

Weekly Market Activity Report

A RESEARCH TOOL FROM MINNEAPOLIS AREA REALTORS®

For Week Ending July 5, 2025

Publish Date: July 14, 2025 • All comparisons are to 2024

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%

Change in
New Listings

+ 5.6%

Change in
Pending Sales

+ 4.8%

Change in
Inventory

Metrics by Week

New Listings	2
Pending Sales	3
Inventory of Homes for Sale	4

Metrics by Month

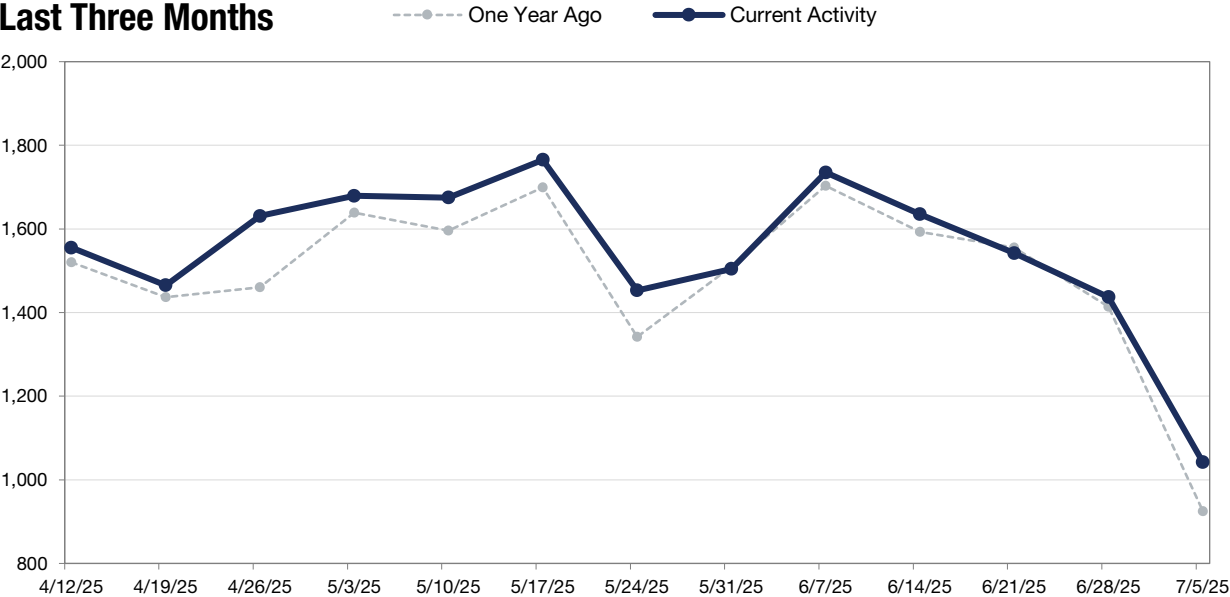
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New Listings

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

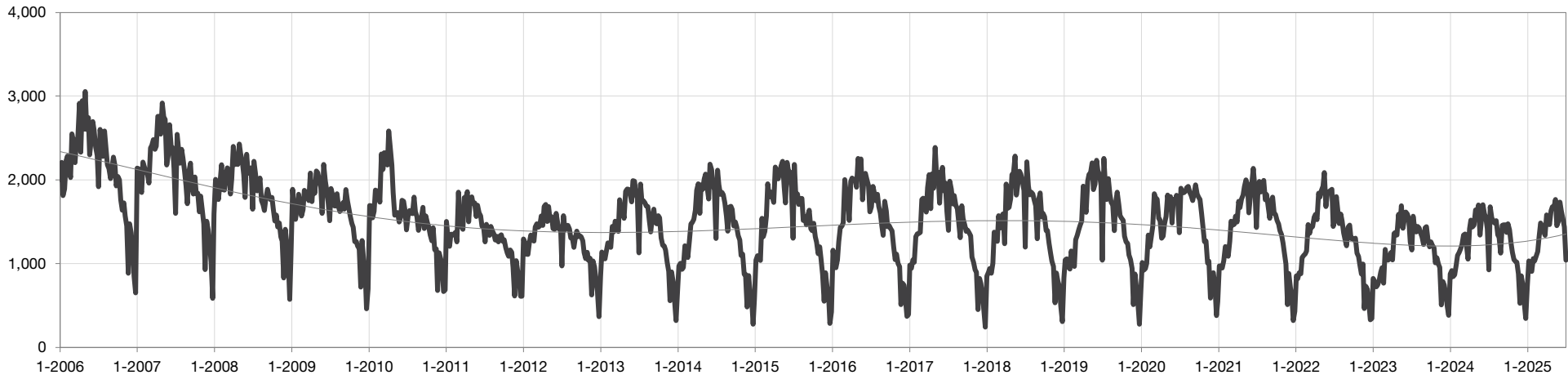


Last Three Months



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 Listings

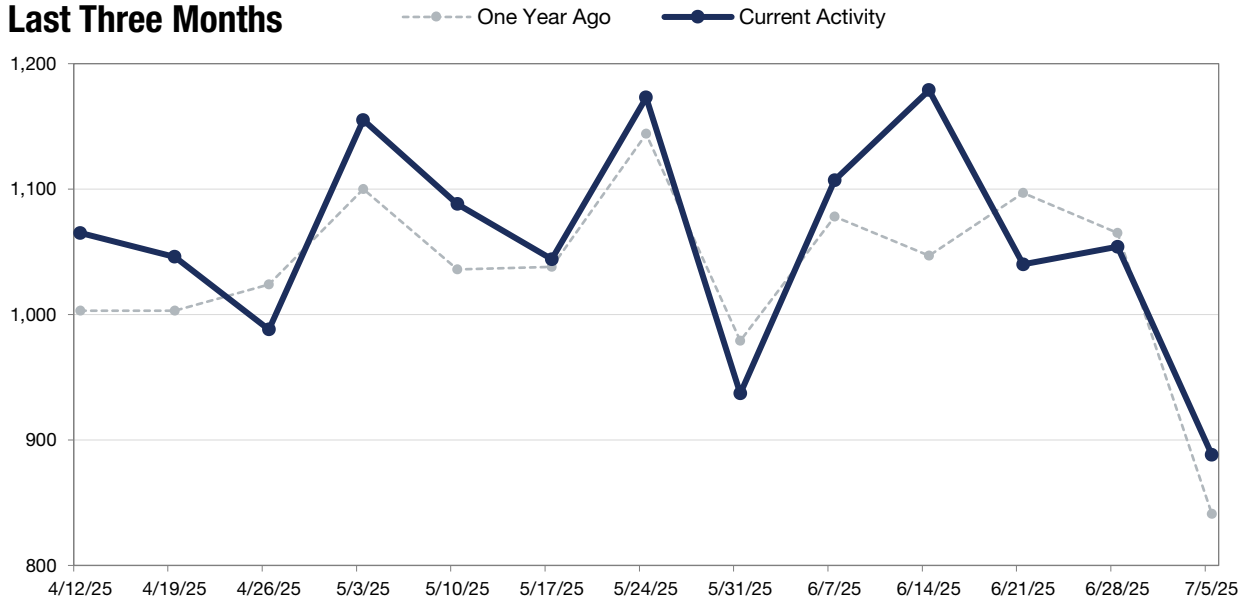


Pending Sales

A count of the properties on which offers have been accepted in a given week.

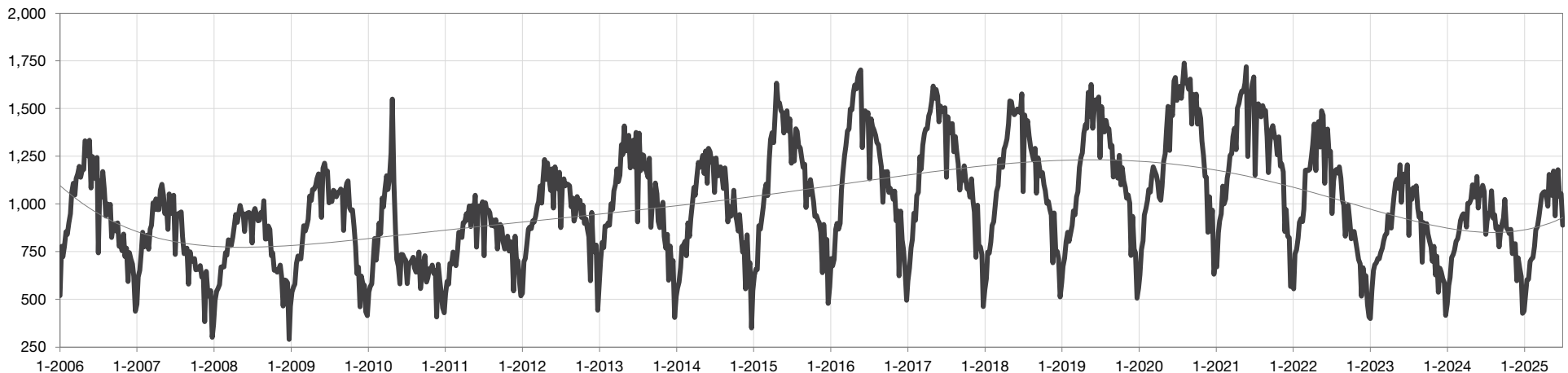


Last Three Months



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

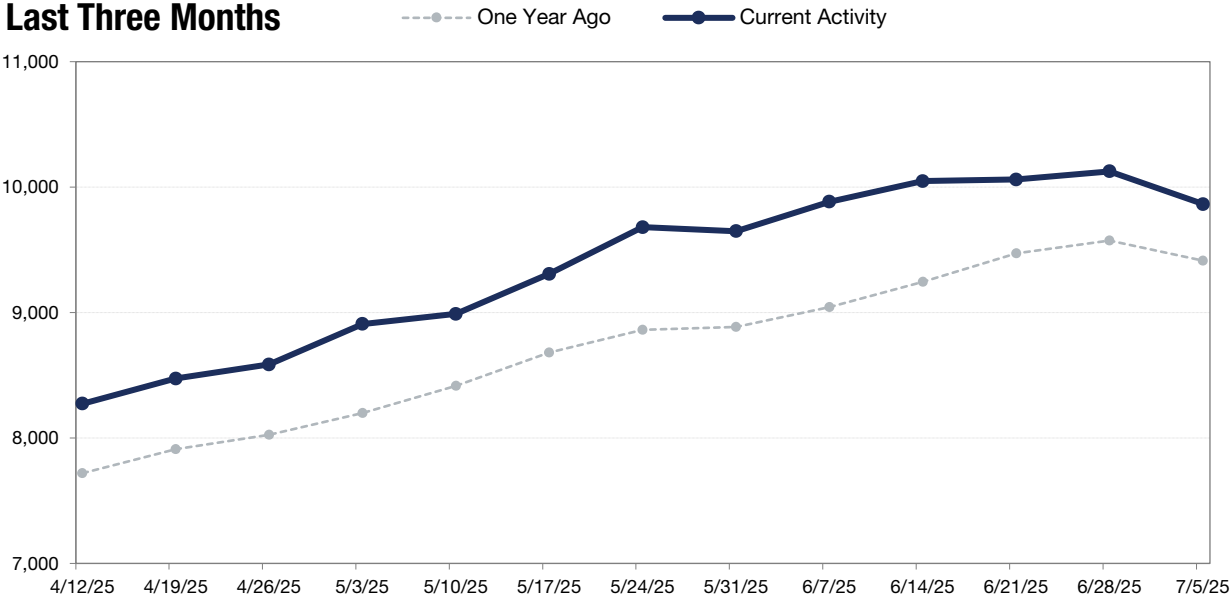


Inventory of Homes for Sale

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

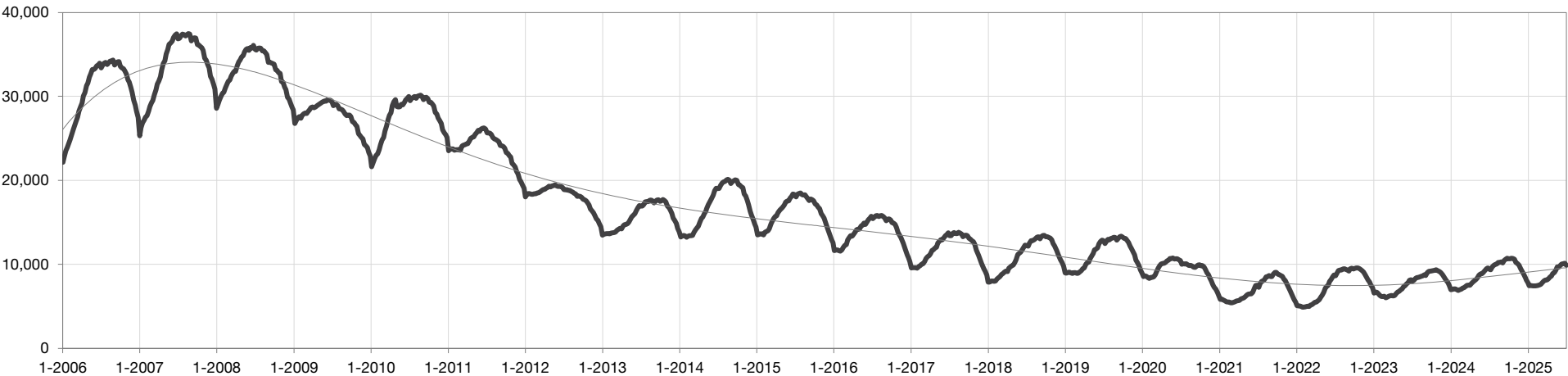


Last Three Months



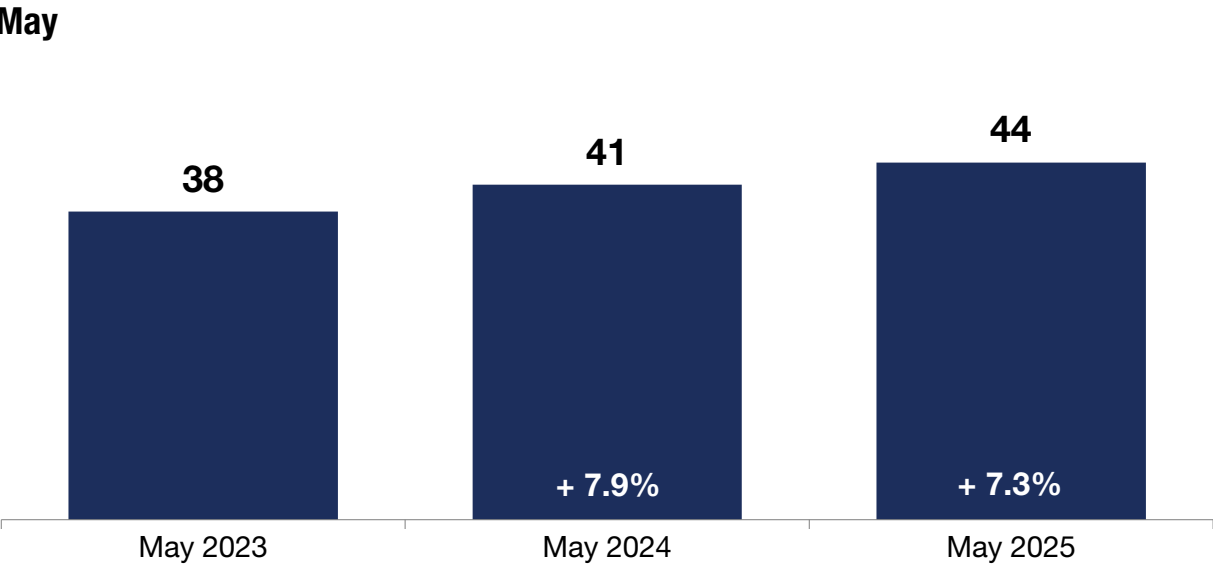
For the Week Ending	Current Activity	One Year Previous	+ / -
4/12/2025	8,275	7,720	+ 7.2%
4/19/2025	8,474	7,911	+ 7.1%
4/26/2025	8,586	8,025	+ 7.0%
5/3/2025	8,909	8,200	+ 8.6%
5/10/2025	8,989	8,416	+ 6.8%
5/17/2025	9,308	8,681	+ 7.2%
5/24/2025	9,680	8,861	+ 9.2%
5/31/2025	9,648	8,885	+ 8.6%
6/7/2025	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



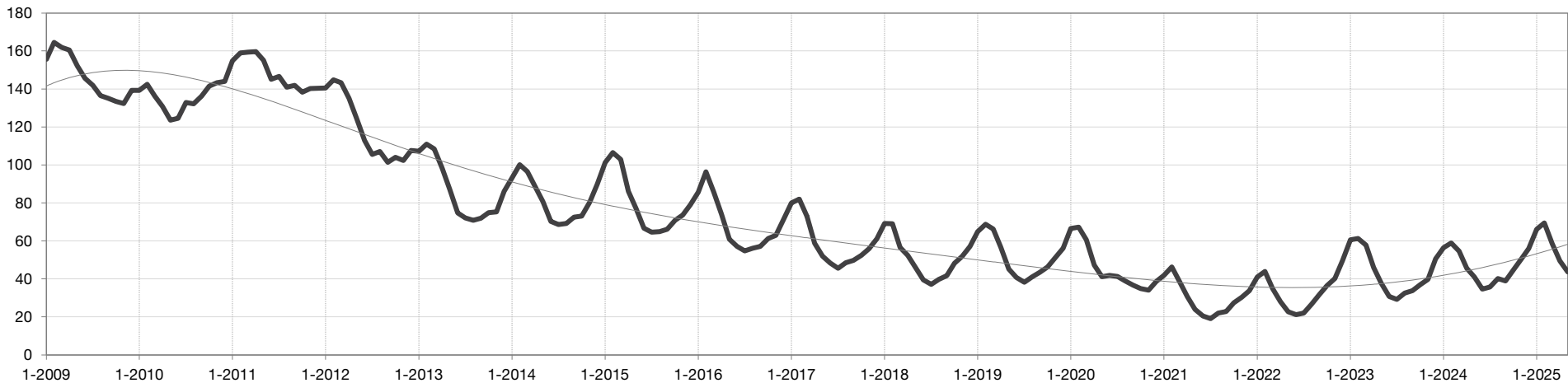
Days on Market Until Sale

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



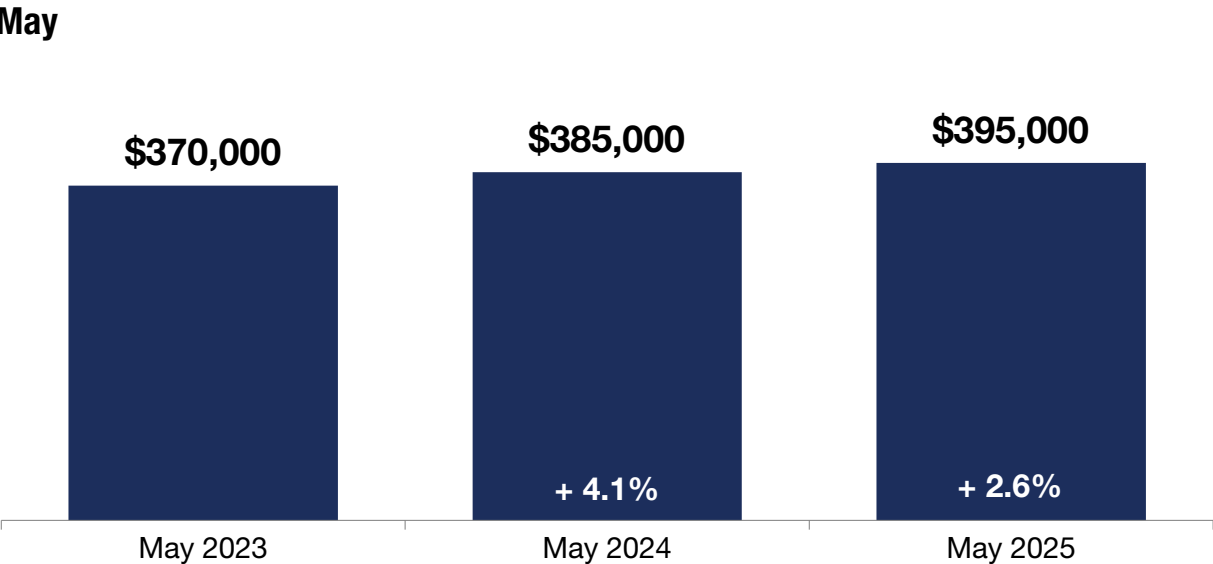
Month	Current Activity	One Year Previous	+ / -
June 2024	35	31	+ 12.9%
July 2024	36	29	+ 24.1%
August 2024	40	33	+ 21.2%
September 2024	39	34	+ 14.7%
October 2024	45	37	+ 21.6%
November 2024	50	40	+ 25.0%
December 2024	56	51	+ 9.8%
January 2025	66	56	+ 17.9%
February 2025	69	59	+ 16.9%
March 2025	59	55	+ 7.3%
April 2025	50	46	+ 8.7%
May 2025	44	41	+ 7.3%
12-Month Avg	47	40	+ 17.5%

Historical Days on Market Until Sale



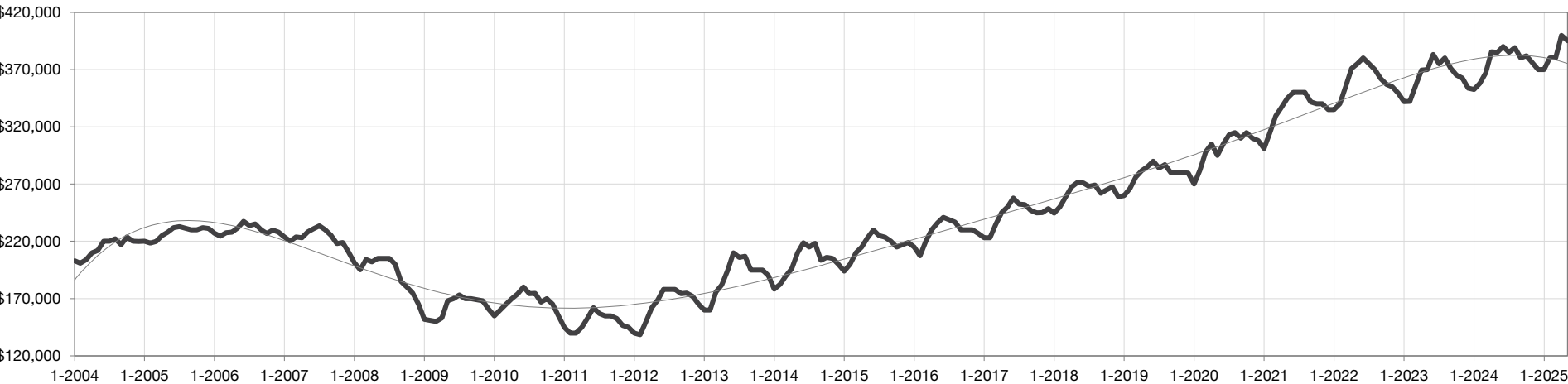
Median Sales Price

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



Month	Current Activity	One Year Previous	+ / -
June 2024	\$390,000	\$383,000	+ 1.8%
July 2024	\$385,000	\$375,000	+ 2.7%
August 2024	\$389,000	\$380,000	+ 2.4%
September 2024	\$379,999	\$371,000	+ 2.4%
October 2024	\$381,950	\$365,000	+ 4.6%
November 2024	\$376,000	\$362,550	+ 3.7%
December 2024	\$370,000	\$353,700	+ 4.6%
January 2025	\$370,000	\$352,500	+ 5.0%
February 2025	\$380,000	\$358,000	+ 6.1%
March 2025	\$380,000	\$367,000	+ 3.5%
April 2025	\$399,900	\$385,500	+ 3.7%
May 2025	\$395,000	\$385,000	+ 2.6%
12-Month Med	\$385,000	\$374,500	+ 2.8%

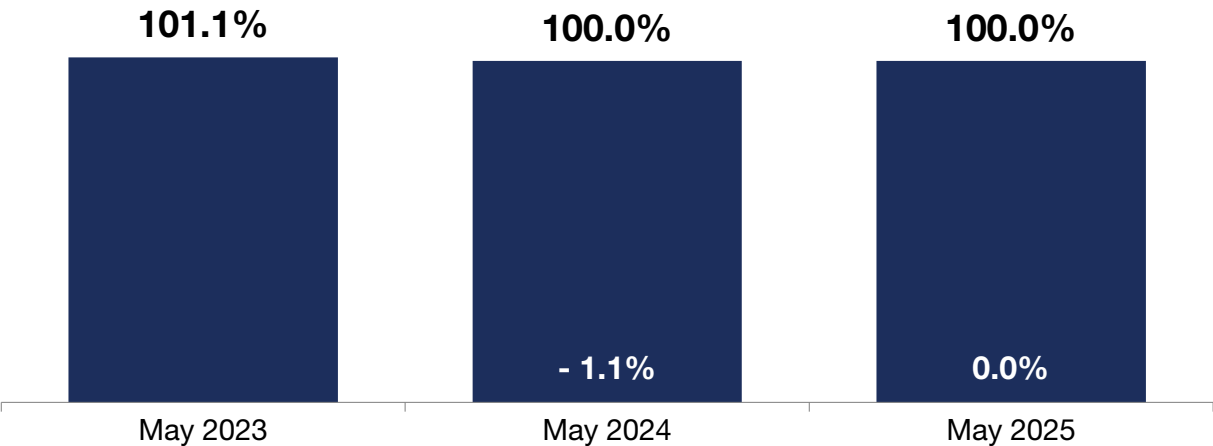
Historical Median Sales Price



Percent of Original List Price Received

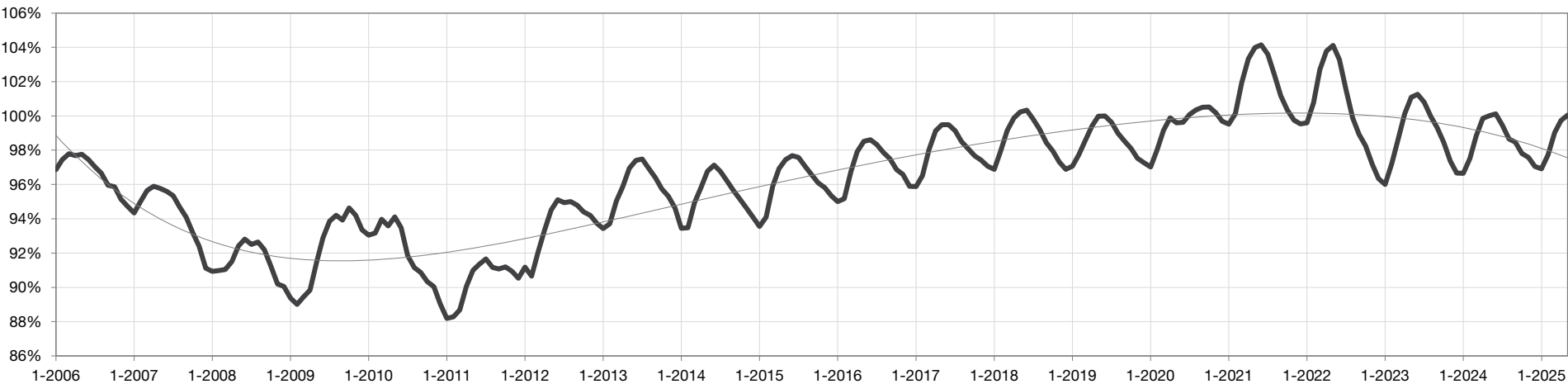
Percentage found when dividing a property’s sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

May



Month	Current Activity	One Year Previous	+ / -
June 2024	100.1%	101.3%	- 1.2%
July 2024	99.5%	100.8%	- 1.3%
August 2024	98.7%	100.0%	- 1.3%
September 2024	98.5%	99.3%	- 0.8%
October 2024	97.8%	98.5%	- 0.7%
November 2024	97.6%	97.4%	+ 0.2%
December 2024	97.0%	96.7%	+ 0.3%
January 2025	96.9%	96.6%	+ 0.3%
February 2025	97.7%	97.5%	+ 0.2%
March 2025	99.0%	98.8%	+ 0.2%
April 2025	99.7%	99.9%	- 0.2%
May 2025	100.0%	100.0%	0.0%
12-Month Avg	98.7%	99.2%	- 0.5%

Historical Percent of Original List Price Received

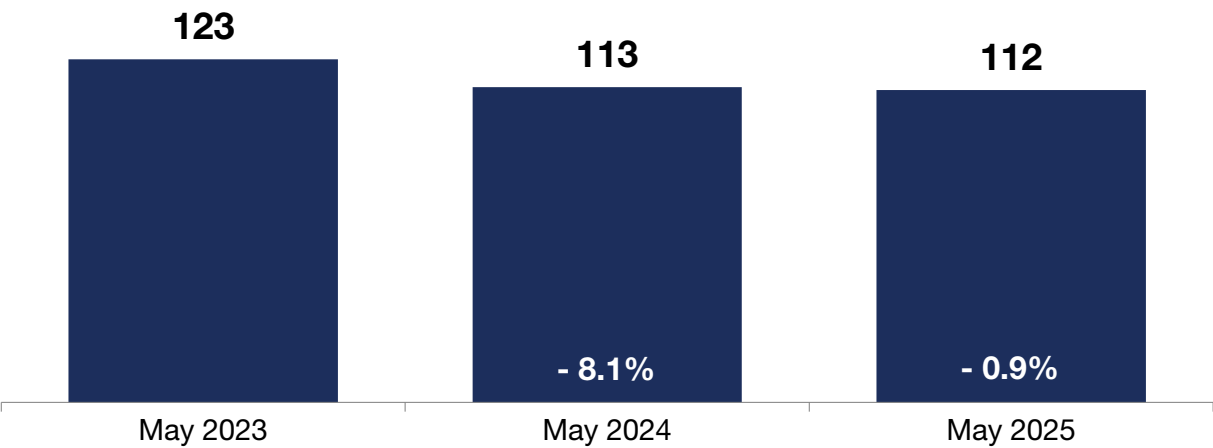


Housing Affordability Index



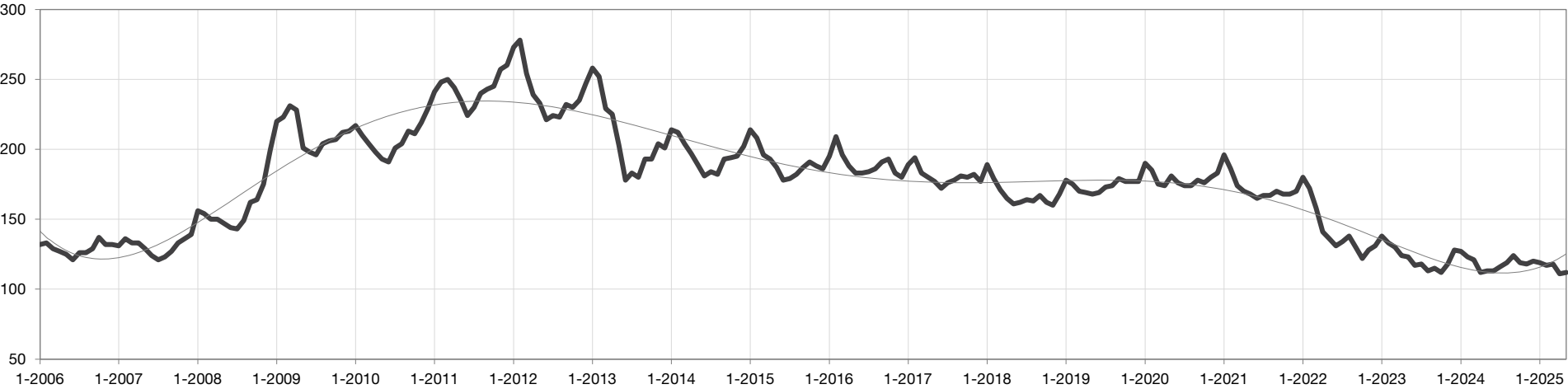
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

May



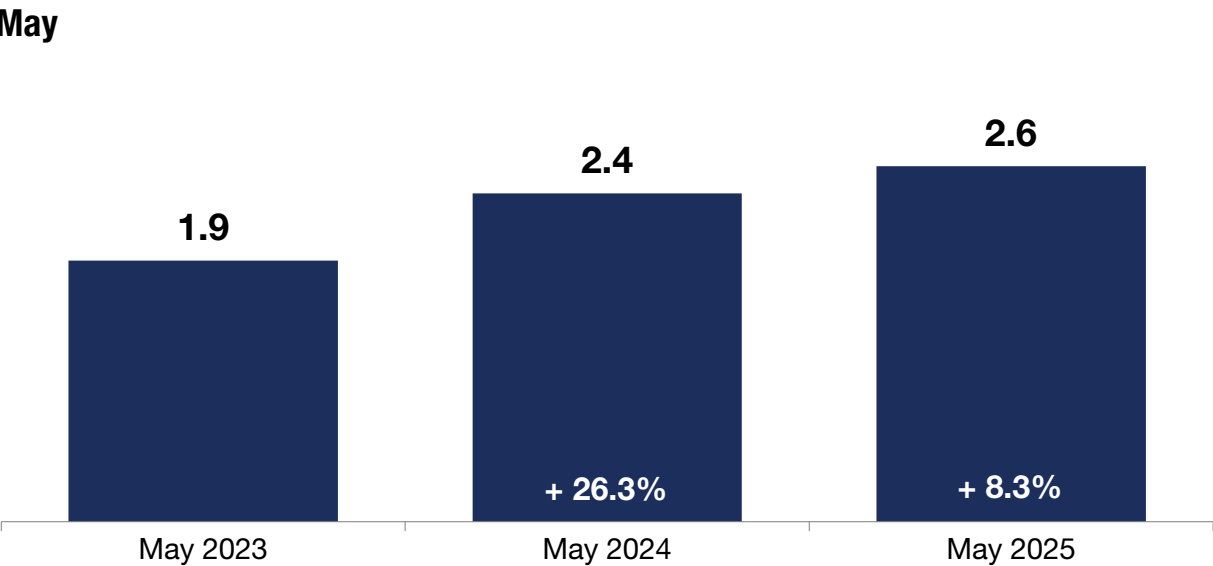
Month	Current Activity	One Year Previous	+ / -
June 2024	113	117	- 3.4%
July 2024	116	118	- 1.7%
August 2024	119	113	+ 5.3%
September 2024	124	115	+ 7.8%
October 2024	119	112	+ 6.3%
November 2024	118	118	0.0%
December 2024	120	128	- 6.3%
January 2025	119	127	- 6.3%
February 2025	117	123	- 4.9%
March 2025	118	121	- 2.5%
April 2025	111	112	- 0.9%
May 2025	112	113	- 0.9%
12-Month Avg	117	118	- 0.8%

Historical Housing Affordability Index



Months Supply of Homes for Sale

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 2024	2.5	2.1	+ 19.0%
July 2024	2.7	2.2	+ 22.7%
August 2024	2.8	2.3	+ 21.7%
September 2024	2.9	2.5	+ 16.0%
October 2024	2.8	2.5	+ 12.0%
November 2024	2.5	2.3	+ 8.7%
December 2024	2.0	1.9	+ 5.3%
January 2025	2.0	1.9	+ 5.3%
February 2025	2.1	1.9	+ 10.5%
March 2025	2.2	2.0	+ 10.0%
April 2025	2.4	2.2	+ 9.1%
May 2025	2.6	2.4	+ 8.3%
12-Month Avg	2.4	2.2	+ 9.1%

Historical Months Supply of Homes for Sale

