

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE SAINT PAUL AREA ASSOCIATION OF REALTORS®



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SAINT PAUL AREA ASSOCIATION OF REALTORS®

March 2026

U.S. pending home sales rose for the first time in three months, climbing 1.8% month-over-month, according to the National Association of REALTORS®. Economists polled by Reuters had forecast a 0.6% decline in contract signings. Pending home sales increased in the South, Midwest, and West but decreased in the Northeast. For the 12-month period spanning April 2025 through March 2026, Pending Sales in the Twin Cities area were up 0.5 percent overall. The price range with the largest gain in sales was the \$120,000 and Below range, where they increased 7.7 percent.

The overall Median Sales Price was up 2.1 percent to \$390,000. The property type with the largest price gain was the Single-Family Detached segment, where prices increased 2.9 percent to \$429,000. The price range that tended to sell the quickest was the \$350,001 to \$500,000 range at 41 days; the price range that tended to sell the slowest was the \$120,000 and Below range at 102 days.

Market-wide, inventory levels were up 3.3 percent. The property type that gained the most inventory was the Townhomes segment, where it increased 4.9 percent. That amounts to 2.0 months supply for Single-Family Detached homes, 2.5 months supply for Townhomes and 4.8 months supply for Condos.

Quick Facts

+ 7.7%

Price Range With the
Strongest Sales:
\$120,000 and Below

+ 1.6%

Property Type With
Strongest Sales:
**Single-Family
Detached**

+ 1.6%

Construction Status With
Strongest Sales:
Previously Owned

Pending Sales	2
Days on Market Until Sale	3
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Pending Sales

A count of properties on which offers have been accepted. Based on a rolling 12-month total.



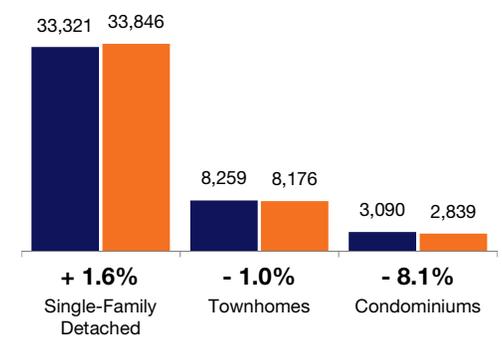
By Price Range

■ 3-2025 ■ 3-2026



By Property Type

■ 3-2025 ■ 3-2026



All Properties

By Price Range	3-2025	3-2026	Change
\$120,000 and Below	480	517	+ 7.7%
\$120,001 to \$150,000	651	557	- 14.4%
\$150,001 to \$190,000	1,166	1,057	- 9.3%
\$190,001 to \$250,000	4,380	4,058	- 7.4%
\$250,001 to \$350,000	12,502	12,103	- 3.2%
\$350,001 to \$500,000	14,163	14,466	+ 2.1%
\$500,001 to \$1,000,000	10,071	10,573	+ 5.0%
\$1,000,001 and Above	1,764	1,856	+ 5.2%
All Price Ranges	45,181	45,404	+ 0.5%

Previously Owned

3-2025	3-2026	Change
475	508	+ 6.9%
638	551	- 13.6%
1,142	1,048	- 8.2%
4,338	4,038	- 6.9%
12,016	11,594	- 3.5%
12,007	12,608	+ 5.0%
7,697	8,458	+ 9.9%
1,375	1,512	+ 10.0%
39,690	40,340	+ 1.6%

New Construction

3-2025	3-2026	Change
2	3	+ 50.0%
8	1	- 87.5%
7	2	- 71.4%
8	10	+ 25.0%
418	466	+ 11.5%
2,055	1,788	- 13.0%
2,233	2,035	- 8.9%
365	322	- 11.8%
5,096	4,658	- 8.6%

By Property Type

3-2025	3-2026	Change
33,321	33,846	+ 1.6%
8,259	8,176	- 1.0%
3,090	2,839	- 8.1%
45,181	45,404	+ 0.5%

3-2025	3-2026	Change	3-2025	3-2026	Change
29,152	29,904	+ 2.6%	3,857	3,611	- 6.4%
7,089	7,200	+ 1.6%	1,118	929	- 16.9%
3,030	2,783	- 8.2%	32	33	+ 3.1%
39,690	40,340	+ 1.6%	5,096	4,658	- 8.6%

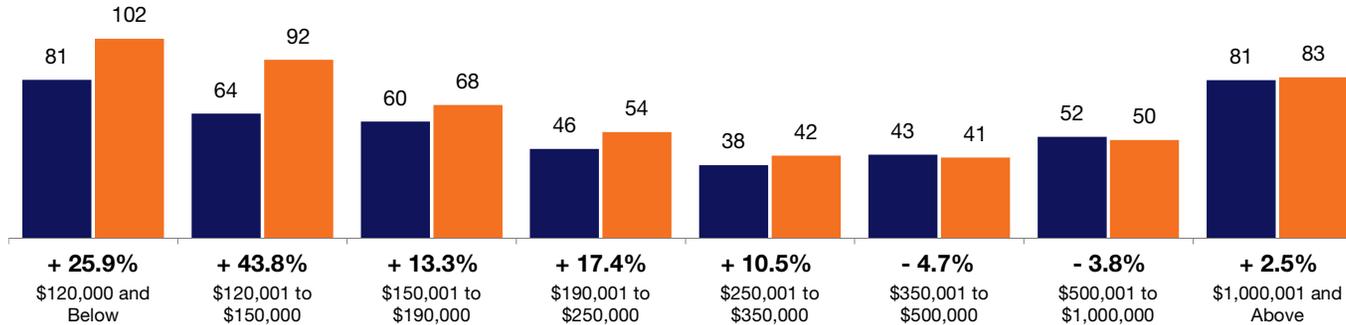
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



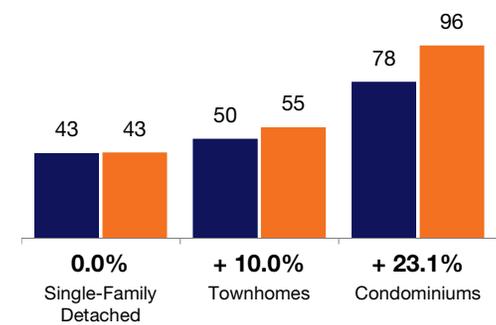
By Price Range

■ 3-2025 ■ 3-2026



By Property Type

■ 3-2025 ■ 3-2026



All Properties

By Price Range	3-2025	3-2026	Change
\$120,000 and Below	81	102	+ 25.9%
\$120,001 to \$150,000	64	92	+ 43.8%
\$150,001 to \$190,000	60	68	+ 13.3%
\$190,001 to \$250,000	46	54	+ 17.4%
\$250,001 to \$350,000	38	42	+ 10.5%
\$350,001 to \$500,000	43	41	- 4.7%
\$500,001 to \$1,000,000	52	50	- 3.8%
\$1,000,001 and Above	81	83	+ 2.5%
All Price Ranges	46	49	+ 6.5%

Previously Owned

3-2025	3-2026	Change
81	102	+ 25.9%
63	91	+ 44.4%
59	68	+ 15.3%
46	54	+ 17.4%
36	41	+ 13.9%
37	37	0.0%
47	47	0.0%
74	75	+ 1.4%
42	46	+ 9.5%

New Construction

3-2025	3-2026	Change
50	216	+ 332.0%
120	199	+ 65.8%
152	129	- 15.1%
63	93	+ 47.6%
75	88	+ 17.3%
76	74	- 2.6%
71	64	- 9.9%
109	116	+ 6.4%
76	75	- 1.3%

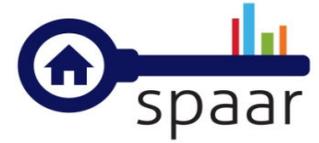
By Property Type

3-2025	3-2026	Change
43	43	0.0%
50	55	+ 10.0%
78	96	+ 23.1%
46	49	+ 6.5%

3-2025	3-2026	Change	3-2025	3-2026	Change
38	39	+ 2.6%	75	72	- 4.0%
45	52	+ 15.6%	80	80	0.0%
78	96	+ 23.1%	134	176	+ 31.3%
42	46	+ 9.5%	76	75	- 1.3%

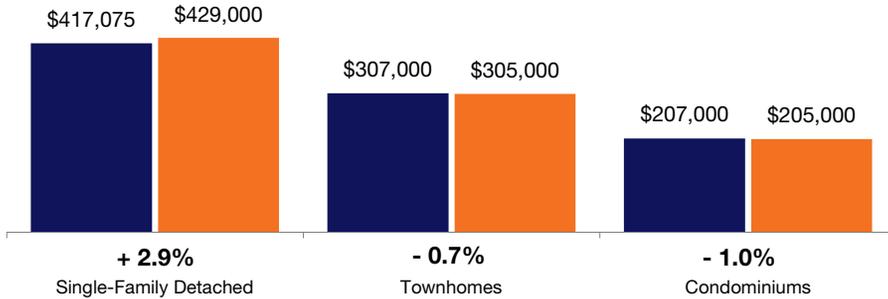
Median Sales Price

Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



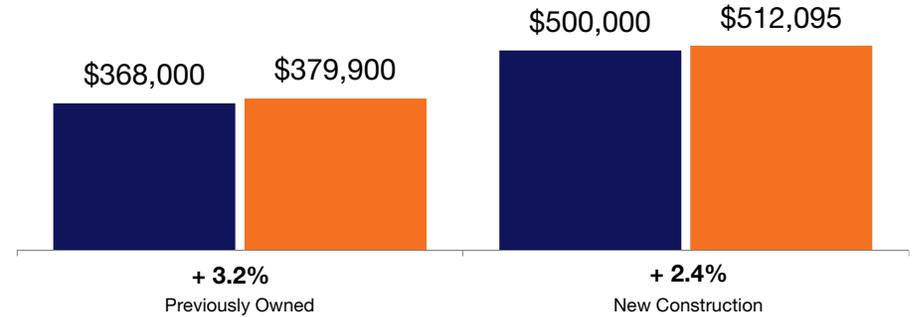
By Property Type

■ 3-2025 ■ 3-2026



By Construction Status

■ 3-2025 ■ 3-2026



All Properties

By Property Type	3-2025	3-2026	Change
Single-Family Detached	\$417,075	\$429,000	+ 2.9%
Townhomes	\$307,000	\$305,000	- 0.7%
Condominiums	\$207,000	\$205,000	- 1.0%
All Property Types	\$381,900	\$390,000	+ 2.1%

Previously Owned

3-2025	3-2026	Change	3-2025	3-2026	Change
\$400,000	\$415,000	+ 3.8%	\$540,000	\$547,310	+ 1.4%
\$291,000	\$292,000	+ 0.3%	\$389,990	\$380,385	- 2.5%
\$205,000	\$205,000	0.0%	\$700,000	\$439,860	- 37.2%
\$368,000	\$379,900	+ 3.2%	\$500,000	\$512,095	+ 2.4%

New Construction

Price Per Square Foot

Average price of closed sales divided by the average square footage of closed sales. Based on a rolling 12-month average.



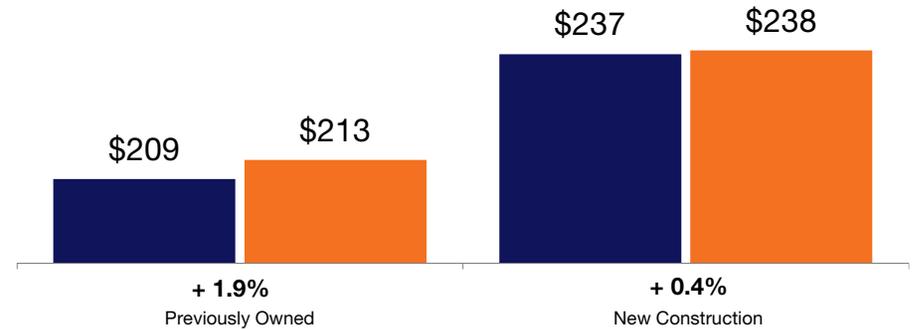
By Property Type

■ 3-2025 ■ 3-2026



By Construction Status

■ 3-2025 ■ 3-2026



All Properties

By Property Type	3-2025	3-2026	Change
Single-Family Detached	\$215	\$220	+ 2.3%
Townhomes	\$195	\$193	- 1.0%
Condominiums	\$231	\$228	- 1.3%
All Property Types	\$212	\$216	+ 1.9%

Previously Owned

3-2025	3-2026	Change	3-2025	3-2026	Change
\$212	\$218	+ 2.8%	\$238	\$239	+ 0.4%
\$189	\$189	0.0%	\$225	\$225	0.0%
\$228	\$225	- 1.3%	\$494	\$441	- 10.7%
\$209	\$213	+ 1.9%	\$237	\$238	+ 0.4%

New Construction

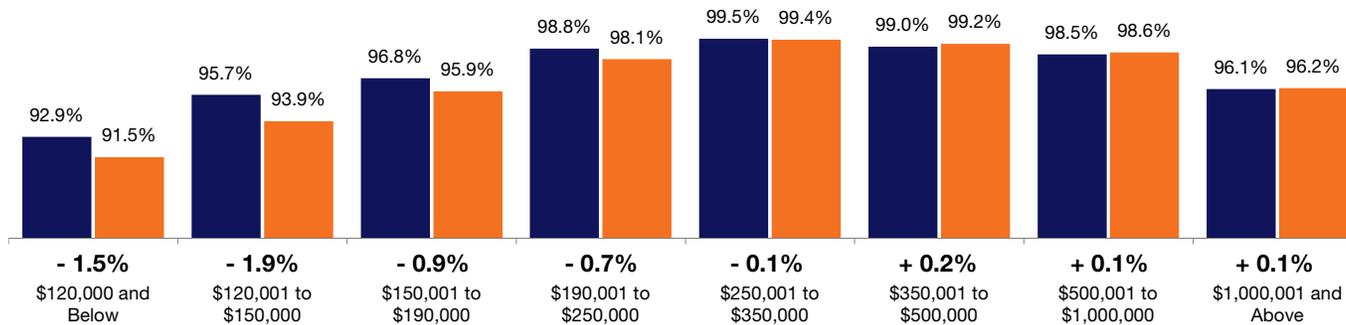
Percent of Original List Price Received



Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

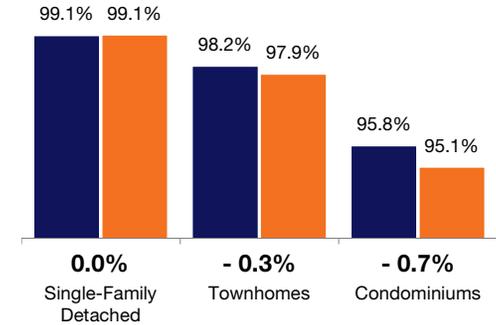
By Price Range

■ 3-2025 ■ 3-2026



By Property Type

■ 3-2025 ■ 3-2026



All Properties

By Price Range	3-2025	3-2026	Change
\$120,000 and Below	92.9%	91.5%	- 1.5%
\$120,001 to \$150,000	95.7%	93.9%	- 1.9%
\$150,001 to \$190,000	96.8%	95.9%	- 0.9%
\$190,001 to \$250,000	98.8%	98.1%	- 0.7%
\$250,001 to \$350,000	99.5%	99.4%	- 0.1%
\$350,001 to \$500,000	99.0%	99.2%	+ 0.2%
\$500,001 to \$1,000,000	98.5%	98.6%	+ 0.1%
\$1,000,001 and Above	96.1%	96.2%	+ 0.1%
All Price Ranges	98.7%	98.7%	0.0%

Previously Owned

3-2025	3-2026	Change	3-2025	3-2026	Change
92.9%	91.4%	- 1.6%	95.1%	95.5%	+ 0.4%
95.7%	93.9%	- 1.9%	97.2%	89.7%	- 7.7%
96.9%	95.9%	- 1.0%	90.3%	95.6%	+ 5.9%
98.8%	98.1%	- 0.7%	103.0%	107.1%	+ 4.0%
99.6%	99.5%	- 0.1%	98.4%	98.5%	+ 0.1%
99.1%	99.4%	+ 0.3%	98.0%	97.5%	- 0.5%
98.2%	98.5%	+ 0.3%	99.2%	98.8%	- 0.4%
95.1%	95.1%	0.0%	100.0%	100.7%	+ 0.7%
98.7%	98.7%	0.0%	98.7%	98.4%	- 0.3%

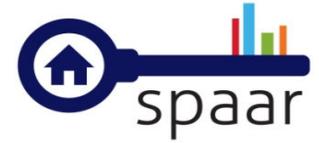
New Construction

By Property Type	3-2025	3-2026	Change
Single-Family Detached	99.1%	99.1%	0.0%
Townhomes	98.2%	97.9%	- 0.3%
Condominiums	95.8%	95.1%	- 0.7%
All Property Types	98.7%	98.7%	0.0%

3-2025	3-2026	Change	3-2025	3-2026	Change
99.1%	99.2%	+ 0.1%	98.9%	98.5%	- 0.4%
98.3%	98.0%	- 0.3%	97.7%	97.7%	0.0%
95.8%	95.1%	- 0.7%	96.7%	98.4%	+ 1.8%
98.7%	98.7%	0.0%	98.7%	98.4%	- 0.3%

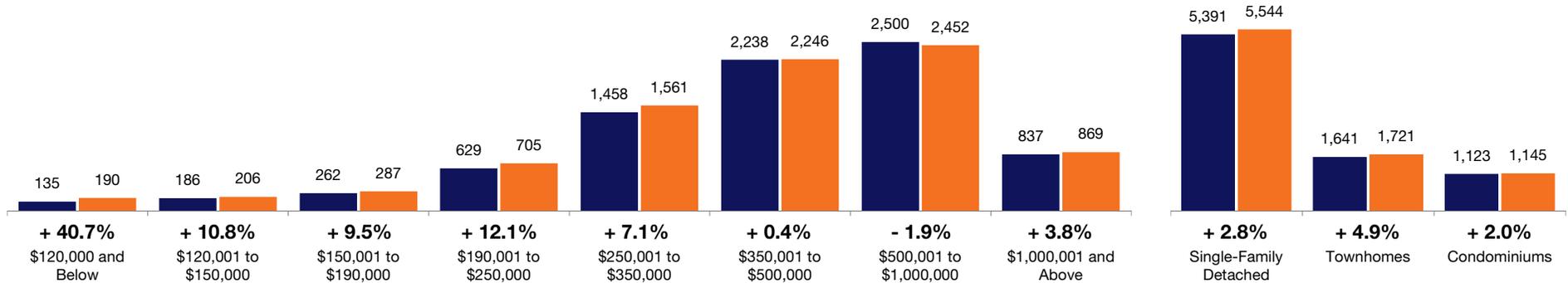
Inventory of Homes for Sale

The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



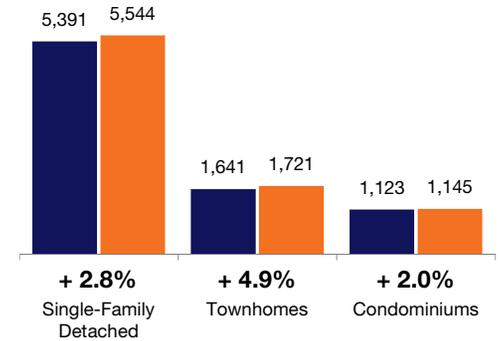
By Price Range

■ 3-2025 ■ 3-2026



By Property Type

■ 3-2025 ■ 3-2026



All Properties

By Price Range	3-2025	3-2026	Change
\$120,000 and Below	135	190	+ 40.7%
\$120,001 to \$150,000	186	206	+ 10.8%
\$150,001 to \$190,000	262	287	+ 9.5%
\$190,001 to \$250,000	629	705	+ 12.1%
\$250,001 to \$350,000	1,458	1,561	+ 7.1%
\$350,001 to \$500,000	2,238	2,246	+ 0.4%
\$500,001 to \$1,000,000	2,500	2,452	- 1.9%
\$1,000,001 and Above	837	869	+ 3.8%
All Price Ranges	8,253	8,524	+ 3.3%

Previously Owned

3-2025	3-2026	Change
128	185	+ 44.5%
184	205	+ 11.4%
259	284	+ 9.7%
622	704	+ 13.2%
1,350	1,429	+ 5.9%
1,375	1,471	+ 7.0%
1,348	1,347	- 0.1%
504	481	- 4.6%
5,777	6,113	+ 5.8%

New Construction

3-2025	3-2026	Change
7	5	- 28.6%
2	1	- 50.0%
3	3	0.0%
7	1	- 85.7%
108	132	+ 22.2%
863	775	- 10.2%
1,152	1,105	- 4.1%
333	388	+ 16.5%
2,476	2,411	- 2.6%

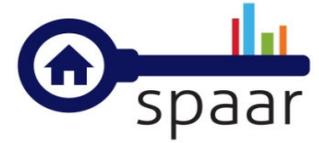
By Property Type

3-2025	3-2026	Change
5,391	5,544	+ 2.8%
1,641	1,721	+ 4.9%
1,123	1,145	+ 2.0%
8,253	8,524	+ 3.3%

3-2025	3-2026	Change	3-2025	3-2026	Change
3,491	3,629	+ 4.0%	1,900	1,915	+ 0.8%
1,137	1,315	+ 15.7%	504	406	- 19.4%
1,096	1,115	+ 1.7%	27	30	+ 11.1%
5,777	6,113	+ 5.8%	2,476	2,411	- 2.6%

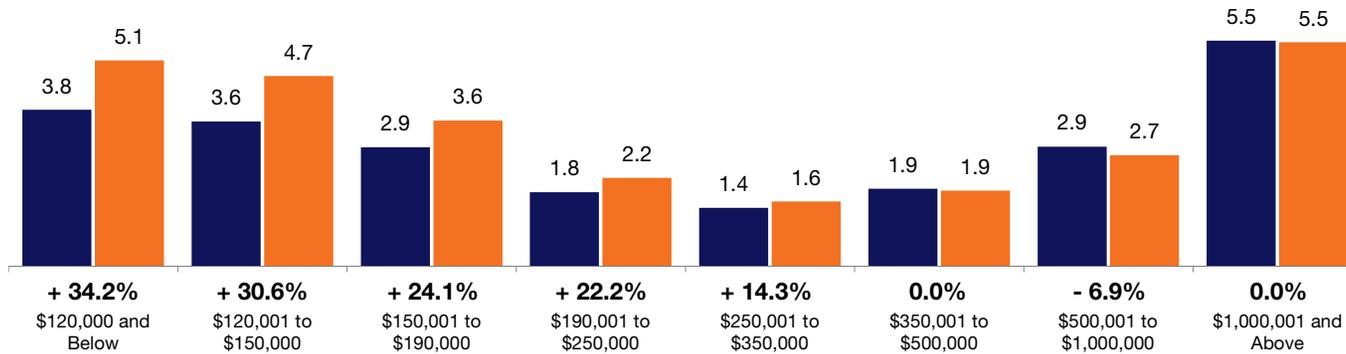
Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.



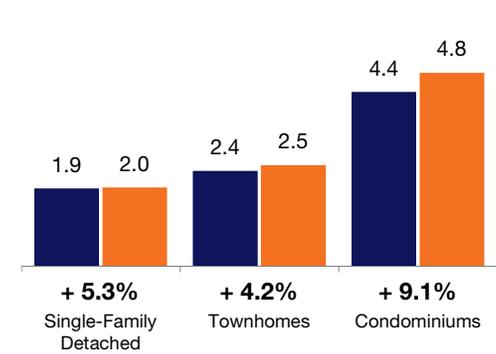
By Price Range

■ 3-2025 ■ 3-2026



By Property Type

■ 3-2025 ■ 3-2026



All Properties

By Price Range	3-2025	3-2026	Change
\$120,000 and Below	3.8	5.1	+ 34.2%
\$120,001 to \$150,000	3.6	4.7	+ 30.6%
\$150,001 to \$190,000	2.9	3.6	+ 24.1%
\$190,001 to \$250,000	1.8	2.2	+ 22.2%
\$250,001 to \$350,000	1.4	1.6	+ 14.3%
\$350,001 to \$500,000	1.9	1.9	0.0%
\$500,001 to \$1,000,000	2.9	2.7	- 6.9%
\$1,000,001 and Above	5.5	5.5	0.0%
All Price Ranges	2.2	2.3	+ 4.5%

Previously Owned

3-2025	3-2026	Change	3-2025	3-2026	Change
3.7	5.0	+ 35.1%	7.0	3.1	- 55.7%
3.6	4.7	+ 30.6%	1.3	1.0	- 23.1%
2.9	3.6	+ 24.1%	2.6	3.0	+ 15.4%
1.8	2.2	+ 22.2%	5.3	0.6	- 88.7%
1.4	1.5	+ 7.1%	3.6	4.5	+ 25.0%
1.4	1.4	0.0%	5.1	5.3	+ 3.9%
2.0	1.9	- 5.0%	6.1	6.2	+ 1.6%
4.2	3.7	- 11.9%	11.1	14.3	+ 28.8%
1.7	1.8	+ 5.9%	5.8	6.2	+ 6.9%

New Construction

By Property Type	3-2025	3-2026	Change
Single-Family Detached	1.9	2.0	+ 5.3%
Townhomes	2.4	2.5	+ 4.2%
Condominiums	4.4	4.8	+ 9.1%
All Property Types	2.2	2.3	+ 4.5%

3-2025	3-2026	Change	3-2025	3-2026	Change
1.4	1.5	+ 7.1%	5.9	6.4	+ 8.5%
1.9	2.2	+ 15.8%	5.4	5.2	- 3.7%
4.3	4.8	+ 11.6%	9.3	9.1	- 2.2%
1.7	1.8	+ 5.9%	5.8	6.2	+ 6.9%