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 November 7, 2026

Publish Date: November 16, 2026 • All comparisons are to 2025

There were 1.4 million homes for sale nationwide in October, 3.4% higher than a year earlier and 0.4% above September, according to Zillow's October Market Report. The typical U.S. home value was $364,812, down 0.6% from September and 0.7% higher than a year earlier. Homes took a median of 31 days to go pending, two days longer than both a year earlier and September, and the share of listings with a price cut was 26.5%, down from 26.9% a year earlier.

In the Twin Cities region, for the week ending November 7:

- New Listings decreased 9.3% to 1,033
- Pending Sales decreased 15.5% to 673
- Inventory increased 12.1% to 12,103

For the month of October:

- Median Sales Price increased 2.6% to $400,000
- Days on Market increased 6.3% to 51
- Percent of Original List Price Received decreased 0.9% to 97.2%
- Months Supply of Homes For Sale increased 14.3% to 3.2

Quick Facts

- 9.3%	- 15.5%	+ 12.1%
Change in **New Listings**	Change in **Pending Sales**	Change in **Inventory**

Metrics by Week

New Listings 2
Pending Sales 3
Inventory of Homes for Sale 4

Metrics by Month

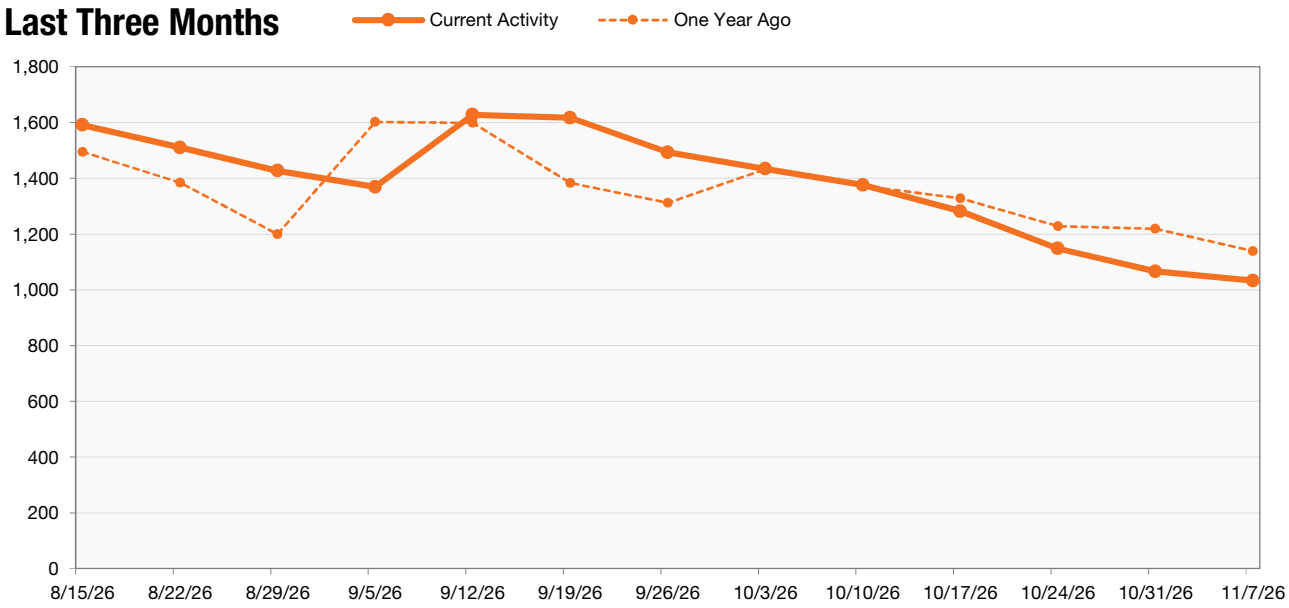
Days on Market Until Sale 5
Median Sales Price 6
Percent of Original List Price Received 7
Housing Affordability Index 8
Months Supply of Inventory 9

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New Listings

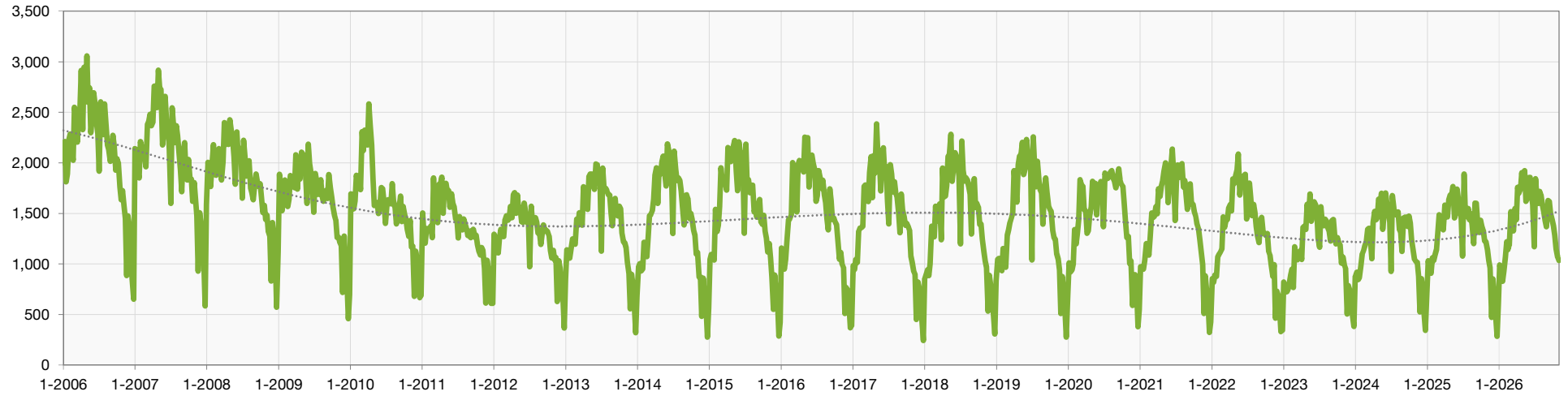
A count of the properties that have been newly listed on the market in a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / –
8/15/2026	1,591	1,495	+ 6.4%
8/22/2026	1,510	1,384	+ 9.1%
8/29/2026	1,427	1,200	+ 18.9%
9/5/2026	1,369	1,602	- 14.5%
9/12/2026	1,628	1,599	+ 1.8%
9/19/2026	1,617	1,383	+ 16.9%
9/26/2026	1,493	1,312	+ 13.8%
10/3/2026	1,434	1,432	+ 0.1%
10/10/2026	1,376	1,373	+ 0.2%
10/17/2026	1,282	1,328	- 3.5%
10/24/2026	1,148	1,228	- 6.5%
10/31/2026	1,066	1,219	- 12.6%
11/7/2026	**1,033**	**1,139**	**- 9.3%**
3-Month Total	17,974	17,694	+ 1.6%

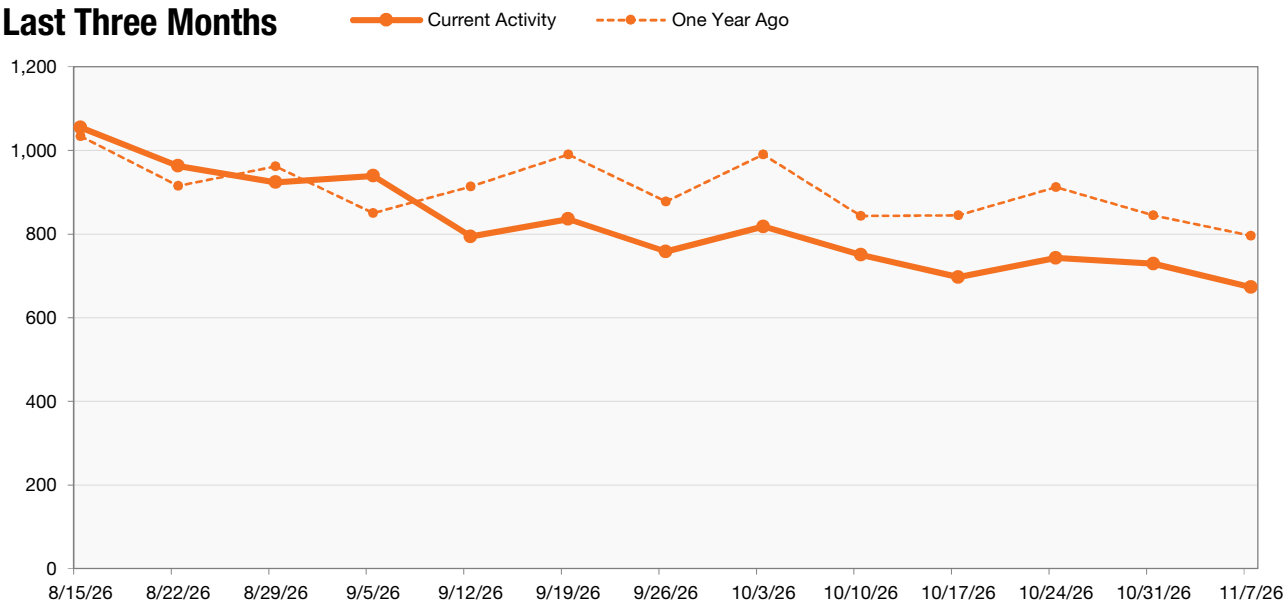
Historical New Listing Activity



Pending Sales

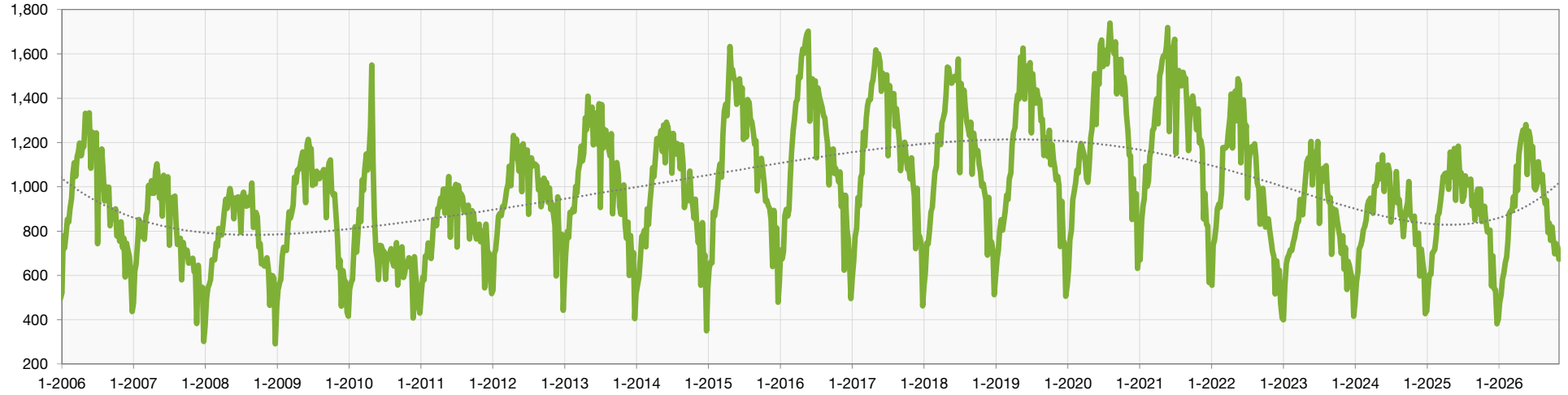
A count of the properties that have offers accepted on them in a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / –
8/15/2026	1,055	1,034	+ 2.0%
8/22/2026	963	915	+ 5.2%
8/29/2026	924	962	- 4.0%
9/5/2026	939	850	+ 10.5%
9/12/2026	794	914	- 13.1%
9/19/2026	836	990	- 15.6%
9/26/2026	758	878	- 13.7%
10/3/2026	818	990	- 17.4%
10/10/2026	750	843	- 11.0%
10/17/2026	697	845	- 17.5%
10/24/2026	743	912	- 18.5%
10/31/2026	729	845	- 13.7%
11/7/2026	**673**	**796**	**- 15.5%**
3-Month Total	10,679	11,774	- 9.3%

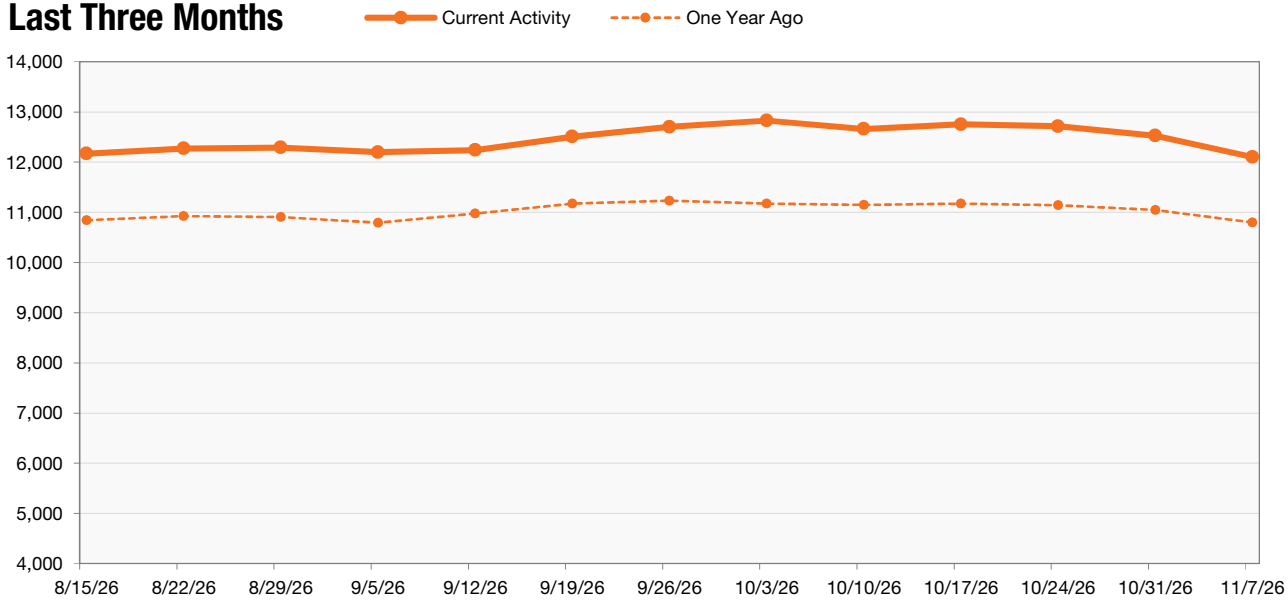
Historical Pending Sales Activity



Inventory of Homes for Sale

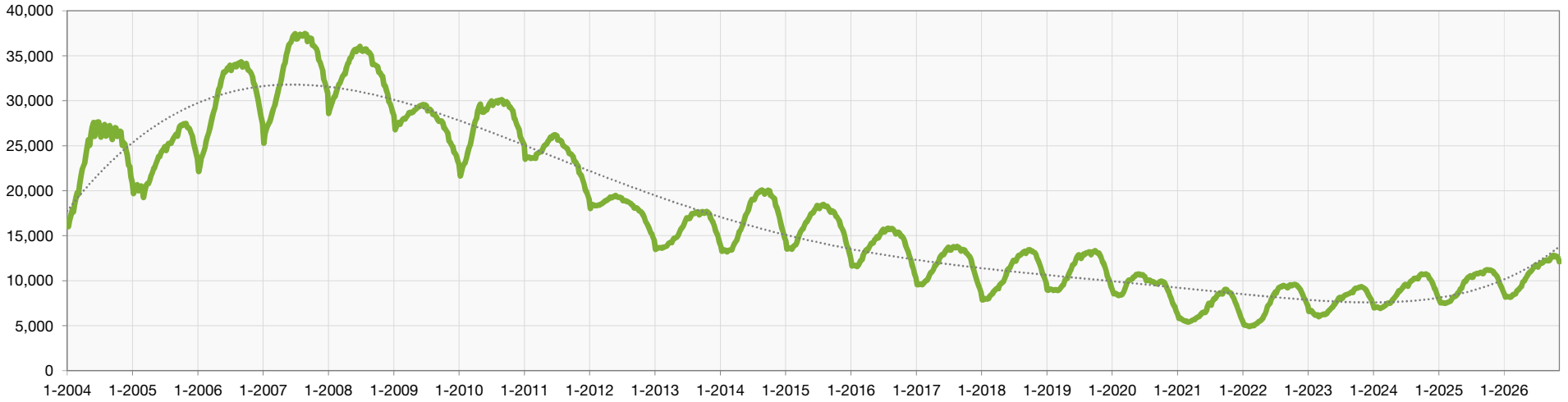
The number of properties available for sale in active status at the end of a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / –
8/15/2026	12,171	10,843	+ 12.2%
8/22/2026	12,272	10,928	+ 12.3%
8/29/2026	12,292	10,905	+ 12.7%
9/5/2026	12,199	10,793	+ 13.0%
9/12/2026	12,241	10,975	+ 11.5%
9/19/2026	12,508	11,175	+ 11.9%
9/26/2026	12,702	11,232	+ 13.1%
10/3/2026	12,828	11,177	+ 14.8%
10/10/2026	12,663	11,149	+ 13.6%
10/17/2026	12,755	11,177	+ 14.1%
10/24/2026	12,717	11,143	+ 14.1%
10/31/2026	12,526	11,045	+ 13.4%
11/7/2026	**12,103**	**10,797**	**+ 12.1%**
3-Month Avg	12,460	11,026	+ 13.0%

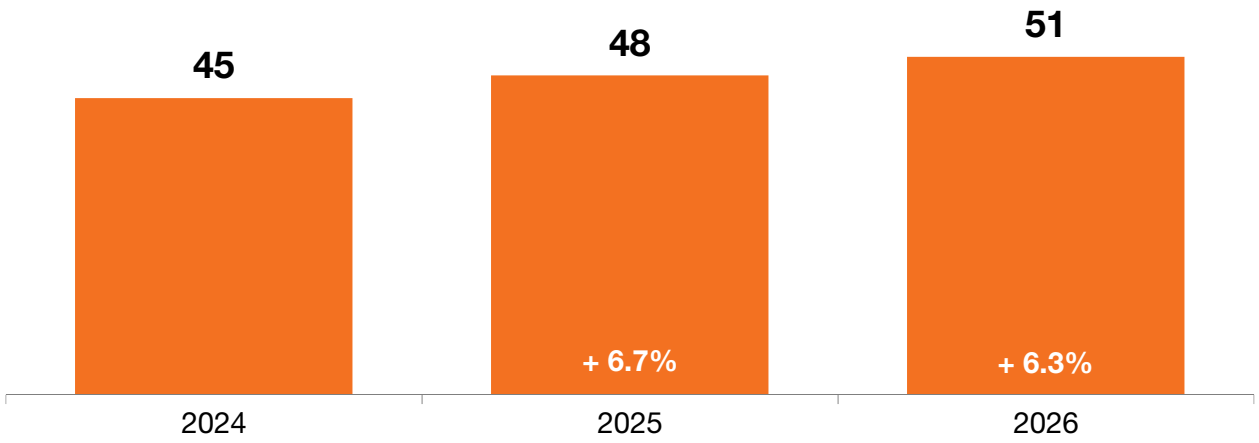
Historical Inventory Levels



Days on Market Until Sale

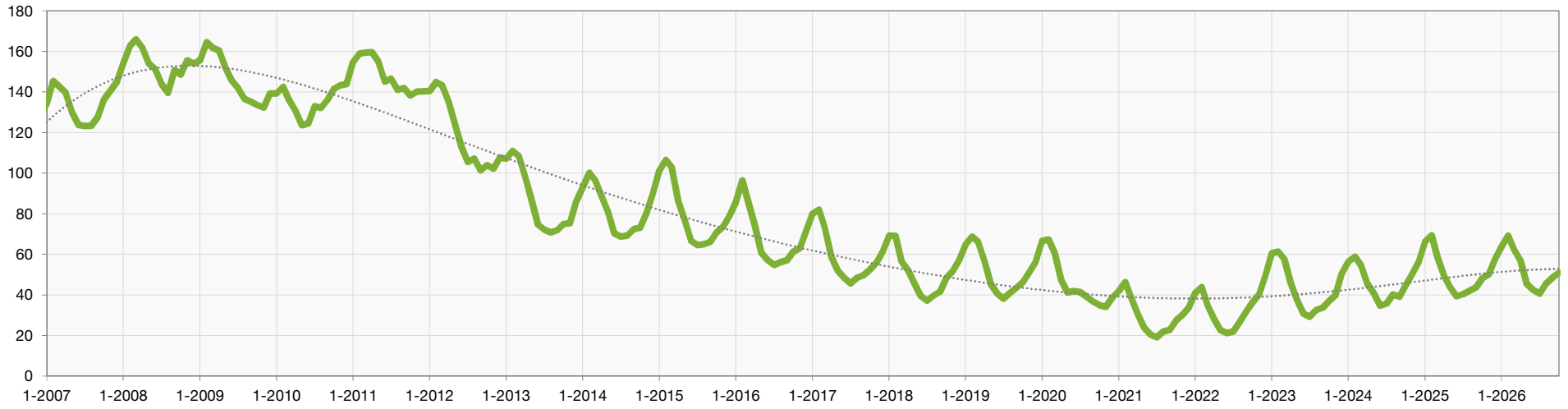
Average number of days between when a property is listed and when an offer is accepted in a given month.

October



Month	Current Activity	One Year Previous	+ / –
November	50	50	0.0%
December	58	56	+ 3.6%
January	64	66	- 3.0%
February	69	69	0.0%
March	63	59	+ 6.8%
April	57	50	+ 14.0%
May	45	44	+ 2.3%
June	42	39	+ 7.7%
July	41	40	+ 2.5%
August	46	42	+ 9.5%
September	49	44	+ 11.4%
October	**51**	**48**	**+ 6.3%**
12-Month Avg	51	49	+ 4.1%

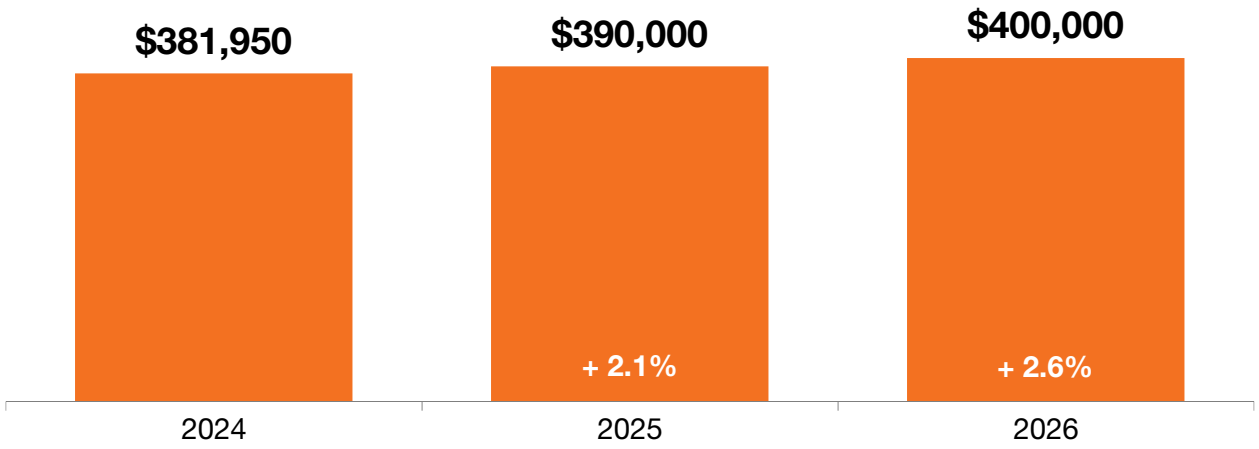
Historical Days on Market Until Sale



Median Sales Price

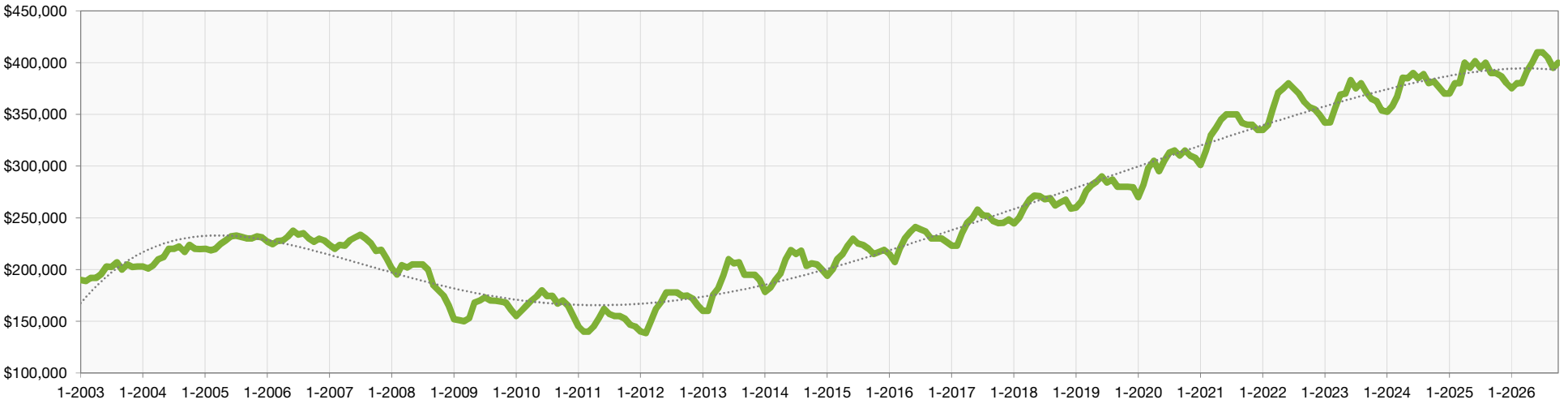
Median price point for all closed sales, not accounting for seller concessions, in a given month.

October



Month	Current Activity	One Year Previous	+ / –
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%
April	$392,000	$399,900	- 2.0%
May	$399,900	$395,000	+ 1.2%
June	$410,000	$401,500	+ 2.1%
July	$409,850	$395,000	+ 3.8%
August	$404,950	$400,000	+ 1.2%
September	$395,000	$390,000	+ 1.3%
October	**$400,000**	**$390,000**	**+ 2.6%**
12-Month Med	$395,000	$390,000	+ 1.3%

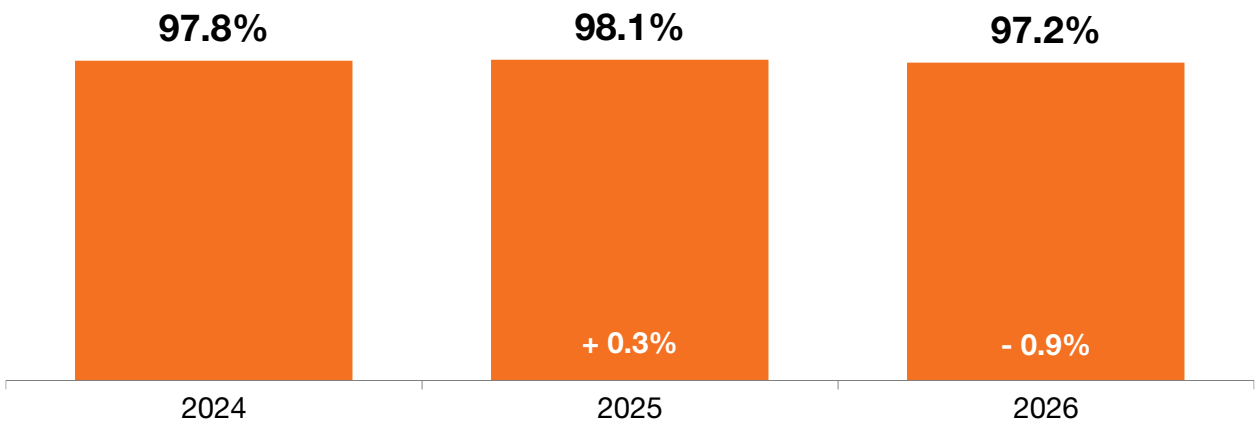
Historical Median Sales Price



Percent of Original List Price Received

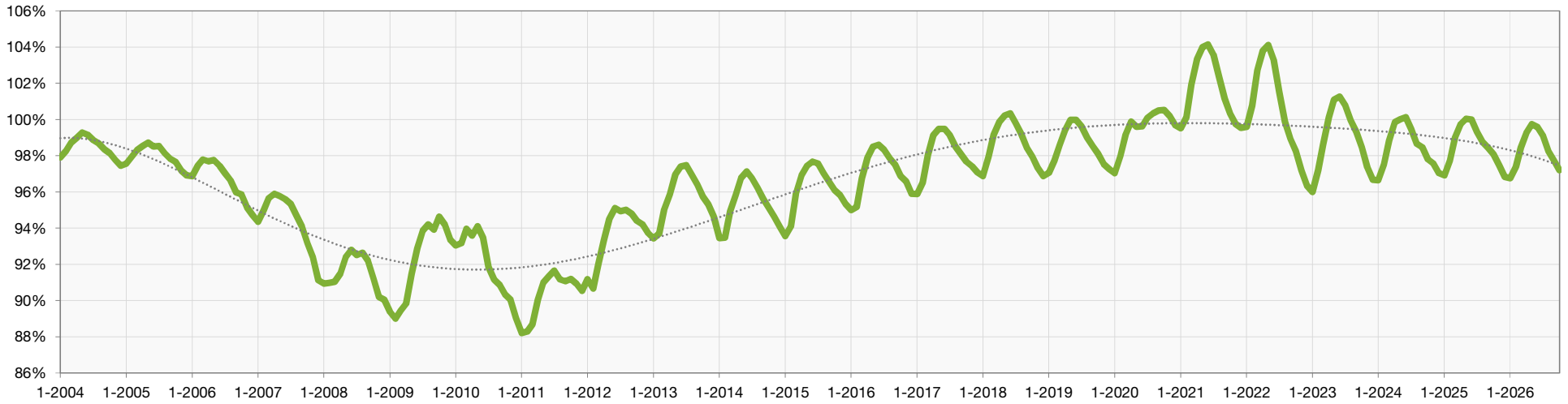
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

October



Month	Current Activity	One Year Previous	+ / –
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%
April	99.3%	99.7%	- 0.4%
May	99.7%	100.0%	- 0.3%
June	99.6%	100.0%	- 0.4%
July	99.1%	99.3%	- 0.2%
August	98.2%	98.8%	- 0.6%
September	97.7%	98.4%	- 0.7%
October	**97.2%**	**98.1%**	**- 0.9%**
12-Month Avg	98.4%	98.7%	- 0.3%

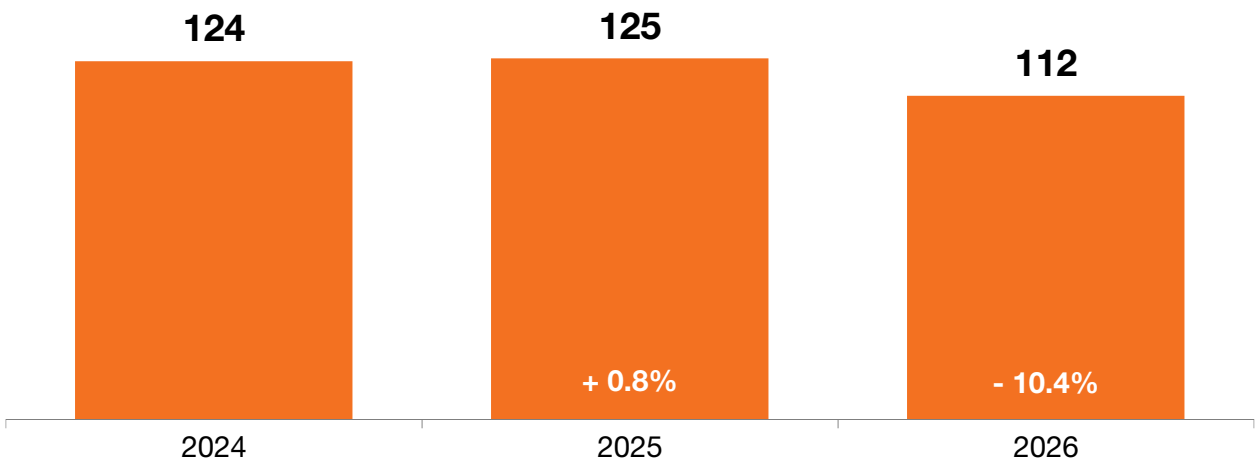
Historical Percent of Original List Price Received



Housing Affordability Index

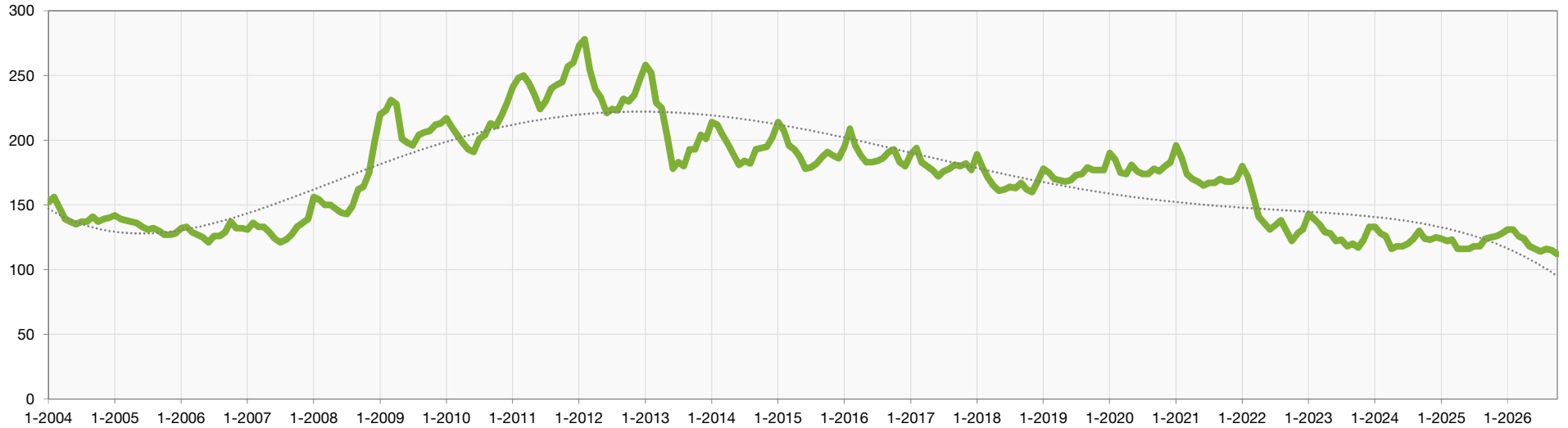
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

October



Month	Current Activity	One Year Previous	+ / –
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%
April	124	116	+ 6.9%
May	118	116	+ 1.7%
June	116	116	0.0%
July	114	118	- 3.4%
August	116	118	- 1.7%
September	115	124	- 7.3%
October	**112**	**125**	**- 10.4%**
12-Month Avg	121	121	0.0%

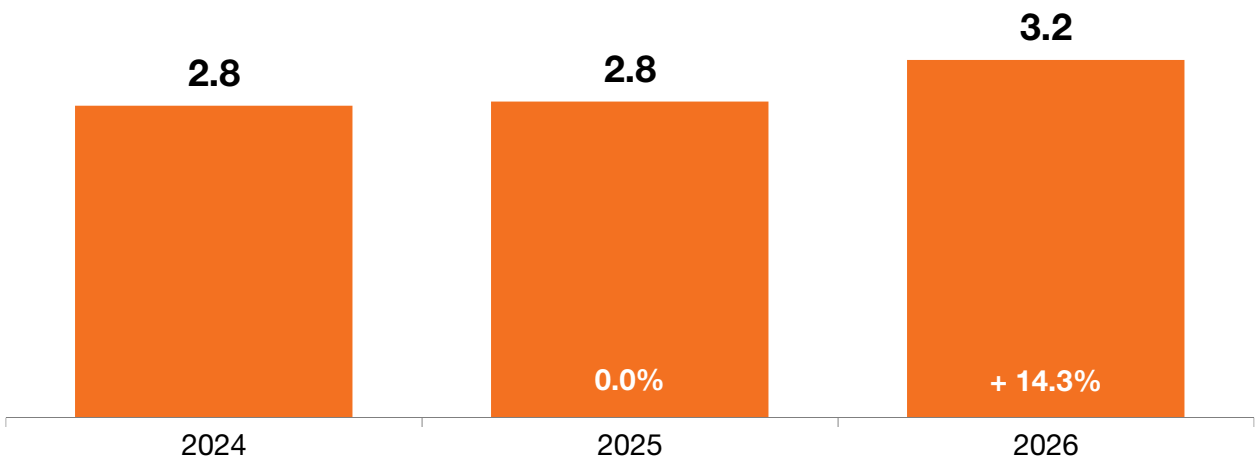
Historical Housing Affordability Index



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.

October



Month	Current Activity	One Year Previous	+ / –
November	2.6	2.5	+ 4.0%
December	2.1	2.0	+ 5.0%
January	2.2	2.0	+ 10.0%
February	2.3	2.1	+ 9.5%
March	2.4	2.2	+ 9.1%
April	2.7	2.4	+ 12.5%
May	2.9	2.7	+ 7.4%
June	2.9	2.7	+ 7.4%
July	3.1	2.8	+ 10.7%
August	3.1	2.8	+ 10.7%
September	3.3	2.9	+ 13.8%
October	**3.2**	**2.8**	**+ 14.3%**
12-Month Avg	2.7	2.5	+ 8.0%

Historical Months Supply of Inventory

