

# Weekly Market Activity Report

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



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

## For Week Ending January 24, 2026

Publish Date: February 2, 2026 • All comparisons are to 2025

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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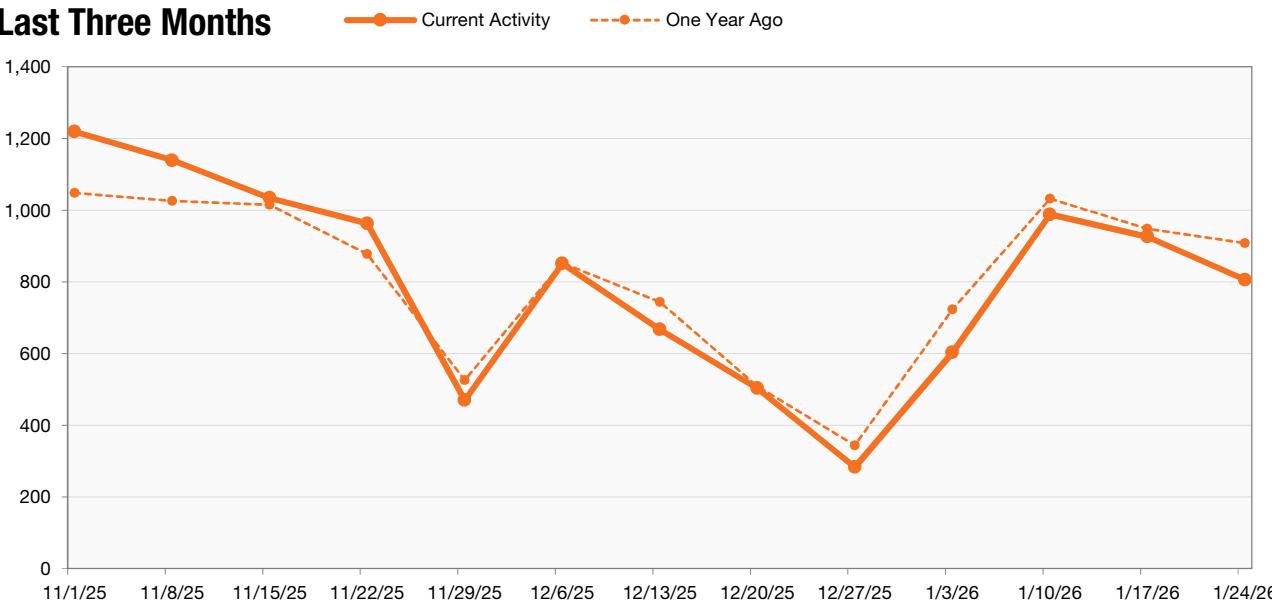


# New Listings

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

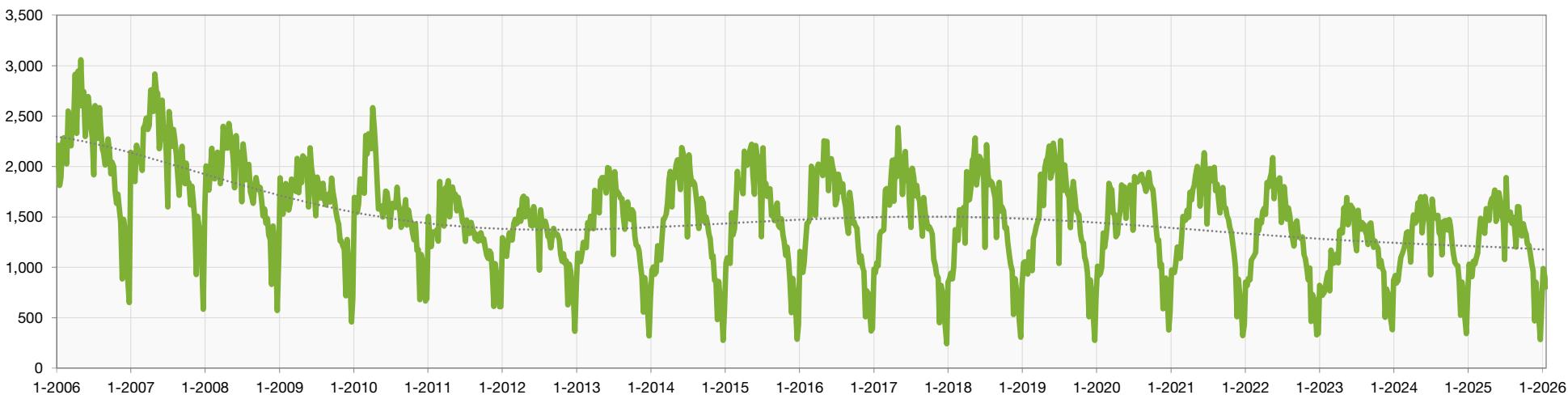


## Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
11/1/25	1,219	1,048	+ 16.3%
11/8/25	1,139	1,026	+ 11.0%
11/15/25	1,034	1,015	+ 1.9%
11/22/25	963	878	+ 9.7%
11/29/25	470	526	- 10.6%
12/6/25	851	853	- 0.2%
12/13/25	667	744	- 10.3%
12/20/25	503	509	- 1.2%
12/27/25	283	344	- 17.7%
1/3/26	603	723	- 16.6%
1/10/26	988	1,032	- 4.3%
1/17/26	926	948	- 2.3%
<b>1/24/26</b>	<b>806</b>	<b>908</b>	<b>- 11.2%</b>
3-Month Total	10,452	10,554	- 1.0%

## Historical New Listing Activity

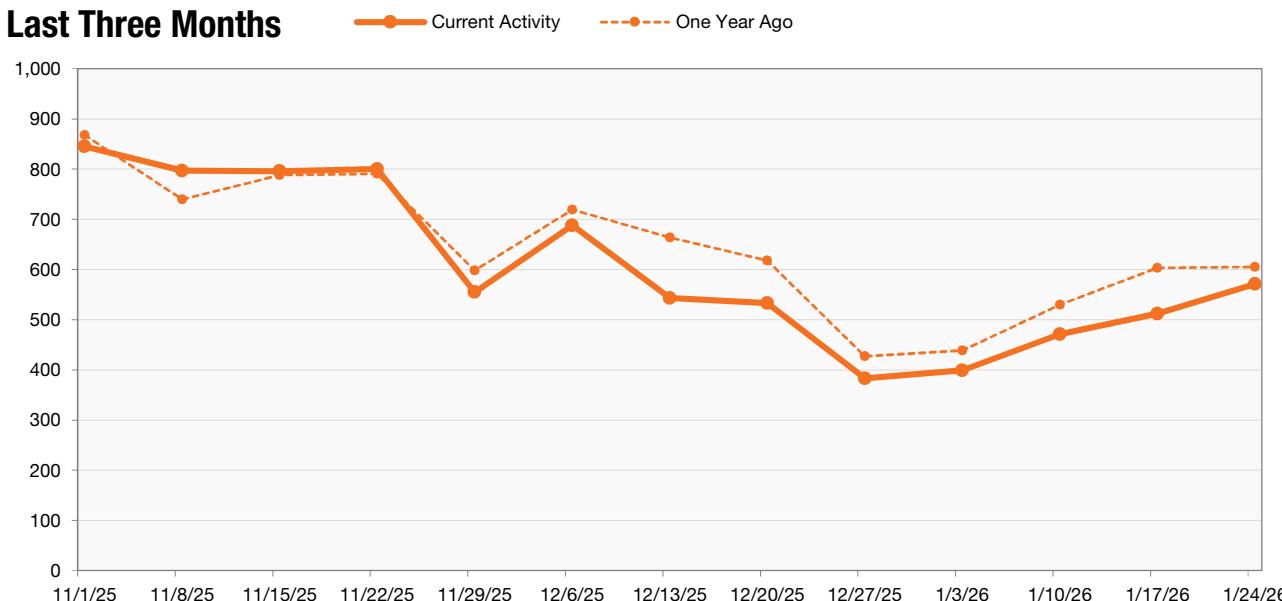


# Pending Sales

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

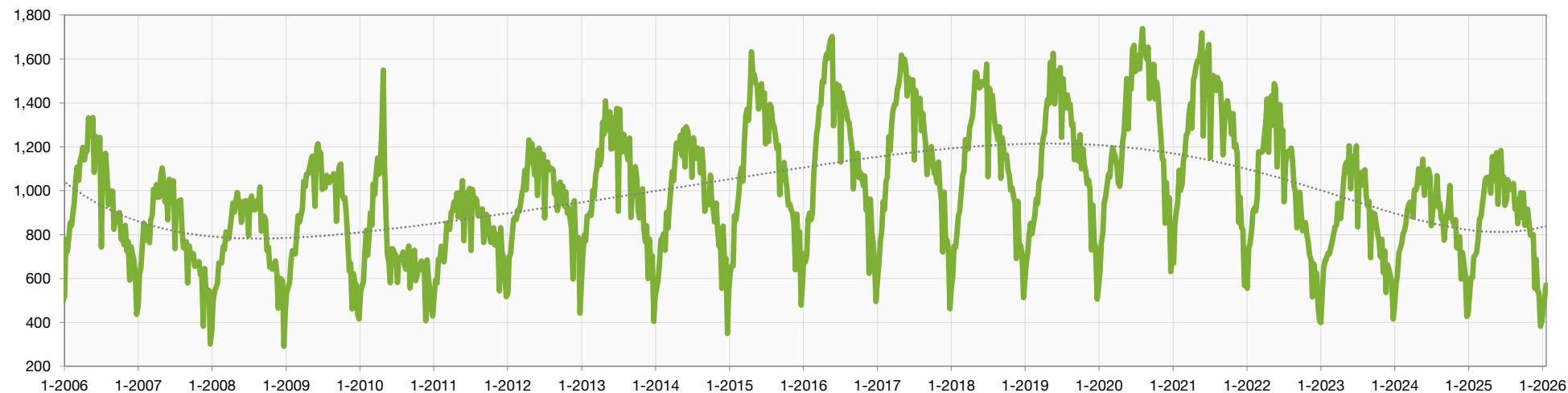


## Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
11/1/25	845	868	- 2.6%
11/8/25	797	740	+ 7.7%
11/15/25	796	788	+ 1.0%
11/22/25	800	791	+ 1.1%
11/29/25	555	598	- 7.2%
12/6/25	688	719	- 4.3%
12/13/25	543	664	- 18.2%
12/20/25	533	618	- 13.8%
12/27/25	383	427	- 10.3%
1/3/26	399	439	- 9.1%
1/10/26	471	530	- 11.1%
1/17/26	512	603	- 15.1%
<b>1/24/26</b>	<b>571</b>	<b>605</b>	<b>- 5.6%</b>
3-Month Total	7,893	8,390	- 5.9%

## Historical Pending Sales Activity

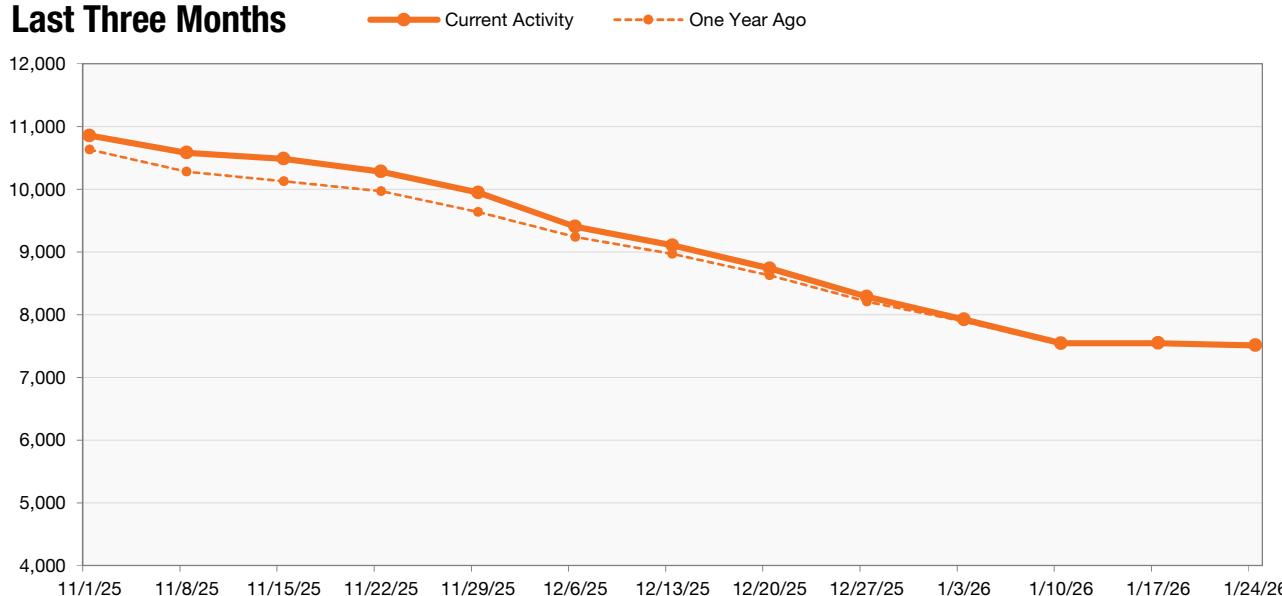


# Inventory of Homes for Sale

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

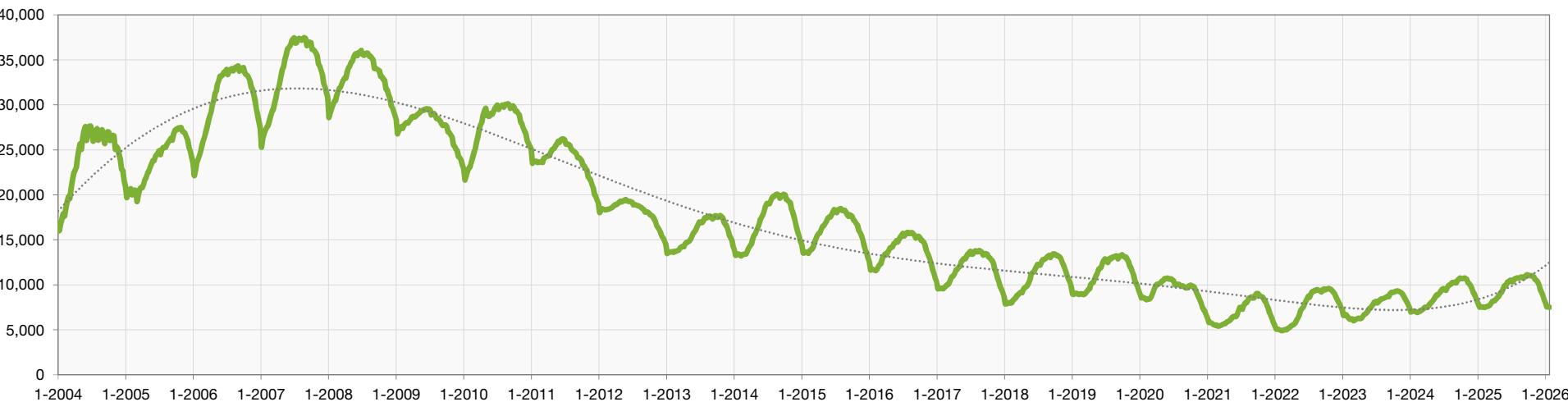


## Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
11/1/25	10,856	10,632	+ 2.1%
11/8/25	10,582	10,279	+ 2.9%
11/15/25	10,486	10,127	+ 3.5%
11/22/25	10,280	9,968	+ 3.1%
11/29/25	9,947	9,638	+ 3.2%
12/6/25	9,404	9,237	+ 1.8%
12/13/25	9,106	8,971	+ 1.5%
12/20/25	8,739	8,625	+ 1.3%
12/27/25	8,286	8,207	+ 1.0%
1/3/26	7,924	7,891	+ 0.4%
1/10/26	7,544	7,525	+ 0.3%
1/17/26	7,547	7,543	+ 0.1%
<b>1/24/26</b>	<b>7,510</b>	<b>7,530</b>	<b>- 0.3%</b>
3-Month Avg	9,093	8,936	+ 1.8%

## Historical Inventory Levels

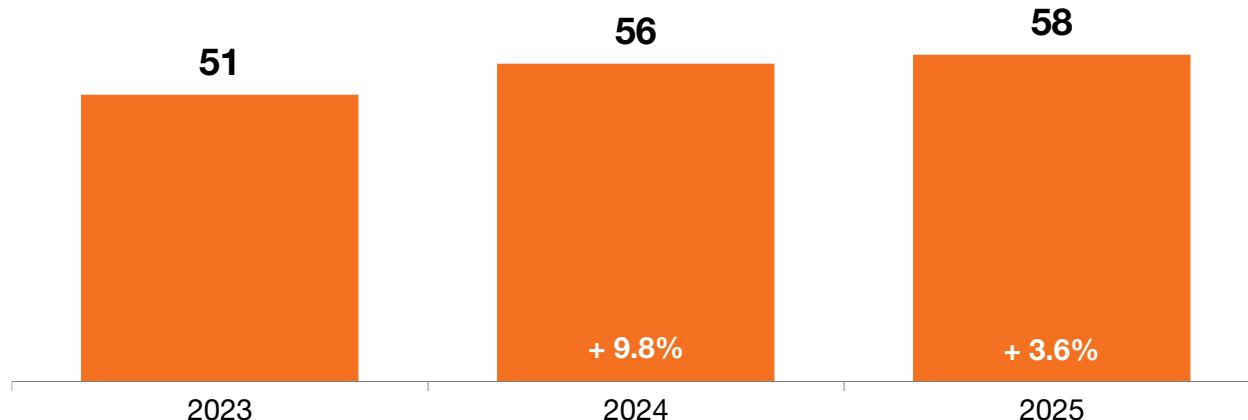


# Days on Market Until Sale

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

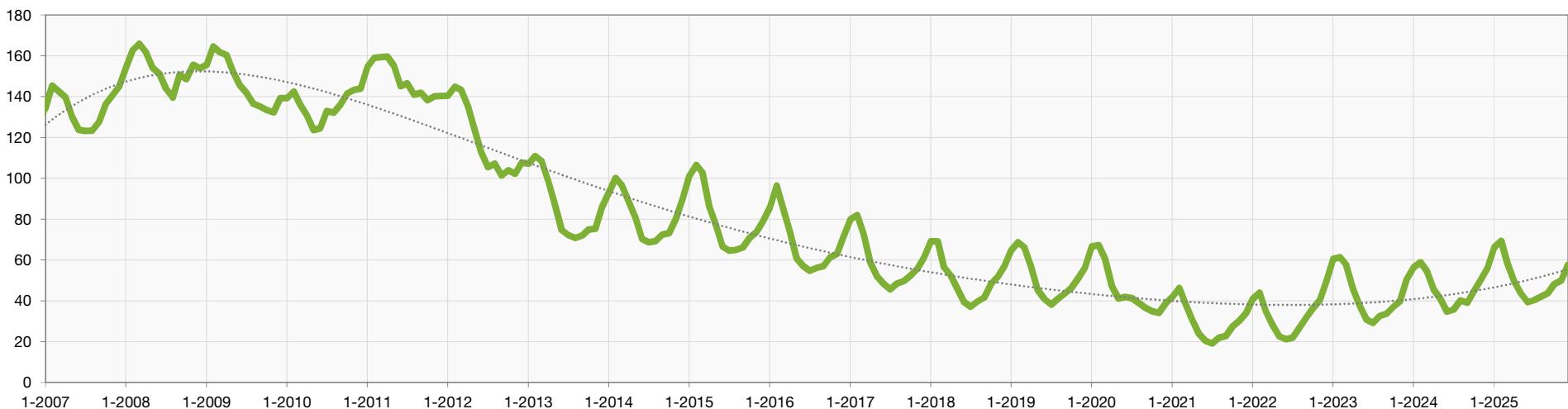


## December



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%
<b>December</b>	<b>58</b>	<b>56</b>	<b>+ 3.6%</b>
12-Month Avg	49	45	+ 8.9%

## Historical Days on Market Until Sale

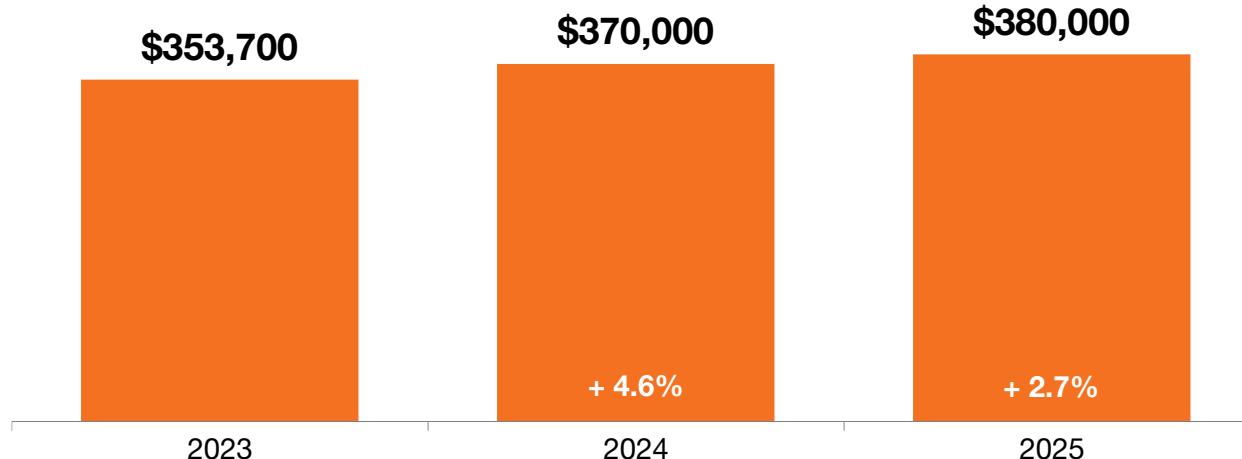


# Median Sales Price

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

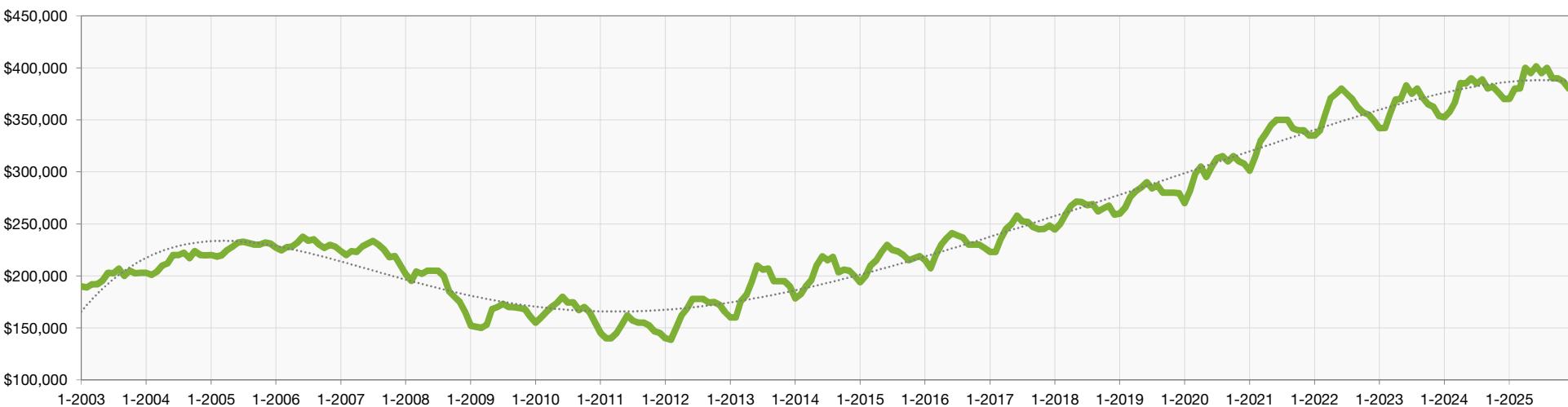


## December



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

## Historical Median Sales Price

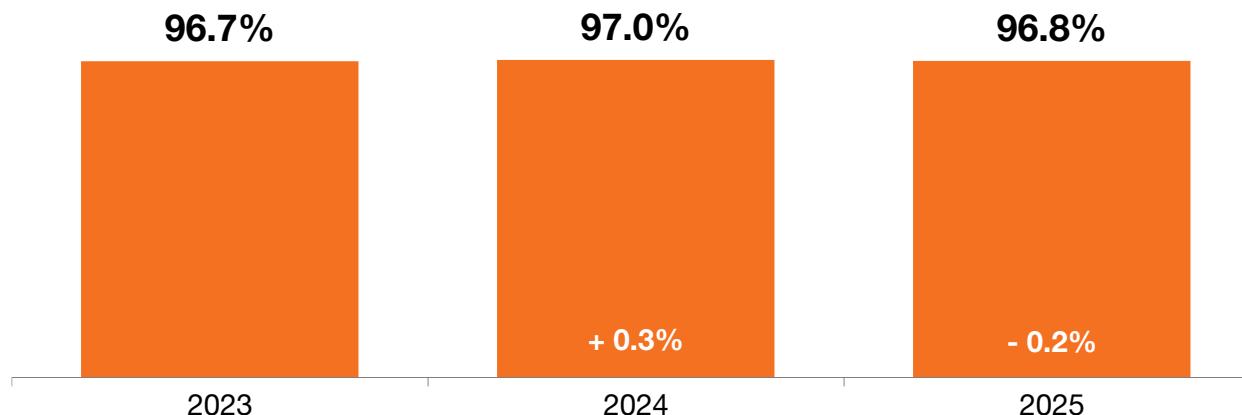


# Percent of Original List Price Received

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.

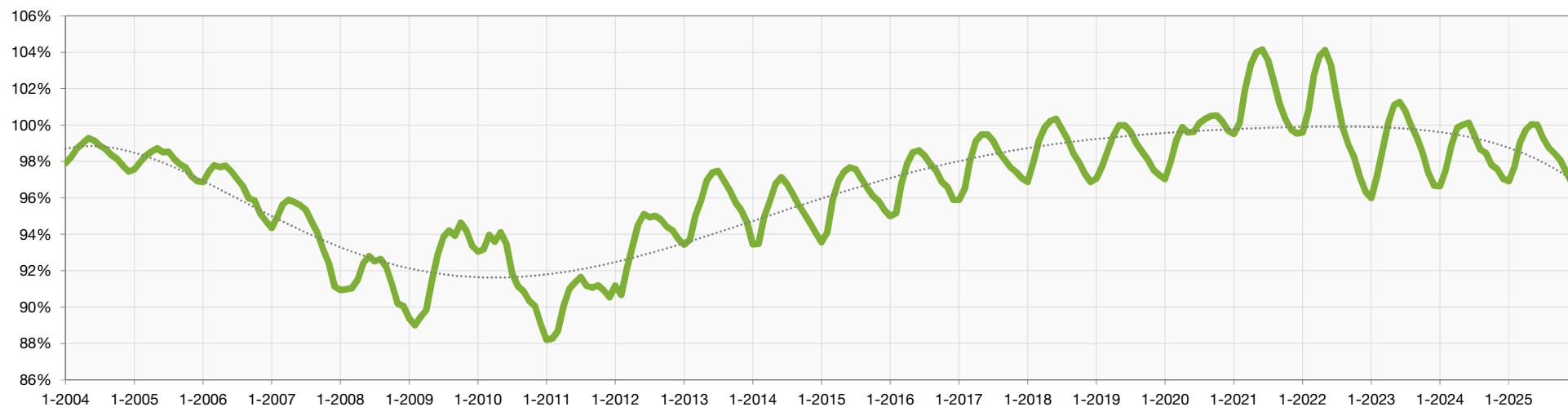


## December



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

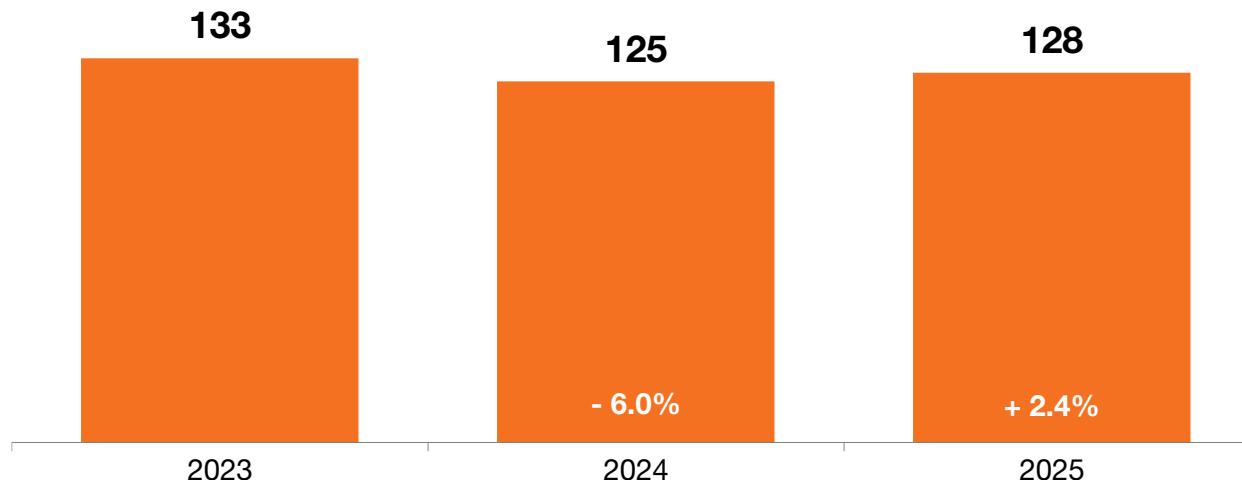


# Housing Affordability Index

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.**

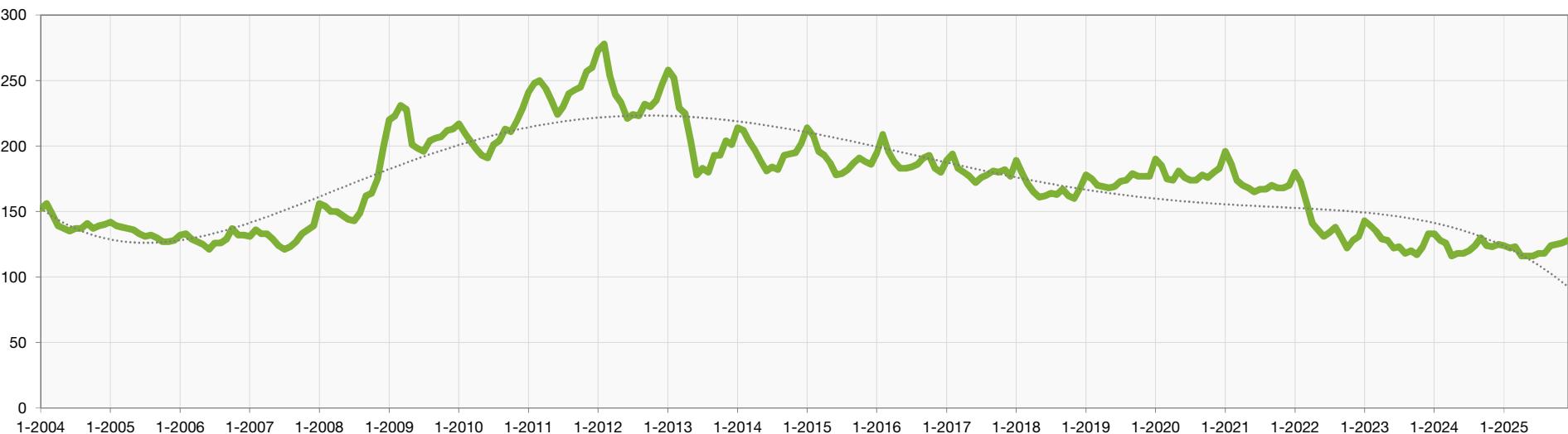


## December



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%
<b>December</b>	<b>128</b>	<b>125</b>	<b>+ 2.4%</b>
12-Month Avg	121	124	- 2.4%

## Historical Housing Affordability Index

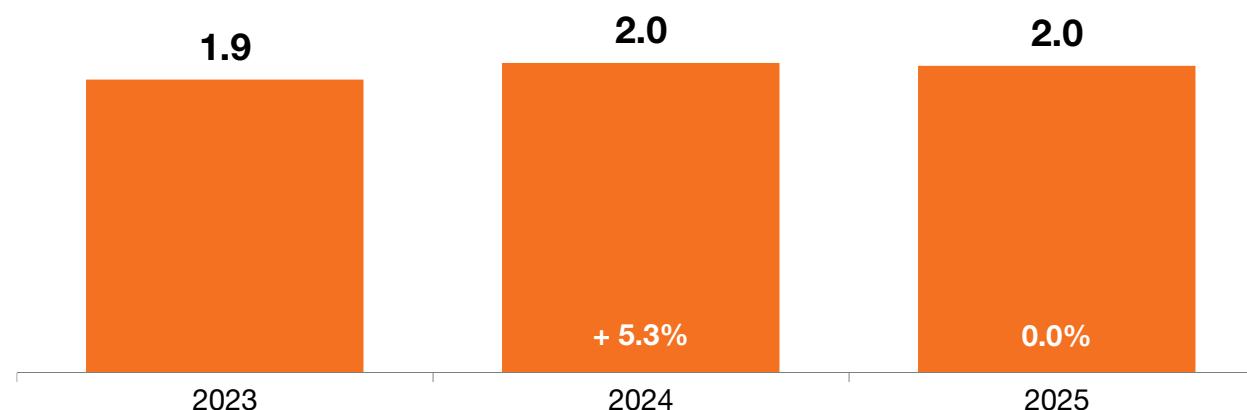


# Months Supply of Inventory

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%
<b>December</b>	<b>2.0</b>	<b>2.0</b>	<b>0.0%</b>
12-Month Avg	2.5	2.4	+ 4.2%

## Historical Months Supply of Inventory

