

# Weekly Market Activity Report

A RESEARCH TOOL FROM THE SAINT PAUL AREA ASSOCIATION OF REALTORS®. BROUGHT TO YOU BY THE UNIQUE DATA-SHARING TRADITIONS OF THE REALTOR® COMMUNITY



BETTER AGENTS ◆ BETTER COMMUNITIES  
SAINT PAUL AREA ASSOCIATION OF REALTORS®

## For Week Ending January 17, 2026

Publish Date: January 26, 2026 • All comparisons are to 2025

The average 30-year fixed mortgage rate fell to 6.06% the week ending January 15, 2026, the lowest level since September 2022, according to Freddie Mac. The Mortgage Bankers Association noted that lower rates have coincided with a rise in purchase and refinance applications, as borrowers respond to recent improvements in affordability.

In the Twin Cities region, for the week ending January 17:

- New Listings decreased 3.6% to 914
- Pending Sales decreased 15.1% to 512
- Inventory decreased 1.3% to 7,441

For the month of December:

- Median Sales Price increased 2.7% to \$380,000
- Days on Market increased 3.6% to 58
- Percent of Original List Price Received decreased 0.2% to 96.8%
- Months Supply of Homes For Sale decreased 5.0% to 1.9

## Quick Facts

- 3.6%	- 15.1%	- 1.3%
Change in New Listings	Change in Pending Sales	Change in Inventory

### Metrics by Week

New Listings	2
Pending Sales	3
Inventory of Homes for Sale	4

### Metrics by Month

Days on Market Until Sale	5
Median Sales Price	6
Percent of Original List Price Received	7
Housing Affordability Index	8
Months Supply of Inventory	9

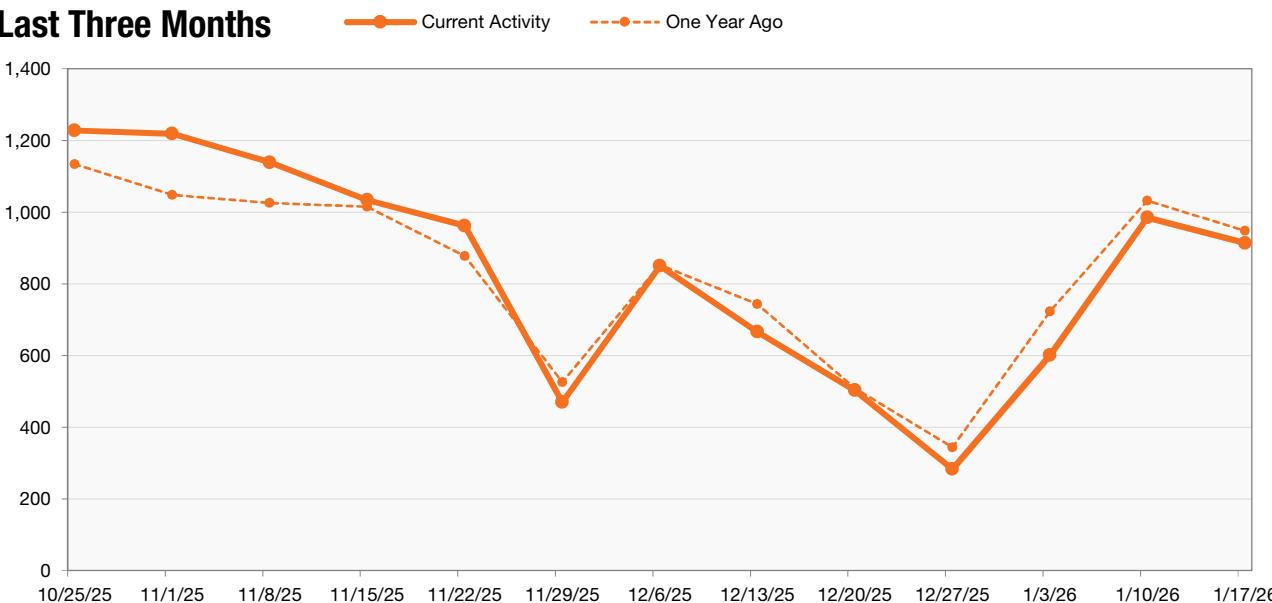


# New Listings

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

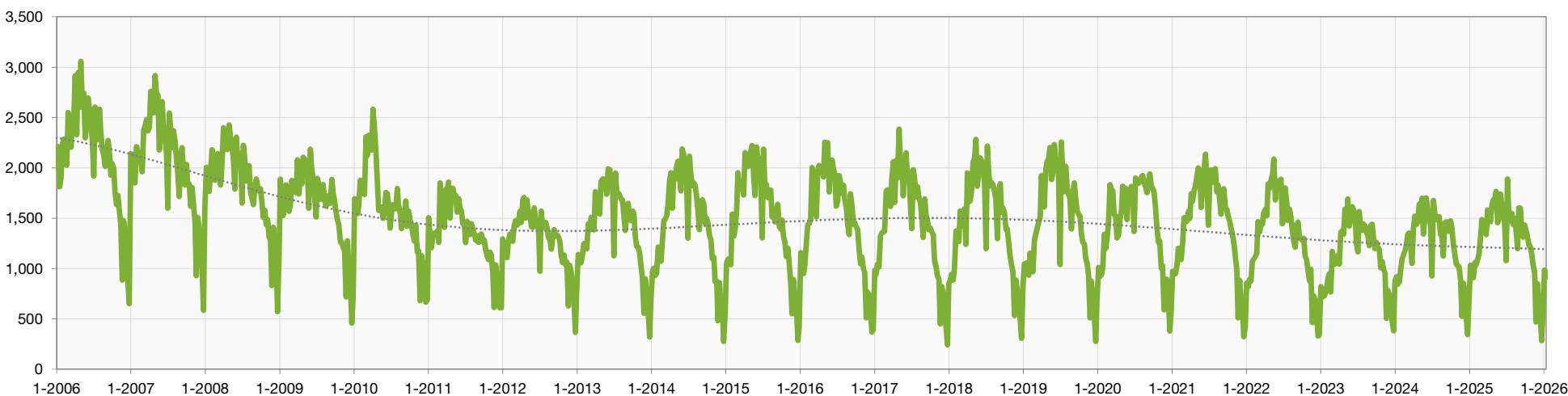


## Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
10/25/25	1,228	1,134	+ 8.3%
11/1/25	1,219	1,048	+ 16.3%
11/8/25	1,139	1,026	+ 11.0%
11/15/25	1,034	1,015	+ 1.9%
11/22/25	962	878	+ 9.6%
11/29/25	470	526	- 10.6%
12/6/25	850	853	- 0.4%
12/13/25	666	744	- 10.5%
12/20/25	503	509	- 1.2%
12/27/25	283	344	- 17.7%
1/3/26	601	723	- 16.9%
1/10/26	985	1,032	- 4.6%
<b>1/17/26</b>	<b>914</b>	<b>948</b>	<b>- 3.6%</b>
3-Month Total	10,854	10,780	+ 0.7%

## Historical New Listing Activity

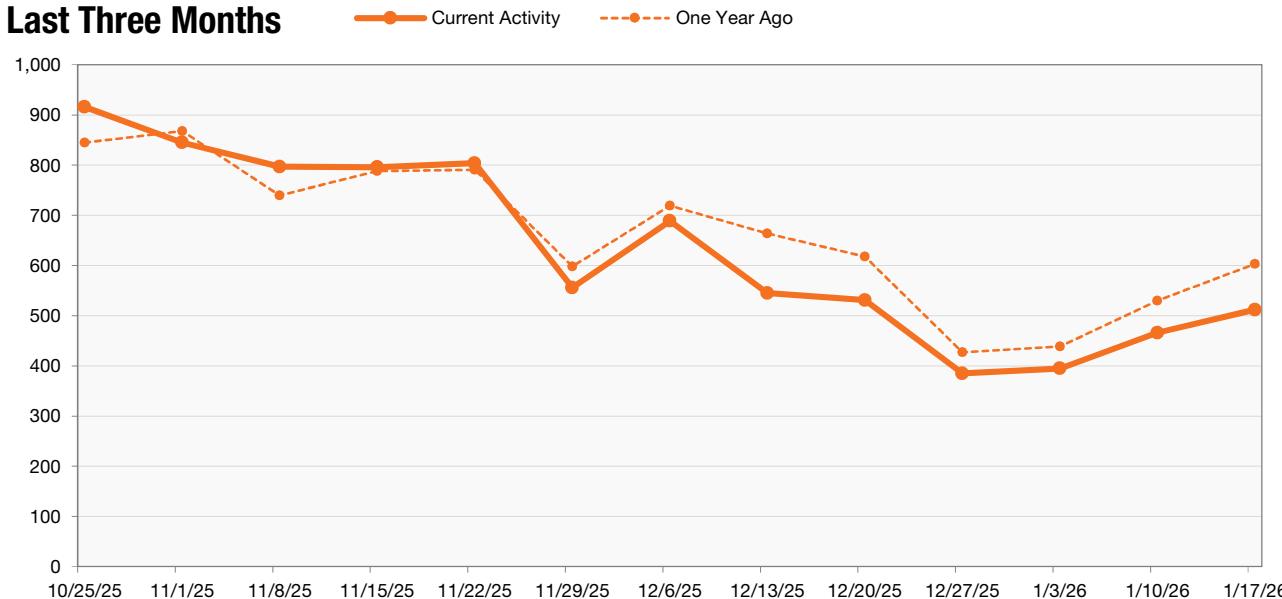


# Pending Sales

A count of the properties that have offers accepted on them in a given week.

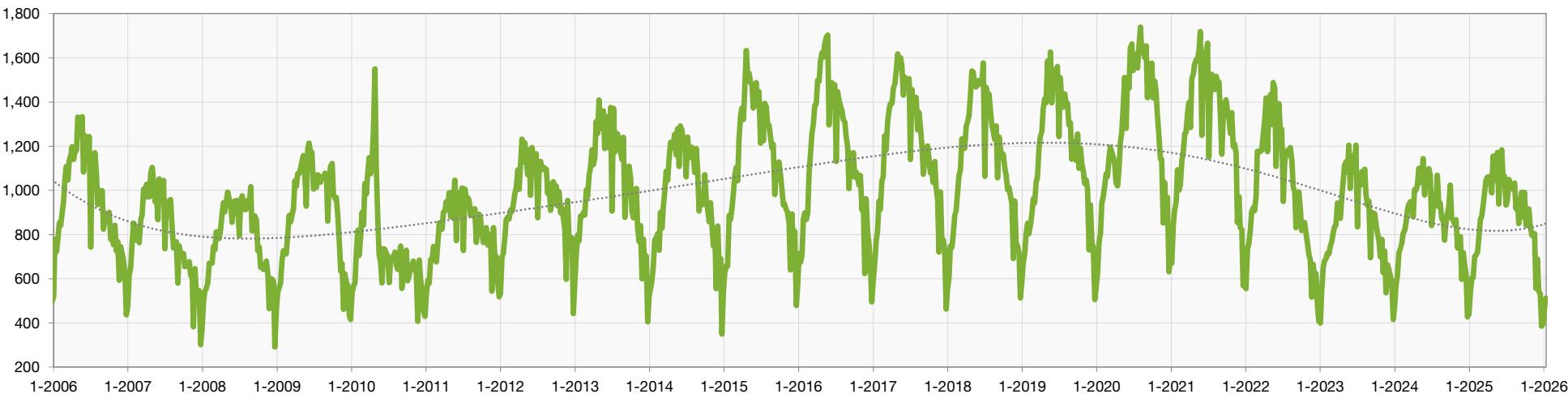


## Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
10/25/25	916	845	+ 8.4%
11/1/25	845	868	- 2.6%
11/8/25	797	740	+ 7.7%
11/15/25	796	788	+ 1.0%
11/22/25	804	791	+ 1.6%
11/29/25	556	598	- 7.0%
12/6/25	689	719	- 4.2%
12/13/25	545	664	- 17.9%
12/20/25	531	618	- 14.1%
12/27/25	385	427	- 9.8%
1/3/26	395	439	- 10.0%
1/10/26	466	530	- 12.1%
<b>1/17/26</b>	<b>512</b>	<b>603</b>	<b>- 15.1%</b>
3-Month Total	8,237	8,630	- 4.6%

## Historical Pending Sales Activity

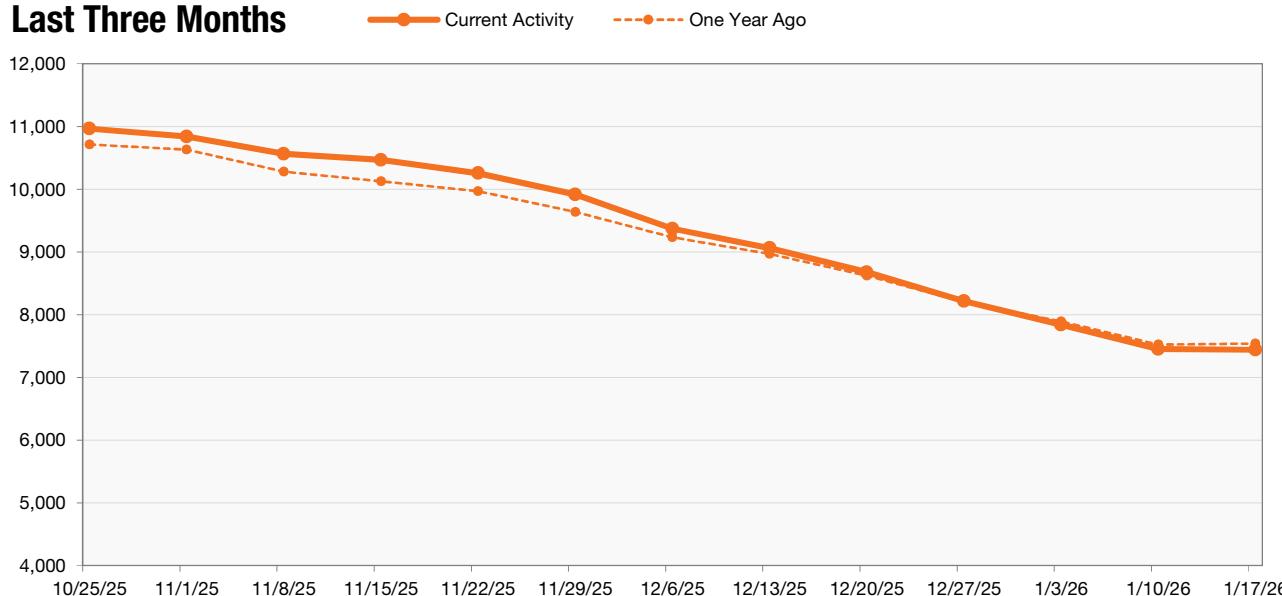


# Inventory of Homes for Sale

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

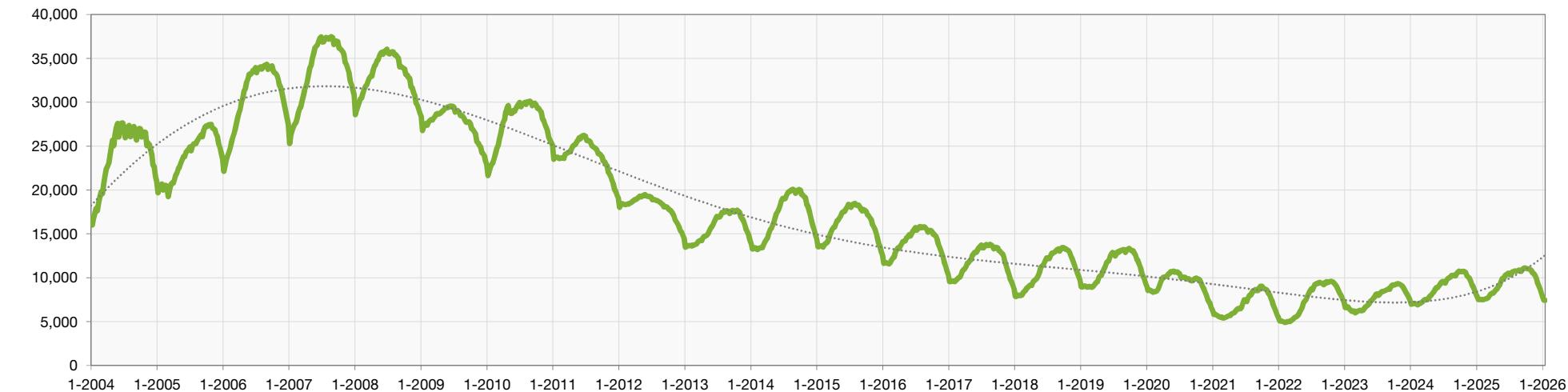


## Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
10/25/25	10,966	10,714	+ 2.4%
11/1/25	10,840	10,631	+ 2.0%
11/8/25	10,564	10,278	+ 2.8%
11/15/25	10,467	10,126	+ 3.4%
11/22/25	10,257	9,967	+ 2.9%
11/29/25	9,917	9,637	+ 2.9%
12/6/25	9,371	9,236	+ 1.5%
12/13/25	9,063	8,970	+ 1.0%
12/20/25	8,678	8,624	+ 0.6%
12/27/25	8,214	8,206	+ 0.1%
1/3/26	7,841	7,890	- 0.6%
1/10/26	7,452	7,523	- 0.9%
<b>1/17/26</b>	<b>7,441</b>	<b>7,541</b>	<b>- 1.3%</b>
3-Month Avg	9,313	9,180	+ 1.4%

## Historical Inventory Levels

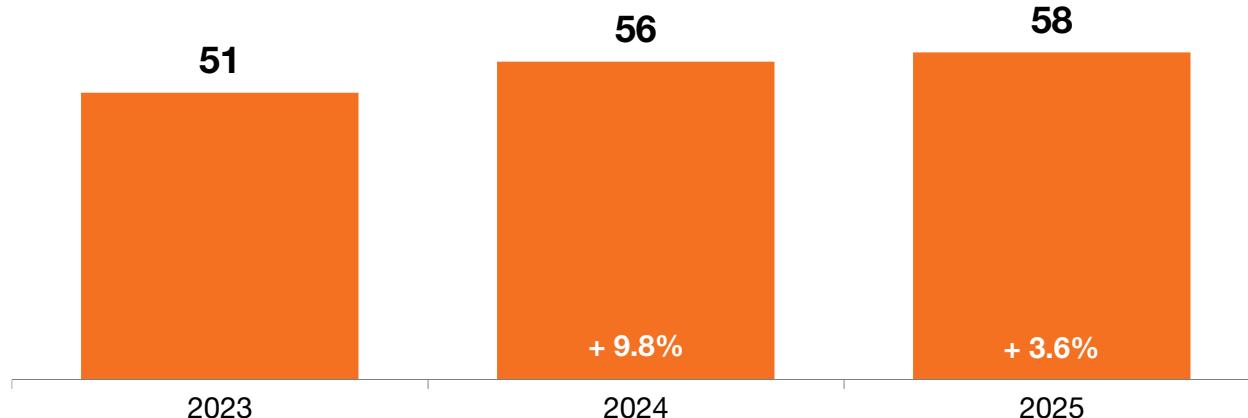


# Days on Market Until Sale

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

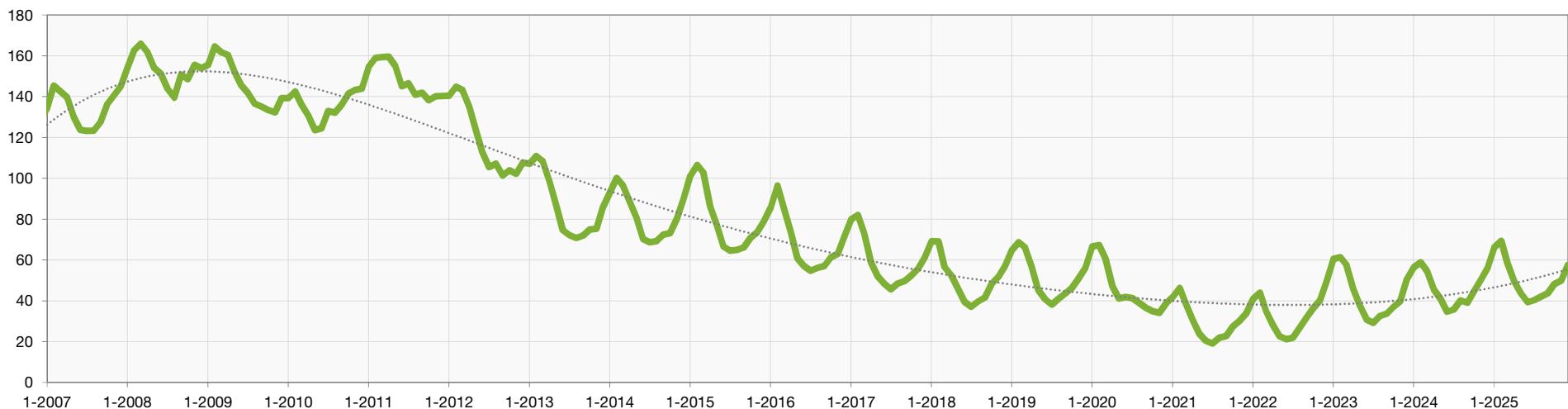


## December



Month	Current Activity	One Year Previous	+ / -
January	66	56	+ 17.9%
February	69	59	+ 16.9%
March	59	55	+ 7.3%
April	50	46	+ 8.7%
May	44	41	+ 7.3%
June	39	35	+ 11.4%
July	40	36	+ 11.1%
August	42	40	+ 5.0%
September	44	39	+ 12.8%
October	48	45	+ 6.7%
November	50	50	0.0%
<b>December</b>	<b>58</b>	<b>56</b>	<b>+ 3.6%</b>
12-Month Avg	49	45	+ 8.9%

## Historical Days on Market Until Sale

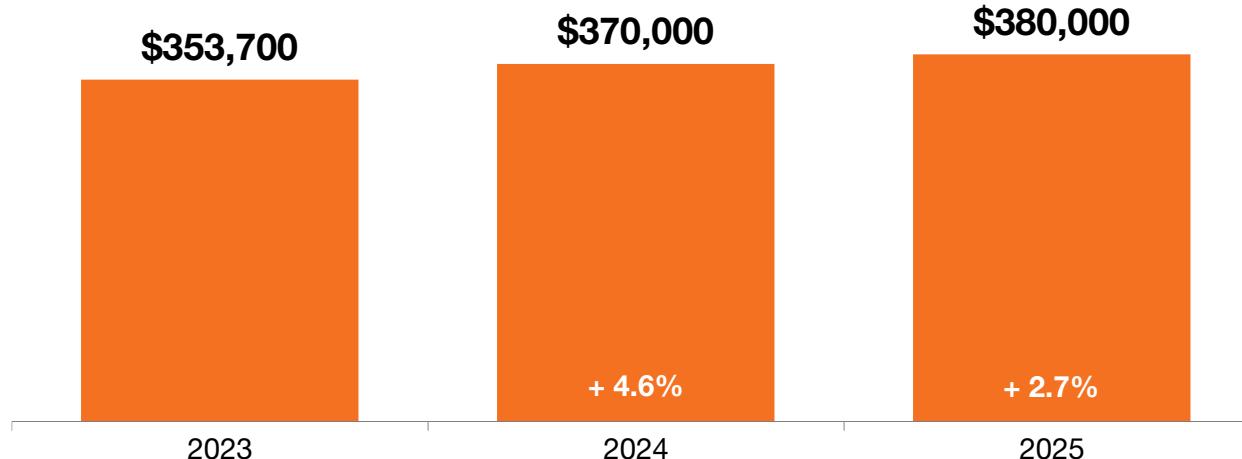


# Median Sales Price

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

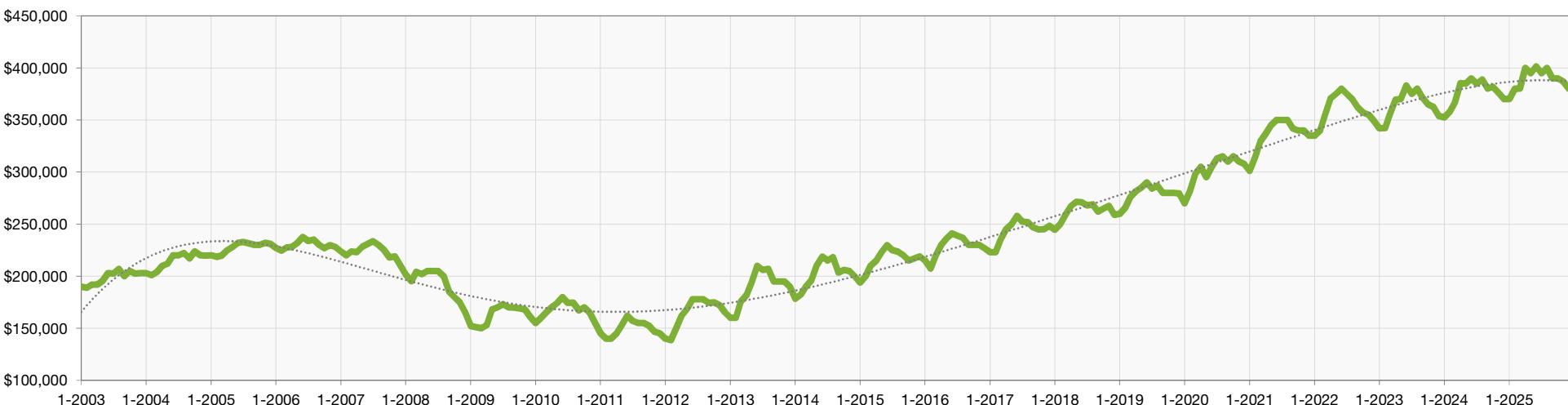


## December



Month	Current Activity	One Year Previous	+ / -
January	\$370,000	\$352,500	+ 5.0%
February	\$380,000	\$358,000	+ 6.1%
March	\$380,000	\$367,000	+ 3.5%
April	\$399,900	\$385,500	+ 3.7%
May	\$395,000	\$385,000	+ 2.6%
June	\$401,500	\$390,000	+ 2.9%
July	\$395,000	\$385,000	+ 2.6%
August	\$400,000	\$389,000	+ 2.8%
September	\$390,000	\$379,999	+ 2.6%
October	\$390,000	\$381,950	+ 2.1%
November	\$386,824	\$376,000	+ 2.9%
<b>December</b>	<b>\$380,000</b>	<b>\$370,000</b>	<b>+ 2.7%</b>
12-Month Med	\$390,000	\$380,000	+ 2.6%

## Historical Median Sales Price

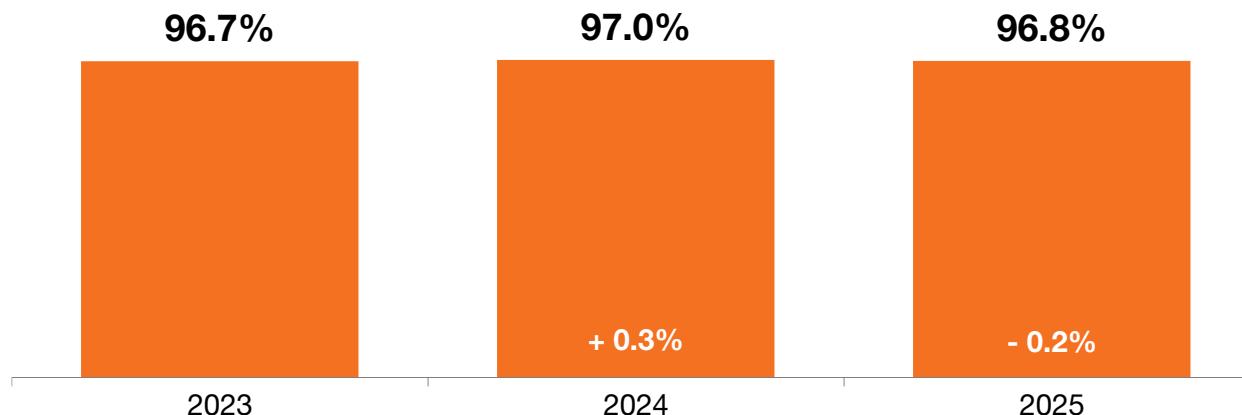


# Percent of Original List Price Received

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

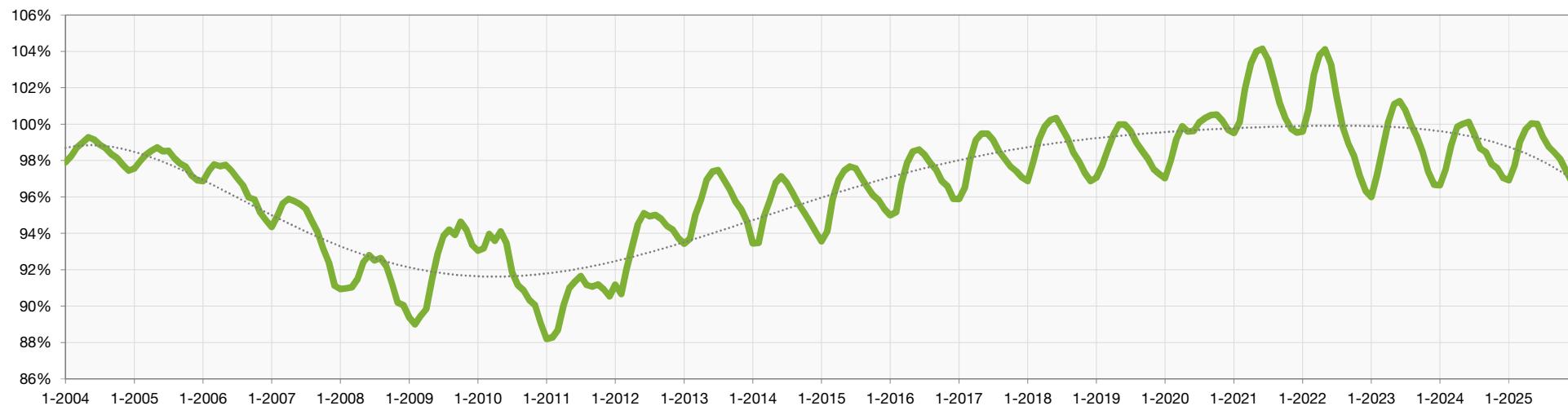


## December



Month	Current Activity	One Year Previous	+ / -
January	96.9%	96.6%	+ 0.3%
February	97.7%	97.5%	+ 0.2%
March	99.0%	98.8%	+ 0.2%
April	99.7%	99.9%	- 0.2%
May	100.0%	100.0%	0.0%
June	100.0%	100.1%	- 0.1%
July	99.3%	99.5%	- 0.2%
August	98.8%	98.7%	+ 0.1%
September	98.4%	98.5%	- 0.1%
October	98.1%	97.8%	+ 0.3%
November	97.4%	97.6%	- 0.2%
December	96.8%	97.0%	- 0.2%
12-Month Avg	98.7%	98.7%	0.0%

## Historical Percent of Original List Price Received

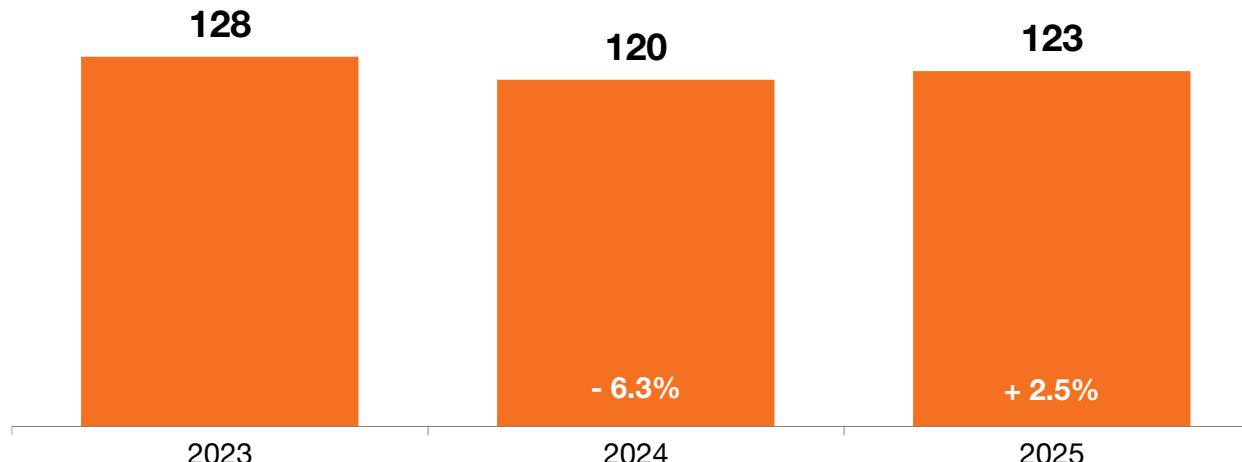


# Housing Affordability Index

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.**

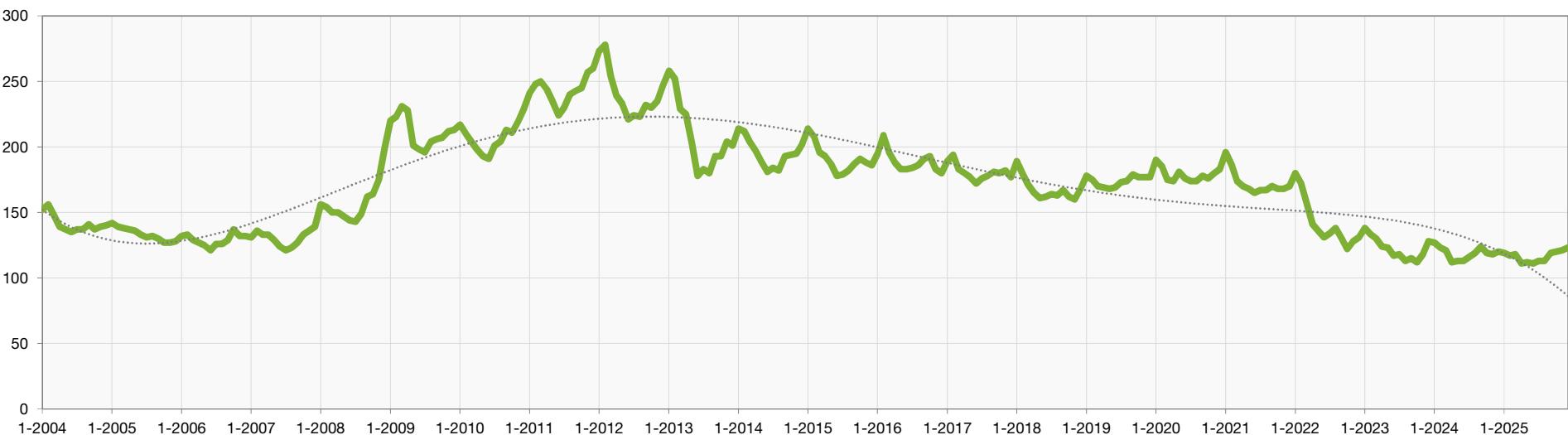


## December



Month	Current Activity	One Year Previous	+ / -
January	119	127	- 6.3%
February	117	123	- 4.9%
March	118	121	- 2.5%
April	111	112	- 0.9%
May	112	113	- 0.9%
June	111	113	- 1.8%
July	113	116	- 2.6%
August	113	119	- 5.0%
September	119	124	- 4.0%
October	120	119	+ 0.8%
November	121	118	+ 2.5%
<b>December</b>	<b>123</b>	<b>120</b>	<b>+ 2.5%</b>
12-Month Avg	116	119	- 2.5%

## Historical Housing Affordability Index

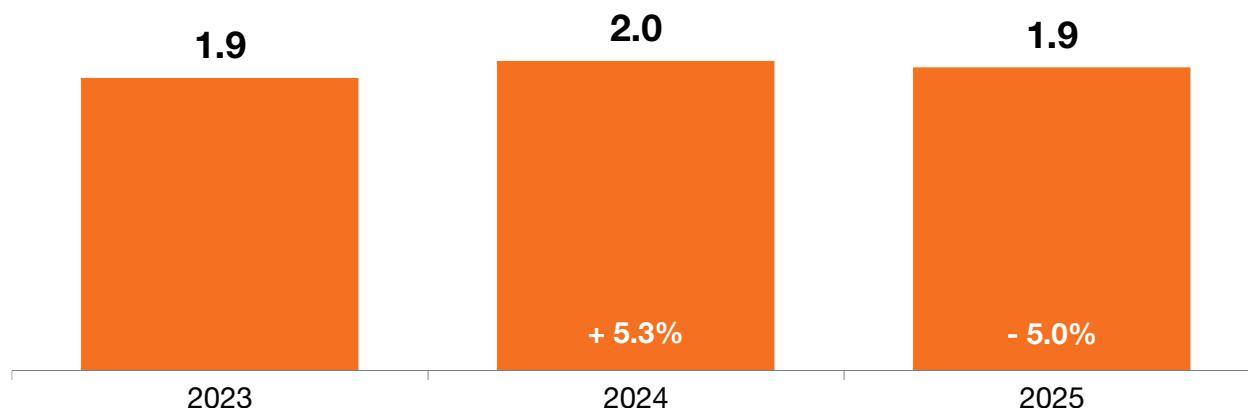


# Months Supply of Inventory

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



## December



Month	Current Activity	One Year Previous	+ / -
January	2.0	1.9	+ 5.3%
February	2.1	1.9	+ 10.5%
March	2.2	2.0	+ 10.0%
April	2.4	2.2	+ 9.1%
May	2.7	2.4	+ 12.5%
June	2.7	2.5	+ 8.0%
July	2.8	2.7	+ 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	2.5	0.0%
<b>December</b>	<b>1.9</b>	<b>2.0</b>	<b>- 5.0%</b>
12-Month Avg	2.5	2.4	+ 4.2%

## Historical Months Supply of Inventory

