

Chaska Buyer & Seller Checklist

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Chaska market snapshot, September 2026

Median sale price	Days on market	Homes for sale	Months of supply
\$447,500	49	115	3.5

Source: Minneapolis Area REALTORS® Local Market Update for Chaska, September 2026 (NorthstarMLS data, current as of Oct. 7, 2026). Single-month figures can swing because of small sample sizes.

If you're buying in Chaska

- ☐ Know your real budget: get pre-approved and decide your comfortable monthly payment, not just the maximum.
- ☐ Schools: confirm the assigned schools for each address directly with ISD 112, Eastern Carver County Schools.
- ☐ Commute: drive the route on Highway 212 or Highway 41 at rush hour before you commit.
- ☐ Flood zone: check the address on FEMA's flood map, especially near the Minnesota River or creeks.
- ☐ Association: ask for HOA documents, fees, rules and any planned assessments.
- ☐ Golf-course homes: ask about course easements, stray-ball exposure, and any club membership terms.
- ☐ Condition: plan a professional inspection and ask about roof, windows, mechanicals and water management.
- ☐ Insurance: get a coverage quote early, before you're under contract.

If you're selling in Chaska

- ☐ Know your number: ask for a pricing review based on recent nearby sales, not list prices.
- ☐ Price right on day one: with more homes for sale than last year, the first two weeks matter most.
- ☐ Pre-list walk-through: fix what an inspector is likely to flag (roof, windows, older mechanicals, deferred maintenance).
- ☐ Prepare and stage: declutter, brighten, and make every room's purpose obvious.
- ☐ Photography: plan professional photos once the home is ready, in good light.
- ☐ Paperwork: gather warranties, permits, utility costs, and HOA documents.

 Plan the move: line up timing for your next home before you list.

Talk it through with David

I don't handle rentals or property management. I work with buyers and sellers. Call or text 952-314-9446, or visit davidolsonrealestate.com/home-value/ to request a home value estimate.

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