Monthly Indicators

June 2026

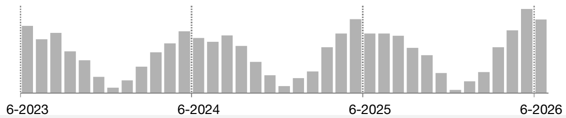
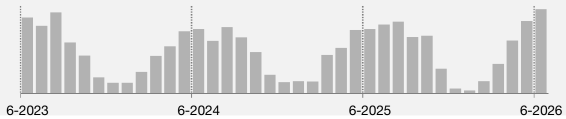
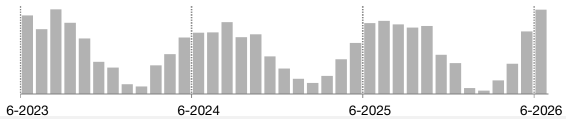
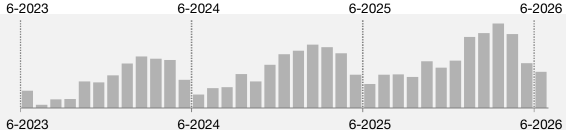
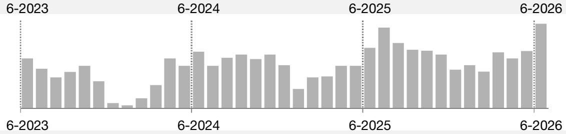
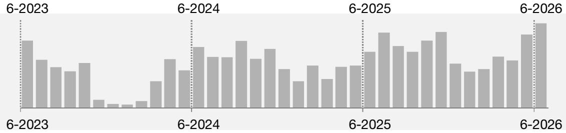
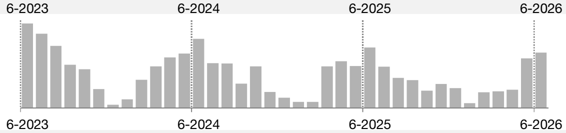
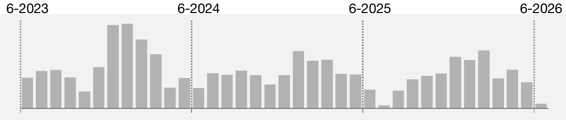
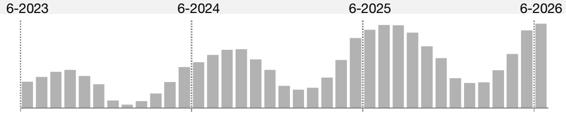
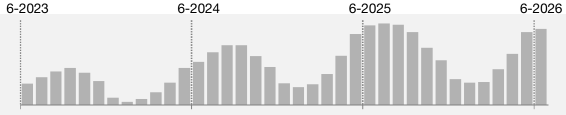
Residential real estate activity composed of single-family properties, townhomes and condominiums combined. Percent changes are calculated using rounded figures.

Activity Snapshot

+ 13.8%	+ 9.8%	+ 4.0%
One-Year Change in **Closed Sales**	One-Year Change in **Median Sales Price**	One-Year Change in **Homes for Sale**

Activity Overview

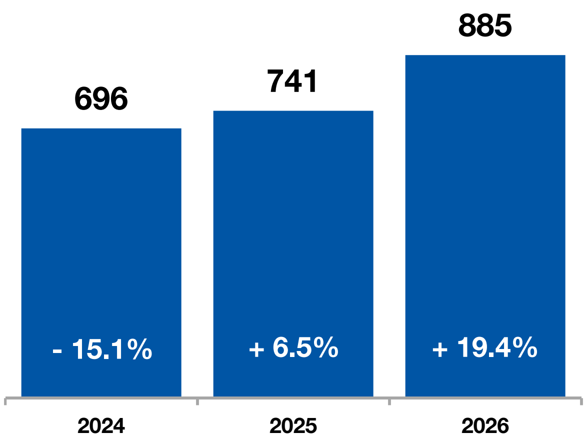
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	6-2025	6-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		741	**885**	+ 19.4%	3,597	**3,841**	+ 6.8%
Pending Sales		502	**605**	+ 20.5%	2,233	**2,328**	+ 4.3%
Closed Sales		530	**603**	+ 13.8%	1,973	**1,971**	- 0.1%
Days on Market		45	**52**	+ 15.6%	57	**65**	+ 14.0%
Median Sales Price		$323,450	**$355,000**	+ 9.8%	$299,900	**$325,000**	+ 8.4%
Avg. Sales Price		$392,009	**$442,079**	+ 12.8%	$367,640	**$405,800**	+ 10.4%
Pct. of Orig. Price Received		97.5%	**97.2%**	- 0.3%	96.3%	**96.0%**	- 0.3%
Affordability Index		67	**62**	- 7.5%	72	**68**	- 5.6%
Homes for Sale		1,888	**1,963**	+ 4.0%	--	**--**	--
Months Supply		5.0	**4.9**	- 2.0%	--	**--**	--

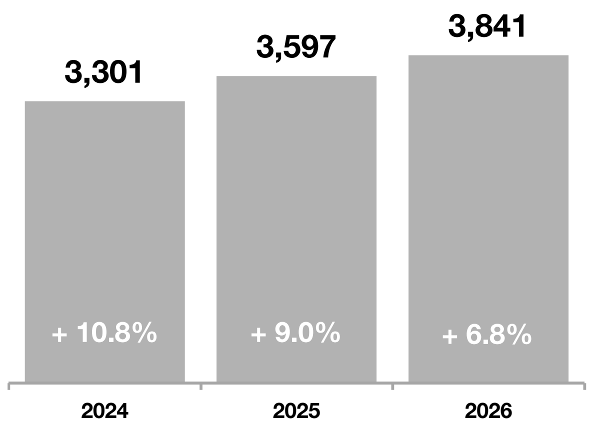
New Listings

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

June

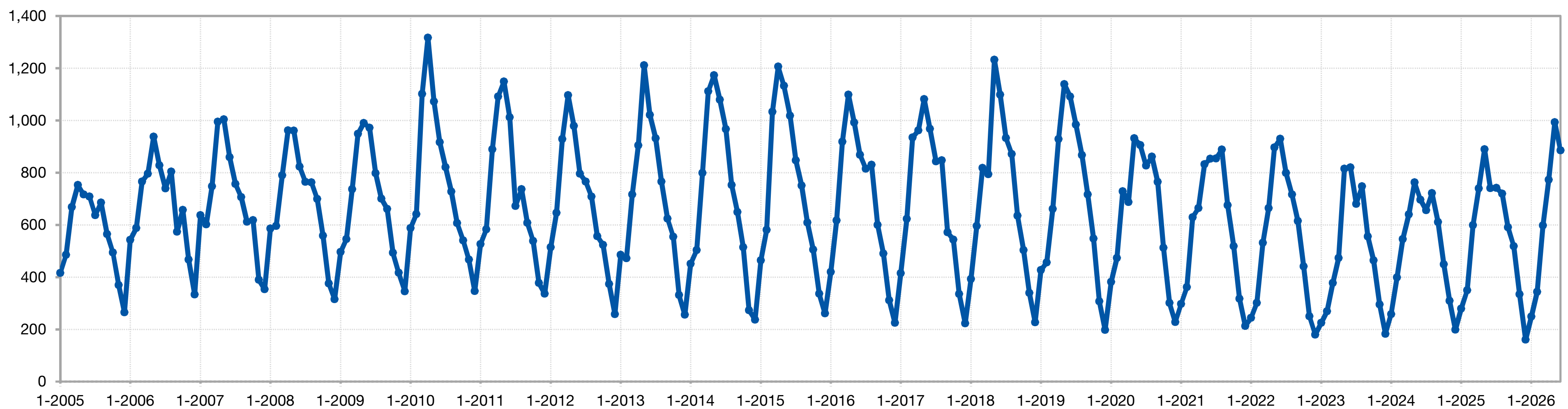


Year to Date



New Listings		Prior Year	Percent Change
July 2025	742	656	+13.1%
August 2025	719	721	-0.3%
September 2025	591	611	-3.3%
October 2025	518	449	+15.4%
November 2025	334	309	+8.1%
December 2025	160	199	-19.6%
January 2026	249	279	-10.8%
February 2026	343	349	-1.7%
March 2026	598	599	-0.2%
April 2026	773	740	+4.5%
May 2026	993	889	+11.7%
June 2026	**885**	**741**	**+19.4%**
12-Month Avg	575	545	+5.5%

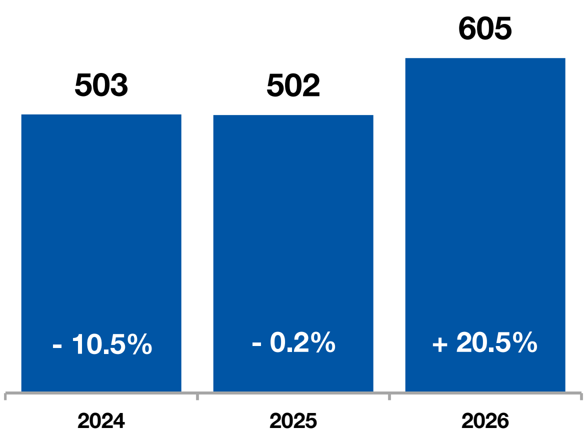
Historical New Listings by Month



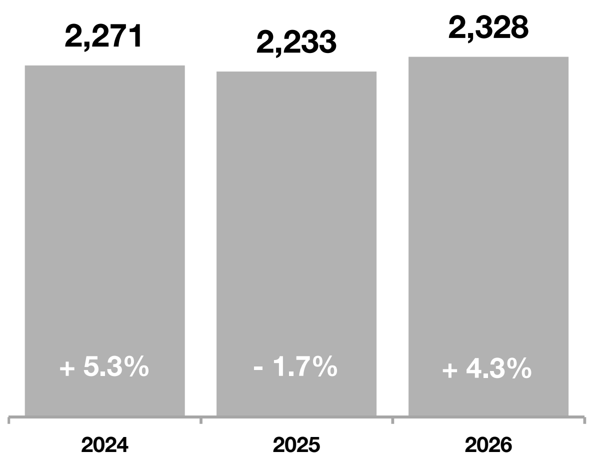
Pending Sales

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

June

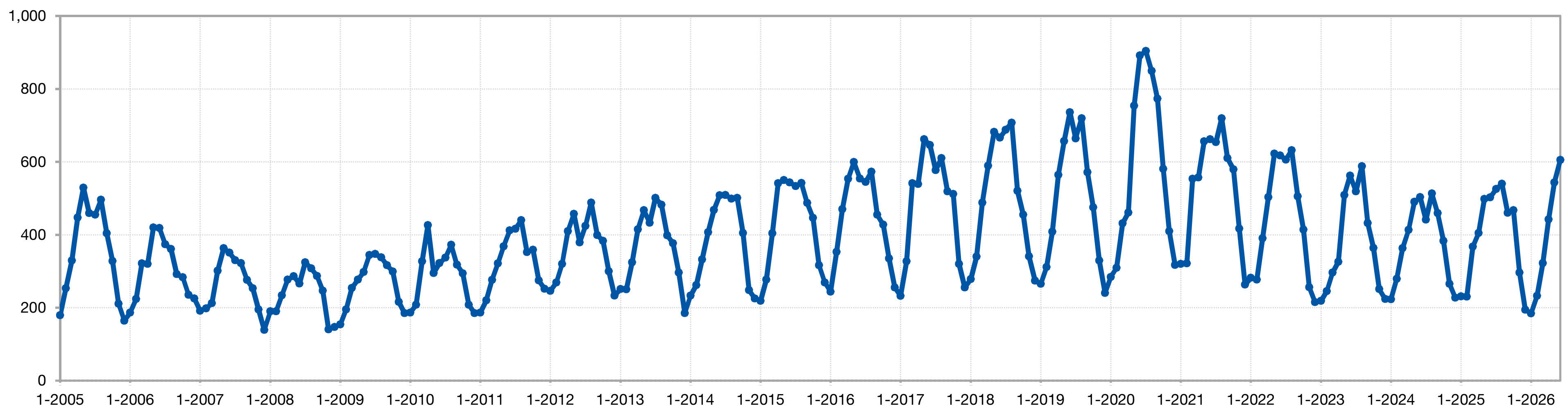


Year to Date



Pending Sales		Prior Year	Percent Change
July 2025	525	441	+19.0%
August 2025	540	513	+5.3%
September 2025	460	459	+0.2%
October 2025	467	383	+21.9%
November 2025	296	265	+11.7%
December 2025	194	227	-14.5%
January 2026	184	231	-20.3%
February 2026	232	230	+0.9%
March 2026	322	367	-12.3%
April 2026	442	405	+9.1%
May 2026	543	498	+9.0%
June 2026	**605**	**502**	**+20.5%**
12-Month Avg	401	377	+6.4%

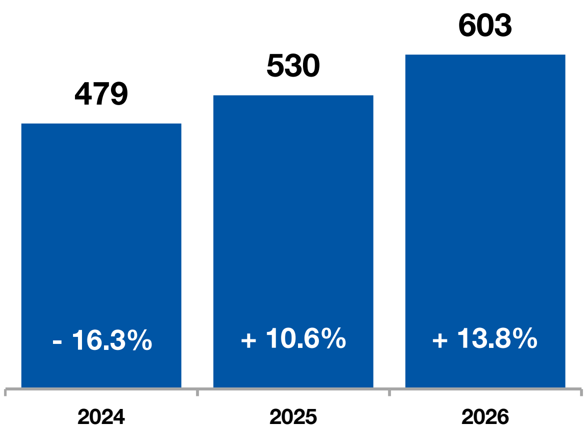
Historical Pending Sales by Month



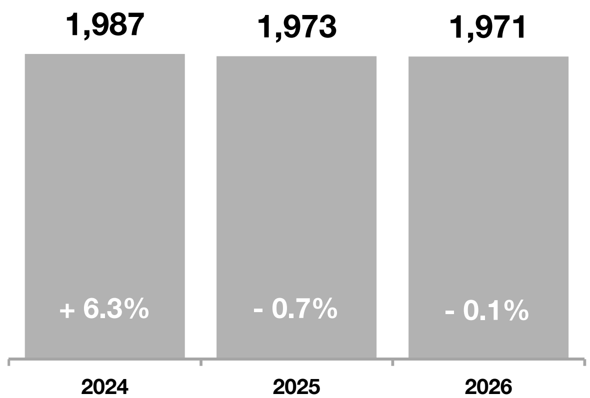
Closed Sales

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

June

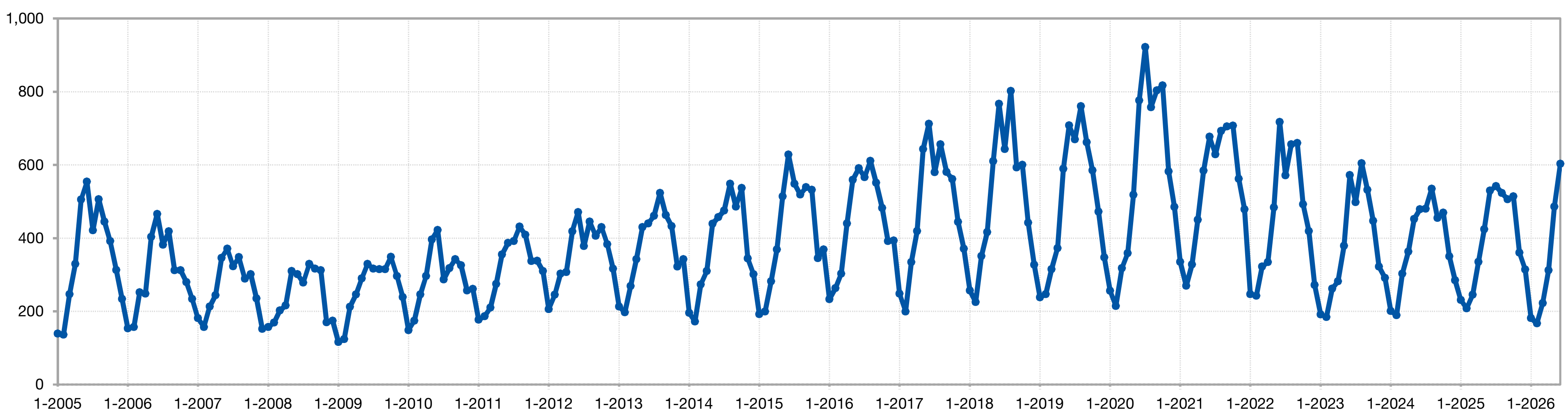


Year to Date



Closed Sales		Prior Year	Percent Change
July 2025	542	480	+12.9%
August 2025	523	535	-2.2%
September 2025	506	455	+11.2%
October 2025	514	469	+9.6%
November 2025	360	350	+2.9%
December 2025	314	285	+10.2%
January 2026	181	231	-21.6%
February 2026	167	208	-19.7%
March 2026	222	245	-9.4%
April 2026	312	335	-6.9%
May 2026	486	424	+14.6%
June 2026	**603**	**530**	**+13.8%**
12-Month Avg	394	379	+4.0%

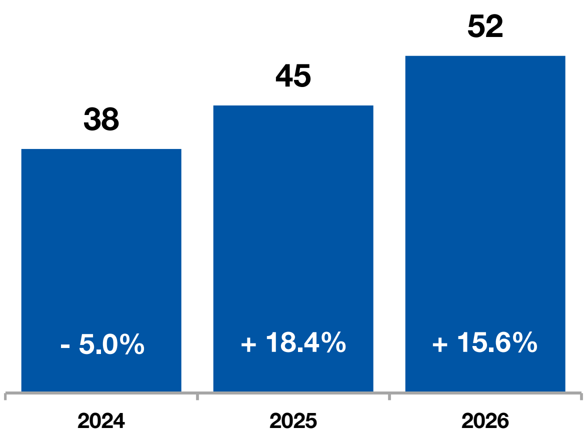
Historical Closed Sales by Month



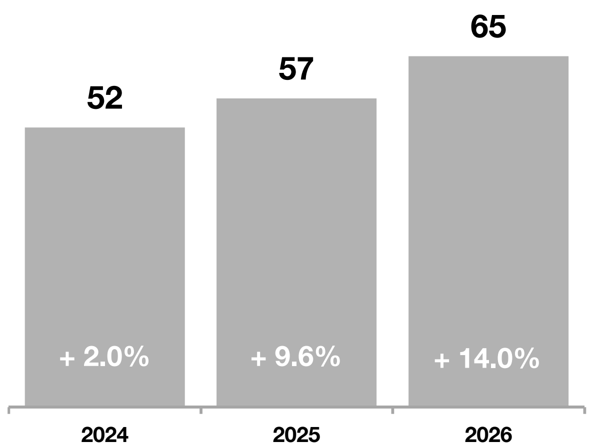
Days on Market Until Sale

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

June

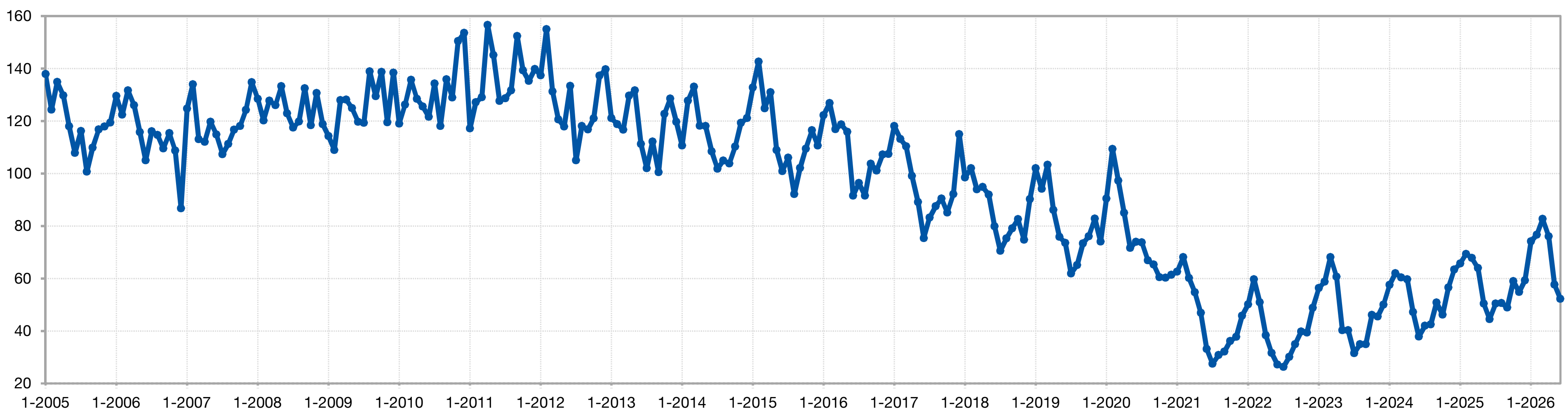


Year to Date



Days on Market		Prior Year	Percent Change
July 2025	50	42	+19.0%
August 2025	51	42	+21.4%
September 2025	49	51	-3.9%
October 2025	59	46	+28.3%
November 2025	55	57	-3.5%
December 2025	59	63	-6.3%
January 2026	74	66	+12.1%
February 2026	77	69	+11.6%
March 2026	83	68	+22.1%
April 2026	76	64	+18.8%
May 2026	58	50	+16.0%
June 2026	**52**	**45**	**+15.6%**
12-Month Avg	62	55	+12.7%

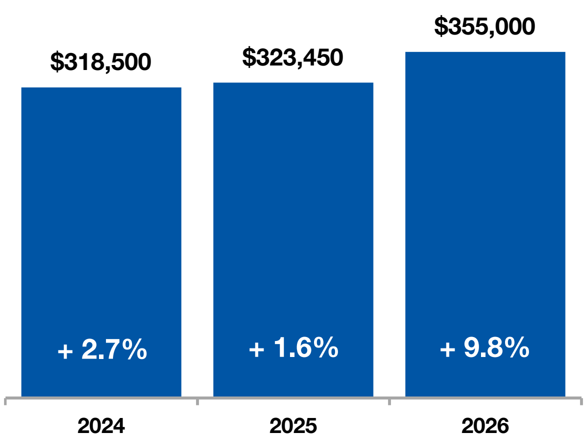
Historical Days on Market Until Sale by Month



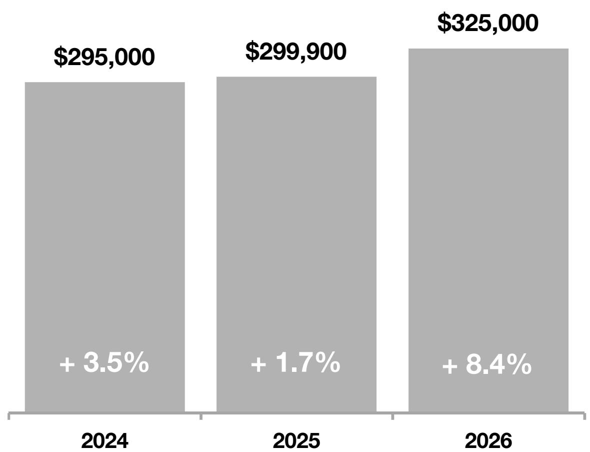
Median Sales Price

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

June

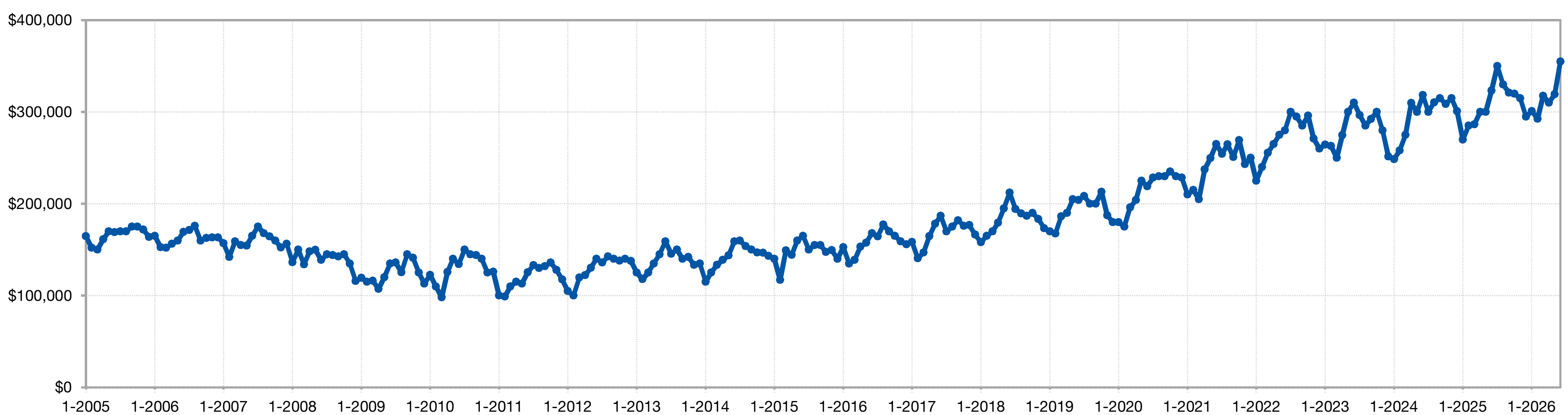


Year to Date



Median Sales Price		Prior Year	Percent Change
July 2025	$350,000	$299,950	+16.7%
August 2025	$330,000	$310,500	+6.3%
September 2025	$321,000	$315,000	+1.9%
October 2025	$320,000	$308,750	+3.6%
November 2025	$314,900	$315,000	-0.0%
December 2025	$295,000	$301,000	-2.0%
January 2026	$301,000	$269,900	+11.5%
February 2026	$292,500	$285,000	+2.6%
March 2026	$317,700	$286,500	+10.9%
April 2026	$310,000	$300,000	+3.3%
May 2026	$319,300	$299,950	+6.5%
June 2026	**$355,000**	**$323,450**	**+9.8%**
12-Month Avg	$318,867	$301,250	+5.8%

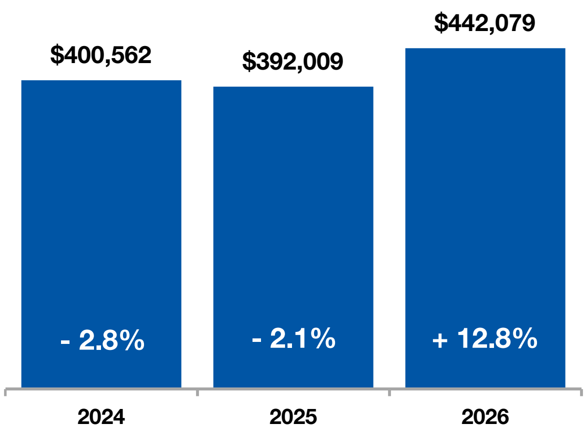
Historical Median Sales Price by Month



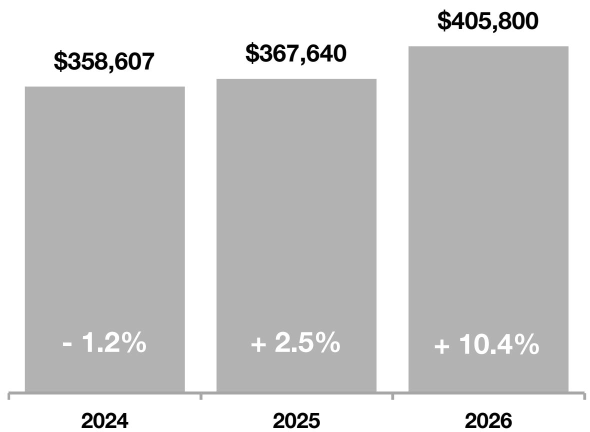
Average Sales Price

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

June

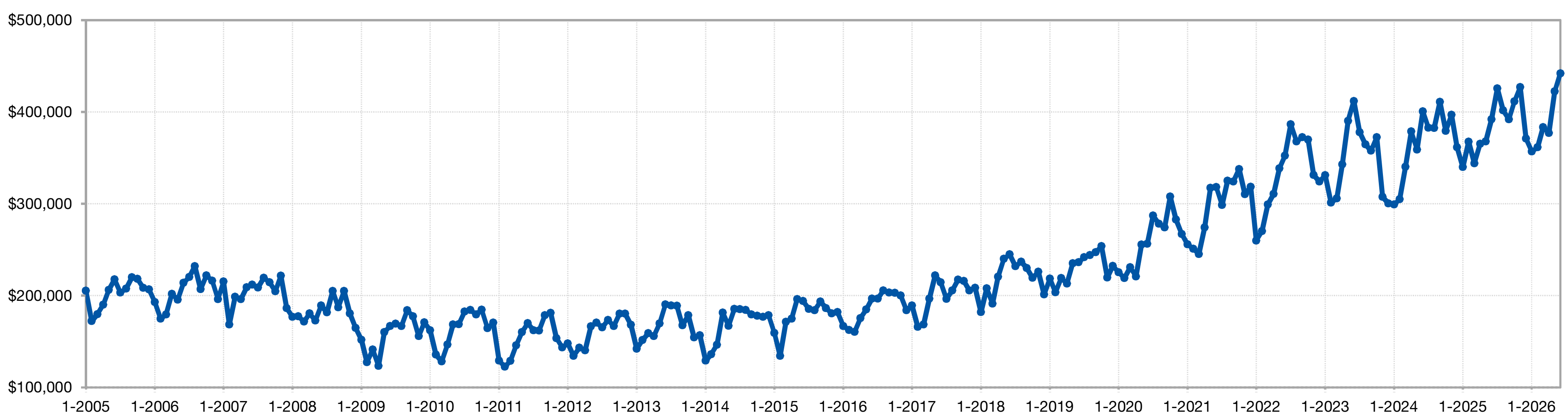


Year to Date



Avg. Sales Price		Prior Year	Percent Change
July 2025	$425,701	$382,850	+11.2%
August 2025	$401,854	$382,534	+5.1%
September 2025	$392,051	$411,110	-4.6%
October 2025	$411,565	$379,332	+8.5%
November 2025	$427,181	$396,824	+7.6%
December 2025	$370,953	$361,532	+2.6%
January 2026	$356,946	$339,893	+5.0%
February 2026	$361,700	$367,605	-1.6%
March 2026	$383,507	$344,131	+11.4%
April 2026	$376,974	$365,315	+3.2%
May 2026	$422,499	$367,791	+14.9%
June 2026	**$442,079**	**$392,009**	**+12.8%**
12-Month Avg	$397,751	$374,244	+6.3%

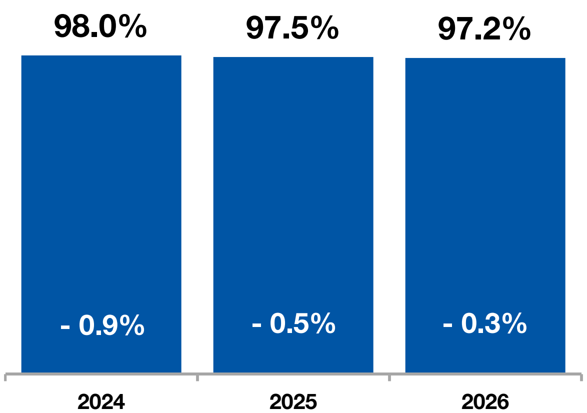
Historical Average Sales Price by Month



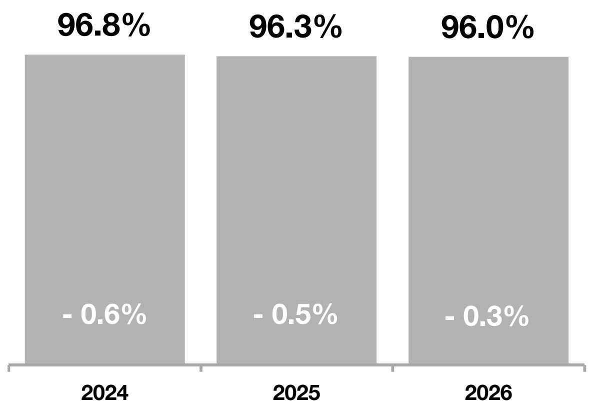
Percent of Original List Price Received

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.

June

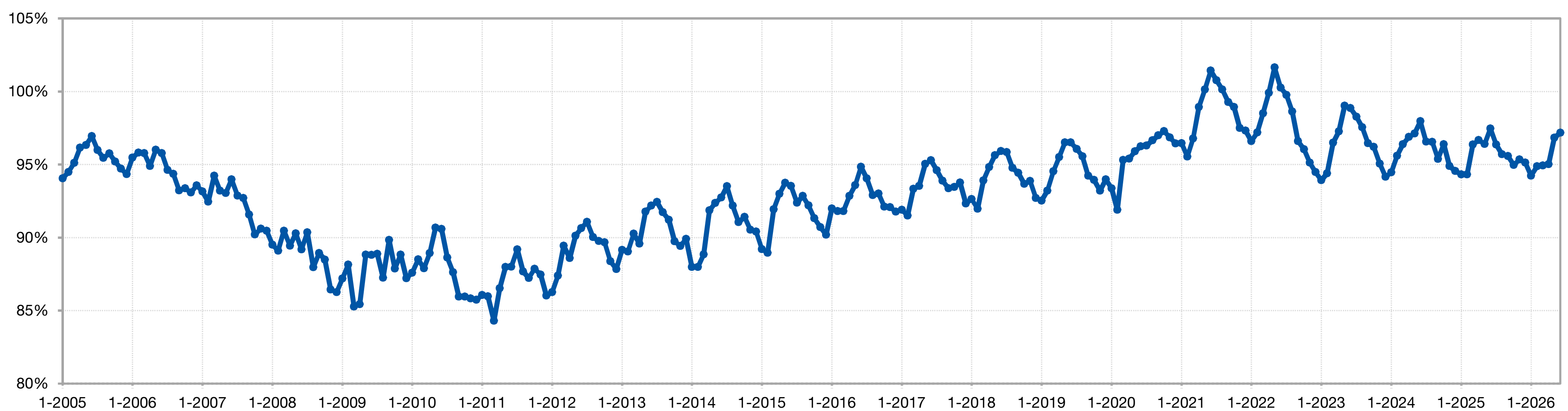


Year to Date



Pct. of Orig. Price Received		Prior Year	Percent Change
July 2025	96.4%	96.6%	-0.2%
August 2025	95.7%	96.5%	-0.8%
September 2025	95.6%	95.4%	+0.2%
October 2025	95.0%	96.4%	-1.5%
November 2025	95.3%	94.9%	+0.4%
December 2025	95.1%	94.5%	+0.6%
January 2026	94.2%	94.3%	-0.1%
February 2026	94.9%	94.3%	+0.6%
March 2026	94.9%	96.4%	-1.6%
April 2026	95.0%	96.7%	-1.8%
May 2026	96.8%	96.4%	+0.4%
June 2026	**97.2%**	**97.5%**	**-0.3%**
12-Month Avg	95.5%	95.8%	-0.3%

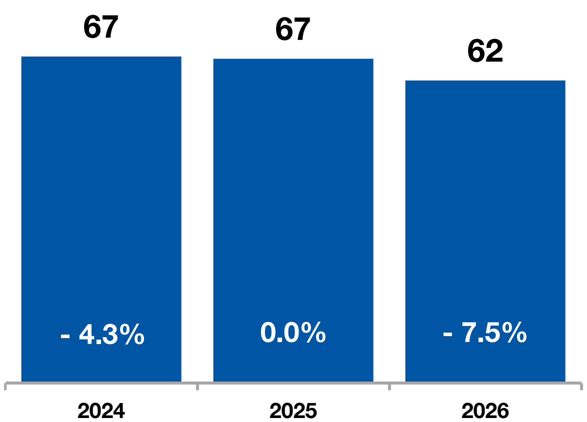
Historical Percent of Original List Price Received by Month



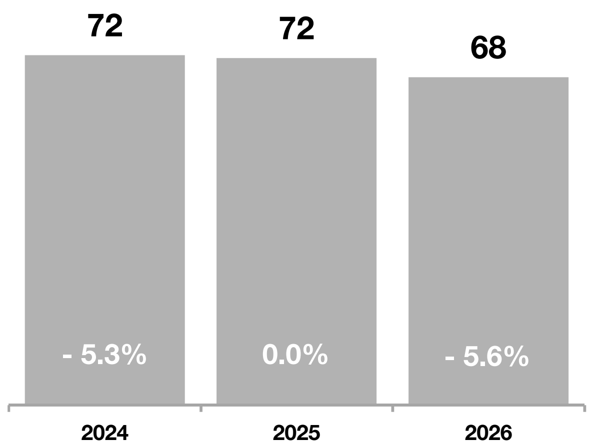
Housing Affordability Index

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.

June

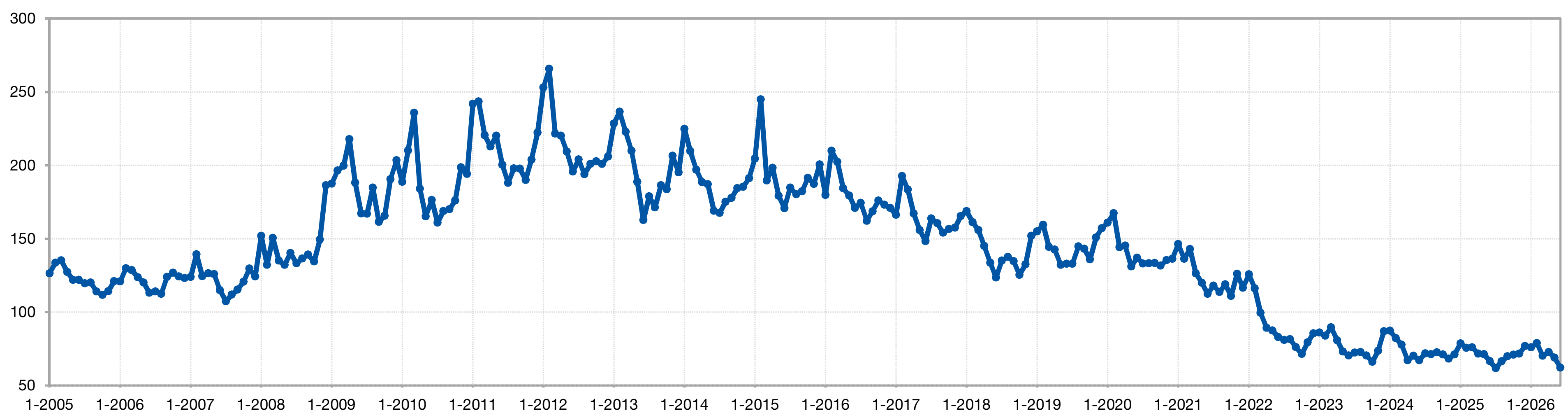


Year to Date



Affordability Index		Prior Year	Percent Change
July 2025	62	72	-13.9%
August 2025	66	71	-7.0%
September 2025	70	73	-4.1%
October 2025	71	71	0.0%
November 2025	72	68	+5.9%
December 2025	77	71	+8.5%
January 2026	76	79	-3.8%
February 2026	79	76	+3.9%
March 2026	70	76	-7.9%
April 2026	73	72	+1.4%
May 2026	69	71	-2.8%
June 2026	**62**	**67**	**-7.5%**
12-Month Avg	70	72	-2.8%

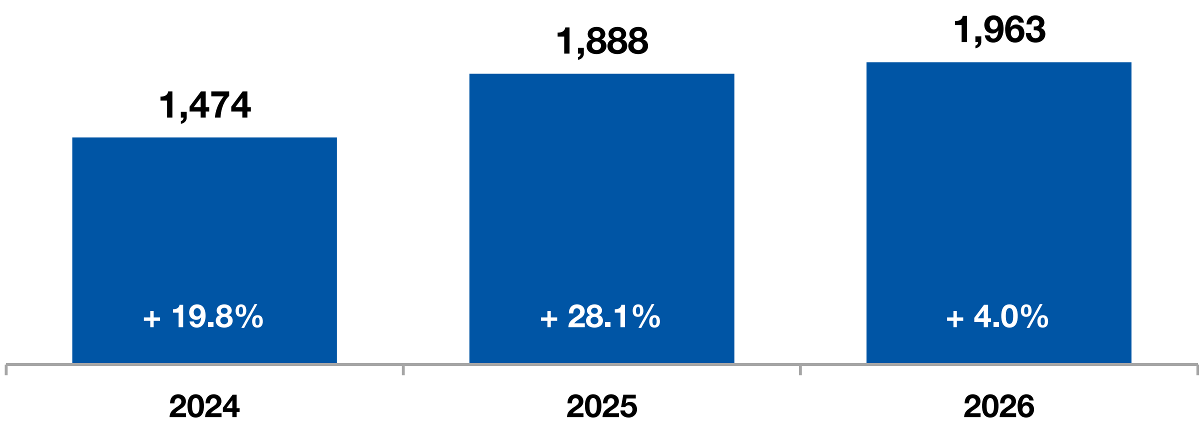
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

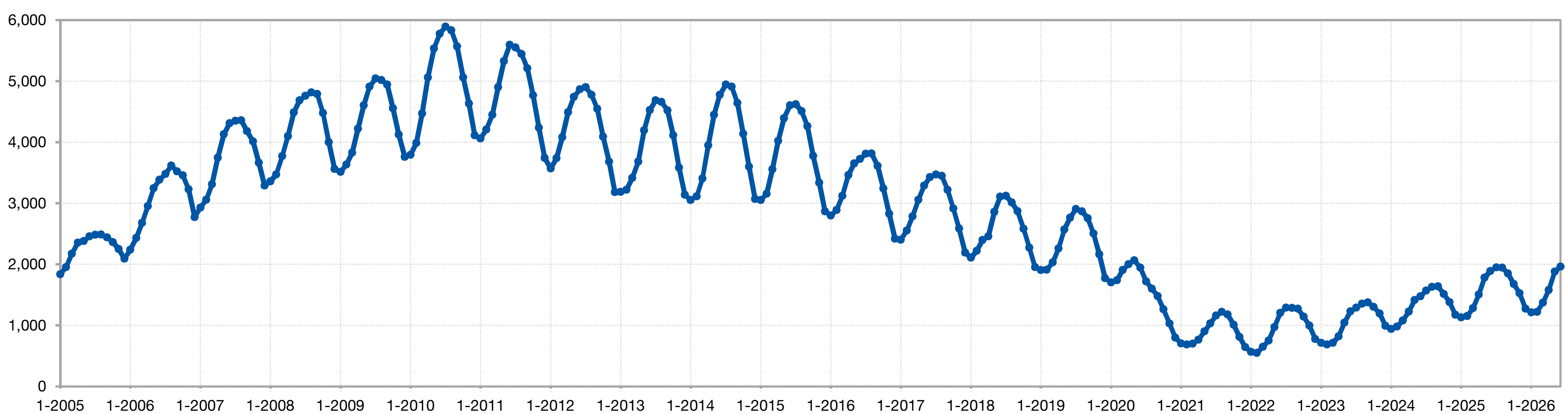
The number of properties available for sale in active status at the end of a given month.

June



Homes for Sale		Prior Year	Percent Change
July 2025	1,949	1,570	+24.1%
August 2025	1,945	1,631	+19.3%
September 2025	1,851	1,641	+12.8%
October 2025	1,678	1,514	+10.8%
November 2025	1,529	1,379	+10.9%
December 2025	1,273	1,176	+8.2%
January 2026	1,213	1,131	+7.3%
February 2026	1,220	1,153	+5.8%
March 2026	1,373	1,282	+7.1%
April 2026	1,581	1,506	+5.0%
May 2026	1,880	1,782	+5.5%
June 2026	**1,963**	**1,888**	**+4.0%**
12-Month Avg	1,621	1,471	+10.2%

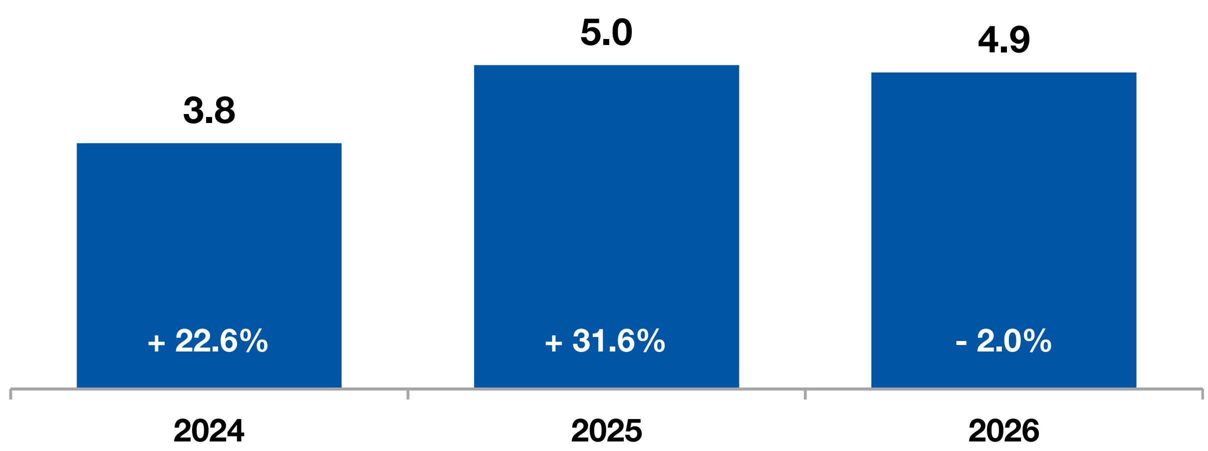
Historical Inventory of Homes for Sale by Month



Months Supply of Inventory

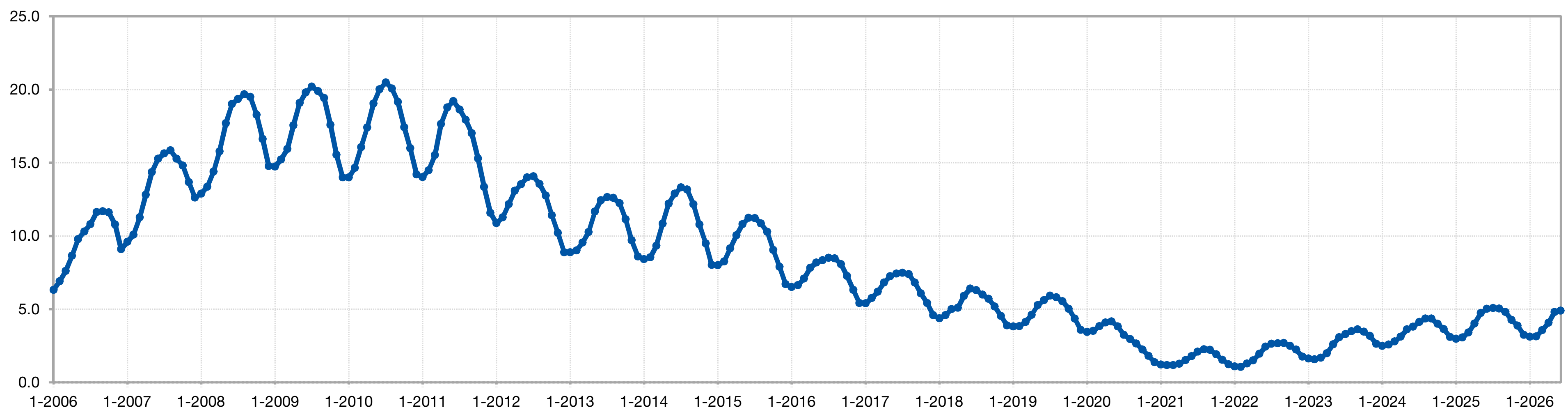
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

June



Months Supply		Prior Year	Percent Change
July 2025	5.1	4.1	+24.4%
August 2025	5.0	4.4	+13.6%
September 2025	4.8	4.4	+9.1%
October 2025	4.3	4.0	+7.5%
November 2025	3.9	3.6	+8.3%
December 2025	3.2	3.1	+3.2%
January 2026	3.1	3.0	+3.3%
February 2026	3.1	3.1	0.0%
March 2026	3.6	3.4	+5.9%
April 2026	4.1	4.0	+2.5%
May 2026	4.8	4.7	+2.1%
June 2026	**4.9**	**5.0**	**-2.0%**
12-Month Avg	4.2	3.9	+7.7%

Historical Months Supply of Inventory by Month



Area Overview

New Listings, Closed Sales, and Median Sales Price are based on year-to-date (YTD) figures.
Homes for Sale and Months Supply are based on monthly figures.

	New Listings			Closed Sales			Median Sales Price			Homes for Sale			Months Supply		
	YTD 2025	YTD 2026	+ / –	YTD 2025	YTD 2026	+ / –	YTD 2025	YTD 2026	+ / –	6-2025	6-2026	+ / –	6-2025	6-2026	+ / –
Aitkin	87	79	-9.2%	50	35	-30.0%	$322,500	$400,000	+24.0%	45	42	-6.7%	5.0	4.9	-0.3%
Backus	33	29	-12.1%	20	14	-30.0%	$240,700	$343,000	+42.5%	16	11	-31.3%	4.6	3.2	-30.5%
Baxter	128	127	-0.8%	68	67	-1.5%	$355,000	$367,000	+3.4%	49	53	+8.2%	4.5	4.3	-4.9%
Brainerd	232	269	+15.9%	150	155	+3.3%	$268,500	$290,000	+8.0%	108	129	+19.4%	3.8	4.4	+16.4%
Breezy Point	69	76	+10.1%	34	34	0.0%	$354,950	$372,000	+4.8%	27	44	+63.0%	3.7	6.8	+83.9%
Crosby	28	25	-10.7%	19	13	-31.6%	$200,000	$234,000	+17.0%	11	13	+18.2%	3.0	3.4	+13.5%
Crosslake	87	80	-8.0%	38	40	+5.3%	$596,000	$680,000	+14.1%	50	45	-10.0%	5.9	5.1	-13.7%
Cushing	16	29	+81.3%	6	8	+33.3%	$297,500	$615,000	+106.7%	9	18	+100.0%	3.7	9.0	+144.4%
Deerwood	24	16	-33.3%	16	10	-37.5%	$475,000	$376,250	-20.8%	12	6	-50.0%	3.1	2.5	-18.8%
Emily	19	23	+21.1%	9	9	0.0%	$295,000	$437,500	+48.3%	10	11	+10.0%	3.8	3.3	-12.1%
Hackensack	33	39	+18.2%	12	14	+16.7%	$387,501	$574,950	+48.4%	20	26	+30.0%	3.9	6.0	+53.9%
Isle	46	44	-4.3%	21	18	-14.3%	$290,000	$299,900	+3.4%	30	30	0.0%	7.1	5.7	-19.0%
Little Falls	85	106	+24.7%	77	52	-32.5%	$239,900	$275,000	+14.6%	26	43	+65.4%	2.1	4.0	+89.6%
Longville	37	29	-21.6%	22	15	-31.8%	$381,500	$445,000	+16.6%	17	19	+11.8%	3.8	5.4	+41.9%
Menahga	31	42	+35.5%	17	25	+47.1%	$262,500	$290,000	+10.5%	25	30	+20.0%	7.5	7.5	0.0%
Motley	27	18	-33.3%	14	13	-7.1%	$308,500	$158,000	-48.8%	18	8	-55.6%	4.8	2.9	-39.3%
Nevis	42	49	+16.7%	21	19	-9.5%	$405,000	$319,900	-21.0%	28	28	0.0%	7.5	5.0	-33.9%
Nisswa	66	60	-9.1%	30	29	-3.3%	$645,613	$642,500	-0.5%	39	37	-5.1%	5.4	5.9	+8.8%
Park Rapids	118	112	-5.1%	62	63	+1.6%	$256,900	$329,500	+28.3%	60	72	+20.0%	4.7	5.7	+22.4%
Pequot Lakes	68	72	+5.9%	39	28	-28.2%	$373,128	$424,950	+13.9%	45	45	0.0%	6.6	6.4	-2.4%
Pillager	37	16	-56.8%	27	13	-51.9%	$330,000	$273,500	-17.1%	10	5	-50.0%	2.6	2.0	-25.0%
Pine River	43	39	-9.3%	20	22	+10.0%	$259,000	$242,000	-6.6%	21	15	-28.6%	4.2	2.7	-35.1%
Staples	35	43	+22.9%	20	25	+25.0%	$179,900	$215,000	+19.5%	19	14	-26.3%	5.0	2.9	-40.5%
Walker	58	65	+12.1%	19	28	+47.4%	$530,000	$399,000	-24.7%	46	47	+2.2%	10.6	7.8	-26.2%