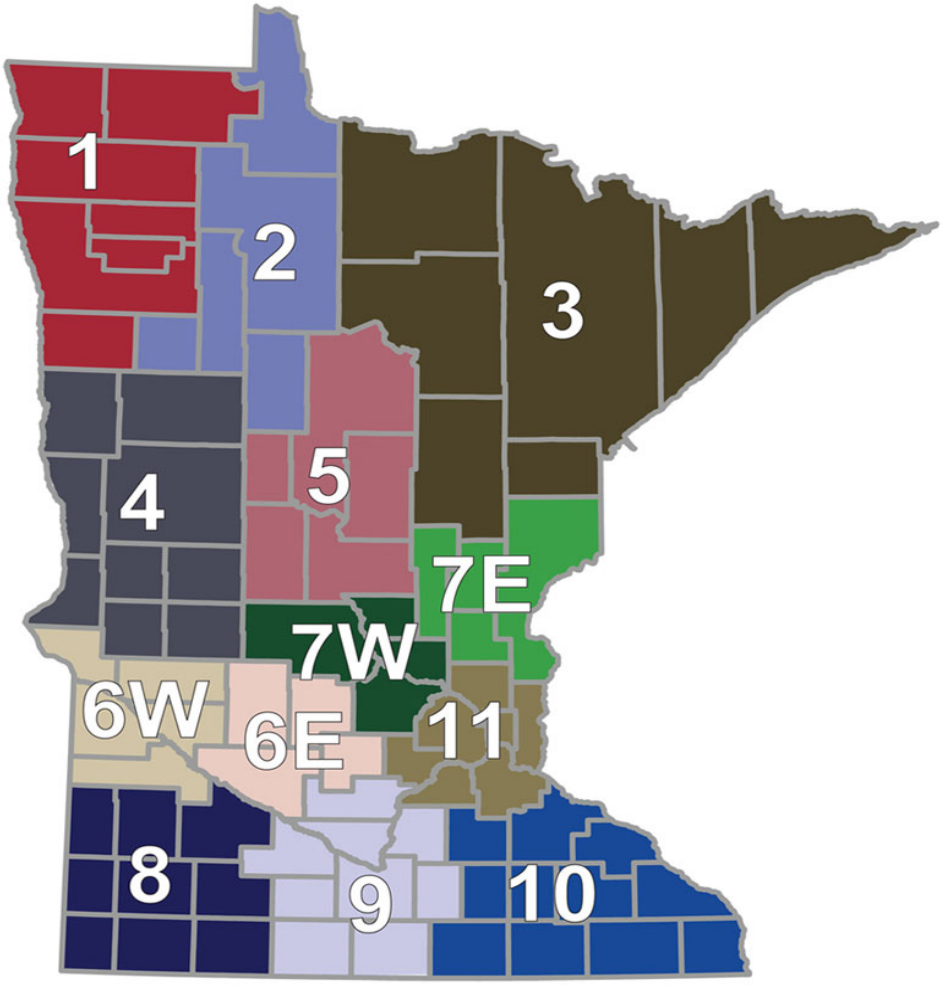
Local Market Updates for July 2026

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 July 2026

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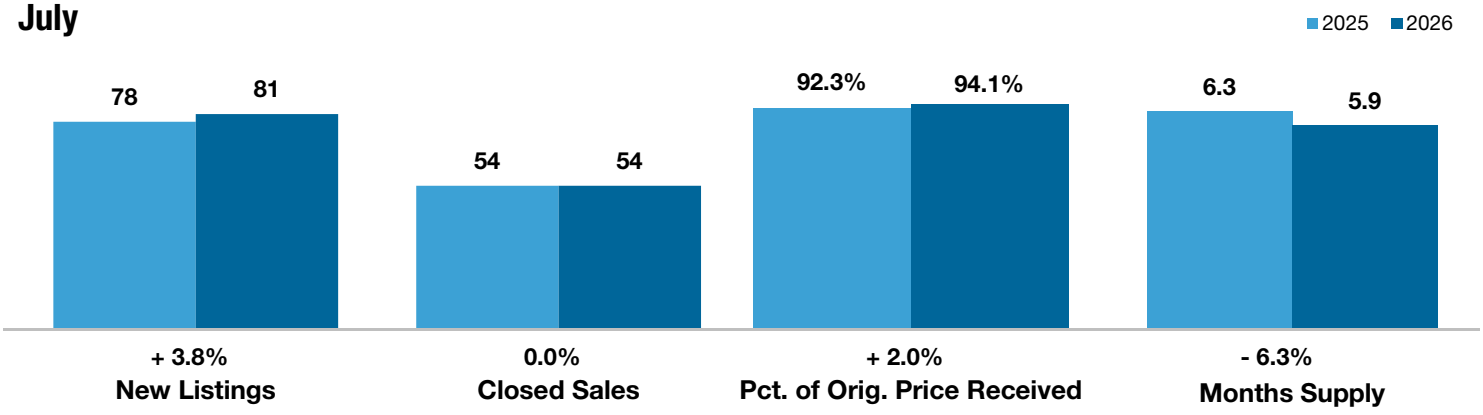
1 – Northwest Region

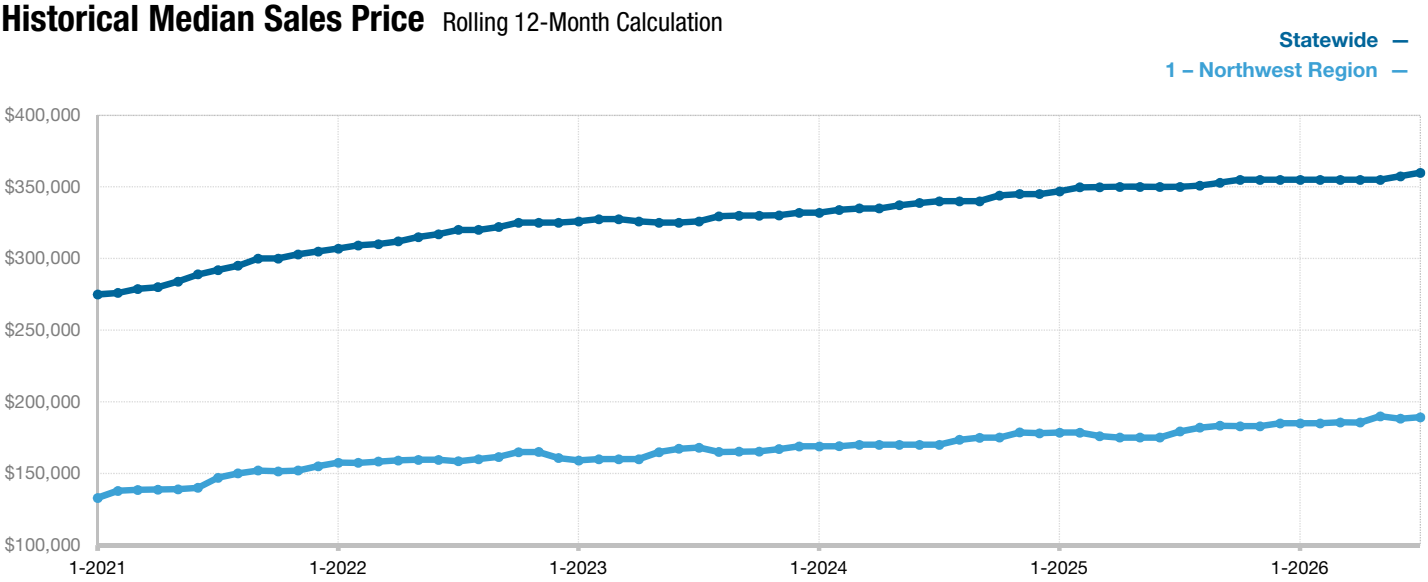
	July			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 7-2025**	**Thru 7-2026**	Percent Change
New Listings	78	**81**	+ 3.8%	446	**417**	- 6.5%
Pending Sales	53	**51**	- 3.8%	286	**272**	- 4.9%
Closed Sales	54	**54**	0.0%	247	**245**	- 0.8%
Median Sales Price*	$193,500	**$190,000**	- 1.8%	$180,600	**$187,750**	+ 4.0%
Percent of Original List Price Received*	92.3%	**94.1%**	+ 2.0%	92.5%	**92.5%**	0.0%
Days on Market Until Sale	85	**84**	- 1.2%	94	**93**	- 1.1%
Months Supply of Inventory	6.3	**5.9**	- 6.3%	--	**--**	--

* 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.

July



Historical Median Sales Price Rolling 12-Month Calculation



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Local Market Update for July 2026

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2 – Headwaters Region

	July			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 7-2025**	**Thru 7-2026**	Percent Change
New Listings	159	**159**	0.0%	858	**929**	+ 8.3%
Pending Sales	102	**122**	+ 19.6%	522	**605**	+ 15.9%
Closed Sales	115	**116**	+ 0.9%	478	**544**	+ 13.8%
Median Sales Price*	$312,000	**$292,000**	- 6.4%	$280,000	**$290,000**	+ 3.6%
Percent of Original List Price Received*	95.4%	**96.4%**	+ 1.0%	95.0%	**95.6%**	+ 0.6%
Days on Market Until Sale	64	**58**	- 9.4%	74	**76**	+ 2.7%
Months Supply of Inventory	7.1	**5.5**	- 22.5%	--	**--**	--

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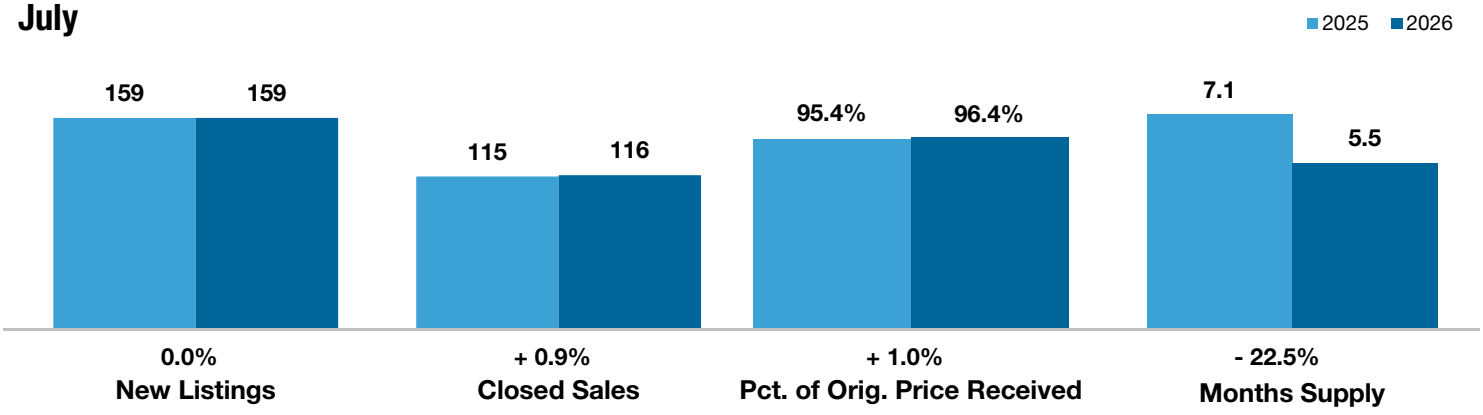
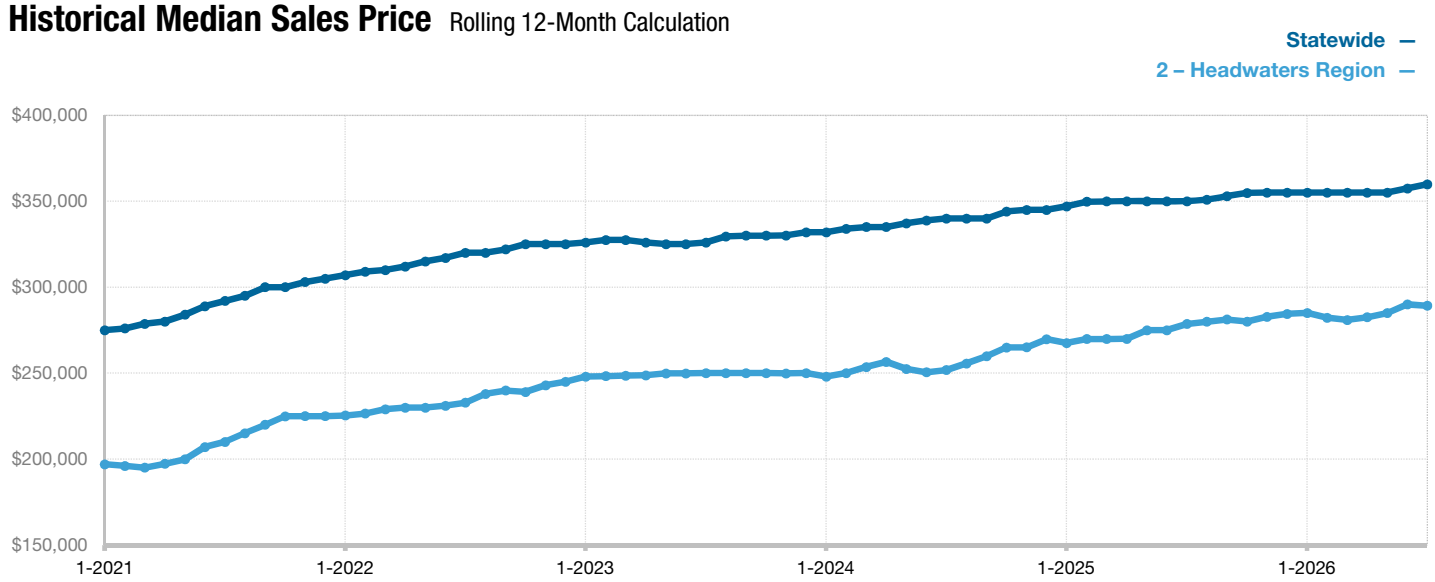
July



Historical Median Sales Price Rolling 12-Month Calculation



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Local Market Update for July 2026

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3 – Arrowhead Region

	July			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 7-2025**	**Thru 7-2026**	Percent Change
New Listings	575	**702**	+ 22.1%	3,387	**3,593**	+ 6.1%
Pending Sales	464	**422**	- 9.1%	2,420	**2,345**	- 3.1%
Closed Sales	467	**503**	+ 7.7%	2,143	**2,139**	- 0.2%
Median Sales Price*	$305,000	**$310,000**	+ 1.6%	$265,000	**$275,450**	+ 3.9%
Percent of Original List Price Received*	96.7%	**96.9%**	+ 0.2%	96.7%	**96.6%**	- 0.1%
Days on Market Until Sale	45	**43**	- 4.4%	53	**54**	+ 1.9%
Months Supply of Inventory	4.3	**5.3**	+ 23.3%	--	**--**	--

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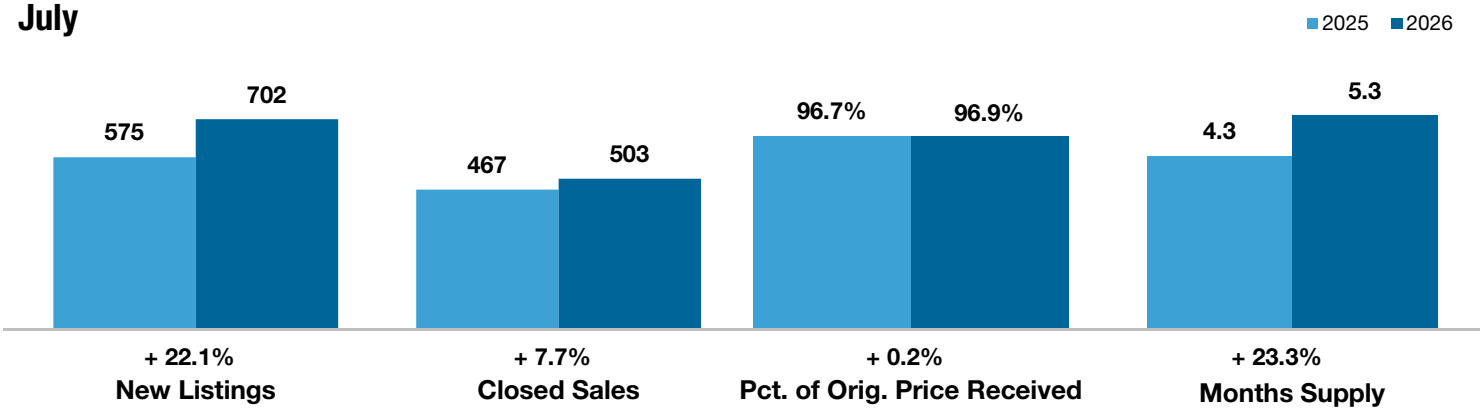
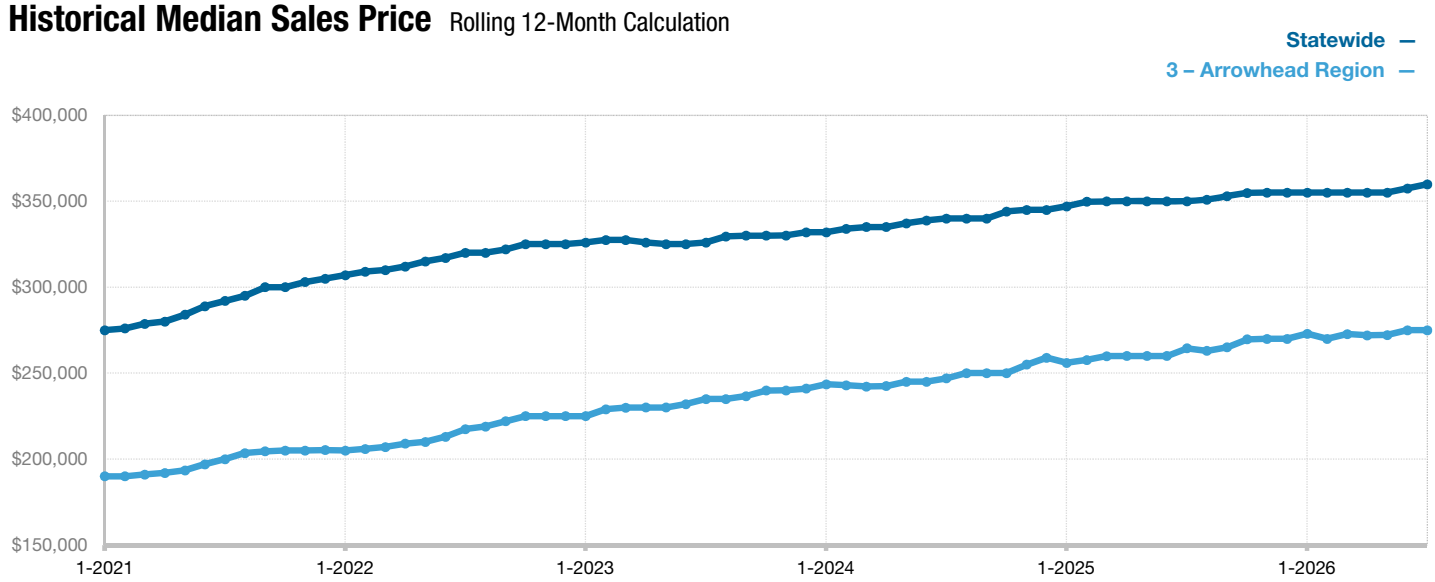
July



Historical Median Sales Price Rolling 12-Month Calculation



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Local Market Update for July 2026

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4 – West Central Region

	July			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 7-2025**	**Thru 7-2026**	Percent Change
New Listings	444	**421**	- 5.2%	2,660	**2,762**	+ 3.8%
Pending Sales	320	**310**	- 3.1%	1,780	**1,788**	+ 0.4%
Closed Sales	327	**354**	+ 8.3%	1,601	**1,636**	+ 2.2%
Median Sales Price*	$315,000	**$337,575**	+ 7.2%	$292,500	**$310,000**	+ 6.0%
Percent of Original List Price Received*	95.8%	**95.7%**	- 0.1%	96.1%	**96.2%**	+ 0.1%
Days on Market Until Sale	54	**51**	- 5.6%	62	**62**	0.0%
Months Supply of Inventory	5.6	**5.5**	- 1.8%	--	**--**	--

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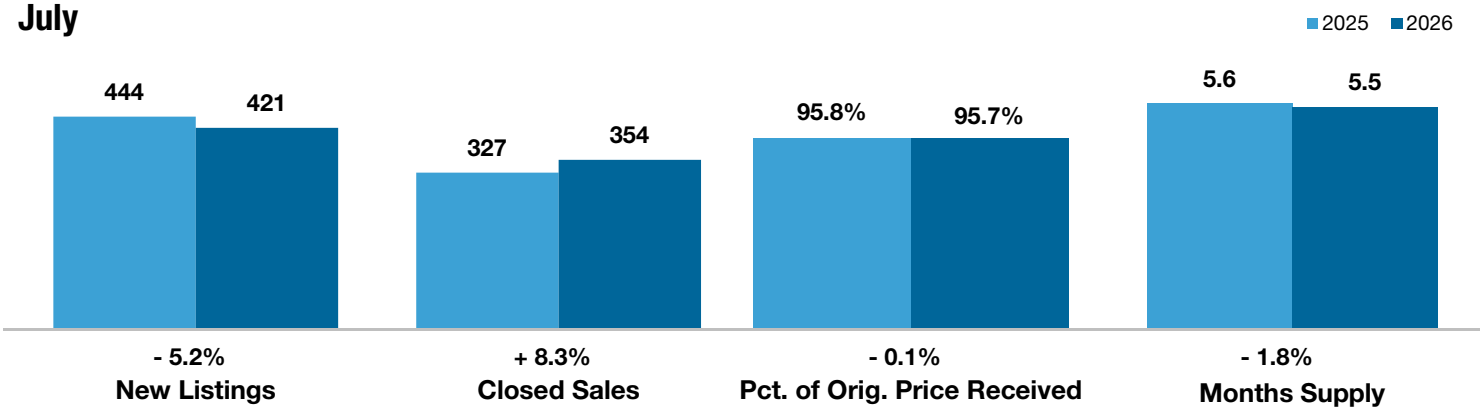
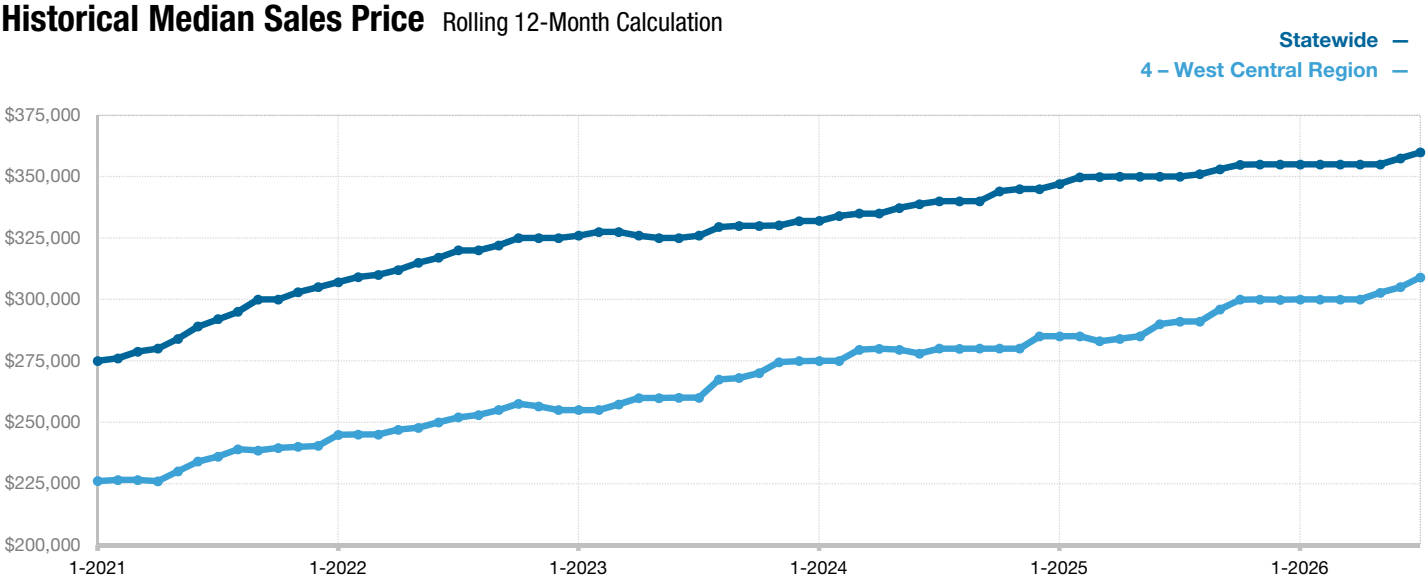
July



Historical Median Sales Price Rolling 12-Month Calculation



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Local Market Update for July 2026

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5 – North Central Region

	July			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 7-2025**	**Thru 7-2026**	Percent Change
New Listings	406	**435**	+ 7.1%	2,230	**2,464**	+ 10.5%
Pending Sales	267	**293**	+ 9.7%	1,402	**1,510**	+ 7.7%
Closed Sales	265	**330**	+ 24.5%	1,260	**1,350**	+ 7.1%
Median Sales Price*	$369,700	**$344,500**	- 6.8%	$315,000	**$335,000**	+ 6.3%
Percent of Original List Price Received*	97.2%	**96.8%**	- 0.4%	96.6%	**96.1%**	- 0.5%
Days on Market Until Sale	41	**46**	+ 12.2%	53	**60**	+ 13.2%
Months Supply of Inventory	5.0	**5.2**	+ 4.0%	--	**--**	--

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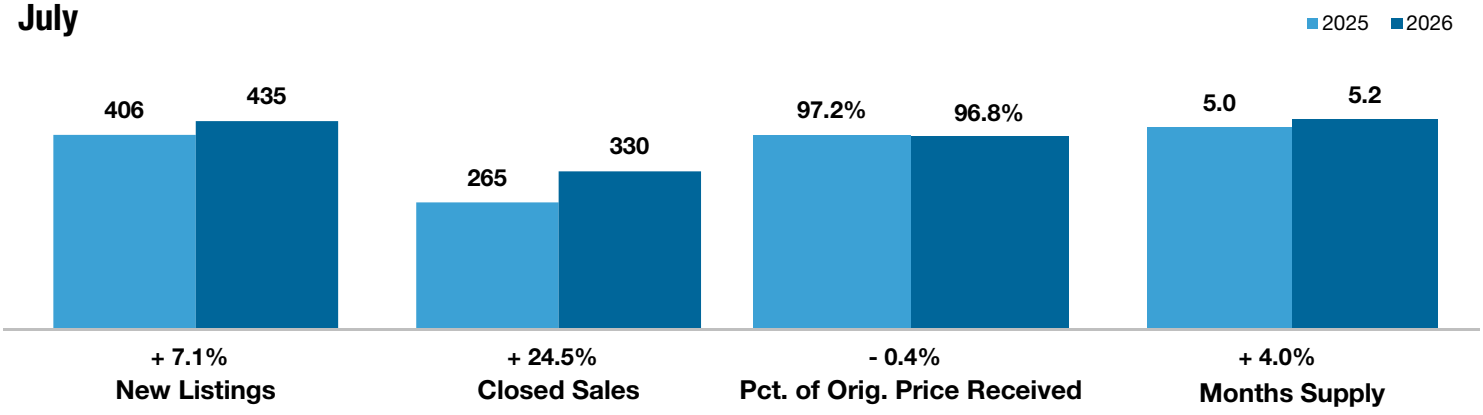
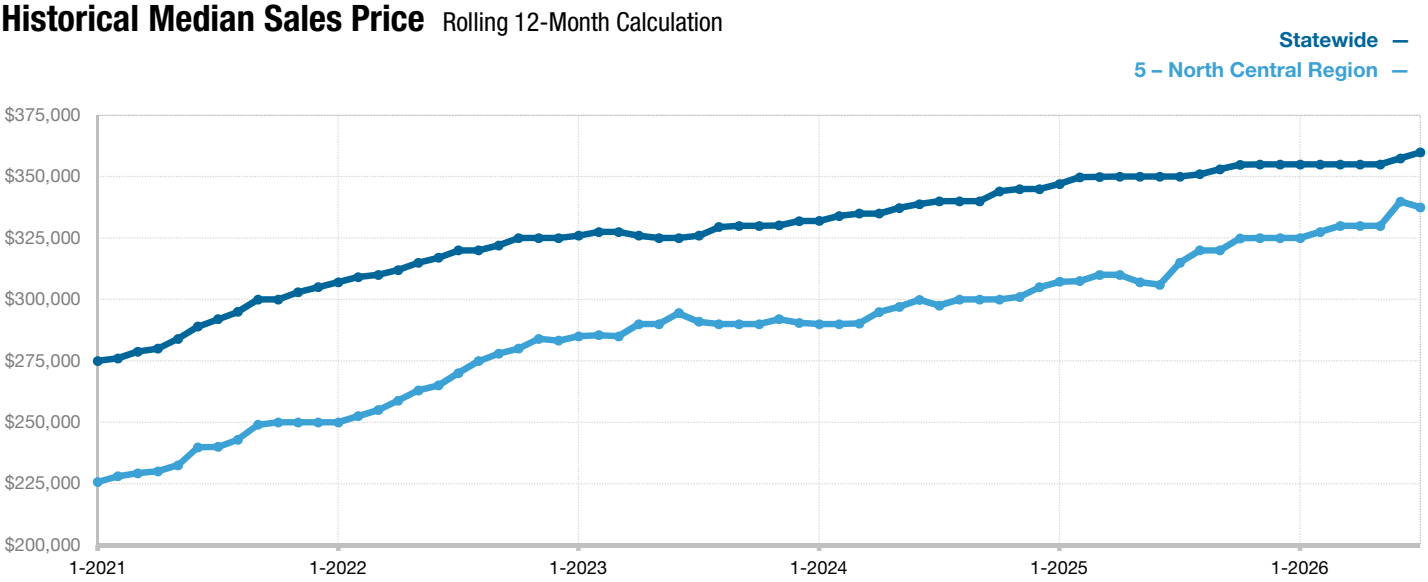
July



Historical Median Sales Price Rolling 12-Month Calculation



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Local Market Update for July 2026

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6E – Southwest Central Region

	July			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 7-2025**	**Thru 7-2026**	Percent Change
New Listings	163	**210**	+ 28.8%	1,008	**1,107**	+ 9.8%
Pending Sales	142	**155**	+ 9.2%	779	**766**	- 1.7%
Closed Sales	140	**143**	+ 2.1%	705	**674**	- 4.4%
Median Sales Price*	$267,250	**$286,500**	+ 7.2%	$265,000	**$269,900**	+ 1.8%
Percent of Original List Price Received*	96.7%	**96.3%**	- 0.4%	96.8%	**96.4%**	- 0.4%
Days on Market Until Sale	40	**42**	+ 5.0%	48	**50**	+ 4.2%
Months Supply of Inventory	2.9	**3.7**	+ 27.6%	--	**--**	--

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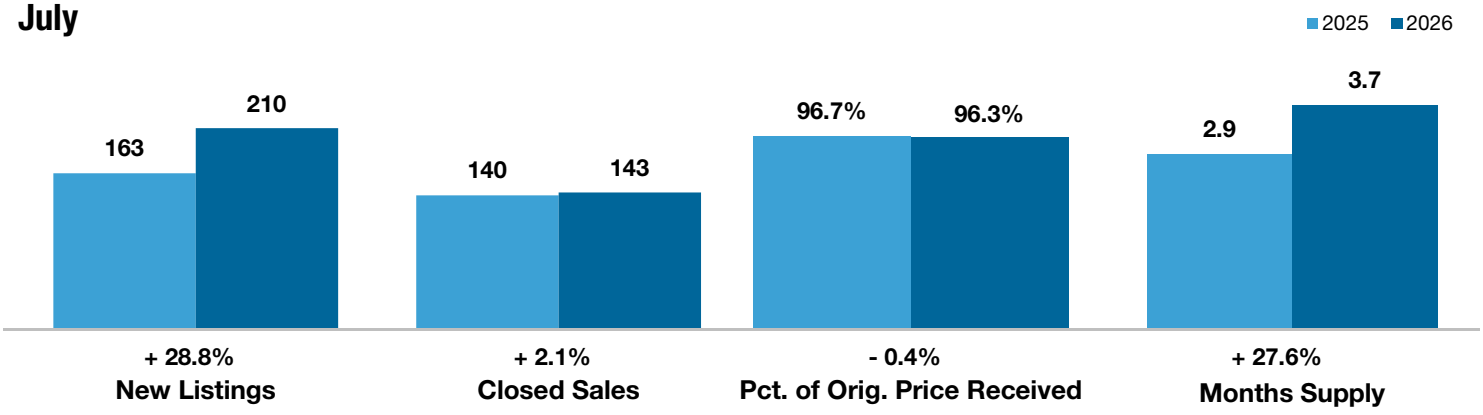
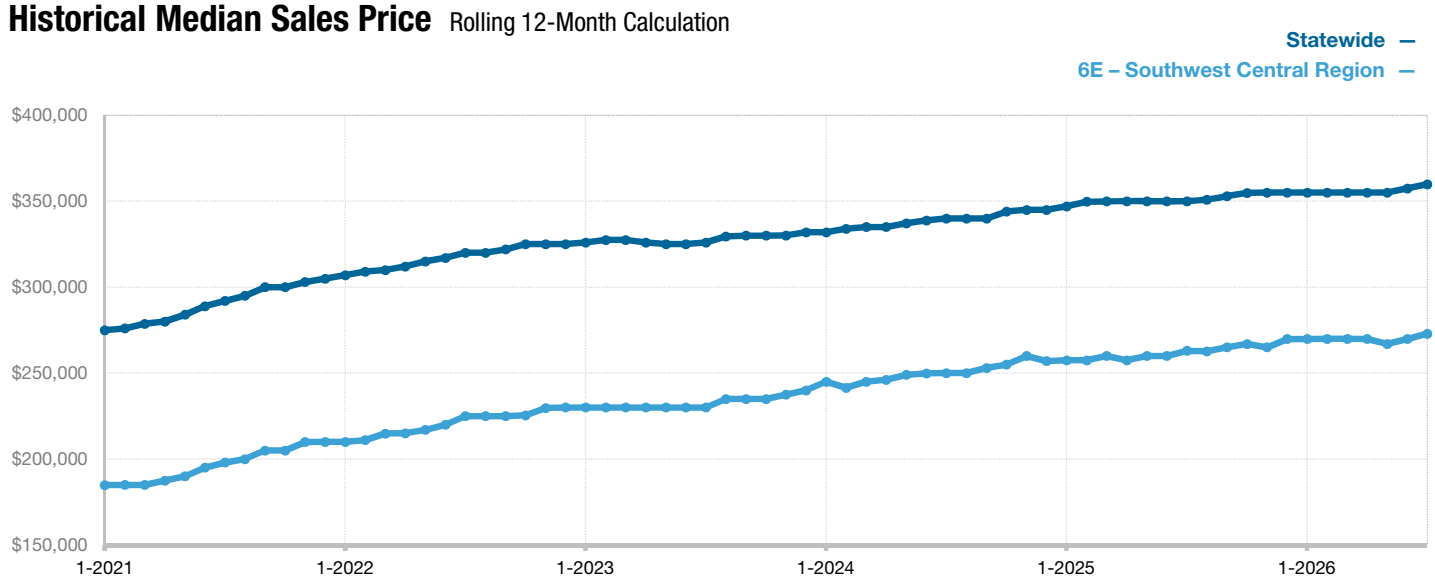
July



Historical Median Sales Price Rolling 12-Month Calculation



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Local Market Update for July 2026

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6W – Upper Minnesota Valley Region

	July			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 7-2025**	**Thru 7-2026**	Percent Change
New Listings	46	**42**	- 8.7%	318	**322**	+ 1.3%
Pending Sales	35	**28**	- 20.0%	212	**211**	- 0.5%
Closed Sales	27	**42**	+ 55.6%	200	**207**	+ 3.5%
Median Sales Price*	$165,000	**$173,000**	+ 4.8%	$162,850	**$170,000**	+ 4.4%
Percent of Original List Price Received*	91.1%	**90.5%**	- 0.7%	91.8%	**92.0%**	+ 0.2%
Days on Market Until Sale	73	**93**	+ 27.4%	78	**97**	+ 24.4%
Months Supply of Inventory	5.0	**5.4**	+ 8.0%	--	**--**	--

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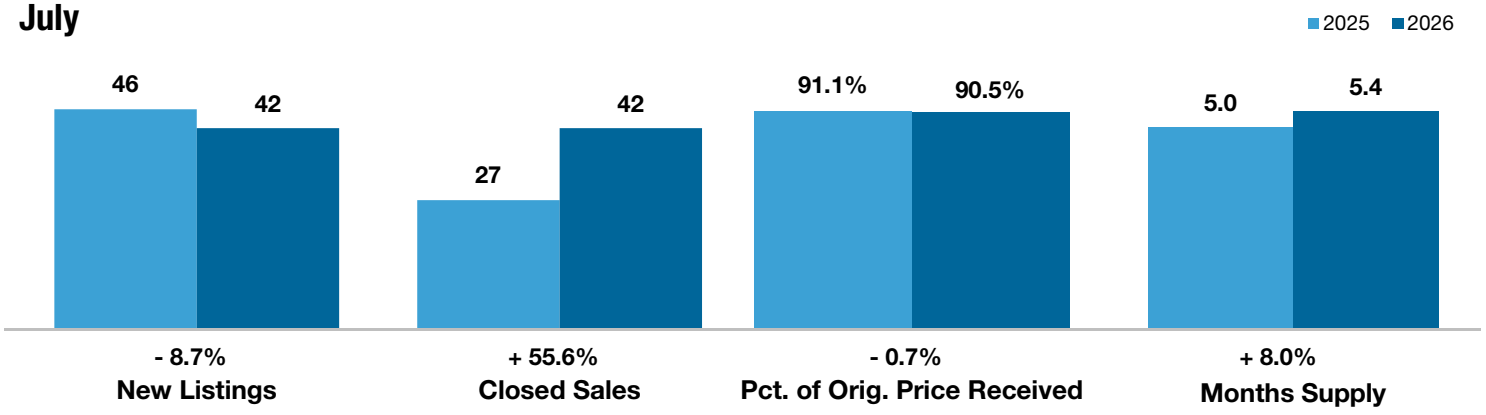
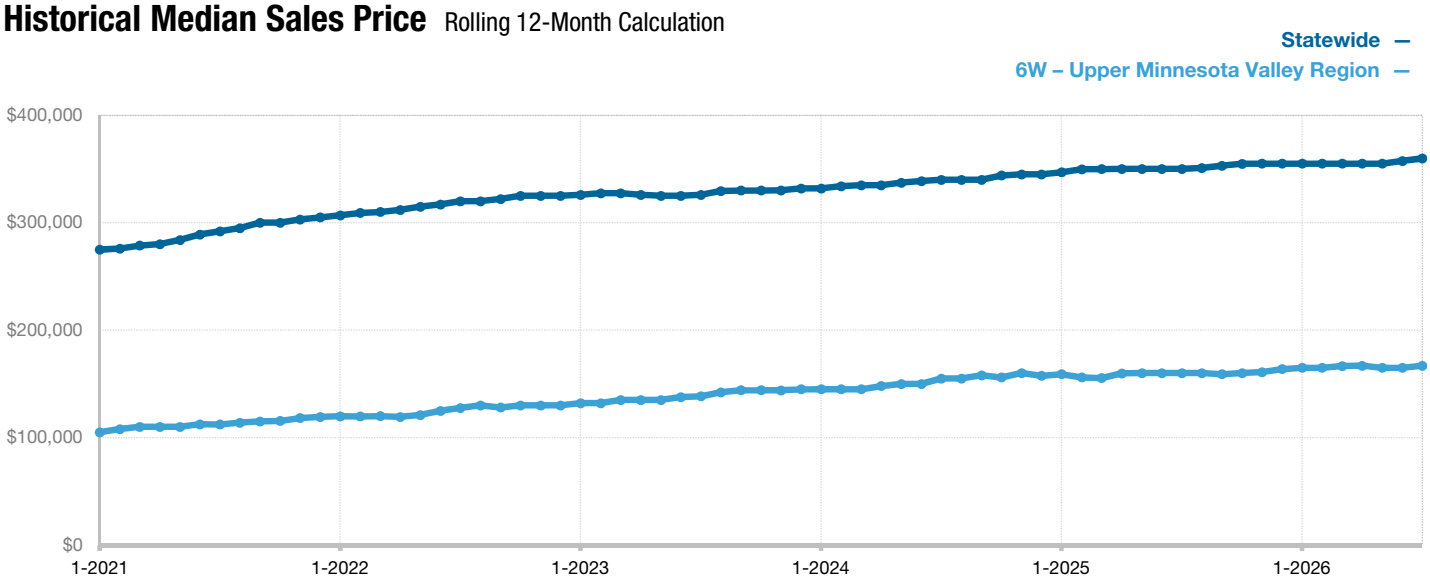
July



Historical Median Sales Price Rolling 12-Month Calculation



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Local Market Update for July 2026

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7E – East Central Region

	July			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 7-2025**	**Thru 7-2026**	Percent Change
New Listings	370	**331**	- 10.5%	2,057	**2,152**	+ 4.6%
Pending Sales	228	**262**	+ 14.9%	1,337	**1,442**	+ 7.9%
Closed Sales	226	**247**	+ 9.3%	1,207	**1,309**	+ 8.5%
Median Sales Price*	$340,000	**$350,000**	+ 2.9%	$335,000	**$353,500**	+ 5.5%
Percent of Original List Price Received*	98.0%	**97.7%**	- 0.3%	98.1%	**97.8%**	- 0.3%
Days on Market Until Sale	37	**41**	+ 10.8%	48	**48**	0.0%
Months Supply of Inventory	3.8	**3.5**	- 7.9%	--	**--**	--

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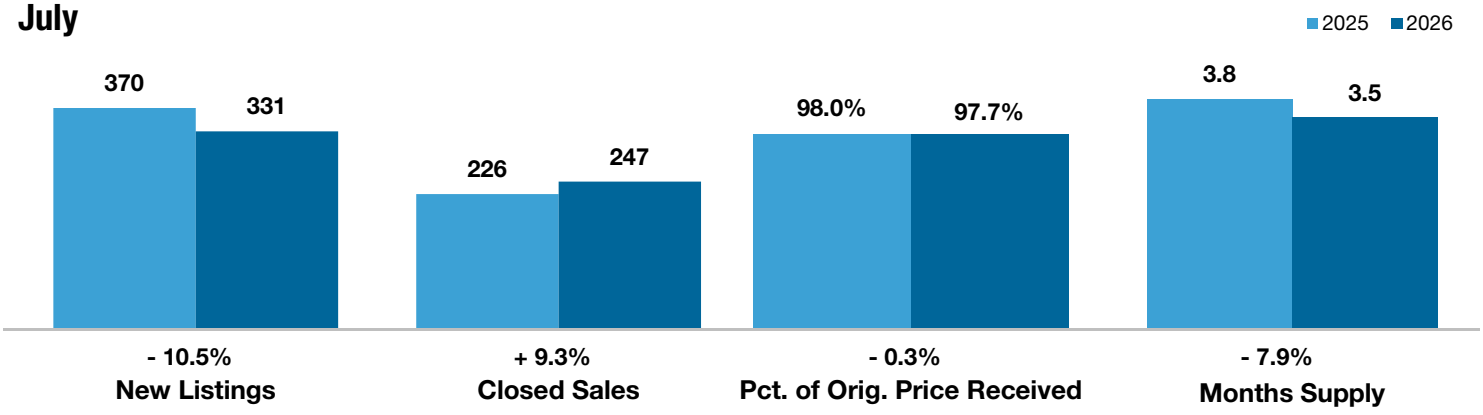
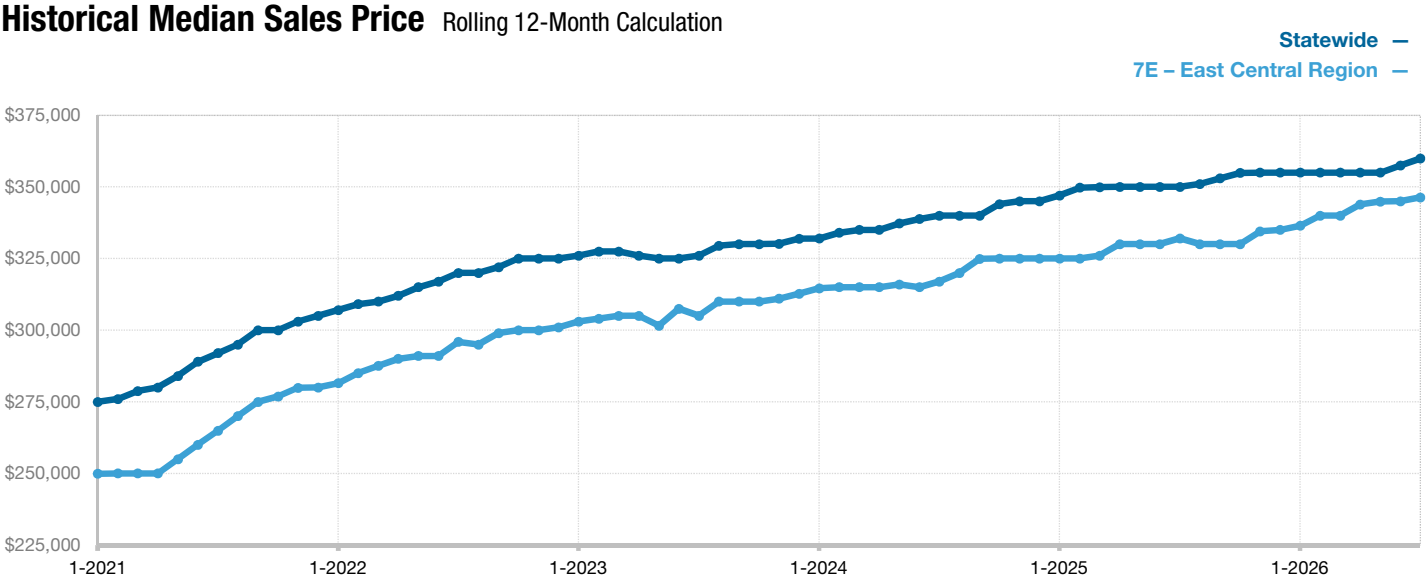
July



Historical Median Sales Price Rolling 12-Month Calculation



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Local Market Update for July 2026

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7W – Central Region

	July			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 7-2025**	**Thru 7-2026**	Percent Change
New Listings	841	**985**	+ 17.1%	5,598	**5,890**	+ 5.2%
Pending Sales	548	**606**	+ 10.6%	3,554	**3,804**	+ 7.0%
Closed Sales	575	**676**	+ 17.6%	3,328	**3,473**	+ 4.4%
Median Sales Price*	$369,000	**$372,000**	+ 0.8%	$353,250	**$359,900**	+ 1.9%
Percent of Original List Price Received*	98.7%	**98.4%**	- 0.3%	98.3%	**98.2%**	- 0.1%
Days on Market Until Sale	38	**36**	- 5.3%	43	**46**	+ 7.0%
Months Supply of Inventory	3.4	**3.3**	- 2.9%	--	**--**	--

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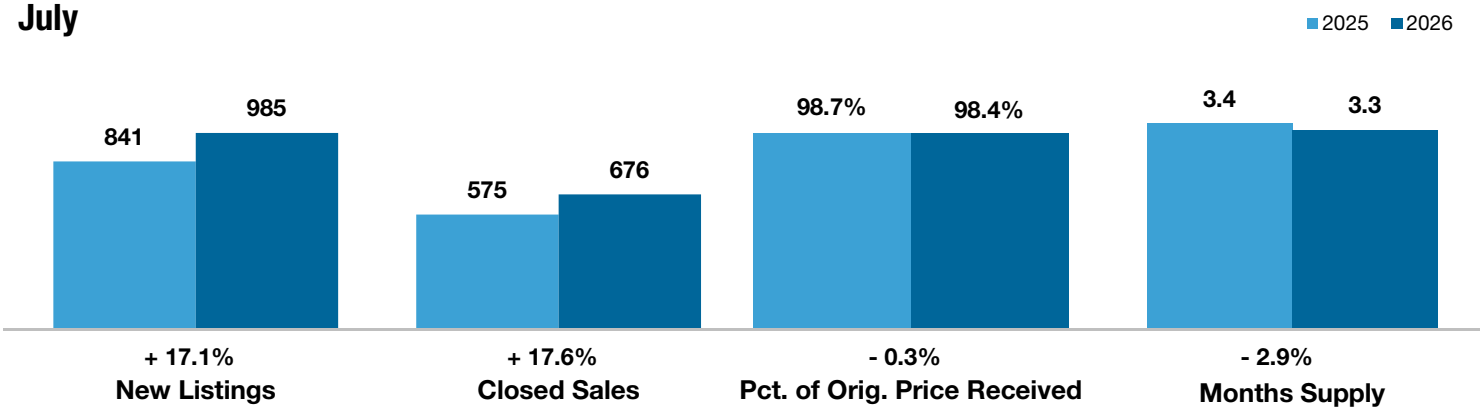
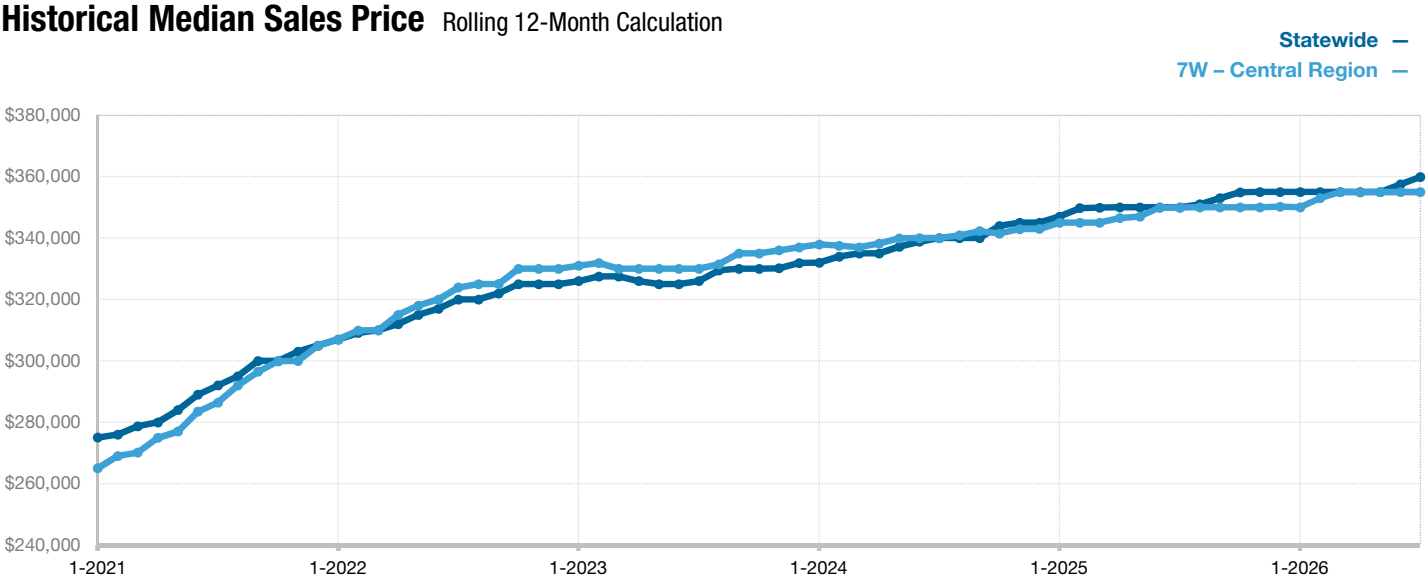
July



Historical Median Sales Price Rolling 12-Month Calculation



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Local Market Update for July 2026

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8 – Southwest Region

	July			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 7-2025**	**Thru 7-2026**	Percent Change
New Listings	125	**128**	+ 2.4%	743	**795**	+ 7.0%
Pending Sales	90	**83**	- 7.8%	540	**563**	+ 4.3%
Closed Sales	79	**85**	+ 7.6%	518	**521**	+ 0.6%
Median Sales Price*	$190,000	**$217,750**	+ 14.6%	$180,000	**$190,500**	+ 5.8%
Percent of Original List Price Received*	95.4%	**96.9%**	+ 1.6%	94.0%	**94.2%**	+ 0.2%
Days on Market Until Sale	68	**56**	- 17.6%	70	**74**	+ 5.7%
Months Supply of Inventory	4.6	**4.9**	+ 6.5%	--	**--**	--

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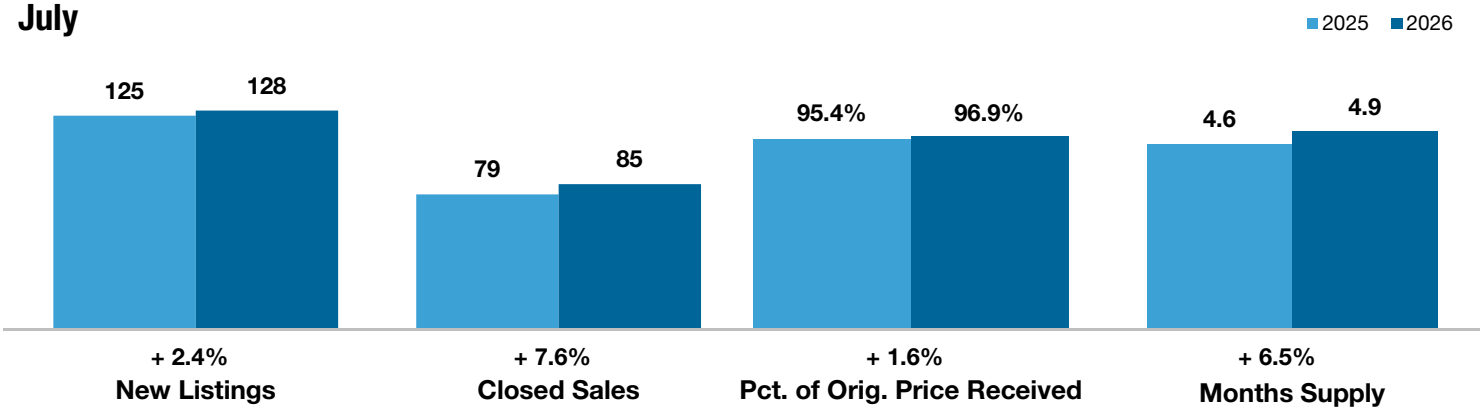
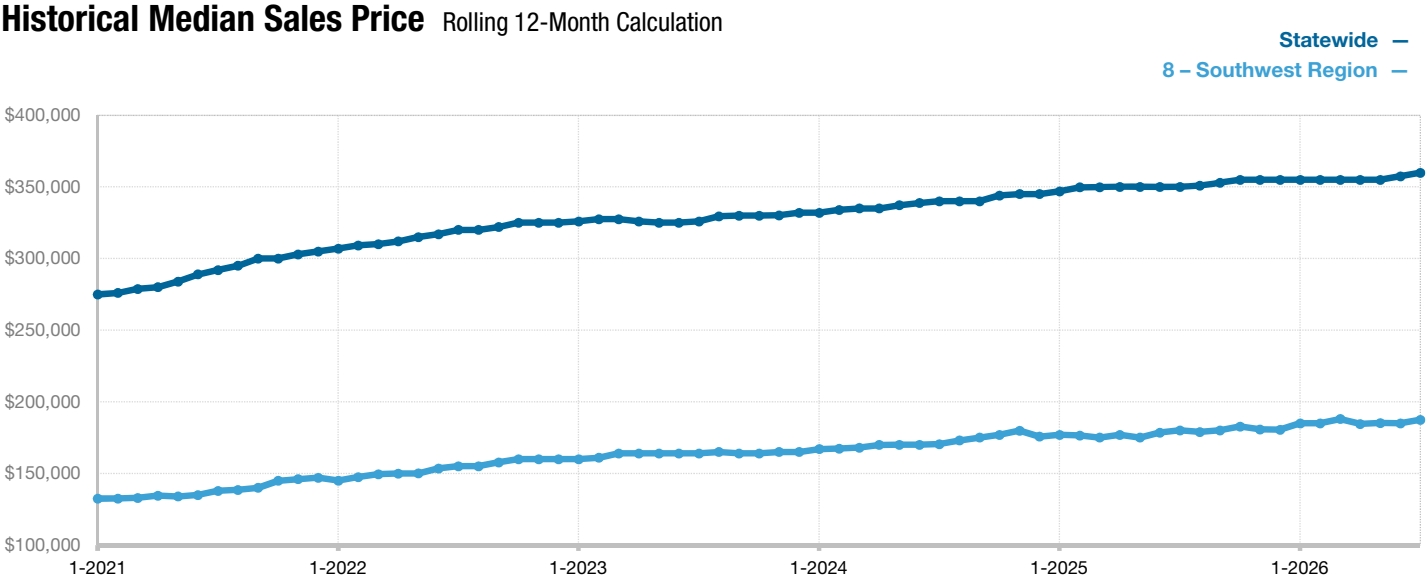
July



Historical Median Sales Price Rolling 12-Month Calculation



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9 – South Central Region

	July			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 7-2025**	**Thru 7-2026**	Percent Change
New Listings	330	**407**	+ 23.3%	1,969	**2,295**	+ 16.6%
Pending Sales	255	**259**	+ 1.6%	1,503	**1,608**	+ 7.0%
Closed Sales	254	**264**	+ 3.9%	1,376	**1,485**	+ 7.9%
Median Sales Price*	$270,000	**$270,000**	0.0%	$255,000	**$265,300**	+ 4.0%
Percent of Original List Price Received*	96.2%	**97.1%**	+ 0.9%	96.4%	**96.3%**	- 0.1%
Days on Market Until Sale	57	**61**	+ 7.0%	65	**67**	+ 3.1%
Months Supply of Inventory	2.9	**3.9**	+ 34.5%	--	**--**	--

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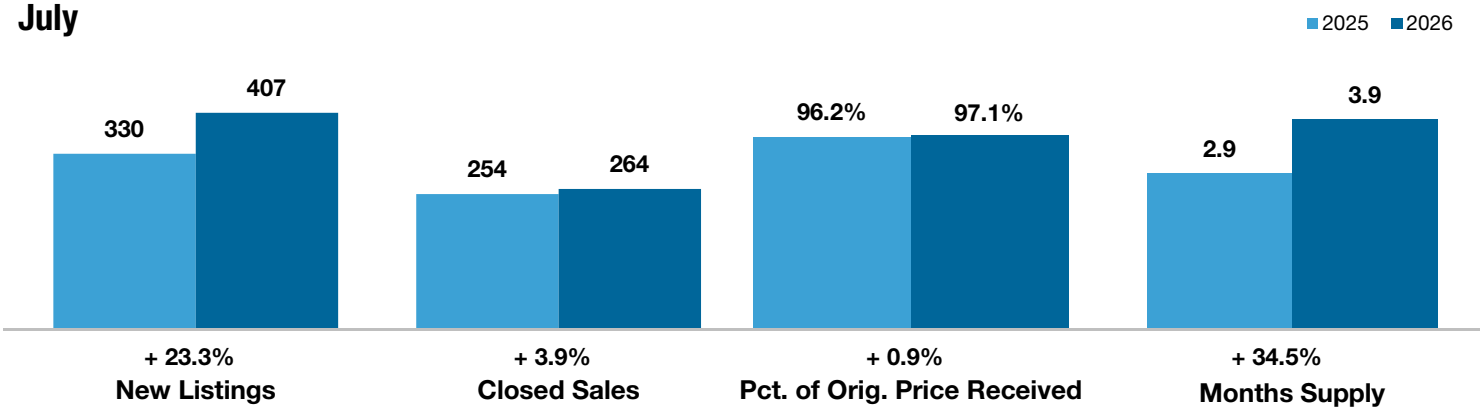
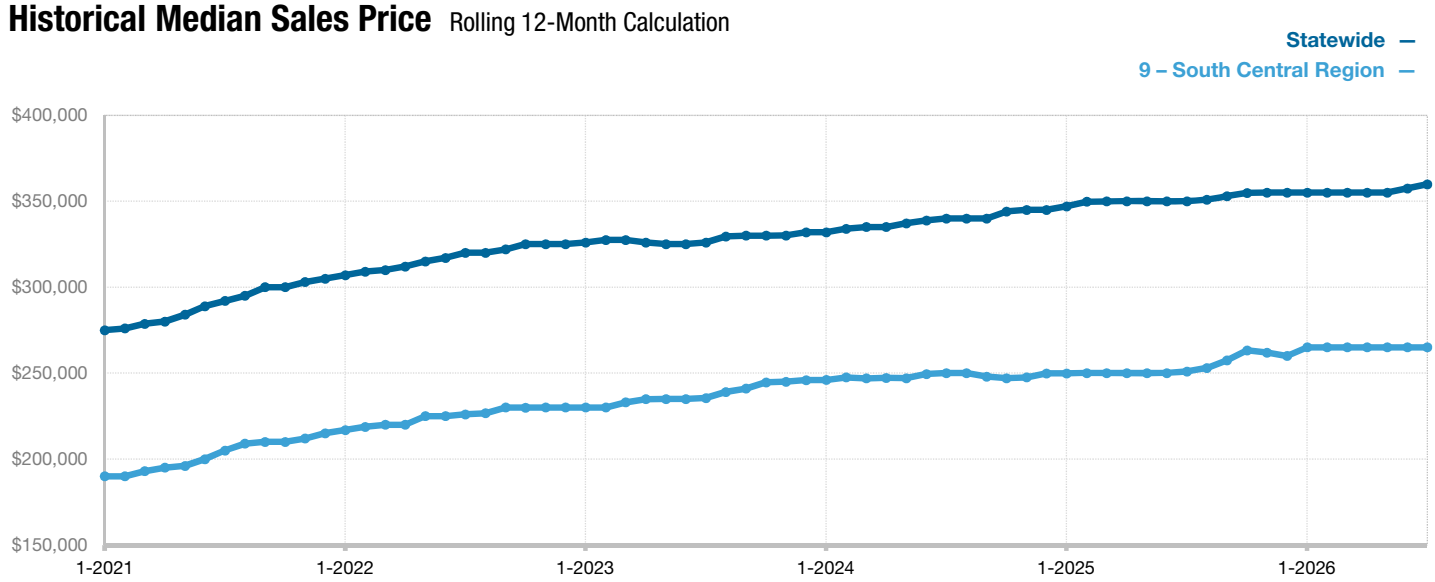
July



Historical Median Sales Price Rolling 12-Month Calculation



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Local Market Update for July 2026

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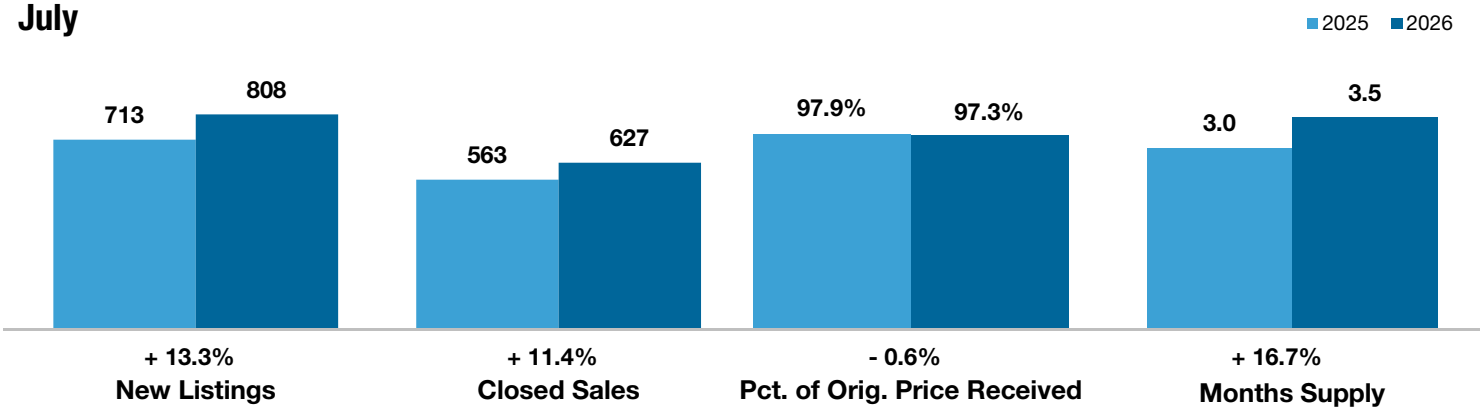
10 – Southeast Region

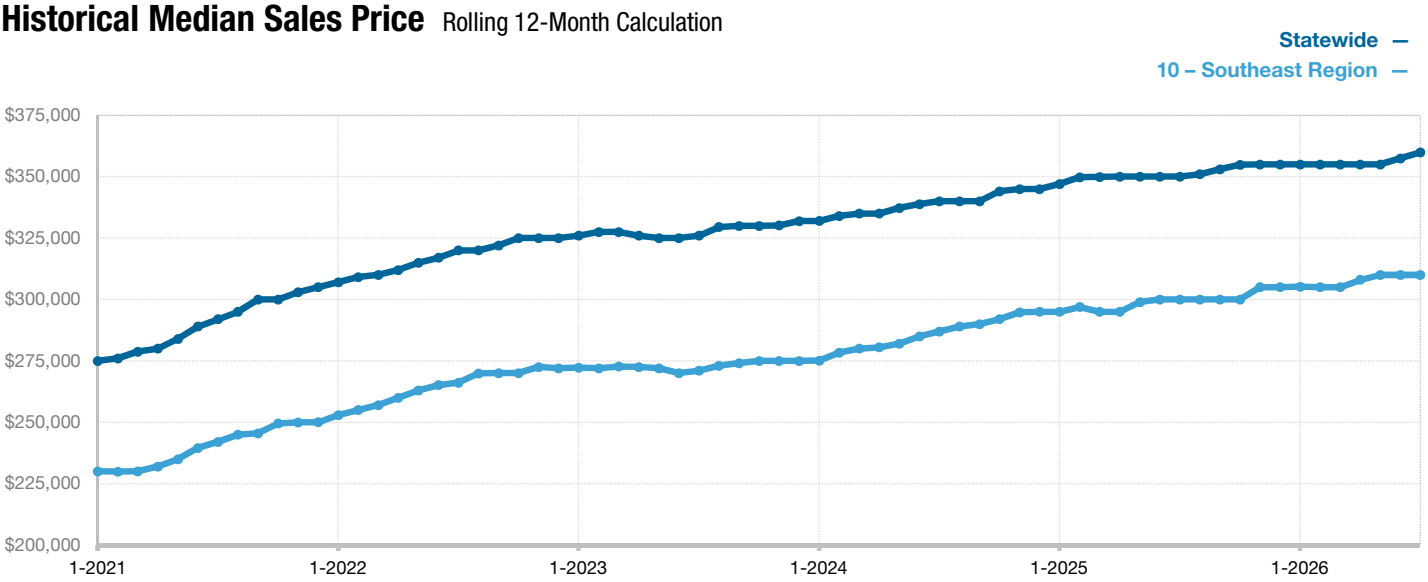
	July			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 7-2025**	**Thru 7-2026**	Percent Change
New Listings	713	**808**	+ 13.3%	4,591	**5,105**	+ 11.2%
Pending Sales	531	**557**	+ 4.9%	3,525	**3,767**	+ 6.9%
Closed Sales	563	**627**	+ 11.4%	3,262	**3,511**	+ 7.6%
Median Sales Price*	$312,500	**$333,438**	+ 6.7%	$308,000	**$315,250**	+ 2.4%
Percent of Original List Price Received*	97.9%	**97.3%**	- 0.6%	97.9%	**97.6%**	- 0.3%
Days on Market Until Sale	34	**40**	+ 17.6%	45	**49**	+ 8.9%
Months Supply of Inventory	3.0	**3.5**	+ 16.7%	--	**--**	--

* 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.

July



Historical Median Sales Price Rolling 12-Month Calculation



Current as of August 7, 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 July 2026

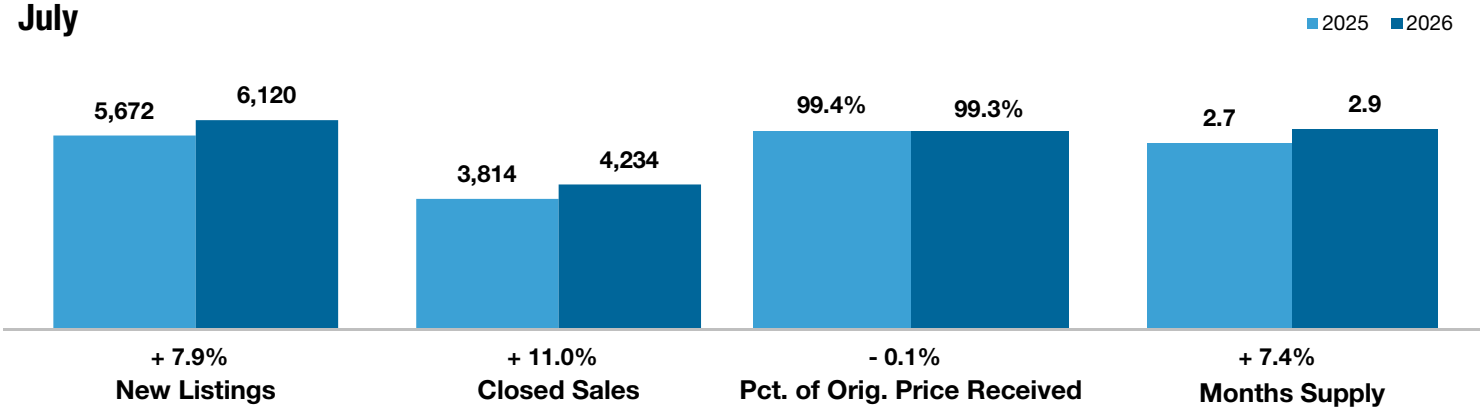
A Research Tool Provided by the Minnesota REALTORS®

11 – 7-County Twin Cities Region

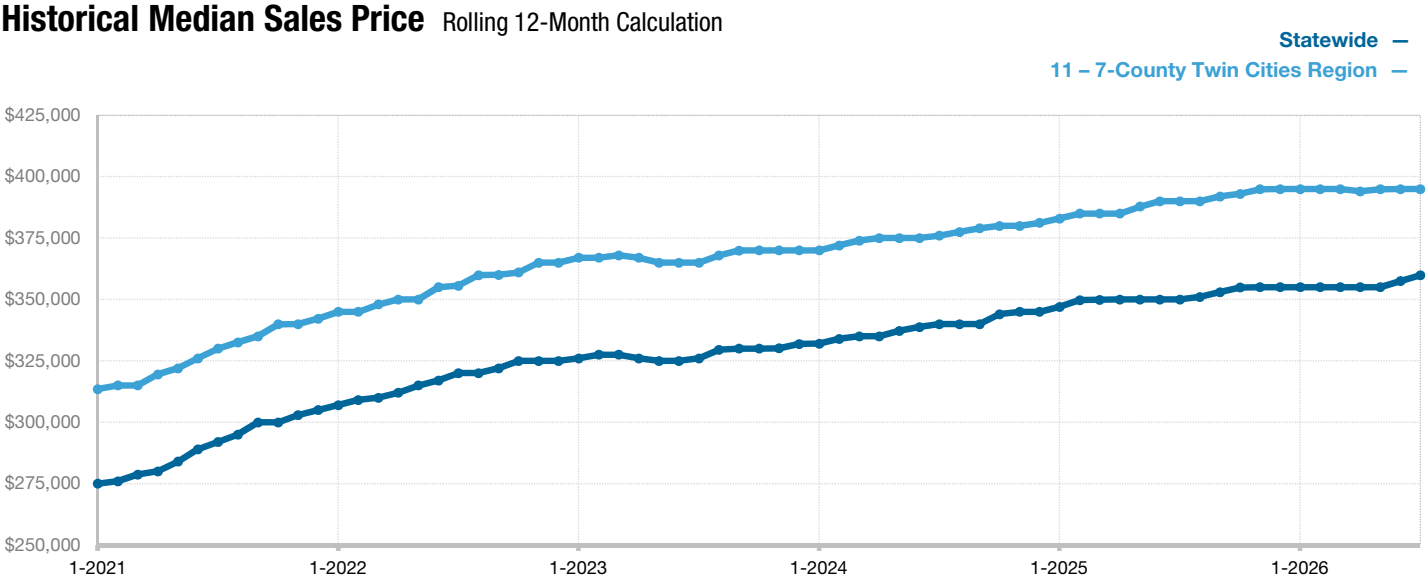
	July			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 7-2025**	**Thru 7-2026**	Percent Change
New Listings	5,672	**6,120**	+ 7.9%	35,213	**37,056**	+ 5.2%
Pending Sales	3,681	**3,751**	+ 1.9%	23,746	**24,363**	+ 2.6%
Closed Sales	3,814	**4,234**	+ 11.0%	22,267	**22,528**	+ 1.2%
Median Sales Price*	$400,000	**$410,000**	+ 2.5%	$395,000	**$399,500**	+ 1.1%
Percent of Original List Price Received*	99.4%	**99.3%**	- 0.1%	99.4%	**99.1%**	- 0.3%
Days on Market Until Sale	32	**31**	- 3.1%	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.

July



Historical Median Sales Price Rolling 12-Month Calculation



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