

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 July 5, 2025

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U.S. pending home sales rose more than expected, climbing 1.8% month-over-month and 1.1% year-over-year, according to the National Association of REALTORS®. All four regions reported monthly increases, with the West recording the largest gain. Year-over-year, pending sales advanced in the Midwest and South but decreased in the Northeast and West.

In the Twin Cities region, for the week ending July 5:

- New Listings increased 12.6% to 1,042
- Pending Sales increased 5.6% to 888
- Inventory increased 4.8% to 9,864

For the month of May:

- Median Sales Price increased 2.6% to \$395,000
- Days on Market increased 7.3% to 44
- Percent of Original List Price Received remained flat at 100.0%
- Months Supply of Homes For Sale increased 8.3% to 2.6

Quick Facts

+ 12.6%	+ 5.6%	+ 4.8%
Change in New Listings	Change in Pending Sales	Change in Inventory

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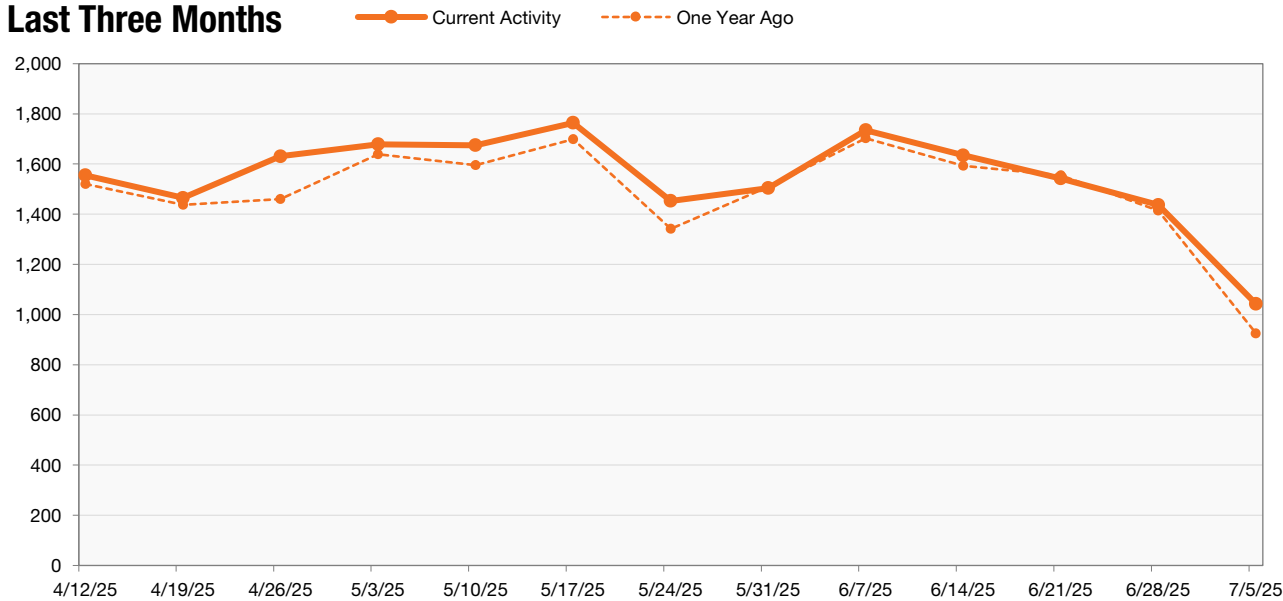


New Listings

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

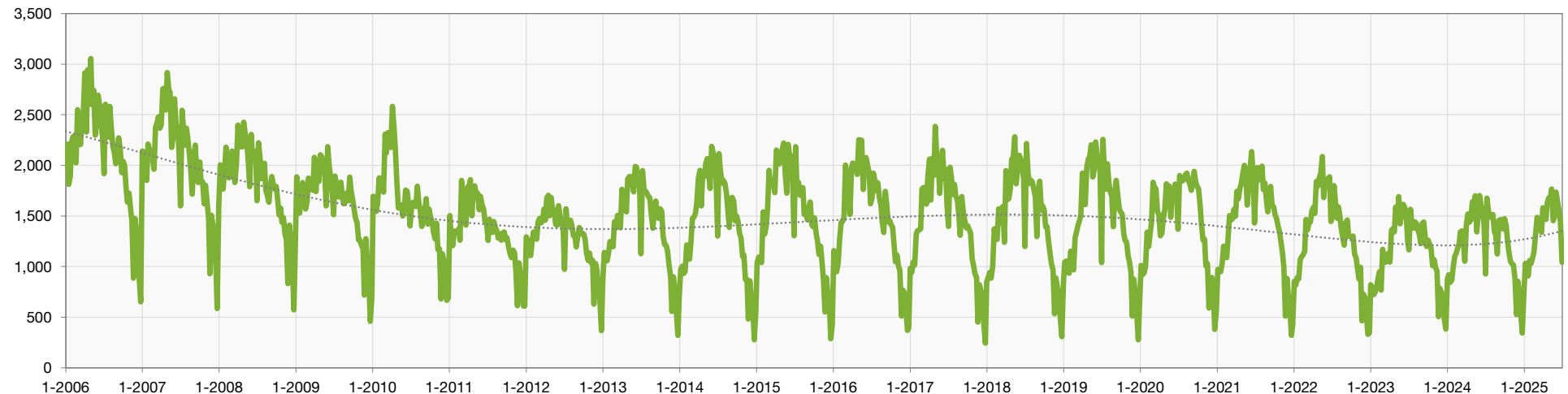


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
4/12/2025	1,555	1,520	+ 2.3%
4/19/2025	1,465	1,437	+ 1.9%
4/26/2025	1,631	1,460	+ 11.7%
5/3/2025	1,679	1,639	+ 2.4%
5/10/2025	1,675	1,596	+ 4.9%
5/17/2025	1,765	1,699	+ 3.9%
5/24/2025	1,453	1,342	+ 8.3%
5/31/2025	1,504	1,509	- 0.3%
6/7/2025	1,735	1,703	+ 1.9%
6/14/2025	1,635	1,593	+ 2.6%
6/21/2025	1,542	1,555	- 0.8%
6/28/2025	1,437	1,414	+ 1.6%
7/5/2025	1,042	925	+ 12.6%
3-Month Total	20,118	19,392	+ 3.7%

Historical New Listing Activity

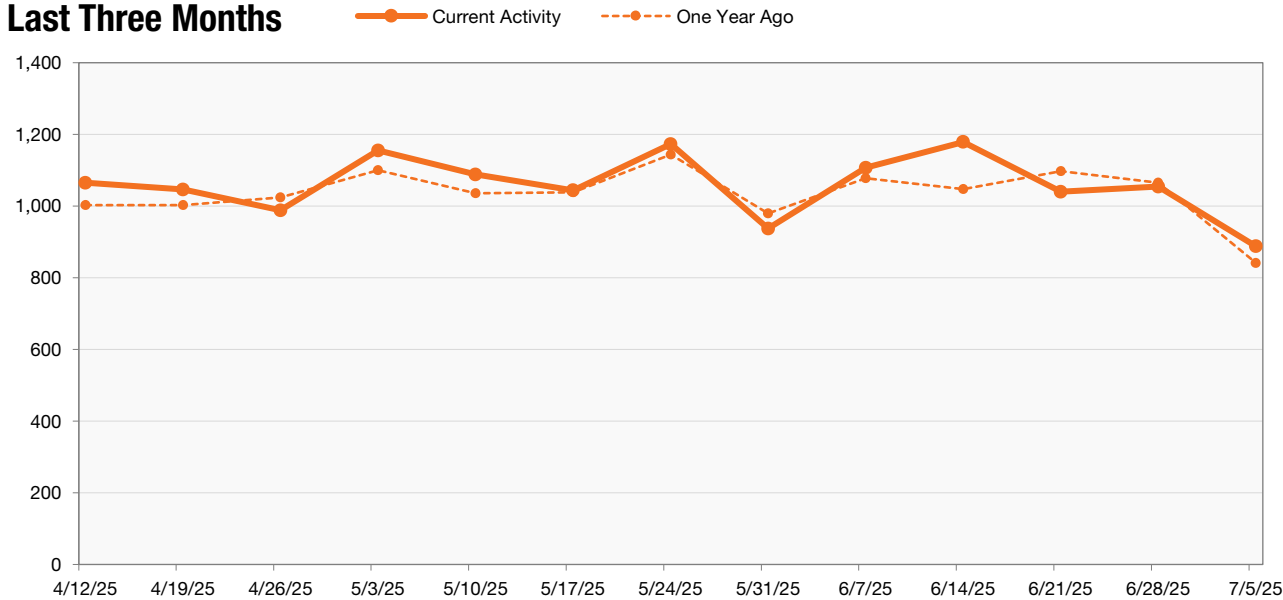


Pending Sales

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

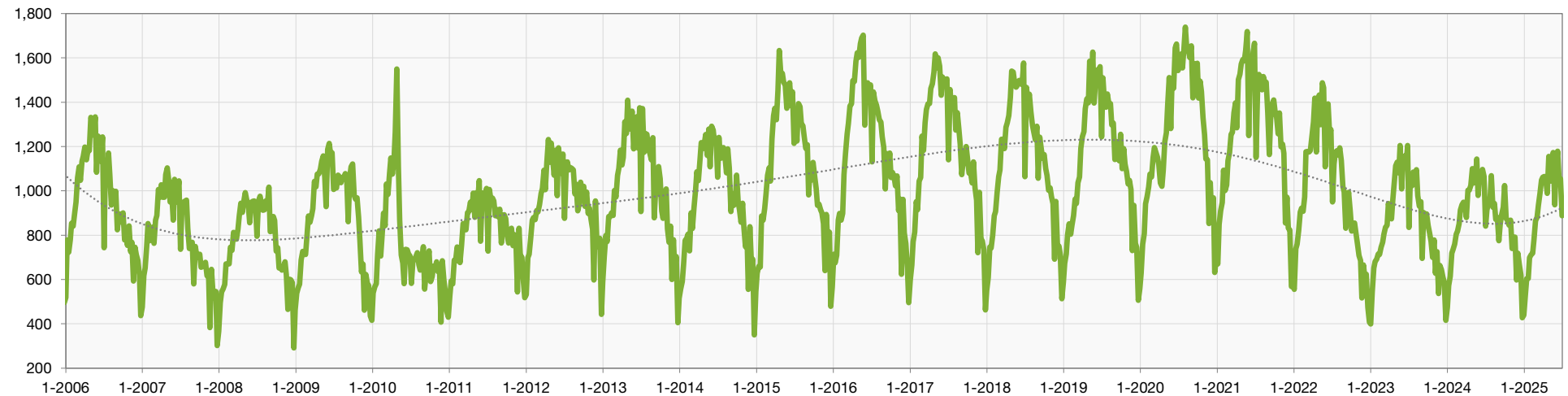


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
4/12/2025	1,065	1,003	+ 6.2%
4/19/2025	1,046	1,003	+ 4.3%
4/26/2025	988	1,024	- 3.5%
5/3/2025	1,155	1,100	+ 5.0%
5/10/2025	1,088	1,036	+ 5.0%
5/17/2025	1,044	1,038	+ 0.6%
5/24/2025	1,173	1,144	+ 2.5%
5/31/2025	937	979	- 4.3%
6/7/2025	1,107	1,078	+ 2.7%
6/14/2025	1,179	1,047	+ 12.6%
6/21/2025	1,040	1,097	- 5.2%
6/28/2025	1,054	1,065	- 1.0%
7/5/2025	888	841	+ 5.6%
3-Month Total	13,764	13,455	+ 2.3%

Historical Pending Sales Activity

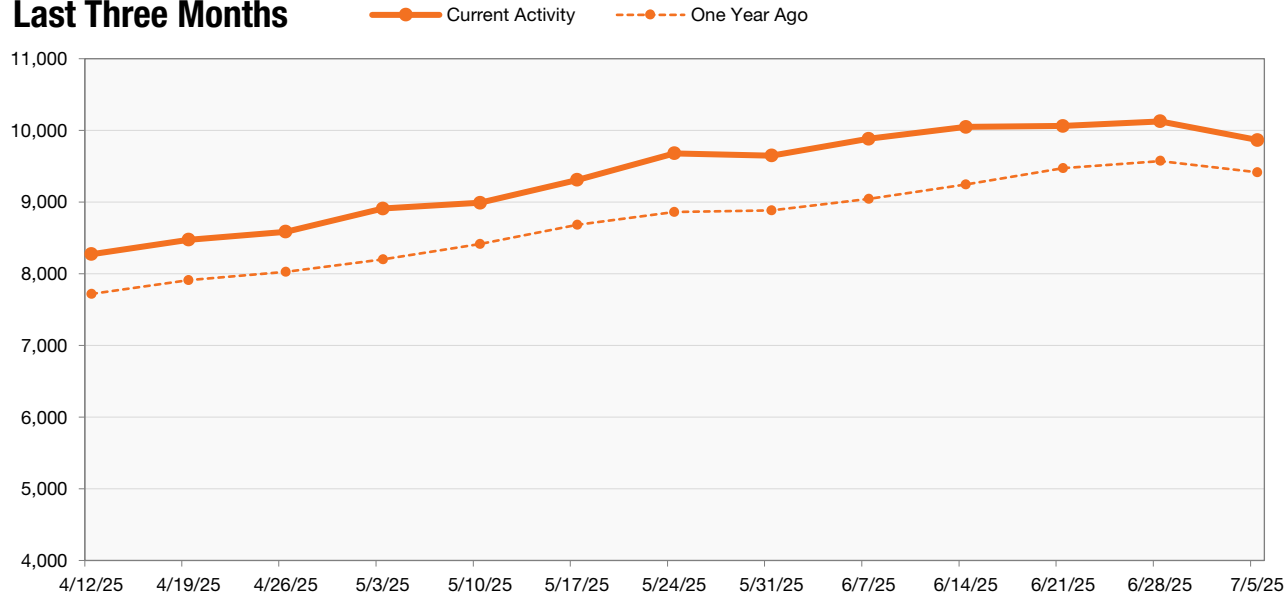


Inventory of Homes for Sale

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

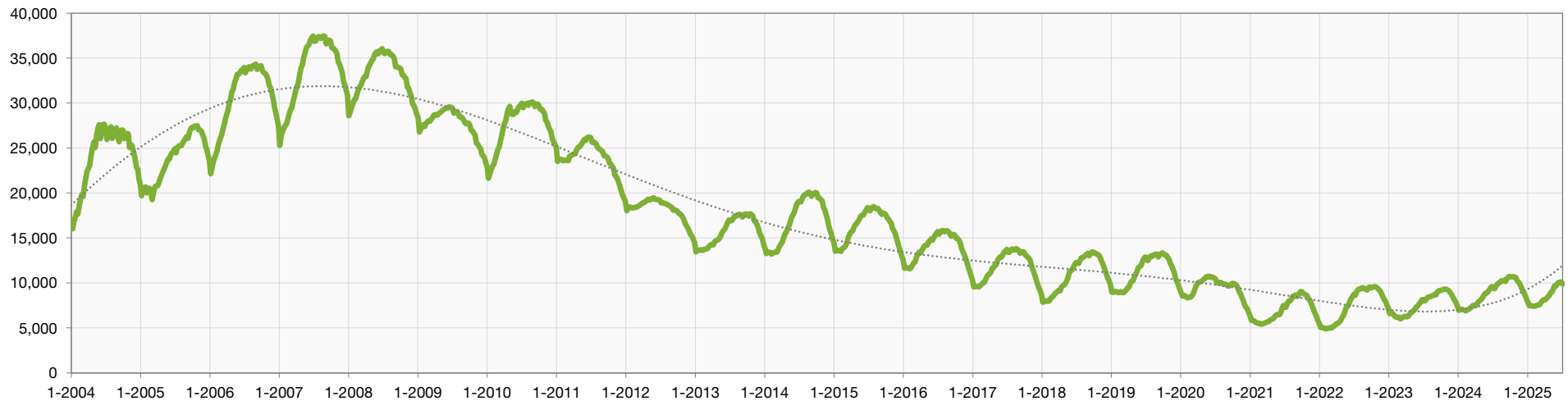


Last Three Months



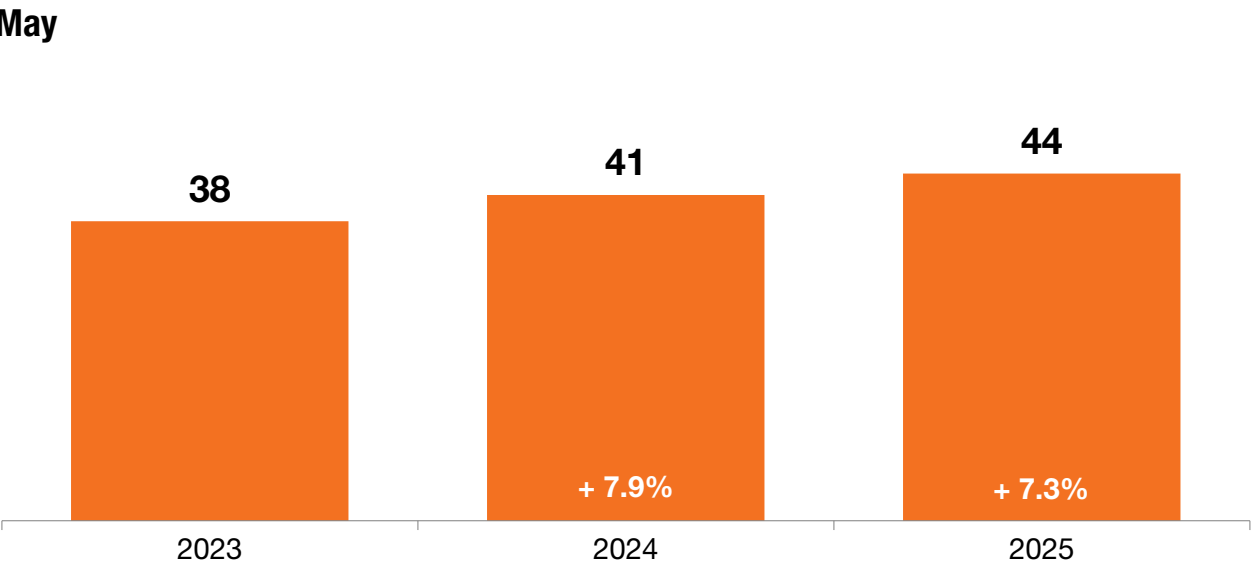
For the Week Ending	Current Activity	One Year Previous	+ / -
4/12/2025	8,275	7,720	+ 7.2%
4/19/2025	8,474	7,911	+ 7.1%
4/26/2025	8,586	8,025	+ 7.0%
5/3/2025	8,909	8,200	+ 8.6%
5/10/2025	8,989	8,416	+ 6.8%
5/17/2025	9,308	8,681	+ 7.2%
5/24/2025	9,680	8,861	+ 9.2%
5/31/2025	9,648	8,885	+ 8.6%
6/7/2025	9,883	9,043	+ 9.3%
6/14/2025	10,047	9,245	+ 8.7%
6/21/2025	10,060	9,472	+ 6.2%
6/28/2025	10,125	9,574	+ 5.8%
7/5/2025	9,864	9,413	+ 4.8%
3-Month Avg	9,373	8,727	+ 7.4%

Historical Inventory Levels



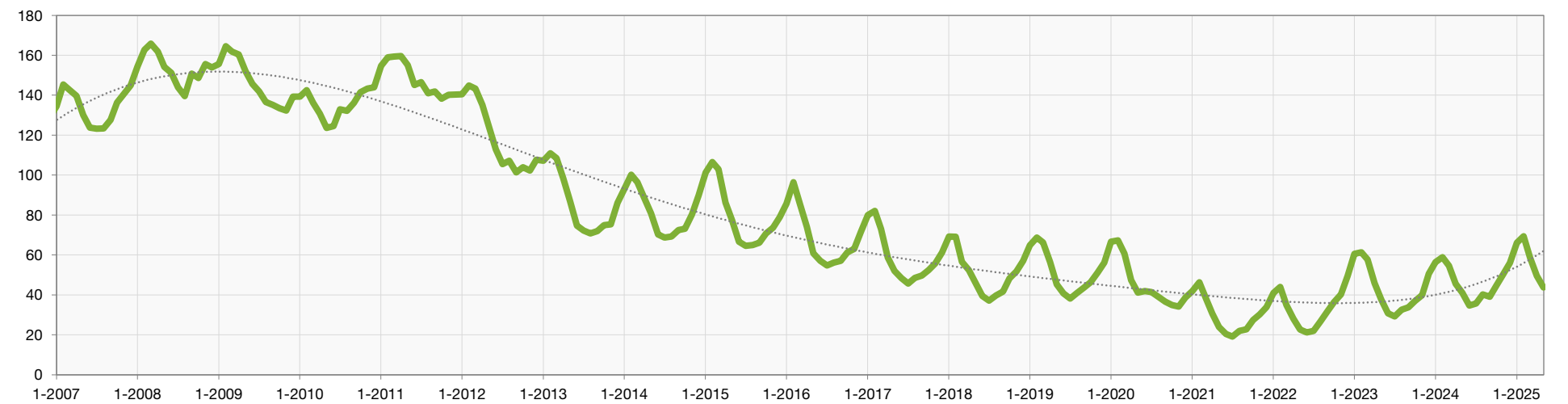
Days on Market Until Sale

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



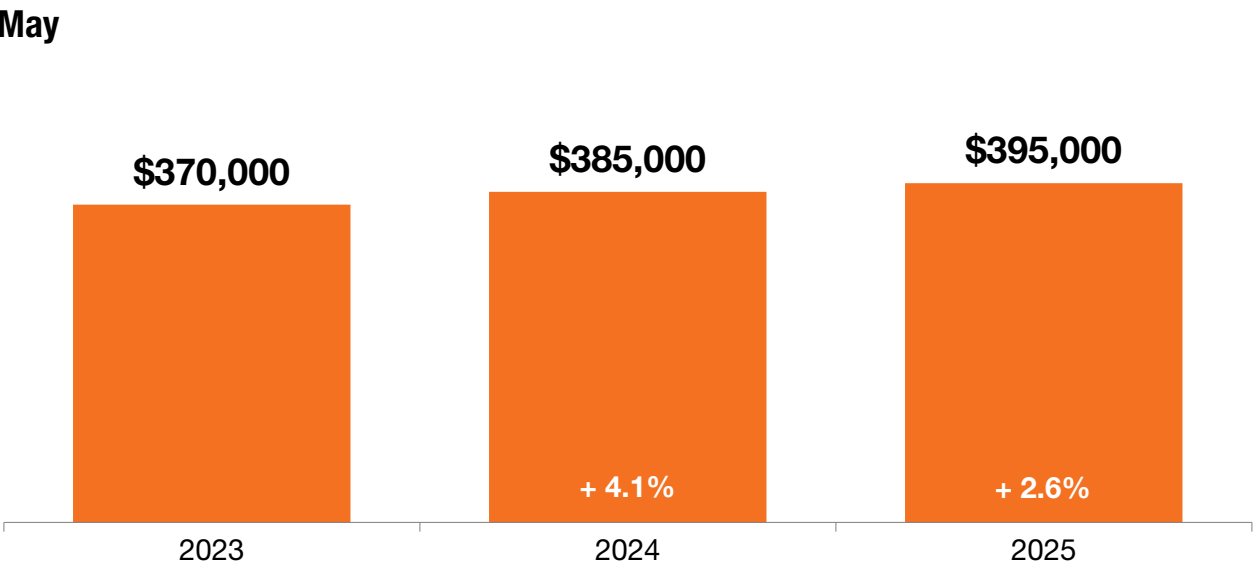
Month	Current Activity	One Year Previous	+ / -
June	35	31	+ 12.9%
July	36	29	+ 24.1%
August	40	33	+ 21.2%
September	39	34	+ 14.7%
October	45	37	+ 21.6%
November	50	40	+ 25.0%
December	56	51	+ 9.8%
January	66	56	+ 17.9%
February	69	59	+ 16.9%
March	59	55	+ 7.3%
April	50	46	+ 8.7%
May	44	41	+ 7.3%
12-Month Avg	47	40	+ 17.5%

Historical Days on Market Until Sale



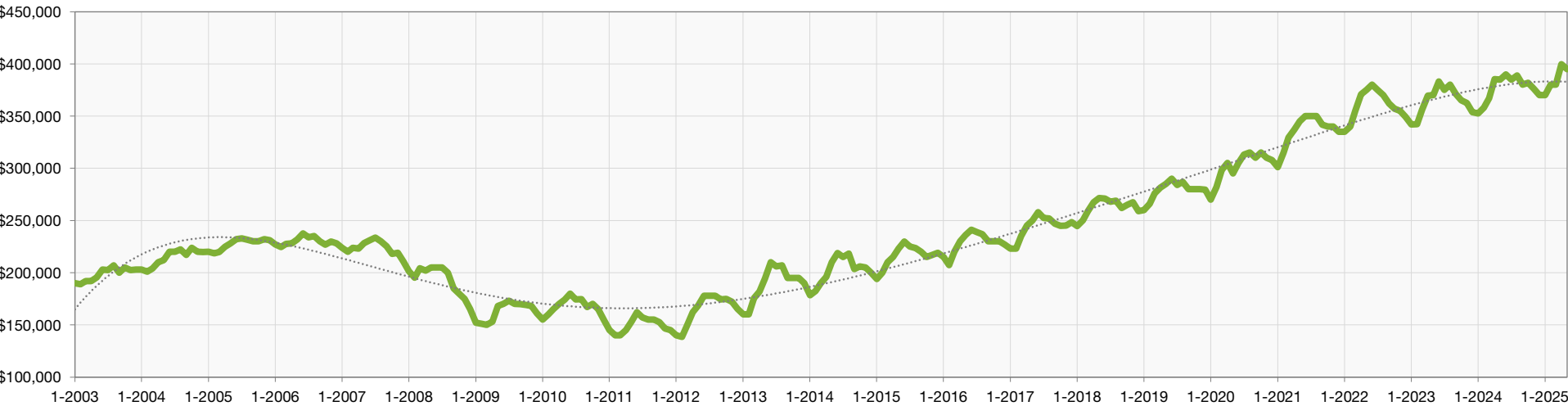
Median Sales Price

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



Month	Current Activity	One Year Previous	+ / -
June	\$390,000	\$383,000	+ 1.8%
July	\$385,000	\$375,000	+ 2.7%
August	\$389,000	\$380,000	+ 2.4%
September	\$379,999	\$371,000	+ 2.4%
October	\$381,950	\$365,000	+ 4.6%
November	\$376,000	\$362,550	+ 3.7%
December	\$370,000	\$353,700	+ 4.6%
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%
12-Month Med	\$385,000	\$374,500	+ 2.8%

Historical Median Sales Price

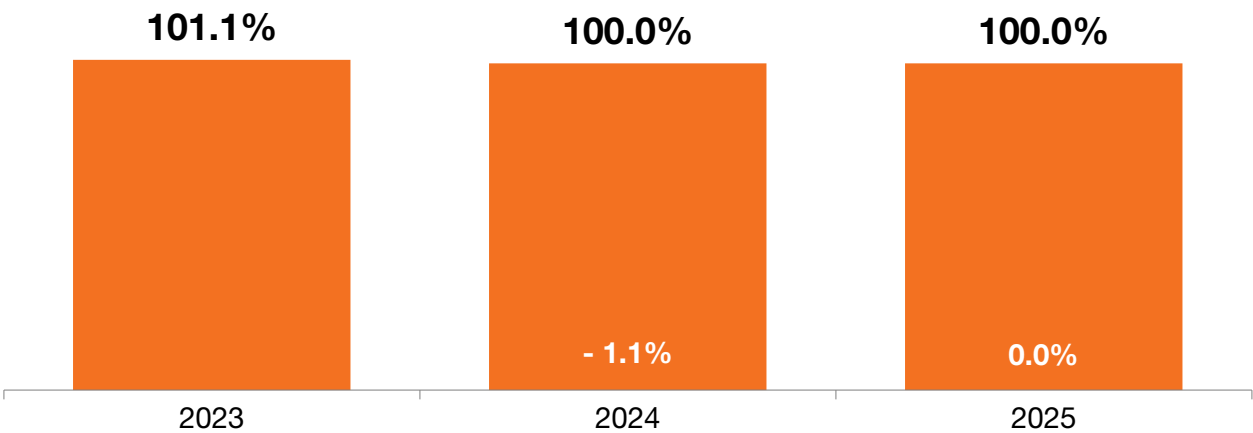


Percent of Original List Price Received

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.

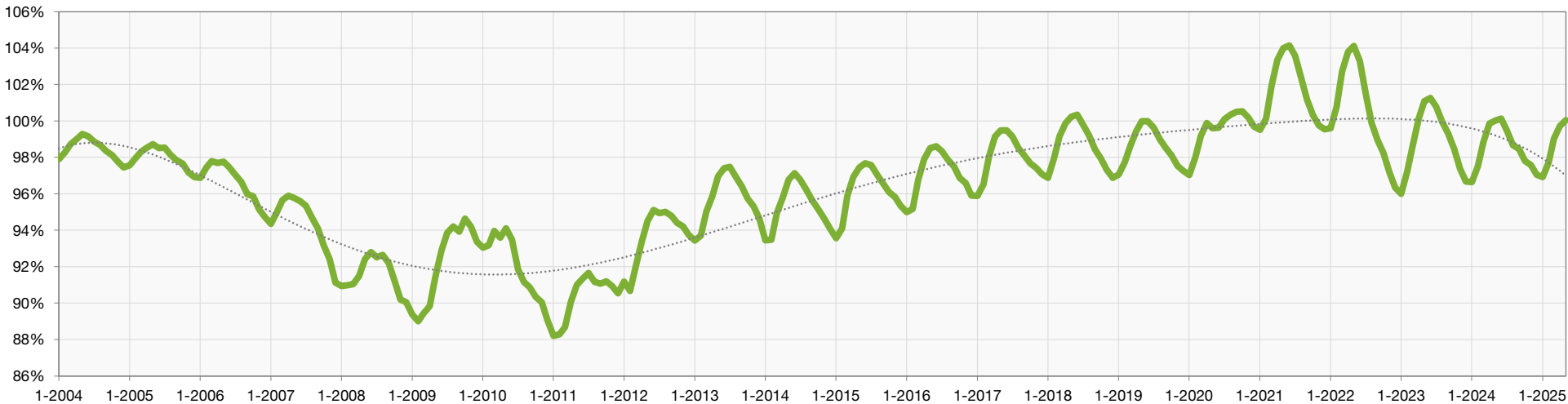


May



Month	Current Activity	One Year Previous	+ / -
June	100.1%	101.3%	- 1.2%
July	99.5%	100.8%	- 1.3%
August	98.7%	100.0%	- 1.3%
September	98.5%	99.3%	- 0.8%
October	97.8%	98.5%	- 0.7%
November	97.6%	97.4%	+ 0.2%
December	97.0%	96.7%	+ 0.3%
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%
12-Month Avg	98.7%	99.2%	- 0.5%

Historical Percent of Original List Price Received

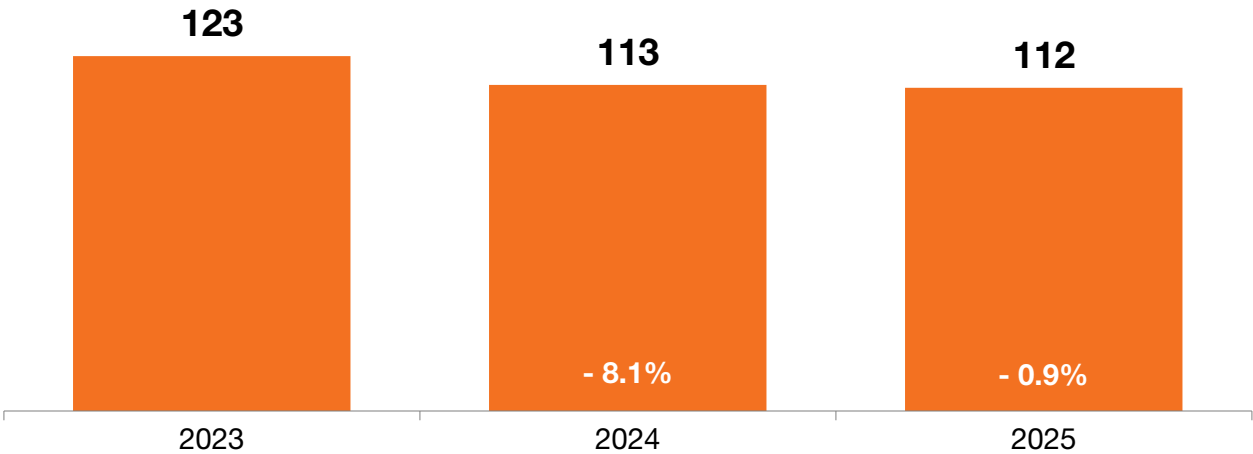


Housing Affordability Index

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.**

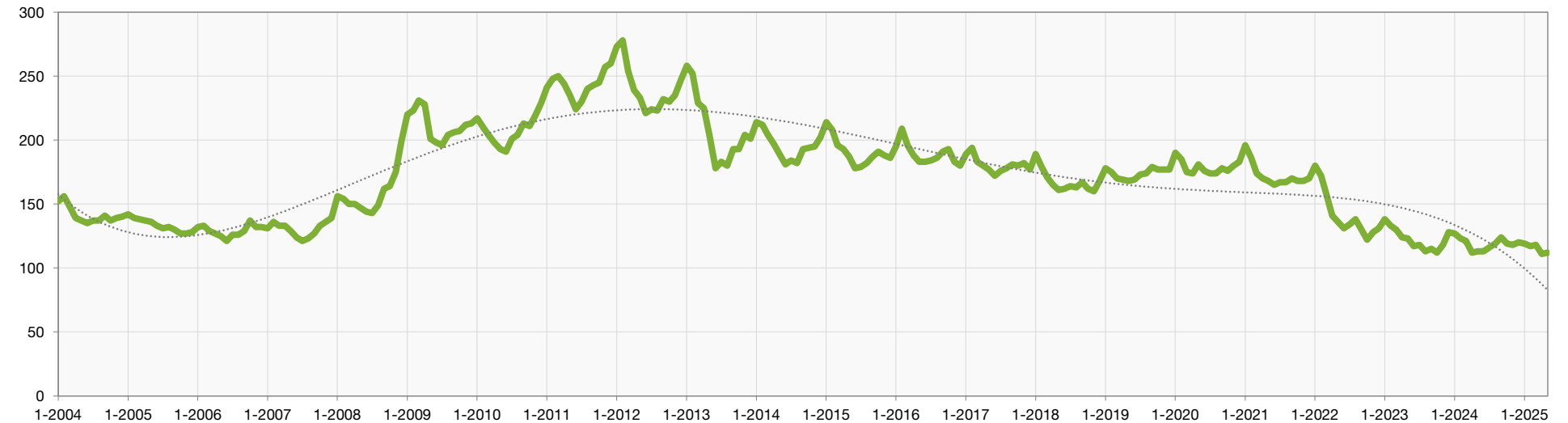


May



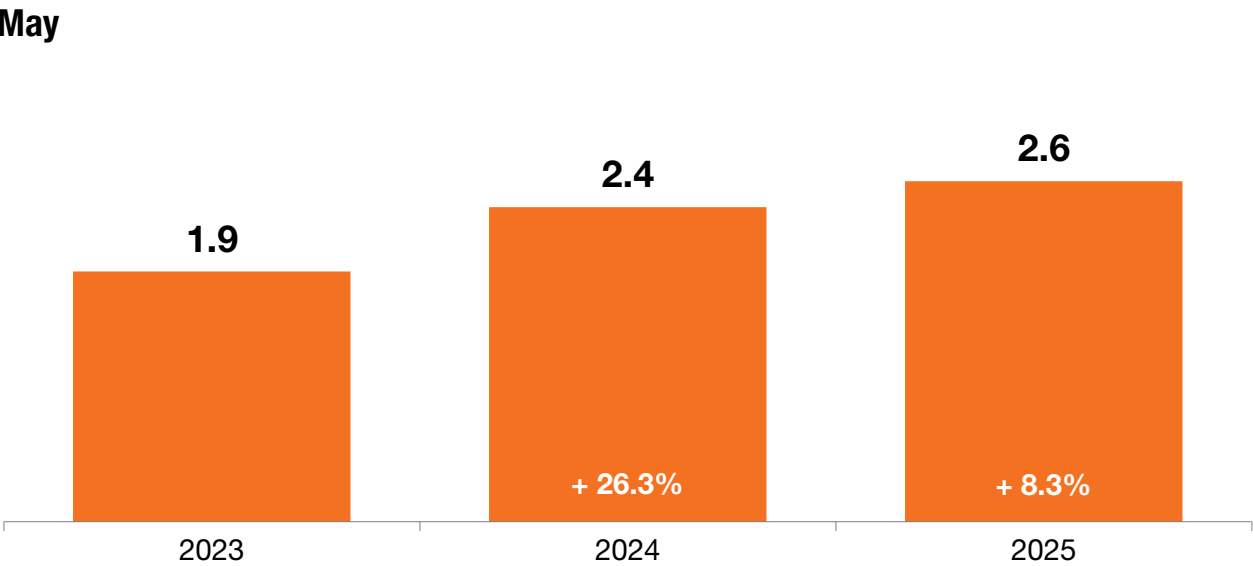
Month	Current Activity	One Year Previous	+ / -
June	113	117	- 3.4%
July	116	118	- 1.7%
August	119	113	+ 5.3%
September	124	115	+ 7.8%
October	119	112	+ 6.3%
November	118	118	0.0%
December	120	128	- 6.3%
January	119	127	- 6.3%
February	117	123	- 4.9%
March	118	121	- 2.5%
April	111	112	- 0.9%
May	112	113	- 0.9%
12-Month Avg	117	118	- 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.



Month	Current Activity	One Year Previous	+ / -
June	2.5	2.1	+ 19.0%
July	2.7	2.2	+ 22.7%
August	2.8	2.3	+ 21.7%
September	2.9	2.5	+ 16.0%
October	2.8	2.5	+ 12.0%
November	2.5	2.3	+ 8.7%
December	2.0	1.9	+ 5.3%
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	2.6	2.4	+ 8.3%
12-Month Avg	2.4	2.2	+ 9.1%

Historical Months Supply of Inventory

