

Weekly Market Activity Report



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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 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

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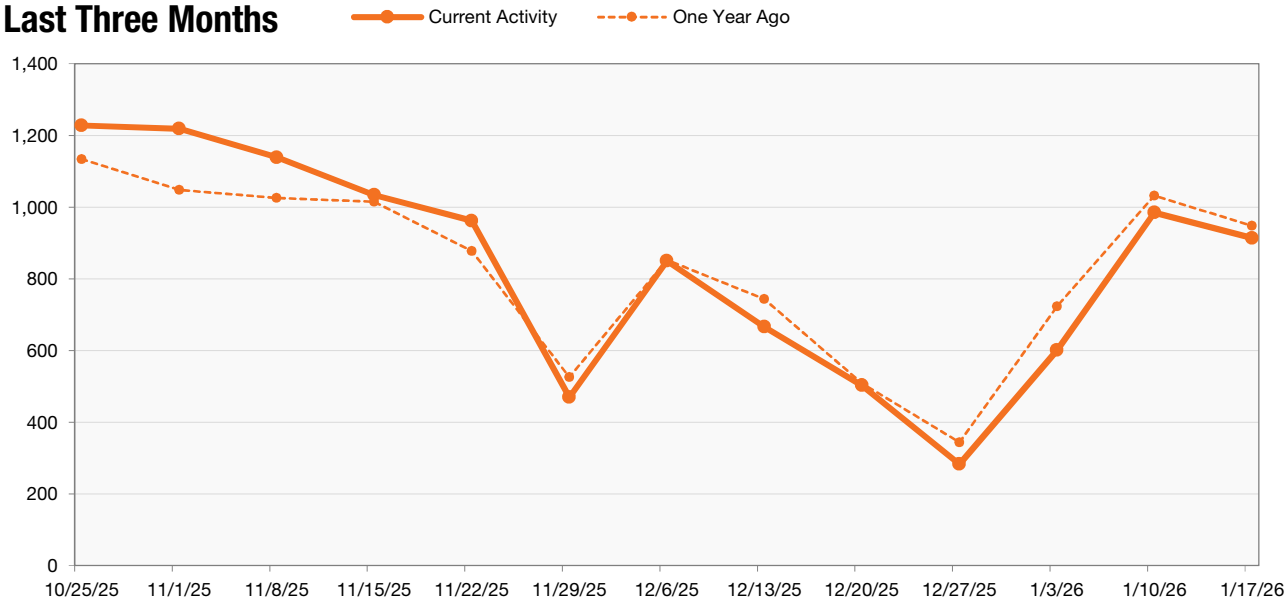


New Listings

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

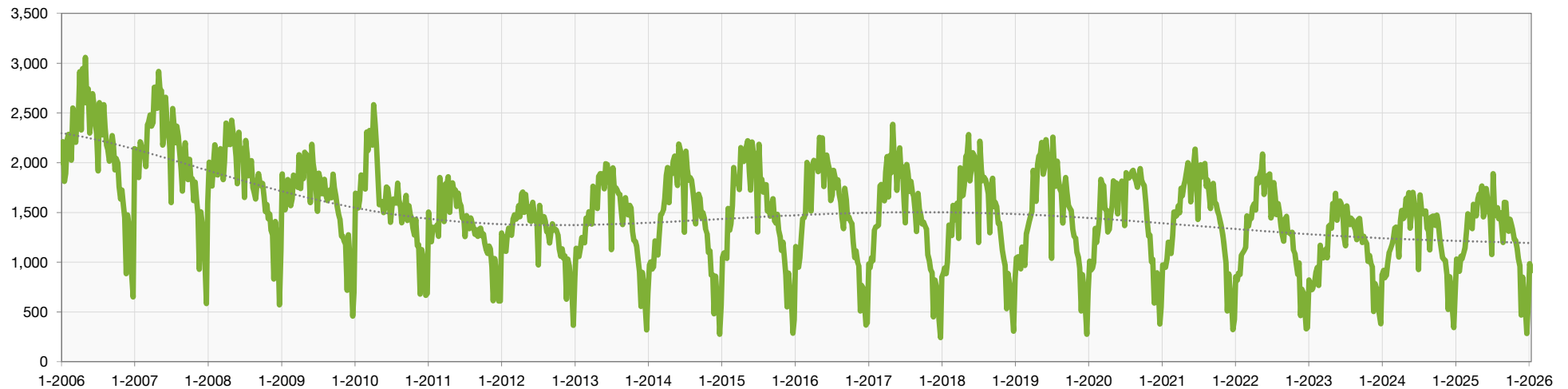


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
10/25/2025	1,228	1,134	+ 8.3%
11/1/2025	1,219	1,048	+ 16.3%
11/8/2025	1,139	1,026	+ 11.0%
11/15/2025	1,034	1,015	+ 1.9%
11/22/2025	962	878	+ 9.6%
11/29/2025	470	526	- 10.6%
12/6/2025	850	853	- 0.4%
12/13/2025	666	744	- 10.5%
12/20/2025	503	509	- 1.2%
12/27/2025	283	344	- 17.7%
1/3/2026	601	723	- 16.9%
1/10/2026	985	1,032	- 4.6%
1/17/2026	914	948	- 3.6%
3-Month Total	10,854	10,780	+ 0.7%

Historical New Listing Activity

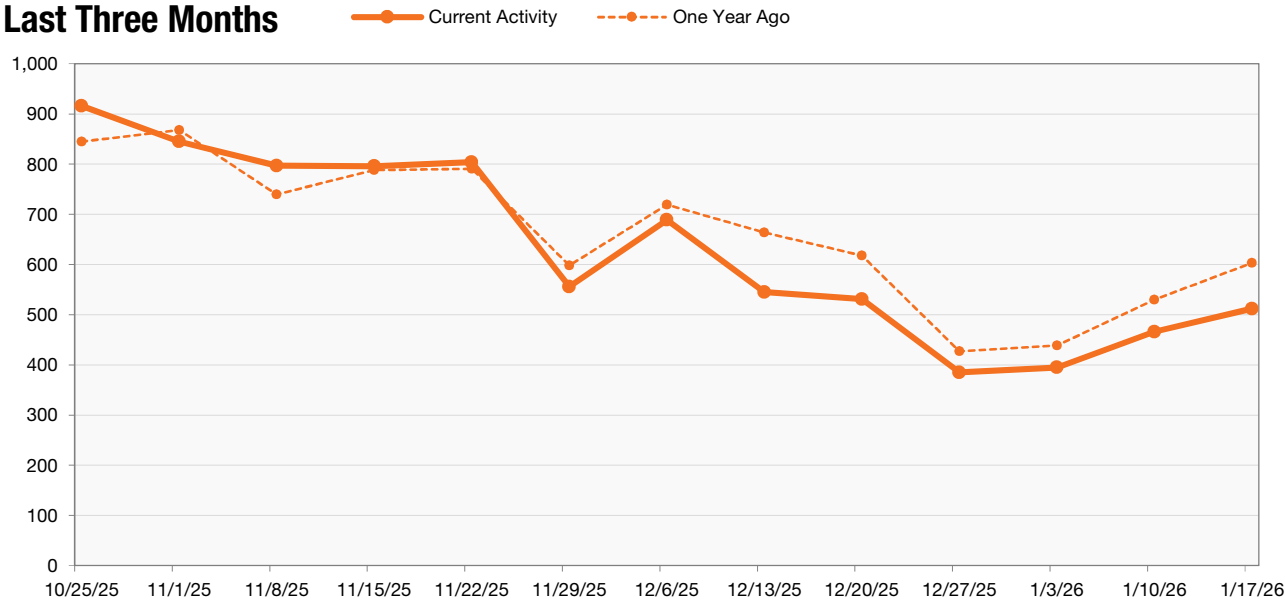


Pending Sales

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

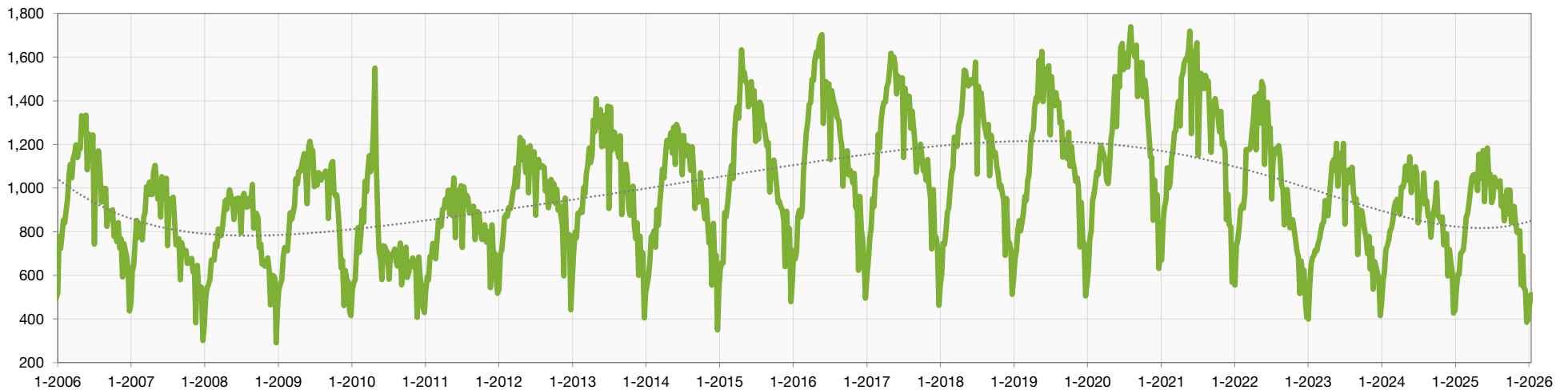


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
10/25/2025	916	845	+ 8.4%
11/1/2025	845	868	- 2.6%
11/8/2025	797	740	+ 7.7%
11/15/2025	796	788	+ 1.0%
11/22/2025	804	791	+ 1.6%
11/29/2025	556	598	- 7.0%
12/6/2025	689	719	- 4.2%
12/13/2025	545	664	- 17.9%
12/20/2025	531	618	- 14.1%
12/27/2025	385	427	- 9.8%
1/3/2026	395	439	- 10.0%
1/10/2026	466	530	- 12.1%
1/17/2026	512	603	- 15.1%
3-Month Total	8,237	8,630	- 4.6%

Historical Pending Sales Activity

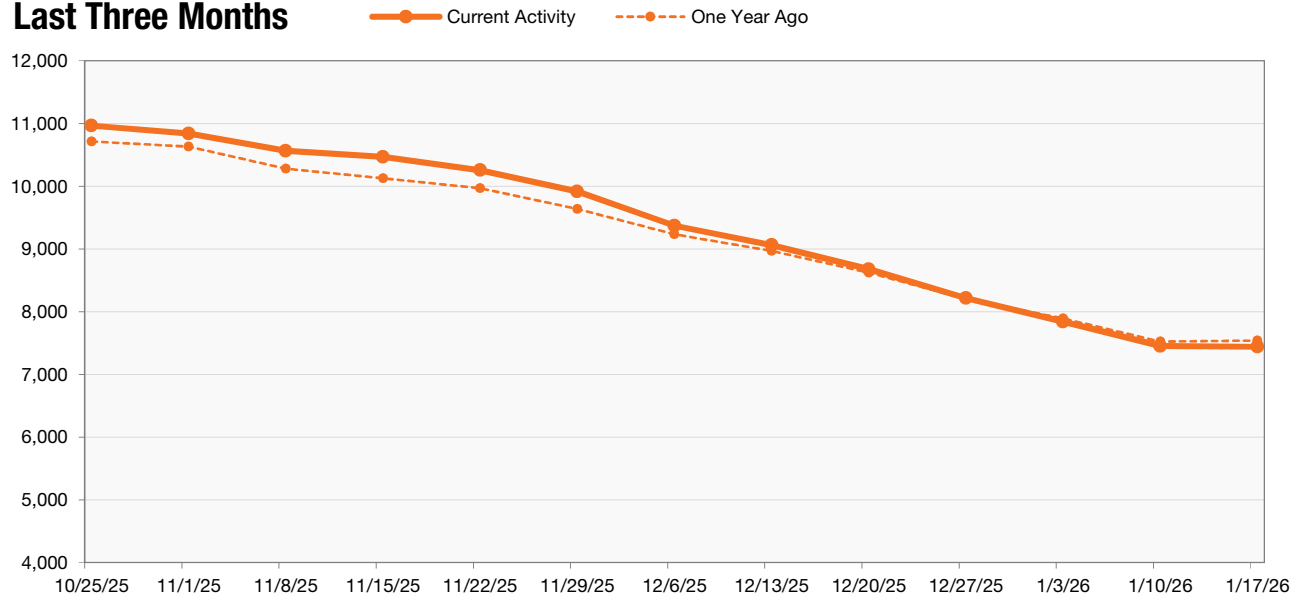


Inventory of Homes for Sale

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

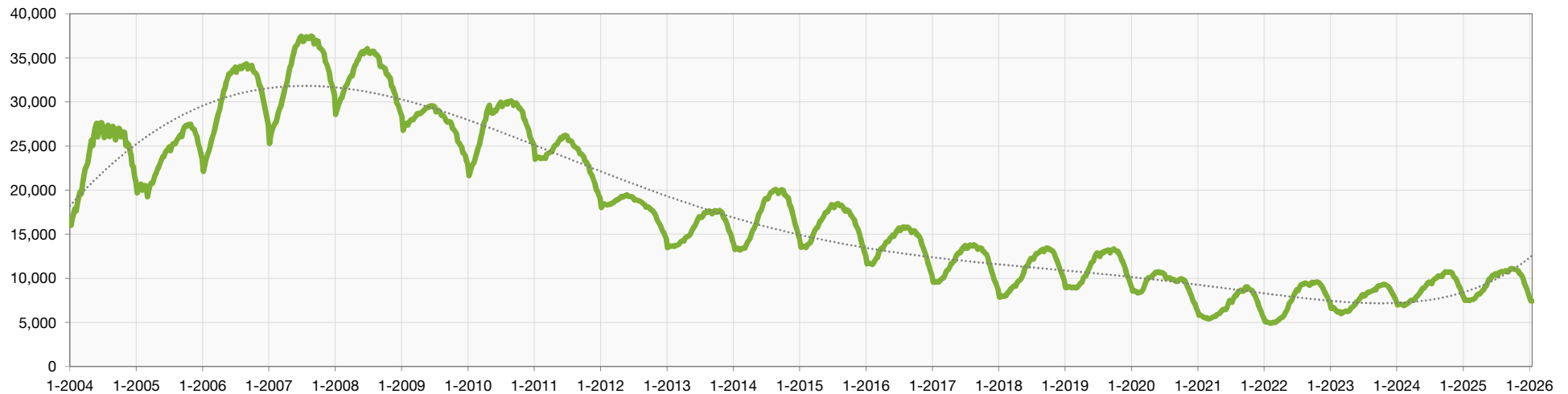


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
10/25/2025	10,966	10,714	+ 2.4%
11/1/2025	10,840	10,631	+ 2.0%
11/8/2025	10,564	10,278	+ 2.8%
11/15/2025	10,467	10,126	+ 3.4%
11/22/2025	10,257	9,967	+ 2.9%
11/29/2025	9,917	9,637	+ 2.9%
12/6/2025	9,371	9,236	+ 1.5%
12/13/2025	9,063	8,970	+ 1.0%
12/20/2025	8,678	8,624	+ 0.6%
12/27/2025	8,214	8,206	+ 0.1%
1/3/2026	7,841	7,890	- 0.6%
1/10/2026	7,452	7,523	- 0.9%
1/17/2026	7,441	7,541	- 1.3%
3-Month Avg	9,313	9,180	+ 1.4%

Historical Inventory Levels

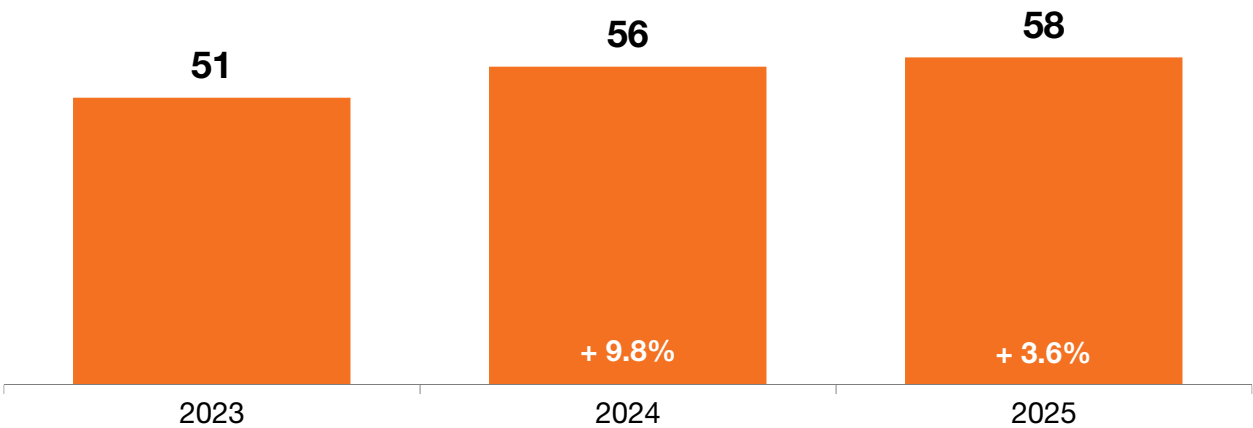


Days on Market Until Sale

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

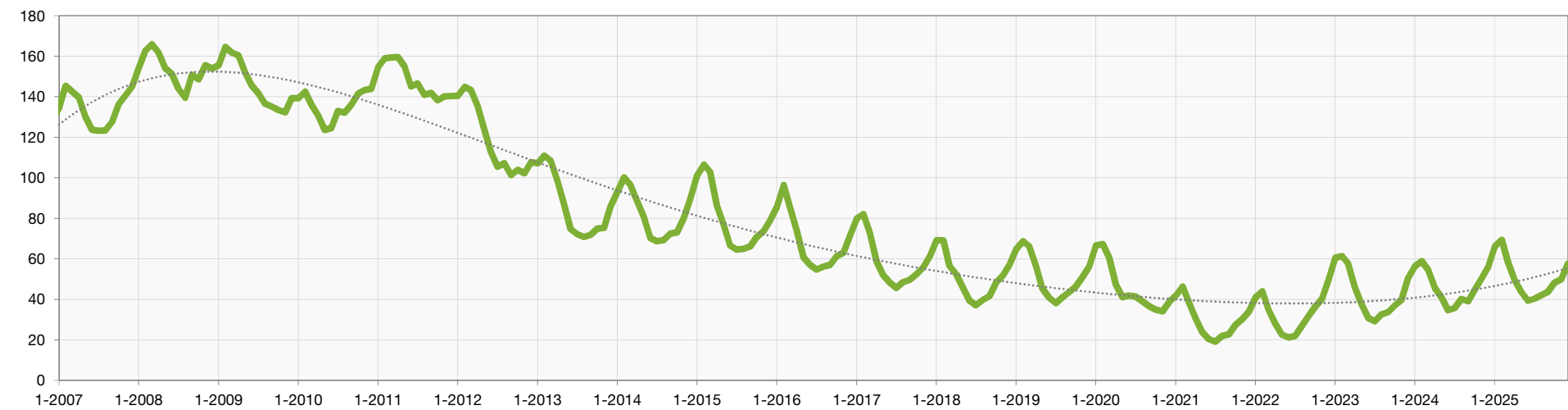


December



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%
December	58	56	+ 3.6%
12-Month Avg	49	45	+ 8.9%

Historical Days on Market Until Sale

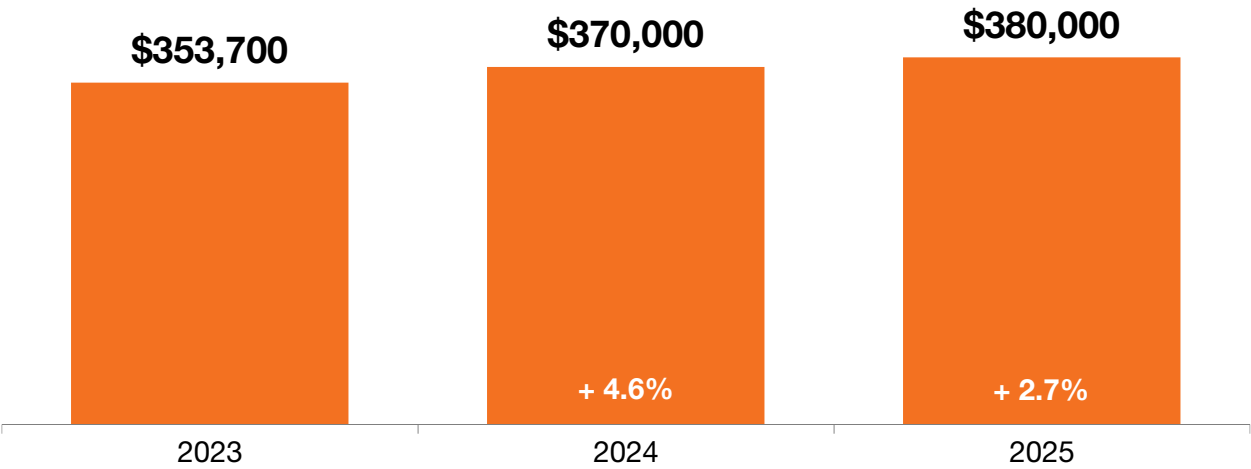


Median Sales Price

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

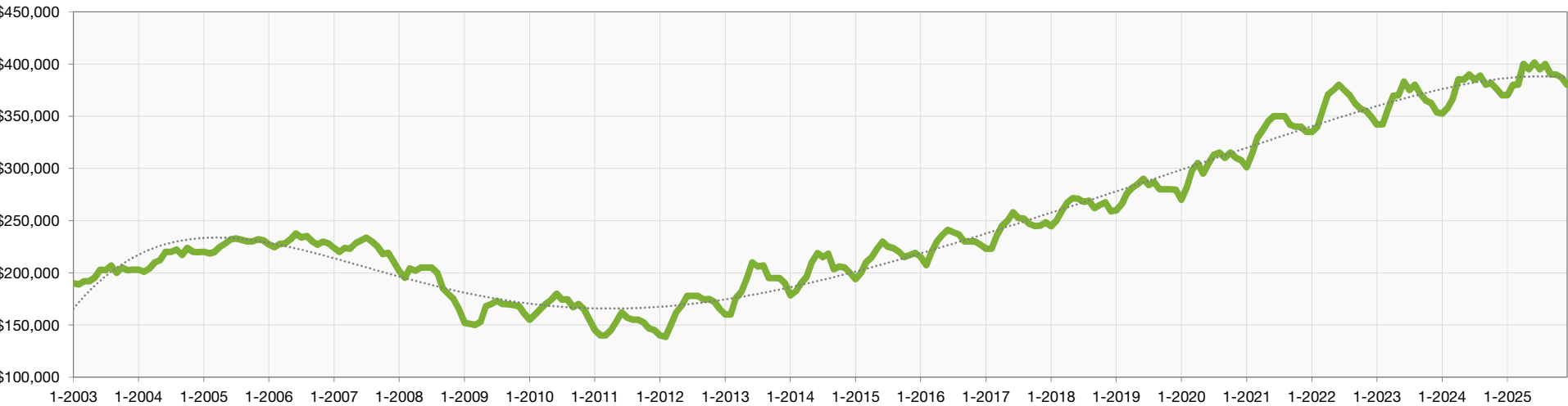


December



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%
December	\$380,000	\$370,000	+ 2.7%
12-Month Med	\$390,000	\$380,000	+ 2.6%

Historical Median Sales Price

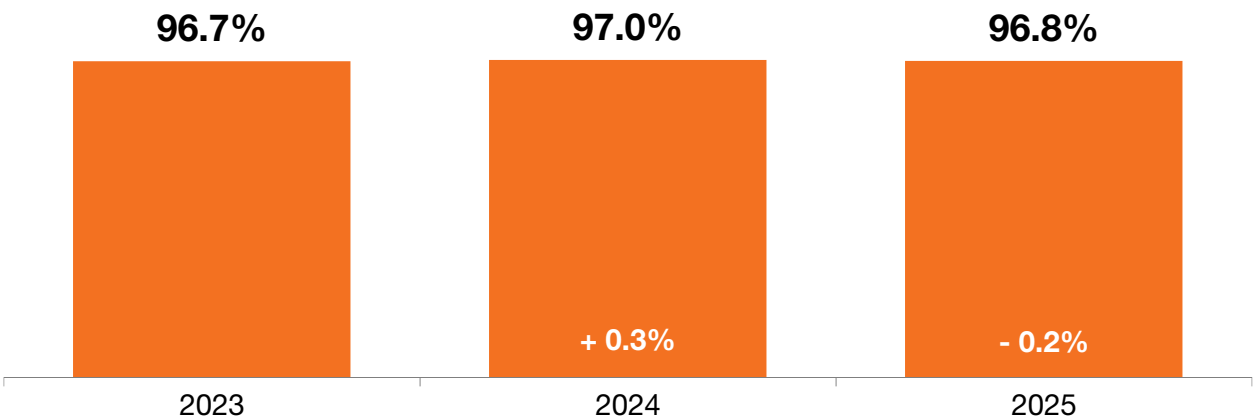


Percent of Original List Price Received

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.

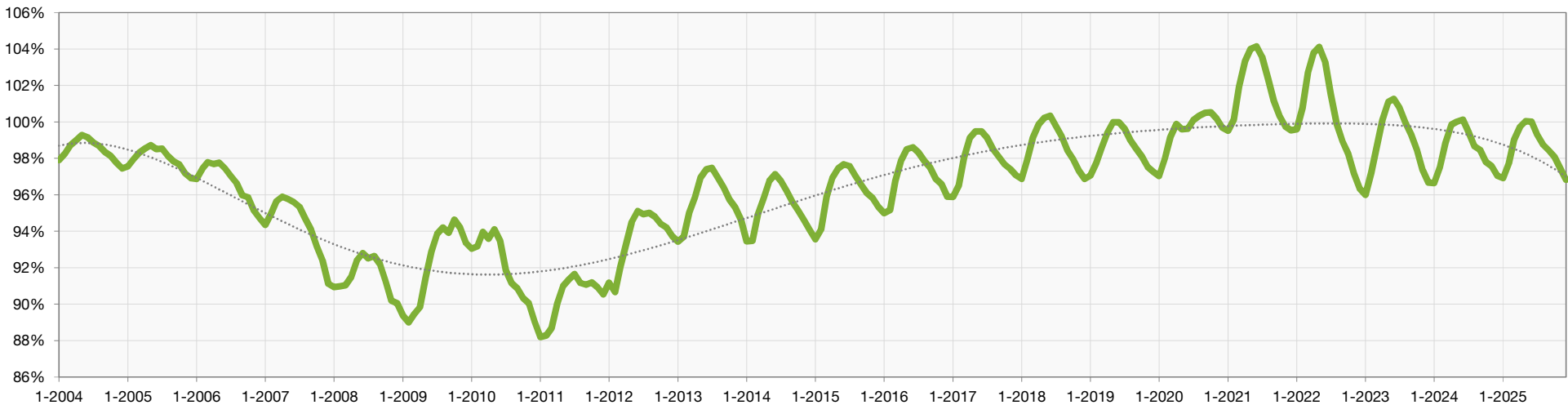


December



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

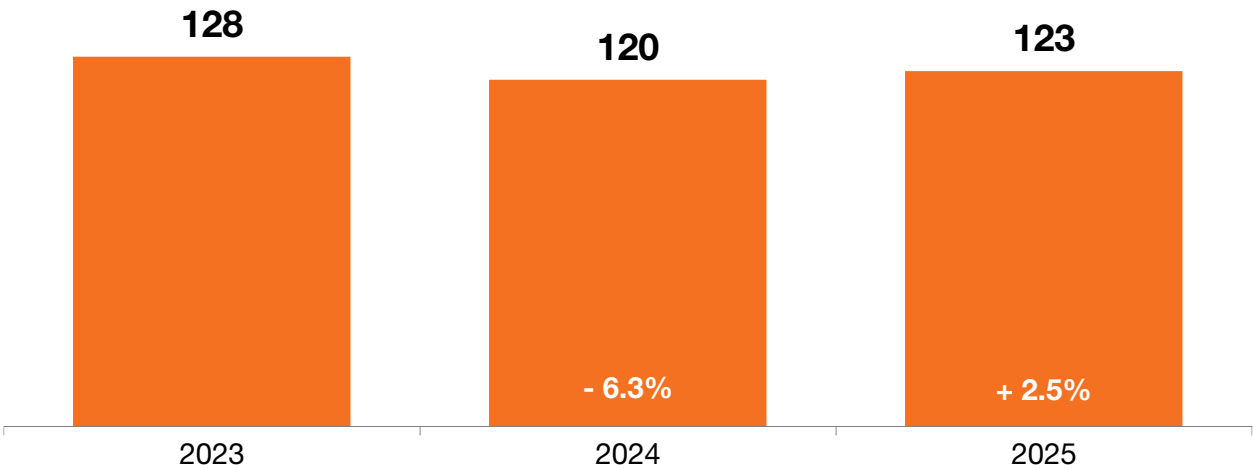


Housing Affordability Index

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.**

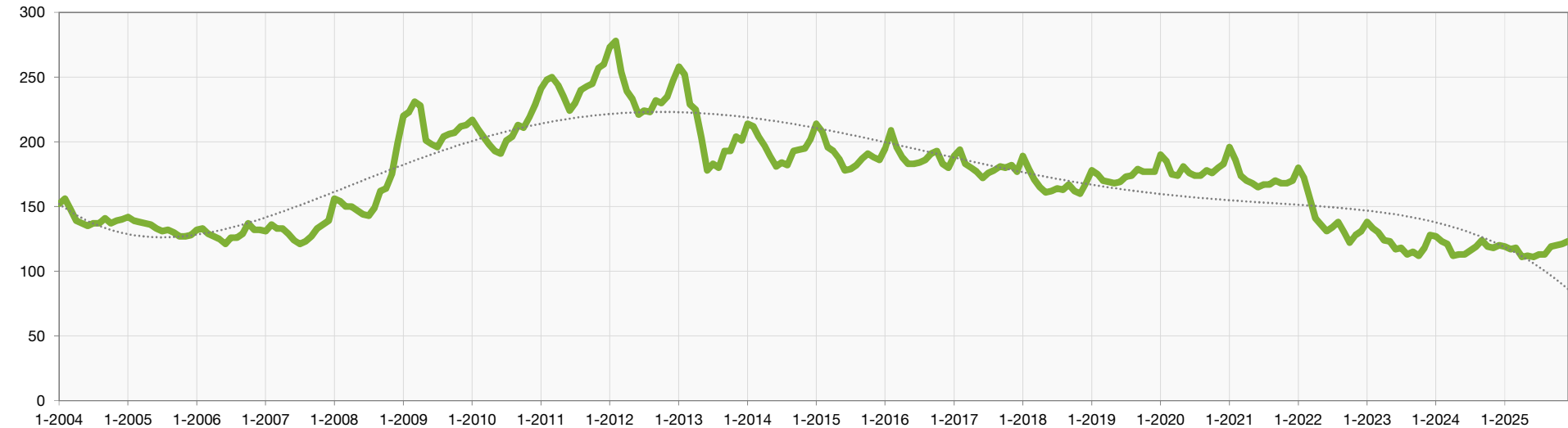


December



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%
December	123	120	+ 2.5%
12-Month Avg	116	119	- 2.5%

Historical Housing Affordability Index

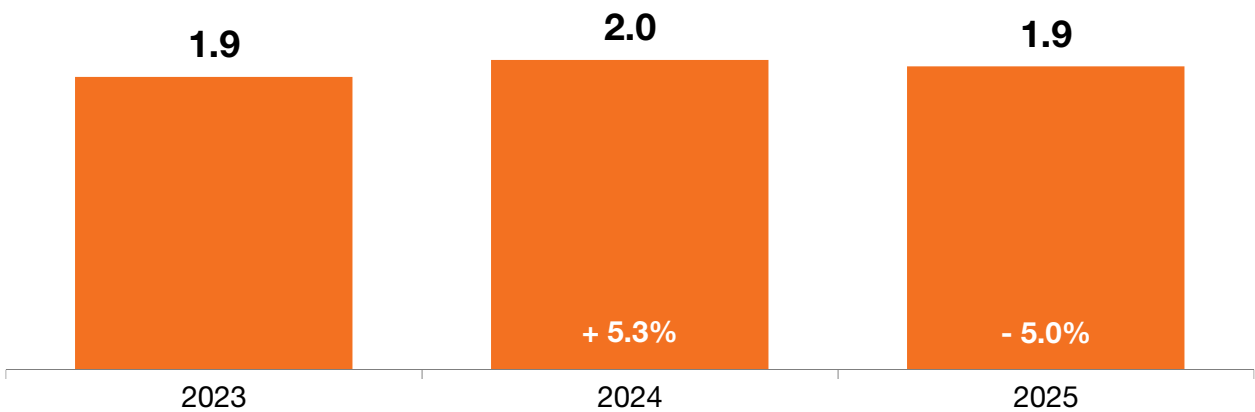


Months Supply of Inventory

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%
December	1.9	2.0	- 5.0%
12-Month Avg	2.5	2.4	+ 4.2%

Historical Months Supply of Inventory

