

Monthly Indicators

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



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SAINT PAUL AREA ASSOCIATION OF REALTORS®

April 2026

U.S. existing-home sales fell 3.6% month-over-month and 1.0% year-over-year to a seasonally adjusted annual rate of 3.98 million, according to the National Association of REALTORS® (NAR), as tight supply and ongoing affordability challenges constrained activity. Sales declined month-over-month in all four regions. Year-over-year, sales increased in the South and West but fell in the Midwest and Northeast.

New Listings in the Twin Cities region increased 8.9 percent to 7,445. Pending Sales were up 6.9 percent to 4,807. Inventory levels rose 7.2 percent to 9,847 units.

Prices were fairly stable. The Median Sales Price decreased 2.0 percent to \$392,000. Days on Market was up 14.0 percent to 57 days. Buyers felt empowered as Months Supply of Homes for Sale was up 8.3 percent to 2.6 months.

Nationally, the median existing-home price rose 1.4% from a year earlier to \$408,800, marking the 33rd consecutive month of year-over-year price increases as limited inventory continued to put upward pressure on prices, NAR said. There were 1.36 million homes for sale heading into April, up 2.3% from a year earlier, representing a 4.1-month supply at the current sales pace.

Quick Facts

- 3.4% **- 2.0%** **+ 7.2%**

One-Year Change in Closed Sales	One-Year Change in Median Sales Price	One-Year Change in Homes for Sale
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Residential real estate activity is comprised of single-family properties, townhomes and condominiums combined. Percent changes are calculated using rounded figures.



Market Overview

Key market metrics for the current month and year-to-date.



Key Metrics	Historical Sparklines (normalized)	4-2025	4-2026	+ / -	YTD 2025	YTD 2026	+ / -
New Listings		6,834	7,445	+ 8.9%	21,832	22,305	+ 2.2%
Pending Sales		4,497	4,807	+ 6.9%	14,420	14,217	- 1.4%
Closed Sales		3,935	3,800	- 3.4%	12,129	11,403	- 6.0%
Days on Market Until Sale		50	57	+ 14.0%	59	62	+ 5.1%
Median Sales Price		\$399,900	\$392,000	- 2.0%	\$385,000	\$383,945	- 0.3%
Average Sales Price		\$468,178	\$468,503	+ 0.1%	\$452,263	\$455,181	+ 0.6%
Percent of Original List Price Received		99.7%	99.3%	- 0.4%	98.6%	98.2%	- 0.4%
Inventory of Homes for Sale		9,184	9,847	+ 7.2%	--	--	--
Months Supply of Homes for Sale		2.4	2.6	+ 8.3%	--	--	--

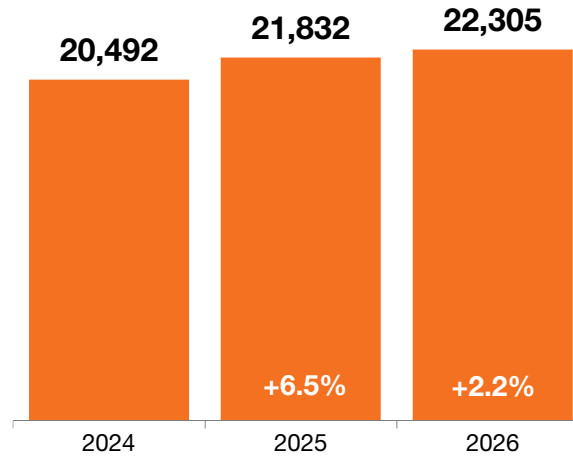
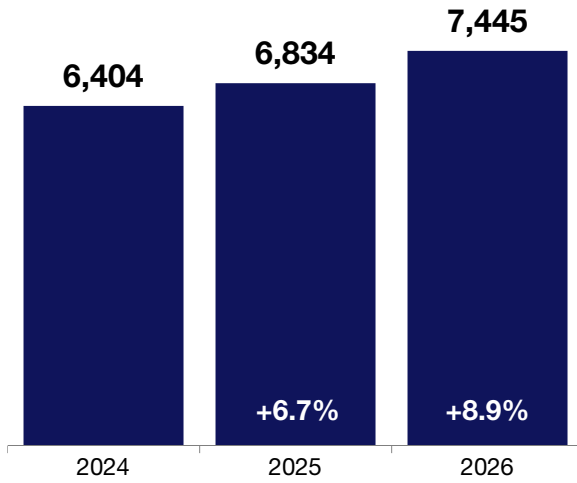
New Listings

A count of the properties that have been newly listed on the market in a given month.



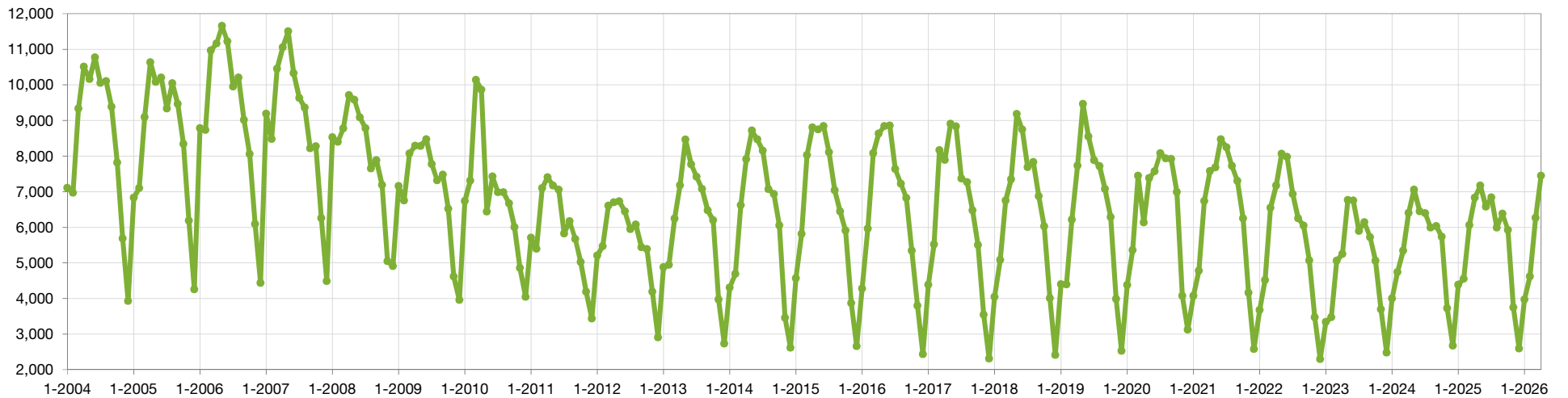
April

Year to Date



Month	Prior Year	Current Year	+ / -
May	7,053	7,173	+1.7%
June	6,449	6,575	+2.0%
July	6,399	6,840	+6.9%
August	5,987	5,990	+0.1%
September	6,031	6,380	+5.8%
October	5,739	5,927	+3.3%
November	3,726	3,751	+0.7%
December	2,671	2,591	-3.0%
January	4,383	3,976	-9.3%
February	4,551	4,615	+1.4%
March	6,064	6,269	+3.4%
April	6,834	7,445	+8.9%
12-Month Avg	5,491	5,628	+2.5%

Historical New Listing Activity



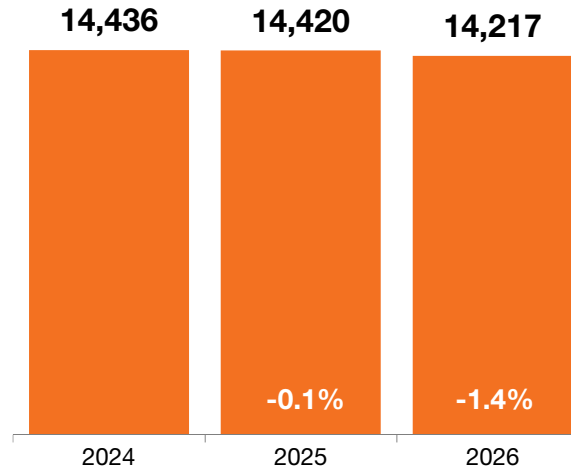
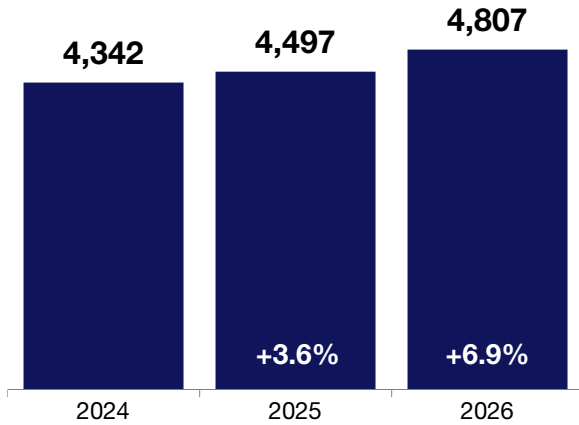
Pending Sales

A count of the properties on which contracts have been accepted in a given month.



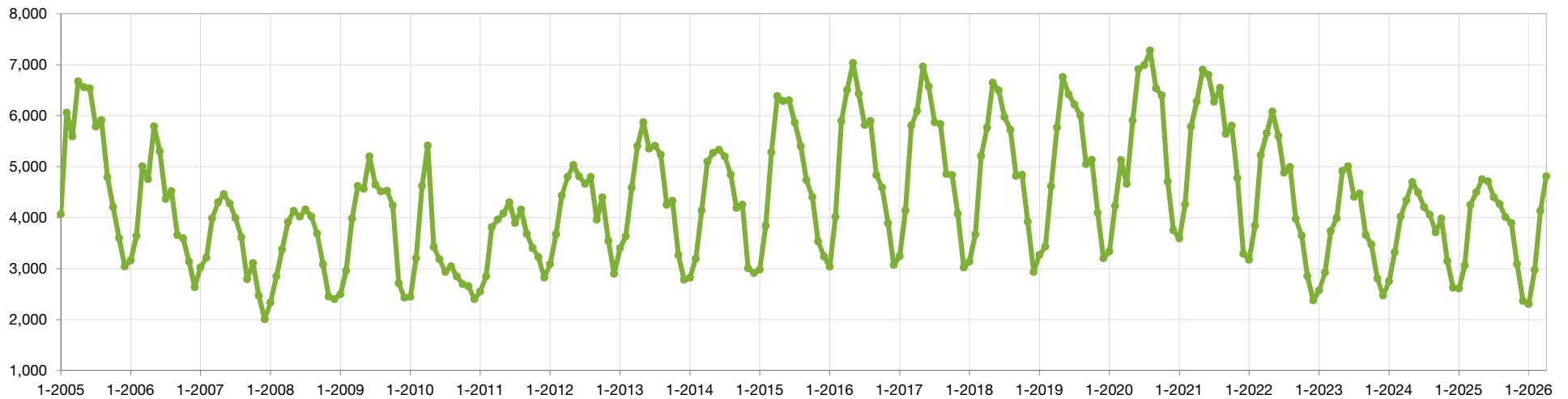
April

Year to Date



Month	Prior Year	Current Year	+ / -
May	4,695	4,752	+1.2%
June	4,494	4,714	+4.9%
July	4,211	4,401	+4.5%
August	4,056	4,266	+5.2%
September	3,711	4,010	+8.1%
October	3,980	3,897	-2.1%
November	3,146	3,093	-1.7%
December	2,623	2,364	-9.9%
January	2,611	2,303	-11.8%
February	3,064	2,976	-2.9%
March	4,248	4,131	-2.8%
April	4,497	4,807	+6.9%
12-Month Avg	3,778	3,810	+0.8%

Historical Pending Sales Activity



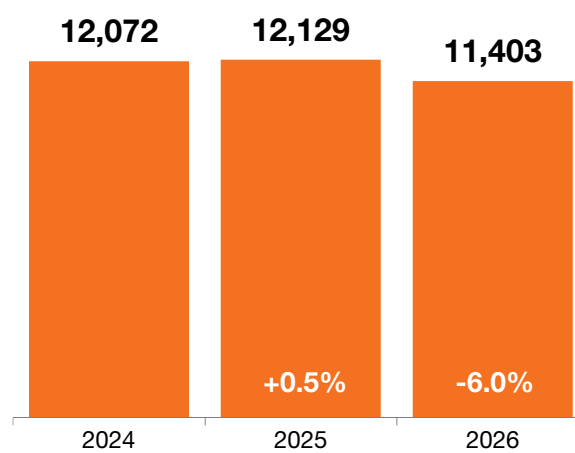
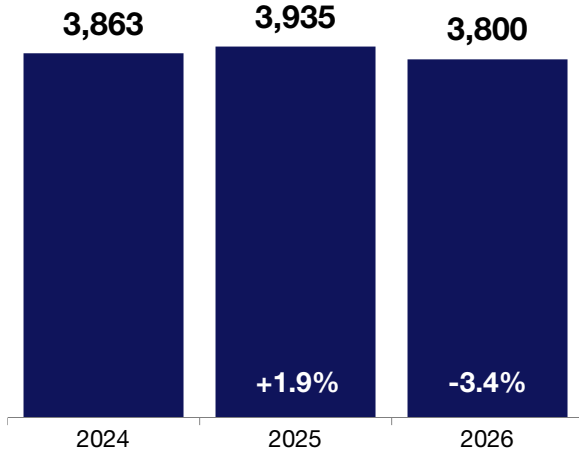
Closed Sales

A count of the actual sales that have closed in a given month.



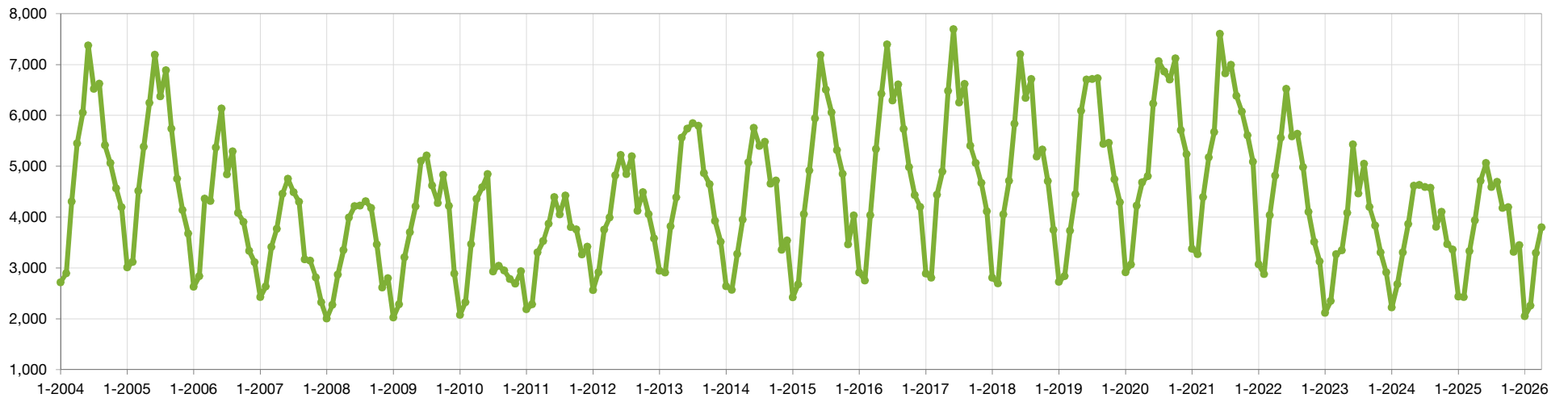
April

Year to Date



Month	Prior Year	Current Year	+ / -
May	4,615	4,712	+2.1%
June	4,629	5,061	+9.3%
July	4,589	4,591	+0.0%
August	4,573	4,694	+2.6%
September	3,808	4,180	+9.8%
October	4,102	4,193	+2.2%
November	3,470	3,316	-4.4%
December	3,359	3,450	+2.7%
January	2,435	2,049	-15.9%
February	2,429	2,259	-7.0%
March	3,330	3,295	-1.1%
April	3,935	3,800	-3.4%
12-Month Avg	3,773	3,800	-0.2%

Historical Closed Sales Activity

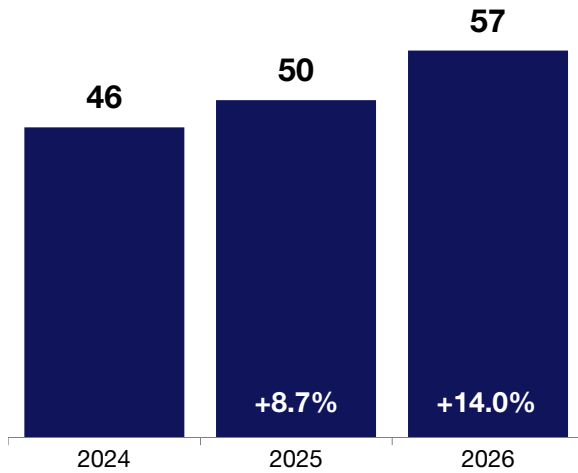


Days on Market Until Sale

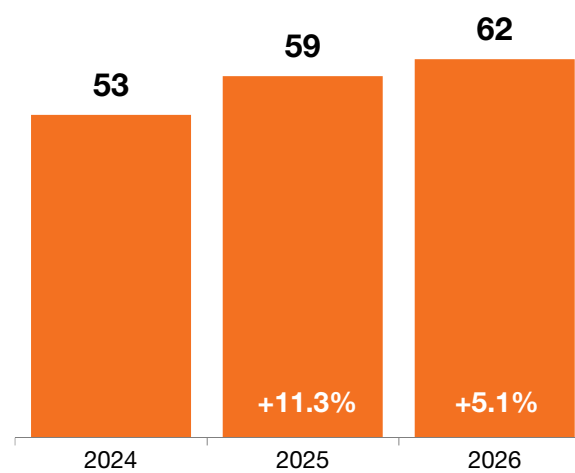
Average, cumulative number of days between when a property is listed and when an offer is accepted in a given month.



April

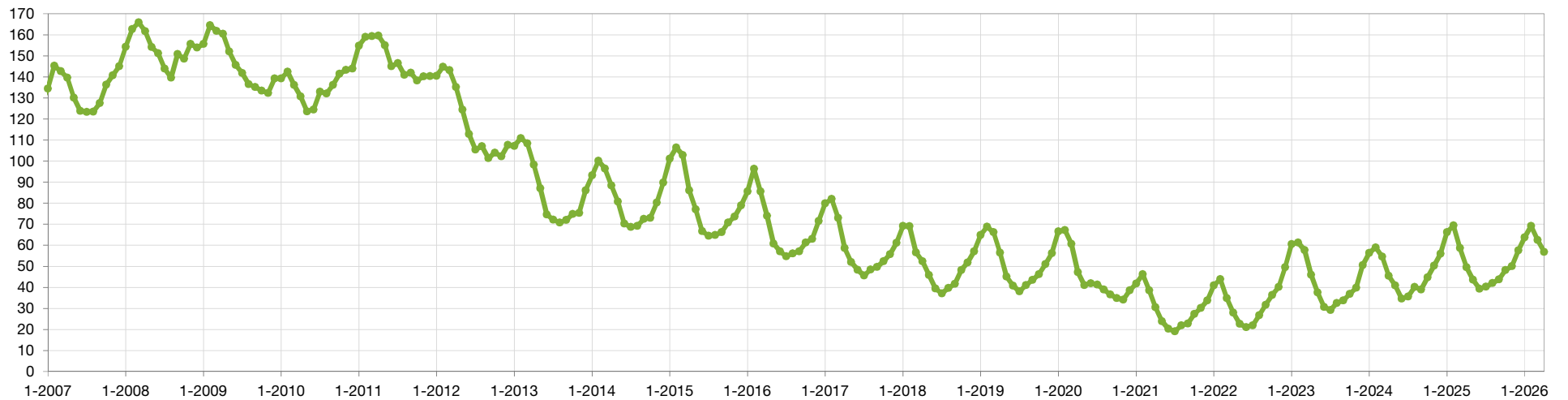


Year to Date



Month	Prior Year	Current Year	+ / -
May	41	44	+7.3%
June	35	39	+11.4%
July	36	40	+11.1%
August	40	42	+5.0%
September	39	44	+12.8%
October	45	48	+6.7%
November	50	50	0.0%
December	56	58	+3.6%
January	66	64	-3.0%
February	69	69	0.0%
March	59	63	+6.8%
April	50	57	+14.0%
12-Month Avg	47	49	+4.3%

Historical Days on Market Until Sale



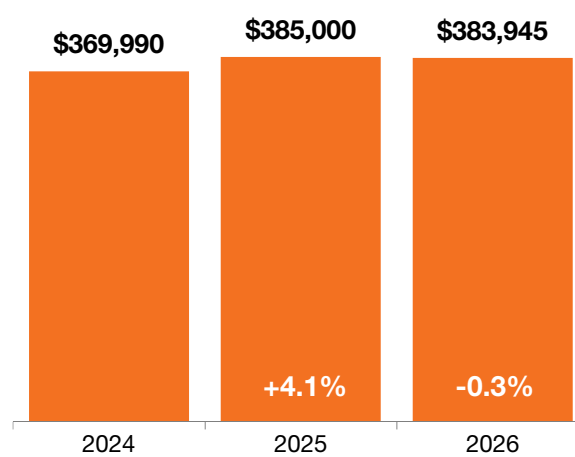
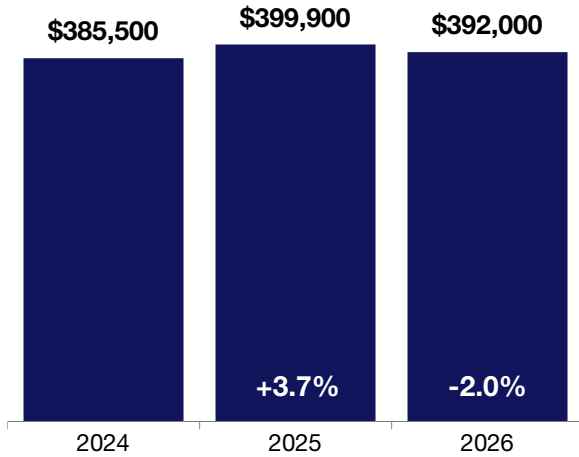
Median Sales Price

Median price point for all closed sales, not accounting for seller concessions, in a given month.



April

Year to Date



Month	Prior Year	Current Year	+ / -
May	\$385,000	\$395,000	+2.6%
June	\$390,000	\$401,600	+3.0%
July	\$385,000	\$395,000	+2.6%
August	\$389,000	\$400,000	+2.8%
September	\$380,000	\$390,000	+2.6%
October	\$381,950	\$390,000	+2.1%
November	\$376,000	\$386,647	+2.8%
December	\$370,000	\$380,000	+2.7%
January	\$370,000	\$375,000	+1.4%
February	\$380,000	\$380,000	0.0%
March	\$380,000	\$380,000	0.0%
April	\$399,900	\$392,000	-2.0%
12-Month Med	\$384,000	\$390,000	+1.6%

Historical Median Sales Price

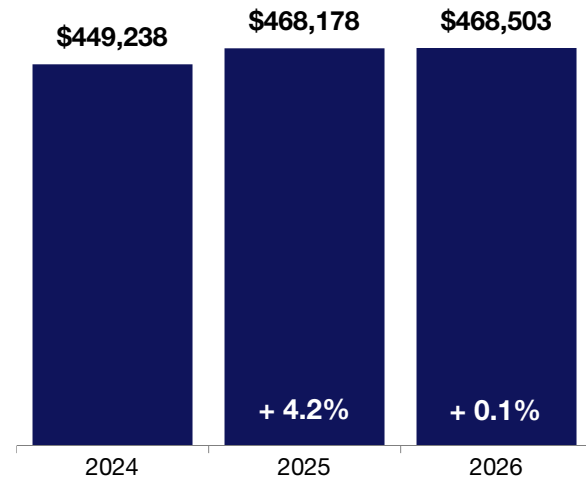


Average Sales Price

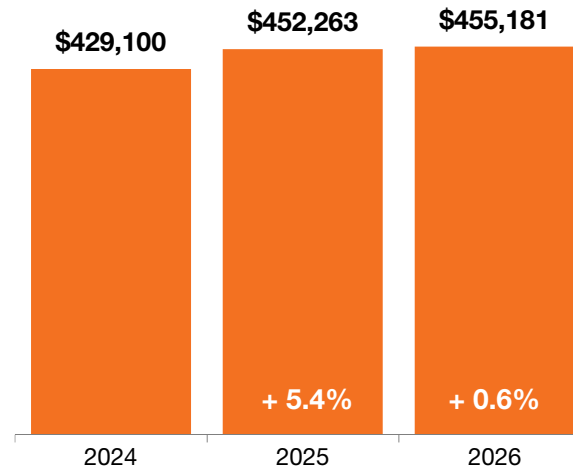
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



April



Year to Date



Month	Prior Year	Current Year	+ / -
May	\$458,983	\$463,890	+1.1%
June	\$467,415	\$488,088	+4.4%
July	\$460,612	\$474,557	+3.0%
August	\$471,936	\$474,797	+0.6%
September	\$448,405	\$469,888	+4.8%
October	\$456,332	\$476,368	+4.4%
November	\$445,515	\$460,322	+3.3%
December	\$446,552	\$459,934	+3.0%
January	\$437,260	\$445,392	+1.9%
February	\$451,718	\$446,553	-1.1%
March	\$444,823	\$451,816	+1.6%
April	\$468,178	\$468,503	+0.1%
12-Month Avg	\$456,434	\$467,733	+2.5%

Historical Average Sales Price



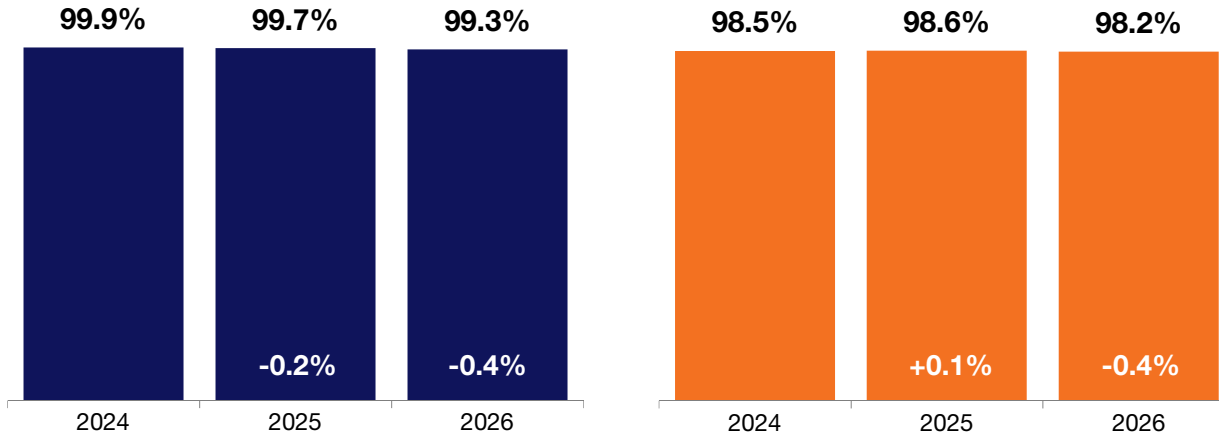
Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



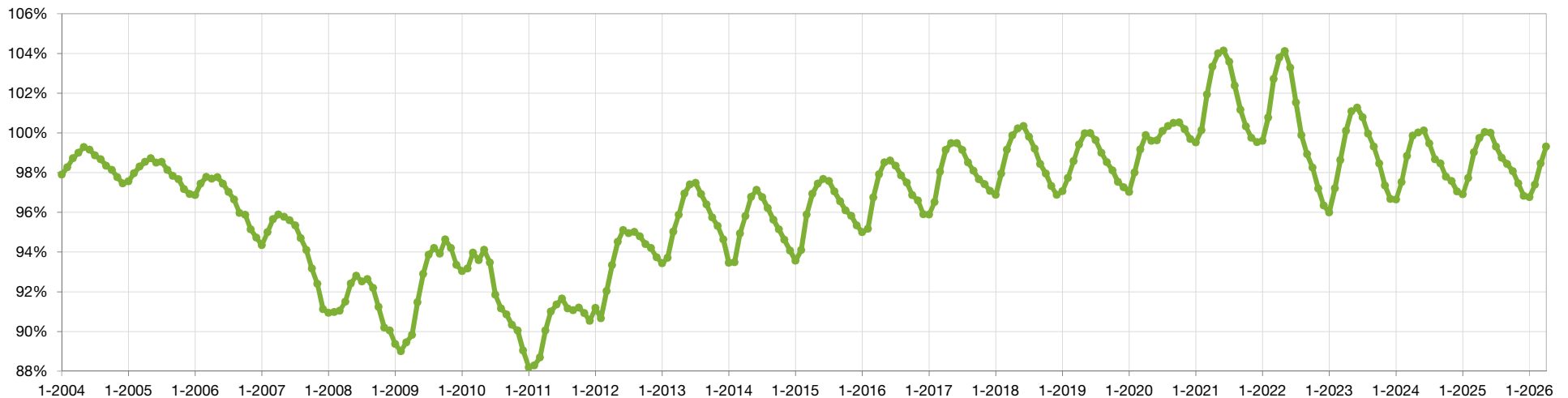
April

Year to Date



Month	Prior Year	Current Year	+ / -
May	100.0%	100.0%	0.0%
June	100.1%	100.0%	-0.1%
July	99.5%	99.3%	-0.2%
August	98.7%	98.8%	+0.1%
September	98.5%	98.4%	-0.1%
October	97.8%	98.1%	+0.3%
November	97.6%	97.5%	-0.1%
December	97.0%	96.8%	-0.2%
January	96.9%	96.8%	-0.1%
February	97.7%	97.4%	-0.3%
March	99.0%	98.5%	-0.5%
April	99.7%	99.3%	-0.4%
12-Month Avg	98.7%	98.6%	-0.1%

Historical Percent of Original List Price Received



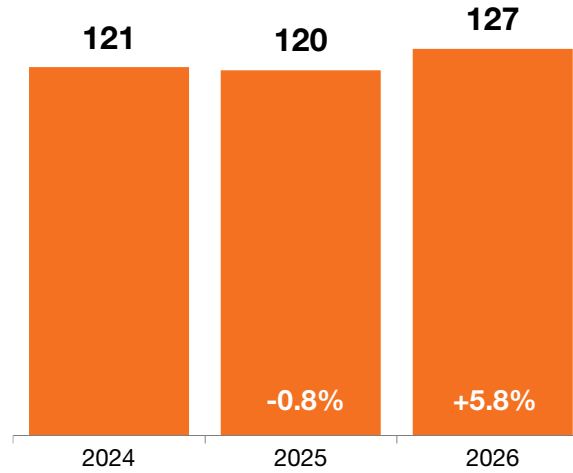
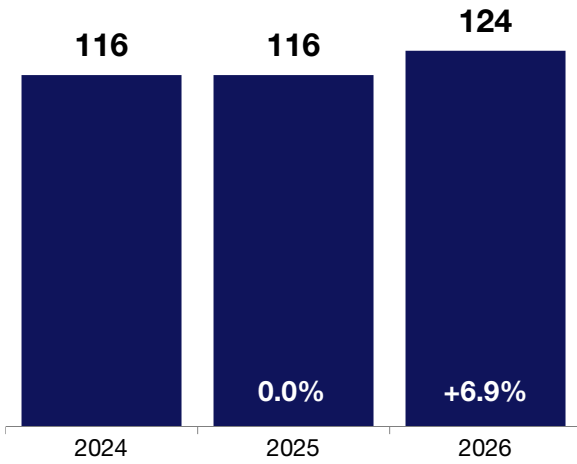
Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



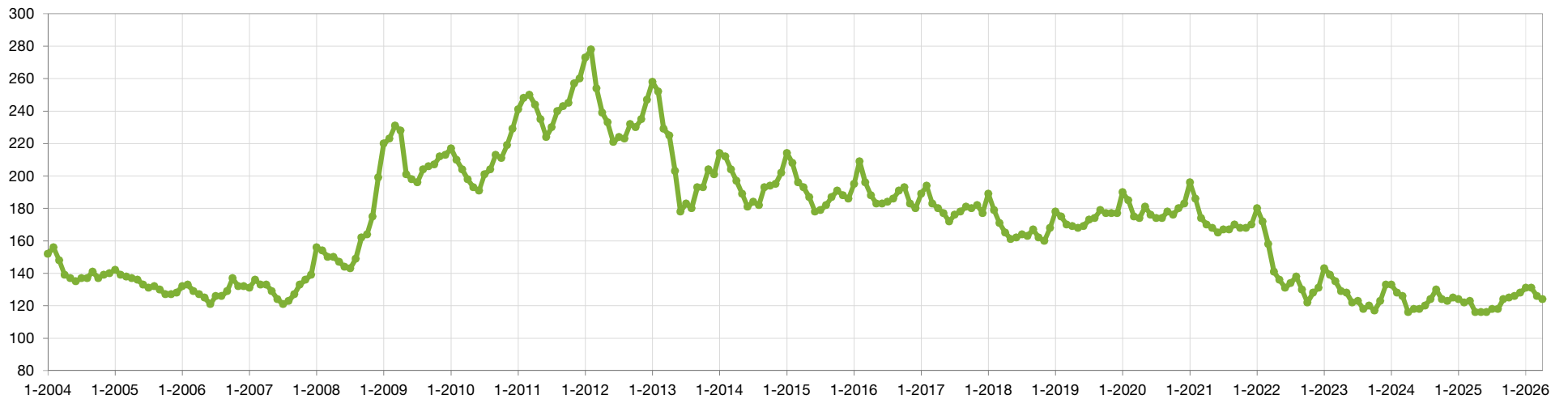
April

Year to Date



Month	Prior Year	Current Year	+ / -
May	118	116	-1.7%
June	118	116	-1.7%
July	120	118	-1.7%
August	124	118	-4.8%
September	130	124	-4.6%
October	124	125	+0.8%
November	123	126	+2.4%
December	125	128	+2.4%
January	124	131	+5.6%
February	122	131	+7.4%
March	123	126	+2.4%
April	116	124	+6.9%
12-Month Avg	122	124	+1.6%

Historical Housing Affordability Index

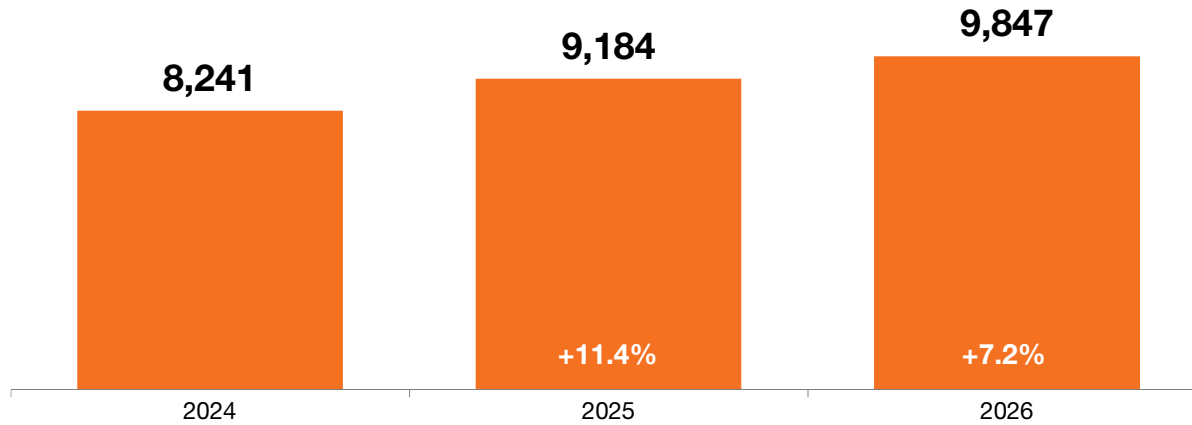


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

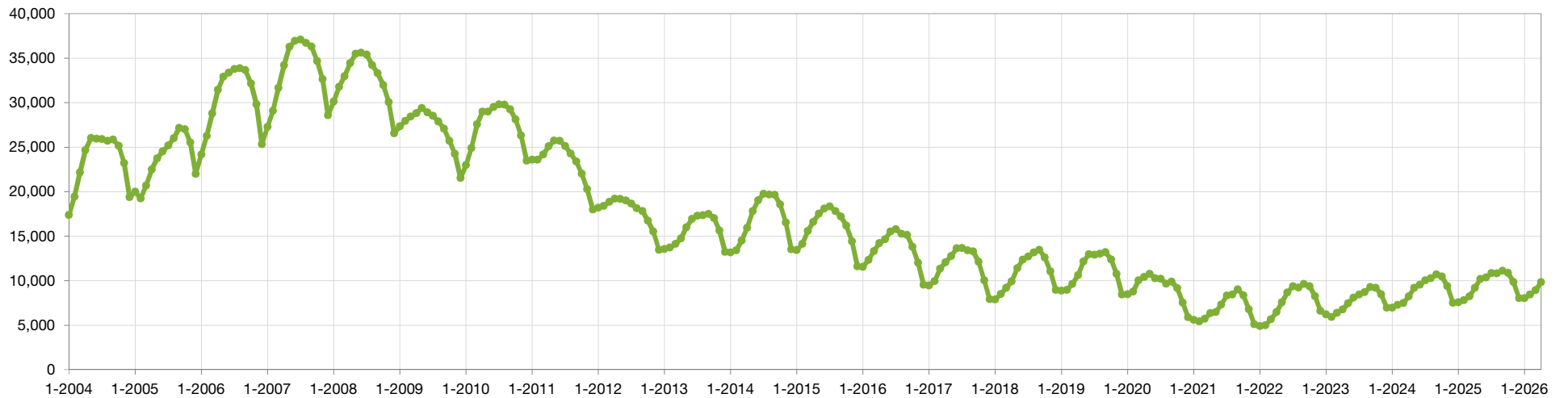


April



Month	Prior Year	Current Year	+ / -
May	9,191	10,192	+10.9%
June	9,546	10,358	+8.5%
July	10,036	10,845	+8.1%
August	10,267	10,818	+5.4%
September	10,704	11,124	+3.9%
October	10,482	10,890	+3.9%
November	9,391	9,852	+4.9%
December	7,520	8,034	+6.8%
January	7,582	8,044	+6.1%
February	7,793	8,429	+8.2%
March	8,253	8,937	+8.3%
April	9,184	9,847	+7.2%
12-Month Avg	9,162	9,781	+6.8%

Historical Inventory of Homes for Sale

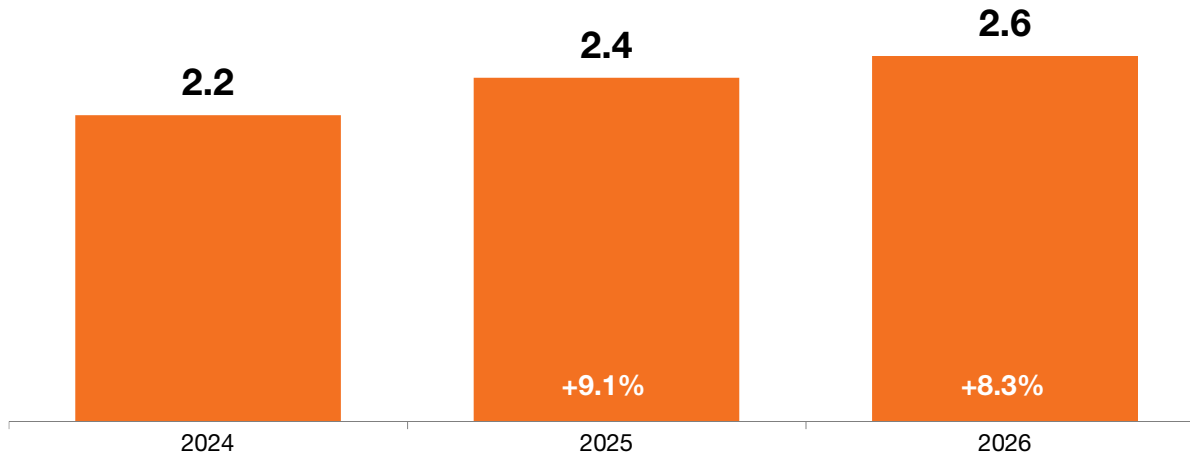


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales for the last 12 months.

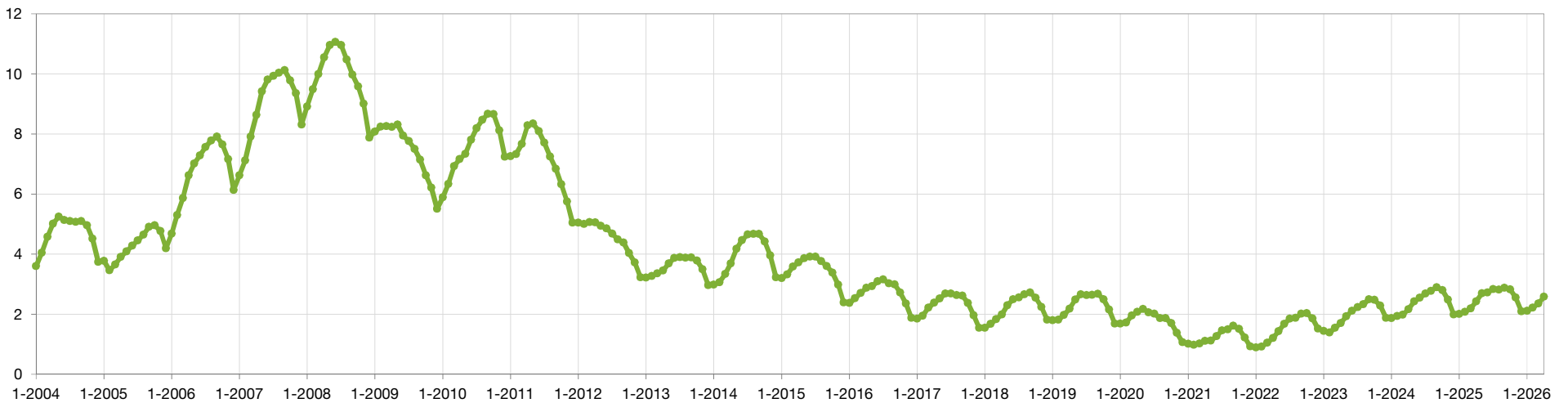


April



Month	Prior Year	Current Year	+ / -
May	2.4	2.7	+12.5%
June	2.6	2.7	+3.8%
July	2.7	2.8	+3.7%
August	2.8	2.8	0.0%
September	2.9	2.9	0.0%
October	2.8	2.8	0.0%
November	2.5	2.6	+4.0%
December	2.0	2.1	+5.0%
January	2.0	2.1	+5.0%
February	2.1	2.2	+4.8%
March	2.2	2.4	+9.1%
April	2.4	2.6	+8.3%
12-Month Avg	2.4	2.6	+8.3%

Historical Months Supply of Inventory



Area Overview

New Listings, Closed Sales, and Median Sales Price are based on year-to-date (YTD) figures.
Homes for Sale and Months Supply are based on monthly figures.



	New Listings			Closed Sales			Median Sales Price			Homes for Sale			Months Supply		
	YTD 2025	YTD 2026	+ / -	YTD 2025	YTD 2026	+ / -	YTD 2025	YTD 2026	+ / -	4-2025	4-2026	+ / -	4-2025	4-2026	+ / -
Andover	154	187	+21.4%	96	79	-17.7%	\$445,950	\$420,000	-5.8%	60	74	+23.3%	2.0	2.6	+30.0%
Anoka	70	82	+17.1%	40	41	+2.5%	\$322,450	\$350,000	+8.5%	28	33	+17.9%	2.0	2.0	0.0%
Apple Valley	283	279	-1.4%	165	160	-3.0%	\$380,000	\$380,000	0.0%	121	115	-5.0%	2.3	2.1	-8.7%
Big Lake	104	100	-3.8%	74	49	-33.8%	\$328,000	\$340,000	+3.7%	48	32	-33.3%	2.4	1.5	-37.5%
Blaine	424	399	-5.9%	247	231	-6.5%	\$380,000	\$386,500	+1.7%	173	150	-13.3%	2.2	2.0	-9.1%
Burnsville	262	324	+23.7%	183	190	+3.8%	\$325,000	\$377,000	+16.0%	95	130	+36.8%	1.7	2.4	+41.2%
Cambridge	101	114	+12.9%	46	76	+65.2%	\$325,000	\$331,500	+2.0%	51	62	+21.6%	3.1	3.0	-3.2%
Circle Pines	28	34	+21.4%	21	23	+9.5%	\$293,000	\$295,000	+0.7%	6	10	+66.7%	1.0	1.7	+70.0%
Columbia Heights	91	104	+14.3%	63	52	-17.5%	\$284,900	\$299,900	+5.3%	45	42	-6.7%	2.2	2.0	-9.1%
Columbus	11	17	+54.5%	11	8	-27.3%	\$440,000	\$467,400	+6.2%	6	11	+83.3%	1.3	5.3	+307.7%
Coon Rapids	290	283	-2.4%	200	169	-15.5%	\$345,000	\$347,500	+0.7%	87	104	+19.5%	1.4	1.8	+28.6%
Cottage Grove	349	351	+0.6%	196	171	-12.8%	\$387,245	\$407,000	+5.1%	125	144	+15.2%	2.3	2.6	+13.0%
Eagan	269	295	+9.7%	187	177	-5.3%	\$395,000	\$375,000	-5.1%	111	116	+4.5%	1.8	1.8	0.0%
East Bethel	55	67	+21.8%	39	45	+15.4%	\$410,000	\$395,000	-3.7%	25	34	+36.0%	2.2	2.6	+18.2%
Elk River	247	203	-17.8%	112	100	-10.7%	\$396,950	\$417,000	+5.1%	110	78	-29.1%	3.2	2.2	-31.3%
Farmington	258	245	-5.0%	121	122	+0.8%	\$390,000	\$391,450	+0.4%	103	122	+18.4%	2.8	3.3	+17.9%
Forest Lake	113	157	+38.9%	66	76	+15.2%	\$380,000	\$410,000	+7.9%	57	73	+28.1%	2.6	2.9	+11.5%
Fridley	108	106	-1.9%	73	77	+5.5%	\$330,000	\$330,000	0.0%	37	35	-5.4%	1.5	1.4	-6.7%
Ham Lake	89	100	+12.4%	36	48	+33.3%	\$480,000	\$516,500	+7.6%	68	54	-20.6%	6.3	3.2	-49.2%
Hastings	139	120	-13.7%	101	72	-28.7%	\$334,900	\$335,500	+0.2%	44	35	-20.5%	1.6	1.3	-18.8%
Hudson	125	122	-2.4%	80	79	-1.3%	\$474,000	\$489,000	+3.2%	71	69	-2.8%	2.6	2.5	-3.8%

Area Overview

New Listings, Closed Sales, and Median Sales Price are based on year-to-date (YTD) figures.
Homes for Sale and Months Supply are based on monthly figures.



	New Listings			Closed Sales			Median Sales Price			Homes for Sale			Months Supply		
	YTD 2025	YTD 2026	+ / -	YTD 2025	YTD 2026	+ / -	YTD 2025	YTD 2026	+ / -	4-2025	4-2026	+ / -	4-2025	4-2026	+ / -
Hugo	182	164	-9.9%	127	85	-33.1%	\$429,900	\$425,000	-1.1%	73	85	+16.4%	2.1	2.9	+38.1%
Inver Grove Heights	189	190	+0.5%	99	116	+17.2%	\$351,000	\$384,500	+9.5%	91	87	-4.4%	2.8	2.7	-3.6%
Isanti	84	95	+13.1%	43	50	+16.3%	\$329,500	\$353,000	+7.1%	33	42	+27.3%	2.5	2.8	+12.0%
Lakeville	587	702	+19.6%	274	282	+2.9%	\$490,000	\$491,100	+0.2%	259	333	+28.6%	3.0	3.8	+26.7%
Lino Lakes	167	172	+3.0%	81	87	+7.4%	\$447,500	\$490,000	+9.5%	48	75	+56.3%	2.1	3.2	+52.4%
Maplewood	165	166	+0.6%	110	89	-19.1%	\$339,500	\$320,000	-5.7%	55	72	+30.9%	1.5	2.2	+46.7%
Mounds View	49	38	-22.4%	31	14	-54.8%	\$315,000	\$313,500	-0.5%	18	14	-22.2%	1.9	1.8	-5.3%
Oakdale	150	134	-10.7%	89	86	-3.4%	\$295,000	\$285,250	-3.3%	50	55	+10.0%	1.8	1.8	0.0%
Oak Grove	38	53	+39.5%	28	26	-7.1%	\$456,125	\$472,950	+3.7%	21	23	+9.5%	2.9	2.5	-13.8%
Ramsey	280	248	-11.4%	127	130	+2.4%	\$389,900	\$377,000	-3.3%	88	91	+3.4%	2.4	2.4	0.0%
Rosemount	337	414	+22.8%	157	153	-2.5%	\$415,000	\$437,250	+5.4%	140	159	+13.6%	3.0	3.3	+10.0%
Roseville	178	147	-17.4%	98	93	-5.1%	\$356,000	\$355,500	-0.1%	73	67	-8.2%	2.2	2.0	-9.1%
Shoreview	150	144	-4.0%	109	88	-19.3%	\$392,000	\$371,500	-5.2%	40	48	+20.0%	1.3	1.6	+23.1%
Spring Lake Park	15	29	+93.3%	16	18	+12.5%	\$335,000	\$332,500	-0.7%	--	10	--	--	1.8	--
Saint Francis	42	79	+88.1%	31	40	+29.0%	\$335,000	\$360,000	+7.5%	23	38	+65.2%	2.4	3.3	+37.5%
Saint Paul	1,116	1,278	+14.5%	715	694	-2.9%	\$295,000	\$295,000	0.0%	438	559	+27.6%	2.0	2.5	+25.0%
Stillwater	126	117	-7.1%	87	76	-12.6%	\$451,000	\$479,500	+6.3%	59	44	-25.4%	2.1	1.6	-23.8%
White Bear Lake	112	130	+16.1%	80	84	+5.0%	\$347,500	\$374,950	+7.9%	41	41	0.0%	1.6	1.5	-6.3%
Woodbury	578	582	+0.7%	298	273	-8.4%	\$449,995	\$420,000	-6.7%	249	235	-5.6%	2.5	2.5	0.0%
Zimmerman	101	129	+27.7%	46	51	+10.9%	\$338,500	\$375,000	+10.8%	46	76	+65.2%	3.0	4.7	+56.7%