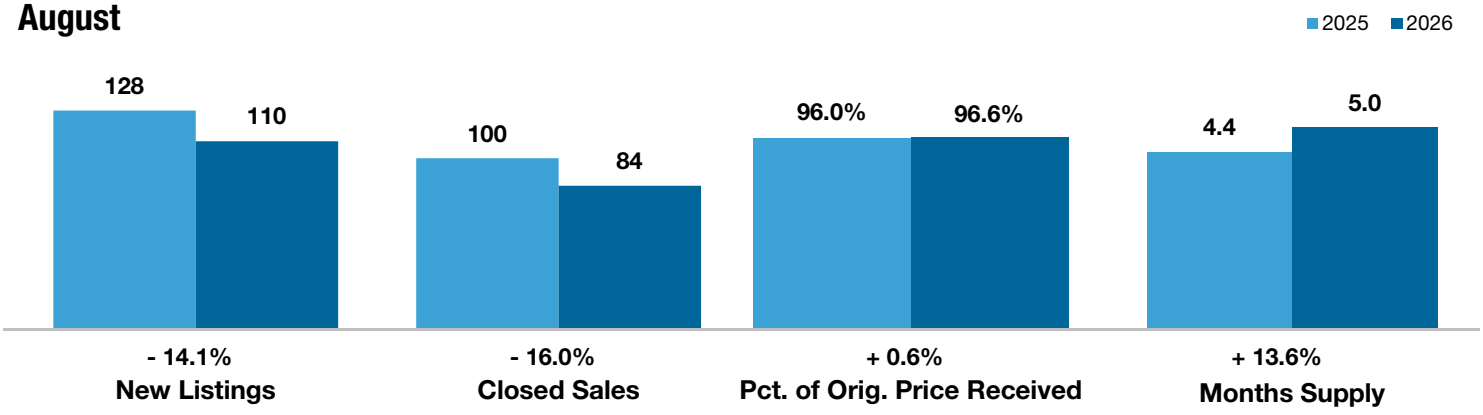
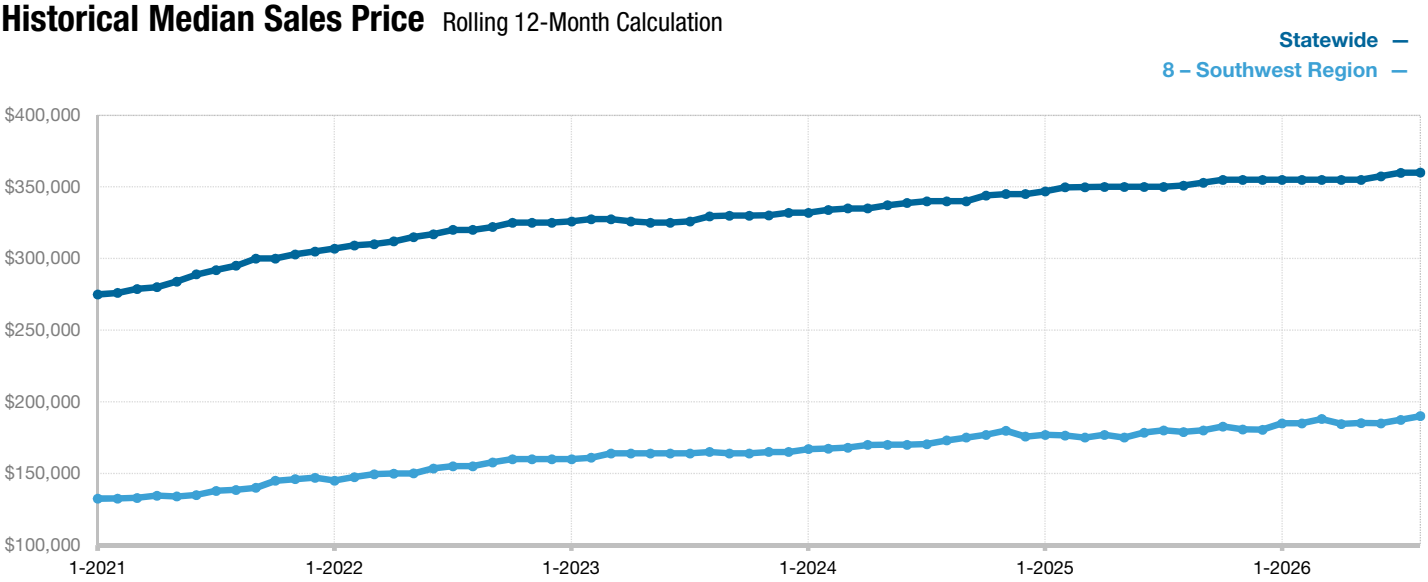
August



Historical Median Sales Price Rolling 12-Month Calculation



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9 – South Central Region

	August			Year to Date		
Key Metrics	**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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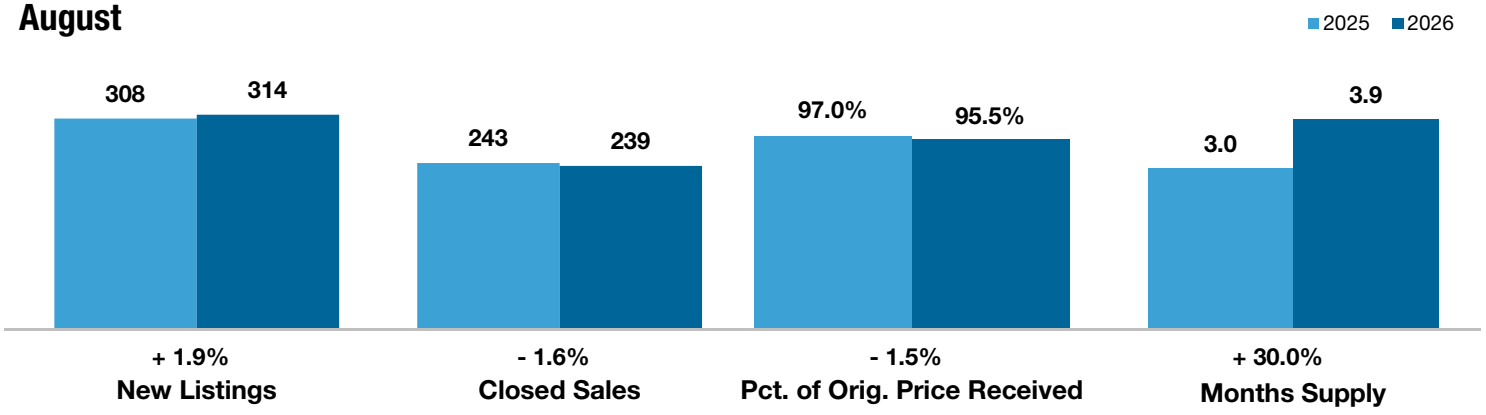
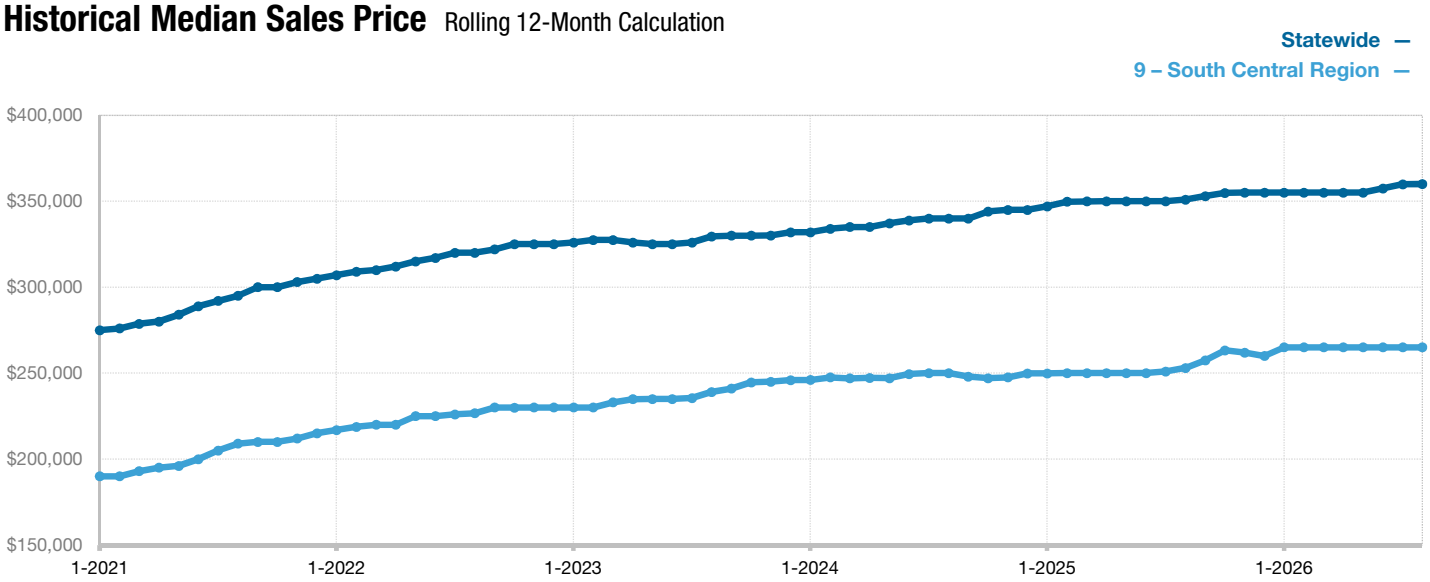
August



Historical Median Sales Price Rolling 12-Month Calculation



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Local Market Update for August 2026

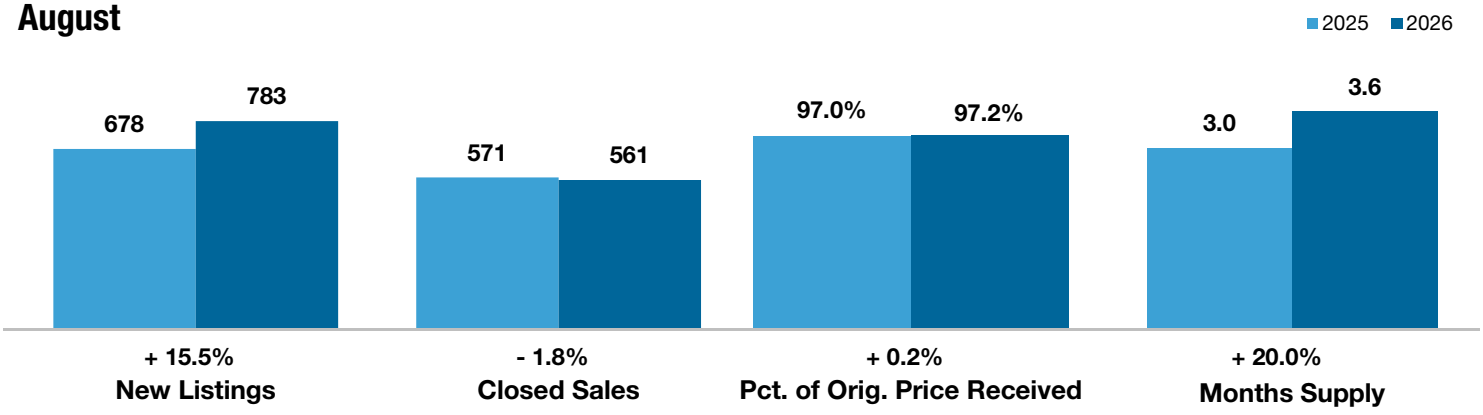
A Research Tool Provided by the Minnesota REALTORS®

10 – Southeast Region

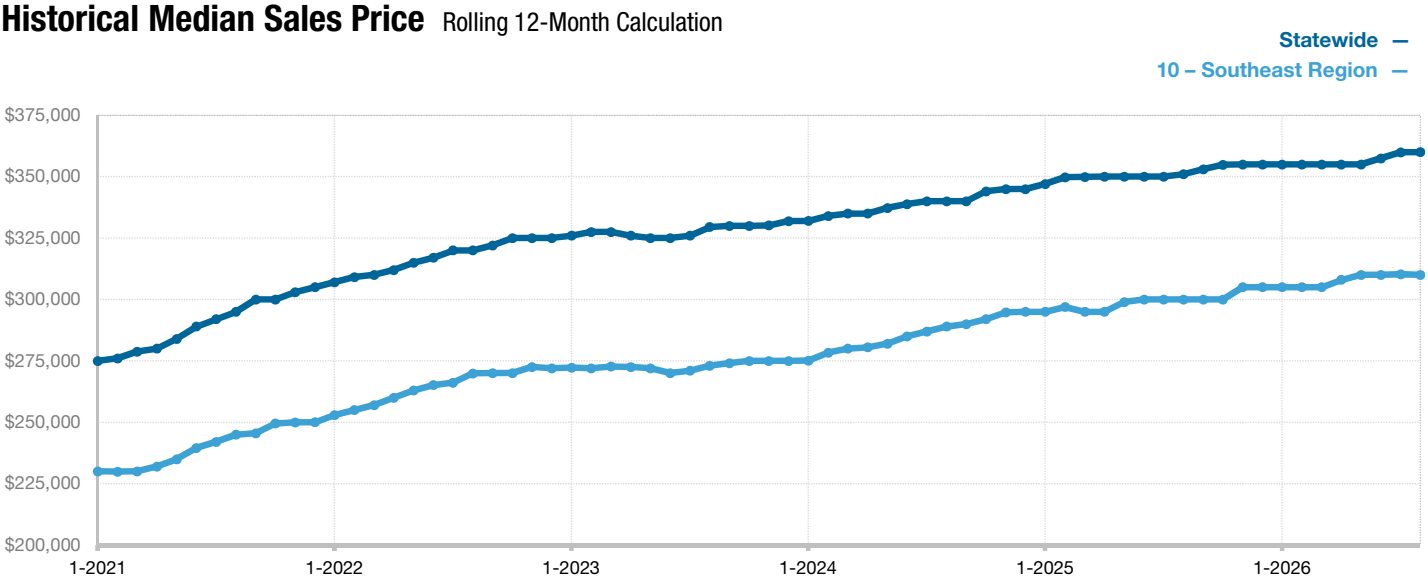
	August			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 8-2025**	**Thru 8-2026**	Percent Change
New Listings	678	**783**	+ 15.5%	5,269	**5,890**	+ 11.8%
Pending Sales	542	**566**	+ 4.4%	4,067	**4,324**	+ 6.3%
Closed Sales	571	**561**	- 1.8%	3,833	**4,081**	+ 6.5%
Median Sales Price*	$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%	--	**--**	--

* 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

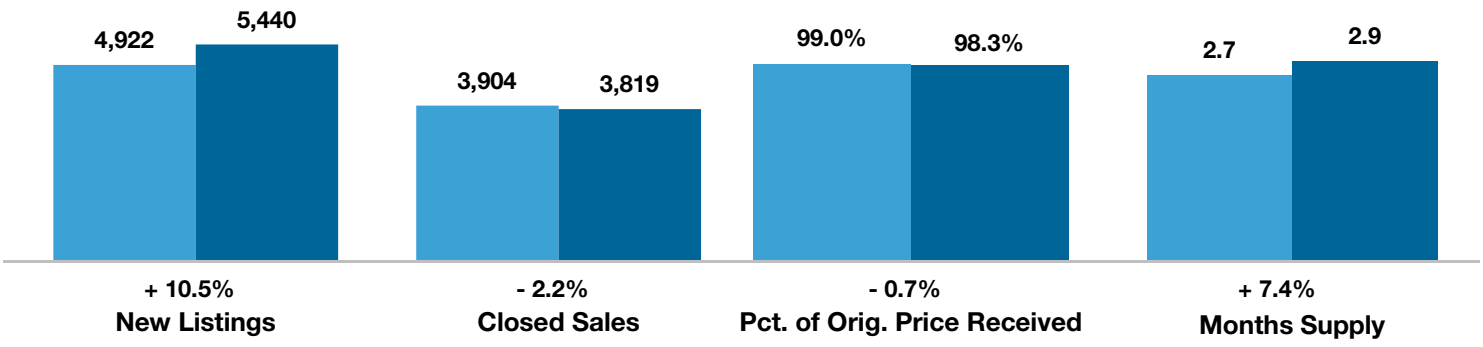
A Research Tool Provided by the Minnesota REALTORS®

11 – 7-County Twin Cities Region

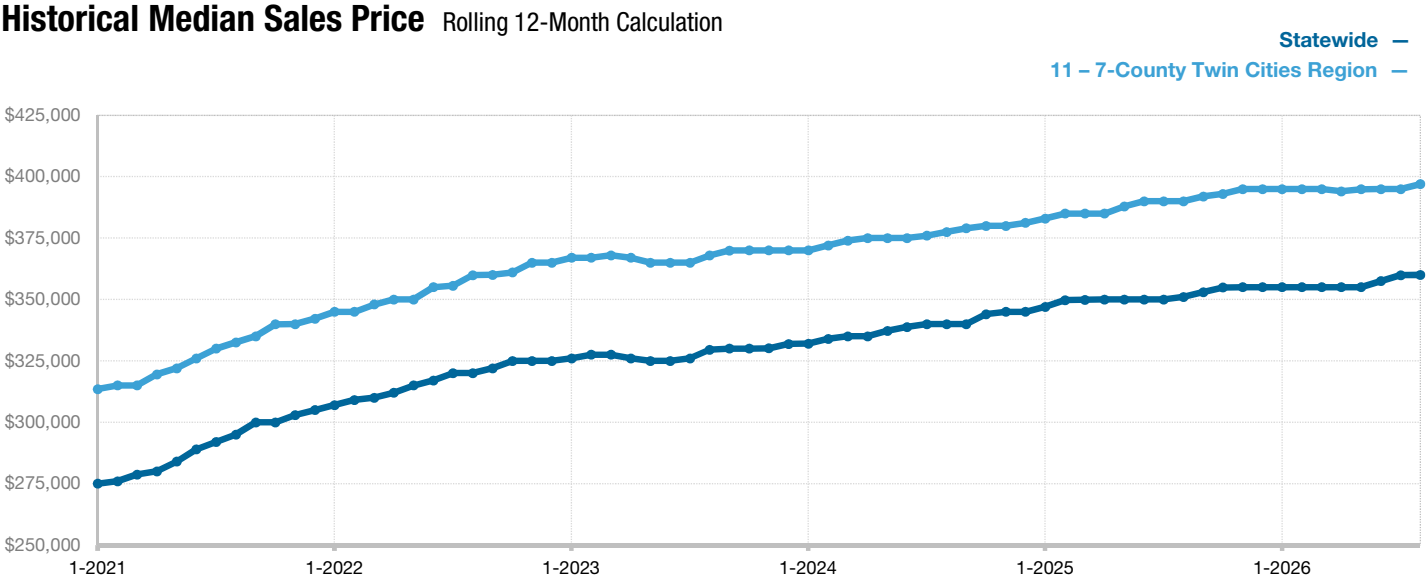
	August			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 8-2025**	**Thru 8-2026**	Percent Change
New Listings	4,922	**5,440**	+ 10.5%	40,135	**42,538**	+ 6.0%
Pending Sales	3,562	**3,571**	+ 0.3%	27,308	**27,958**	+ 2.4%
Closed Sales	3,904	**3,819**	- 2.2%	26,172	**26,426**	+ 1.0%
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%	--	**--**	--

* 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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