Housing Supply Overview

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

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October 2026

Pending home sales fell 11.3 percent from a year earlier in September and 7.3 percent from August, with declines in all four regions, according to the National Association of REALTORS®. The West had the largest decreases, down 15.0 percent from a year earlier and 9.2 percent from August. For the 12-month period spanning November 2025 through October 2026, Pending Sales in the Twin Cities area were down 0.8 percent overall. The price range with the largest gain in sales was the $120,000 and Below range, where they increased 21.3 percent.

The overall Median Sales Price was up 1.3 percent to $395,000. The property type with the largest price gain was the Single-Family Detached segment, where prices increased 1.8 percent to $432,825. The price range that tended to sell the quickest was the $350,001 to $500,000 range at 42 days; the price range that tended to sell the slowest was the $120,000 and Below range at 113 days.

Market-wide, inventory levels were up 10.9 percent. The property type that gained the most inventory was the Townhomes segment, where it increased 13.0 percent. That amounts to 2.9 months supply for Single-Family Detached homes, 3.5 months supply for Townhomes and 5.7 months supply for Condos.

Quick Facts

+ 21.3%	- 0.1%	- 0.3%
Price Range With the Strongest Sales:	Property Type With Strongest Sales:	Construction Status With Strongest Sales:
$120,000 and Below	**Single-Family Detached**	**Previously Owned**

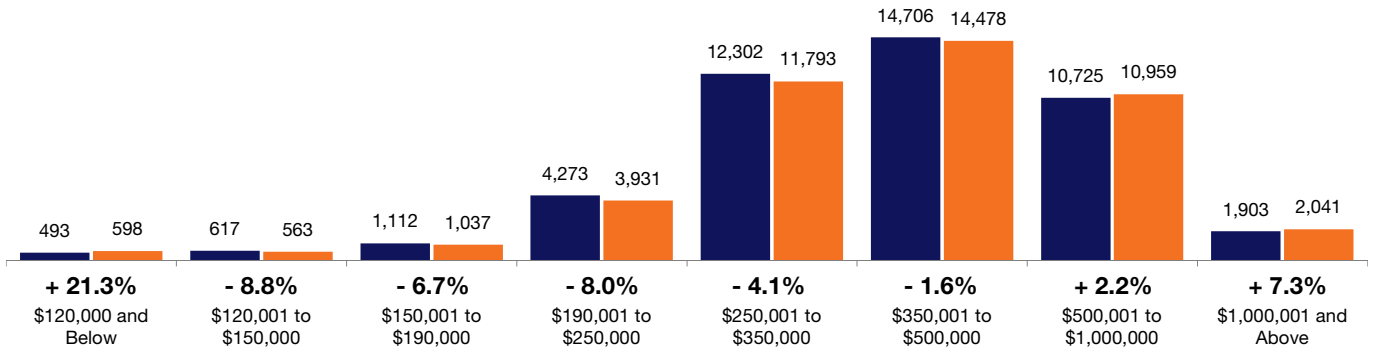
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Days on Market Until Sale	3
Median Sales Price	4
Price Per Square Foot	5
Percent of Original List Price Received	6
Inventory of Homes for Sale	7
Months Supply of Inventory	8

Current as of November 6, 2026. All data from NorthstarMLS. Report © 2026 ShowingTime Plus, LLC.

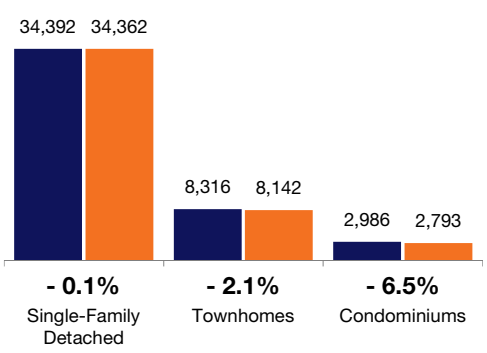
Pending Sales

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

By Price Range



By Property Type



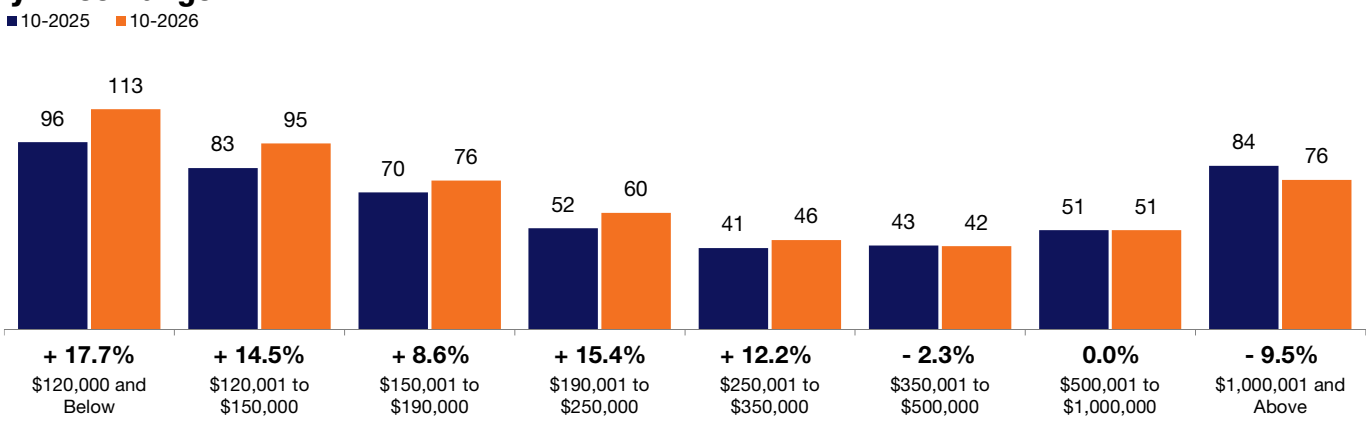
By Price Range	All Properties			Previously Owned			New Construction		
	10-2025	10-2026	Change	10-2025	10-2026	Change	10-2025	10-2026	Change
$120,000 and Below	493	598	+ 21.3%	483	594	+ 23.0%	4	4	0.0%
$120,001 to $150,000	617	563	- 8.8%	608	562	- 7.6%	3	1	- 66.7%
$150,001 to $190,000	1,112	1,037	- 6.7%	1,097	1,030	- 6.1%	2	7	+ 250.0%
$190,001 to $250,000	4,273	3,931	- 8.0%	4,245	3,925	- 7.5%	11	6	- 45.5%
$250,001 to $350,000	12,302	11,793	- 4.1%	11,843	11,305	- 4.5%	404	484	+ 19.8%
$350,001 to $500,000	14,706	14,478	- 1.6%	12,750	12,739	- 0.1%	1,863	1,733	- 7.0%
$500,001 to $1,000,000	10,725	10,959	+ 2.2%	8,405	8,993	+ 7.0%	2,196	1,959	- 10.8%
$1,000,001 and Above	1,903	2,041	+ 7.3%	1,527	1,659	+ 8.6%	352	378	+ 7.4%
All Price Ranges	**46,225**	**45,853**	**- 0.8%**	**40,970**	**40,867**	**- 0.3%**	**4,850**	**4,632**	**- 4.5%**

By Property Type	10-2025	10-2026	Change	10-2025	10-2026	Change	10-2025	10-2026	Change
Single-Family Detached	34,392	34,362	- 0.1%	30,293	30,449	+ 0.5%	3,770	3,620	- 4.0%
Townhomes	8,316	8,142	- 2.1%	7,307	7,232	- 1.0%	961	867	- 9.8%
Condominiums	2,986	2,793	- 6.5%	2,927	2,756	- 5.8%	34	26	- 23.5%
All Property Types	**46,225**	**45,853**	**- 0.8%**	**40,970**	**40,867**	**- 0.3%**	**4,850**	**4,632**	**- 4.5%**

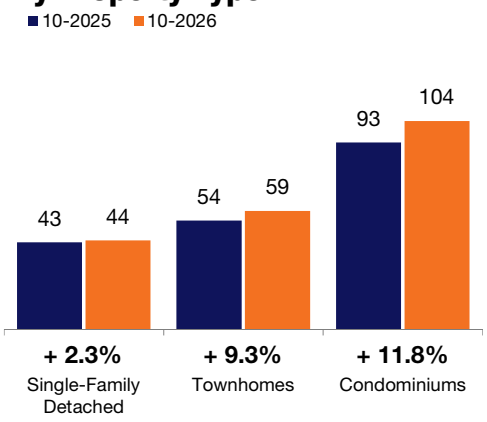
Days on Market Until Sale

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



By Property Type



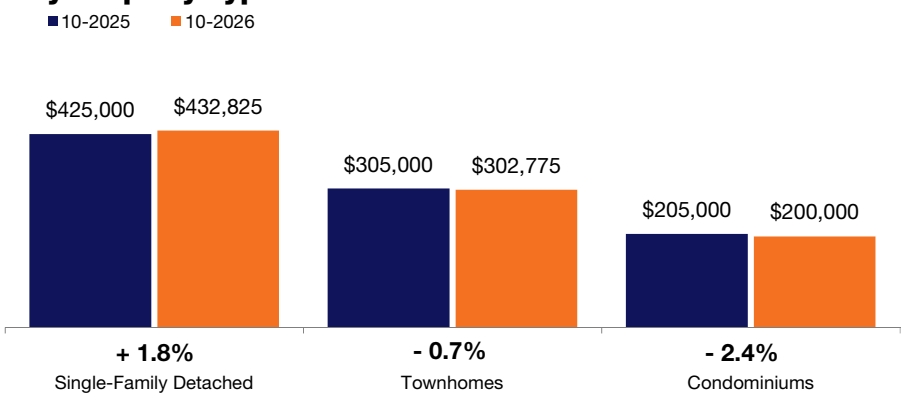
By Price Range	All Properties			Previously Owned			New Construction		
	10-2025	10-2026	Change	10-2025	10-2026	Change	10-2025	10-2026	Change
$120,000 and Below	96	113	+ 17.7%	95	112	+ 17.9%	179	172	- 3.9%
$120,001 to $150,000	83	95	+ 14.5%	81	95	+ 17.3%	194	113	- 41.8%
$150,001 to $190,000	70	76	+ 8.6%	70	76	+ 8.6%	157	86	- 45.2%
$190,001 to $250,000	52	60	+ 15.4%	52	60	+ 15.4%	88	77	- 12.5%
$250,001 to $350,000	41	46	+ 12.2%	40	44	+ 10.0%	89	82	- 7.9%
$350,001 to $500,000	43	42	- 2.3%	37	39	+ 5.4%	80	70	- 12.5%
$500,001 to $1,000,000	51	51	0.0%	47	47	0.0%	66	70	+ 6.1%
$1,000,001 and Above	84	76	- 9.5%	76	69	- 9.2%	117	114	- 2.6%
All Price Ranges	**49**	**51**	**+ 4.1%**	**45**	**48**	**+ 6.7%**	**78**	**75**	**- 3.8%**

By Property Type	10-2025	10-2026	Change	10-2025	10-2026	Change	10-2025	10-2026	Change
Single-Family Detached	43	44	+ 2.3%	39	41	+ 5.1%	75	73	- 2.7%
Townhomes	54	59	+ 9.3%	50	57	+ 14.0%	85	77	- 9.4%
Condominiums	93	104	+ 11.8%	92	103	+ 12.0%	155	184	+ 18.7%
All Property Types	**49**	**51**	**+ 4.1%**	**45**	**48**	**+ 6.7%**	**78**	**75**	**- 3.8%**

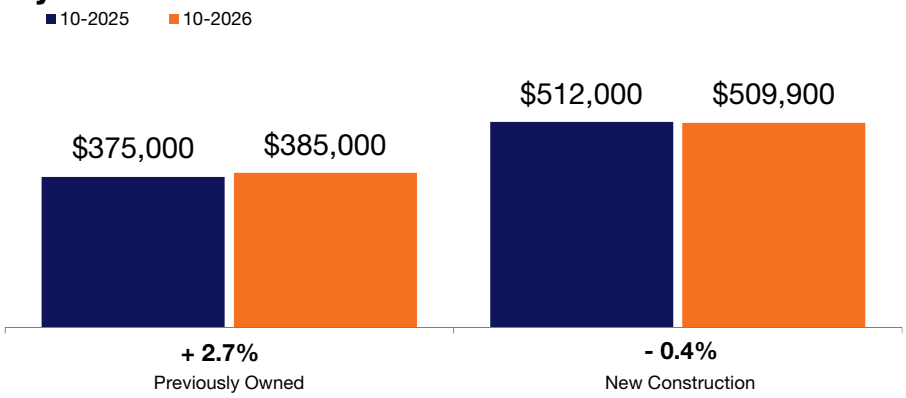
Median Sales Price

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

By Property Type



By Construction Status

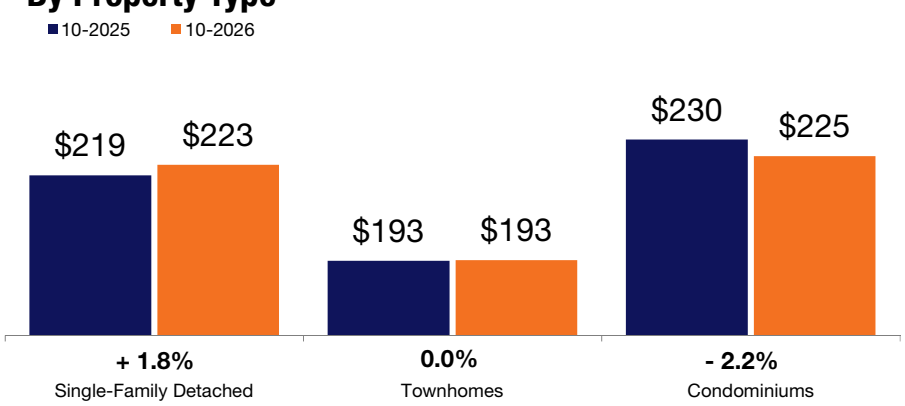


	All Properties			Previously Owned			New Construction		
By Property Type	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
Single-Family Detached	$425,000	$432,825	+ 1.8%	$410,000	$420,000	+ 2.4%	$549,990	$540,420	- 1.7%
Townhomes	$305,000	$302,775	- 0.7%	$293,000	$290,000	- 1.0%	$389,945	$366,995	- 5.9%
Condominiums	$205,000	$200,000	- 2.4%	$205,000	$200,000	- 2.4%	$275,000	$805,000	+ 192.7%
All Property Types	**$390,000**	**$395,000**	**+ 1.3%**	**$375,000**	**$385,000**	**+ 2.7%**	**$512,000**	**$509,900**	**- 0.4%**

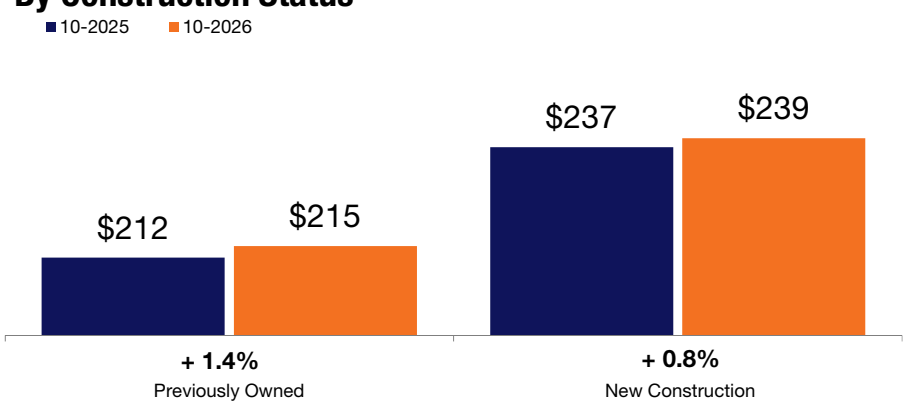
Price Per Square Foot

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

By Property Type



By Construction Status

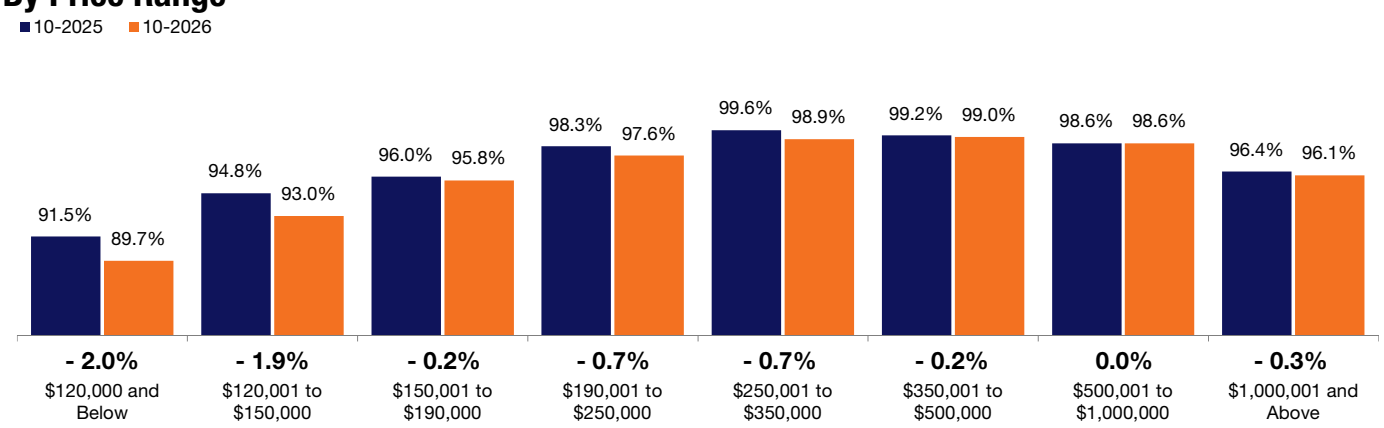


	All Properties			Previously Owned			New Construction		
By Property Type	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
Single-Family Detached	$219	$223	+ 1.8%	$217	$220	+ 1.4%	$239	$240	+ 0.4%
Townhomes	$193	$193	0.0%	$189	$189	0.0%	$224	$224	0.0%
Condominiums	$230	$225	- 2.2%	$229	$222	- 3.1%	$363	$564	+ 55.4%
All Property Types	**$215**	**$217**	**+ 0.9%**	**$212**	**$215**	**+ 1.4%**	**$237**	**$239**	**+ 0.8%**

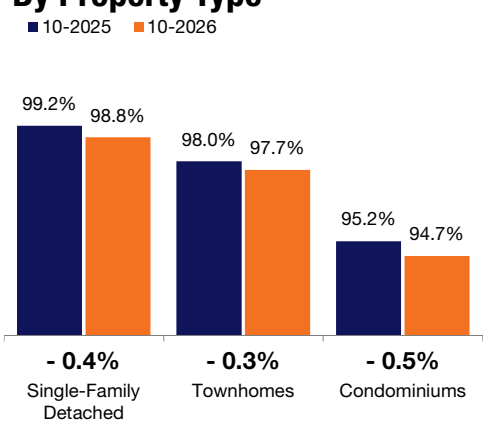
Percent of Original List Price Received

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



By Property Type



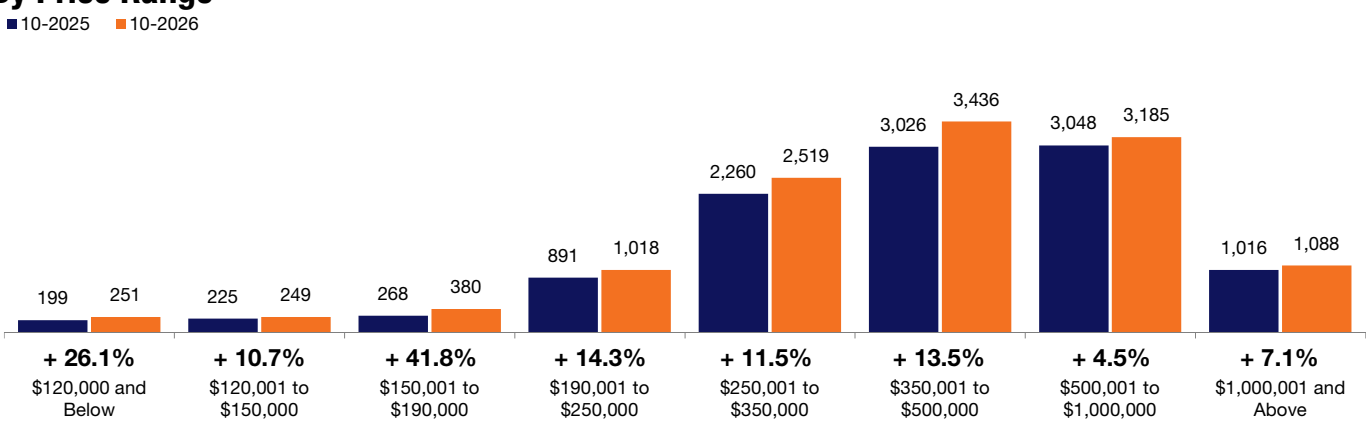
By Price Range	All Properties			Previously Owned			New Construction		
	10-2025	10-2026	Change	10-2025	10-2026	Change	10-2025	10-2026	Change
$120,000 and Below	91.5%	89.7%	- 2.0%	91.5%	89.6%	- 2.1%	94.1%	93.4%	- 0.7%
$120,001 to $150,000	94.8%	93.0%	- 1.9%	94.8%	93.0%	- 1.9%	94.6%	89.0%	- 5.9%
$150,001 to $190,000	96.0%	95.8%	- 0.2%	96.0%	95.7%	- 0.3%	94.2%	97.4%	+ 3.4%
$190,001 to $250,000	98.3%	97.6%	- 0.7%	98.3%	97.6%	- 0.7%	106.2%	98.2%	- 7.5%
$250,001 to $350,000	99.6%	98.9%	- 0.7%	99.6%	98.9%	- 0.7%	99.5%	96.9%	- 2.6%
$350,001 to $500,000	99.2%	99.0%	- 0.2%	99.4%	99.2%	- 0.2%	97.8%	97.4%	- 0.4%
$500,001 to $1,000,000	98.6%	98.6%	0.0%	98.5%	98.6%	+ 0.1%	99.0%	98.5%	- 0.5%
$1,000,001 and Above	96.4%	96.1%	- 0.3%	95.4%	95.3%	- 0.1%	100.8%	100.2%	- 0.6%
All Price Ranges	**98.7%**	**98.4%**	**- 0.3%**	**98.7%**	**98.4%**	**- 0.3%**	**98.7%**	**98.0%**	**- 0.7%**

By Property Type									
	10-2025	10-2026	Change	10-2025	10-2026	Change	10-2025	10-2026	Change
Single-Family Detached	99.2%	98.8%	- 0.4%	99.3%	98.9%	- 0.4%	98.8%	98.1%	- 0.7%
Townhomes	98.0%	97.7%	- 0.3%	98.0%	97.7%	- 0.3%	97.9%	97.5%	- 0.4%
Condominiums	95.2%	94.7%	- 0.5%	95.2%	94.7%	- 0.5%	97.5%	96.0%	- 1.5%
All Property Types	**98.7%**	**98.4%**	**- 0.3%**	**98.7%**	**98.4%**	**- 0.3%**	**98.7%**	**98.0%**	**- 0.7%**

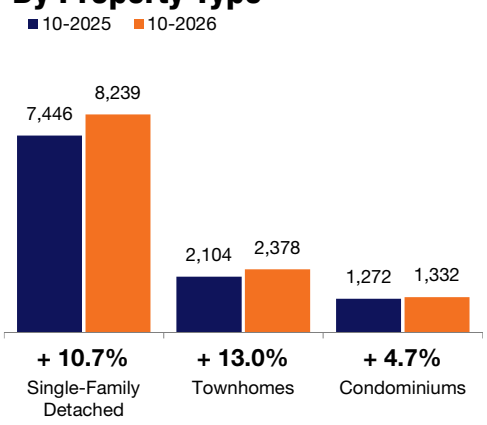
Inventory of Homes for Sale

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



By Property Type



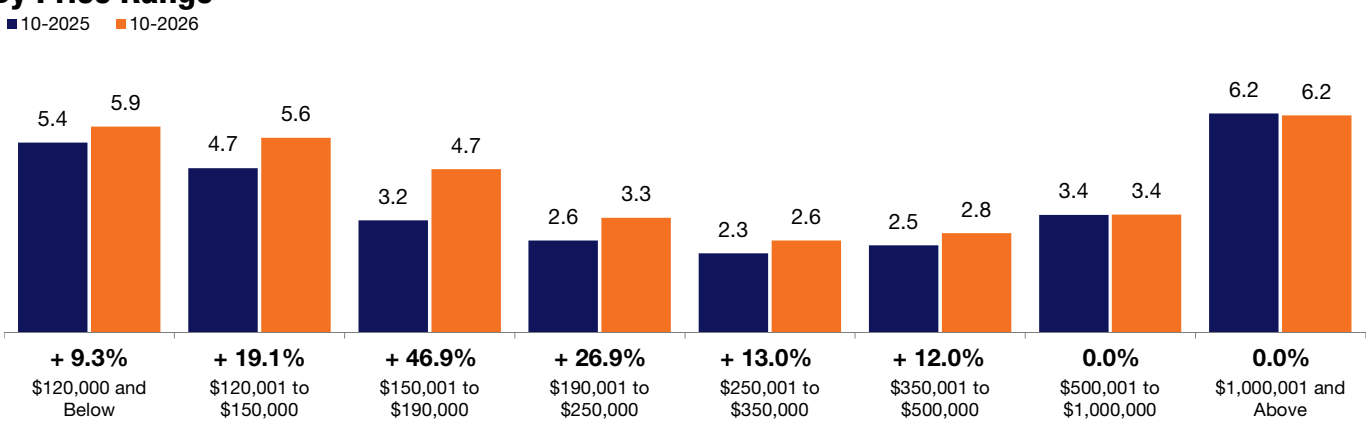
By Price Range	All Properties			Previously Owned			New Construction		
	10-2025	10-2026	Change	10-2025	10-2026	Change	10-2025	10-2026	Change
$120,000 and Below	199	251	+ 26.1%	197	249	+ 26.4%	2	2	0.0%
$120,001 to $150,000	225	249	+ 10.7%	224	246	+ 9.8%	1	3	+ 200.0%
$150,001 to $190,000	268	380	+ 41.8%	267	368	+ 37.8%	1	12	+ 1100.0%
$190,001 to $250,000	891	1,018	+ 14.3%	890	1,014	+ 13.9%	1	4	+ 300.0%
$250,001 to $350,000	2,260	2,519	+ 11.5%	2,115	2,353	+ 11.3%	145	166	+ 14.5%
$350,001 to $500,000	3,026	3,436	+ 13.5%	2,225	2,687	+ 20.8%	801	749	- 6.5%
$500,001 to $1,000,000	3,048	3,185	+ 4.5%	1,944	2,122	+ 9.2%	1,104	1,063	- 3.7%
$1,000,001 and Above	1,016	1,088	+ 7.1%	614	674	+ 9.8%	402	414	+ 3.0%
All Price Ranges	**10,949**	**12,137**	**+ 10.9%**	**8,489**	**9,723**	**+ 14.5%**	**2,460**	**2,414**	**- 1.9%**

By Property Type	10-2025	10-2026	Change	10-2025	10-2026	Change	10-2025	10-2026	Change
Single-Family Detached	7,446	8,239	+ 10.7%	5,507	6,384	+ 15.9%	1,939	1,855	- 4.3%
Townhomes	2,104	2,378	+ 13.0%	1,658	1,949	+ 17.6%	446	429	- 3.8%
Condominiums	1,272	1,332	+ 4.7%	1,245	1,290	+ 3.6%	27	42	+ 55.6%
All Property Types	**10,949**	**12,137**	**+ 10.9%**	**8,489**	**9,723**	**+ 14.5%**	**2,460**	**2,414**	**- 1.9%**

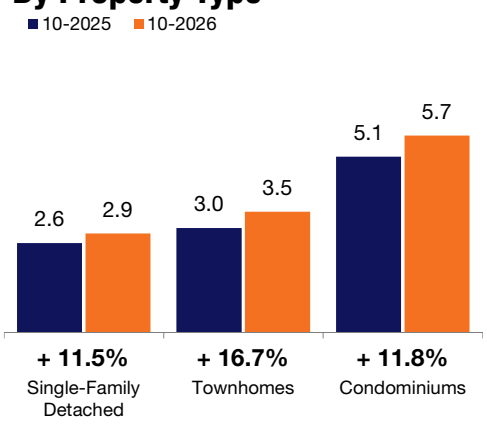
Months Supply of Inventory

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



By Property Type



By Price Range	All Properties			Previously Owned			New Construction		
	10-2025	10-2026	Change	10-2025	10-2026	Change	10-2025	10-2026	Change
$120,000 and Below	5.4	5.9	+ 9.3%	5.5	5.9	+ 7.3%	1.3	1.6	+ 23.1%
$120,001 to $150,000	4.7	5.6	+ 19.1%	4.7	5.5	+ 17.0%	1.0	3.0	+ 200.0%
$150,001 to $190,000	3.2	4.7	+ 46.9%	3.2	4.5	+ 40.6%	1.0	8.6	+ 760.0%
$190,001 to $250,000	2.6	3.3	+ 26.9%	2.6	3.3	+ 26.9%	0.6	3.3	+ 450.0%
$250,001 to $350,000	2.3	2.6	+ 13.0%	2.2	2.5	+ 13.6%	5.4	5.9	+ 9.3%
$350,001 to $500,000	2.5	2.8	+ 12.0%	2.1	2.5	+ 19.0%	5.3	5.2	- 1.9%
$500,001 to $1,000,000	3.4	3.4	0.0%	2.7	2.7	0.0%	5.9	6.1	+ 3.4%
$1,000,001 and Above	6.2	6.2	0.0%	4.6	4.7	+ 2.2%	13.7	13.0	- 5.1%
All Price Ranges	**2.8**	**3.2**	**+ 14.3%**	**2.5**	**2.9**	**+ 16.0%**	**6.1**	**6.3**	**+ 3.3%**

By Property Type	All Properties			Previously Owned			New Construction		
	10-2025	10-2026	Change	10-2025	10-2026	Change	10-2025	10-2026	Change
Single-Family Detached	2.6	2.9	+ 11.5%	2.2	2.5	+ 13.6%	6.2	6.1	- 1.6%
Townhomes	3.0	3.5	+ 16.7%	2.7	3.2	+ 18.5%	5.6	5.9	+ 5.4%
Condominiums	5.1	5.7	+ 11.8%	5.1	5.6	+ 9.8%	8.7	16.2	+ 86.2%
All Property Types	**2.8**	**3.2**	**+ 14.3%**	**2.5**	**2.9**	**+ 16.0%**	**6.1**	**6.3**	**+ 3.3%**