

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 24, 2026

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U.S. new-home sales rose 18.7% year-over-year in October, reaching a seasonally adjusted annual rate of 737,000 units, according to long-awaited data from the U.S. Census Bureau. On a monthly basis, sales were essentially flat, dipping just 0.1% from September's 738,000 units. The median new-home sales price fell 3.3% month-over-month to \$392,300, down 8% from October 2024.

In the Twin Cities region, for the week ending January 24:

- New Listings decreased 11.2% to 806
- Pending Sales decreased 5.6% to 571
- Inventory decreased 0.3% to 7,510

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 remained flat at 2.0

Quick Facts

- 11.2%	- 5.6%	- 0.3%
Change in New Listings	Change in Pending Sales	Change in Inventory

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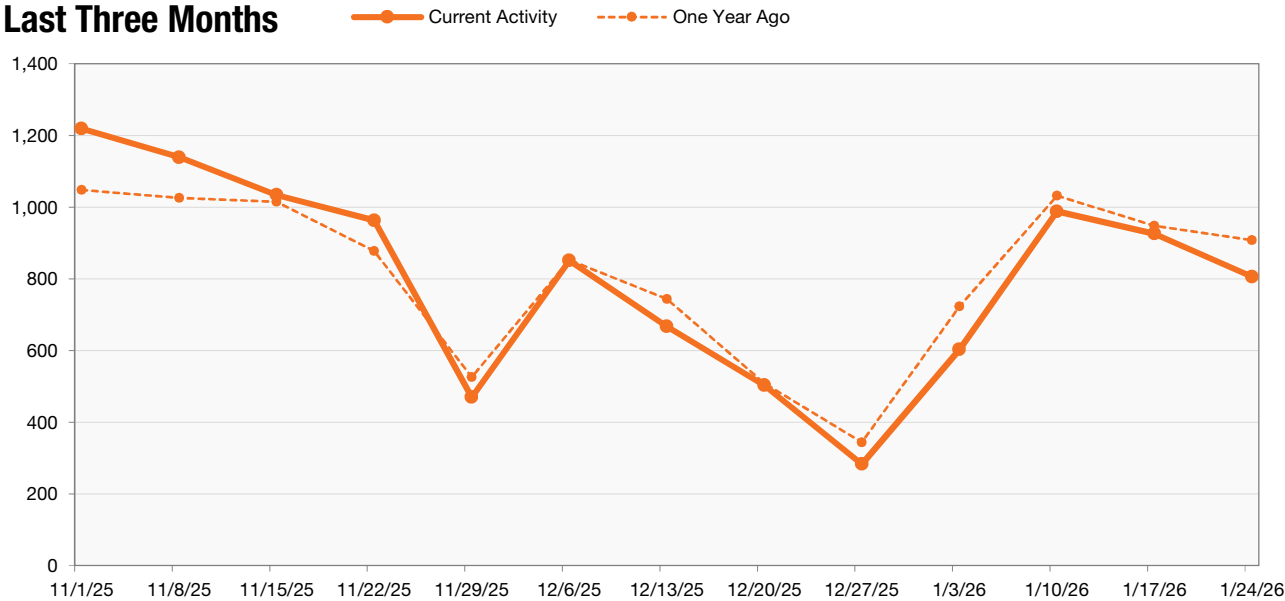


New Listings

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

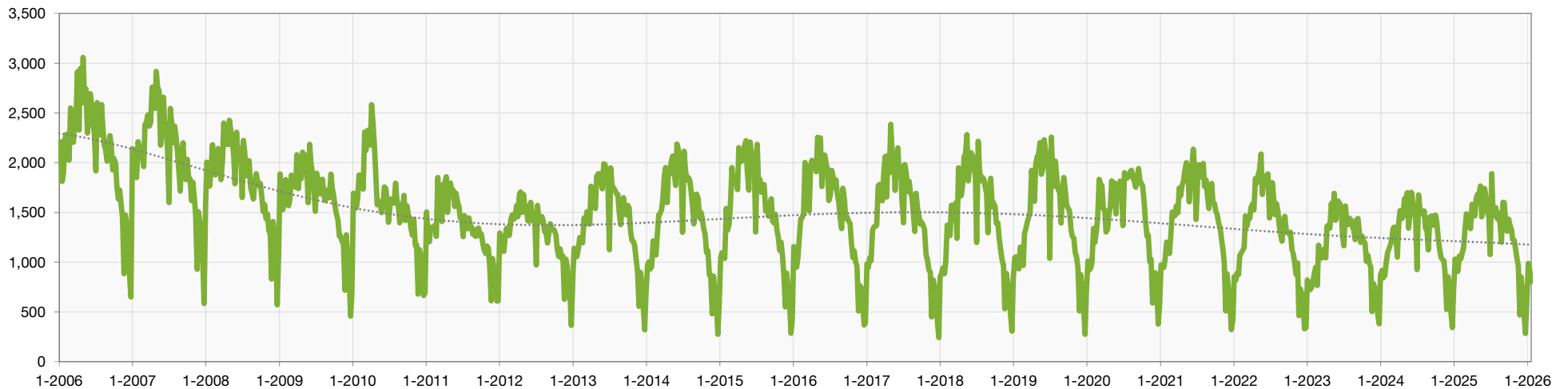


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
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	963	878	+ 9.7%
11/29/2025	470	526	- 10.6%
12/6/2025	851	853	- 0.2%
12/13/2025	667	744	- 10.3%
12/20/2025	503	509	- 1.2%
12/27/2025	283	344	- 17.7%
1/3/2026	603	723	- 16.6%
1/10/2026	988	1,032	- 4.3%
1/17/2026	926	948	- 2.3%
1/24/2026	806	908	- 11.2%
3-Month Total	10,452	10,554	- 1.0%

Historical New Listing Activity

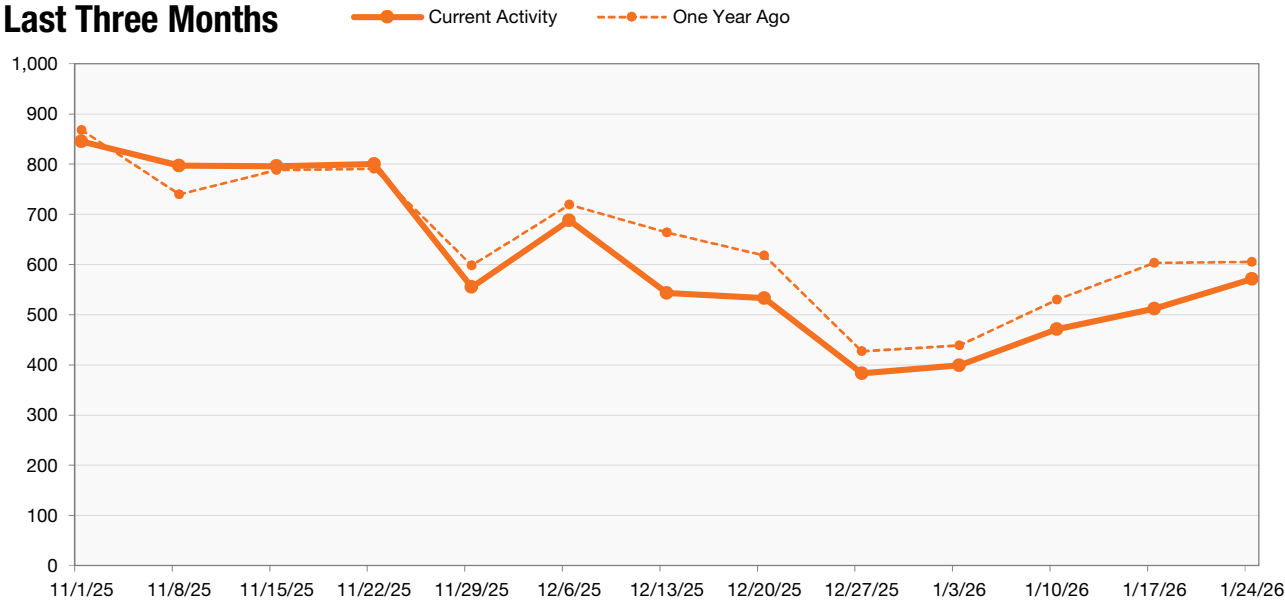


Pending Sales

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

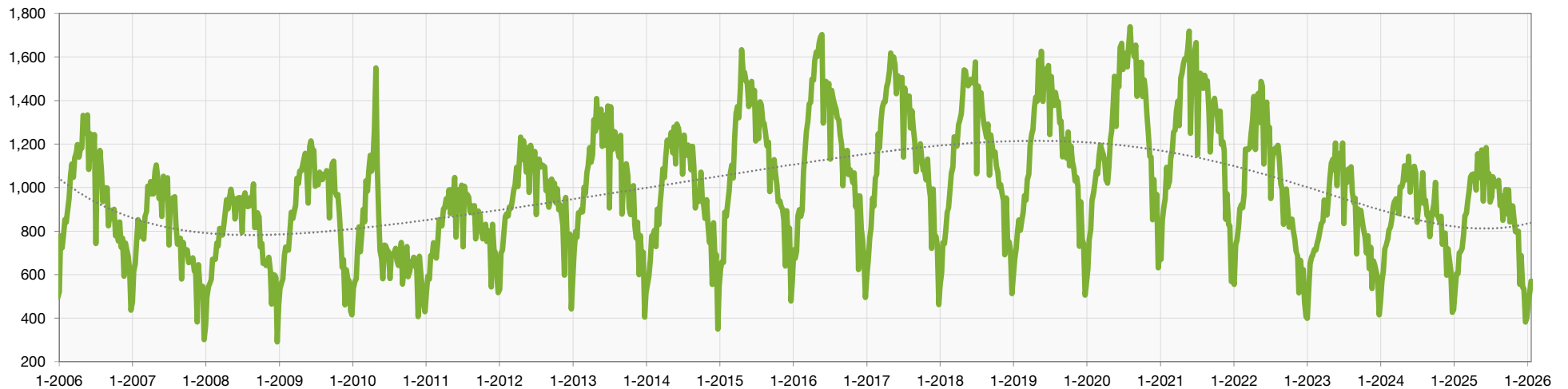


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
11/1/2025	845	868	- 2.6%
11/8/2025	797	740	+ 7.7%
11/15/2025	796	788	+ 1.0%
11/22/2025	800	791	+ 1.1%
11/29/2025	555	598	- 7.2%
12/6/2025	688	719	- 4.3%
12/13/2025	543	664	- 18.2%
12/20/2025	533	618	- 13.8%
12/27/2025	383	427	- 10.3%
1/3/2026	399	439	- 9.1%
1/10/2026	471	530	- 11.1%
1/17/2026	512	603	- 15.1%
1/24/2026	571	605	- 5.6%
3-Month Total	7,893	8,390	- 5.9%

Historical Pending Sales Activity

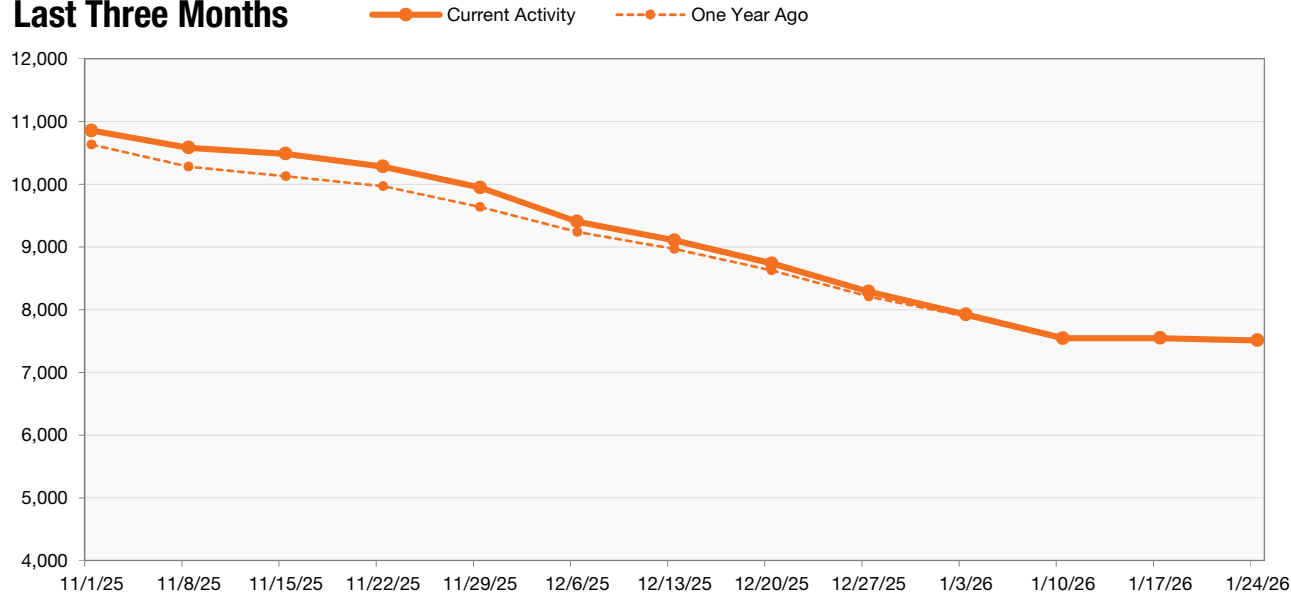


Inventory of Homes for Sale

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

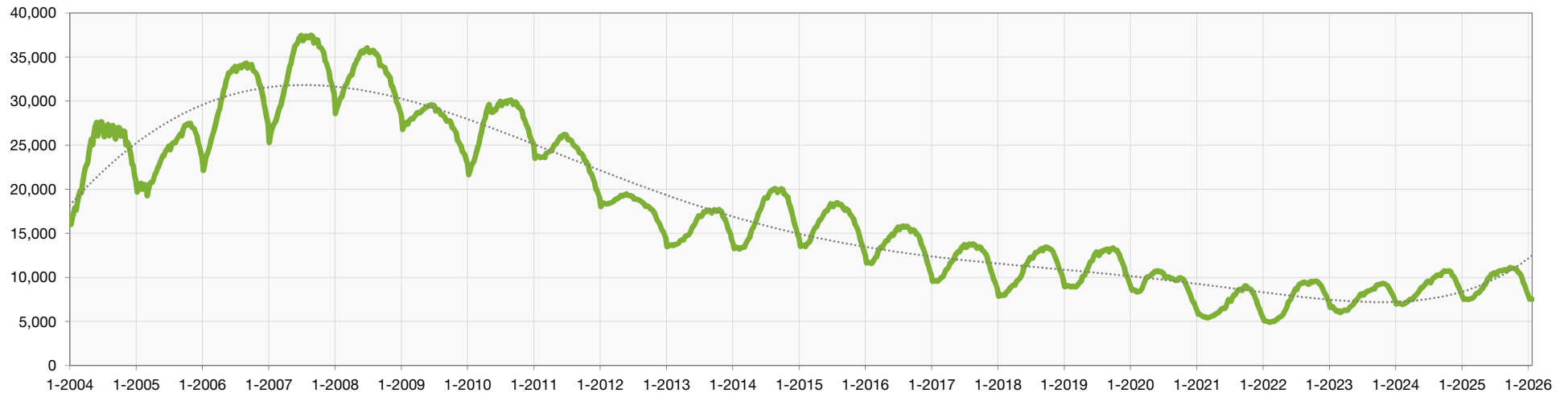


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
11/1/2025	10,856	10,632	+ 2.1%
11/8/2025	10,582	10,279	+ 2.9%
11/15/2025	10,486	10,127	+ 3.5%
11/22/2025	10,280	9,968	+ 3.1%
11/29/2025	9,947	9,638	+ 3.2%
12/6/2025	9,404	9,237	+ 1.8%
12/13/2025	9,106	8,971	+ 1.5%
12/20/2025	8,739	8,625	+ 1.3%
12/27/2025	8,286	8,207	+ 1.0%
1/3/2026	7,924	7,891	+ 0.4%
1/10/2026	7,544	7,525	+ 0.3%
1/17/2026	7,547	7,543	+ 0.1%
1/24/2026	7,510	7,530	- 0.3%
3-Month Avg	9,093	8,936	+ 1.8%

Historical Inventory Levels

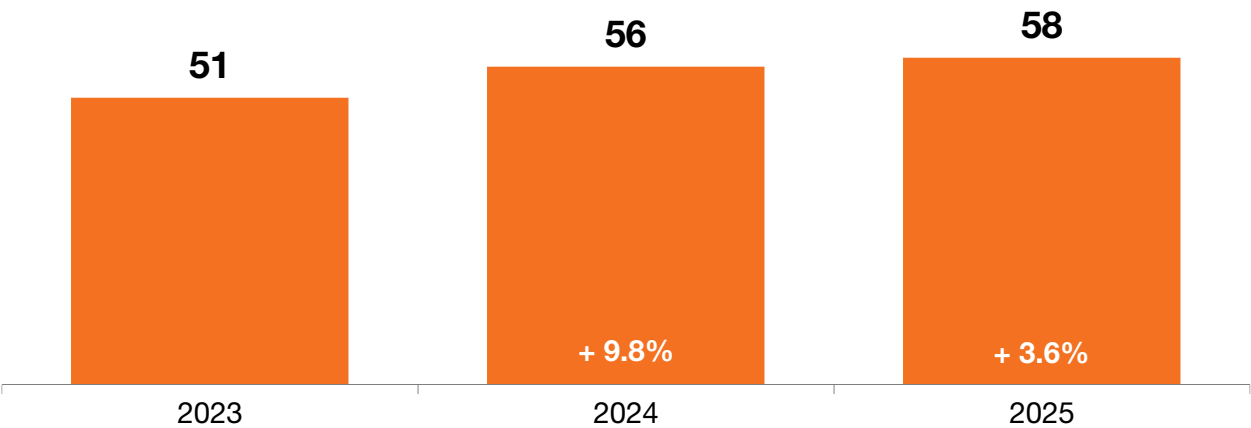


Days on Market Until Sale

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

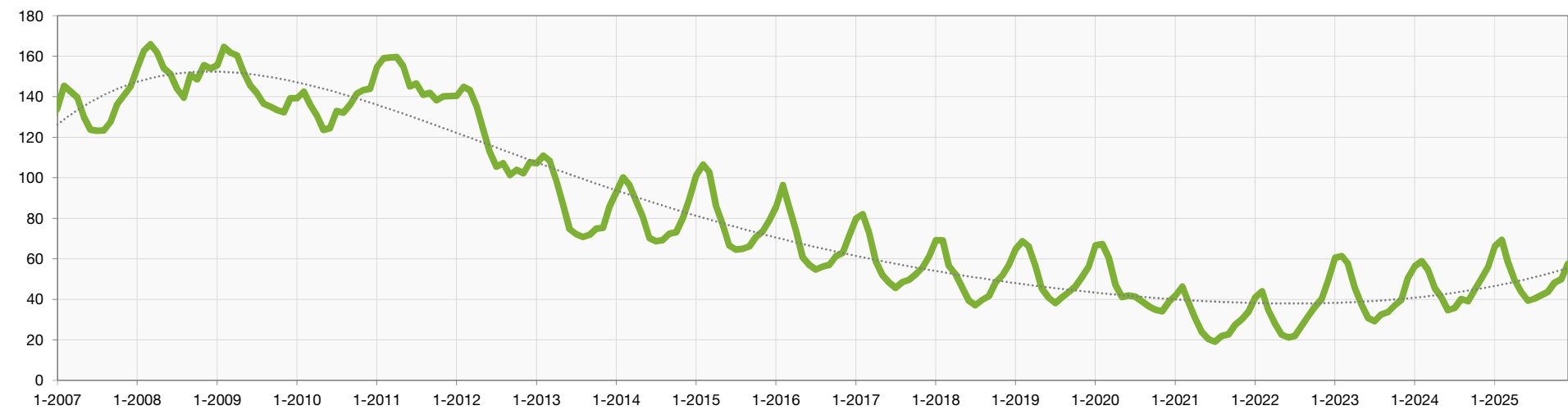


December



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

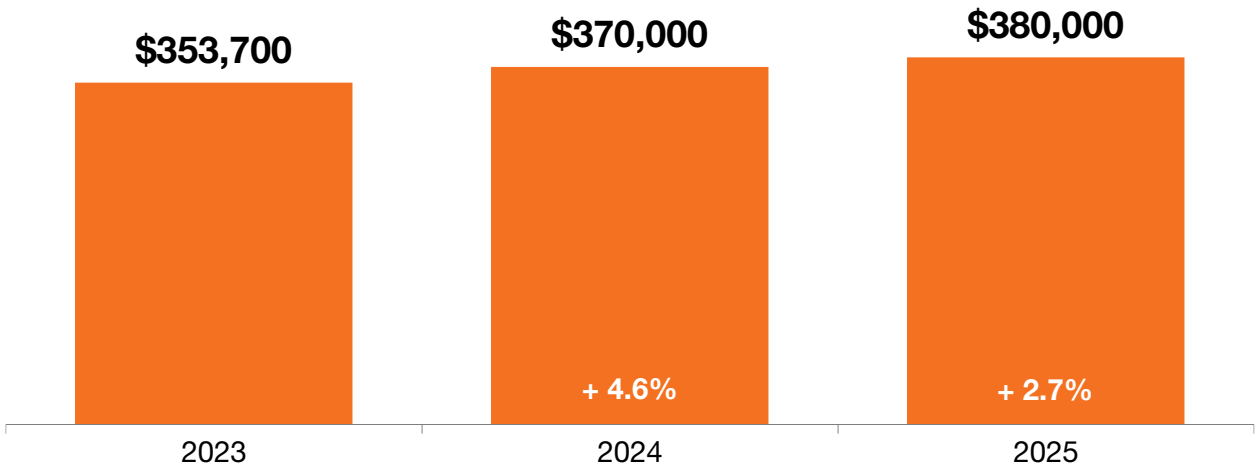


Median Sales Price

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

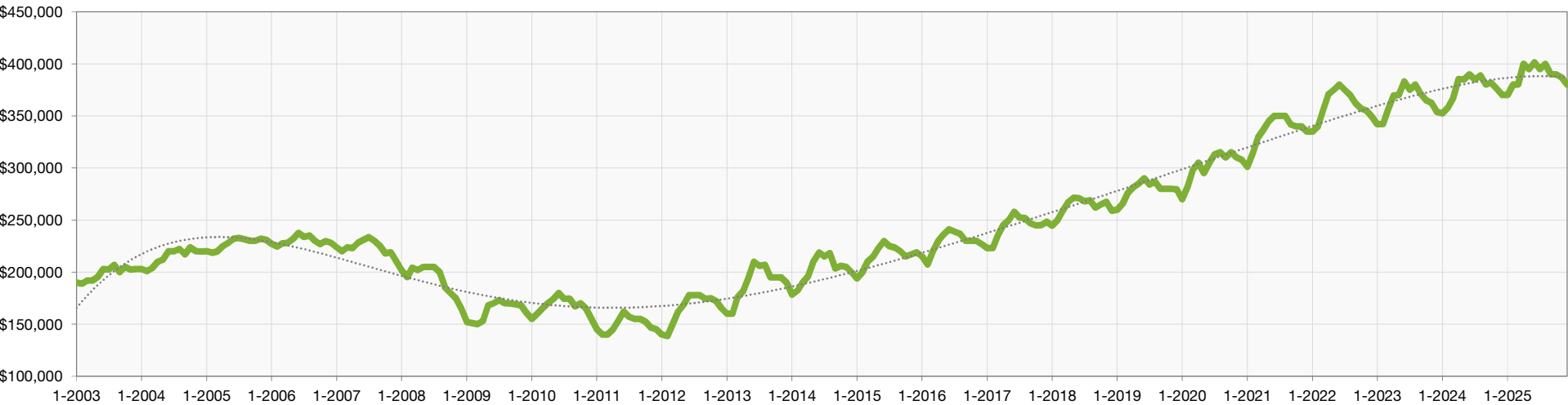


December



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

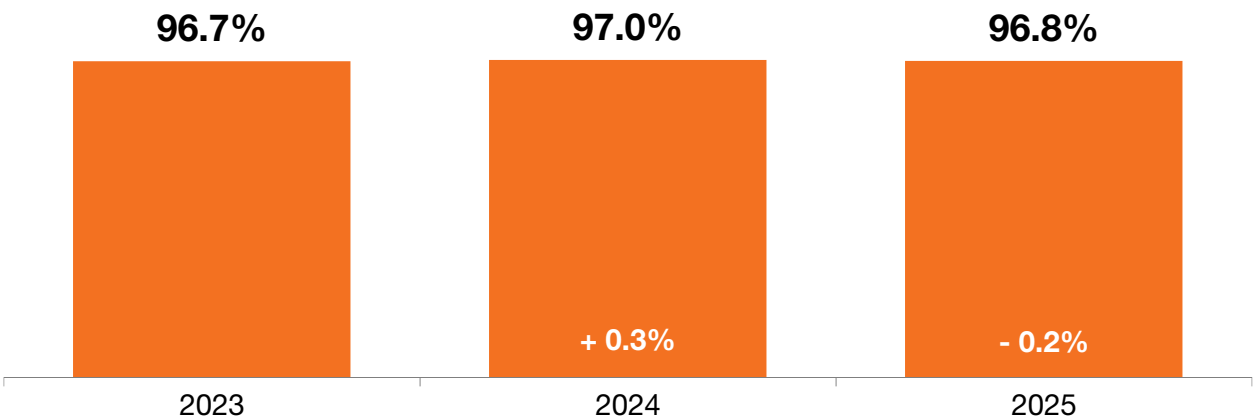


Percent of Original List Price Received

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.

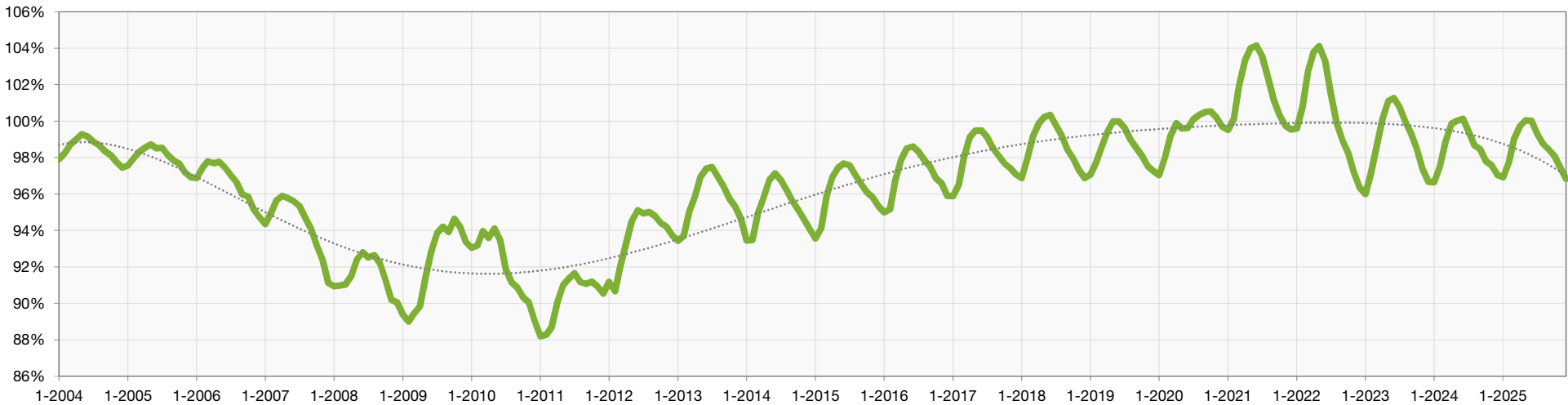


December



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

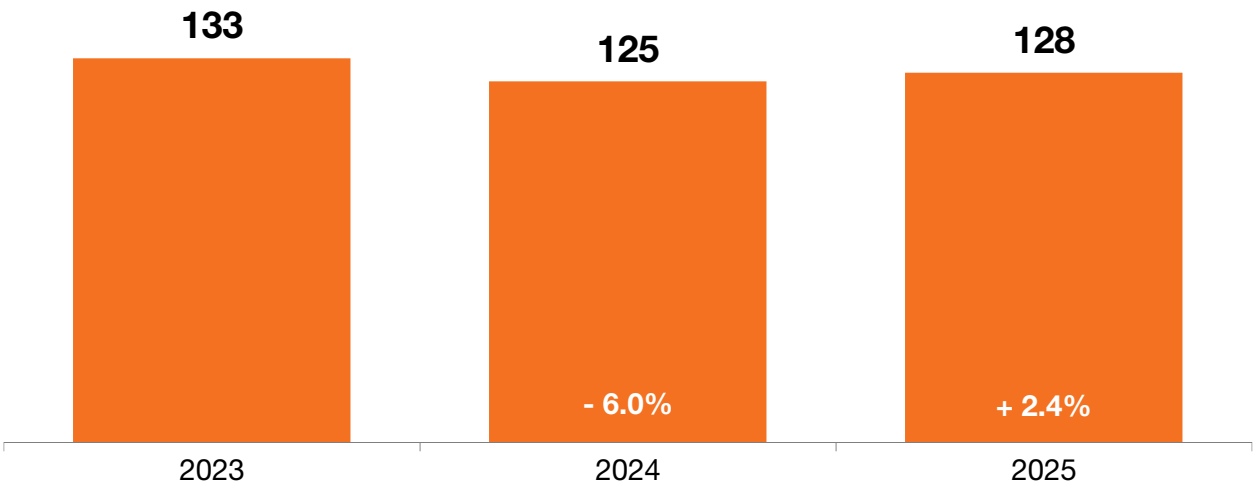


Housing Affordability Index

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.**

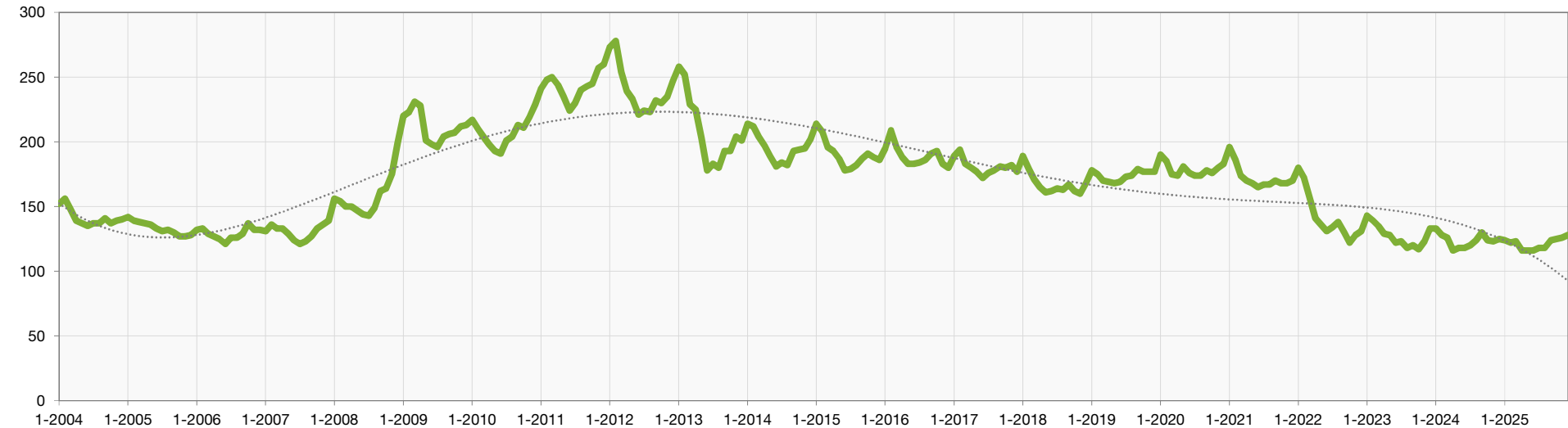


December



Month	Current Activity	One Year Previous	+ / -
January	124	133	- 6.8%
February	122	128	- 4.7%
March	123	126	- 2.4%
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%
12-Month Avg	121	124	- 2.4%

Historical Housing Affordability Index

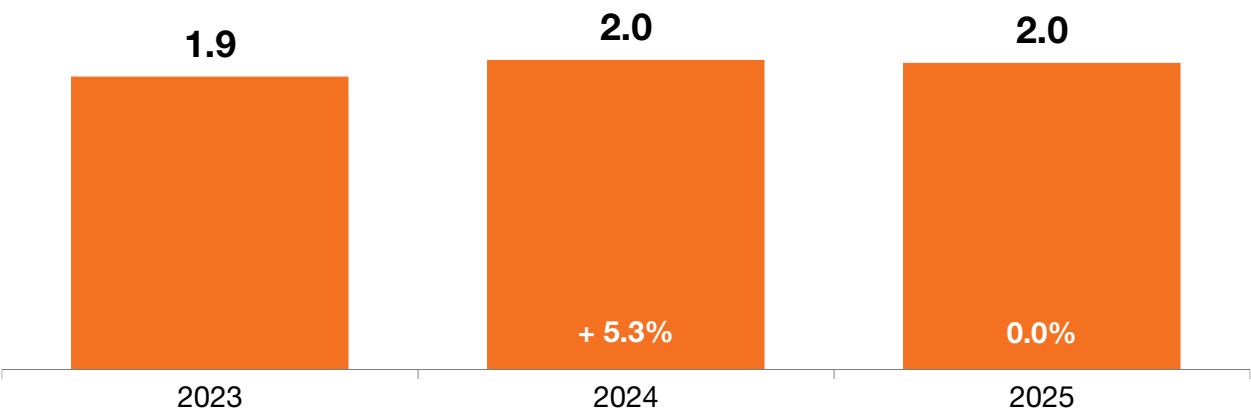


Months Supply of Inventory

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	2.0	2.0	0.0%
12-Month Avg	2.5	2.4	+ 4.2%

Historical Months Supply of Inventory

