

Weekly Market Activity Report



BETTER AGENTS ♦ BETTER COMMUNITIES
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 June 13, 2026

Publish Date: June 22, 2026 • All comparisons are to 2025

The U.S. housing supply gap grew to an estimated 4.03 million homes in 2025, up from 3.8 million in 2024, according to Realtor.com's 2026 Housing Supply Gap Report. Last year, approximately 1.4 million households were formed, exceeding 1.36 million new housing starts. 2025 marked the third-largest annual deficit since 2012, behind only 2020 and 2023.

In the Twin Cities region, for the week ending June 13:

- New Listings increased 10.9% to 1,817
- Pending Sales increased 1.2% to 1,198
- Inventory increased 5.4% to 10,923

For the month of May:

- Median Sales Price increased 1.2% to \$399,900
- Days on Market increased 2.3% to 45
- Percent of Original List Price Received decreased 0.3% to 99.7%
- Months Supply of Homes For Sale increased 3.7% to 2.8

Quick Facts

+ 10.9%

+ 1.2%

+ 5.4%

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

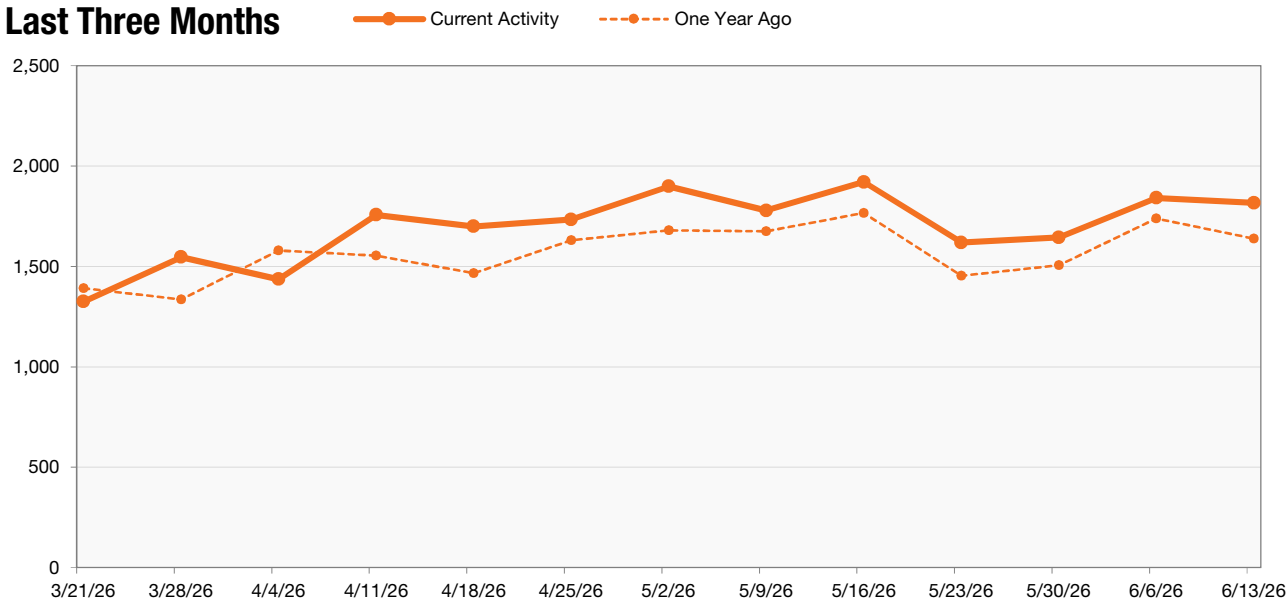


New Listings

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

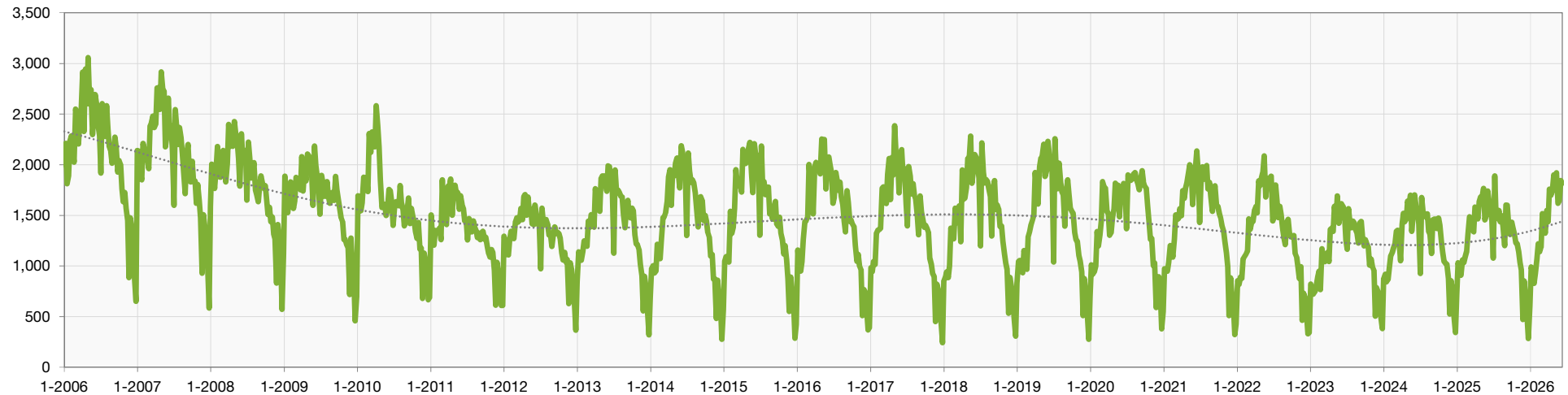


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
3/21/2026	1,325	1,391	- 4.7%
3/28/2026	1,547	1,336	+ 15.8%
4/4/2026	1,437	1,580	- 9.1%
4/11/2026	1,757	1,555	+ 13.0%
4/18/2026	1,700	1,466	+ 16.0%
4/25/2026	1,734	1,631	+ 6.3%
5/2/2026	1,899	1,680	+ 13.0%
5/9/2026	1,779	1,676	+ 6.1%
5/16/2026	1,921	1,767	+ 8.7%
5/23/2026	1,619	1,454	+ 11.3%
5/30/2026	1,645	1,506	+ 9.2%
6/6/2026	1,842	1,739	+ 5.9%
6/13/2026	1,817	1,639	+ 10.9%
3-Month Total	22,022	20,420	+ 7.8%

Historical New Listing Activity

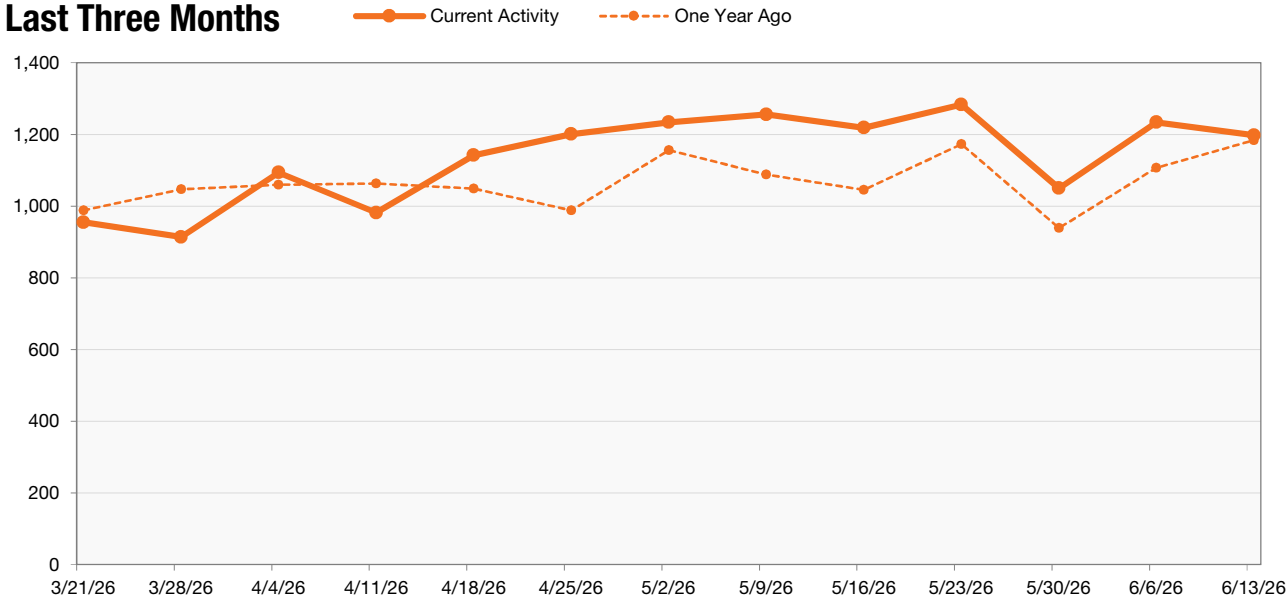


Pending Sales

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

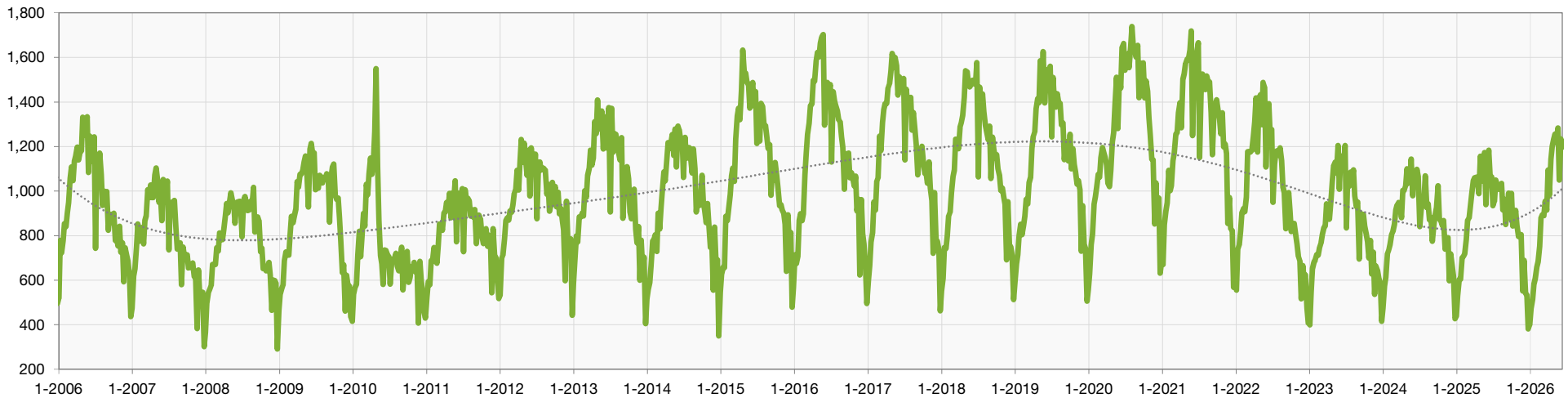


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
3/21/2026	955	988	- 3.3%
3/28/2026	914	1,047	- 12.7%
4/4/2026	1,094	1,060	+ 3.2%
4/11/2026	982	1,063	- 7.6%
4/18/2026	1,142	1,049	+ 8.9%
4/25/2026	1,201	988	+ 21.6%
5/2/2026	1,234	1,156	+ 6.7%
5/9/2026	1,256	1,088	+ 15.4%
5/16/2026	1,219	1,045	+ 16.7%
5/23/2026	1,283	1,173	+ 9.4%
5/30/2026	1,050	939	+ 11.8%
6/6/2026	1,234	1,107	+ 11.5%
6/13/2026	1,198	1,184	+ 1.2%
3-Month Total	14,762	13,887	+ 6.3%

Historical Pending Sales Activity

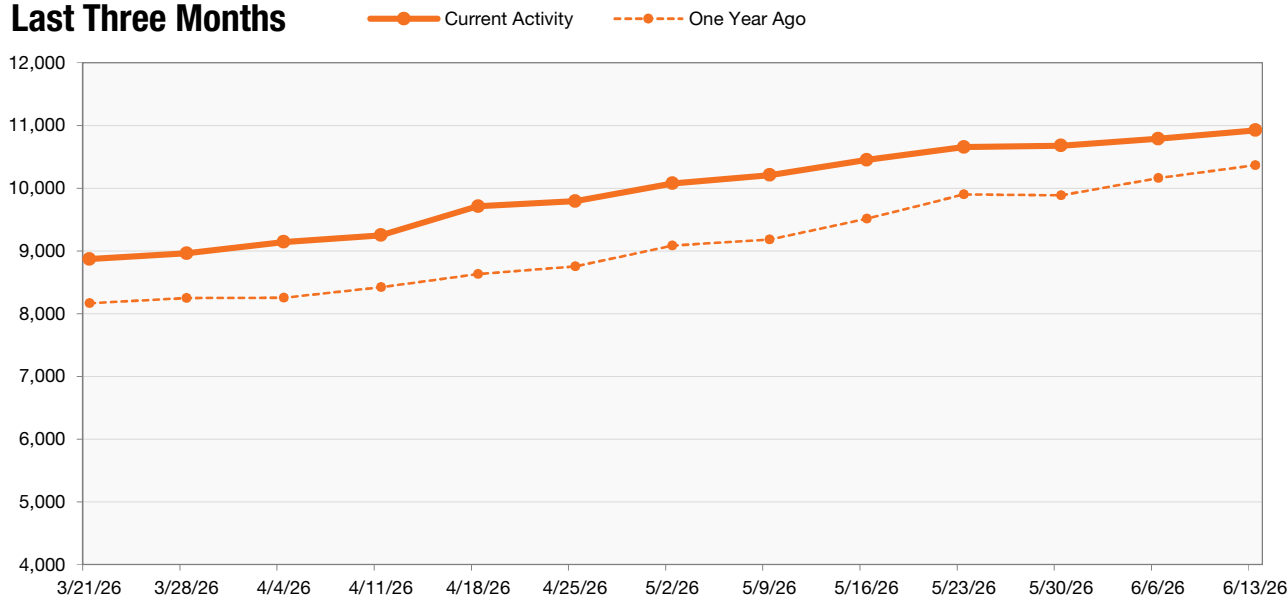


Inventory of Homes for Sale

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

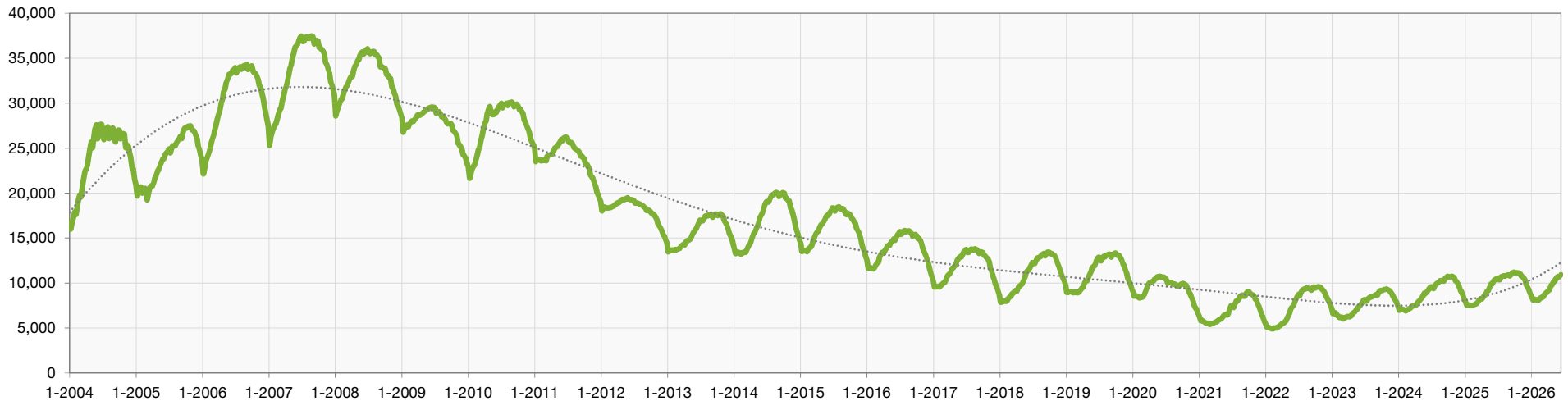


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
3/21/2026	8,870	8,167	+ 8.6%
3/28/2026	8,963	8,249	+ 8.7%
4/4/2026	9,144	8,256	+ 10.8%
4/11/2026	9,251	8,424	+ 9.8%
4/18/2026	9,712	8,631	+ 12.5%
4/25/2026	9,794	8,756	+ 11.9%
5/2/2026	10,078	9,085	+ 10.9%
5/9/2026	10,209	9,183	+ 11.2%
5/16/2026	10,451	9,515	+ 9.8%
5/23/2026	10,657	9,901	+ 7.6%
5/30/2026	10,679	9,887	+ 8.0%
6/6/2026	10,789	10,162	+ 6.2%
6/13/2026	10,923	10,368	+ 5.4%
3-Month Avg	9,963	9,122	+ 9.2%

Historical Inventory Levels

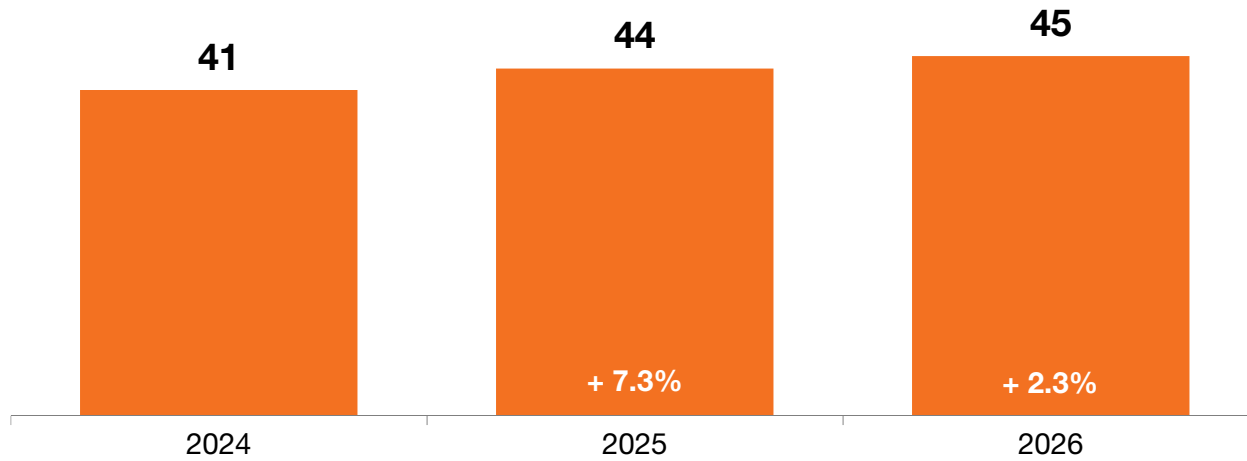


Days on Market Until Sale

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

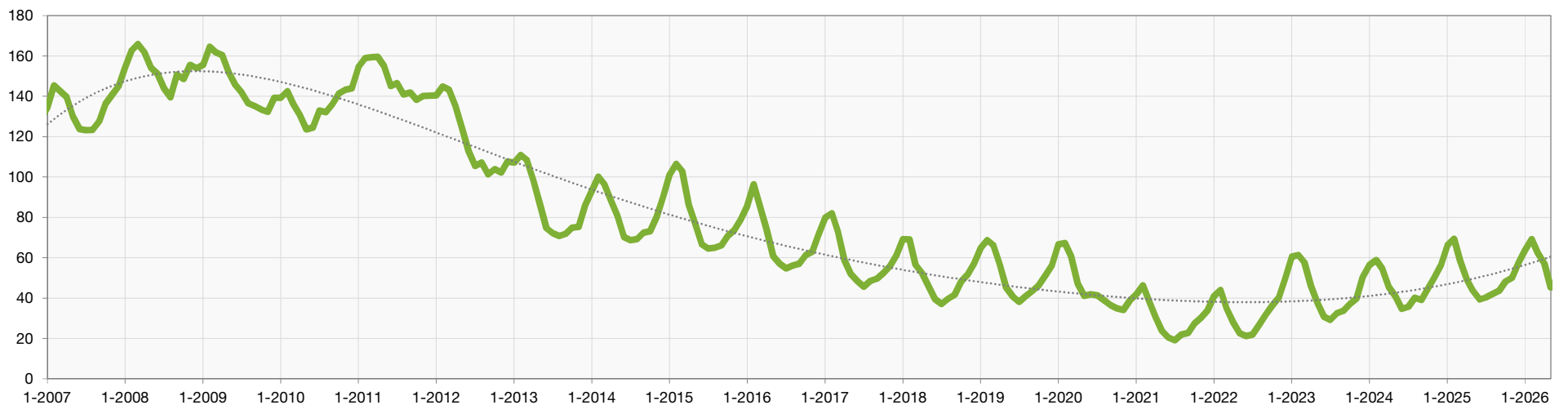


May



Month	Current Activity	One Year Previous	+ / -
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	63	59	+ 6.8%
April	57	50	+ 14.0%
May	45	44	+ 2.3%
12-Month Avg	49	47	+ 4.3%

Historical Days on Market Until Sale

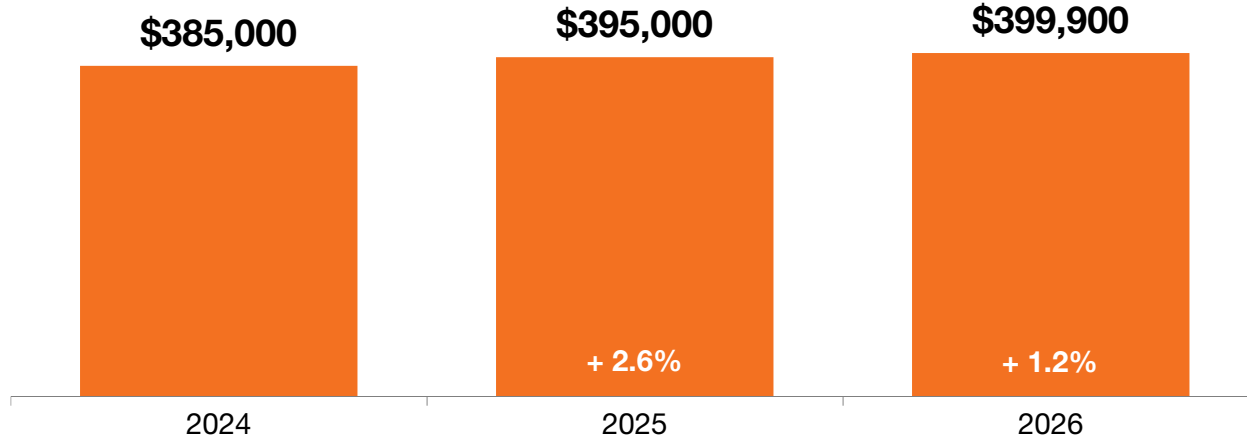


Median Sales Price

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

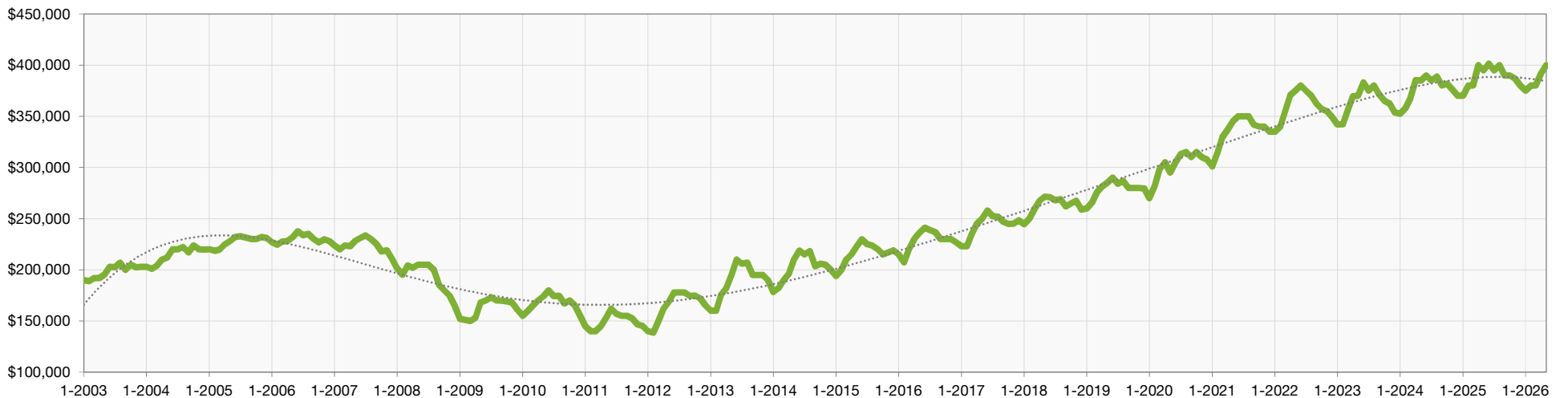


May



Month	Current Activity	One Year Previous	+ / -
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%
April	\$392,000	\$399,900	- 2.0%
May	\$399,900	\$395,000	+ 1.2%
12-Month Med	\$390,000	\$385,000	+ 1.3%

Historical Median Sales Price

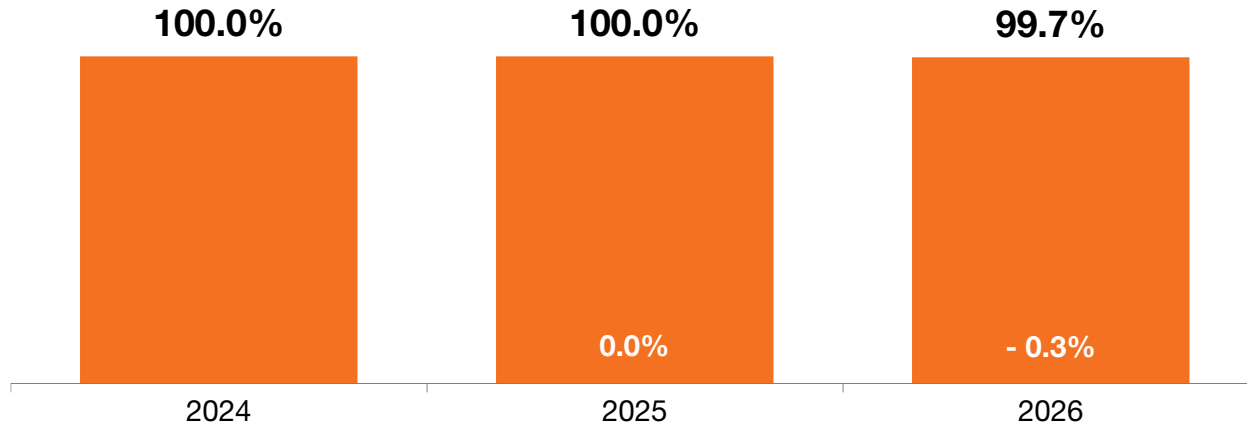


Percent of Original List Price Received

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.

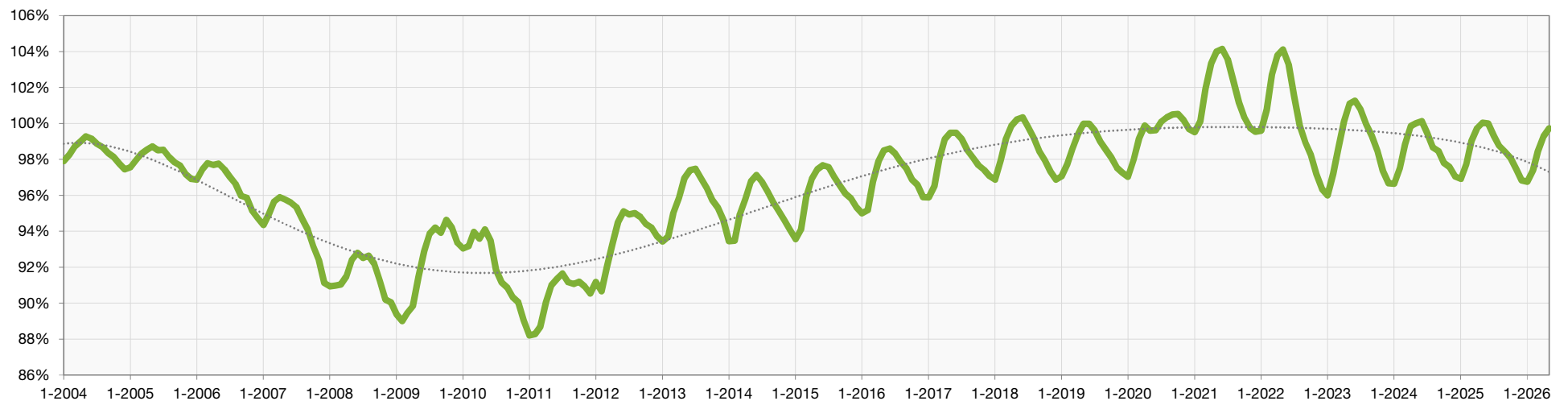


May



Month	Current Activity	One Year Previous	+ / -
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%
April	99.3%	99.7%	- 0.4%
May	99.7%	100.0%	- 0.3%
12-Month Avg	98.6%	98.7%	- 0.1%

Historical Percent of Original List Price Received

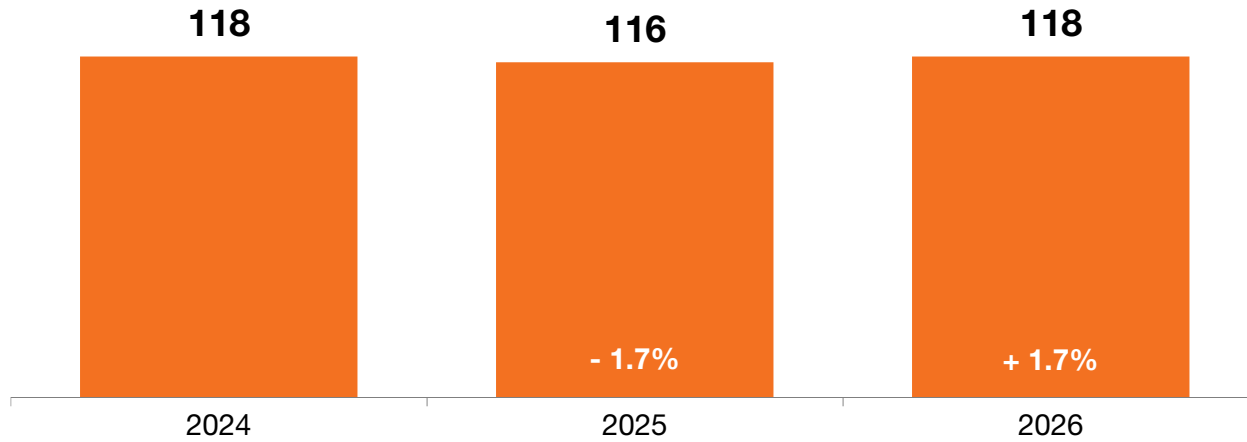


Housing Affordability Index

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.**

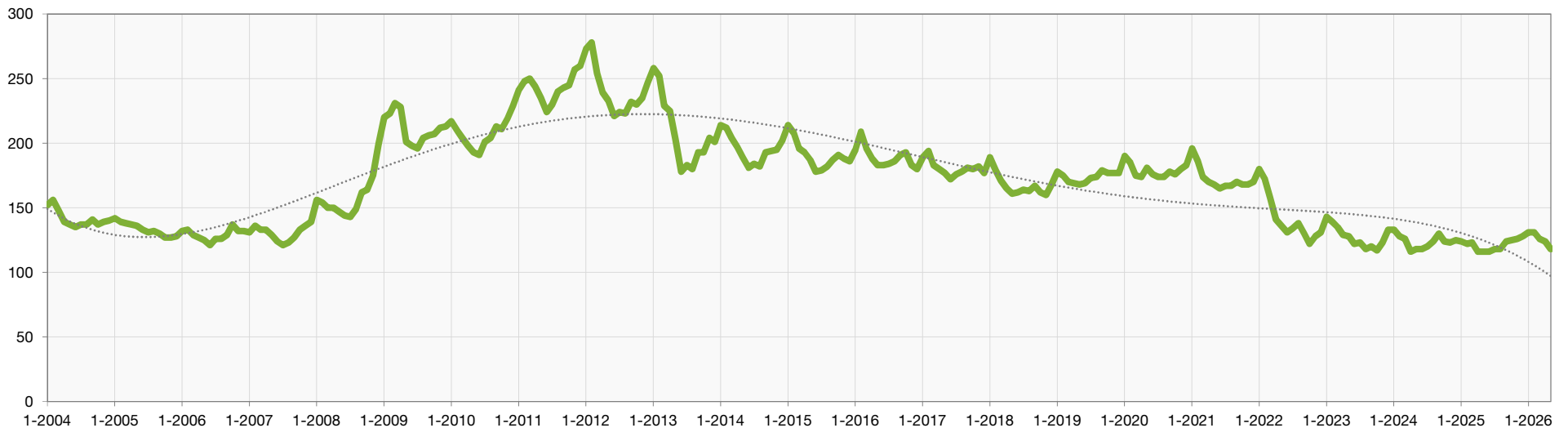


May



Month	Current Activity	One Year Previous	+ / -
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%
April	124	116	+ 6.9%
May	118	116	+ 1.7%
12-Month Avg	124	122	+ 1.6%

Historical Housing Affordability Index

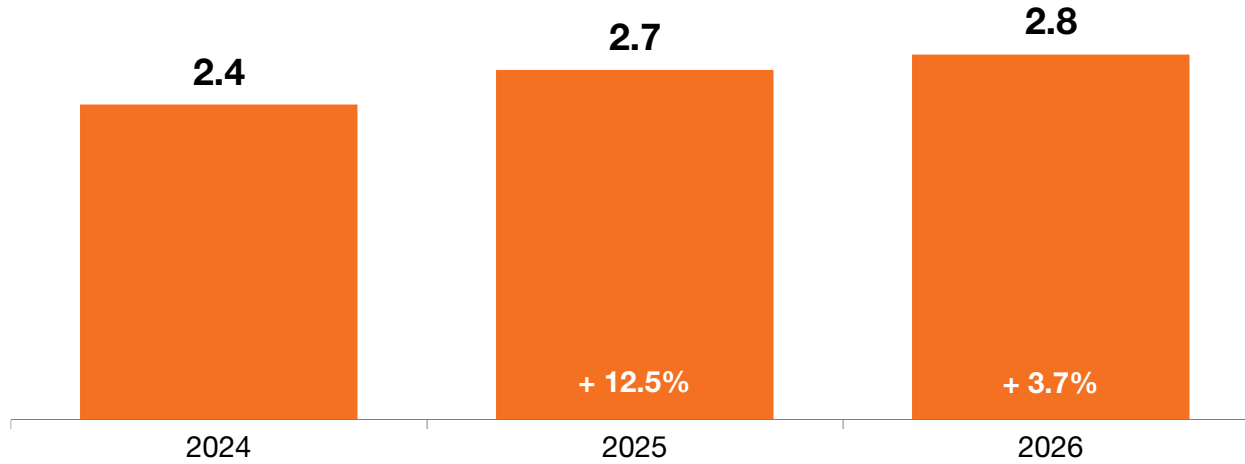


Months Supply of Inventory

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.



May



Month	Current Activity	One Year Previous	+ / -
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	2.4	2.2	+ 9.1%
April	2.7	2.4	+ 12.5%
May	2.8	2.7	+ 3.7%
12-Month Avg	2.6	2.5	+ 4.0%

Historical Months Supply of Inventory

