

Weekly Market Activity Report



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

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

For Week Ending May 30, 2026

Publish Date: June 8, 2026 • All comparisons are to 2025

U.S. housing starts fell 2.8% from the previous month to a seasonally adjusted annual rate of 1,465,000 units in April, the U.S. Census Bureau reported. Despite the monthly decline, starts were up 4.6% from one year earlier. Building permits rose 5.8% month-over-month to a seasonally adjusted annual rate of 1,442,000, while housing completions grew 4.8% to 1,449,000.

In the Twin Cities region, for the week ending May 30:

- New Listings increased 7.4% to 1,617
- Pending Sales increased 10.3% to 1,036
- Inventory increased 6.8% to 10,560

For the month of April:

- Median Sales Price decreased 2.1% to \$391,500
- Days on Market increased 14.0% to 57
- Percent of Original List Price Received decreased 0.4% to 99.3%
- Months Supply of Homes For Sale increased 12.5% to 2.7

Quick Facts

+ 7.4%	+ 10.3%	+ 6.8%
Change in New Listings	Change in Pending Sales	Change in Inventory

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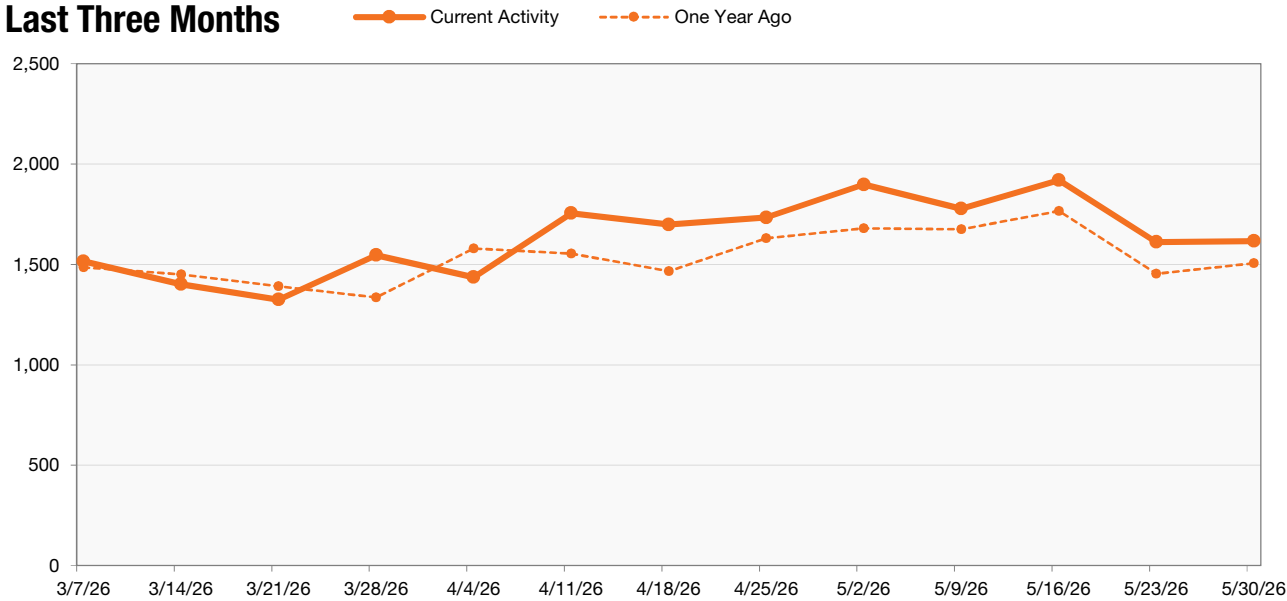


New Listings

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

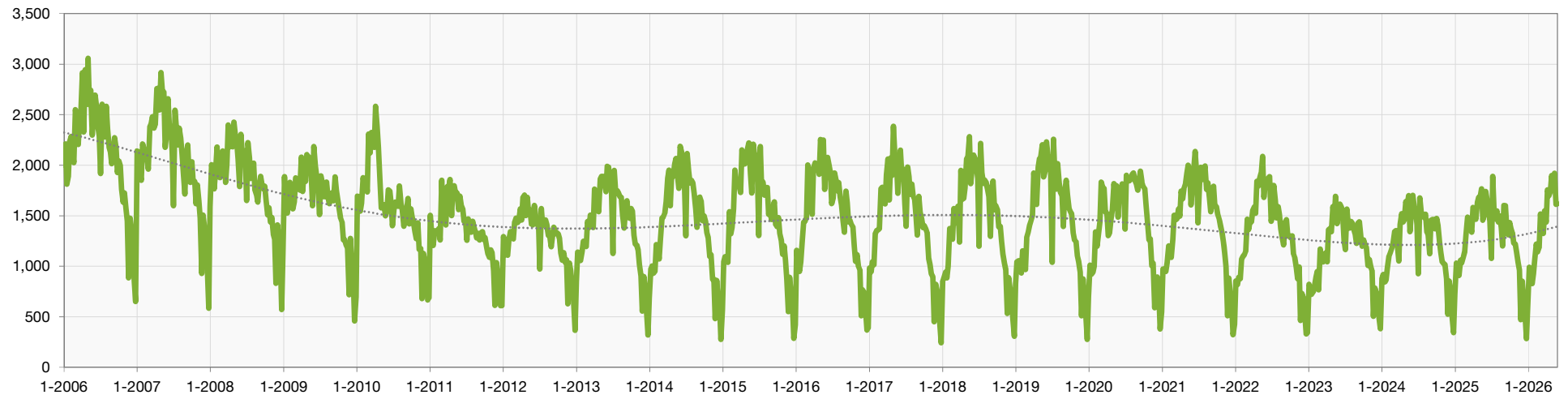


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
3/7/2026	1,516	1,485	+ 2.1%
3/14/2026	1,402	1,450	- 3.3%
3/21/2026	1,325	1,391	- 4.7%
3/28/2026	1,547	1,336	+ 15.8%
4/4/2026	1,437	1,580	- 9.1%
4/11/2026	1,756	1,555	+ 12.9%
4/18/2026	1,699	1,466	+ 15.9%
4/25/2026	1,734	1,631	+ 6.3%
5/2/2026	1,898	1,680	+ 13.0%
5/9/2026	1,778	1,676	+ 6.1%
5/16/2026	1,920	1,767	+ 8.7%
5/23/2026	1,612	1,454	+ 10.9%
5/30/2026	1,617	1,506	+ 7.4%
3-Month Total	21,241	19,977	+ 6.3%

Historical New Listing Activity

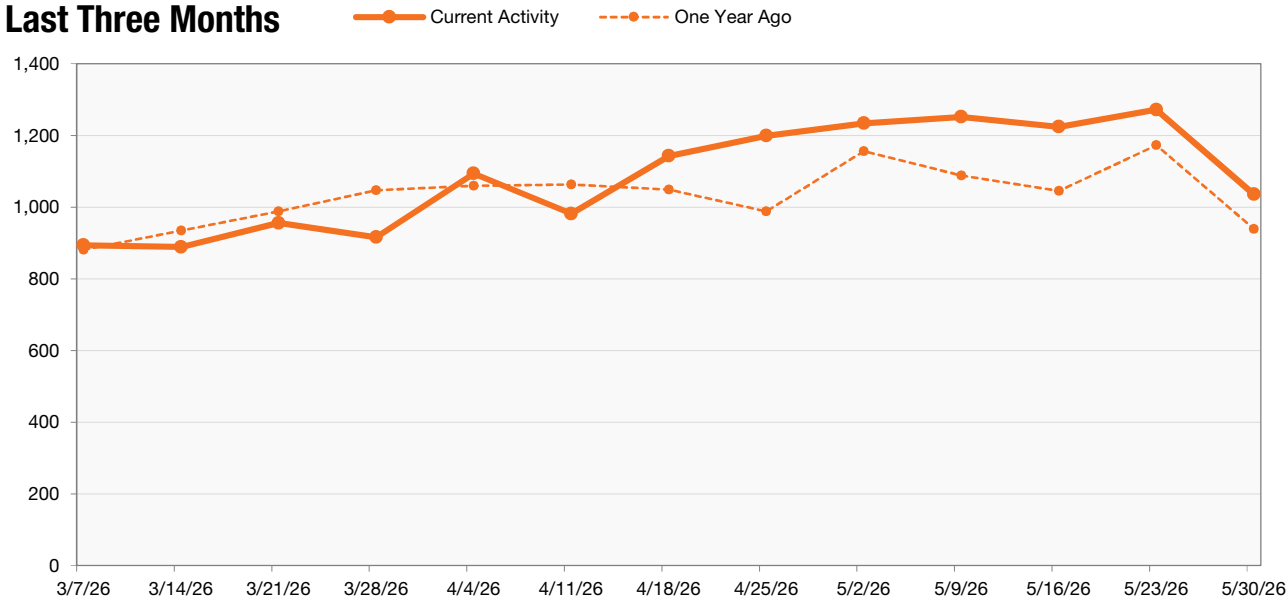


Pending Sales

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

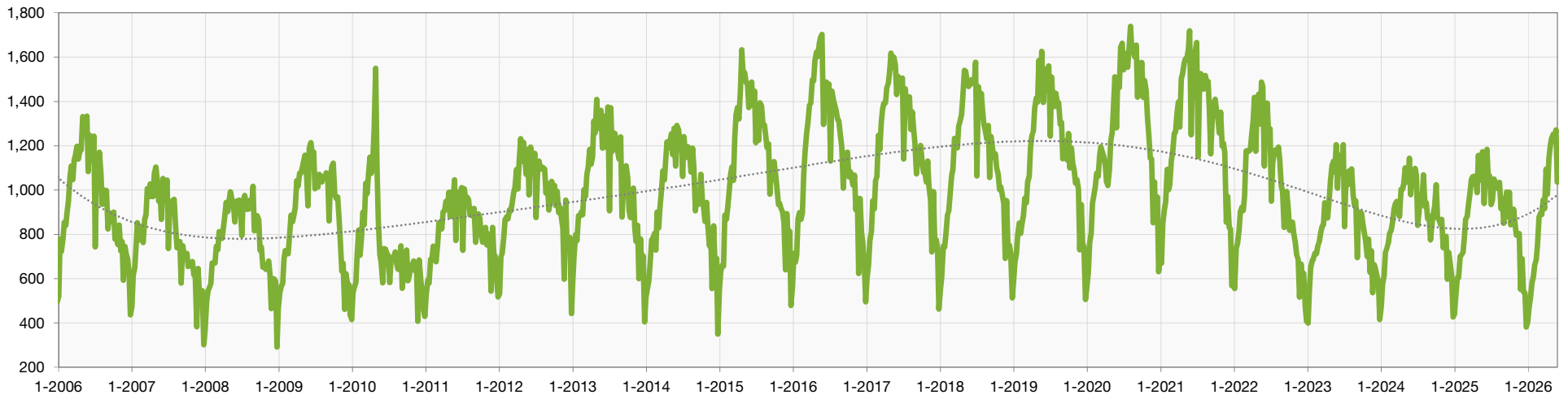


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
3/7/2026	894	881	+ 1.5%
3/14/2026	889	935	- 4.9%
3/21/2026	956	988	- 3.2%
3/28/2026	916	1,047	- 12.5%
4/4/2026	1,094	1,060	+ 3.2%
4/11/2026	982	1,063	- 7.6%
4/18/2026	1,143	1,049	+ 9.0%
4/25/2026	1,199	988	+ 21.4%
5/2/2026	1,234	1,156	+ 6.7%
5/9/2026	1,252	1,088	+ 15.1%
5/16/2026	1,224	1,045	+ 17.1%
5/23/2026	1,272	1,173	+ 8.4%
5/30/2026	1,036	939	+ 10.3%
3-Month Total	14,091	13,412	+ 5.1%

Historical Pending Sales Activity

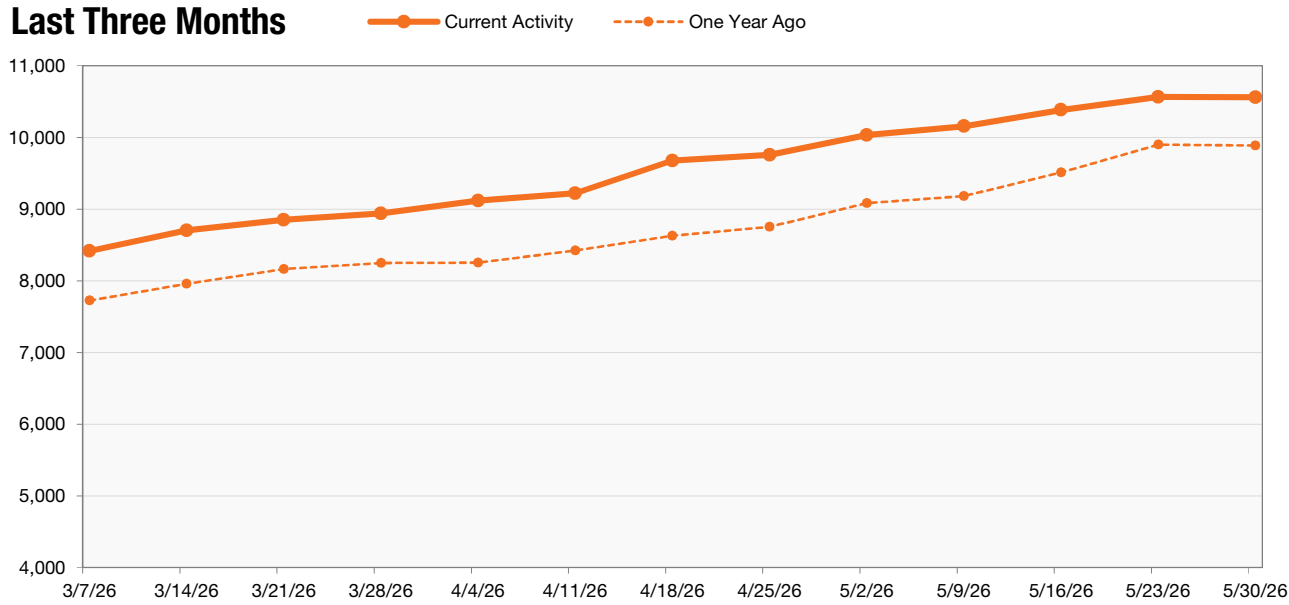


Inventory of Homes for Sale

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

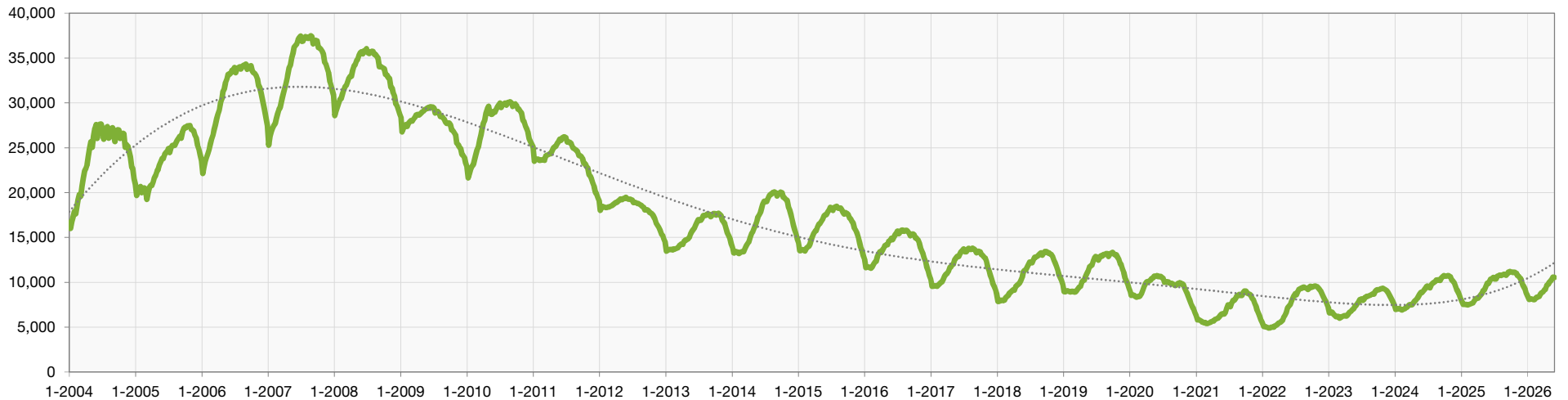


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
3/7/2026	8,416	7,725	+ 8.9%
3/14/2026	8,704	7,959	+ 9.4%
3/21/2026	8,850	8,166	+ 8.4%
3/28/2026	8,940	8,248	+ 8.4%
4/4/2026	9,118	8,255	+ 10.5%
4/11/2026	9,222	8,423	+ 9.5%
4/18/2026	9,677	8,630	+ 12.1%
4/25/2026	9,758	8,755	+ 11.5%
5/2/2026	10,035	9,084	+ 10.5%
5/9/2026	10,157	9,182	+ 10.6%
5/16/2026	10,385	9,514	+ 9.2%
5/23/2026	10,565	9,900	+ 6.7%
5/30/2026	10,560	9,886	+ 6.8%
3-Month Avg	9,568	8,748	+ 9.4%

Historical Inventory Levels

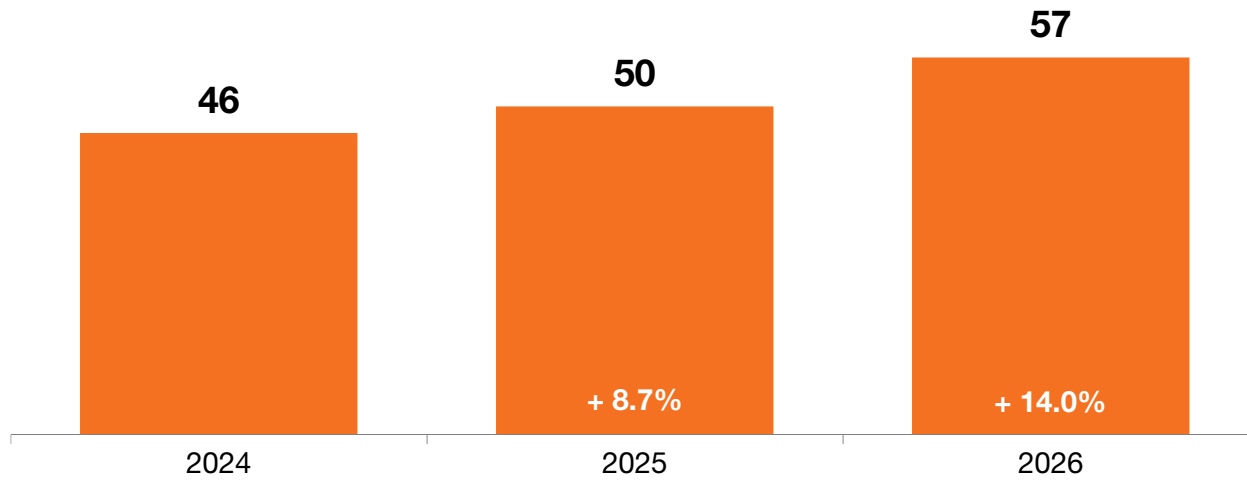


Days on Market Until Sale

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

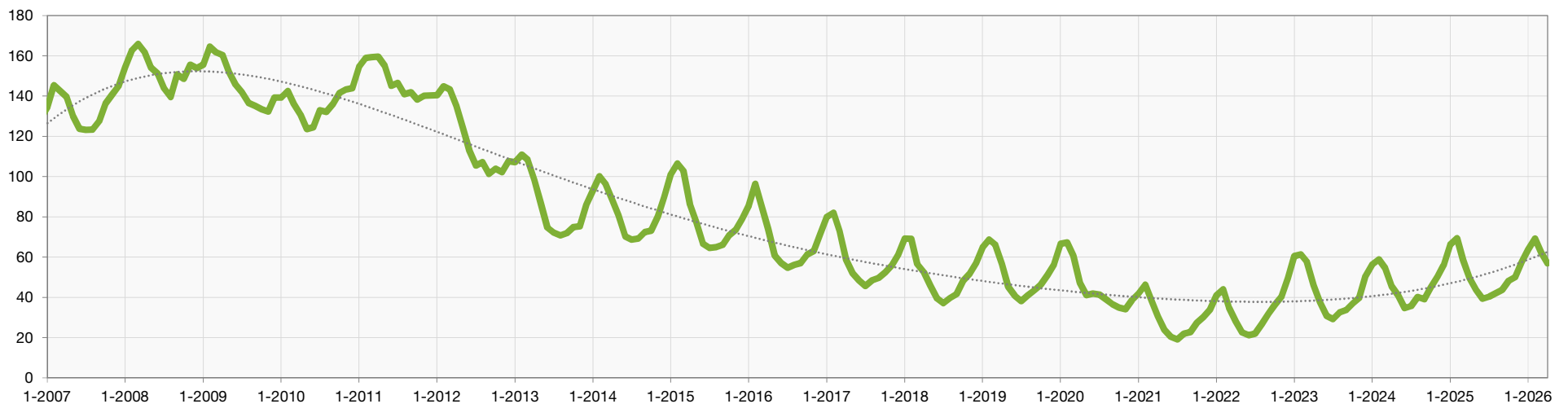


April



Month	Current Activity	One Year Previous	+ / -
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%
December	58	56	+ 3.6%
January	64	66	- 3.0%
February	69	69	0.0%
March	63	59	+ 6.8%
April	57	50	+ 14.0%
12-Month Avg	49	47	+ 4.3%

Historical Days on Market Until Sale

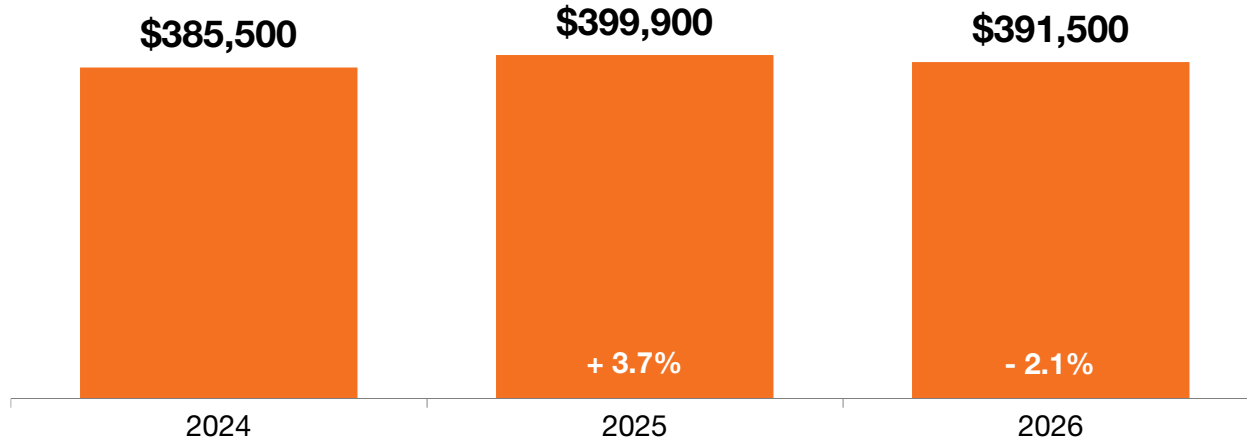


Median Sales Price

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

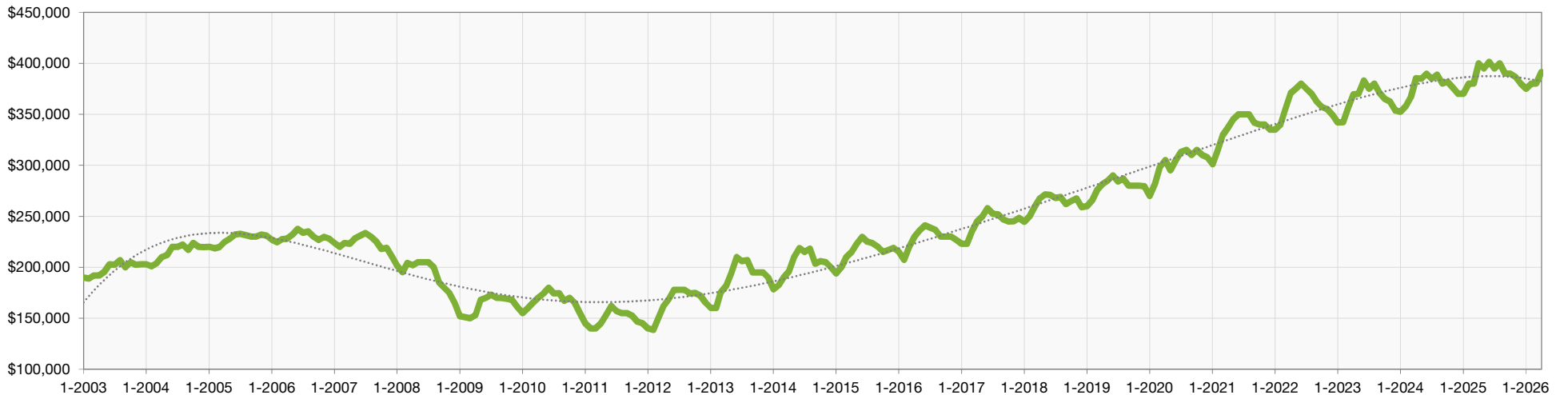


April



Month	Current Activity	One Year Previous	+ / -
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	\$380,000	+ 2.6%
October	\$390,000	\$381,950	+ 2.1%
November	\$386,647	\$376,000	+ 2.8%
December	\$380,000	\$370,000	+ 2.7%
January	\$375,000	\$370,000	+ 1.4%
February	\$380,000	\$380,000	0.0%
March	\$380,000	\$380,000	0.0%
April	\$391,500	\$399,900	- 2.1%
12-Month Med	\$390,000	\$384,000	+ 1.6%

Historical Median Sales Price

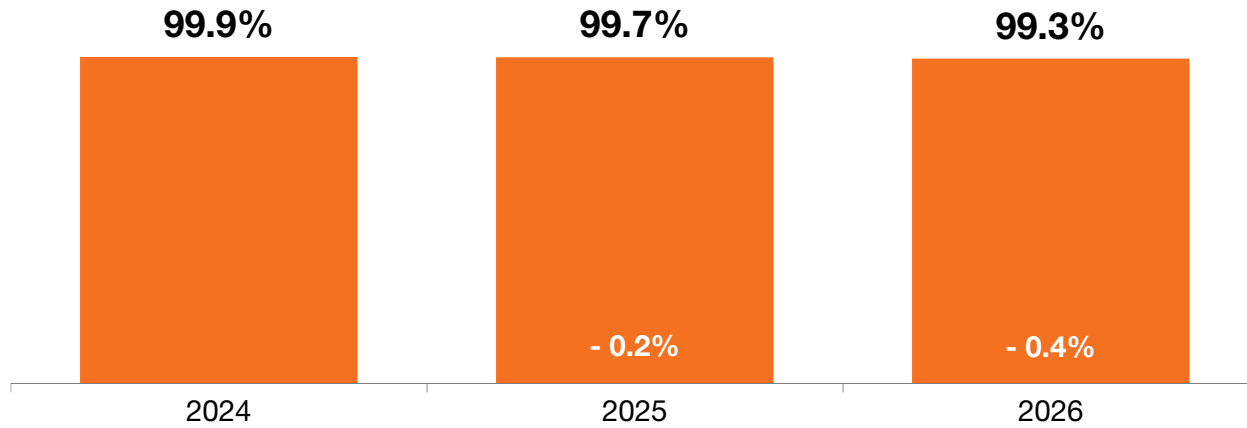


Percent of Original List Price Received

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.

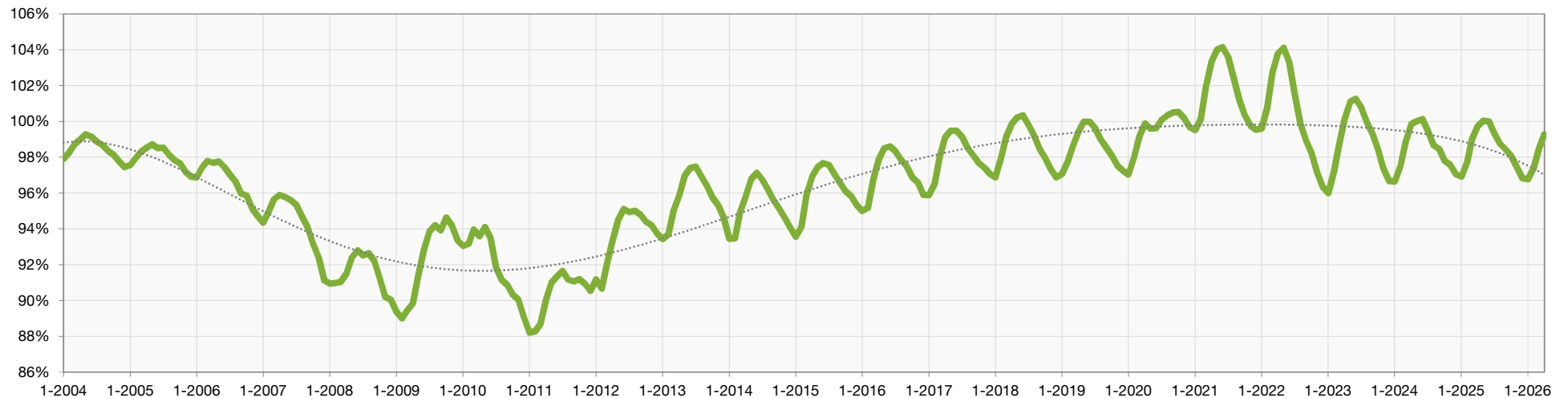


April



Month	Current Activity	One Year Previous	+ / -
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	97.5%	97.6%	- 0.1%
December	96.8%	97.0%	- 0.2%
January	96.8%	96.9%	- 0.1%
February	97.4%	97.7%	- 0.3%
March	98.5%	99.0%	- 0.5%
April	99.3%	99.7%	- 0.4%
12-Month Avg	98.6%	98.7%	- 0.1%

Historical Percent of Original List Price Received

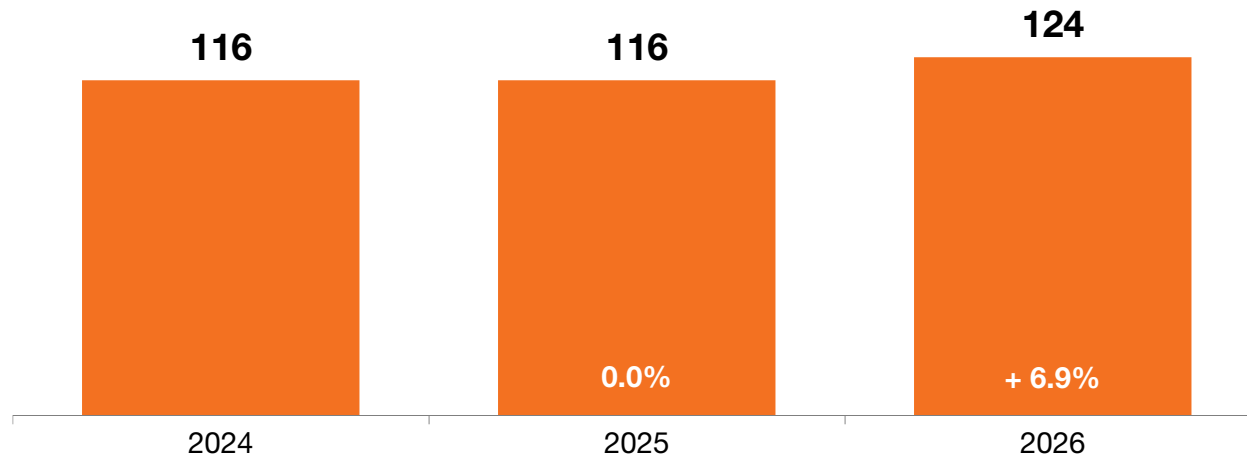


Housing Affordability Index

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.**

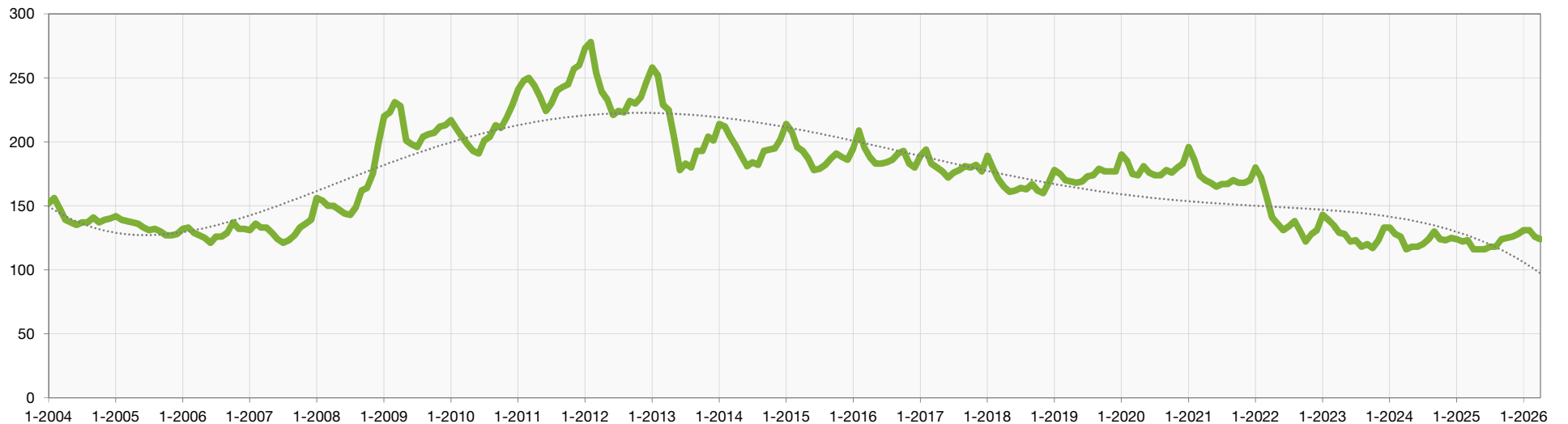


April



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

Historical Housing Affordability Index

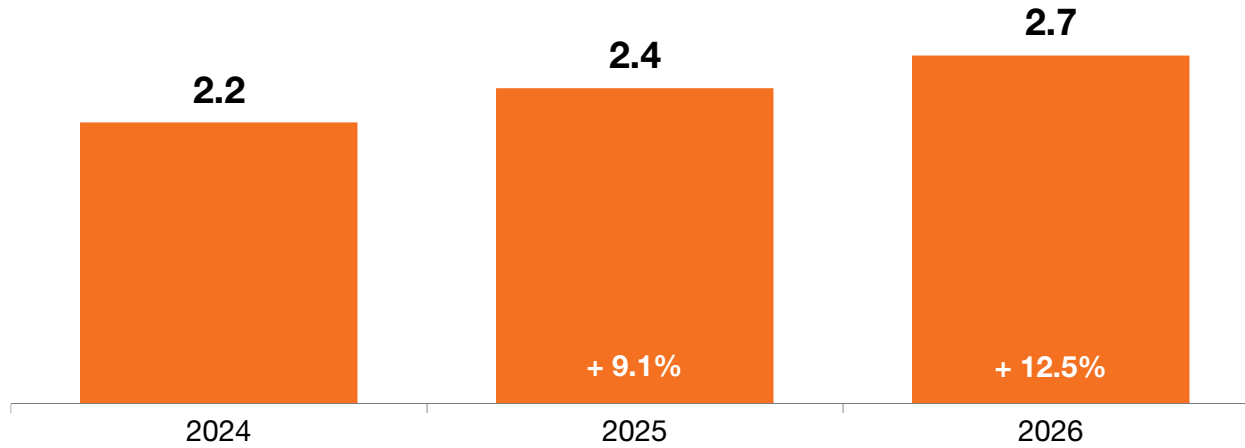


Months Supply of Inventory

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.



April



Month	Current Activity	One Year Previous	+ / -
May	2.7	2.4	+ 12.5%
June	2.7	2.6	+ 3.8%
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	2.6	2.5	+ 4.0%
December	2.1	2.0	+ 5.0%
January	2.1	2.0	+ 5.0%
February	2.2	2.1	+ 4.8%
March	2.4	2.2	+ 9.1%
April	2.7	2.4	+ 12.5%
12-Month Avg	2.6	2.4	+ 8.3%

Historical Months Supply of Inventory

