

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



February 2026

U.S. pending home sales dipped 0.8% month-over-month and 0.4% year-over-year, according to the National Association of REALTORS®, with the decline attributed to low housing inventory. Regionally, monthly contract signings rose in the Midwest and West but fell in the South and Northeast. On a year-over-year basis, contracts increased in the South and West but declined in the Northeast and Midwest. For the 12-month period spanning March 2025 through February 2026, 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 8.9 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 3.4 percent to \$429,000. The price range that tended to sell the quickest was the \$350,001 to \$500,000 range at 42 days; the price range that tended to sell the slowest was the \$120,000 and Below range at 99 days.

Market-wide, inventory levels were up 2.0 percent. The property type that gained the most inventory was the Single-Family Detached segment, where it increased 3.8 percent. That amounts to 1.8 months supply for Single-Family homes, 2.3 months supply for Townhomes and 4.2 months supply for Condos.

Quick Facts

+ 8.9%

+ 1.9%

+ 2.6%

Price Range With the Strongest Sales:	Property Type With Strongest Sales:	Construction Status With Strongest Sales:
\$1,000,001 and Above	Single-Family Detached	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



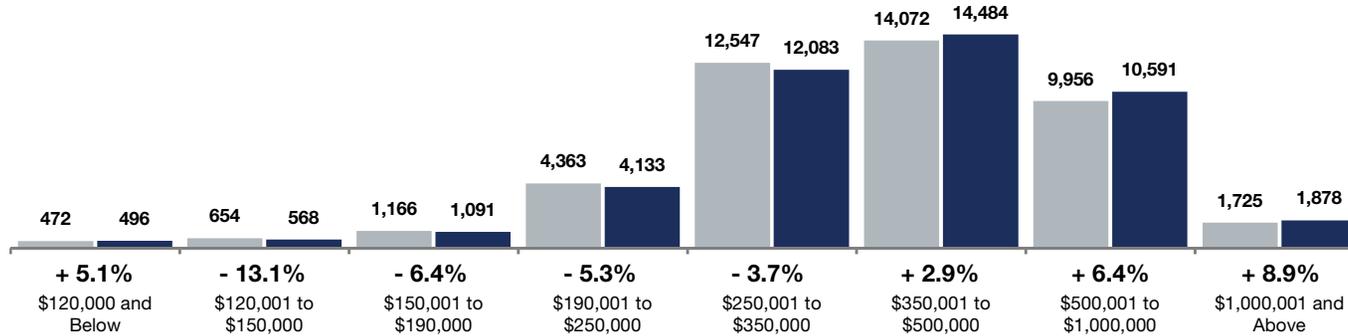
Pending Sales



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

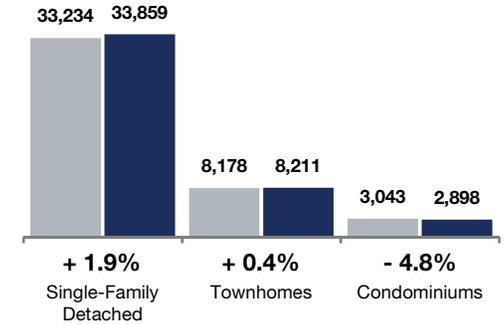
By Price Range

■ 2-2025 ■ 2-2026



By Property Type

■ 2-2025 ■ 2-2026



All Properties

By Price Range	2-2025	2-2026	Change
\$120,000 and Below	472	496	+ 5.1%
\$120,001 to \$150,000	654	568	- 13.1%
\$150,001 to \$190,000	1,166	1,091	- 6.4%
\$190,001 to \$250,000	4,363	4,133	- 5.3%
\$250,001 to \$350,000	12,547	12,083	- 3.7%
\$350,001 to \$500,000	14,072	14,484	+ 2.9%
\$500,001 to \$1,000,000	9,956	10,591	+ 6.4%
\$1,000,001 and Above	1,725	1,878	+ 8.9%
All Price Ranges	44,957	45,503	+ 1.2%

Previously Owned

2-2025	2-2026	Change
467	487	+ 4.3%
642	561	- 12.6%
1,144	1,078	- 5.8%
4,321	4,113	- 4.8%
12,048	11,587	- 3.8%
11,908	12,608	+ 5.9%
7,543	8,430	+ 11.8%
1,333	1,534	+ 15.1%
39,406	40,417	+ 2.6%

New Construction

2-2025	2-2026	Change
2	3	+ 50.0%
8	1	- 87.5%
6	2	- 66.7%
8	9	+ 12.5%
427	451	+ 5.6%
2,060	1,804	- 12.4%
2,268	2,073	- 8.6%
366	321	- 12.3%
5,145	4,687	- 8.9%

By Property Type

2-2025	2-2026	Change
33,234	33,859	+ 1.9%
8,178	8,211	+ 0.4%
3,043	2,898	- 4.8%
44,957	45,503	+ 1.2%

2-2025	2-2026	Change
29,040	29,899	+ 3.0%
6,969	7,235	+ 3.8%
2,984	2,841	- 4.8%
39,406	40,417	+ 2.6%

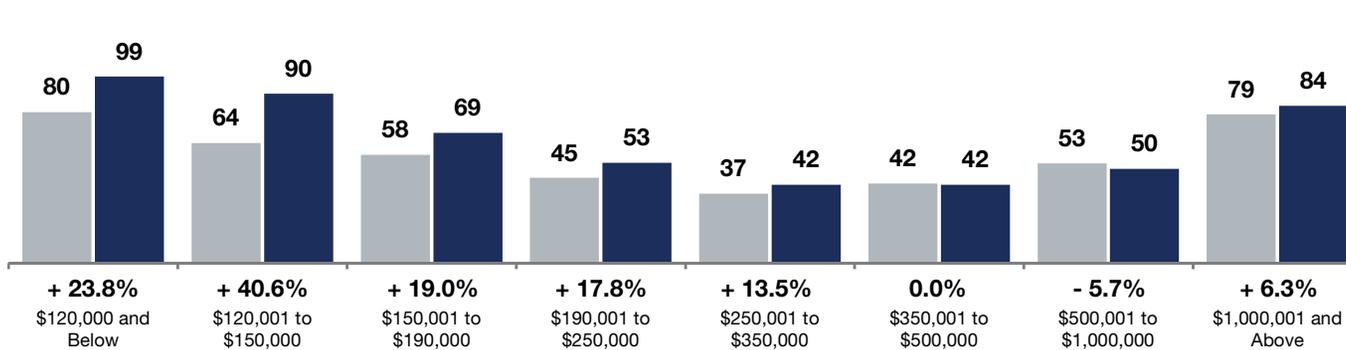
Days on Market Until Sale



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

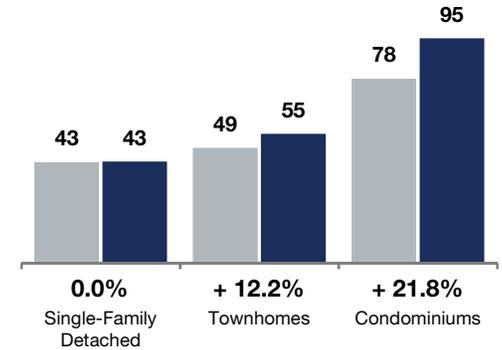
By Price Range

■ 2-2025 ■ 2-2026



By Property Type

■ 2-2025 ■ 2-2026



All Properties

By Price Range

	2-2025	2-2026	Change
\$120,000 and Below	80	99	+ 23.8%
\$120,001 to \$150,000	64	90	+ 40.6%
\$150,001 to \$190,000	58	69	+ 19.0%
\$190,001 to \$250,000	45	53	+ 17.8%
\$250,001 to \$350,000	37	42	+ 13.5%
\$350,001 to \$500,000	42	42	0.0%
\$500,001 to \$1,000,000	53	50	- 5.7%
\$1,000,001 and Above	79	84	+ 6.3%
All Price Ranges	46	48	+ 4.3%

Previously Owned

	2-2025	2-2026	Change
\$120,000 and Below	80	99	+ 23.8%
\$120,001 to \$150,000	64	89	+ 39.1%
\$150,001 to \$190,000	57	69	+ 21.1%
\$190,001 to \$250,000	45	53	+ 17.8%
\$250,001 to \$350,000	35	40	+ 14.3%
\$350,001 to \$500,000	37	37	0.0%
\$500,001 to \$1,000,000	47	47	0.0%
\$1,000,001 and Above	73	76	+ 4.1%
All Price Ranges	42	45	+ 7.1%

New Construction

	2-2025	2-2026	Change
\$120,000 and Below	50	216	+ 332.0%
\$120,001 to \$150,000	91	239	+ 162.6%
\$150,001 to \$190,000	152	199	+ 30.9%
\$190,001 to \$250,000	46	88	+ 91.3%
\$250,001 to \$350,000	72	83	+ 15.3%
\$350,001 to \$500,000	75	74	- 1.3%
\$500,001 to \$1,000,000	74	64	- 13.5%
\$1,000,001 and Above	103	118	+ 14.6%
All Price Ranges	76	74	- 2.6%

By Property Type

	2-2025	2-2026	Change
Single-Family Detached	43	43	0.0%
Townhomes	49	55	+ 12.2%
Condominiums	78	95	+ 21.8%
All Property Types	46	48	+ 4.3%

	2-2025	2-2026	Change
Single-Family Detached	38	39	+ 2.6%
Townhomes	43	51	+ 18.6%
Condominiums	77	94	+ 22.1%
All Price Ranges	42	45	+ 7.1%

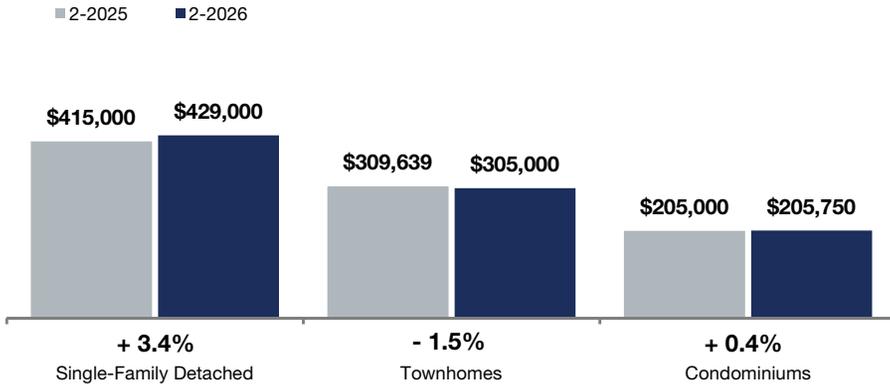
	2-2025	2-2026	Change
Single-Family Detached	76	72	- 5.3%
Townhomes	79	78	- 1.3%
Condominiums	131	168	+ 28.2%
All Price Ranges	76	74	- 2.6%

Median Sales Price

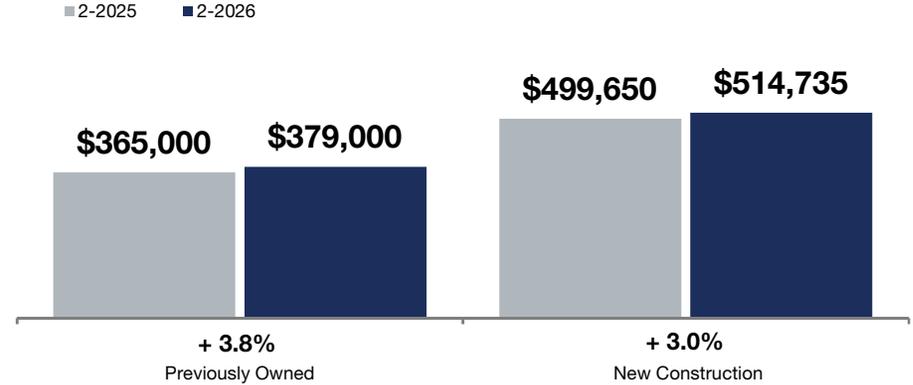


Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.

By Property Type



By Construction Status



All Properties

By Property Type	2-2025	2-2026	Change
Single-Family Detached	\$415,000	\$429,000	+ 3.4%
Townhomes	\$309,639	\$305,000	- 1.5%
Condominiums	\$205,000	\$205,750	+ 0.4%
All Property Types	\$380,000	\$390,000	+ 2.6%

Previously Owned

2-2025	2-2026	Change
\$400,000	\$415,000	+ 3.8%
\$292,000	\$292,000	0.0%
\$204,000	\$205,000	+ 0.5%
\$365,000	\$379,000	+ 3.8%

New Construction

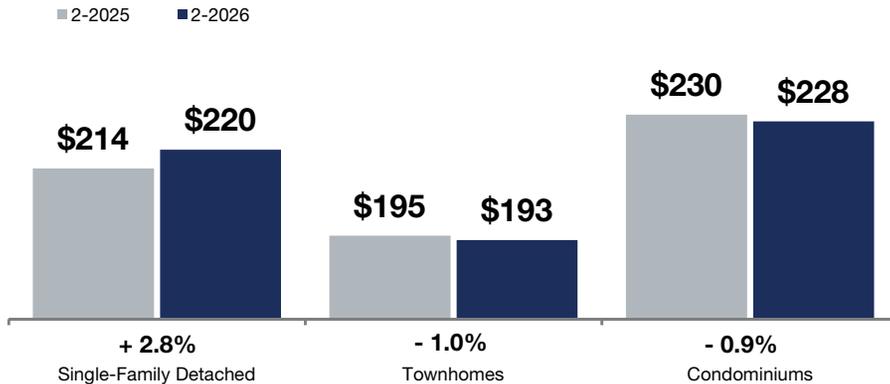
2-2025	2-2026	Change
\$539,610	\$550,000	+ 1.9%
\$389,900	\$384,995	- 1.3%
\$807,358	\$416,672	- 48.4%
\$499,650	\$514,735	+ 3.0%

Price Per Square Foot

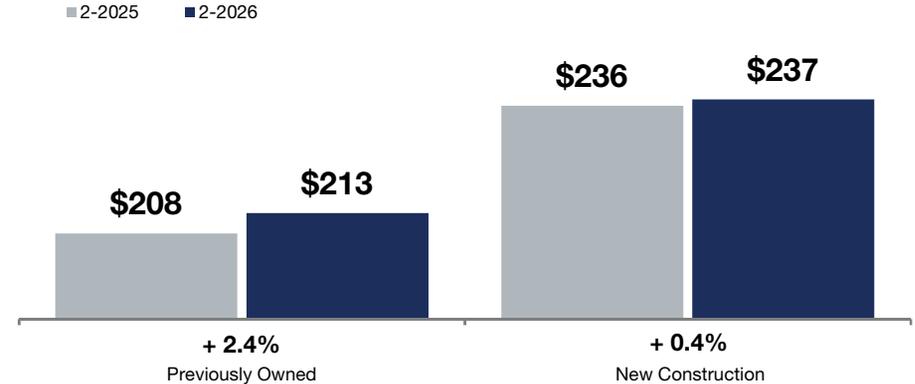


Average price of closed sales divided by the average square footage of closed sales. **Based on a rolling 12-month average.**

By Property Type



By Construction Status



All Properties

By Property Type	2-2025	2-2026	Change
Single-Family Detached	\$214	\$220	+ 2.8%
Townhomes	\$195	\$193	- 1.0%
Condominiums	\$230	\$228	- 0.9%
All Property Types	\$212	\$215	+ 1.4%

Previously Owned

2-2025	2-2026	Change
\$211	\$218	+ 3.3%
\$189	\$189	0.0%
\$227	\$226	- 0.4%
\$208	\$213	+ 2.4%

New Construction

2-2025	2-2026	Change
\$238	\$239	+ 0.4%
\$224	\$224	0.0%
\$544	\$397	- 27.0%
\$236	\$237	+ 0.4%

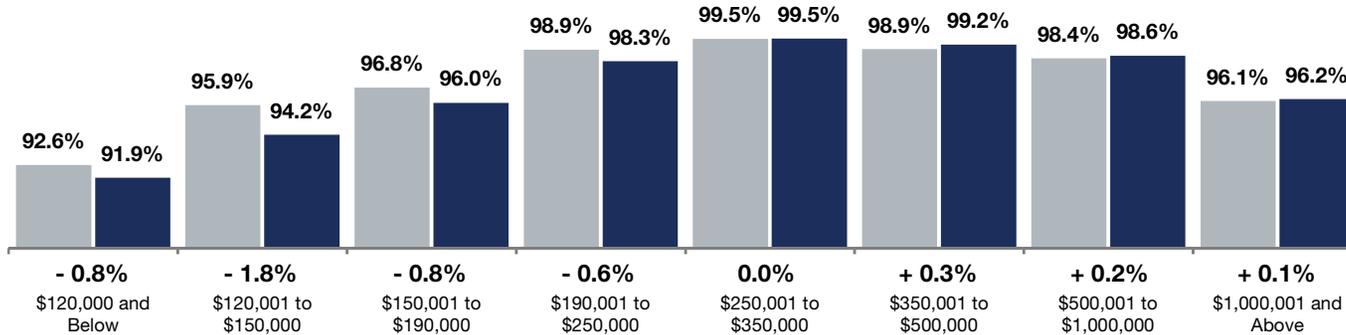
Percent of Original List Price Received



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.**

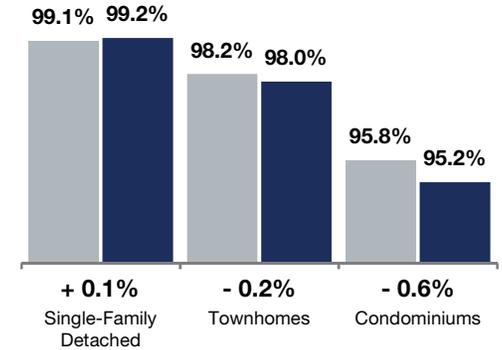
By Price Range

■ 2-2025 ■ 2-2026



By Property Type

■ 2-2025 ■ 2-2026



All Properties

By Price Range	2-2025	2-2026	Change
\$120,000 and Below	92.6%	91.9%	- 0.8%
\$120,001 to \$150,000	95.9%	94.2%	- 1.8%
\$150,001 to \$190,000	96.8%	96.0%	- 0.8%
\$190,001 to \$250,000	98.9%	98.3%	- 0.6%
\$250,001 to \$350,000	99.5%	99.5%	0.0%
\$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	96.1%	96.2%	+ 0.1%
All Price Ranges	98.7%	98.7%	0.0%

Previously Owned

2-2025	2-2026	Change	2-2025	2-2026	Change
92.5%	91.8%	- 0.8%	95.1%	95.5%	+ 0.4%
95.8%	94.2%	- 1.7%	97.6%	92.0%	- 5.7%
96.9%	96.0%	- 0.9%	90.3%	93.4%	+ 3.4%
98.9%	98.3%	- 0.6%	103.4%	107.3%	+ 3.8%
99.5%	99.5%	0.0%	98.2%	98.8%	+ 0.6%
99.1%	99.4%	+ 0.3%	98.0%	97.5%	- 0.5%
98.2%	98.5%	+ 0.3%	99.1%	98.8%	- 0.3%
95.1%	95.2%	+ 0.1%	100.1%	100.5%	+ 0.4%
98.7%	98.7%	0.0%	98.6%	98.4%	- 0.2%

New Construction

By Property Type	2-2025	2-2026	Change
Single-Family Detached	99.1%	99.2%	+ 0.1%
Townhomes	98.2%	98.0%	- 0.2%
Condominiums	95.8%	95.2%	- 0.6%
All Property Types	98.7%	98.7%	0.0%

2-2025	2-2026	Change	2-2025	2-2026	Change
99.1%	99.2%	+ 0.1%	98.9%	98.6%	- 0.3%
98.3%	98.0%	- 0.3%	97.5%	97.6%	+ 0.1%
95.8%	95.2%	- 0.6%	97.5%	98.2%	+ 0.7%
98.7%	98.7%	0.0%	98.6%	98.4%	- 0.2%

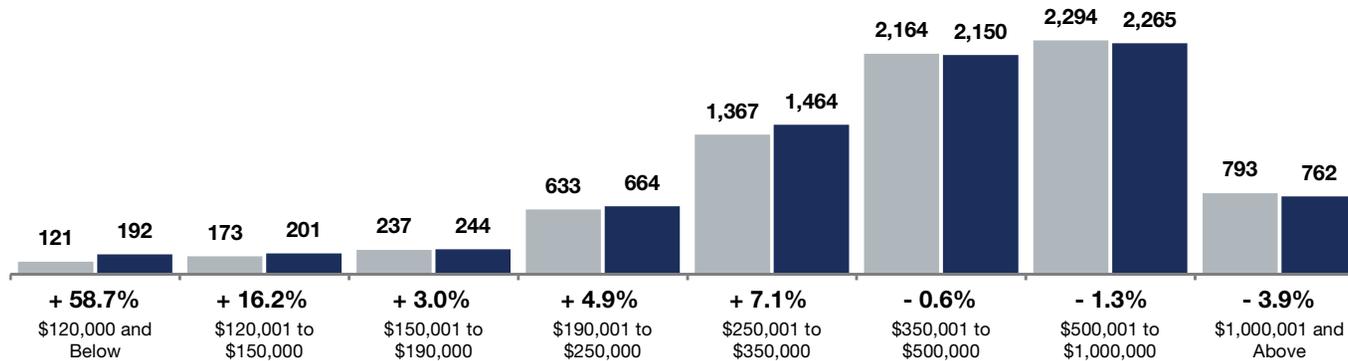
Inventory of Homes for Sale



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

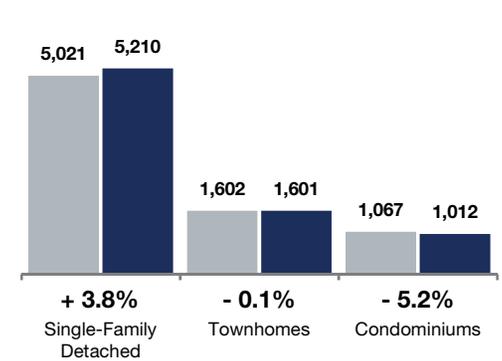
By Price Range

■ 2-2025 ■ 2-2026



By Property Type

■ 2-2025 ■ 2-2026



All Properties

By Price Range	2-2025	2-2026	Change
\$120,000 and Below	121	192	+ 58.7%
\$120,001 to \$150,000	173	201	+ 16.2%
\$150,001 to \$190,000	237	244	+ 3.0%
\$190,001 to \$250,000	633	664	+ 4.9%
\$250,001 to \$350,000	1,367	1,464	+ 7.1%
\$350,001 to \$500,000	2,164	2,150	- 0.6%
\$500,001 to \$1,000,000	2,294	2,265	- 1.3%
\$1,000,001 and Above	793	762	- 3.9%
All Price Ranges	7,790	7,946	+ 2.0%

Previously Owned

2-2025	2-2026	Change	2-2025	2-2026	Change
118	188	+ 59.3%	3	4	+ 33.3%
172	200	+ 16.3%	1	1	0.0%
234	240	+ 2.6%	3	4	+ 33.3%
626	662	+ 5.8%	7	2	- 71.4%
1,264	1,319	+ 4.4%	103	145	+ 40.8%
1,285	1,391	+ 8.2%	879	759	- 13.7%
1,184	1,171	- 1.1%	1,110	1,094	- 1.4%
477	407	- 14.7%	316	355	+ 12.3%
5,367	5,582	+ 4.0%	2,423	2,364	- 2.4%

New Construction

By Property Type	2-2025	2-2026	Change
Single-Family Detached	5,021	5,210	+ 3.8%
Townhomes	1,602	1,601	- 0.1%
Condominiums	1,067	1,012	- 5.2%
All Property Types	7,790	7,946	+ 2.0%

2-2025	2-2026	Change	2-2025	2-2026	Change
3,168	3,328	+ 5.1%	1,853	1,882	+ 1.6%
1,110	1,213	+ 9.3%	492	388	- 21.1%
1,039	984	- 5.3%	28	28	0.0%
5,367	5,582	+ 4.0%	2,423	2,364	- 2.4%

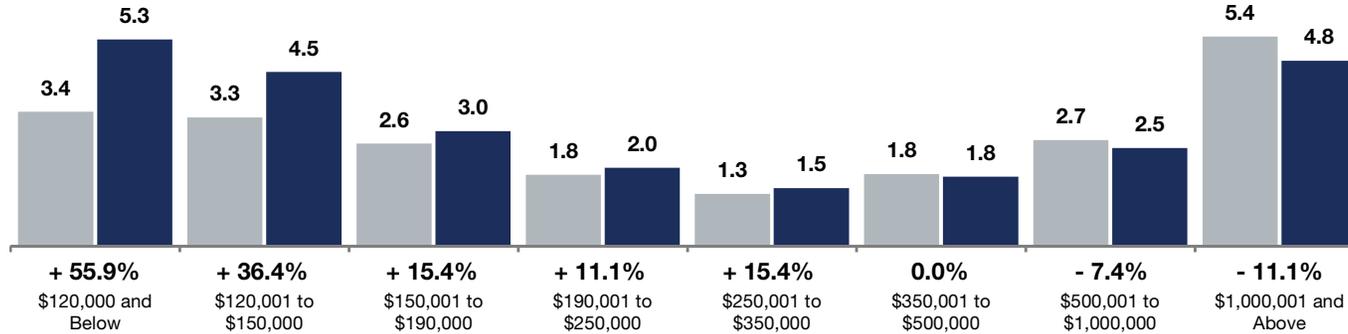
Months Supply of Inventory



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.

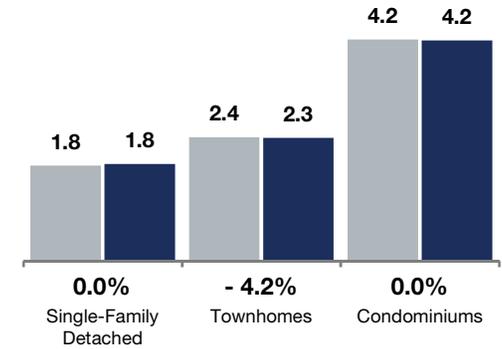
By Price Range

■ 2-2025 ■ 2-2026



By Property Type

■ 2-2025 ■ 2-2026



All Properties

By Price Range	2-2025	2-2026	Change
\$120,000 and Below	3.4	5.3	+ 55.9%
\$120,001 to \$150,000	3.3	4.5	+ 36.4%
\$150,001 to \$190,000	2.6	3.0	+ 15.4%
\$190,001 to \$250,000	1.8	2.0	+ 11.1%
\$250,001 to \$350,000	1.3	1.5	+ 15.4%
\$350,001 to \$500,000	1.8	1.8	0.0%
\$500,001 to \$1,000,000	2.7	2.5	- 7.4%
\$1,000,001 and Above	5.4	4.8	- 11.1%
All Price Ranges	2.1	2.1	0.0%

Previously Owned

2-2025	2-2026	Change	2-2025	2-2026	Change
3.4	5.3	+ 55.9%	2.4	2.5	+ 4.2%
3.3	4.5	+ 36.4%	0.7	1.0	+ 42.9%
2.6	2.9	+ 11.5%	2.6	4.0	+ 53.8%
1.8	2.0	+ 11.1%	5.3	1.0	- 81.1%
1.3	1.4	+ 7.7%	3.4	5.1	+ 50.0%
1.3	1.3	0.0%	5.2	5.1	- 1.9%
1.8	1.6	- 11.1%	5.8	6.1	+ 5.2%
4.1	3.1	- 24.4%	10.4	13.1	+ 26.0%
1.6	1.7	+ 6.3%	5.7	6.1	+ 7.0%

New Construction

By Property Type	2-2025	2-2026	Change
Single-Family Detached	1.8	1.8	0.0%
Townhomes	2.4	2.3	- 4.2%
Condominiums	4.2	4.2	0.0%
All Property Types	2.1	2.1	0.0%

2-2025	2-2026	Change	2-2025	2-2026	Change
1.3	1.3	0.0%	5.7	6.2	+ 8.8%
1.9	2.0	+ 5.3%	5.1	5.0	- 2.0%
4.2	4.2	0.0%	9.6	8.8	- 8.3%
1.6	1.7	+ 6.3%	5.7	6.1	+ 7.0%