

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 April 11, 2026

Publish Date: April 20, 2026 • All comparisons are to 2025

44.6% of mortgaged residential properties in the U.S. were considered equity-rich—defined as having a loan-to-value ratio of 50% or lower—in the fourth quarter of 2025, according to ATTOM’s Q4 2025 U.S. Home Equity and Underwater Report. That represents a slight decline from the third quarter of 2025, when 46.1% of properties met that threshold. Among states, Vermont had the highest share of equity-rich homes at 87%, followed by New Hampshire at 60.2%, and Rhode Island at 59.4%.

In the Twin Cities region, for the week ending April 11:

- New Listings increased 11.4% to 1,733
- Pending Sales decreased 7.0% to 989
- Inventory increased 5.8% to 8,910

For the month of March:

- Median Sales Price remained flat at \$380,000
- Days on Market increased 5.1% to 62
- Percent of Original List Price Received decreased 0.5% to 98.5%
- Months Supply of Homes For Sale increased 4.5% to 2.3

Quick Facts

+ 11.4%

- 7.0%

+ 5.8%

Change in
New Listings

Change in
Pending Sales

Change in
Inventory

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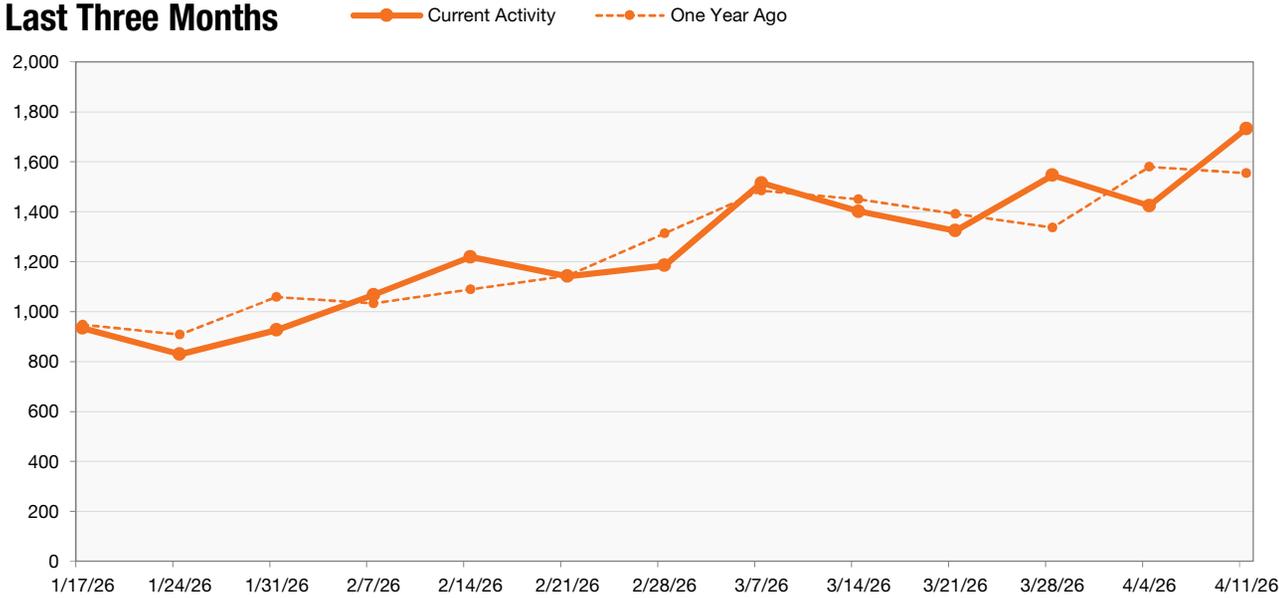


New Listings

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

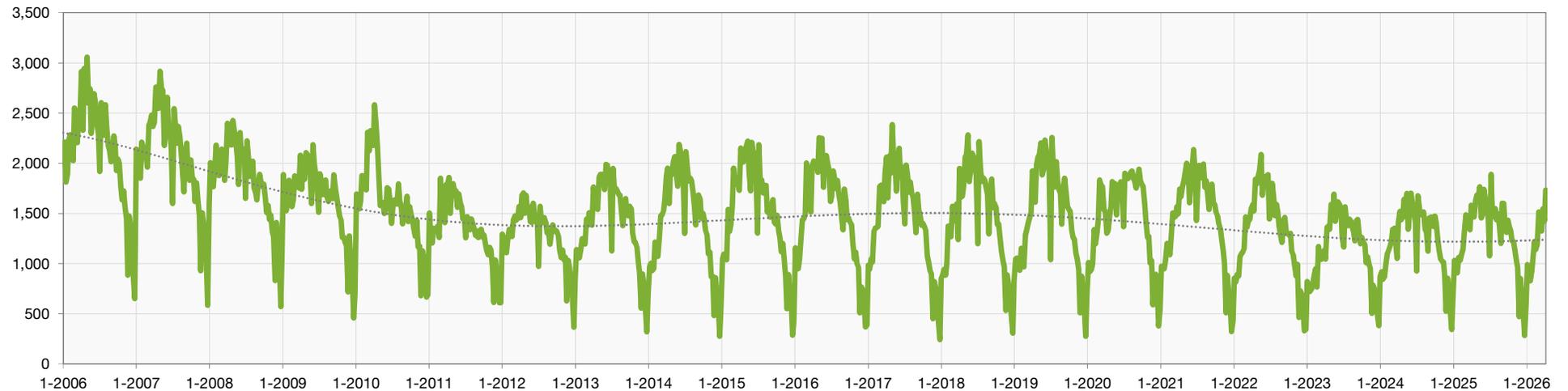


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
1/17/2026	934	948	- 1.5%
1/24/2026	829	908	- 8.7%
1/31/2026	926	1,059	- 12.6%
2/7/2026	1,067	1,033	+ 3.3%
2/14/2026	1,219	1,089	+ 11.9%
2/21/2026	1,142	1,144	- 0.2%
2/28/2026	1,185	1,313	- 9.7%
3/7/2026	1,515	1,485	+ 2.0%
3/14/2026	1,401	1,450	- 3.4%
3/21/2026	1,324	1,391	- 4.8%
3/28/2026	1,546	1,336	+ 15.7%
4/4/2026	1,424	1,580	- 9.9%
4/11/2026	1,733	1,555	+ 11.4%
3-Month Total	16,245	16,291	- 0.3%

Historical New Listing Activity

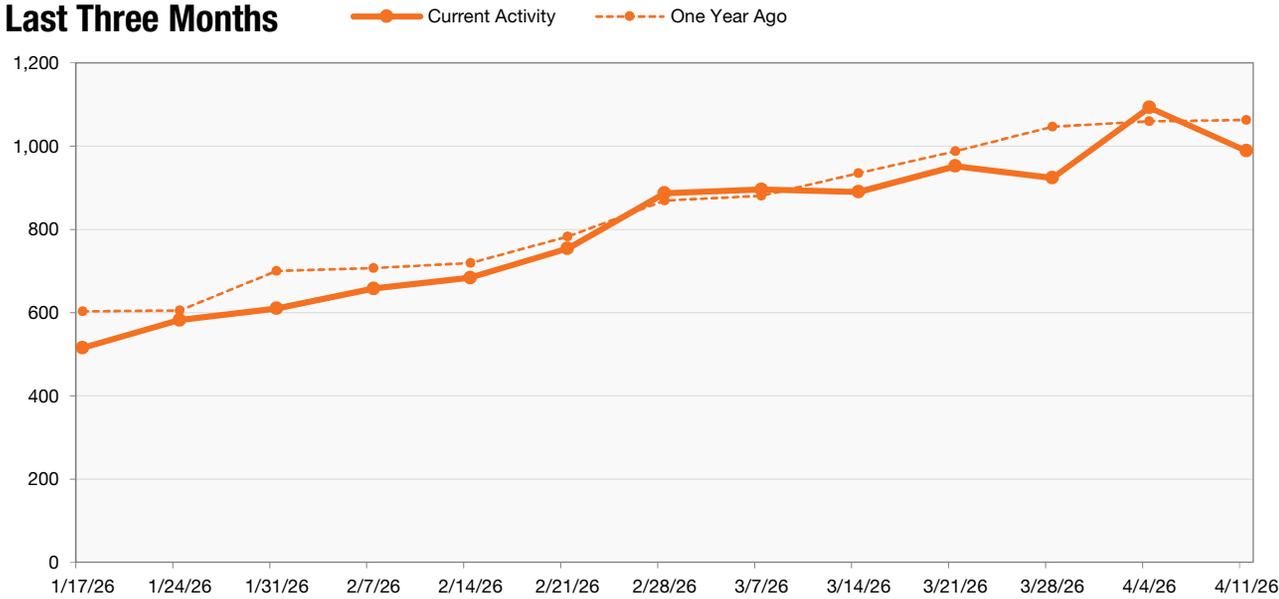


Pending Sales

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

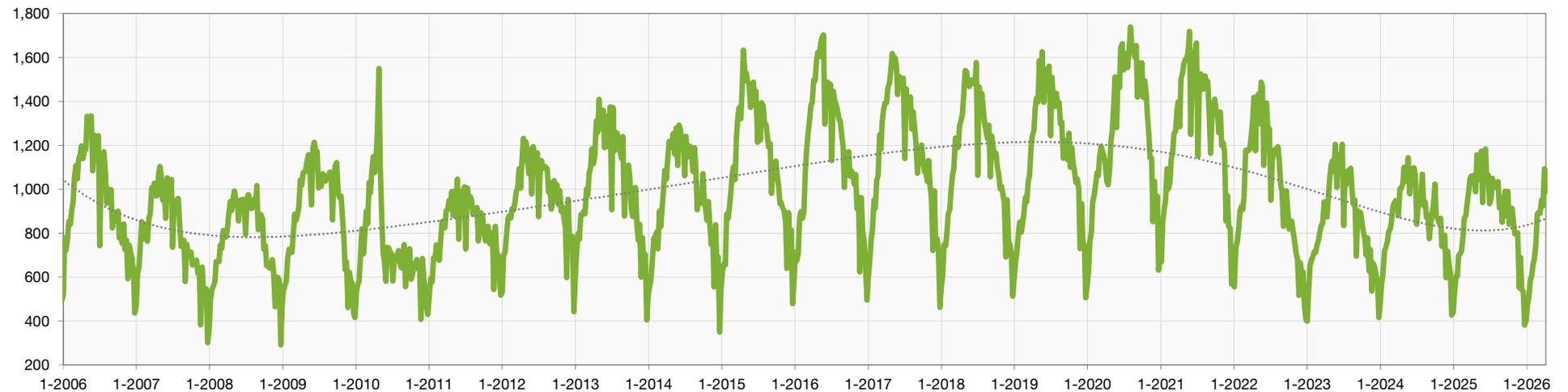


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
1/17/2026	515	603	- 14.6%
1/24/2026	582	605	- 3.8%
1/31/2026	610	700	- 12.9%
2/7/2026	658	707	- 6.9%
2/14/2026	684	719	- 4.9%
2/21/2026	754	783	- 3.7%
2/28/2026	887	869	+ 2.1%
3/7/2026	896	881	+ 1.7%
3/14/2026	890	935	- 4.8%
3/21/2026	952	988	- 3.6%
3/28/2026	924	1,047	- 11.7%
4/4/2026	1,093	1,060	+ 3.1%
4/11/2026	989	1,063	- 7.0%
3-Month Total	10,434	10,960	- 4.8%

Historical Pending Sales Activity

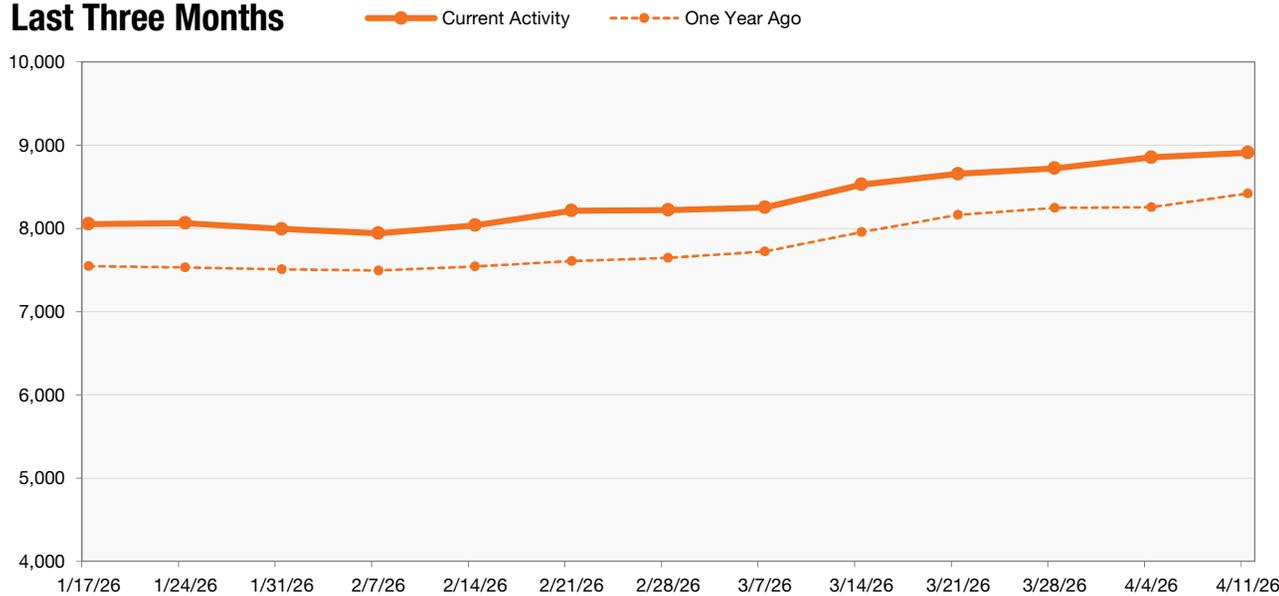


Inventory of Homes for Sale

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	+ / -
1/17/2026	8,053	7,546	+ 6.7%
1/24/2026	8,065	7,533	+ 7.1%
1/31/2026	7,993	7,510	+ 6.4%
2/7/2026	7,941	7,495	+ 6.0%
2/14/2026	8,037	7,543	+ 6.5%
2/21/2026	8,214	7,607	+ 8.0%
2/28/2026	8,222	7,647	+ 7.5%
3/7/2026	8,251	7,723	+ 6.8%
3/14/2026	8,528	7,957	+ 7.2%
3/21/2026	8,656	8,164	+ 6.0%
3/28/2026	8,723	8,246	+ 5.8%
4/4/2026	8,854	8,253	+ 7.3%
4/11/2026	8,910	8,421	+ 5.8%
3-Month Avg	8,342	7,819	+ 6.7%

Historical Inventory Levels

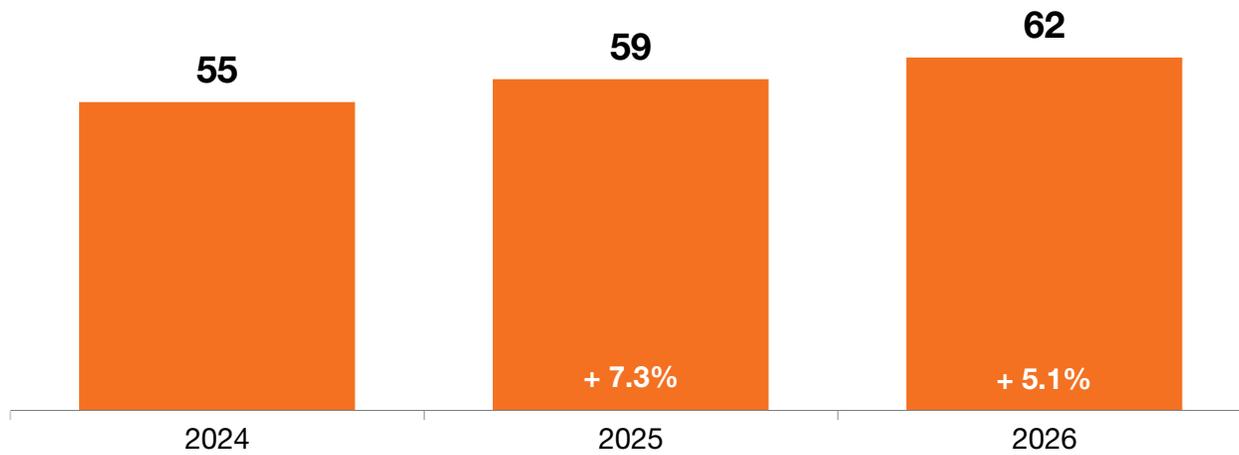


Days on Market Until Sale

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

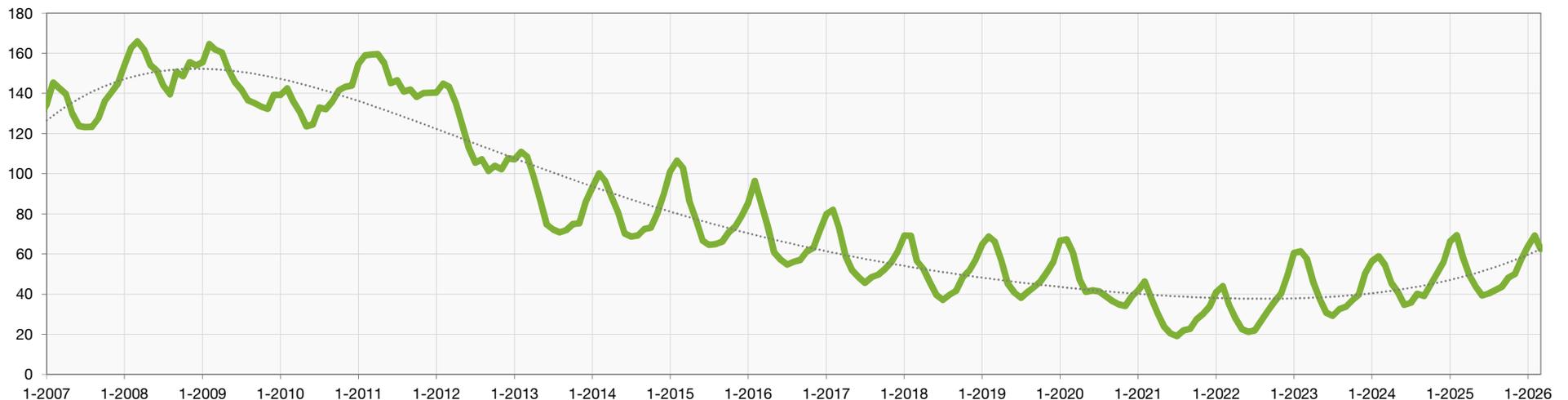


March



Month	Current Activity	One Year Previous	+ / -
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%
January	64	66	- 3.0%
February	69	69	0.0%
March	62	59	+ 5.1%
12-Month Avg	49	46	+ 6.5%

Historical Days on Market Until Sale

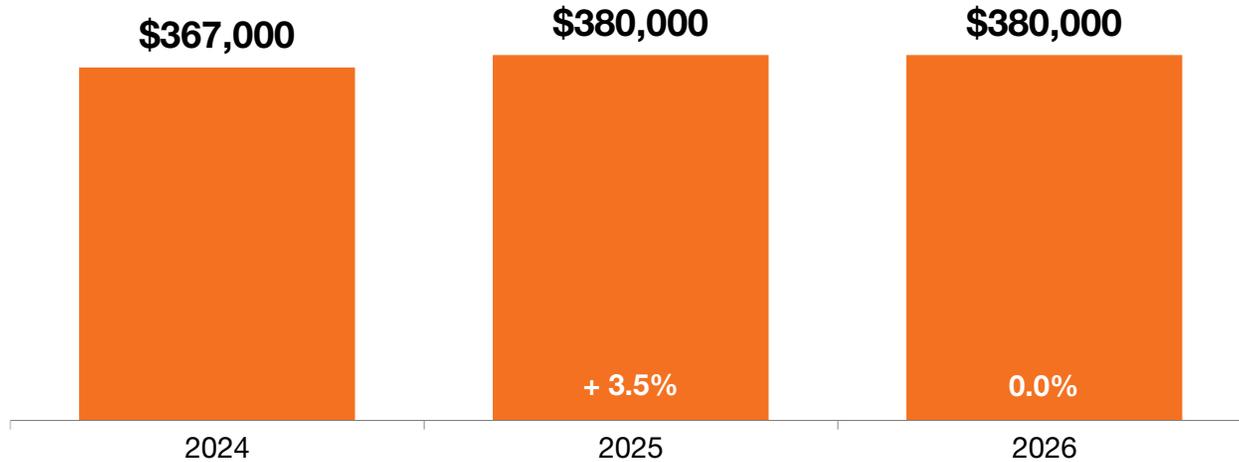


Median Sales Price

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



March



Month	Current Activity	One Year Previous	+ / -
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	\$380,000	+ 2.6%
October	\$390,000	\$381,950	+ 2.1%
November	\$386,824	\$376,000	+ 2.9%
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%
12-Month Med	\$390,000	\$381,900	+ 2.1%

Historical Median Sales Price

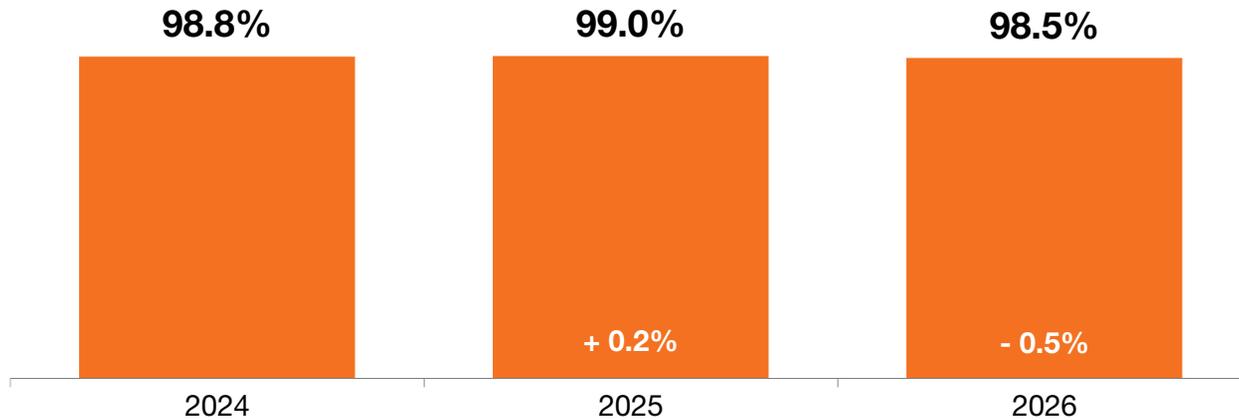


Percent of Original List Price Received

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.

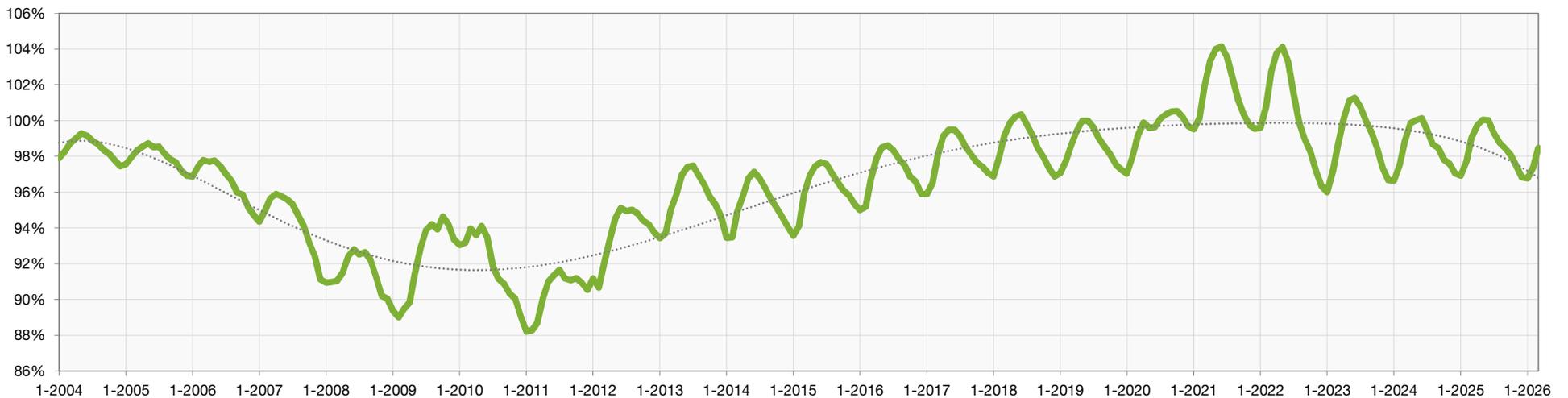


March



Month	Current Activity	One Year Previous	+ / -
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	97.5%	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%
12-Month Avg	98.7%	98.7%	0.0%

Historical Percent of Original List Price Received

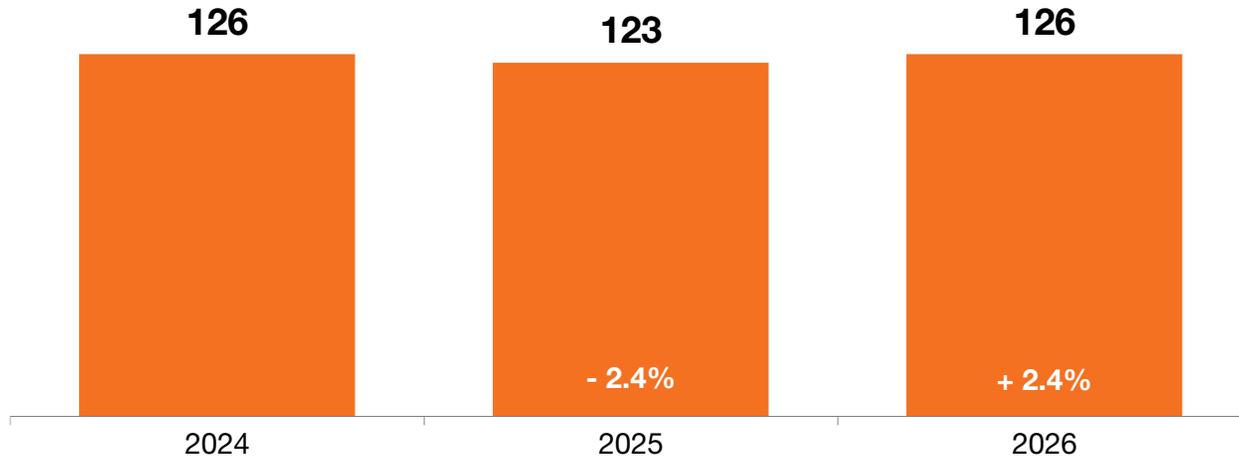


Housing Affordability Index

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.**

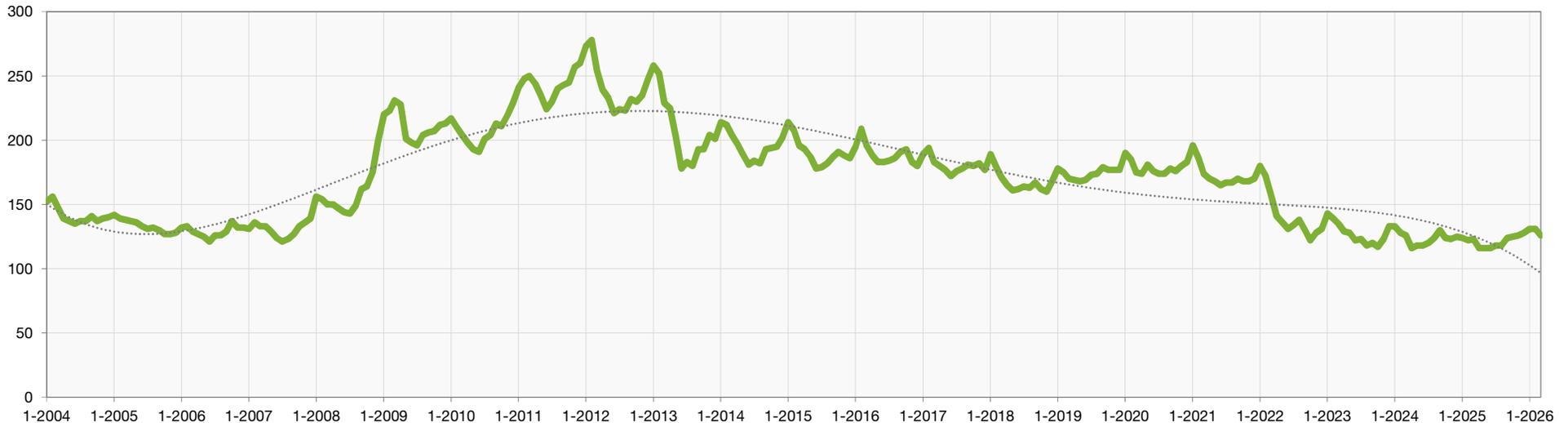


March



Month	Current Activity	One Year Previous	+ / -
April	116	116	0.0%
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%
12-Month Avg	123	122	+ 0.8%

Historical Housing Affordability Index

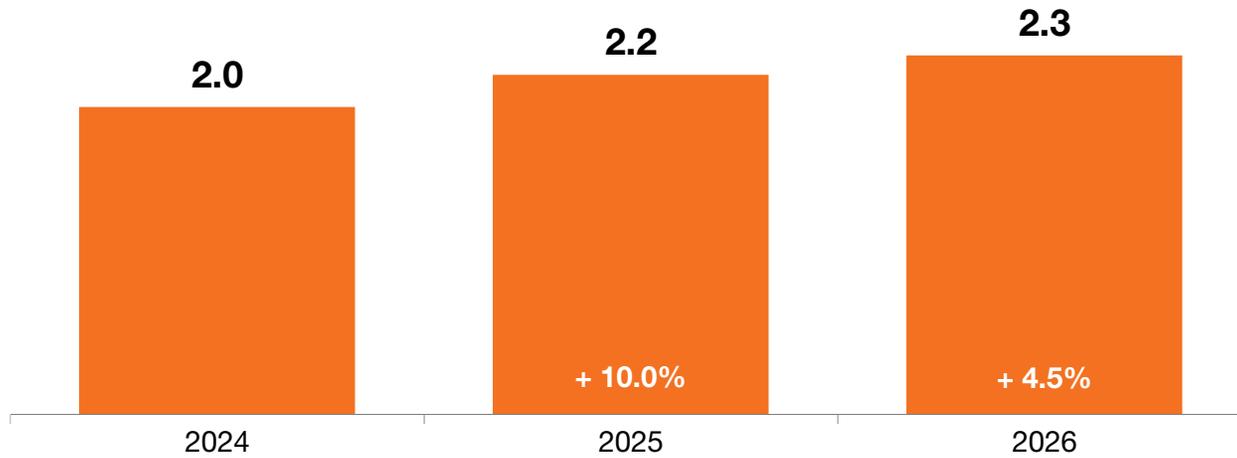


Months Supply of Inventory

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.



March



Month	Current Activity	One Year Previous	+ / -
April	2.4	2.2	+ 9.1%
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	2.3	2.2	+ 4.5%
12-Month Avg	2.5	2.4	+ 4.2%

Historical Months Supply of Inventory

