

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 August 16, 2025

Publish Date: August 25, 2025 • All comparisons are to 2024

At present, 62% of Americans own a home, while 34% say they rent, according to a recent Gallup survey. Among non-homeowners, 30% plan to purchase a home within the next five years, 23% plan to do so within the next ten years, and 45% have no plans to buy a home in the foreseeable future. Renters say the cost of homeownership, including a down payment, is the greatest barrier to purchasing a home.

In the Twin Cities region, for the week ending August 16:

- New Listings increased 9.2% to 1,466
- Pending Sales increased 6.8% to 1,007
- Inventory increased 1.0% to 10,344

For the month of July:

- Median Sales Price increased 2.6% to \$395,000
- Days on Market increased 11.1% to 40
- Percent of Original List Price Received decreased 0.2% to 99.3%
- Months Supply of Homes For Sale remained flat at 2.7

Quick Facts

+ 9.2%	+ 6.8%	+ 1.0%
Change in New Listings	Change in Pending Sales	Change in Inventory

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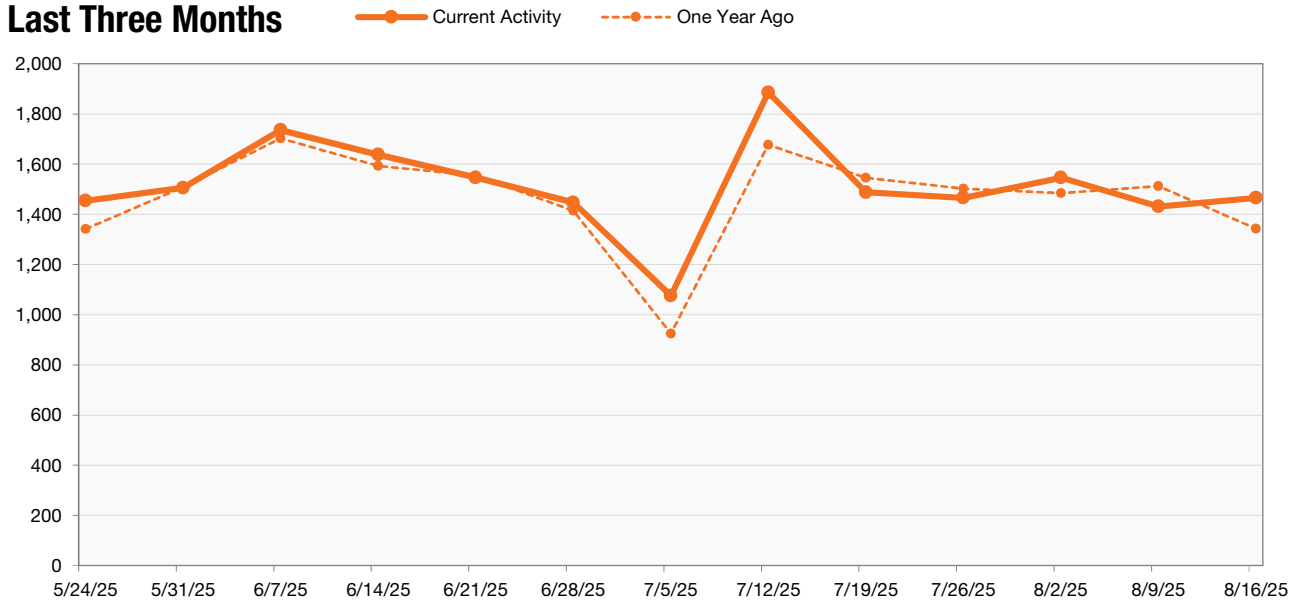


New Listings

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

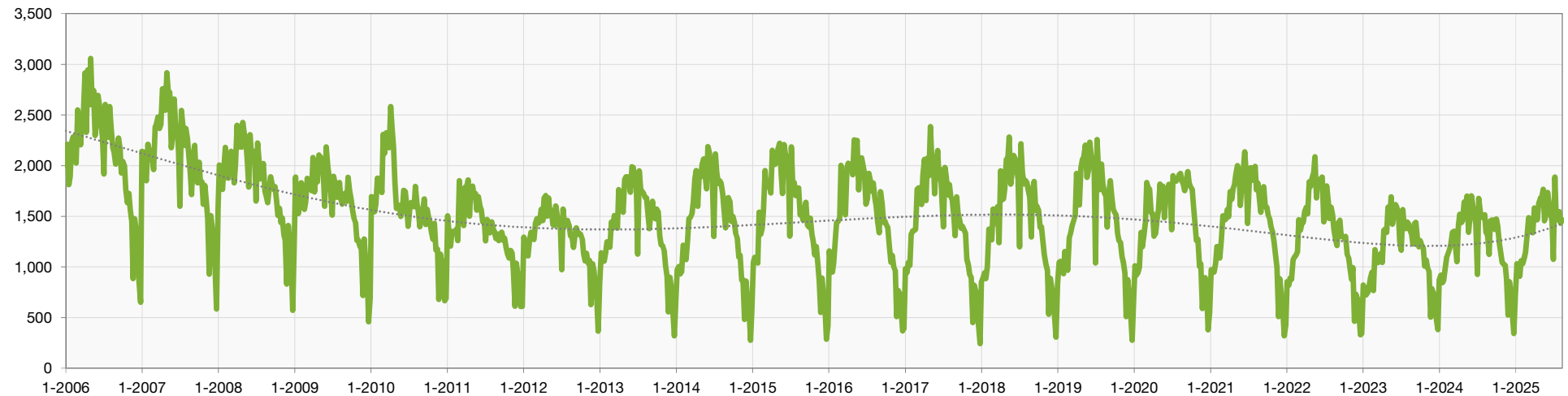


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
5/24/2025	1,454	1,342	+ 8.3%
5/31/2025	1,506	1,509	- 0.2%
6/7/2025	1,736	1,703	+ 1.9%
6/14/2025	1,638	1,593	+ 2.8%
6/21/2025	1,547	1,555	- 0.5%
6/28/2025	1,447	1,414	+ 2.3%
7/5/2025	1,076	925	+ 16.3%
7/12/2025	1,886	1,677	+ 12.5%
7/19/2025	1,488	1,546	- 3.8%
7/26/2025	1,466	1,503	- 2.5%
8/2/2025	1,546	1,484	+ 4.2%
8/9/2025	1,431	1,513	- 5.4%
8/16/2025	1,466	1,343	+ 9.2%
3-Month Total	19,687	19,107	+ 3.0%

Historical New Listing Activity

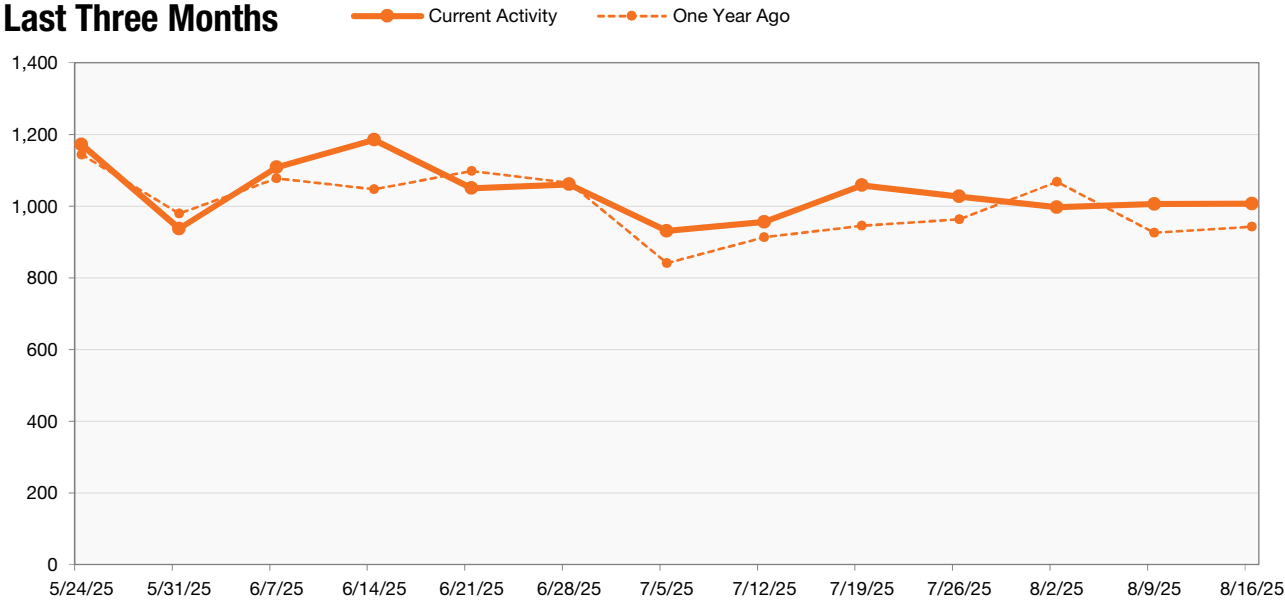


Pending Sales

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

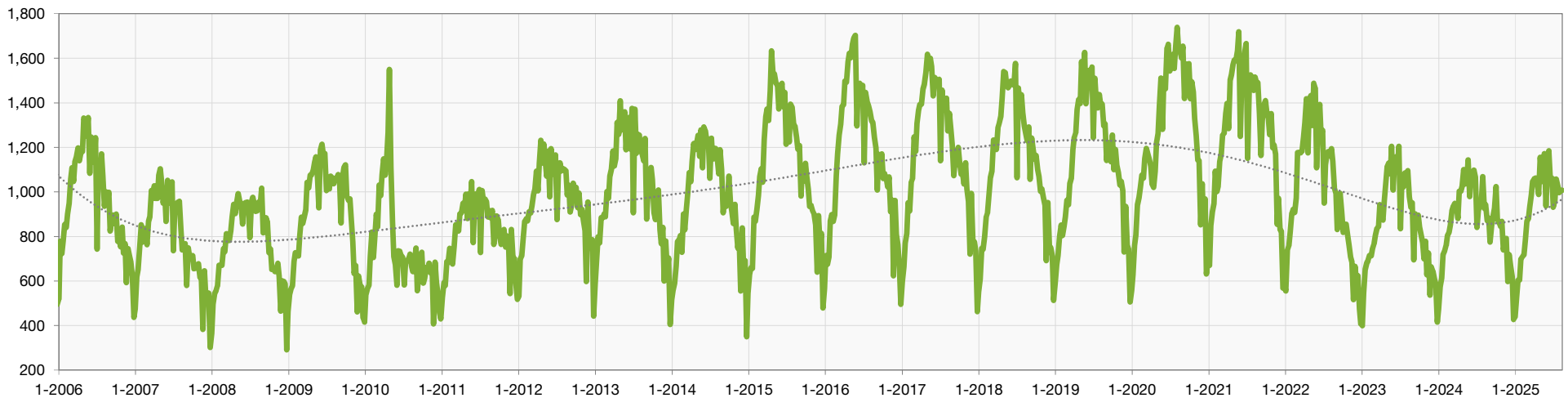


Last Three Months



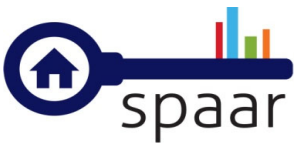
For the Week Ending	Current Activity	One Year Previous	+ / -
5/24/2025	1,172	1,144	+ 2.4%
5/31/2025	937	979	- 4.3%
6/7/2025	1,108	1,078	+ 2.8%
6/14/2025	1,185	1,047	+ 13.2%
6/21/2025	1,050	1,098	- 4.4%
6/28/2025	1,061	1,065	- 0.4%
7/5/2025	931	841	+ 10.7%
7/12/2025	956	913	+ 4.7%
7/19/2025	1,058	945	+ 12.0%
7/26/2025	1,027	963	+ 6.6%
8/2/2025	997	1,068	- 6.6%
8/9/2025	1,006	926	+ 8.6%
8/16/2025	1,007	943	+ 6.8%
3-Month Total	13,495	13,010	+ 3.7%

Historical Pending Sales Activity

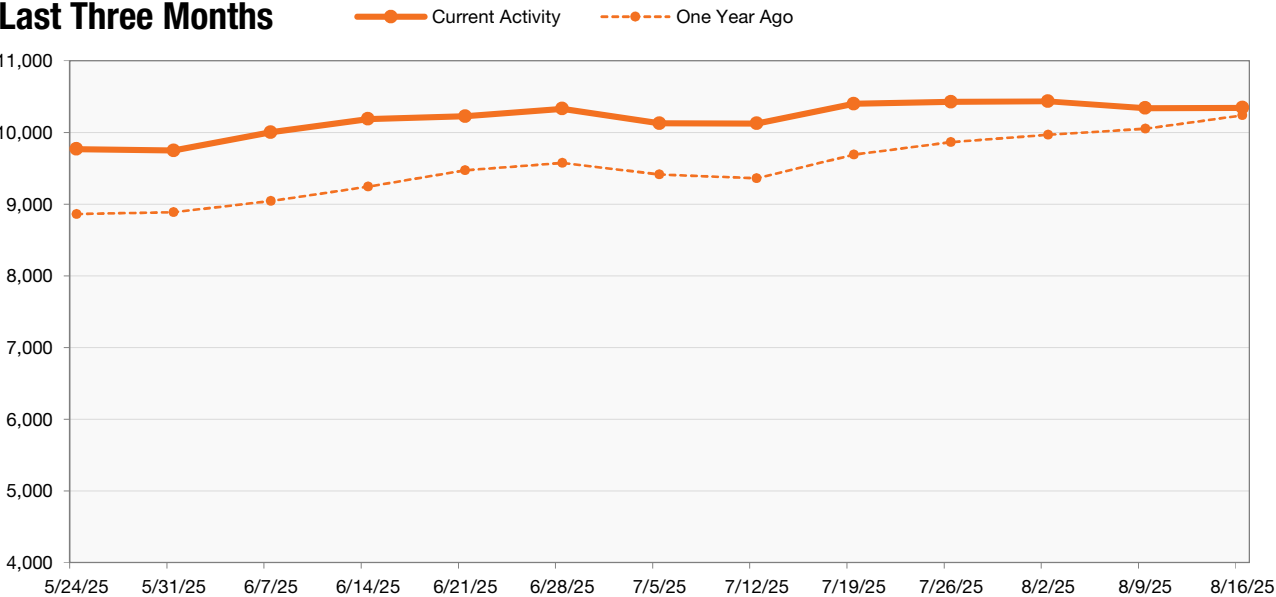


Inventory of Homes for Sale

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

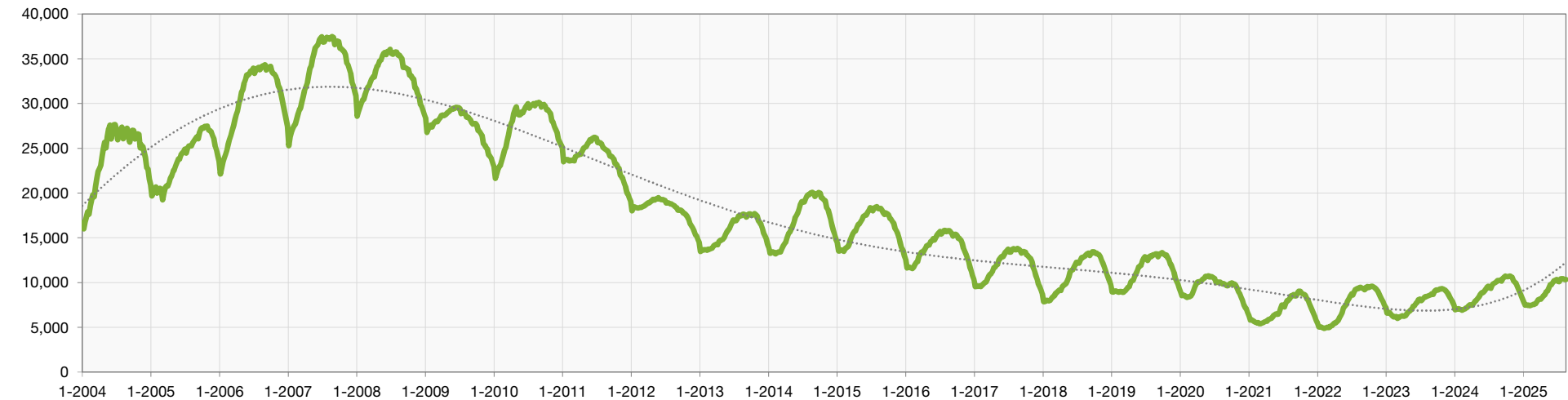


Last Three Months



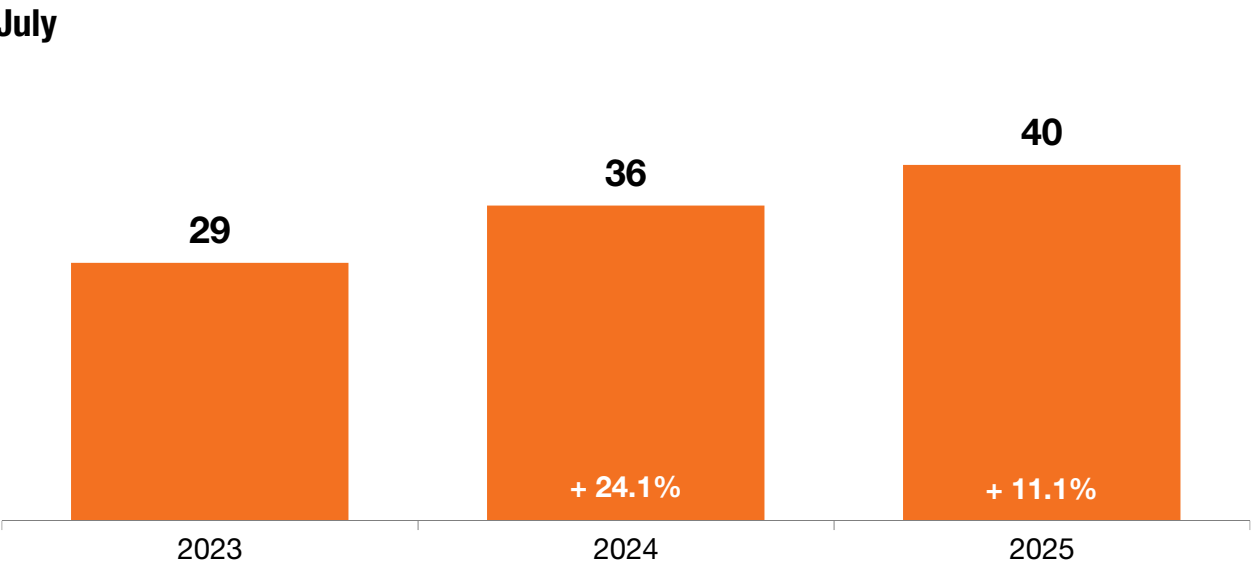
For the Week Ending	Current Activity	One Year Previous	+ / -
5/24/2025	9,769	8,863	+ 10.2%
5/31/2025	9,749	8,887	+ 9.7%
6/7/2025	10,002	9,045	+ 10.6%
6/14/2025	10,189	9,247	+ 10.2%
6/21/2025	10,225	9,474	+ 7.9%
6/28/2025	10,331	9,576	+ 7.9%
7/5/2025	10,127	9,415	+ 7.6%
7/12/2025	10,126	9,360	+ 8.2%
7/19/2025	10,399	9,690	+ 7.3%
7/26/2025	10,427	9,865	+ 5.7%
8/2/2025	10,434	9,968	+ 4.7%
8/9/2025	10,340	10,051	+ 2.9%
8/16/2025	10,344	10,239	+ 1.0%
3-Month Avg	10,189	9,514	+ 7.1%

Historical Inventory Levels



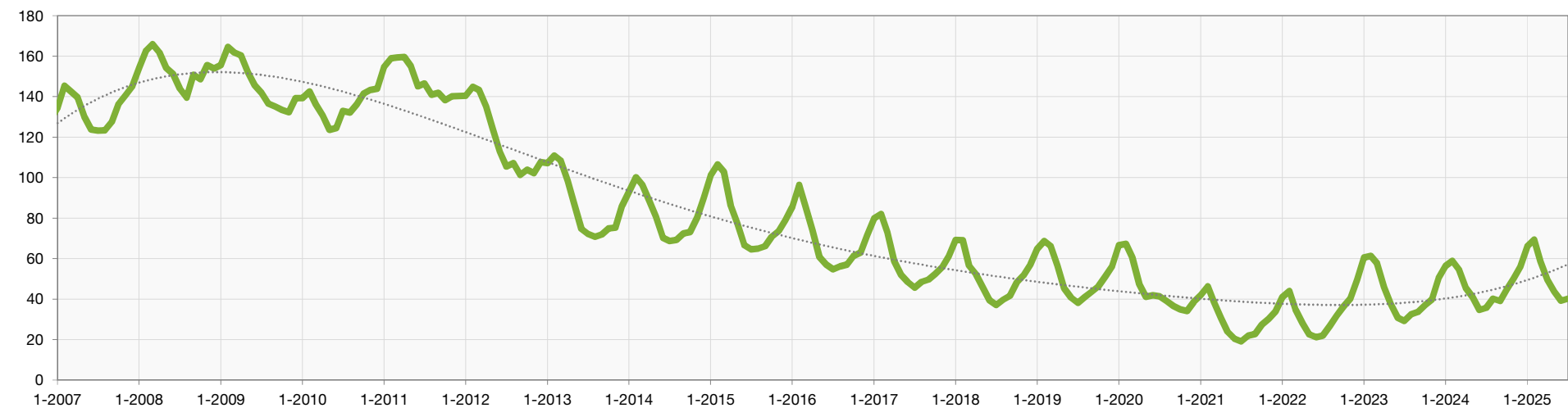
Days on Market Until Sale

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



Month	Current Activity	One Year Previous	+ / -
August	40	33	+ 21.2%
September	39	34	+ 14.7%
October	45	37	+ 21.6%
November	50	40	+ 25.0%
December	56	51	+ 9.8%
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%
12-Month Avg	48	42	+ 14.3%

Historical Days on Market Until Sale

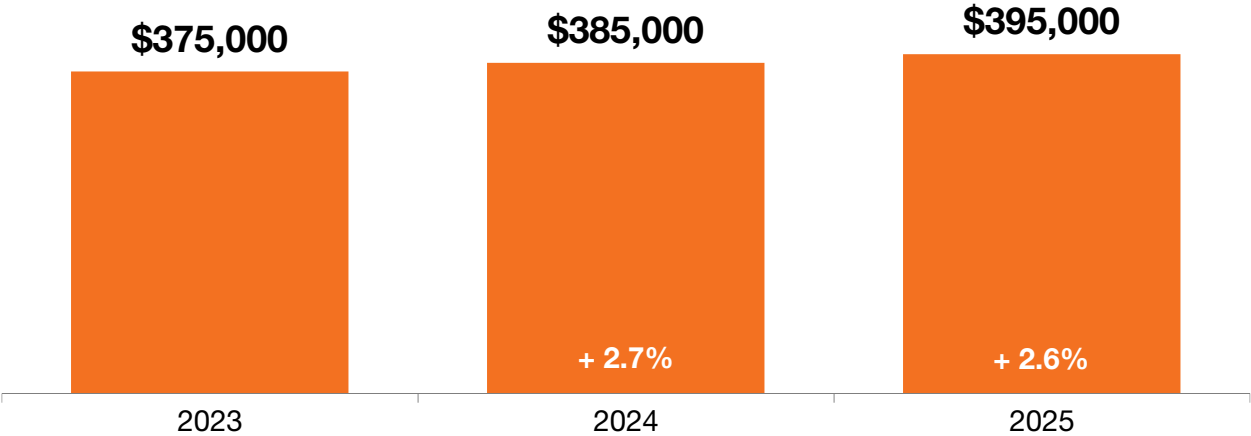


Median Sales Price

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



July



Month	Current Activity	One Year Previous	+ / -
August	\$389,000	\$380,000	+ 2.4%
September	\$379,999	\$371,000	+ 2.4%
October	\$381,950	\$365,000	+ 4.6%
November	\$376,000	\$362,550	+ 3.7%
December	\$370,000	\$353,700	+ 4.6%
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	\$401,000	\$390,000	+ 2.8%
July	\$395,000	\$385,000	+ 2.6%
12-Month Med	\$386,000	\$375,000	+ 2.9%

Historical Median Sales Price

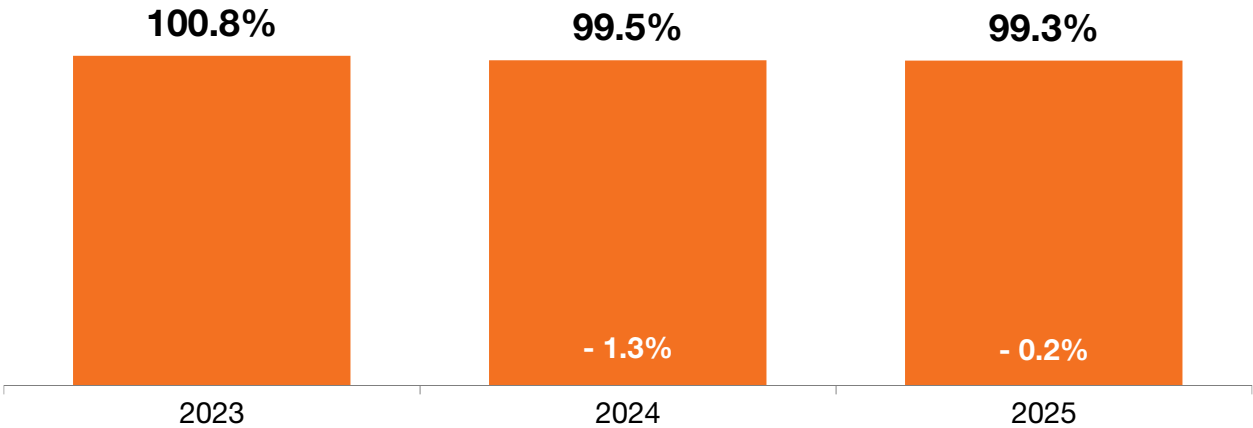


Percent of Original List Price Received

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.

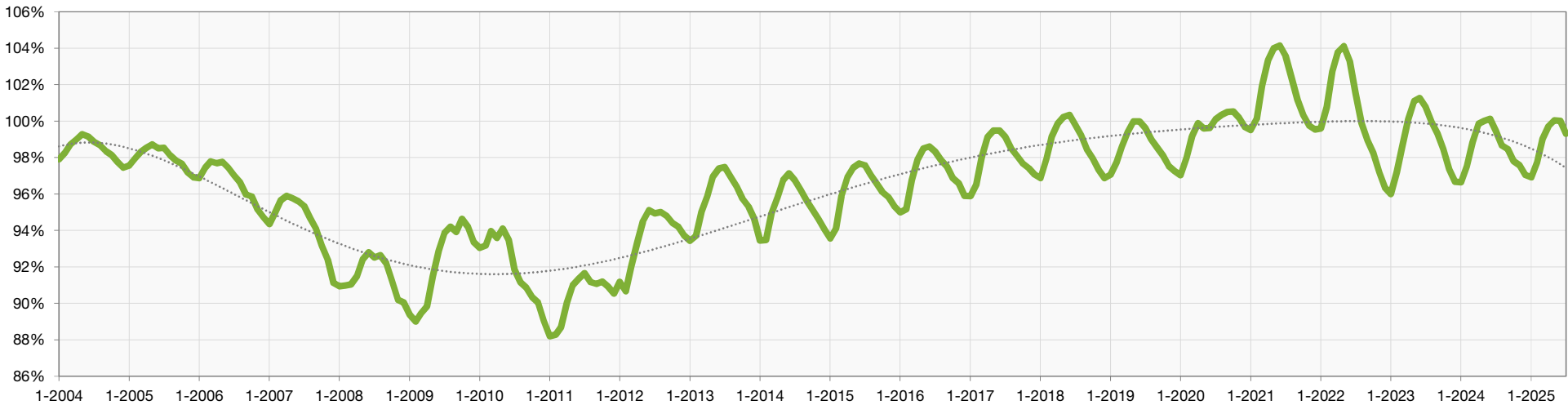


July



Month	Current Activity	One Year Previous	+ / -
August	98.7%	100.0%	- 1.3%
September	98.5%	99.3%	- 0.8%
October	97.8%	98.5%	- 0.7%
November	97.6%	97.4%	+ 0.2%
December	97.0%	96.7%	+ 0.3%
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%
12-Month Avg	98.7%	98.9%	- 0.2%

Historical Percent of Original List Price Received

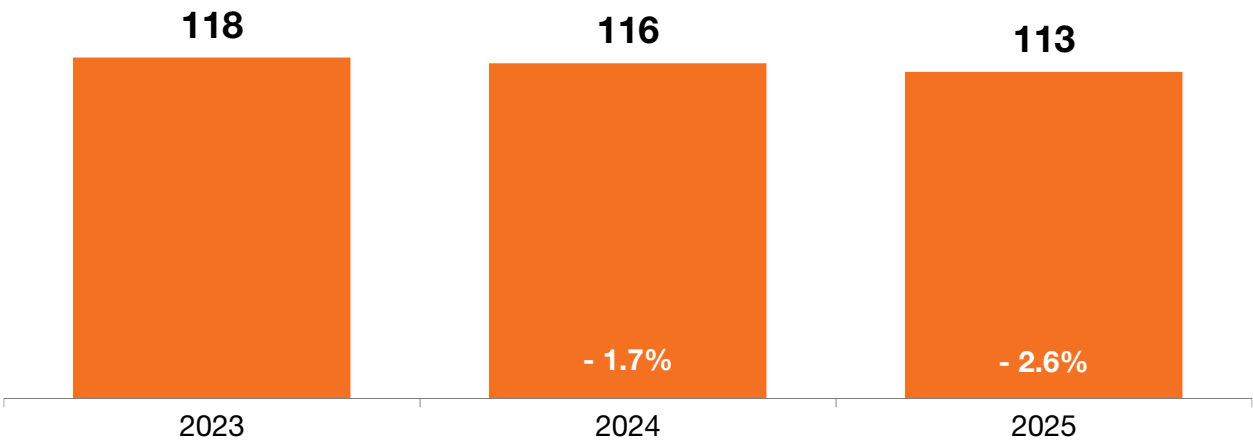


Housing Affordability Index

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.**

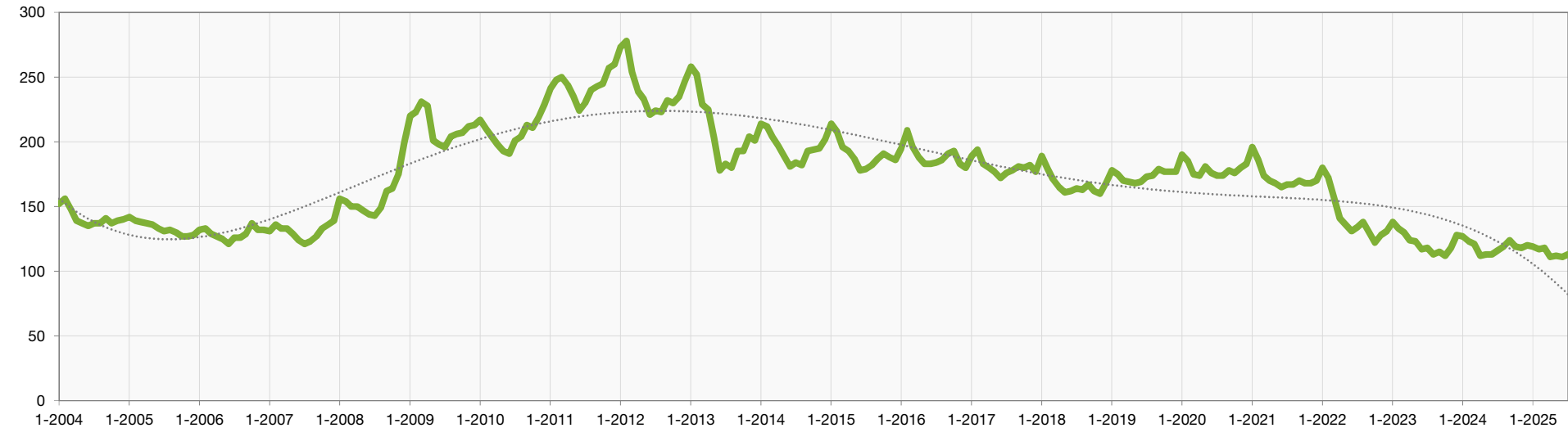


July



Month	Current Activity	One Year Previous	+ / -
August	119	113	+ 5.3%
September	124	115	+ 7.8%
October	119	112	+ 6.3%
November	118	118	0.0%
December	120	128	- 6.3%
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%
12-Month Avg	117	118	- 0.8%

Historical Housing Affordability Index

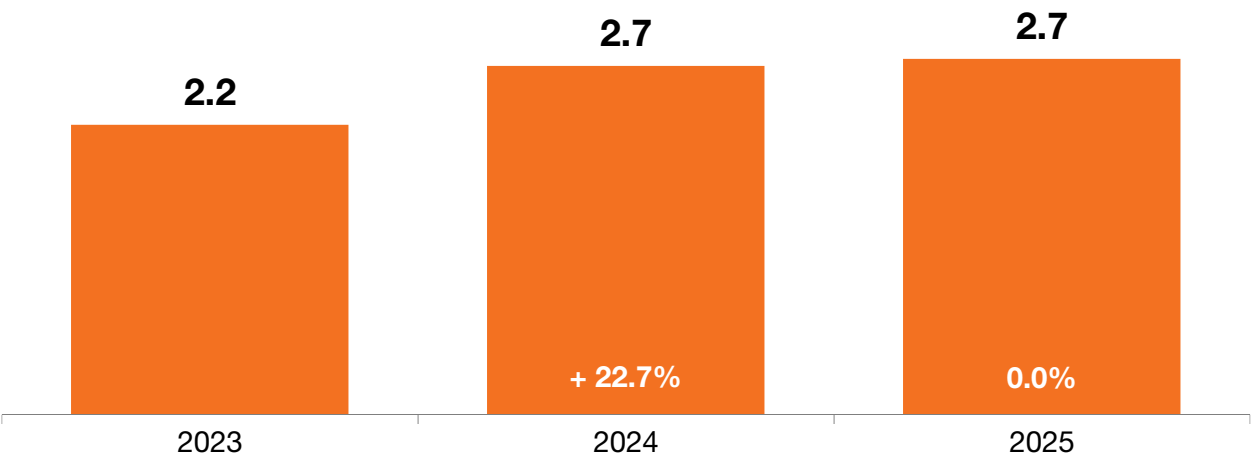


Months Supply of Inventory

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.



July



Month	Current Activity	One Year Previous	+ / -
August	2.8	2.3	+ 21.7%
September	2.9	2.5	+ 16.0%
October	2.8	2.5	+ 12.0%
November	2.5	2.3	+ 8.7%
December	2.0	1.9	+ 5.3%
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	2.7	2.7	0.0%
12-Month Avg	2.5	2.3	+ 8.7%

Historical Months Supply of Inventory

