

# 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®

## October 2025

Although mortgage rates have edged down, U.S. pending home sales were unchanged from the previous month, with contract activity remaining 0.9% lower than a year ago, according to the National Association of REALTORS®. Contract signings increased both month-over-month and year-over-year in the Northeast and South, while the Midwest and West posted declines. For the 12-month period spanning November 2024 through October 2025, Pending Sales in the Twin Cities area were up 2.9 percent overall. The price range with the largest gain in sales was the \$1,000,001 and Above range, where they increased 17.1 percent.

The overall Median Sales Price was up 3.7 percent to \$390,000. The property type with the largest price gain was the Single-Family Detached segment, where prices increased 3.7 percent to \$425,000. The price range that tended to sell the quickest was the \$250,001 to \$350,000 range at 41 days; the price range that tended to sell the slowest was the \$120,000 and Below range at 96 days.

Market-wide, inventory levels were down 1.3 percent. The property type that gained the most inventory was the Condo segment, where it increased 3.4 percent. That amounts to 2.4 months supply for Single-Family Detached homes, 2.9 months supply for Townhomes and 4.9 months supply for Condos.

## Quick Facts

+ 17.1%	+ 3.9%	+ 4.9%
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
Pending Sales	2	
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	

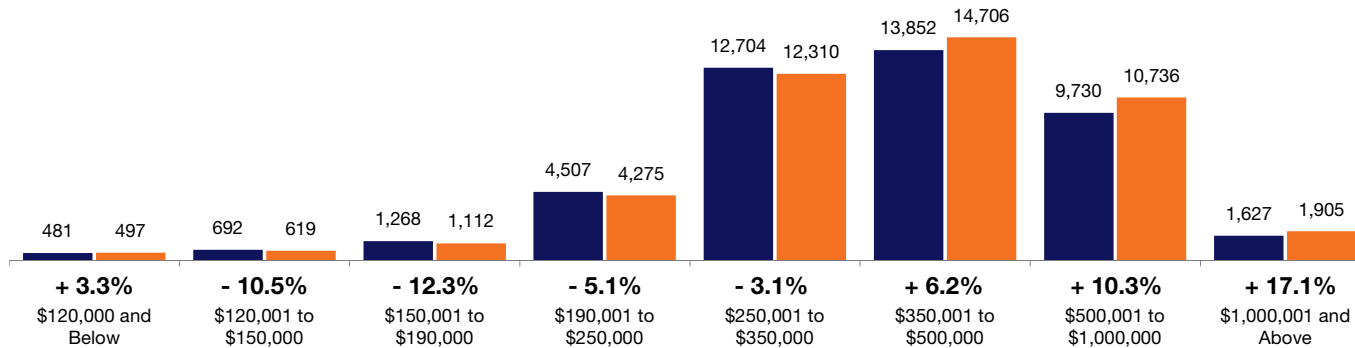
# Pending Sales

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



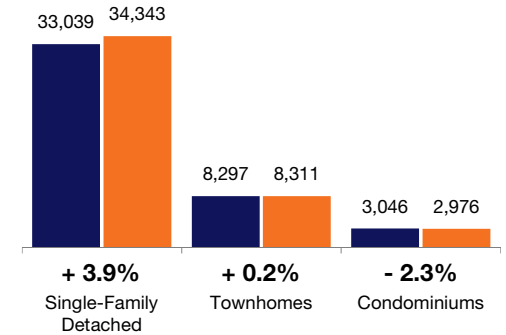
## By Price Range

■ 10-2024 ■ 10-2025



## By Property Type

■ 10-2024 ■ 10-2025



## All Properties

By Price Range	10-2024	10-2025	Change
\$120,000 and Below	481	497	+ 3.3%
\$120,001 to \$150,000	692	619	- 10.5%
\$150,001 to \$190,000	1,268	1,112	- 12.3%
\$190,001 to \$250,000	4,507	4,275	- 5.1%
\$250,001 to \$350,000	12,704	12,310	- 3.1%
\$350,001 to \$500,000	13,852	14,706	+ 6.2%
\$500,001 to \$1,000,000	9,730	10,736	+ 10.3%
\$1,000,001 and Above	1,627	1,905	+ 17.1%
<b>All Price Ranges</b>	<b>44,861</b>	<b>46,160</b>	<b>+ 2.9%</b>

## Previously Owned

10-2024	10-2025	Change
475	487	+ 2.5%
677	610	- 9.9%
1,244	1,097	- 11.8%
4,466	4,247	- 4.9%
12,091	11,837	- 2.1%
11,515	12,726	+ 10.5%
7,307	8,407	+ 15.1%
1,259	1,525	+ 21.1%
<b>39,034</b>	<b>40,936</b>	<b>+ 4.9%</b>

## New Construction

10-2024	10-2025	Change
1	4	+ 300.0%
7	4	- 42.9%
5	2	- 60.0%
7	11	+ 57.1%
538	418	- 22.3%
2,252	1,888	- 16.2%
2,293	2,207	- 3.8%
337	354	+ 5.0%
<b>5,440</b>	<b>4,888</b>	<b>- 10.1%</b>

## By Property Type

10-2024	10-2025	Change
33,039	34,343	+ 3.9%
8,297	8,311	+ 0.2%
3,046	2,976	- 2.3%
<b>44,861</b>	<b>46,160</b>	<b>+ 2.9%</b>

10-2024	10-2025	Change
28,780	30,269	+ 5.2%
6,870	7,303	+ 6.3%
2,985	2,920	- 2.2%
<b>39,034</b>	<b>40,936</b>	<b>+ 4.9%</b>

10-2024	10-2025	Change
3,964	3,803	- 4.1%
1,369	968	- 29.3%
28	33	+ 17.9%
<b>5,440</b>	<b>4,888</b>	<b>- 10.1%</b>

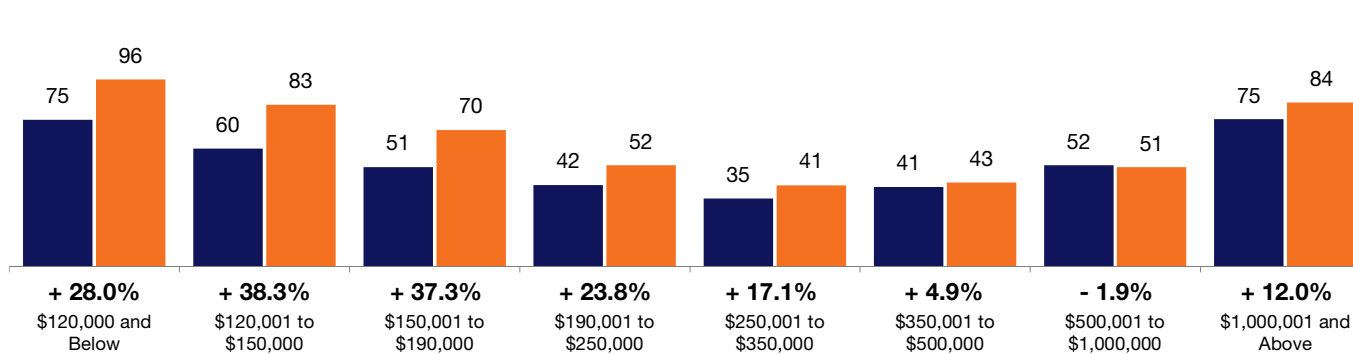
# Days on Market Until Sale

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



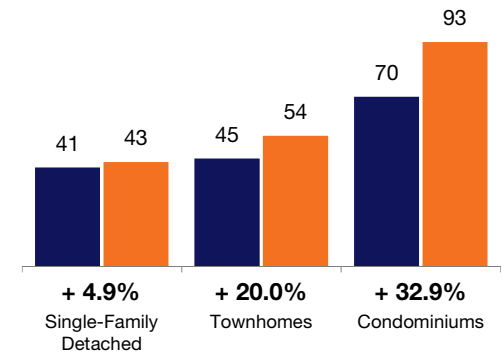
## By Price Range

■ 10-2024 ■ 10-2025



## By Property Type

■ 10-2024 ■ 10-2025



## All Properties

By Price Range	10-2024	10-2025	Change
\$120,000 and Below	75	96	+ 28.0%
\$120,001 to \$150,000	60	83	+ 38.3%
\$150,001 to \$190,000	51	70	+ 37.3%
\$190,001 to \$250,000	42	52	+ 23.8%
\$250,001 to \$350,000	35	41	+ 17.1%
\$350,001 to \$500,000	41	43	+ 4.9%
\$500,001 to \$1,000,000	52	51	- 1.9%
\$1,000,001 and Above	75	84	+ 12.0%
All Price Ranges	44	49	+ 11.4%

## Previously Owned

10-2024	10-2025	Change	10-2024	10-2025	Change
75	95	+ 26.7%	29	179	+ 517.2%
60	81	+ 35.0%	39	194	+ 397.4%
50	69	+ 38.0%	158	157	- 0.6%
41	52	+ 26.8%	159	88	- 44.7%
33	40	+ 21.2%	62	88	+ 41.9%
35	37	+ 5.7%	69	80	+ 15.9%
45	47	+ 4.4%	73	66	- 9.6%
69	76	+ 10.1%	99	117	+ 18.2%
40	45	+ 12.5%	72	78	+ 8.3%

## New Construction

By Property Type	10-2024	10-2025	Change
Single-Family Detached	41	43	+ 4.9%
Townhomes	45	54	+ 20.0%
Condominiums	70	93	+ 32.9%
All Property Types	44	49	+ 11.4%

10-2024	10-2025	Change	10-2024	10-2025	Change
37	39	+ 5.4%	72	75	+ 4.2%
39	50	+ 28.2%	71	85	+ 19.7%
70	92	+ 31.4%	93	155	+ 66.7%
40	45	+ 12.5%	72	78	+ 8.3%

# Median Sales Price

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



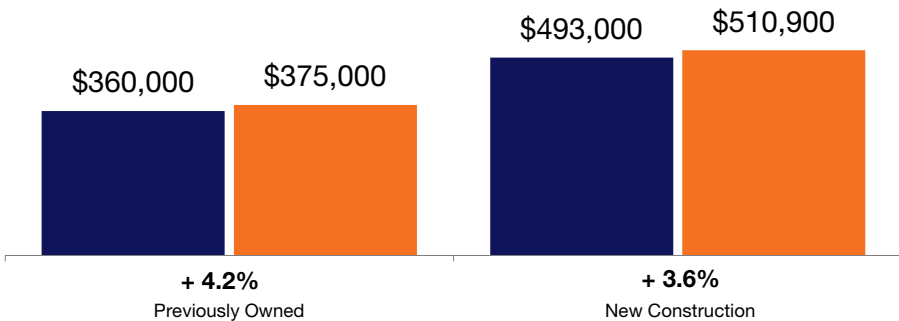
## By Property Type

■ 10-2024 ■ 10-2025



## By Construction Status

■ 10-2024 ■ 10-2025



### All Properties

By Property Type	10-2024	10-2025	Change
Single-Family Detached	\$410,000	\$425,000	+ 3.7%
Townhomes	\$310,000	\$305,000	- 1.6%
Condominiums	\$205,000	\$205,000	0.0%
All Property Types	\$376,000	\$390,000	+ 3.7%

### Previously Owned

10-2024	10-2025	Change
\$394,950	\$410,000	+ 3.8%
\$290,000	\$293,000	+ 1.0%
\$202,500	\$205,000	+ 1.2%
\$360,000	\$375,000	+ 4.2%

### New Construction

10-2024	10-2025	Change
\$534,253	\$549,900	+ 2.9%
\$381,250	\$389,990	+ 2.3%
\$1,114,458	\$273,636	- 75.4%
\$493,000	\$510,900	+ 3.6%

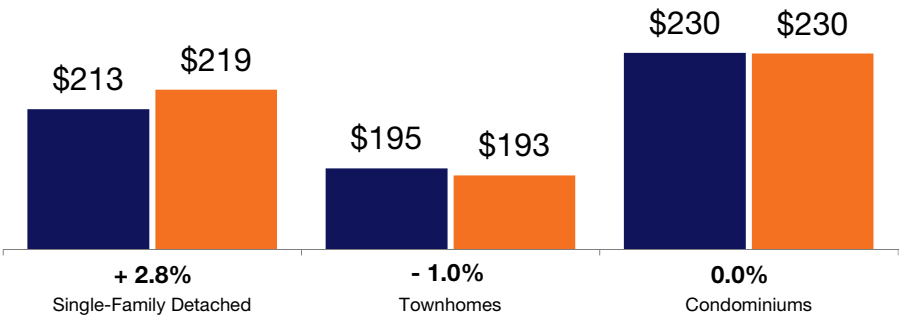
# Price Per Square Foot

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



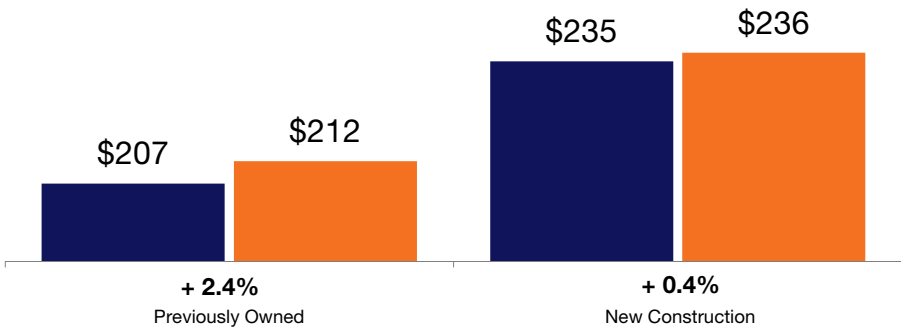
## By Property Type

10-2024 10-2025



## By Construction Status

10-2024 10-2025



### All Properties

By Property Type	10-2024	10-2025	Change
Single-Family Detached	\$213	\$219	+ 2.8%
Townhomes	\$195	\$193	- 1.0%
Condominiums	\$230	\$230	0.0%
All Property Types	\$211	\$215	+ 1.9%

### Previously Owned

10-2024	10-2025	Change
\$210	\$217	+ 3.3%
\$190	\$189	- 0.5%
\$225	\$229	+ 1.8%
\$207	\$212	+ 2.4%

### New Construction

10-2024	10-2025	Change
\$236	\$239	+ 1.3%
\$219	\$223	+ 1.8%
\$652	\$363	- 44.3%
\$235	\$236	+ 0.4%

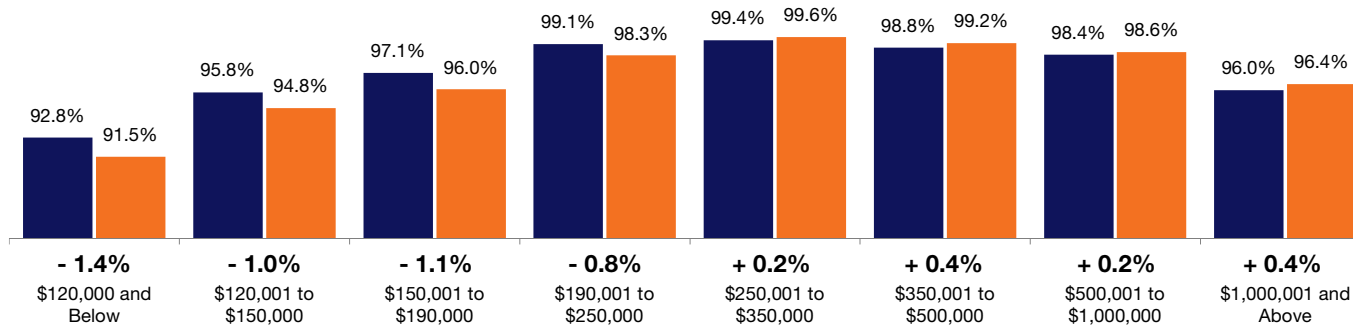
# Percent of Original List Price Received

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.**



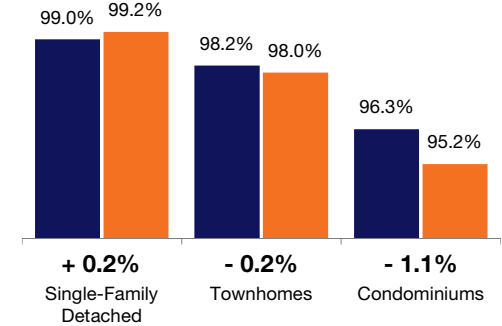
## By Price Range

■ 10-2024 ■ 10-2025



## By Property Type

■ 10-2024 ■ 10-2025



## All Properties

By Price Range	10-2024	10-2025	Change
\$120,000 and Below	92.8%	91.5%	- 1.4%
\$120,001 to \$150,000	95.8%	94.8%	- 1.0%
\$150,001 to \$190,000	97.1%	96.0%	- 1.1%
\$190,001 to \$250,000	99.1%	98.3%	- 0.8%
\$250,001 to \$350,000	99.4%	99.6%	+ 0.2%
\$350,001 to \$500,000	98.8%	99.2%	+ 0.4%
\$500,001 to \$1,000,000	98.4%	98.6%	+ 0.2%
\$1,000,001 and Above	96.0%	96.4%	+ 0.4%
<b>All Price Ranges</b>	<b>98.7%</b>	<b>98.7%</b>	<b>0.0%</b>

## Previously Owned

10-2024	10-2025	Change
92.8%	91.5%	- 1.4%
95.8%	94.8%	- 1.0%
97.2%	96.0%	- 1.2%
99.1%	98.3%	- 0.8%
99.5%	99.6%	+ 0.1%
99.1%	99.4%	+ 0.3%
98.2%	98.5%	+ 0.3%
94.9%	95.4%	+ 0.5%
<b>98.7%</b>	<b>98.7%</b>	<b>0.0%</b>

## New Construction

10-2024	10-2025	Change
100.0%	94.1%	- 5.9%
98.7%	94.6%	- 4.2%
89.6%	94.2%	+ 5.1%
102.0%	106.2%	+ 4.1%
96.4%	99.4%	+ 3.1%
97.4%	97.8%	+ 0.4%
98.9%	98.9%	0.0%
100.0%	100.8%	+ 0.8%
<b>98.1%</b>	<b>98.6%</b>	<b>+ 0.5%</b>

## By Property Type

10-2024	10-2025	Change
99.0%	99.2%	+ 0.2%
98.2%	98.0%	- 0.2%
96.3%	95.2%	- 1.1%
<b>98.7%</b>	<b>98.7%</b>	<b>0.0%</b>

10-2024	10-2025	Change
99.0%	99.3%	+ 0.3%
98.6%	98.0%	- 0.6%
96.2%	95.2%	- 1.0%
<b>98.7%</b>	<b>98.7%</b>	<b>0.0%</b>

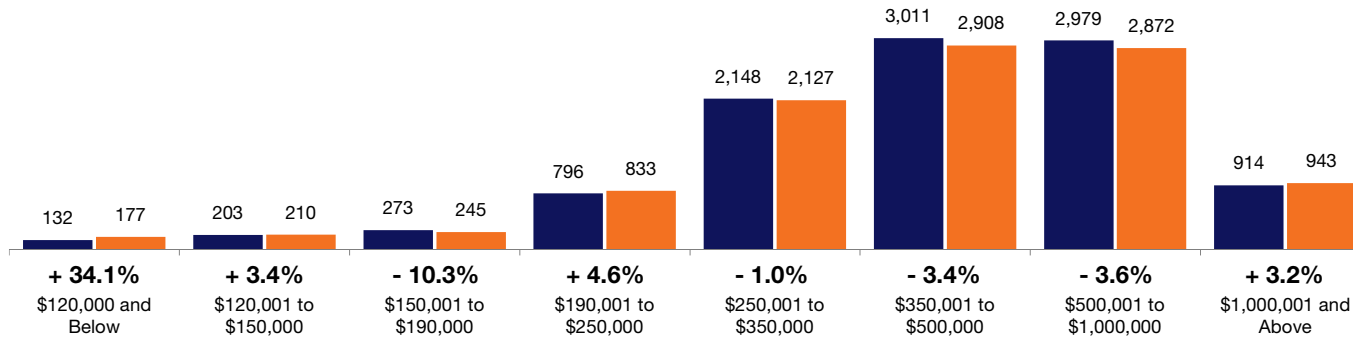
# Inventory of Homes for Sale

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



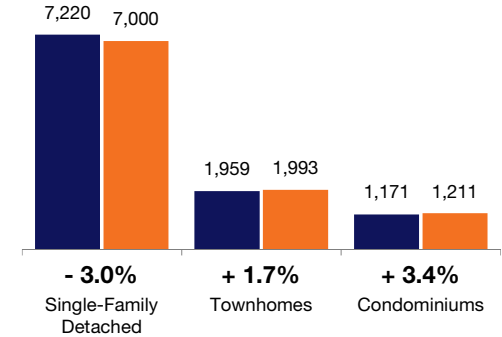
## By Price Range

■ 10-2024 ■ 10-2025



## By Property Type

■ 10-2024 ■ 10-2025



## All Properties

By Price Range	10-2024	10-2025	Change
\$120,000 and Below	132	177	+ 34.1%
\$120,001 to \$150,000	203	210	+ 3.4%
\$150,001 to \$190,000	273	245	- 10.3%
\$190,001 to \$250,000	796	833	+ 4.6%
\$250,001 to \$350,000	2,148	2,127	- 1.0%
\$350,001 to \$500,000	3,011	2,908	- 3.4%
\$500,001 to \$1,000,000	2,979	2,872	- 3.6%
\$1,000,001 and Above	914	943	+ 3.2%
<b>All Price Ranges</b>	<b>10,462</b>	<b>10,322</b>	<b>- 1.3%</b>

## Previously Owned

10-2024	10-2025	Change
130	175	+ 34.6%
200	209	+ 4.5%
269	243	- 9.7%
791	832	+ 5.2%
2,009	1,992	- 0.8%
2,109	2,135	+ 1.2%
1,759	1,795	+ 2.0%
590	557	- 5.6%
<b>7,860</b>	<b>7,943</b>	<b>+ 1.1%</b>

## New Construction

10-2024	10-2025	Change
2	2	0.0%
3	1	- 66.7%
4	2	- 50.0%
5	1	- 80.0%
139	135	- 2.9%
902	773	- 14.3%
1,220	1,077	- 11.7%
324	386	+ 19.1%
<b>2,601</b>	<b>2,379</b>	<b>- 8.5%</b>

By Property Type	10-2024	10-2025	Change
Single-Family Detached	7,220	7,000	- 3.0%
Townhomes	1,959	1,993	+ 1.7%
Condominiums	1,171	1,211	+ 3.4%
<b>All Property Types</b>	<b>10,462</b>	<b>10,322</b>	<b>- 1.3%</b>

10-2024	10-2025	Change
5,173	5,127	- 0.9%
1,475	1,555	+ 5.4%
1,138	1,185	+ 4.1%
<b>7,860</b>	<b>7,943</b>	<b>+ 1.1%</b>

10-2024	10-2025	Change
2,046	1,873	- 8.5%
484	438	- 9.5%
33	26	- 21.2%
<b>2,601</b>	<b>2,379</b>	<b>- 8.5%</b>

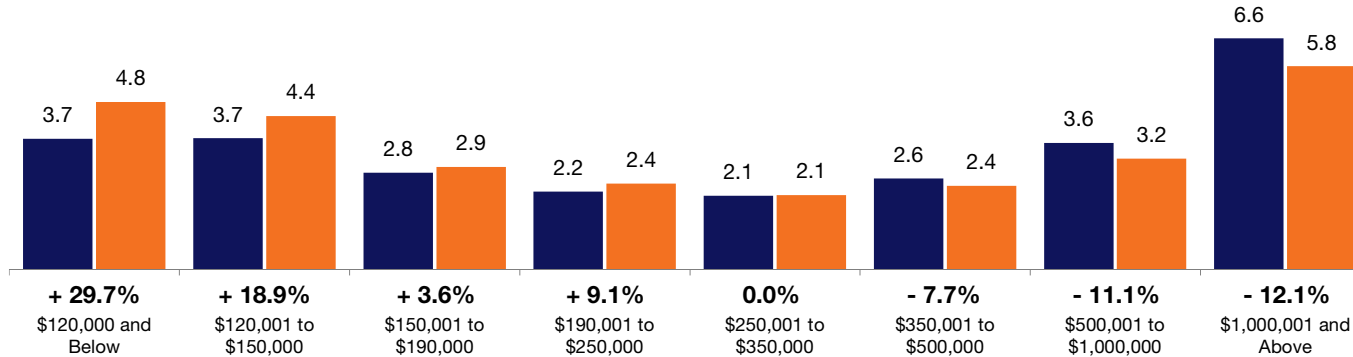
# Months Supply of Inventory

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.



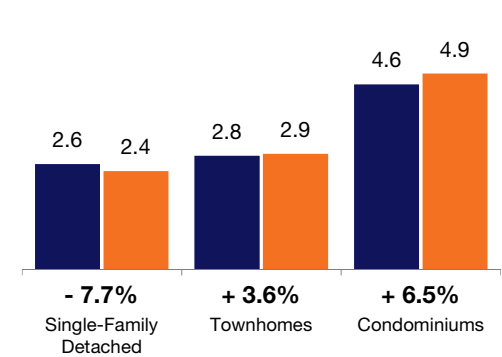
## By Price Range

■ 10-2024 ■ 10-2025



## By Property Type

■ 10-2024 ■ 10-2025



## All Properties

By Price Range	10-2024	10-2025	Change
\$120,000 and Below	3.7	4.8	+ 29.7%
\$120,001 to \$150,000	3.7	4.4	+ 18.9%
\$150,001 to \$190,000	2.8	2.9	+ 3.6%
\$190,001 to \$250,000	2.2	2.4	+ 9.1%
\$250,001 to \$350,000	2.1	2.1	0.0%
\$350,001 to \$500,000	2.6	2.4	- 7.7%
\$500,001 to \$1,000,000	3.6	3.2	- 11.1%
\$1,000,001 and Above	6.6	5.8	- 12.1%
<b>All Price Ranges</b>	<b>2.8</b>	<b>2.7</b>	<b>- 3.6%</b>

## Previously Owned

10-2024	10-2025	Change	10-2024	10-2025	Change
3.7	4.8	+ 29.7%	1.4	1.3	- 7.1%
3.7	4.4	+ 18.9%	1.9	1.0	- 47.4%
2.7	2.9	+ 7.4%	3.2	2.0	- 37.5%
2.2	2.4	+ 9.1%	3.0	0.6	- 80.0%
2.0	2.0	0.0%	4.0	4.9	+ 22.5%
2.2	2.0	- 9.1%	4.8	5.0	+ 4.2%
2.8	2.5	- 10.7%	6.2	5.7	- 8.1%
5.3	4.2	- 20.8%	11.7	13.0	+ 11.1%
<b>2.4</b>	<b>2.3</b>	<b>- 4.2%</b>	<b>5.7</b>	<b>5.8</b>	<b>+ 1.8%</b>

## New Construction

By Property Type	10-2024	10-2025	Change
Single-Family Detached	2.6	2.4	- 7.7%
Townhomes	2.8	2.9	+ 3.6%
Condominiums	4.6	4.9	+ 6.5%
<b>All Property Types</b>	<b>2.8</b>	<b>2.7</b>	<b>- 3.6%</b>

10-2024	10-2025	Change	10-2024	10-2025	Change
2.2	2.0	- 9.1%	6.2	5.9	- 4.8%
2.6	2.6	0.0%	4.2	5.4	+ 28.6%
4.6	4.9	+ 6.5%	10.6	8.7	- 17.9%
<b>2.4</b>	<b>2.3</b>	<b>- 4.2%</b>	<b>5.7</b>	<b>5.8</b>	<b>+ 1.8%</b>