

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®

June 2025

U.S. sales of new single-family homes decreased 13.7% month-over-month and 6.3% year-over-year to a seasonally adjusted annual rate of 623,000 units, according to the U.S. Census Bureau. The median sales price of a new home increased 3.7% from the previous month to \$426,600. There were 507,000 new homes for sale going into June, equivalent to a 9.8-month supply at the current sales pace. For the 12-month period spanning July 2024 through June 2025, Pending Sales in the Twin Cities area were up 1.4 percent overall. The price range with the largest gain in sales was the \$1,000,001 and Above range, where they increased 18.6 percent.

The overall Median Sales Price was up 2.7 percent to \$385,000. The property type with the largest price gain was the Single-Family Detached segment, where prices increased 3.9 percent to \$422,000. The price range that tended to sell the quickest was the \$250,001 to \$350,000 range at 39 days; the price range that tended to sell the slowest was the \$120,000 and Below range at 85 days.

Market-wide, inventory levels were up 2.0 percent. The property type that gained the most inventory was the Condo segment, where it increased 14.2 percent. That amounts to 2.3 months supply for Single-Family Detached homes, 2.6 months supply for Townhomes and 5.0 months supply for Condos.

Quick Facts

+ 18.6%	+ 2.6%	+ 3.4%
Price Range With the Strongest Sales:	Property Type With Strongest Sales:	Construction Status With Strongest Sales:
\$1,000,001 and Above	Single-Family Detached	Previously Owned

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Days on Market Until Sale	3
Median Sales Price	4
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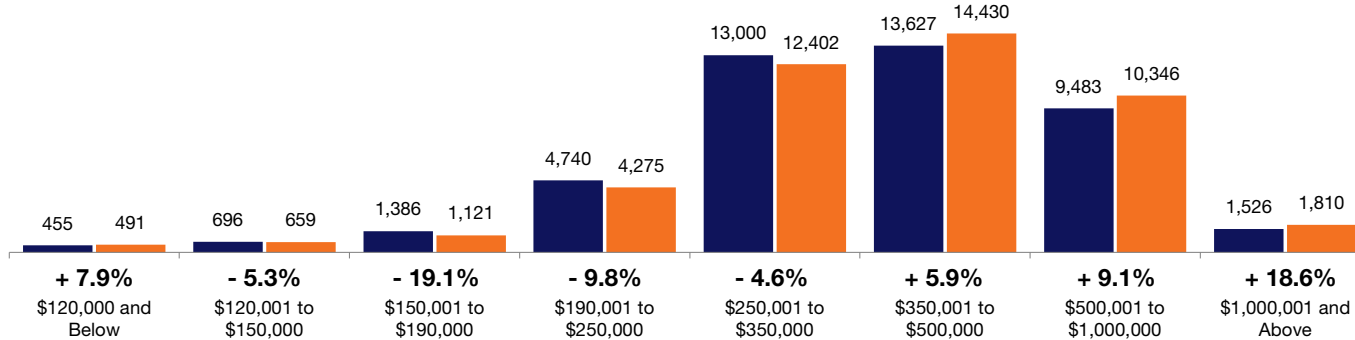
Pending Sales

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



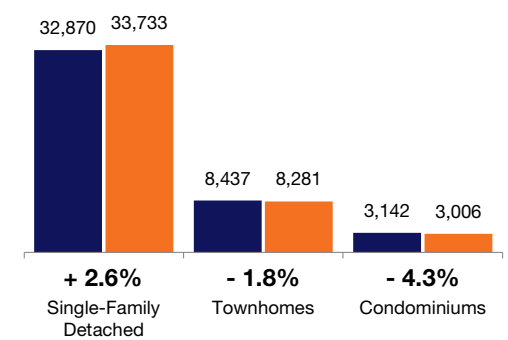
By Price Range

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



All Properties

By Price Range	6-2024	6-2025	Change
\$120,000 and Below	455	491	+ 7.9%
\$120,001 to \$150,000	696	659	- 5.3%
\$150,001 to \$190,000	1,386	1,121	- 19.1%
\$190,001 to \$250,000	4,740	4,275	- 9.8%
\$250,001 to \$350,000	13,000	12,402	- 4.6%
\$350,001 to \$500,000	13,627	14,430	+ 5.9%
\$500,001 to \$1,000,000	9,483	10,346	+ 9.1%
\$1,000,001 and Above	1,526	1,810	+ 18.6%
All Price Ranges	44,913	45,534	+ 1.4%

Previously Owned

6-2024	6-2025	Change
451	482	+ 6.9%
687	648	- 5.7%
1,370	1,102	- 19.6%
4,692	4,243	- 9.6%
12,313	11,944	- 3.0%
11,156	12,368	+ 10.9%
7,038	7,993	+ 13.6%
1,170	1,433	+ 22.5%
38,877	40,213	+ 3.4%

New Construction

6-2024	6-2025	Change
0	3	--
3	7	+ 133.3%
1	7	+ 600.0%
14	10	- 28.6%
604	398	- 34.1%
2,397	1,969	- 17.9%
2,333	2,238	- 4.1%
322	354	+ 9.9%
5,674	4,986	- 12.1%

By Property Type	6-2024	6-2025	Change
Single-Family Detached	32,870	33,733	+ 2.6%
Townhomes	8,437	8,281	- 1.8%
Condominiums	3,142	3,006	- 4.3%
All Property Types	44,913	45,534	+ 1.4%

6-2024	6-2025	Change	6-2024	6-2025	Change
28,520	29,639	+ 3.9%	4,085	3,825	- 6.4%
6,879	7,192	+ 4.6%	1,496	1,046	- 30.1%
3,084	2,952	- 4.3%	25	32	+ 28.0%
38,877	40,213	+ 3.4%	5,674	4,986	- 12.1%

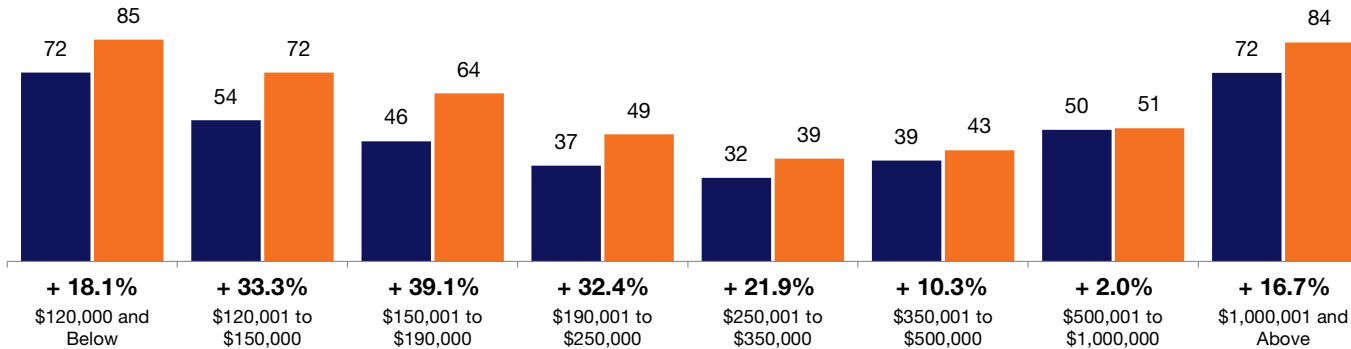
Days on Market Until Sale

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



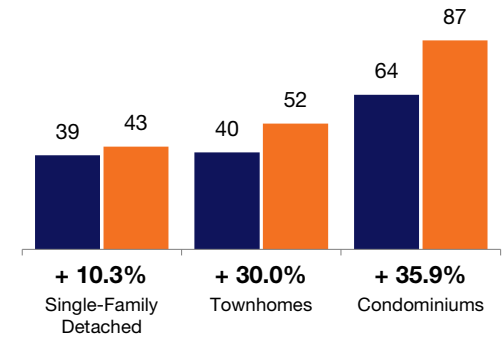
By Price Range

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



All Properties

By Price Range	6-2024	6-2025	Change
\$120,000 and Below	72	85	+ 18.1%
\$120,001 to \$150,000	54	72	+ 33.3%
\$150,001 to \$190,000	46	64	+ 39.1%
\$190,001 to \$250,000	37	49	+ 32.4%
\$250,001 to \$350,000	32	39	+ 21.9%
\$350,001 to \$500,000	39	43	+ 10.3%
\$500,001 to \$1,000,000	50	51	+ 2.0%
\$1,000,001 and Above	72	84	+ 16.7%
All Price Ranges	41	47	+ 14.6%

Previously Owned

6-2024	6-2025	Change	6-2024	6-2025	Change
72	85	+ 18.1%	0	49	--
54	71	+ 31.5%	67	148	+ 120.9%
46	64	+ 39.1%	331	133	- 59.8%
37	49	+ 32.4%	83	63	- 24.1%
30	38	+ 26.7%	63	82	+ 30.2%
33	37	+ 12.1%	69	78	+ 13.0%
43	47	+ 9.3%	77	68	- 11.7%
63	77	+ 22.2%	108	112	+ 3.7%
36	44	+ 22.2%	73	76	+ 4.1%

New Construction

By Property Type	6-2024	6-2025	Change
Single-Family Detached	39	43	+ 10.3%
Townhomes	40	52	+ 30.0%
Condominiums	64	87	+ 35.9%
All Property Types	41	47	+ 14.6%

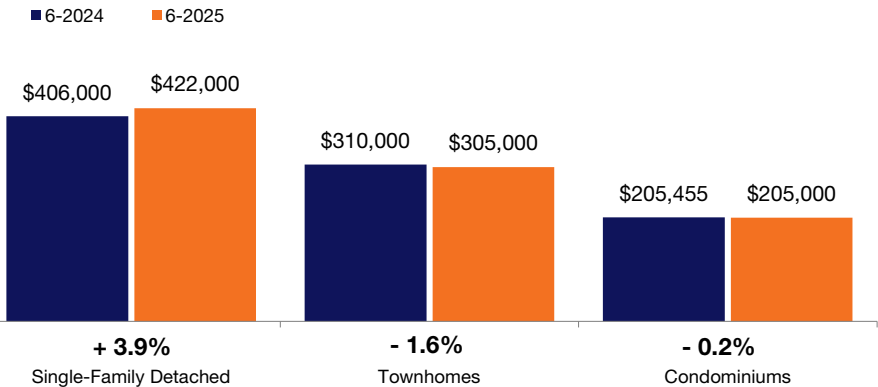
6-2024	6-2025	Change	6-2024	6-2025	Change
34	39	+ 14.7%	75	74	- 1.3%
34	48	+ 41.2%	69	83	+ 20.3%
64	86	+ 34.4%	90	136	+ 51.1%
36	44	+ 22.2%	73	76	+ 4.1%

Median Sales Price

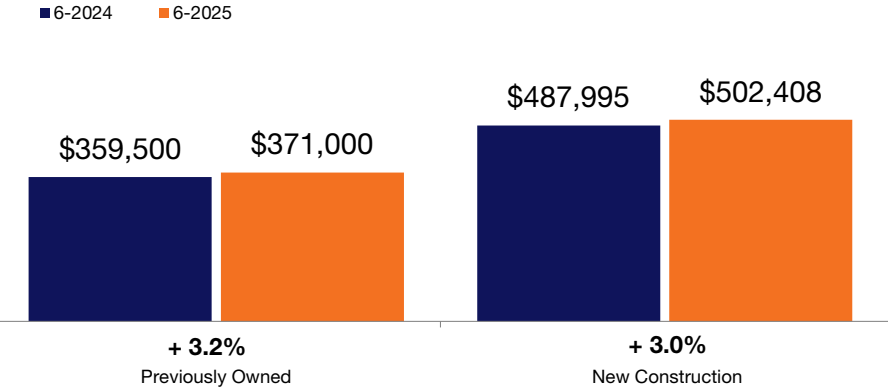
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Property Type



By Construction Status



All Properties			
By Property Type	6-2024	6-2025	Change
Single-Family Detached	\$406,000	\$422,000	+ 3.9%
Townhomes	\$310,000	\$305,000	- 1.6%
Condominiums	\$205,455	\$205,000	- 0.2%
All Property Types	\$375,000	\$385,000	+ 2.7%

Previously Owned			New Construction		
6-2024	6-2025	Change	6-2024	6-2025	Change
\$390,000	\$405,000	+ 3.8%	\$528,825	\$543,473	+ 2.8%
\$290,000	\$293,000	+ 1.0%	\$380,688	\$389,945	+ 2.4%
\$205,000	\$205,000	0.0%	\$1,114,458	\$368,584	- 66.9%
\$359,500	\$371,000	+ 3.2%	\$487,995	\$502,408	+ 3.0%

Price Per Square Foot

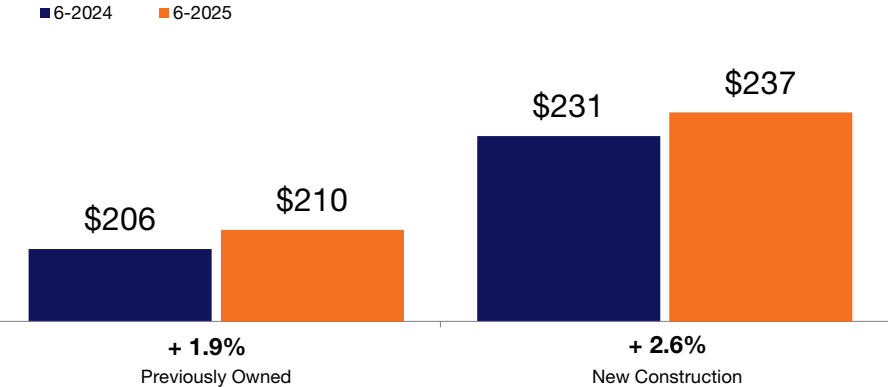
Average price of closed sales divided by the average square footage of closed sales. **Based on a rolling 12-month average.**



By Property Type



By Construction Status



All Properties			
By Property Type	6-2024	6-2025	Change
Single-Family Detached	\$211	\$217	+ 2.8%
Townhomes	\$195	\$193	- 1.0%
Condominiums	\$233	\$229	- 1.7%
All Property Types	\$209	\$213	+ 1.9%

Previously Owned			New Construction		
6-2024	6-2025	Change	6-2024	6-2025	Change
\$208	\$214	+ 2.9%	\$232	\$239	+ 3.0%
\$190	\$189	- 0.5%	\$218	\$223	+ 2.3%
\$227	\$227	0.0%	\$684	\$444	- 35.1%
\$206	\$210	+ 1.9%	\$231	\$237	+ 2.6%

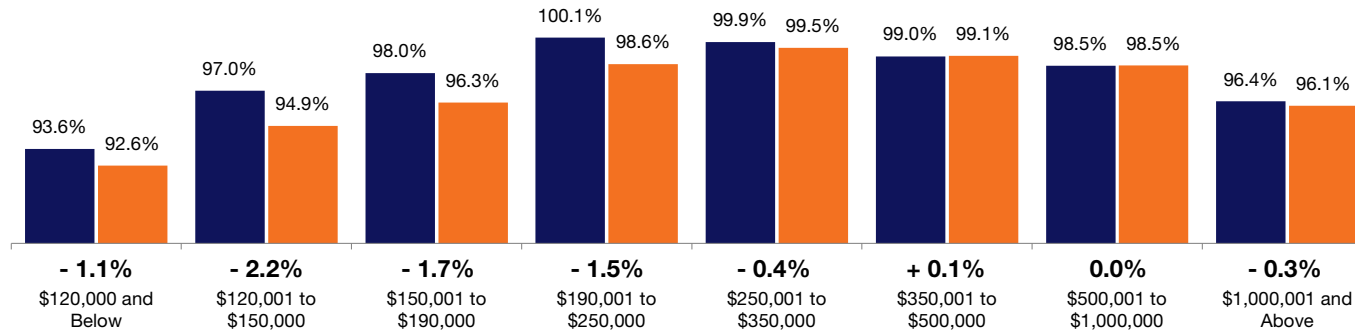
Percent of Original List Price Received

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.**



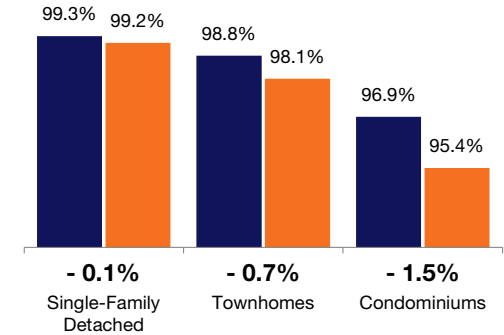
By Price Range

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



All Properties

By Price Range	6-2024	6-2025	Change
\$120,000 and Below	93.6%	92.6%	- 1.1%
\$120,001 to \$150,000	97.0%	94.9%	- 2.2%
\$150,001 to \$190,000	98.0%	96.3%	- 1.7%
\$190,001 to \$250,000	100.1%	98.6%	- 1.5%
\$250,001 to \$350,000	99.9%	99.5%	- 0.4%
\$350,001 to \$500,000	99.0%	99.1%	+ 0.1%
\$500,001 to \$1,000,000	98.5%	98.5%	0.0%
\$1,000,001 and Above	96.4%	96.1%	- 0.3%
All Price Ranges	99.1%	98.7%	- 0.4%

Previously Owned

6-2024	6-2025	Change	6-2024	6-2025	Change
93.6%	92.6%	- 1.1%	0.0%	92.6%	--
97.0%	94.9%	- 2.2%	97.3%	95.9%	- 1.4%
98.0%	96.3%	- 1.7%	95.8%	90.1%	- 5.9%
100.1%	98.5%	- 1.6%	96.6%	107.4%	+ 11.2%
100.0%	99.6%	- 0.4%	96.3%	98.6%	+ 2.4%
99.4%	99.3%	- 0.1%	97.2%	97.9%	+ 0.7%
98.4%	98.3%	- 0.1%	98.6%	99.0%	+ 0.4%
95.3%	95.2%	- 0.1%	100.5%	100.3%	- 0.2%
99.2%	98.7%	- 0.5%	97.9%	98.6%	+ 0.7%

New Construction

By Property Type	6-2024	6-2025	Change
Single-Family Detached	99.3%	99.2%	- 0.1%
Townhomes	98.8%	98.1%	- 0.7%
Condominiums	96.9%	95.4%	- 1.5%
All Property Types	99.1%	98.7%	- 0.4%

6-2024	6-2025	Change	6-2024	6-2025	Change
99.5%	99.2%	- 0.3%	98.4%	98.8%	+ 0.4%
99.3%	98.1%	- 1.2%	96.3%	97.7%	+ 1.5%
96.9%	95.4%	- 1.5%	101.3%	95.7%	- 5.5%
99.2%	98.7%	- 0.5%	97.9%	98.6%	+ 0.7%

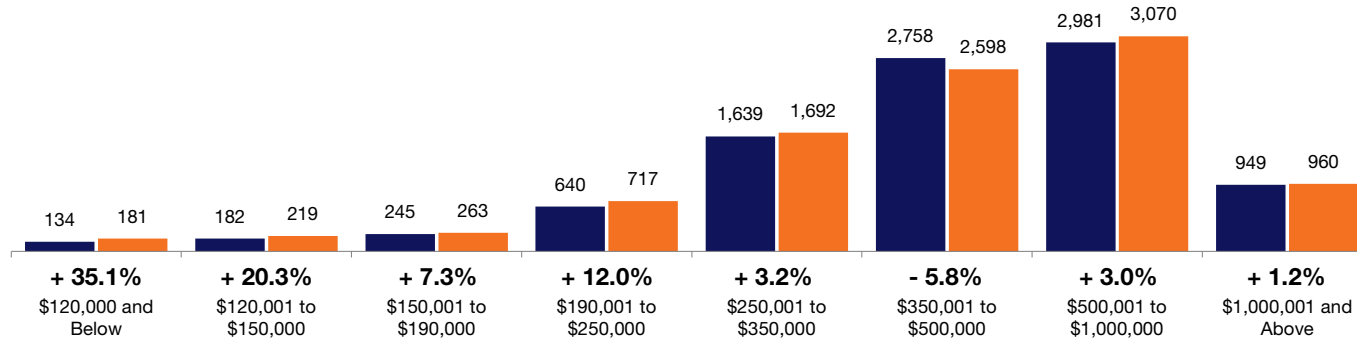
Inventory of Homes for Sale

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



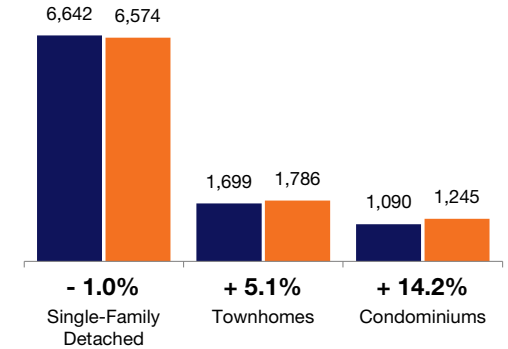
By Price Range

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



All Properties

By Price Range	6-2024	6-2025	Change
\$120,000 and Below	134	181	+ 35.1%
\$120,001 to \$150,000	182	219	+ 20.3%
\$150,001 to \$190,000	245	263	+ 7.3%
\$190,001 to \$250,000	640	717	+ 12.0%
\$250,001 to \$350,000	1,639	1,692	+ 3.2%
\$350,001 to \$500,000	2,758	2,598	- 5.8%
\$500,001 to \$1,000,000	2,981	3,070	+ 3.0%
\$1,000,001 and Above	949	960	+ 1.2%
All Price Ranges	9,528	9,715	+ 2.0%

Previously Owned

6-2024	6-2025	Change
131	175	+ 33.6%
178	218	+ 22.5%
241	259	+ 7.5%
637	714	+ 12.1%
1,498	1,598	+ 6.7%
1,847	1,886	+ 2.1%
1,786	1,953	+ 9.4%
645	639	- 0.9%
6,963	7,455	+ 7.1%

New Construction

6-2024	6-2025	Change
3	6	+ 100.0%
4	1	- 75.0%
4	4	0.0%
3	3	0.0%
141	94	- 33.3%
911	712	- 21.8%
1,195	1,117	- 6.5%
304	321	+ 5.6%
2,565	2,260	- 11.9%

By Property Type	6-2024	6-2025	Change
Single-Family Detached	6,642	6,574	- 1.0%
Townhomes	1,699	1,786	+ 5.1%
Condominiums	1,090	1,245	+ 14.2%
All Property Types	9,528	9,715	+ 2.0%

6-2024	6-2025	Change
4,654	4,798	+ 3.1%
1,188	1,368	+ 15.2%
1,051	1,214	+ 15.5%
6,963	7,455	+ 7.1%

6-2024	6-2025	Change
1,988	1,776	- 10.7%
511	418	- 18.2%
39	31	- 20.5%
2,565	2,260	- 11.9%

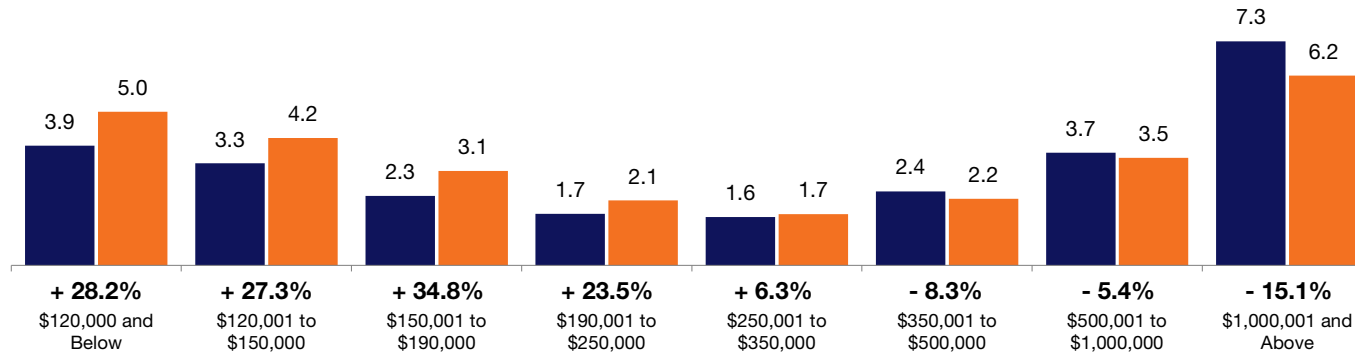
Months Supply of Inventory

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.



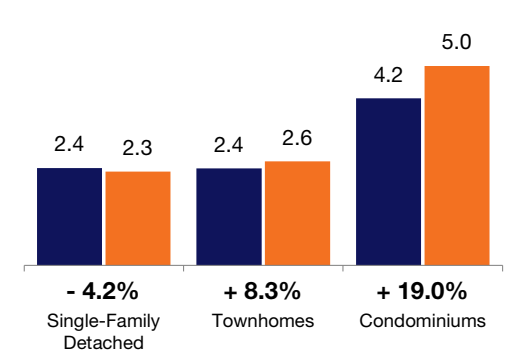
By Price Range

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



All Properties

By Price Range	6-2024	6-2025	Change
\$120,000 and Below	3.9	5.0	+ 28.2%
\$120,001 to \$150,000	3.3	4.2	+ 27.3%
\$150,001 to \$190,000	2.3	3.1	+ 34.8%
\$190,001 to \$250,000	1.7	2.1	+ 23.5%
\$250,001 to \$350,000	1.6	1.7	+ 6.3%
\$350,001 to \$500,000	2.4	2.2	- 8.3%
\$500,001 to \$1,000,000	3.7	3.5	- 5.4%
\$1,000,001 and Above	7.3	6.2	- 15.1%
All Price Ranges	2.5	2.6	+ 4.0%

Previously Owned

6-2024	6-2025	Change
3.9	4.9	+ 25.6%
3.3	4.2	+ 27.3%
2.2	3.1	+ 40.9%
1.7	2.1	+ 23.5%
1.5	1.6	+ 6.7%
2.0	1.8	- 10.0%
2.9	2.9	0.0%
6.3	5.1	- 19.0%
2.1	2.2	+ 4.8%

New Construction

6-2024	6-2025	Change
1.8	3.8	+ 111.1%
3.2	0.7	- 78.1%
2.0	4.0	+ 100.0%
0.8	2.1	+ 162.5%
4.0	3.3	- 17.5%
4.5	4.4	- 2.2%
5.9	5.8	- 1.7%
11.4	11.0	- 3.5%
5.4	5.4	0.0%

By Property Type	6-2024	6-2025	Change
Single-Family Detached	2.4	2.3	- 4.2%
Townhomes	2.4	2.6	+ 8.3%
Condominiums	4.2	5.0	+ 19.0%
All Property Types	2.5	2.6	+ 4.0%

6-2024	6-2025	Change
2.0	1.9	- 5.0%
2.1	2.3	+ 9.5%
4.1	4.9	+ 19.5%
2.1	2.2	+ 4.8%

6-2024	6-2025	Change
5.8	5.6	- 3.4%
4.1	4.8	+ 17.1%
14.0	10.7	- 23.6%
5.4	5.4	0.0%