

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 April 25, 2026

Publish Date: May 4, 2026 • All comparisons are to 2025

The 30-year fixed-rate mortgage continued its downward trend, with the average rate falling to 6.23% for the week ending April 23, 2026--the lowest level in the past three spring homebuying seasons, according to Freddie Mac. That's down significantly from the same period one year earlier, when the 30-year FRM averaged 6.81%, easing borrowing costs for prospective homebuyers.

In the Twin Cities region, for the week ending April 25:

- New Listings increased 3.6% to 1,689
- Pending Sales increased 20.4% to 1,190
- Inventory increased 8.5% to 9,493

For the month of March:

- Median Sales Price remained flat at \$380,000
- Days on Market increased 6.8% to 63
- Percent of Original List Price Received decreased 0.5% to 98.5%
- Months Supply of Homes For Sale increased 9.1% to 2.4

Quick Facts

+ 3.6%

Change in
New Listings

+ 20.4%

Change in
Pending Sales

+ 8.5%

Change in
Inventory

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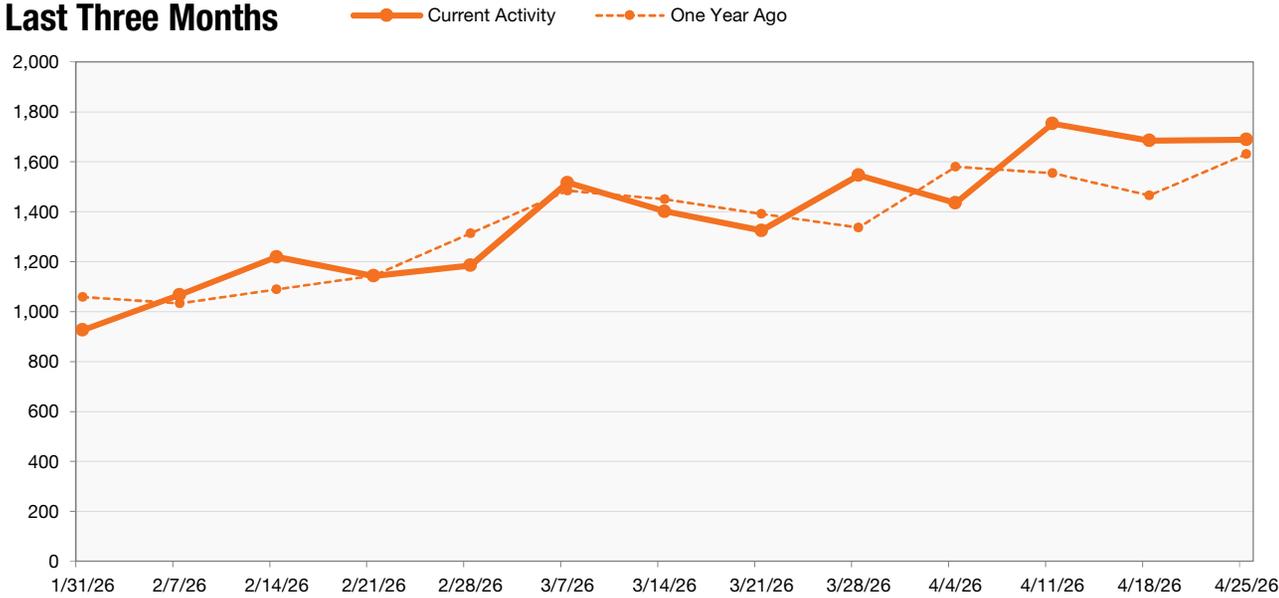


New Listings

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

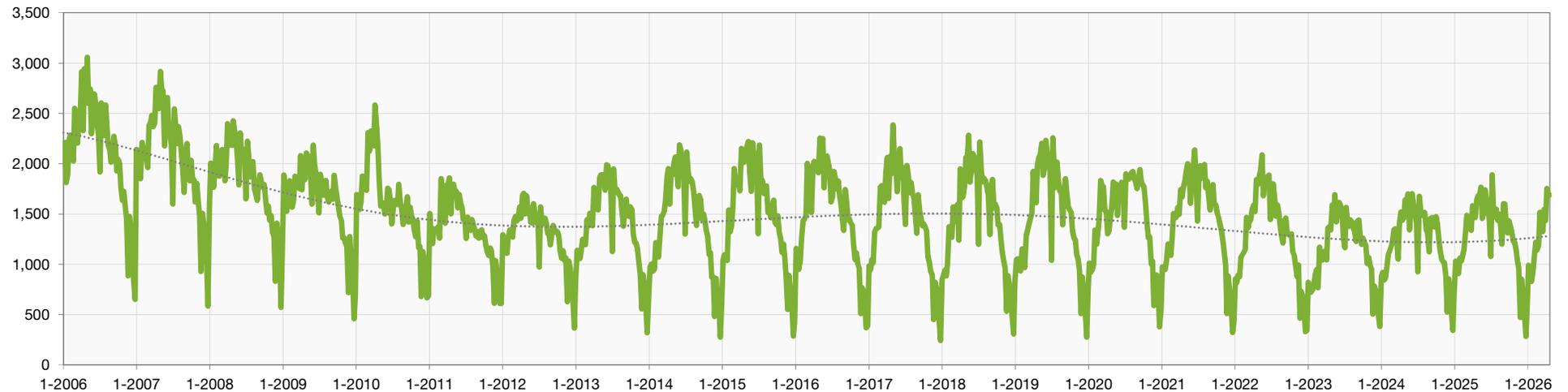


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
1/31/2026	926	1,059	- 12.6%
2/7/2026	1,067	1,033	+ 3.3%
2/14/2026	1,219	1,089	+ 11.9%
2/21/2026	1,143	1,144	- 0.1%
2/28/2026	1,185	1,313	- 9.7%
3/7/2026	1,516	1,485	+ 2.1%
3/14/2026	1,401	1,450	- 3.4%
3/21/2026	1,325	1,391	- 4.7%
3/28/2026	1,546	1,336	+ 15.7%
4/4/2026	1,435	1,580	- 9.2%
4/11/2026	1,753	1,555	+ 12.7%
4/18/2026	1,685	1,466	+ 14.9%
4/25/2026	1,689	1,631	+ 3.6%
3-Month Total	17,890	17,532	+ 2.0%

Historical New Listing Activity

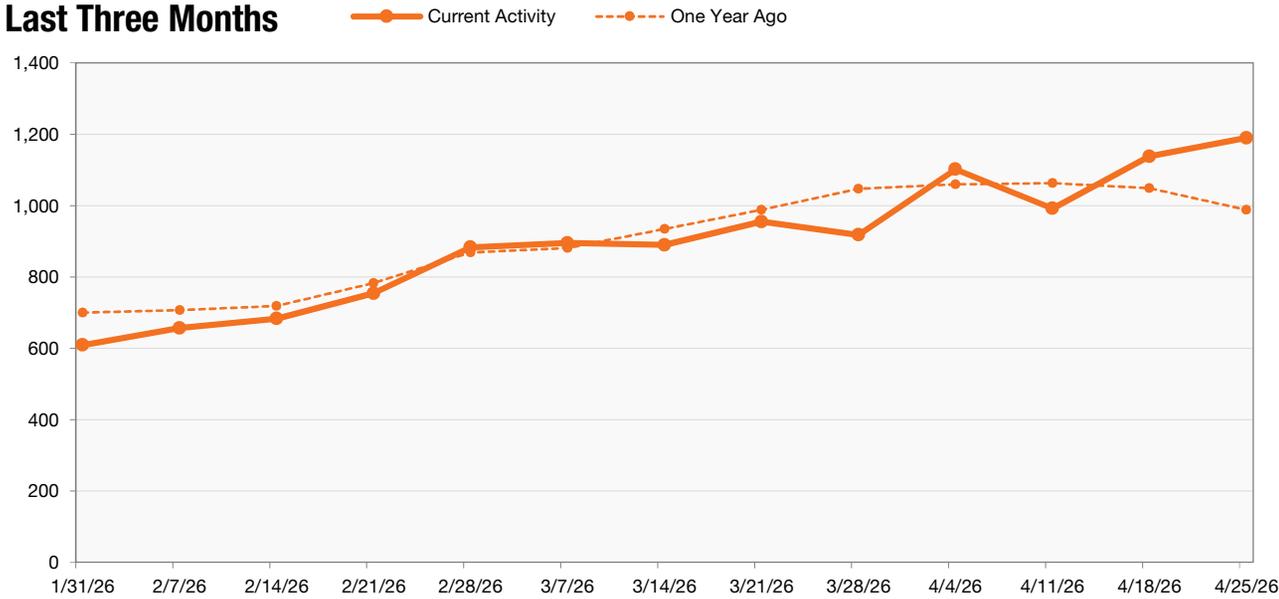


Pending Sales

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

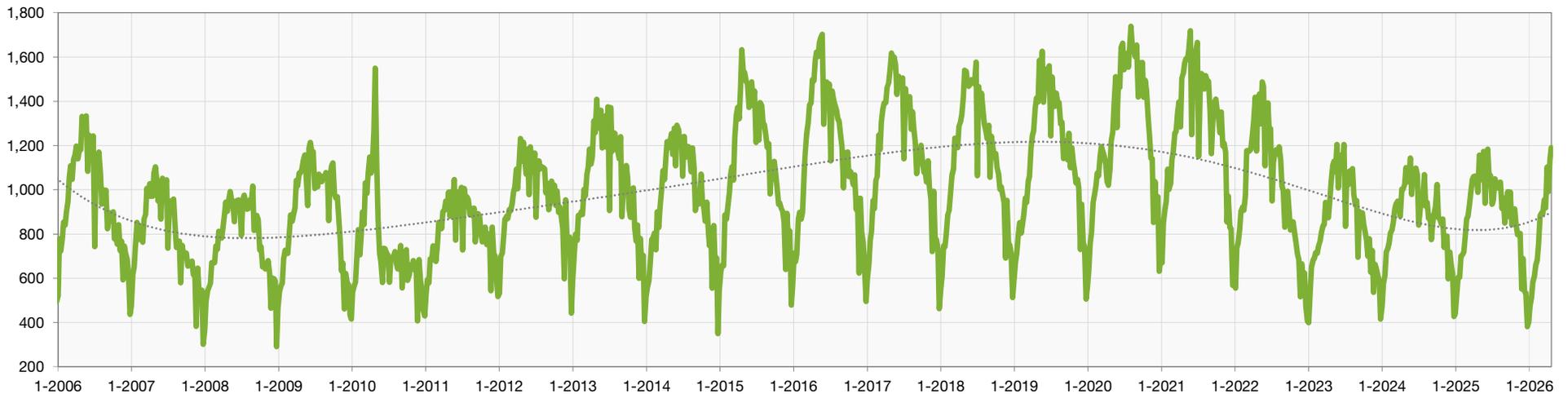


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
1/31/2026	609	700	- 13.0%
2/7/2026	657	707	- 7.1%
2/14/2026	683	719	- 5.0%
2/21/2026	754	783	- 3.7%
2/28/2026	883	869	+ 1.6%
3/7/2026	895	881	+ 1.6%
3/14/2026	890	935	- 4.8%
3/21/2026	955	988	- 3.3%
3/28/2026	918	1,047	- 12.3%
4/4/2026	1,102	1,060	+ 4.0%
4/11/2026	992	1,063	- 6.7%
4/18/2026	1,138	1,049	+ 8.5%
4/25/2026	1,190	988	+ 20.4%
3-Month Total	11,666	11,789	- 1.0%

Historical Pending Sales Activity

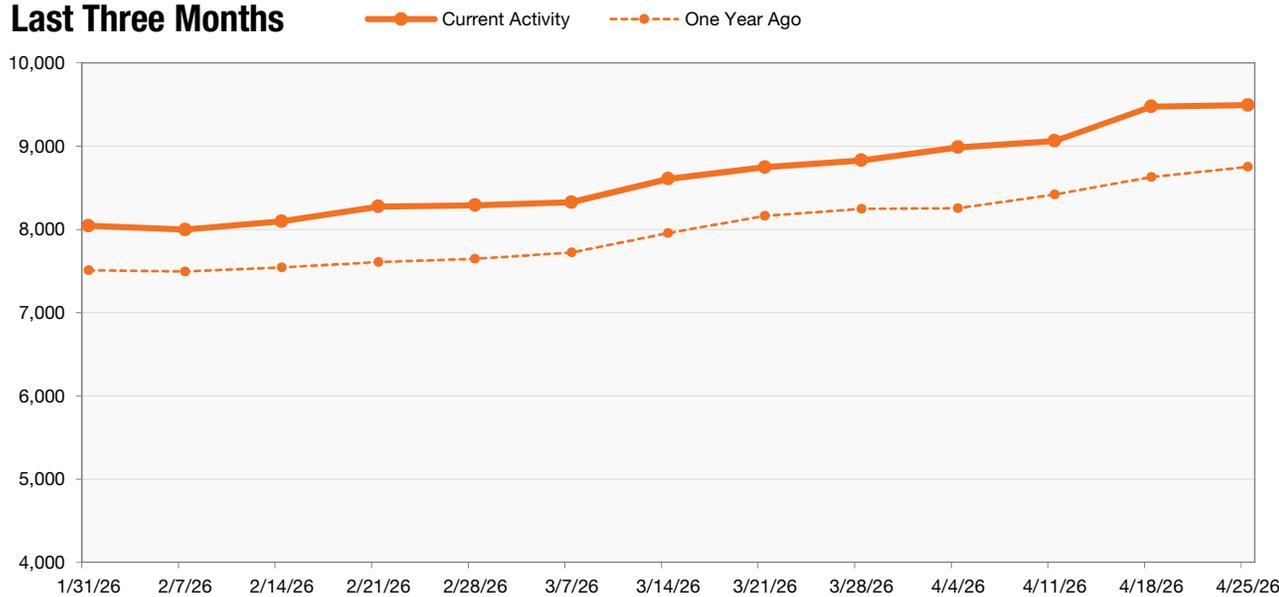


Inventory of Homes for Sale

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	+ / -
1/31/2026	8,044	7,510	+ 7.1%
2/7/2026	7,997	7,495	+ 6.7%
2/14/2026	8,096	7,543	+ 7.3%
2/21/2026	8,275	7,607	+ 8.8%
2/28/2026	8,290	7,647	+ 8.4%
3/7/2026	8,326	7,723	+ 7.8%
3/14/2026	8,608	7,957	+ 8.2%
3/21/2026	8,747	8,164	+ 7.1%
3/28/2026	8,829	8,246	+ 7.1%
4/4/2026	8,987	8,253	+ 8.9%
4/11/2026	9,062	8,421	+ 7.6%
4/18/2026	9,476	8,628	+ 9.8%
4/25/2026	9,493	8,752	+ 8.5%
3-Month Avg	8,633	7,996	+ 8.0%

Historical Inventory Levels

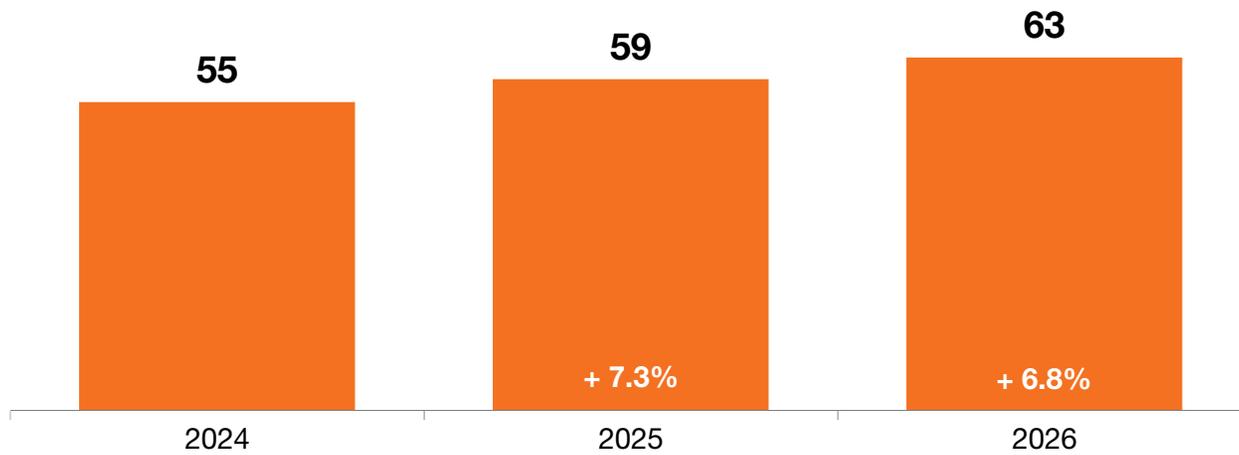


Days on Market Until Sale

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

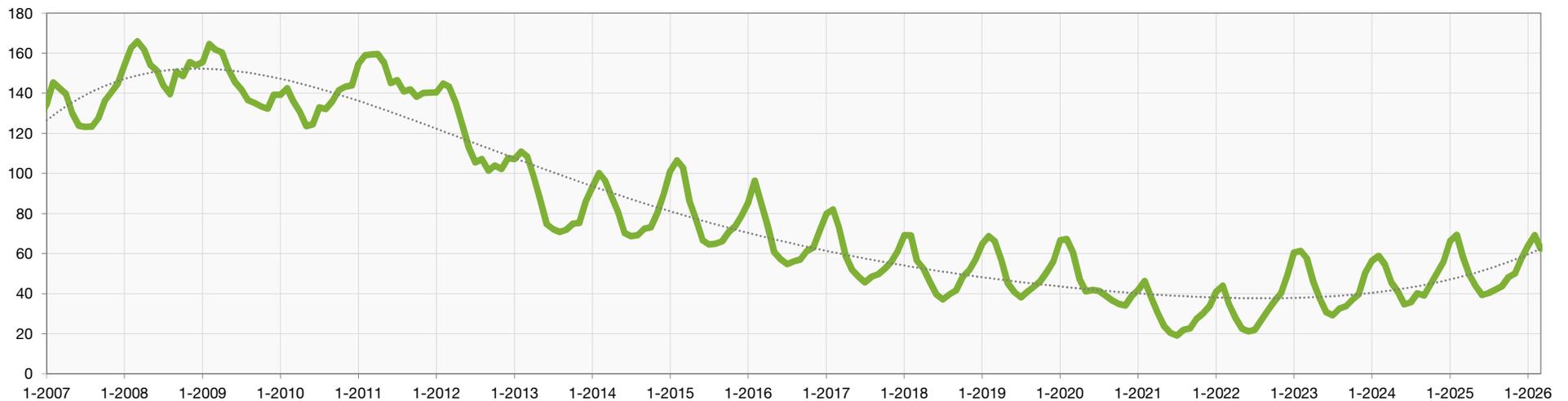


March



Month	Current Activity	One Year Previous	+ / -
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%
January	64	66	- 3.0%
February	69	69	0.0%
March	63	59	+ 6.8%
12-Month Avg	49	46	+ 6.5%

Historical Days on Market Until Sale

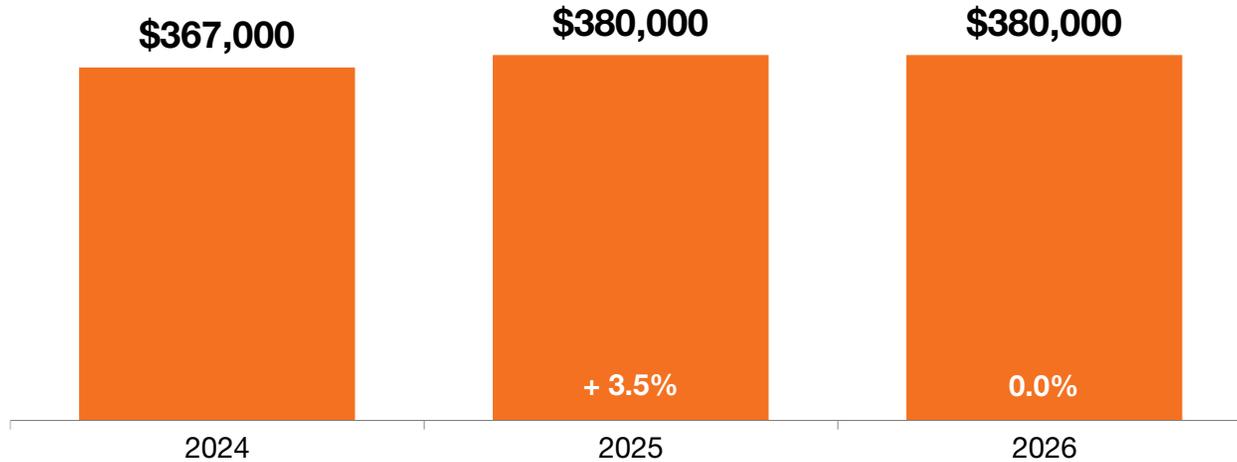


Median Sales Price

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

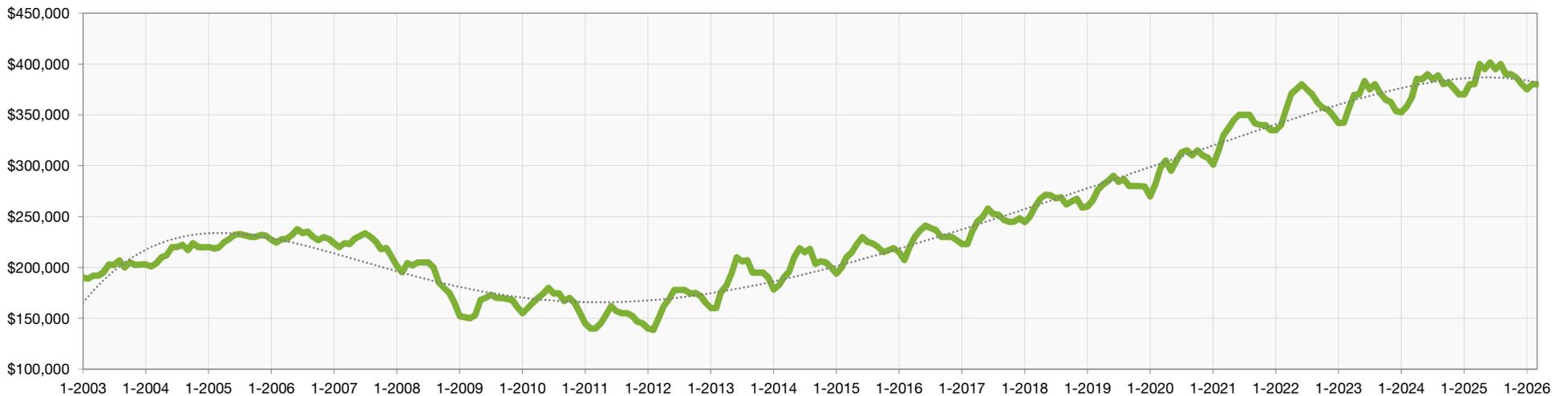


March



Month	Current Activity	One Year Previous	+ / -
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	\$380,000	+ 2.6%
October	\$390,000	\$381,950	+ 2.1%
November	\$386,647	\$376,000	+ 2.8%
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%
12-Month Med	\$390,000	\$381,900	+ 2.1%

Historical Median Sales Price

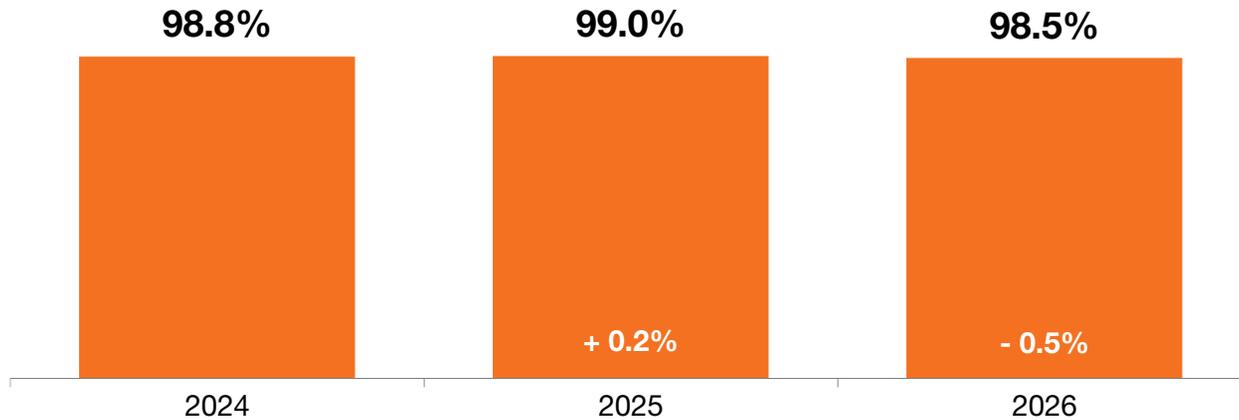


Percent of Original List Price Received

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.

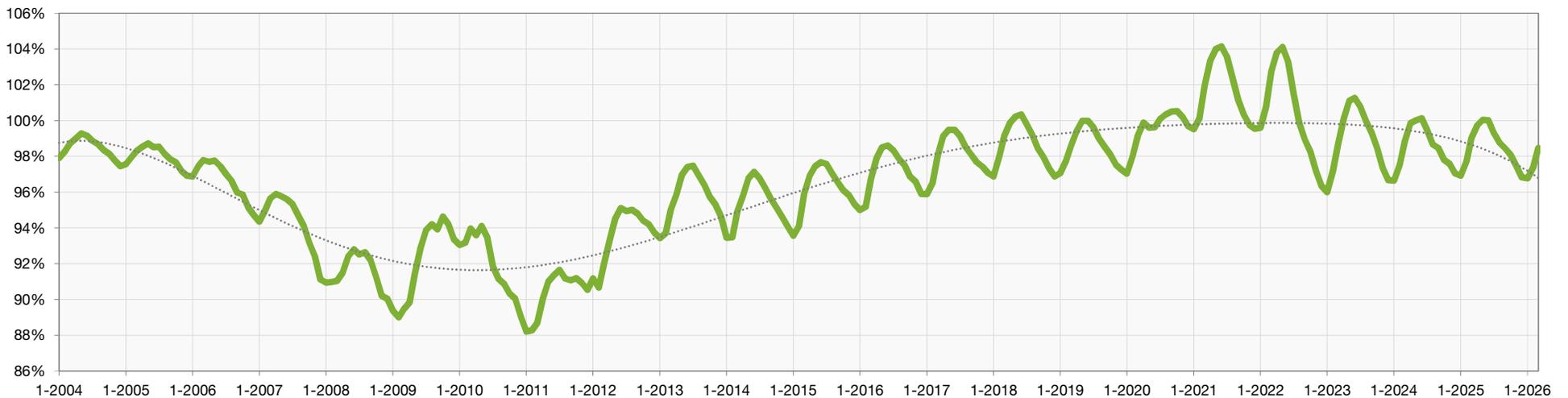


March



Month	Current Activity	One Year Previous	+ / -
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	97.5%	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%
12-Month Avg	98.7%	98.7%	0.0%

Historical Percent of Original List Price Received

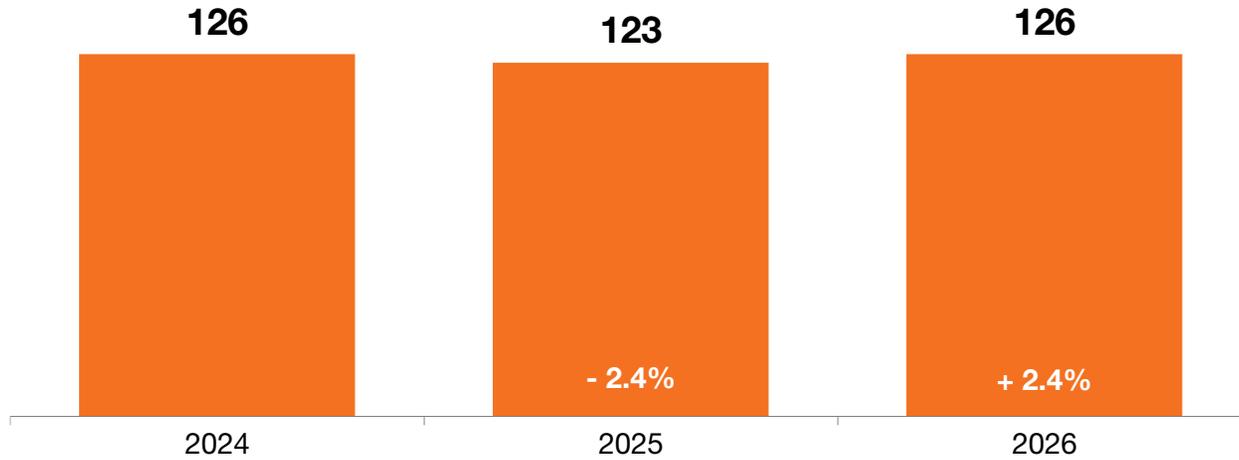


Housing Affordability Index

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.**

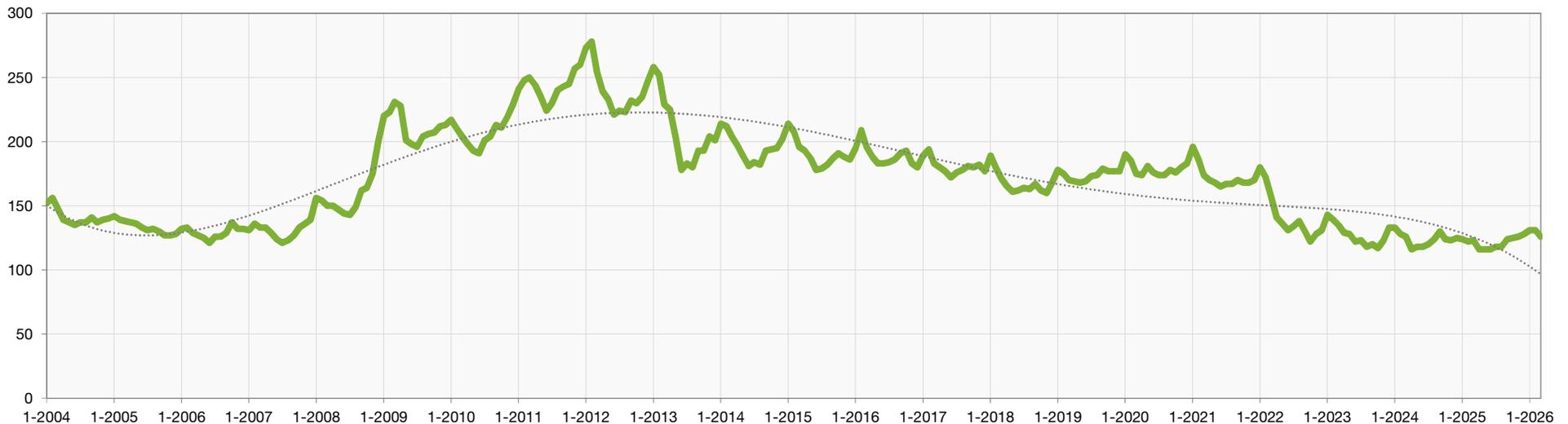


March



Month	Current Activity	One Year Previous	+ / -
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%
January	131	124	+ 5.6%
February	131	122	+ 7.4%
March	126	123	+ 2.4%
12-Month Avg	123	122	+ 0.8%

Historical Housing Affordability Index

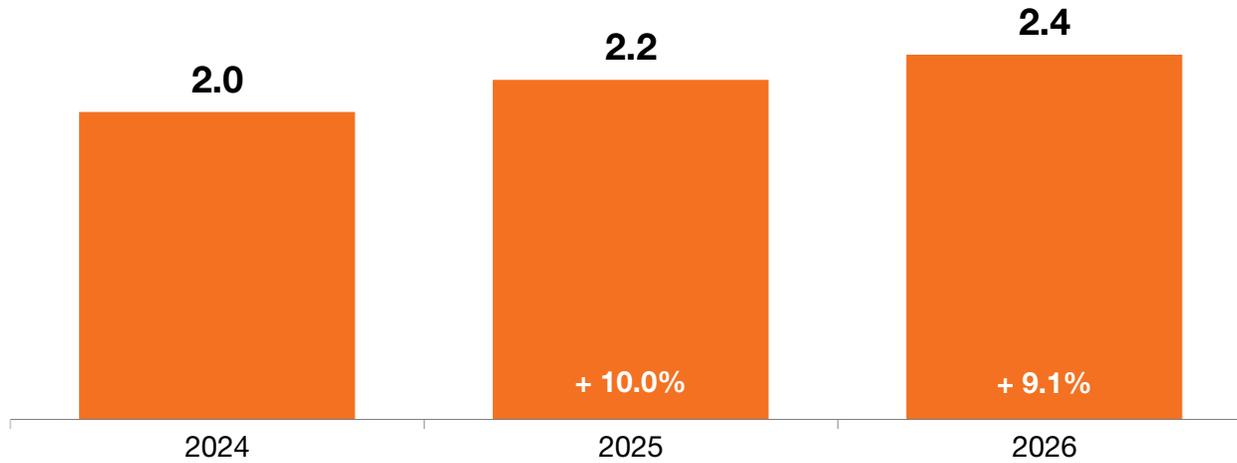


Months Supply of Inventory

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.



March



Month	Current Activity	One Year Previous	+ / -
April	2.4	2.2	+ 9.1%
May	2.7	2.4	+ 12.5%
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%
12-Month Avg	2.5	2.4	+ 4.2%

Historical Months Supply of Inventory

