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®

September 2026

Pending home sales fell 4.7% from a year earlier, with contract signings down in all four regions, according to the National Association of REALTORS®. Contract signings edged up 0.3% from the previous month. They are running roughly 30% below where they were in the years leading up to the pandemic, according to NAR Chief Economist Lawrence Yun. The 30-year fixed-rate mortgage moved above 7% in late September, up from an August average of 6.67%, according to Freddie Mac. For the 12-month period spanning October 2025 through September 2026, Pending Sales in the Twin Cities area were up 0.4 percent overall. The price range with the largest gain in sales was the $120,000 and Below range, where they increased 20.5 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 1.2 percent to $430,000. 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 112 days.

Market-wide, inventory levels were up 11.2 percent. The property type that gained the most inventory was the Townhomes segment, where it increased 12.9 percent. That amounts to 2.9 months supply for Single-Family Detached homes, 3.5 months supply for Townhomes and 5.8 months supply for Condos.

Quick Facts

+ 20.5%	+ 1.4%	+ 1.1%
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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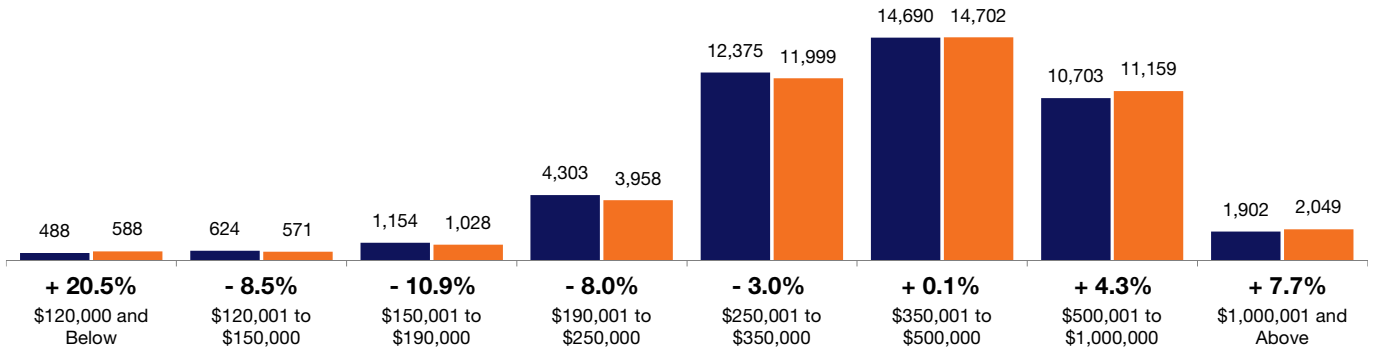
Current as of October 7, 2026. All data from NorthstarMLS. Report © 2026 ShowingTime Plus, LLC.

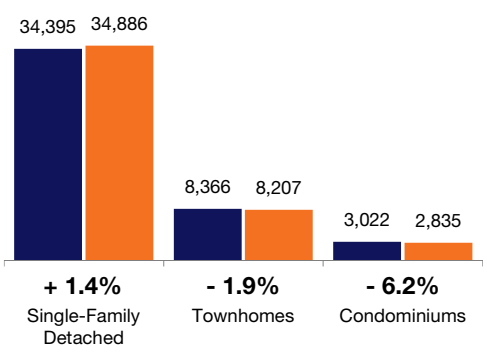
Pending Sales

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

By Price Range



By Property Type



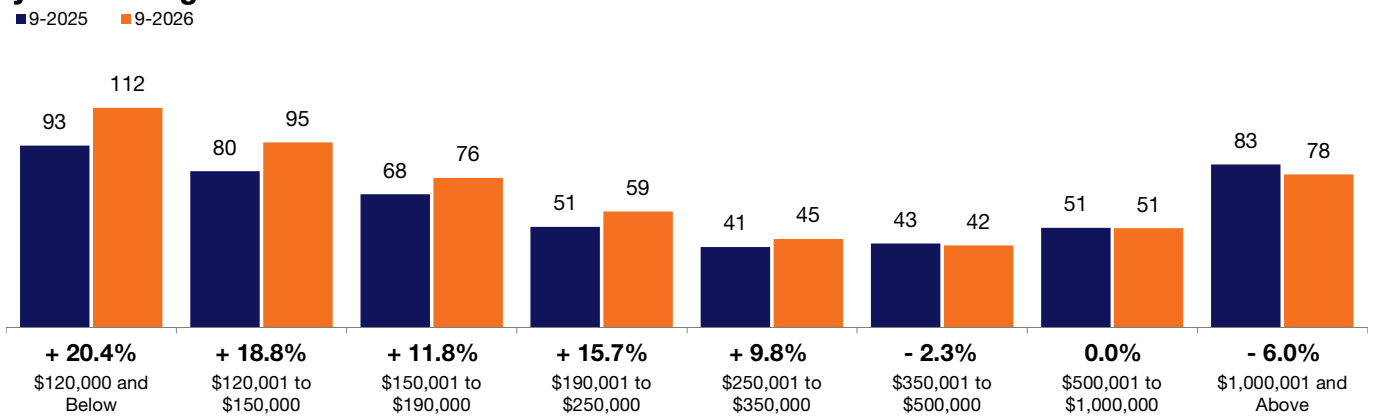
By Price Range	All Properties			Previously Owned			New Construction		
	9-2025	9-2026	Change	9-2025	9-2026	Change	9-2025	9-2026	Change
$120,000 and Below	488	588	+ 20.5%	479	583	+ 21.7%	3	4	+ 33.3%
$120,001 to $150,000	624	571	- 8.5%	615	569	- 7.5%	4	1	- 75.0%
$150,001 to $190,000	1,154	1,028	- 10.9%	1,136	1,021	- 10.1%	2	6	+ 200.0%
$190,001 to $250,000	4,303	3,958	- 8.0%	4,272	3,953	- 7.5%	12	4	- 66.7%
$250,001 to $350,000	12,375	11,999	- 3.0%	11,922	11,503	- 3.5%	394	490	+ 24.4%
$350,001 to $500,000	14,690	14,702	+ 0.1%	12,711	12,954	+ 1.9%	1,882	1,736	- 7.8%
$500,001 to $1,000,000	10,703	11,159	+ 4.3%	8,345	9,135	+ 9.5%	2,229	2,006	- 10.0%
$1,000,001 and Above	1,902	2,049	+ 7.7%	1,505	1,679	+ 11.6%	369	366	- 0.8%
All Price Ranges	**46,309**	**46,480**	**+ 0.4%**	**40,996**	**41,451**	**+ 1.1%**	**4,905**	**4,665**	**- 4.9%**

By Property Type	9-2025	9-2026	Change	9-2025	9-2026	Change	9-2025	9-2026	Change
Single-Family Detached	34,395	34,886	+ 1.4%	30,254	30,932	+ 2.2%	3,805	3,652	- 4.0%
Townhomes	8,366	8,207	- 1.9%	7,340	7,289	- 0.7%	980	875	- 10.7%
Condominiums	3,022	2,835	- 6.2%	2,965	2,792	- 5.8%	34	29	- 14.7%
All Property Types	**46,309**	**46,480**	**+ 0.4%**	**40,996**	**41,451**	**+ 1.1%**	**4,905**	**4,665**	**- 4.9%**

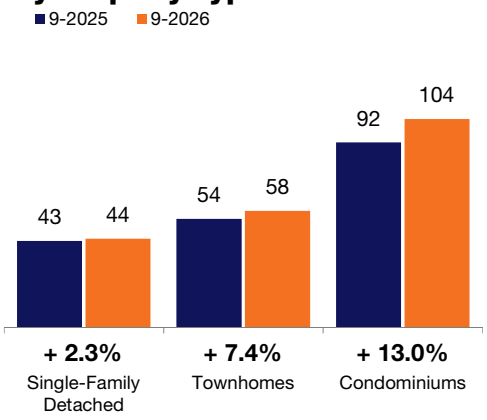
Days on Market Until Sale

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



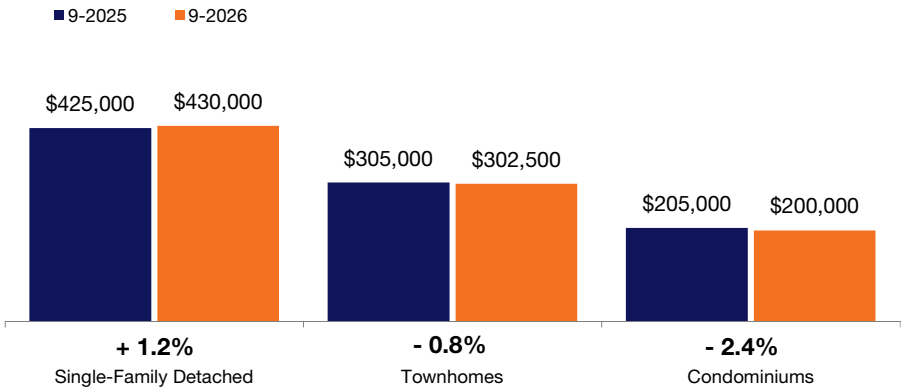
By Price Range	All Properties			Previously Owned			New Construction		
	9-2025	9-2026	Change	9-2025	9-2026	Change	9-2025	9-2026	Change
$120,000 and Below	93	112	+ 20.4%	93	111	+ 19.4%	70	193	+ 175.7%
$120,001 to $150,000	80	95	+ 18.8%	79	94	+ 19.0%	194	113	- 41.8%
$150,001 to $190,000	68	76	+ 11.8%	68	76	+ 11.8%	153	86	- 43.8%
$190,001 to $250,000	51	59	+ 15.7%	51	59	+ 15.7%	95	84	- 11.6%
$250,001 to $350,000	41	45	+ 9.8%	40	43	+ 7.5%	83	87	+ 4.8%
$350,001 to $500,000	43	42	- 2.3%	37	38	+ 2.7%	79	70	- 11.4%
$500,001 to $1,000,000	51	51	0.0%	47	47	0.0%	66	69	+ 4.5%
$1,000,001 and Above	83	78	- 6.0%	77	70	- 9.1%	109	119	+ 9.2%
All Price Ranges	**48**	**50**	**+ 4.2%**	**45**	**48**	**+ 6.7%**	**76**	**76**	**0.0%**

By Property Type	9-2025	9-2026	Change	9-2025	9-2026	Change	9-2025	9-2026	Change
Single-Family Detached	43	44	+ 2.3%	39	41	+ 5.1%	73	74	+ 1.4%
Townhomes	54	58	+ 7.4%	50	56	+ 12.0%	85	76	- 10.6%
Condominiums	92	104	+ 13.0%	92	103	+ 12.0%	140	200	+ 42.9%
All Property Types	**48**	**50**	**+ 4.2%**	**45**	**48**	**+ 6.7%**	**76**	**76**	**0.0%**

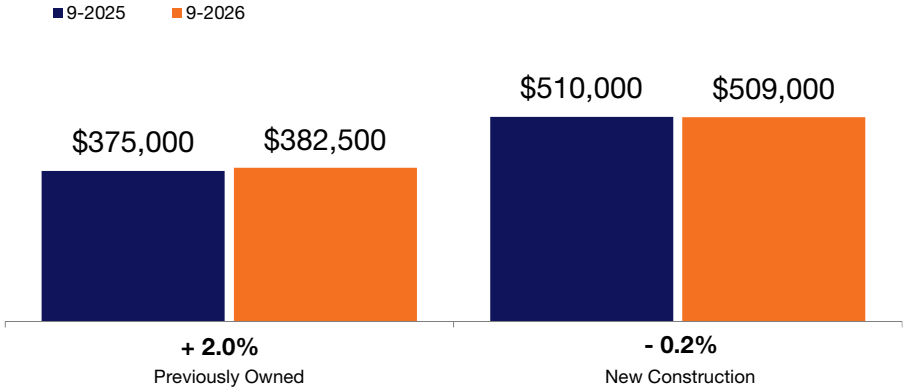
Median Sales Price

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

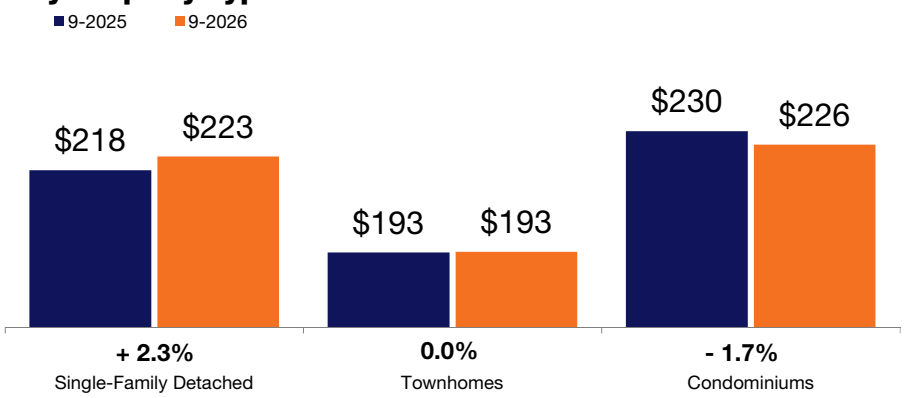


	All Properties			Previously Owned			New Construction		
By Property Type	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
Single-Family Detached	$425,000	$430,000	+ 1.2%	$410,000	$419,900	+ 2.4%	$549,850	$540,000	- 1.8%
Townhomes	$305,000	$302,500	- 0.8%	$293,000	$290,000	- 1.0%	$389,990	$368,895	- 5.4%
Condominiums	$205,000	$200,000	- 2.4%	$205,000	$200,000	- 2.4%	$300,000	$635,000	+ 111.7%
All Property Types	**$390,000**	**$395,000**	**+ 1.3%**	**$375,000**	**$382,500**	**+ 2.0%**	**$510,000**	**$509,000**	**- 0.2%**

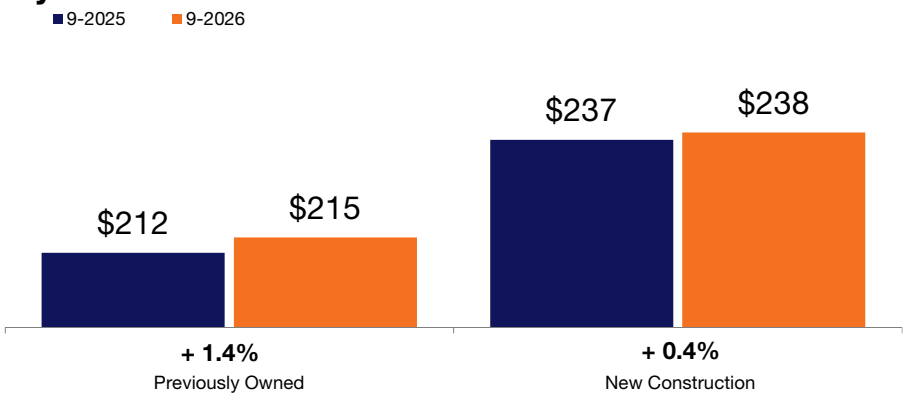
Price Per Square Foot

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

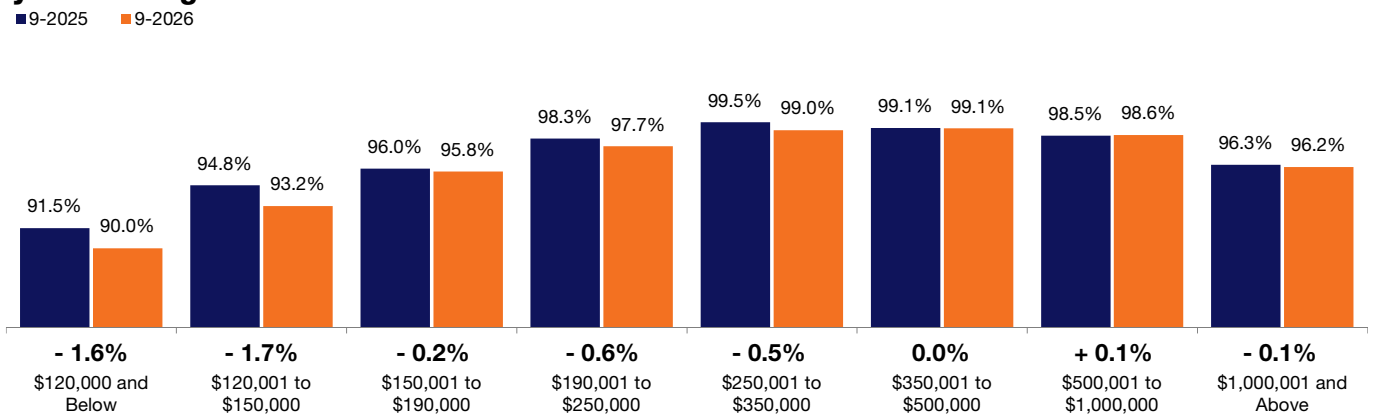


	All Properties			Previously Owned			New Construction		
By Property Type	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
Single-Family Detached	$218	$223	+ 2.3%	$216	$221	+ 2.3%	$239	$240	+ 0.4%
Townhomes	$193	$193	0.0%	$189	$189	0.0%	$224	$225	+ 0.4%
Condominiums	$230	$226	- 1.7%	$229	$224	- 2.2%	$375	$511	+ 36.3%
All Property Types	**$214**	**$217**	**+ 1.4%**	**$212**	**$215**	**+ 1.4%**	**$237**	**$238**	**+ 0.4%**

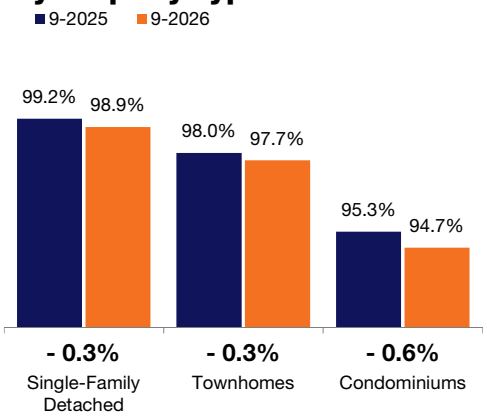
Percent of Original List Price Received

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



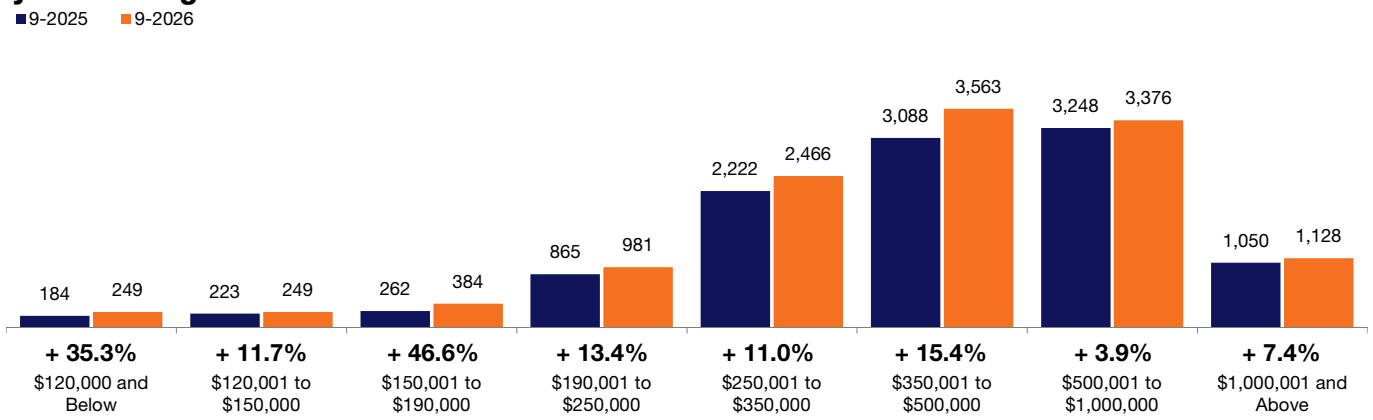
By Price Range	All Properties			Previously Owned			New Construction		
	9-2025	9-2026	Change	9-2025	9-2026	Change	9-2025	9-2026	Change
$120,000 and Below	91.5%	90.0%	- 1.6%	91.5%	89.9%	- 1.7%	90.1%	97.7%	+ 8.4%
$120,001 to $150,000	94.8%	93.2%	- 1.7%	94.8%	93.2%	- 1.7%	94.6%	89.0%	- 5.9%
$150,001 to $190,000	96.0%	95.8%	- 0.2%	96.0%	95.8%	- 0.2%	96.2%	97.4%	+ 1.2%
$190,001 to $250,000	98.3%	97.7%	- 0.6%	98.3%	97.7%	- 0.6%	105.1%	102.6%	- 2.4%
$250,001 to $350,000	99.5%	99.0%	- 0.5%	99.6%	99.0%	- 0.6%	99.4%	97.0%	- 2.4%
$350,001 to $500,000	99.1%	99.1%	0.0%	99.3%	99.3%	0.0%	97.8%	97.4%	- 0.4%
$500,001 to $1,000,000	98.5%	98.6%	+ 0.1%	98.4%	98.6%	+ 0.2%	99.0%	98.4%	- 0.6%
$1,000,001 and Above	96.3%	96.2%	- 0.1%	95.3%	95.4%	+ 0.1%	100.6%	100.2%	- 0.4%
All Price Ranges	**98.7%**	**98.4%**	**- 0.3%**	**98.7%**	**98.5%**	**- 0.2%**	**98.7%**	**98.0%**	**- 0.7%**

By Property Type	All Properties			Previously Owned			New Construction		
	9-2025	9-2026	Change	9-2025	9-2026	Change	9-2025	9-2026	Change
Single-Family Detached	99.2%	98.9%	- 0.3%	99.2%	99.0%	- 0.2%	98.9%	98.1%	- 0.8%
Townhomes	98.0%	97.7%	- 0.3%	98.0%	97.8%	- 0.2%	97.8%	97.4%	- 0.4%
Condominiums	95.3%	94.7%	- 0.6%	95.3%	94.7%	- 0.6%	97.6%	96.7%	- 0.9%
All Property Types	**98.7%**	**98.4%**	**- 0.3%**	**98.7%**	**98.5%**	**- 0.2%**	**98.7%**	**98.0%**	**- 0.7%**

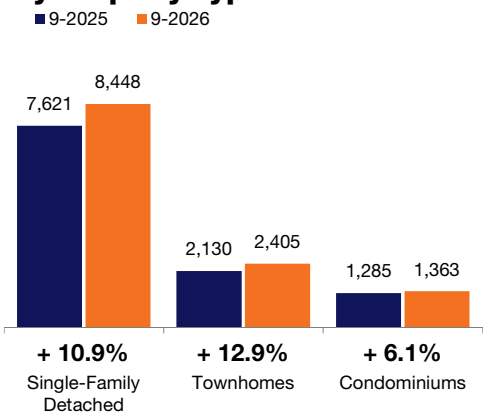
Inventory of Homes for Sale

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



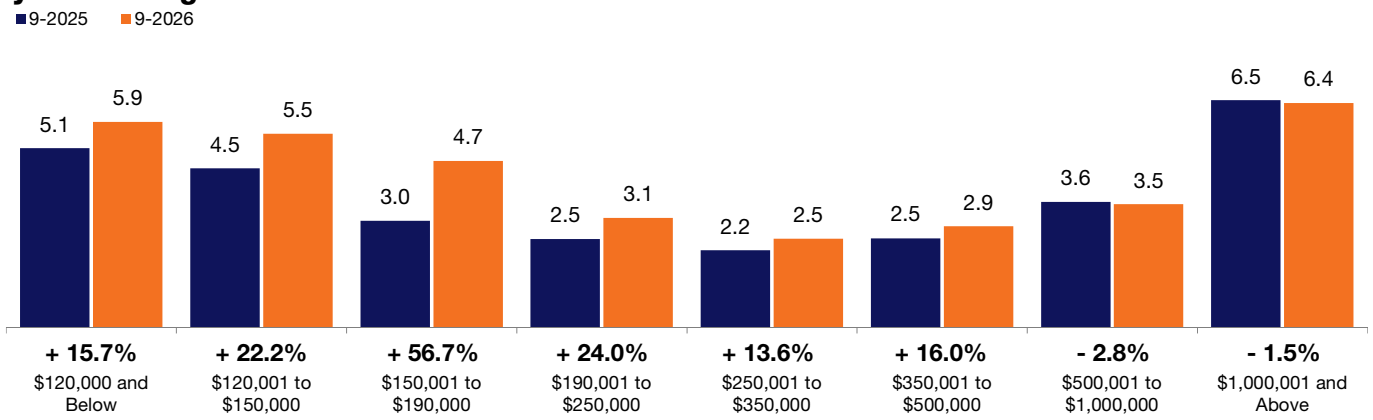
By Price Range	All Properties			Previously Owned			New Construction		
	9-2025	9-2026	Change	9-2025	9-2026	Change	9-2025	9-2026	Change
$120,000 and Below	184	249	+ 35.3%	182	247	+ 35.7%	2	2	0.0%
$120,001 to $150,000	223	249	+ 11.7%	222	246	+ 10.8%	1	3	+ 200.0%
$150,001 to $190,000	262	384	+ 46.6%	260	372	+ 43.1%	2	12	+ 500.0%
$190,001 to $250,000	865	981	+ 13.4%	864	977	+ 13.1%	1	4	+ 300.0%
$250,001 to $350,000	2,222	2,466	+ 11.0%	2,070	2,324	+ 12.3%	152	142	- 6.6%
$350,001 to $500,000	3,088	3,563	+ 15.4%	2,265	2,788	+ 23.1%	823	775	- 5.8%
$500,001 to $1,000,000	3,248	3,376	+ 3.9%	2,097	2,277	+ 8.6%	1,151	1,099	- 4.5%
$1,000,001 and Above	1,050	1,128	+ 7.4%	659	728	+ 10.5%	391	400	+ 2.3%
All Price Ranges	**11,159**	**12,411**	**+ 11.2%**	**8,634**	**9,973**	**+ 15.5%**	**2,525**	**2,438**	**- 3.4%**

By Property Type	9-2025	9-2026	Change	9-2025	9-2026	Change	9-2025	9-2026	Change
Single-Family Detached	7,621	8,448	+ 10.9%	5,649	6,551	+ 16.0%	1,972	1,897	- 3.8%
Townhomes	2,130	2,405	+ 12.9%	1,642	2,000	+ 21.8%	488	405	- 17.0%
Condominiums	1,285	1,363	+ 6.1%	1,261	1,322	+ 4.8%	24	41	+ 70.8%
All Property Types	**11,159**	**12,411**	**+ 11.2%**	**8,634**	**9,973**	**+ 15.5%**	**2,525**	**2,438**	**- 3.4%**

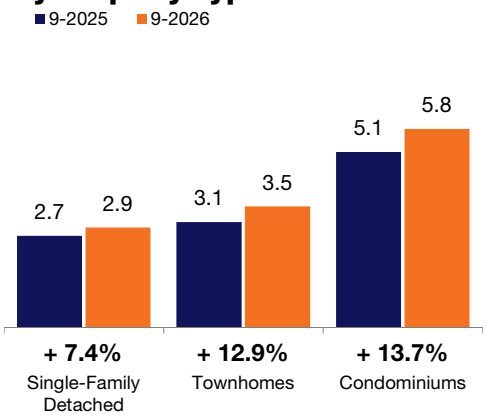
Months Supply of Inventory

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



	All Properties			Previously Owned			New Construction		
By Price Range	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
$120,000 and Below	5.1	5.9	+ 15.7%	5.2	5.9	+ 13.5%	1.3	1.6	+ 23.1%
$120,001 to $150,000	4.5	5.5	+ 22.2%	4.5	5.5	+ 22.2%	1.0	3.0	+ 200.0%
$150,001 to $190,000	3.0	4.7	+ 56.7%	3.0	4.6	+ 53.3%	2.0	8.6	+ 330.0%
$190,001 to $250,000	2.5	3.1	+ 24.0%	2.5	3.1	+ 24.0%	0.7	4.0	+ 471.4%
$250,001 to $350,000	2.2	2.5	+ 13.6%	2.1	2.5	+ 19.0%	5.7	4.9	- 14.0%
$350,001 to $500,000	2.5	2.9	+ 16.0%	2.1	2.6	+ 23.8%	5.4	5.4	0.0%
$500,001 to $1,000,000	3.6	3.5	- 2.8%	2.9	2.9	0.0%	6.0	6.2	+ 3.3%
$1,000,001 and Above	6.5	6.4	- 1.5%	5.0	5.0	0.0%	12.8	12.9	+ 0.8%
All Price Ranges	**2.9**	**3.2**	**+ 10.3%**	**2.5**	**2.9**	**+ 16.0%**	**6.2**	**6.3**	**+ 1.6%**

By Property Type	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
Single-Family Detached	2.7	2.9	+ 7.4%	2.2	2.5	+ 13.6%	6.2	6.2	0.0%
Townhomes	3.1	3.5	+ 12.9%	2.7	3.3	+ 22.2%	6.0	5.6	- 6.7%
Condominiums	5.1	5.8	+ 13.7%	5.1	5.7	+ 11.8%	7.8	14.1	+ 80.8%
All Property Types	**2.9**	**3.2**	**+ 10.3%**	**2.5**	**2.9**	**+ 16.0%**	**6.2**	**6.3**	**+ 1.6%**