

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 March 29, 2025

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A family with a national median income of \$97,800 needed 38% of their income to make the monthly mortgage payment on a median-priced new home (\$419,200) in the fourth quarter of 2024, according to the latest NAHB / Wells Fargo Cost of Housing Index (CHI). For existing homes, a family needed to spend 37% of their income to afford the monthly payment on a median-priced home (\$410,100).

In the Twin Cities region, for the week ending March 29:

- New Listings increased 23.6% to 1,300
- Pending Sales increased 13.5% to 1,067
- Inventory increased 3.5% to 7,750

For the month of February:

- Median Sales Price increased 6.1% to \$380,000
- Days on Market increased 16.9% to 69
- Percent of Original List Price Received increased 0.2% to 97.7%
- Months Supply of Homes For Sale increased 5.3% to 2.0

Quick Facts

+ 23.6%

+ 13.5%

+ 3.5%

Change in
New Listings

Change in
Pending Sales

Change in
Inventory

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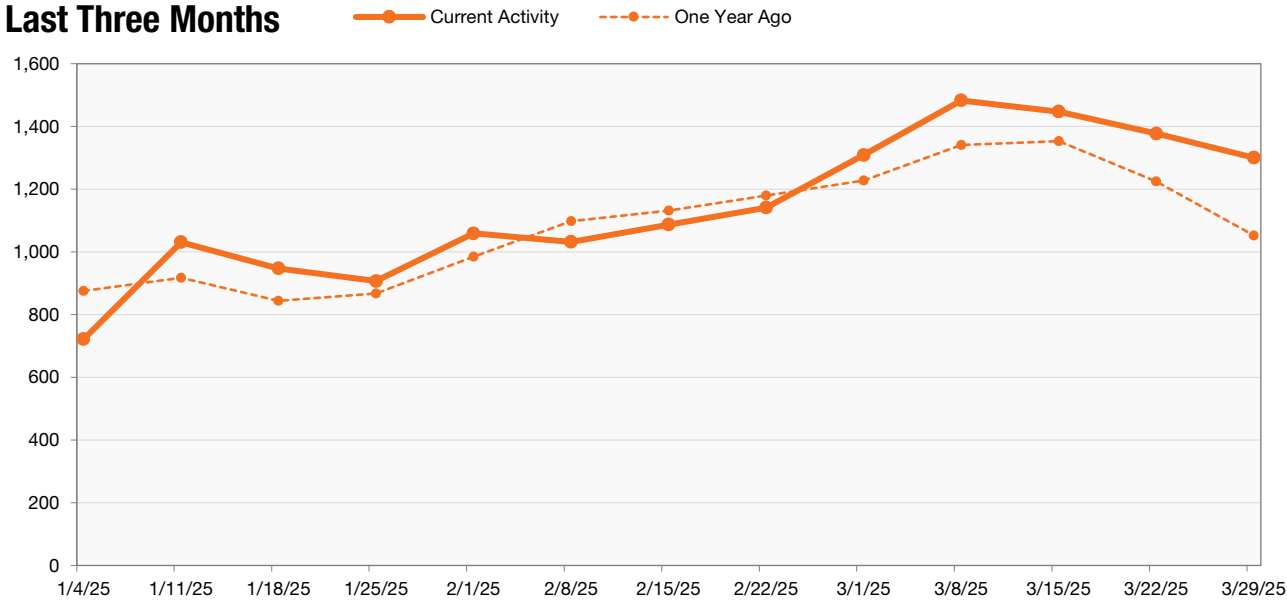


New Listings

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

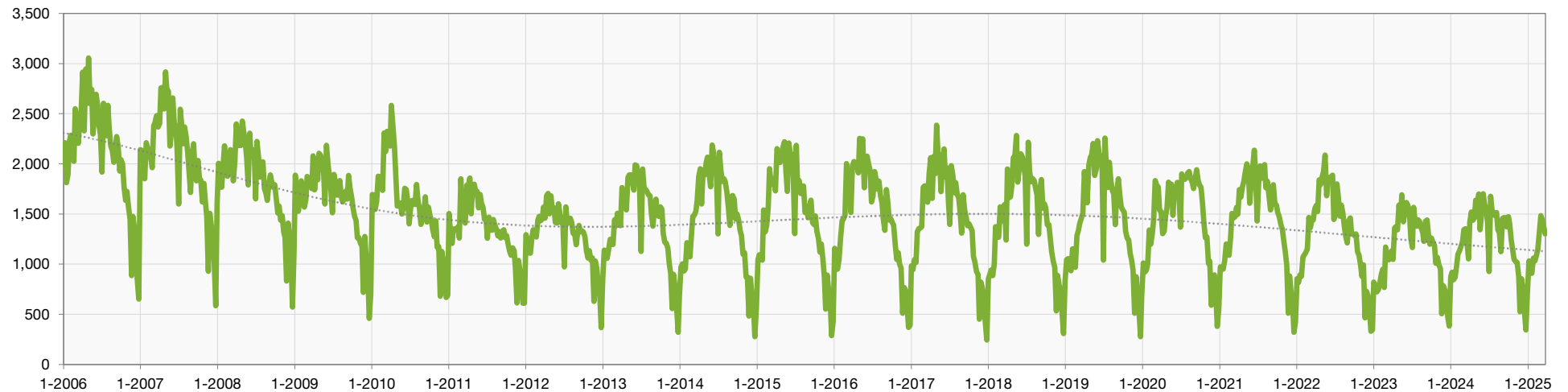


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
1/4/2025	722	875	- 17.5%
1/11/2025	1,031	917	+ 12.4%
1/18/2025	947	844	+ 12.2%
1/25/2025	907	867	+ 4.6%
2/1/2025	1,059	985	+ 7.5%
2/8/2025	1,032	1,098	- 6.0%
2/15/2025	1,087	1,131	- 3.9%
2/22/2025	1,141	1,179	- 3.2%
3/1/2025	1,309	1,227	+ 6.7%
3/8/2025	1,483	1,341	+ 10.6%
3/15/2025	1,447	1,353	+ 6.9%
3/22/2025	1,377	1,224	+ 12.5%
3/29/2025	1,300	1,052	+ 23.6%
3-Month Total	14,842	14,093	+ 5.3%

Historical New Listing Activity

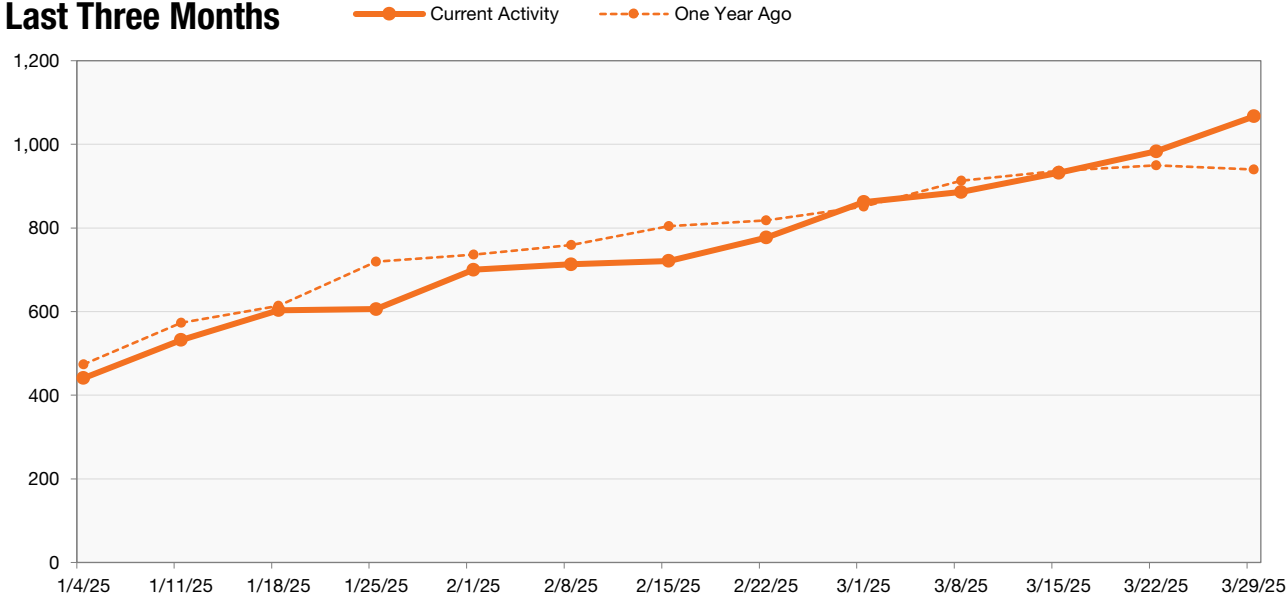


Pending Sales

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

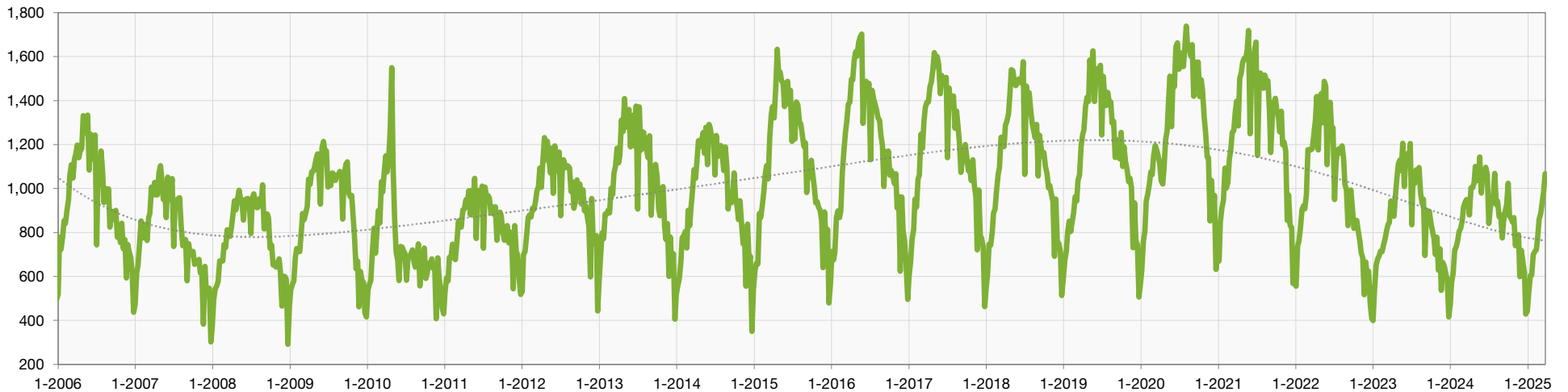


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
1/4/2025	441	474	- 7.0%
1/11/2025	532	573	- 7.2%
1/18/2025	603	614	- 1.8%
1/25/2025	606	719	- 15.7%
2/1/2025	700	736	- 4.9%
2/8/2025	713	759	- 6.1%
2/15/2025	721	804	- 10.3%
2/22/2025	777	818	- 5.0%
3/1/2025	862	851	+ 1.3%
3/8/2025	886	913	- 3.0%
3/15/2025	932	937	- 0.5%
3/22/2025	983	950	+ 3.5%
3/29/2025	1,067	940	+ 13.5%
3-Month Total	9,823	10,088	- 2.6%

Historical Pending Sales Activity

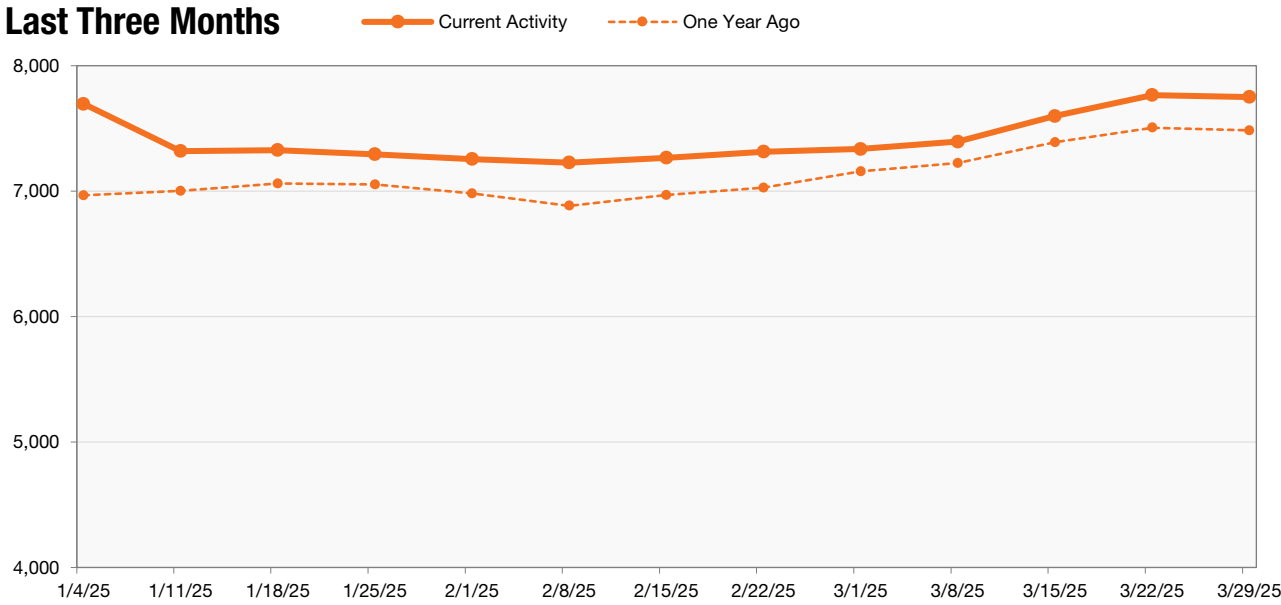


Inventory of Homes for Sale

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

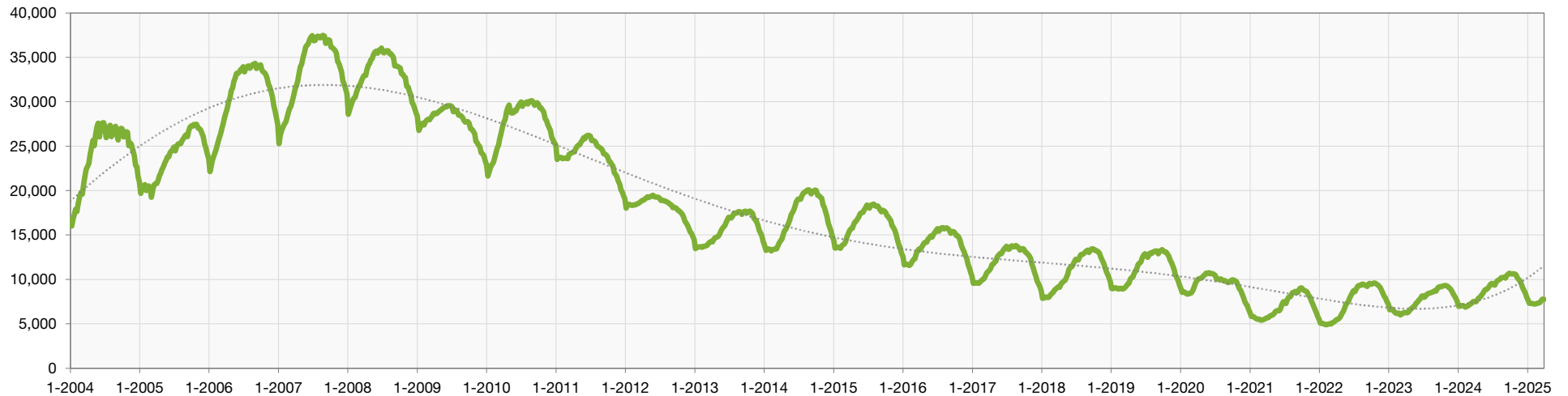


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
1/4/2025	7,696	6,967	+ 10.5%
1/11/2025	7,319	7,001	+ 4.5%
1/18/2025	7,327	7,061	+ 3.8%
1/25/2025	7,294	7,052	+ 3.4%
2/1/2025	7,256	6,981	+ 3.9%
2/8/2025	7,227	6,884	+ 5.0%
2/15/2025	7,266	6,970	+ 4.2%
2/22/2025	7,314	7,029	+ 4.1%
3/1/2025	7,336	7,158	+ 2.5%
3/8/2025	7,394	7,223	+ 2.4%
3/15/2025	7,598	7,389	+ 2.8%
3/22/2025	7,765	7,507	+ 3.4%
3/29/2025	7,750	7,485	+ 3.5%
3-Month Avg	7,426	7,131	+ 4.1%

Historical Inventory Levels

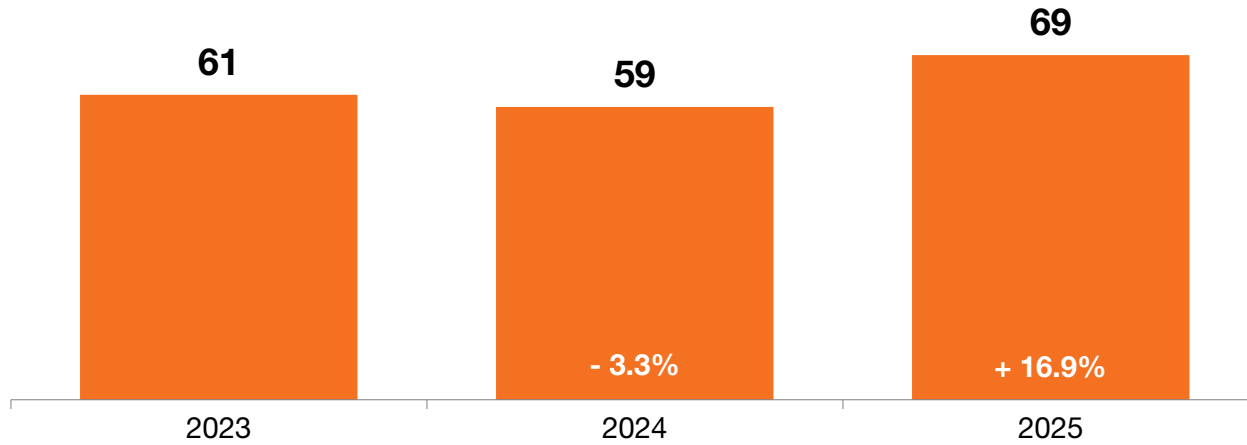


Days on Market Until Sale

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

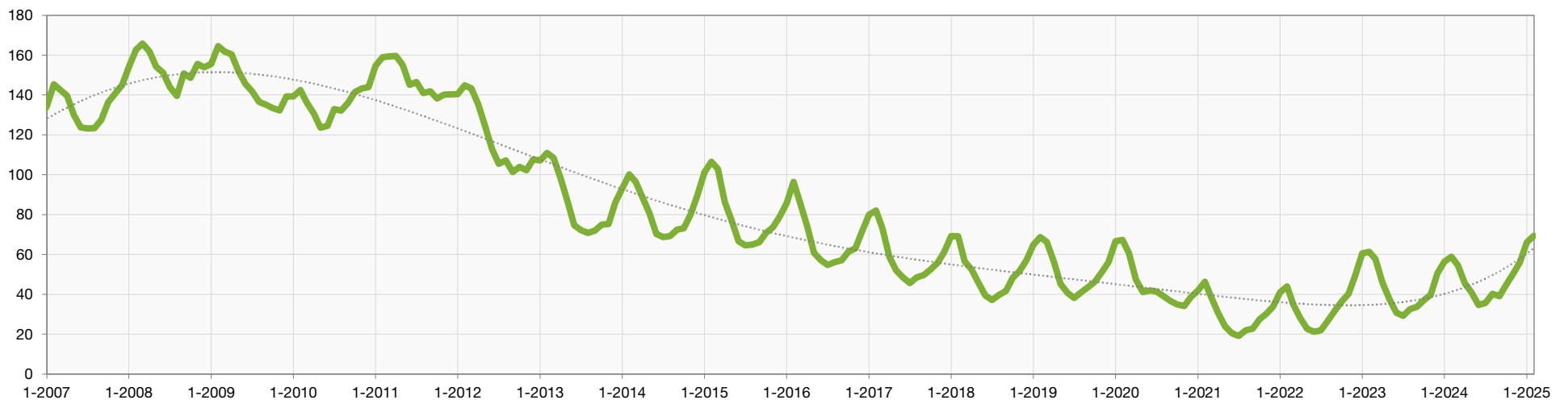


February



Month	Current Activity	One Year Previous	+ / -
March	55	58	- 5.2%
April	46	46	0.0%
May	41	38	+ 7.9%
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%
12-Month Avg	46	40	+ 15.0%

Historical Days on Market Until Sale

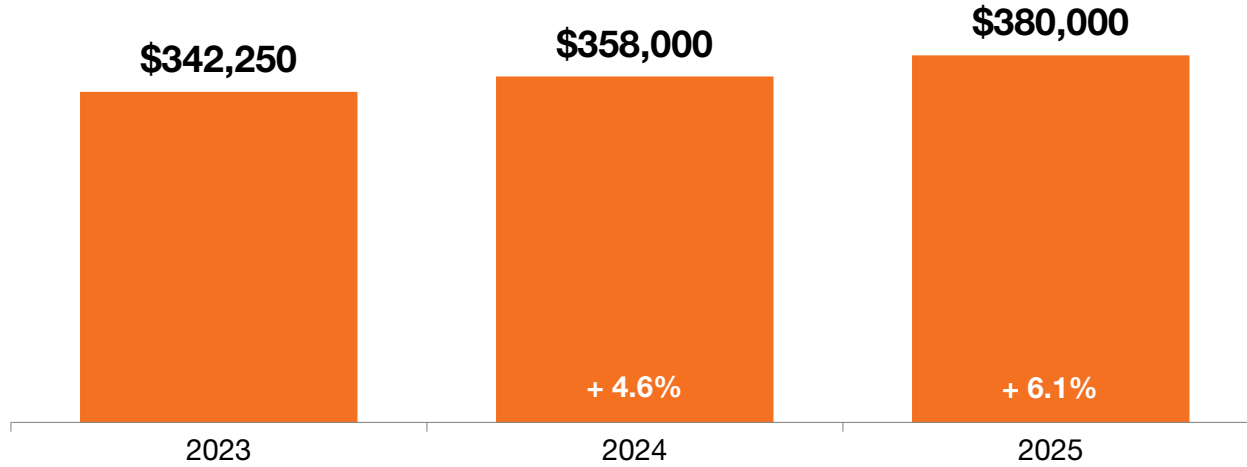


Median Sales Price

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



February



Month	Current Activity	One Year Previous	+ / -
March	\$367,000	\$356,000	+ 3.1%
April	\$385,250	\$369,450	+ 4.3%
May	\$385,000	\$370,000	+ 4.1%
June	\$390,000	\$383,000	+ 1.8%
July	\$385,000	\$375,000	+ 2.7%
August	\$389,000	\$380,000	+ 2.4%
September	\$379,900	\$371,000	+ 2.4%
October	\$381,950	\$365,000	+ 4.6%
November	\$376,000	\$362,600	+ 3.7%
December	\$370,000	\$353,700	+ 4.6%
January	\$370,000	\$352,500	+ 5.0%
February	\$380,000	\$358,000	+ 6.1%
12-Month Med	\$380,000	\$370,000	+ 2.7%

Historical Median Sales Price

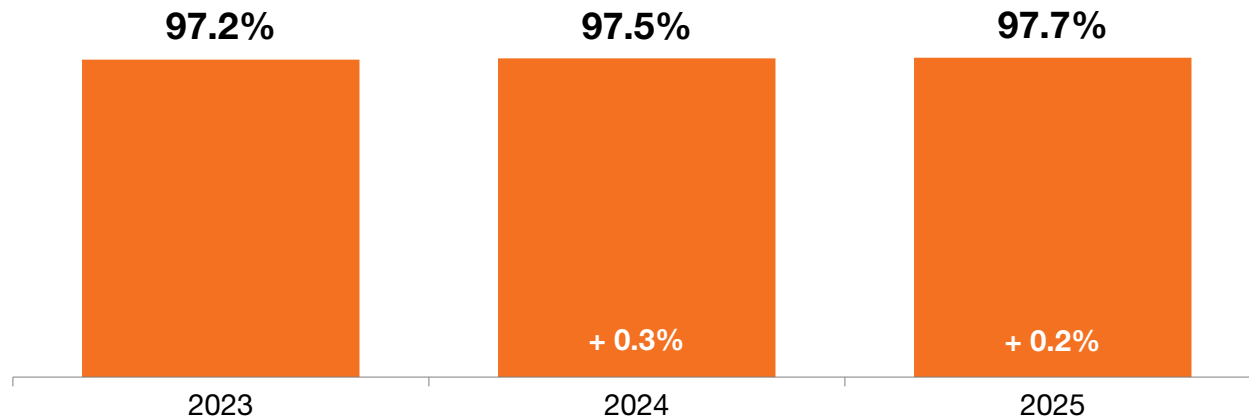


Percent of Original List Price Received

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.

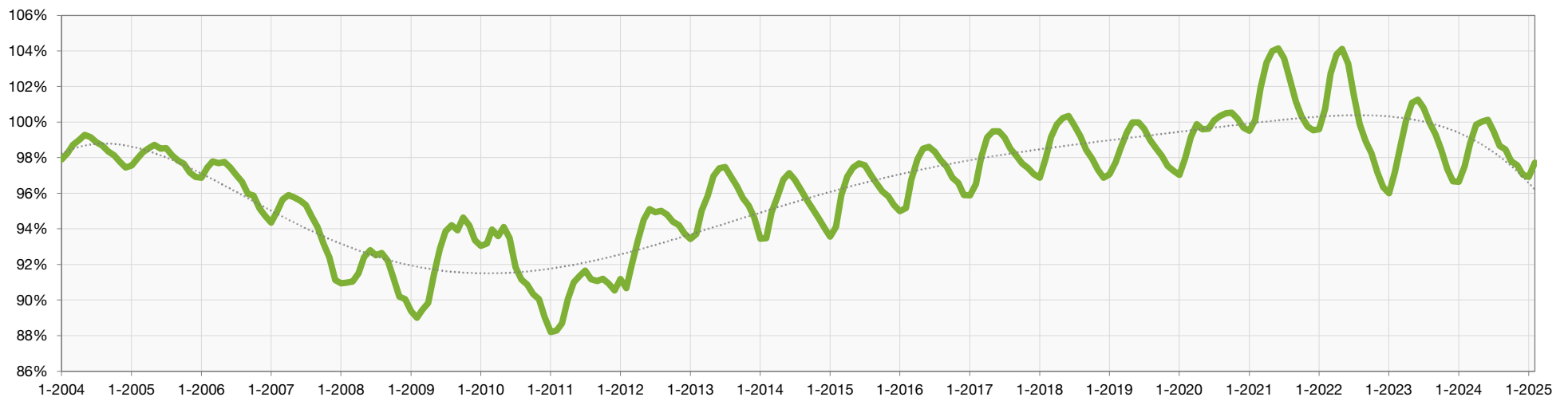


February



Month	Current Activity	One Year Previous	+ / -
March	98.8%	98.6%	+ 0.2%
April	99.9%	100.1%	- 0.2%
May	100.0%	101.1%	- 1.1%
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%
12-Month Avg	98.7%	99.3%	- 0.6%

Historical Percent of Original List Price Received

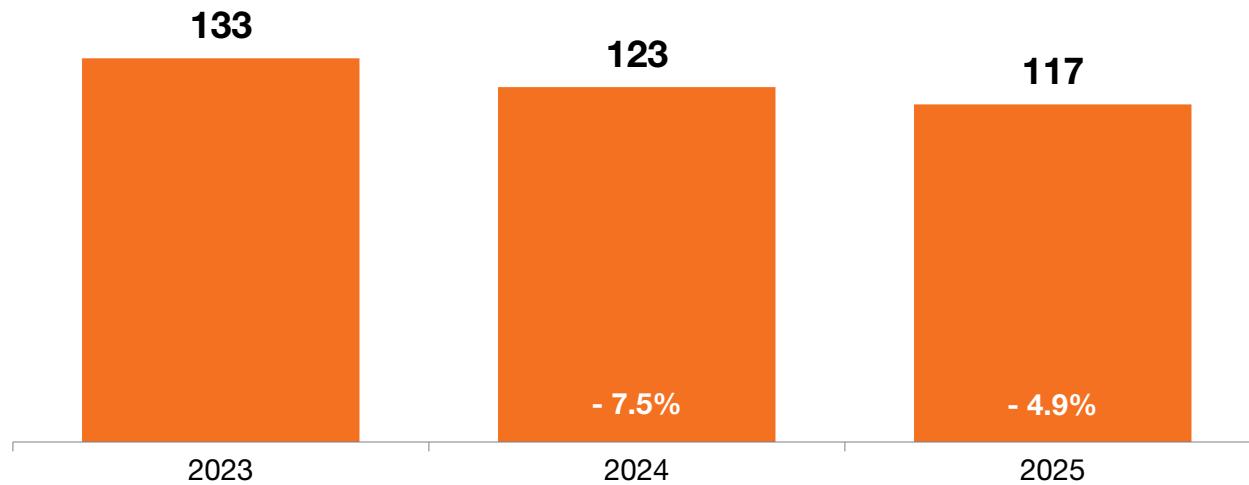


Housing Affordability Index

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.**

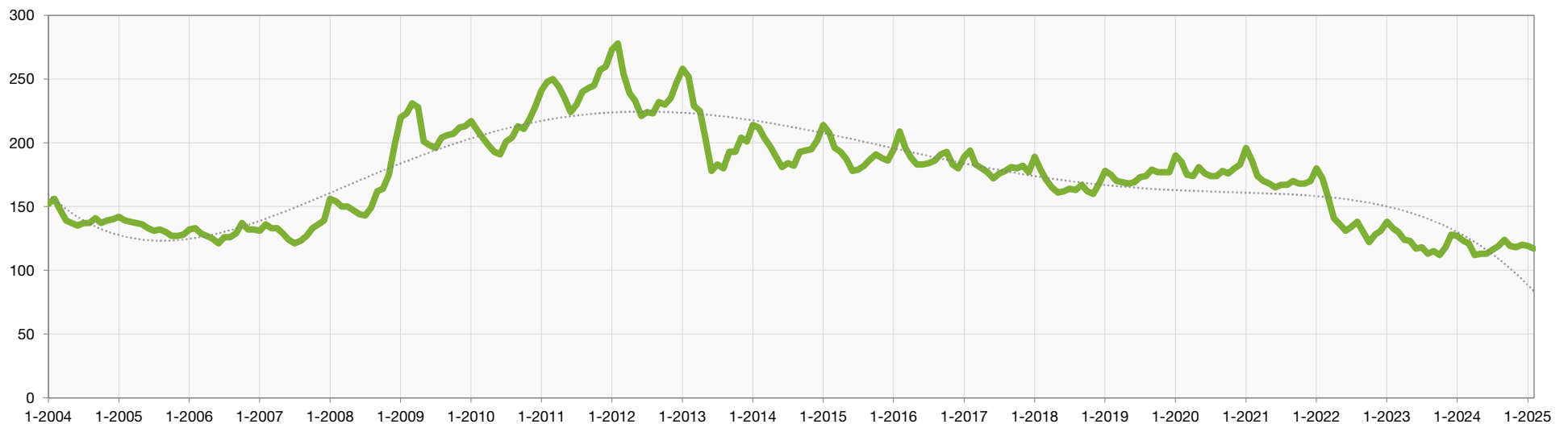


February



Month	Current Activity	One Year Previous	+ / -
March	121	130	- 6.9%
April	112	124	- 9.7%
May	113	123	- 8.1%
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%
12-Month Avg	118	121	- 2.5%

Historical Housing Affordability Index

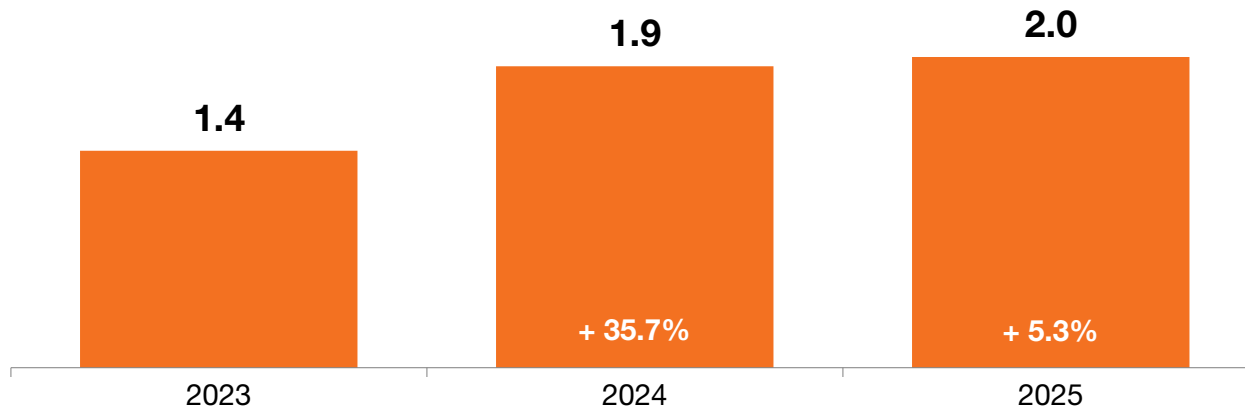


Months Supply of Inventory

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.



February



Month	Current Activity	One Year Previous	+ / -
March	2.0	1.5	+ 33.3%
April	2.2	1.7	+ 29.4%
May	2.4	1.9	+ 26.3%
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	1.9	1.9	0.0%
January	1.9	1.9	0.0%
February	2.0	1.9	+ 5.3%
12-Month Avg	2.4	2.1	+ 14.3%

Historical Months Supply of Inventory

