

# 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®

## May 2026

U.S. pending home sales increased for the third straight month, rising 1.4%, according to the National Association of REALTORS®, led by gains in the Northeast, Midwest, and West. On a year-over-year basis, pending sales were up 3.2%, with contract activity increasing in the Midwest, South, and West. For the 12-month period spanning June 2025 through May 2026, Pending Sales in the Twin Cities area were up 1.8 percent overall. The price range with the largest gain in sales was the \$120,000 and Below range, where they increased 14.9 percent.

The overall Median Sales Price was up 1.3 percent to \$390,000. The property type with the largest price gain was the Single-Family Detached segment, where prices increased 1.9 percent to \$428,000. 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 105 days.

Market-wide, inventory levels were up 4.0 percent. The property type that gained the most inventory was the Townhomes segment, where it increased 11.8 percent. That amounts to 2.4 months supply for Single-Family Detached homes, 3.1 months supply for Townhomes and 5.5 months supply for Condos.

## Quick Facts

**+ 14.9%**

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

**+ 2.8%**

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

**+ 2.8%**

Construction Status With  
Strongest Sales:  
**Previously Owned**

Pending Sales	<b>2</b>
Days on Market Until Sale	<b>3</b>
Median Sales Price	<b>4</b>
Price Per Square Foot	<b>5</b>
Percent of Original List Price Received	<b>6</b>
Inventory of Homes for Sale	<b>7</b>
Months Supply of Inventory	<b>8</b>

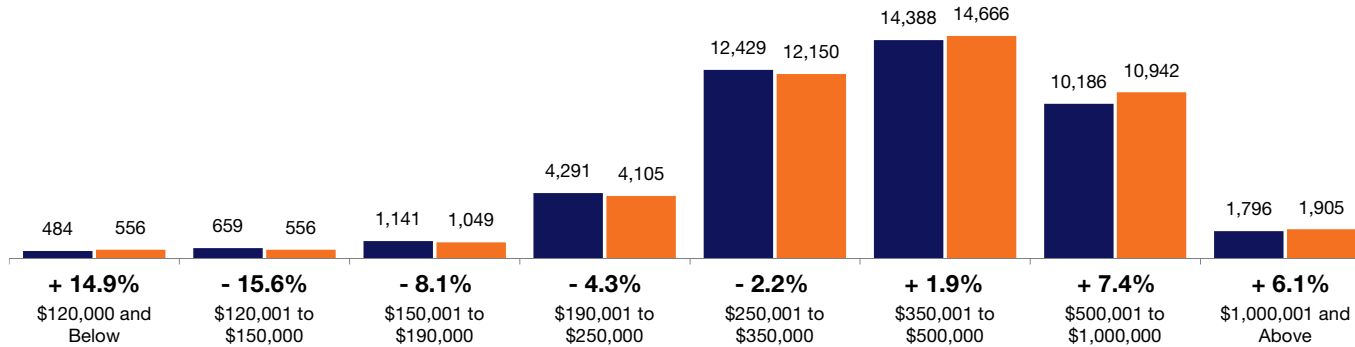
# Pending Sales

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



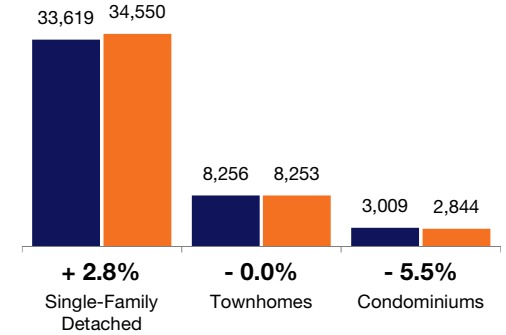
## By Price Range

■ 5-2025 ■ 5-2026



## By Property Type

■ 5-2025 ■ 5-2026



## All Properties

By Price Range	5-2025	5-2026	Change
\$120,000 and Below	484	556	+ 14.9%
\$120,001 to \$150,000	659	556	- 15.6%
\$150,001 to \$190,000	1,141	1,049	- 8.1%
\$190,001 to \$250,000	4,291	4,105	- 4.3%
\$250,001 to \$350,000	12,429	12,150	- 2.2%
\$350,001 to \$500,000	14,388	14,666	+ 1.9%
\$500,001 to \$1,000,000	10,186	10,942	+ 7.4%
\$1,000,001 and Above	1,796	1,905	+ 6.1%
<b>All Price Ranges</b>	<b>45,393</b>	<b>46,210</b>	<b>+ 1.8%</b>

## Previously Owned

5-2025	5-2026	Change
478	545	+ 14.0%
646	550	- 14.9%
1,120	1,039	- 7.2%
4,256	4,086	- 4.0%
11,977	11,655	- 2.7%
12,308	12,823	+ 4.2%
7,848	8,855	+ 12.8%
1,409	1,570	+ 11.4%
<b>40,045</b>	<b>41,157</b>	<b>+ 2.8%</b>

## New Construction

5-2025	5-2026	Change
2	6	+ 200.0%
9	1	- 88.9%
6	3	- 50.0%
9	10	+ 11.1%
385	464	+ 20.5%
1,973	1,798	- 8.9%
2,204	2,031	- 7.8%
362	321	- 11.3%
<b>4,951</b>	<b>4,677</b>	<b>- 5.5%</b>

## By Property Type

5-2025	5-2026	Change
33,619	34,550	+ 2.8%
8,256	8,253	- 0.0%
3,009	2,844	- 5.5%
<b>45,393</b>	<b>46,210</b>	<b>+ 1.8%</b>

5-2025	5-2026	Change	5-2025	5-2026	Change
29,529	30,610	+ 3.7%	3,773	3,630	- 3.8%
7,142	7,299	+ 2.2%	1,062	912	- 14.1%
2,950	2,789	- 5.5%	33	36	+ 9.1%
<b>40,045</b>	<b>41,157</b>	<b>+ 2.8%</b>	<b>4,951</b>	<b>4,677</b>	<b>- 5.5%</b>

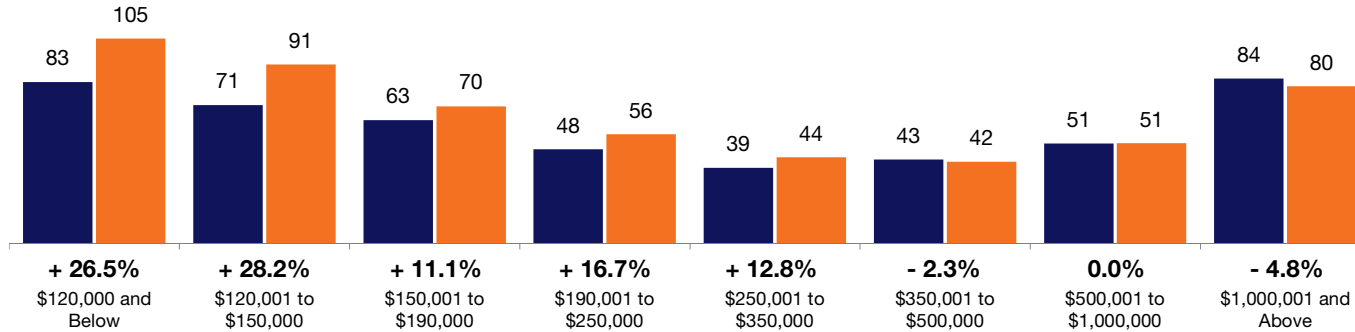
# Days on Market Until Sale

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



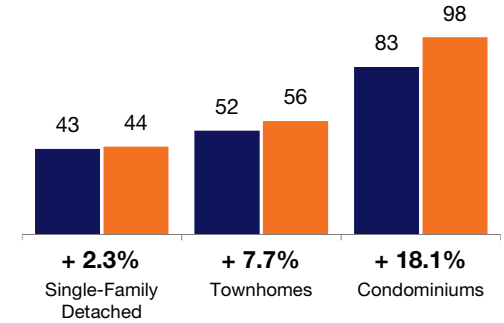
## By Price Range

■ 5-2025 ■ 5-2026



## By Property Type

■ 5-2025 ■ 5-2026



## All Properties

By Price Range	5-2025	5-2026	Change
\$120,000 and Below	83	105	+ 26.5%
\$120,001 to \$150,000	71	91	+ 28.2%
\$150,001 to \$190,000	63	70	+ 11.1%
\$190,001 to \$250,000	48	56	+ 16.7%
\$250,001 to \$350,000	39	44	+ 12.8%
\$350,001 to \$500,000	43	42	- 2.3%
\$500,001 to \$1,000,000	51	51	0.0%
\$1,000,001 and Above	84	80	- 4.8%
<b>All Price Ranges</b>	<b>47</b>	<b>49</b>	<b>+ 4.3%</b>

## Previously Owned

5-2025	5-2026	Change	5-2025	5-2026	Change
83	104	+ 25.3%	50	190	+ 280.0%
70	91	+ 30.0%	120	145	+ 20.8%
63	70	+ 11.1%	133	59	- 55.6%
48	56	+ 16.7%	63	93	+ 47.6%
37	42	+ 13.5%	77	87	+ 13.0%
37	37	0.0%	77	74	- 3.9%
47	48	+ 2.1%	67	68	+ 1.5%
78	72	- 7.7%	112	118	+ 5.4%
<b>43</b>	<b>46</b>	<b>+ 7.0%</b>	<b>75</b>	<b>76</b>	<b>+ 1.3%</b>

## New Construction

By Property Type	5-2025	5-2026	Change
Single-Family Detached	43	44	+ 2.3%
Townhomes	52	56	+ 7.7%
Condominiums	83	98	+ 18.1%
<b>All Property Types</b>	<b>47</b>	<b>49</b>	<b>+ 4.3%</b>

5-2025	5-2026	Change	5-2025	5-2026	Change
39	40	+ 2.6%	73	75	+ 2.7%
47	54	+ 14.9%	81	77	- 4.9%
83	97	+ 16.9%	128	190	+ 48.4%
<b>43</b>	<b>46</b>	<b>+ 7.0%</b>	<b>75</b>	<b>76</b>	<b>+ 1.3%</b>

# Median Sales Price

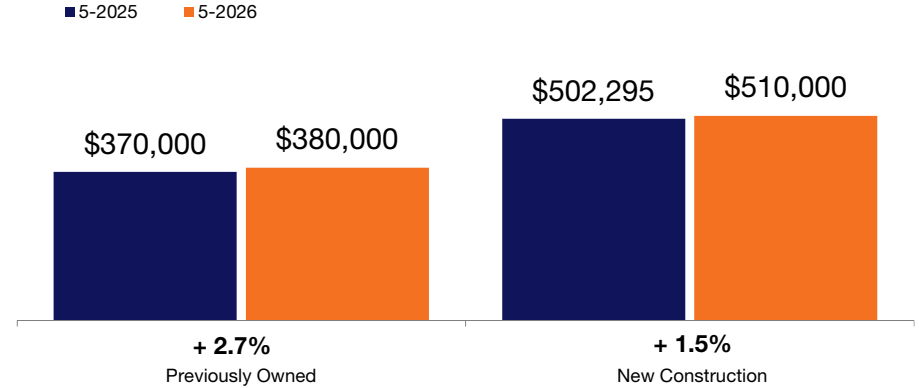
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



## By Property Type



## By Construction Status



### All Properties

By Property Type	5-2025	5-2026	Change
Single-Family Detached	\$420,000	\$428,000	+ 1.9%
Townhomes	\$305,000	\$304,000	- 0.3%
Condominiums	\$205,000	\$204,450	- 0.3%
<b>All Property Types</b>	<b>\$385,000</b>	<b>\$390,000</b>	<b>+ 1.3%</b>

### Previously Owned

5-2025	5-2026	Change
\$401,000	\$415,000	+ 3.5%
\$291,750	\$292,000	+ 0.1%
\$205,000	\$200,000	- 2.4%
<b>\$370,000</b>	<b>\$380,000</b>	<b>+ 2.7%</b>

### New Construction

5-2025	5-2026	Change
\$541,897	\$544,478	+ 0.5%
\$389,990	\$376,055	- 3.6%
\$419,204	\$441,237	+ 5.3%
<b>\$502,295</b>	<b>\$510,000</b>	<b>+ 1.5%</b>

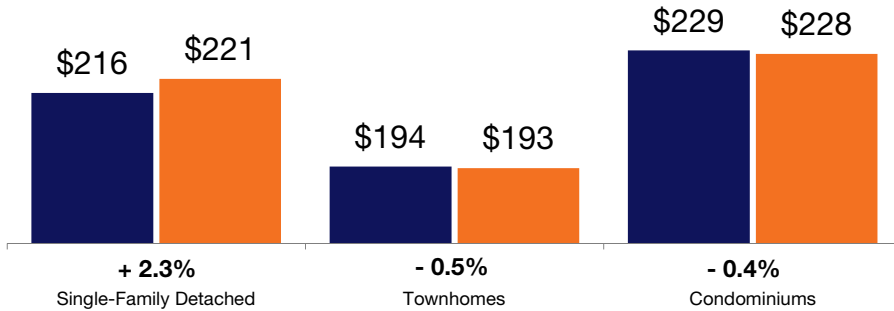
# Price Per Square Foot

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



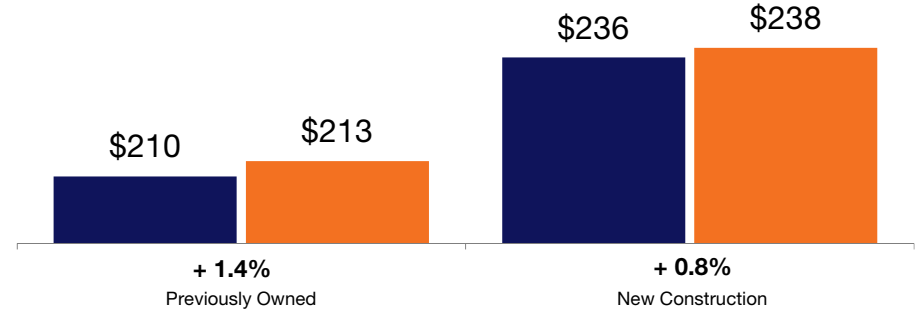
## By Property Type

■ 5-2025 ■ 5-2026



## By Construction Status

■ 5-2025 ■ 5-2026



### All Properties

By Property Type	5-2025	5-2026	Change
Single-Family Detached	\$216	\$221	+ 2.3%
Townhomes	\$194	\$193	- 0.5%
Condominiums	\$229	\$228	- 0.4%
<b>All Property Types</b>	<b>\$213</b>	<b>\$216</b>	<b>+ 1.4%</b>

### Previously Owned

5-2025	5-2026	Change	5-2025	5-2026	Change
\$213	\$218	+ 2.3%	\$238	\$240	+ 0.8%
\$189	\$189	0.0%	\$223	\$225	+ 0.9%
\$227	\$225	- 0.9%	\$460	\$465	+ 1.1%
<b>\$210</b>	<b>\$213</b>	<b>+ 1.4%</b>	<b>\$236</b>	<b>\$238</b>	<b>+ 0.8%</b>

### New Construction

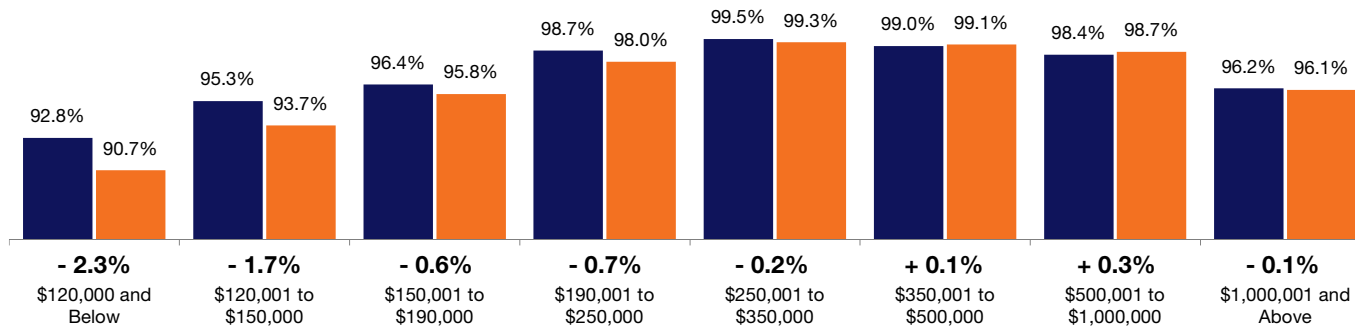
# Percent of Original List Price Received



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.**

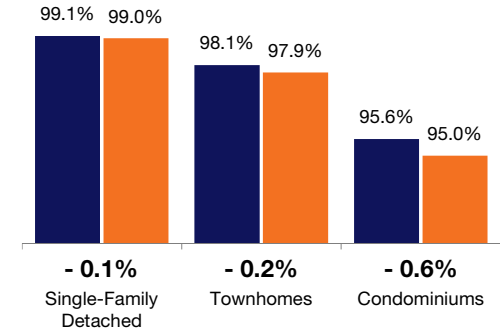
## By Price Range

■ 5-2025 ■ 5-2026



## By Property Type

■ 5-2025 ■ 5-2026



## All Properties

By Price Range	5-2025	5-2026	Change
\$120,000 and Below	92.8%	90.7%	- 2.3%
\$120,001 to \$150,000	95.3%	93.7%	- 1.7%
\$150,001 to \$190,000	96.4%	95.8%	- 0.6%
\$190,001 to \$250,000	98.7%	98.0%	- 0.7%
\$250,001 to \$350,000	99.5%	99.3%	- 0.2%
\$350,001 to \$500,000	99.0%	99.1%	+ 0.1%
\$500,001 to \$1,000,000	98.4%	98.7%	+ 0.3%
\$1,000,001 and Above	96.2%	96.1%	- 0.1%
<b>All Price Ranges</b>	<b>98.7%</b>	<b>98.6%</b>	<b>- 0.1%</b>

## Previously Owned

5-2025	5-2026	Change	5-2025	5-2026	Change
92.8%	90.6%	- 2.4%	95.1%	96.6%	+ 1.6%
95.3%	93.7%	- 1.7%	97.2%	89.3%	- 8.1%
96.5%	95.8%	- 0.7%	90.1%	96.1%	+ 6.7%
98.7%	97.9%	- 0.8%	105.4%	105.1%	- 0.3%
99.5%	99.3%	- 0.2%	98.5%	98.5%	0.0%
99.2%	99.4%	+ 0.2%	98.0%	97.6%	- 0.4%
98.2%	98.6%	+ 0.4%	99.1%	98.7%	- 0.4%
95.2%	95.1%	- 0.1%	100.4%	100.6%	+ 0.2%
<b>98.7%</b>	<b>98.6%</b>	<b>- 0.1%</b>	<b>98.7%</b>	<b>98.4%</b>	<b>- 0.3%</b>

## New Construction

By Property Type	5-2025	5-2026	Change
Single-Family Detached	99.1%	99.0%	- 0.1%
Townhomes	98.1%	97.9%	- 0.2%
Condominiums	95.6%	95.0%	- 0.6%
<b>All Property Types</b>	<b>98.7%</b>	<b>98.6%</b>	<b>- 0.1%</b>

5-2025	5-2026	Change	5-2025	5-2026	Change
99.2%	99.1%	- 0.1%	98.9%	98.5%	- 0.4%
98.2%	97.9%	- 0.3%	97.7%	97.7%	0.0%
95.6%	95.0%	- 0.6%	95.7%	97.8%	+ 2.2%
<b>98.7%</b>	<b>98.6%</b>	<b>- 0.1%</b>	<b>98.7%</b>	<b>98.4%</b>	<b>- 0.3%</b>

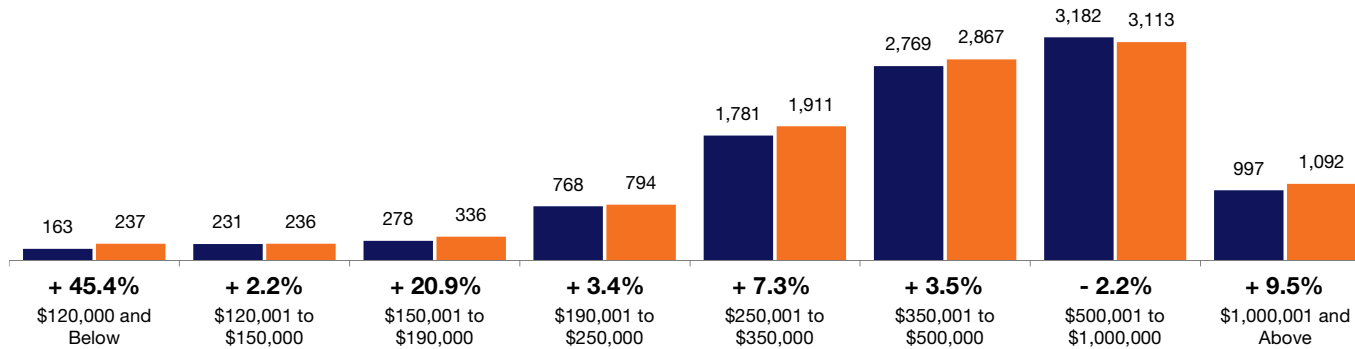
# Inventory of Homes for Sale

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



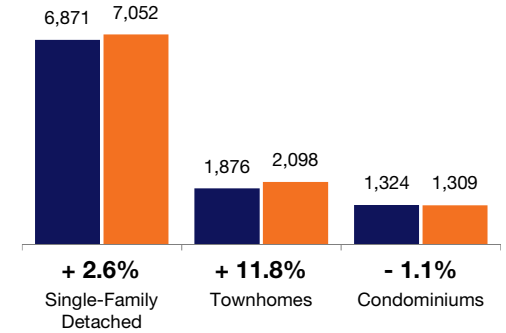
## By Price Range

■ 5-2025 ■ 5-2026



## By Property Type

■ 5-2025 ■ 5-2026



## All Properties

By Price Range	5-2025	5-2026	Change
\$120,000 and Below	163	237	+ 45.4%
\$120,001 to \$150,000	231	236	+ 2.2%
\$150,001 to \$190,000	278	336	+ 20.9%
\$190,001 to \$250,000	768	794	+ 3.4%
\$250,001 to \$350,000	1,781	1,911	+ 7.3%
\$350,001 to \$500,000	2,769	2,867	+ 3.5%
\$500,001 to \$1,000,000	3,182	3,113	- 2.2%
\$1,000,001 and Above	997	1,092	+ 9.5%
<b>All Price Ranges</b>	<b>10,194</b>	<b>10,600</b>	<b>+ 4.0%</b>

## Previously Owned

5-2025	5-2026	Change	5-2025	5-2026	Change
156	235	+ 50.6%	7	2	- 71.4%
230	236	+ 2.6%	1	0	- 100.0%
275	332	+ 20.7%	3	4	+ 33.3%
762	793	+ 4.1%	6	1	- 83.3%
1,663	1,789	+ 7.6%	118	122	+ 3.4%
1,931	2,146	+ 11.1%	838	721	- 14.0%
1,981	2,028	+ 2.4%	1,201	1,085	- 9.7%
663	712	+ 7.4%	334	380	+ 13.8%
<b>7,683</b>	<b>8,285</b>	<b>+ 7.8%</b>	<b>2,511</b>	<b>2,315</b>	<b>- 7.8%</b>

## New Construction

By Property Type	5-2025	5-2026	Change
Single-Family Detached	6,871	7,052	+ 2.6%
Townhomes	1,876	2,098	+ 11.8%
Condominiums	1,324	1,309	- 1.1%
<b>All Property Types</b>	<b>10,194</b>	<b>10,600</b>	<b>+ 4.0%</b>

5-2025	5-2026	Change	5-2025	5-2026	Change
4,926	5,224	+ 6.0%	1,945	1,828	- 6.0%
1,382	1,712	+ 23.9%	494	386	- 21.9%
1,287	1,288	+ 0.1%	37	21	- 43.2%
<b>7,683</b>	<b>8,285</b>	<b>+ 7.8%</b>	<b>2,511</b>	<b>2,315</b>	<b>- 7.8%</b>

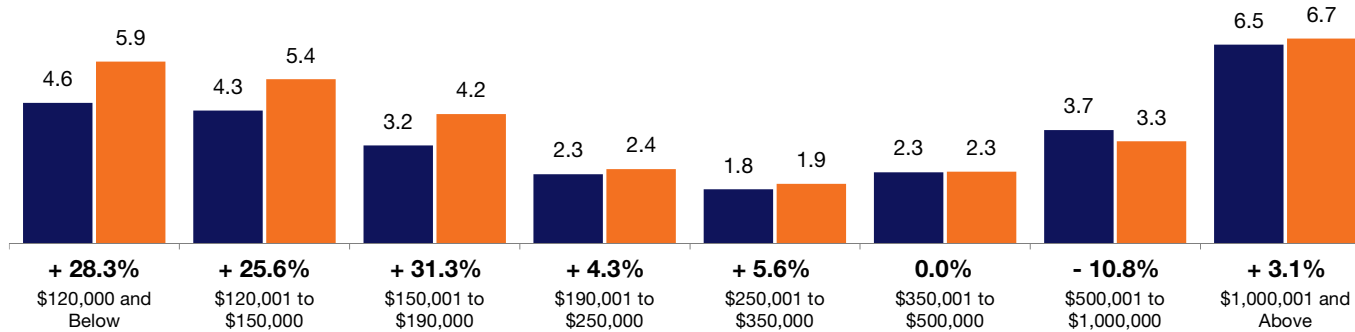
# Months Supply of Inventory

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.



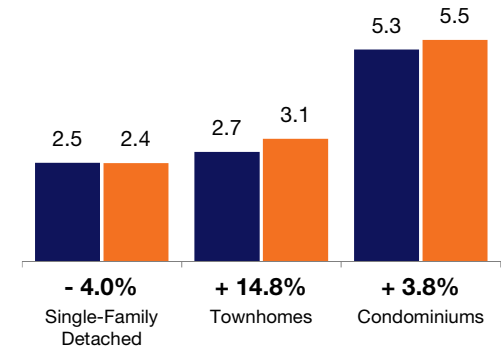
## By Price Range

■ 5-2025 ■ 5-2026



## By Property Type

■ 5-2025 ■ 5-2026



### All Properties

By Price Range	5-2025	5-2026	Change
\$120,000 and Below	4.6	5.9	+ 28.3%
\$120,001 to \$150,000	4.3	5.4	+ 25.6%
\$150,001 to \$190,000	3.2	4.2	+ 31.3%
\$190,001 to \$250,000	2.3	2.4	+ 4.3%
\$250,001 to \$350,000	1.8	1.9	+ 5.6%
\$350,001 to \$500,000	2.3	2.3	0.0%
\$500,001 to \$1,000,000	3.7	3.3	- 10.8%
\$1,000,001 and Above	6.5	6.7	+ 3.1%
<b>All Price Ranges</b>	<b>2.7</b>	<b>2.8</b>	<b>+ 3.7%</b>

### Previously Owned

5-2025	5-2026	Change	5-2025	5-2026	Change
4.5	6.0	+ 33.3%	5.0	1.4	- 72.0%
4.4	5.4	+ 22.7%	0.7	0.0	- 100.0%
3.2	4.2	+ 31.3%	3.0	3.4	+ 13.3%
2.2	2.4	+ 9.1%	4.7	0.6	- 87.2%
1.7	1.9	+ 11.8%	4.3	4.2	- 2.3%
1.9	2.0	+ 5.3%	5.2	4.9	- 5.8%
2.9	2.7	- 6.9%	6.4	6.1	- 4.7%
5.3	5.2	- 1.9%	11.2	13.9	+ 24.1%
<b>2.3</b>	<b>2.4</b>	<b>+ 4.3%</b>	<b>6.1</b>	<b>5.9</b>	<b>- 3.3%</b>

### New Construction

By Property Type	5-2025	5-2026	Change
Single-Family Detached	2.5	2.4	- 4.0%
Townhomes	2.7	3.1	+ 14.8%
Condominiums	5.3	5.5	+ 3.8%
<b>All Property Types</b>	<b>2.7</b>	<b>2.8</b>	<b>+ 3.7%</b>

5-2025	5-2026	Change	5-2025	5-2026	Change
2.0	2.0	0.0%	6.2	6.0	- 3.2%
2.3	2.8	+ 21.7%	5.6	5.1	- 8.9%
5.2	5.5	+ 5.8%	12.3	5.8	- 52.8%
<b>2.3</b>	<b>2.4</b>	<b>+ 4.3%</b>	<b>6.1</b>	<b>5.9</b>	<b>- 3.3%</b>