

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



December 2025

U.S. pending home sales climbed to their highest level in nearly three years, rising 3.3% month-over-month, according to the National Association of REALTORS®. Economists polled by Reuters had forecast a 1.0% increase in contract signings. On a year-over-year basis, pending home sales advanced 2.6%, with both monthly and annual gains recorded across all four regions. For the 12-month period spanning January 2025 through December 2025, Pending Sales in the Twin Cities area were up 1.2 percent overall. The price range with the largest gain in sales was the \$1,000,001 and Above range, where they increased 15.8 percent.

The overall Median Sales Price was up 2.6 percent to \$390,000. The property type with the largest price gain was the Single-Family Detached segment, where prices increased 3.6 percent to \$428,000. The price range that tended to sell the quickest was the \$250,001 to \$350,000 range at 42 days; the price range that tended to sell the slowest was the \$120,000 and Below range at 97 days.

Market-wide, inventory levels were down 3.9 percent. The property type that gained the most inventory was the Condo segment, where it increased 0.8 percent. That amounts to 1.7 months supply for Single-Family homes, 2.1 months supply for Townhomes and 3.6 months supply for Condos.

Quick Facts

+ 15.8%

+ 2.4%

+ 2.9%

Price Range With the Strongest Sales:

\$1,000,001 and Above

Property Type With Strongest Sales:

Single-Family Detached

Construction Status With Strongest Sales:

Previously Owned

Pending Sales

2

Days on Market Until Sale

3

Median Sales Price

4

Price Per Square Foot

5

Percent of Original List Price Received

6

Inventory of Homes for Sale

7

Months Supply of Inventory

8

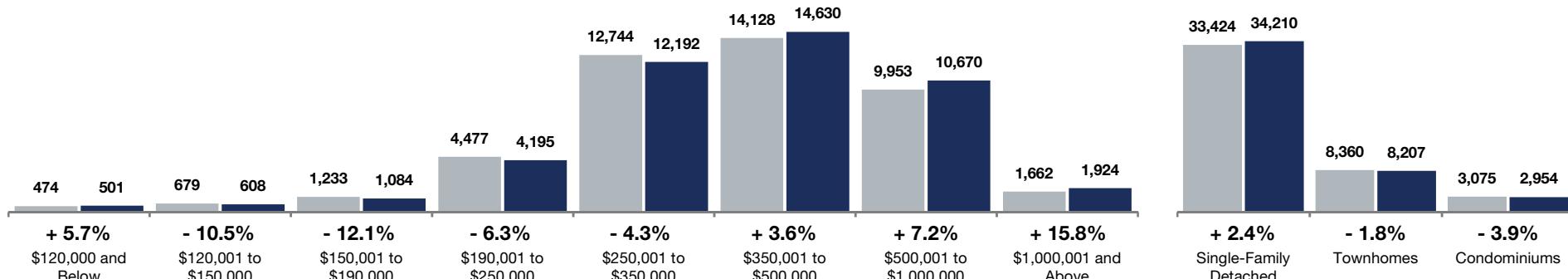
Pending Sales

A count of properties on which offers have been accepted. Based on a rolling 12-month total.



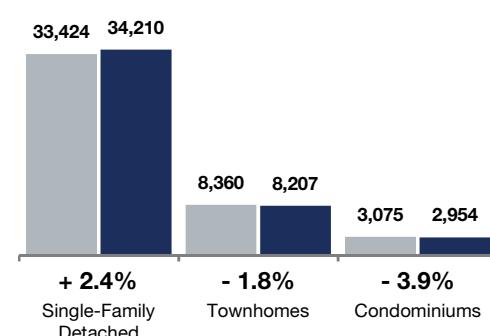
By Price Range

■ 12-2024 ■ 12-2025



By Property Type

■ 12-2024 ■ 12-2025



All Properties

By Price Range

	12-2024	12-2025	Change
\$120,000 and Below	474	501	+ 5.7%
\$120,001 to \$150,000	679	608	- 10.5%
\$150,001 to \$190,000	1,233	1,084	- 12.1%
\$190,001 to \$250,000	4,477	4,195	- 6.3%
\$250,001 to \$350,000	12,744	12,192	- 4.3%
\$350,001 to \$500,000	14,128	14,630	+ 3.6%
\$500,001 to \$1,000,000	9,953	10,670	+ 7.2%
\$1,000,001 and Above	1,662	1,924	+ 15.8%
All Price Ranges	45,350	45,909	+ 1.2%

Previously Owned

	12-2024	12-2025	Change	12-2024	12-2025	Change
Single-Family Detached	468	492	+ 5.1%	2	3	+ 50.0%
Townhomes	663	600	- 9.5%	8	2	- 75.0%
Condominiums	1,212	1,068	- 11.9%	5	3	- 40.0%
All Properties	4,435	4,172	- 5.9%	7	11	+ 57.1%
Previously Owned	12,176	11,716	- 3.8%	491	428	- 12.8%
New Construction	11,821	12,688	+ 7.3%	2,213	1,857	- 16.1%
All Properties	7,515	8,417	+ 12.0%	2,298	2,149	- 6.5%
Previously Owned	1,281	1,552	+ 21.2%	354	348	- 1.7%
New Construction	39,571	40,719	+ 2.9%	5,378	4,818	- 10.4%

By Property Type

	12-2024	12-2025	Change
Single-Family Detached	33,424	34,210	+ 2.4%
Townhomes	8,360	8,207	- 1.8%
Condominiums	3,075	2,954	- 3.9%
All Property Types	45,350	45,909	+ 1.2%

	12-2024	12-2025	Change	12-2024	12-2025	Change
Single-Family Detached	29,149	30,163	+ 3.5%	3,966	3,744	- 5.6%
Townhomes	7,003	7,216	+ 3.0%	1,297	952	- 26.6%
Condominiums	3,014	2,892	- 4.0%	30	36	+ 20.0%
All Property Types	39,571	40,719	+ 2.9%	5,378	4,818	- 10.4%

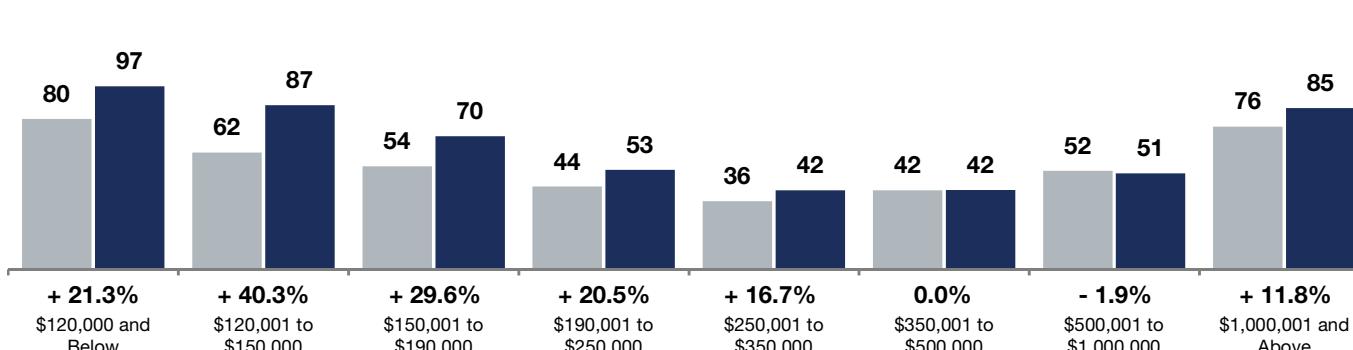
Days on Market Until Sale



Average number of days between when a property is listed and when an offer is accepted. **Based on a rolling 12-month average.**

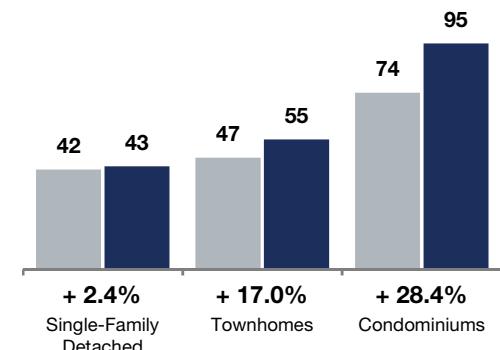
By Price Range

■ 12-2024 ■ 12-2025



By Property Type

■ 12-2024 ■ 12-2025



All Properties

By Price Range

	12-2024	12-2025	Change
\$120,000 and Below	80	97	+ 21.3%
\$120,001 to \$150,000	62	87	+ 40.3%
\$150,001 to \$190,000	54	70	+ 29.6%
\$190,001 to \$250,000	44	53	+ 20.5%
\$250,001 to \$350,000	36	42	+ 16.7%
\$350,001 to \$500,000	42	42	0.0%
\$500,001 to \$1,000,000	52	51	- 1.9%
\$1,000,001 and Above	76	85	+ 11.8%
All Price Ranges	45	49	+ 8.9%

Previously Owned

	12-2024	12-2025	Change	12-2024	12-2025	Change
Single-Family Detached	80	96	+ 20.0%	50	216	+ 332.0%
Townhomes	62	86	+ 38.7%	56	247	+ 341.1%
Condominiums	54	70	+ 29.6%	158	157	- 0.6%
All Price Ranges	44	53	+ 20.5%	159	88	- 44.7%
Previously Owned	35	40	+ 14.3%	66	85	+ 28.8%
Previously Owned	36	37	+ 2.8%	73	76	+ 4.1%
Previously Owned	46	47	+ 2.2%	73	65	- 11.0%
Previously Owned	69	78	+ 13.0%	100	118	+ 18.0%
Previously Owned	41	46	+ 12.2%	74	75	+ 1.4%

New Construction

By Property Type

	12-2024	12-2025	Change
Single-Family Detached	42	43	+ 2.4%
Townhomes	47	55	+ 17.0%
Condominiums	74	95	+ 28.4%
All Property Types	45	49	+ 8.9%

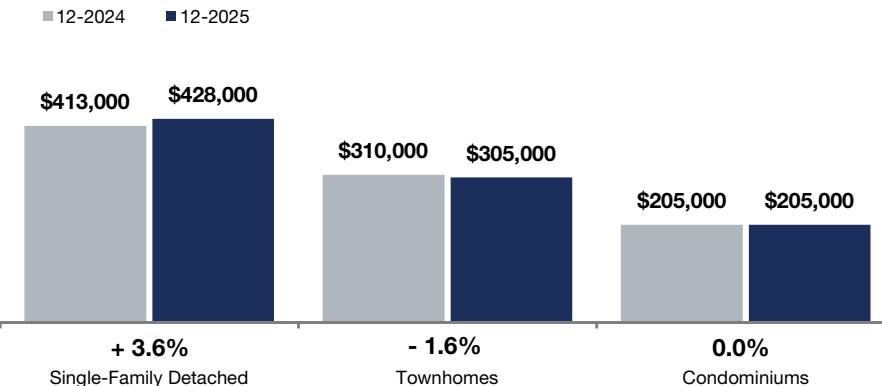
	12-2024	12-2025	Change	12-2024	12-2025	Change
Single-Family Detached	38	40	+ 5.3%	74	73	- 1.4%
Townhomes	41	51	+ 24.4%	76	80	+ 5.3%
Condominiums	74	94	+ 27.0%	123	171	+ 39.0%
All Property Types	41	46	+ 12.2%	74	75	+ 1.4%

Median Sales Price

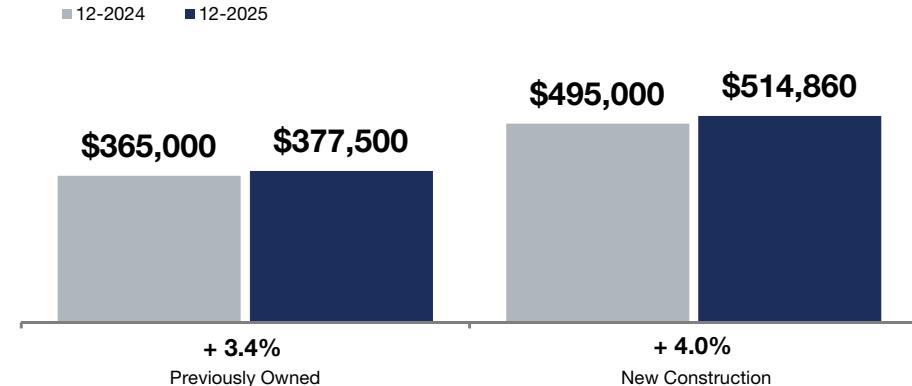
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Property Type



By Construction Status



All Properties

By Property Type	12-2024	12-2025	Change
Single-Family Detached	\$413,000	\$428,000	+ 3.6%
Townhomes	\$310,000	\$305,000	- 1.6%
Condominiums	\$205,000	\$205,000	0.0%
All Property Types	\$380,000	\$390,000	+ 2.6%

Previously Owned

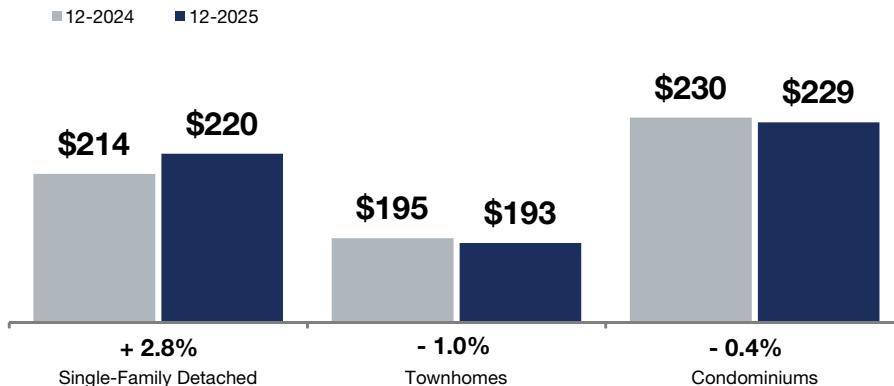
	12-2024	12-2025	Change	12-2024	12-2025	Change
Previously Owned	\$396,000	\$414,000	+ 4.5%	\$534,990	\$550,445	+ 2.9%
	\$290,000	\$293,000	+ 1.0%	\$385,995	\$387,065	+ 0.3%
	\$205,000	\$205,000	0.0%	\$1,119,662	\$347,167	- 69.0%
New Construction	\$365,000	\$377,500	+ 3.4%	\$495,000	\$514,860	+ 4.0%

Price Per Square Foot

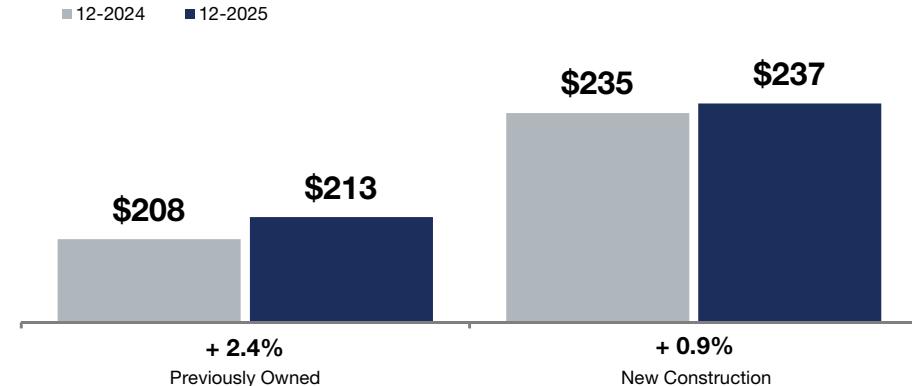
Average price of closed sales divided by the average square footage of closed sales. Based on a rolling 12-month average.



By Property Type



By Construction Status



All Properties

By Property Type	12-2024	12-2025	Change
Single-Family Detached	\$214	\$220	+ 2.8%
Townhomes	\$195	\$193	- 1.0%
Condominiums	\$230	\$229	- 0.4%
All Property Types	\$211	\$215	+ 1.9%

Previously Owned

	12-2024	12-2025	Change	12-2024	12-2025	Change
Previously Owned	\$211	\$217	+ 2.8%	\$236	\$239	+ 1.3%
Previously Owned	\$190	\$189	- 0.5%	\$222	\$224	+ 0.9%
Previously Owned	\$226	\$227	+ 0.4%	\$623	\$371	- 40.4%
Previously Owned	\$208	\$213	+ 2.4%	\$235	\$237	+ 0.9%

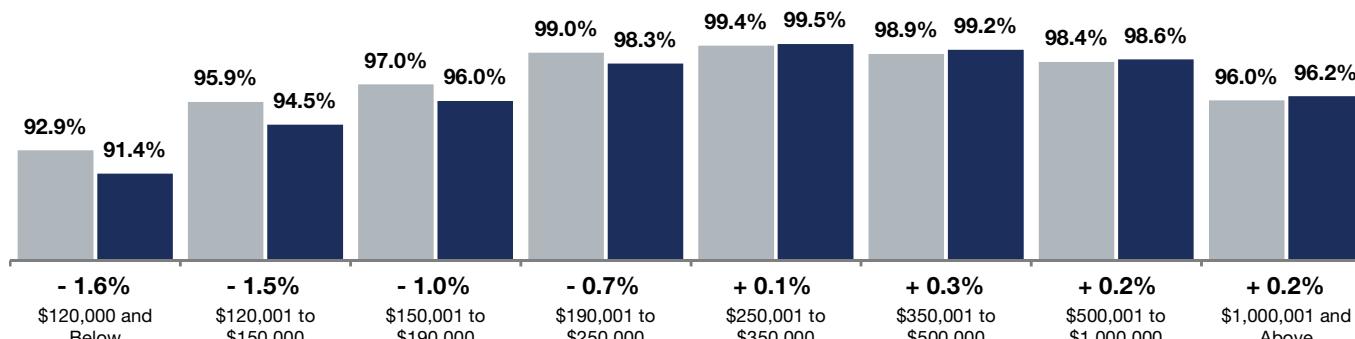
Percent of Original List Price Received



Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. Based on a rolling 12-month average.

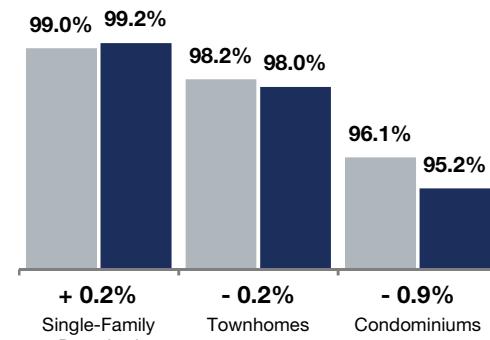
By Price Range

■ 12-2024 ■ 12-2025



By Property Type

■ 12-2024 ■ 12-2025



All Properties

By Price Range

Price Range	12-2024	12-2025	Change
\$120,000 and Below	92.9%	91.4%	- 1.6%
\$120,001 to \$150,000	95.9%	94.5%	- 1.5%
\$150,001 to \$190,000	97.0%	96.0%	- 1.0%
\$190,001 to \$250,000	99.0%	98.3%	- 0.7%
\$250,001 to \$350,000	99.4%	99.5%	+ 0.1%
\$350,001 to \$500,000	98.9%	99.2%	+ 0.3%
\$500,001 to \$1,000,000	98.4%	98.6%	+ 0.2%
\$1,000,001 and Above	96.0%	96.2%	+ 0.2%
All Price Ranges	98.7%	98.7%	0.0%

Previously Owned

12-2024

12-2025

Change

12-2024	12-2025	Change	12-2024	12-2025	Change
92.9%	91.4%	- 1.6%	95.1%	95.5%	+ 0.4%
95.9%	94.5%	- 1.5%	98.2%	93.2%	- 5.1%
97.0%	96.0%	- 1.0%	89.6%	94.2%	+ 5.1%
99.0%	98.3%	- 0.7%	102.0%	106.2%	+ 4.1%
99.5%	99.5%	0.0%	97.2%	99.0%	+ 1.9%
99.1%	99.4%	+ 0.3%	97.7%	97.6%	- 0.1%
98.2%	98.5%	+ 0.3%	99.0%	98.8%	- 0.2%
95.0%	95.2%	+ 0.2%	99.9%	100.7%	+ 0.8%
98.7%	98.7%	0.0%	98.3%	98.5%	+ 0.2%

New Construction

By Property Type

Property Type	12-2024	12-2025	Change
Single-Family Detached	99.0%	99.2%	+ 0.2%
Townhomes	98.2%	98.0%	- 0.2%
Condominiums	96.1%	95.2%	- 0.9%
All Property Types	98.7%	98.7%	0.0%

12-2024

12-2025

Change

12-2024	12-2025	Change	12-2024	12-2025	Change
99.1%	99.2%	+ 0.1%	98.7%	98.7%	0.0%
98.4%	98.0%	- 0.4%	97.0%	97.7%	+ 0.7%
96.0%	95.2%	- 0.8%	97.8%	98.0%	+ 0.2%
98.7%	98.7%	0.0%	98.3%	98.5%	+ 0.2%

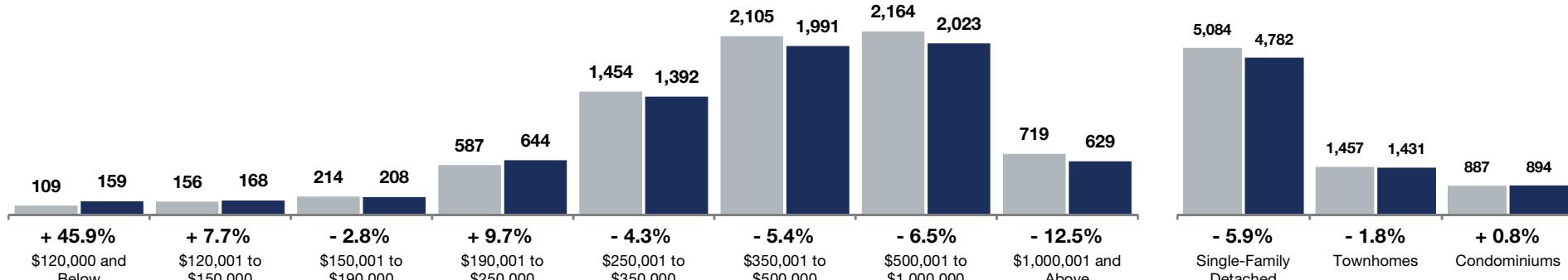
Inventory of Homes for Sale



The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.

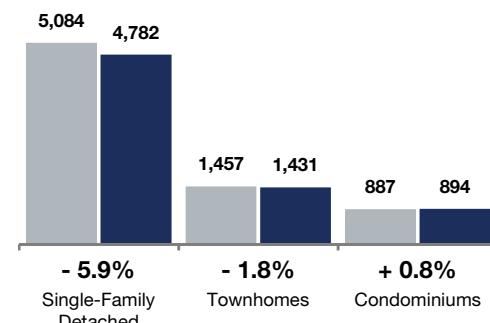
By Price Range

■ 12-2024 ■ 12-2025



By Property Type

■ 12-2024 ■ 12-2025



All Properties

By Price Range

	12-2024	12-2025	Change
\$120,000 and Below	109	159	+ 45.9%
\$120,001 to \$150,000	156	168	+ 7.7%
\$150,001 to \$190,000	214	208	- 2.8%
\$190,001 to \$250,000	587	644	+ 9.7%
\$250,001 to \$350,000	1,454	1,392	- 4.3%
\$350,001 to \$500,000	2,105	1,991	- 5.4%
\$500,001 to \$1,000,000	2,164	2,023	- 6.5%
\$1,000,001 and Above	719	629	- 12.5%
All Price Ranges	7,512	7,216	- 3.9%

Previously Owned

	12-2024	12-2025	Change	12-2024	12-2025	Change
Single-Family Detached	107	156	+ 45.8%	2	3	+ 50.0%
Townhomes	154	167	+ 8.4%	2	1	- 50.0%
Condominiums	212	207	- 2.4%	2	1	- 50.0%
All Properties	5,123	4,884	- 4.7%	2,389	2,332	- 2.4%

New Construction

By Property Type

	12-2024	12-2025	Change
Single-Family Detached	5,084	4,782	- 5.9%
Townhomes	1,457	1,431	- 1.8%
Condominiums	887	894	+ 0.8%
All Property Types	7,512	7,216	- 3.9%

	12-2024	12-2025	Change	12-2024	12-2025	Change
Single-Family Detached	3,205	2,907	- 9.3%	1,879	1,875	- 0.2%
Townhomes	1,008	1,057	+ 4.9%	449	374	- 16.7%
Condominiums	861	869	+ 0.9%	26	25	- 3.8%
All Property Types	5,123	4,884	- 4.7%	2,389	2,332	- 2.4%

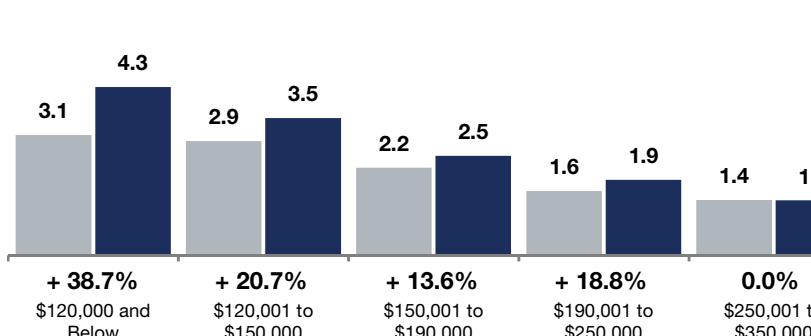
Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.



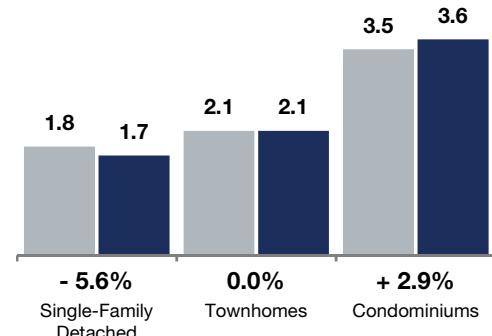
By Price Range

■ 12-2024 ■ 12-2025



By Property Type

■ 12-2024 ■ 12-2025



All Properties

By Price Range

	12-2024	12-2025	Change
\$120,000 and Below	3.1	4.3	+ 38.7%
\$120,001 to \$150,000	2.9	3.5	+ 20.7%
\$150,001 to \$190,000	2.2	2.5	+ 13.6%
\$190,001 to \$250,000	1.6	1.9	+ 18.8%
\$250,001 to \$350,000	1.4	1.4	0.0%
\$350,001 to \$500,000	1.8	1.6	- 11.1%
\$500,001 to \$1,000,000	2.6	2.2	- 15.4%
\$1,000,001 and Above	5.1	3.8	- 25.5%
All Price Ranges	2.0	1.9	- 5.0%

Previously Owned

12-2024

12-2024	12-2025	Change
3.1	4.3	+ 38.7%
2.9	3.5	+ 20.7%
2.2	2.5	+ 13.6%
1.6	1.9	+ 18.8%
1.3	1.3	0.0%
1.3	1.2	- 7.7%
1.7	1.3	- 23.5%
3.6	2.2	- 38.9%
1.6	1.4	- 12.5%

12-2025

12-2024	12-2025	Change
1.5	1.9	+ 26.7%
1.3	1.0	- 23.1%
1.7	1.0	- 41.2%
4.7	0.6	- 87.2%
3.9	5.2	+ 33.3%
4.6	4.9	+ 6.5%
5.6	5.9	+ 5.4%
10.6	11.5	+ 8.5%
5.3	5.8	+ 9.4%

New Construction

12-2024

12-2024	12-2025	Change
1.5	1.9	+ 26.7%
1.3	1.0	- 23.1%
1.7	1.0	- 41.2%
4.7	0.6	- 87.2%
3.9	5.2	+ 33.3%
4.6	4.9	+ 6.5%
5.6	5.9	+ 5.4%
10.6	11.5	+ 8.5%
5.3	5.8	+ 9.4%

12-2025

12-2024	12-2025	Change
1.5	1.9	+ 26.7%
1.3	1.0	- 23.1%
1.7	1.0	- 41.2%
4.7	0.6	- 87.2%
3.9	5.2	+ 33.3%
4.6	4.9	+ 6.5%
5.6	5.9	+ 5.4%
10.6	11.5	+ 8.5%
5.3	5.8	+ 9.4%

By Property Type

	12-2024	12-2025	Change
Single-Family Detached	1.8	1.7	- 5.6%
Townhomes	2.1	2.1	0.0%
Condominiums	3.5	3.6	+ 2.9%
All Property Types	2.0	1.9	- 5.0%

12-2024

12-2024	12-2025	Change
1.3	1.2	- 7.7%
1.7	1.8	+ 5.9%
3.4	3.6	+ 5.9%
1.6	1.4	- 12.5%

12-2025

12-2024	12-2025	Change
5.7	6.0	+ 5.3%
4.2	4.7	+ 11.9%
8.7	7.6	- 12.6%
5.3	5.8	+ 9.4%