MINNEAPOLIS AREA REALTORS®

Weekly Market Activity Report

A RESEARCH TOOL FROM **MINNEAPOLIS AREA REALTORS®**

For Week Ending October 4, 2025

Publish Date: October 13, 2025 • All comparisons are to 2024

Nationally, the best time to buy a home is the week of October 12–18, according to a recent report from Realtor.com. Historically, this week offers the most favorable conditions for buyers, with higher inventory levels, lower home prices, reduced competition, and a slower market pace. However, the optimal buying window varies across local markets. Some areas have already experienced peak buyer conditions, while others may not reach their ideal period until November or December.

In the Twin Cities region, for the week ending October 4:

- New Listings decreased 4.4% to 1,409
- Pending Sales decreased 5.7% to 966
- Inventory remained flat at 10,688

For the month of August:

- Median Sales Price increased 2.8% to $400,000
- Days on Market increased 5.0% to 42
- Percent of Original List Price Received remained flat at 98.7%
- Months Supply of Homes For Sale remained flat at 2.8

Quick Facts

- 4.4%	- 5.7%	+ 0.0%
Change in **New Listings**	Change in **Pending Sales**	Change in **Inventory**

New Listings

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

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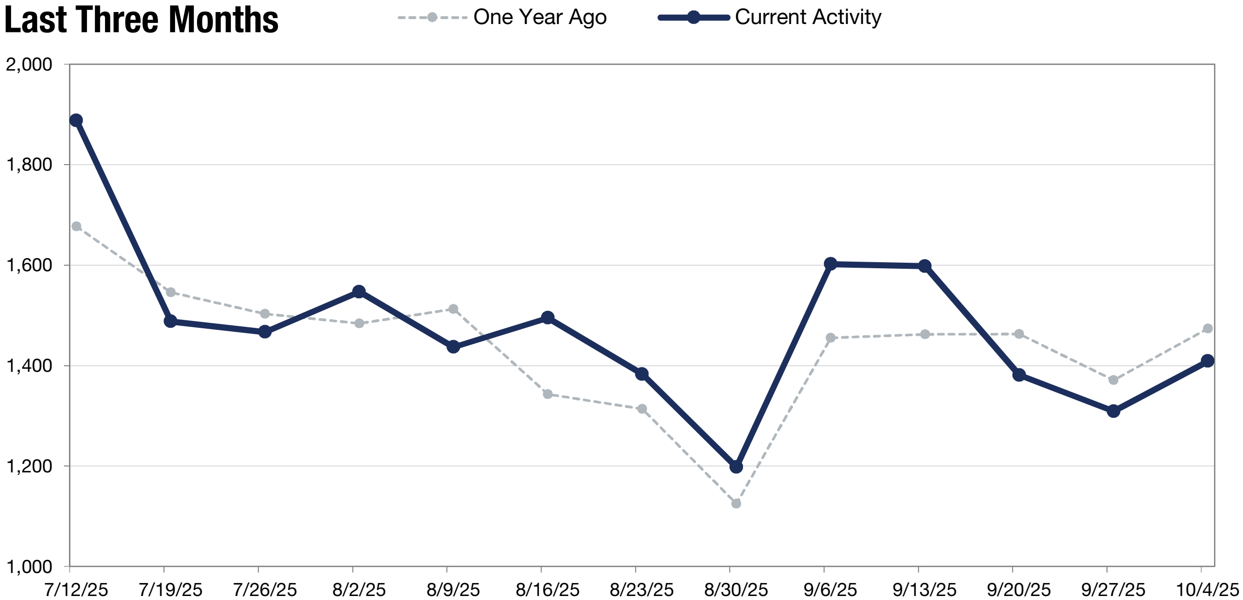
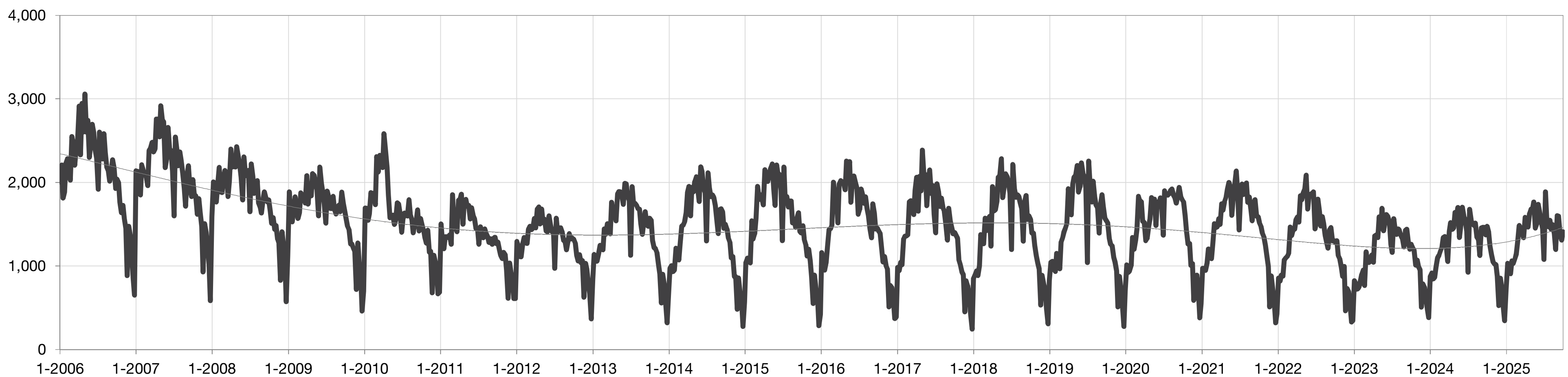
Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / –
7/12/2025	**1,888**	1,677	+ 12.6%
7/19/2025	**1,488**	1,546	- 3.8%
7/26/2025	**1,467**	1,503	- 2.4%
8/2/2025	**1,547**	1,484	+ 4.2%
8/9/2025	**1,437**	1,513	- 5.0%
8/16/2025	**1,495**	1,343	+ 11.3%
8/23/2025	**1,383**	1,314	+ 5.3%
8/30/2025	**1,198**	1,125	+ 6.5%
9/6/2025	**1,602**	1,455	+ 10.1%
9/13/2025	**1,598**	1,462	+ 9.3%
9/20/2025	**1,381**	1,463	- 5.6%
9/27/2025	**1,309**	1,371	- 4.5%
10/4/2025	**1,409**	1,474	- 4.4%
3-Month Total	**19,202**	**18,730**	**+ 2.5%**

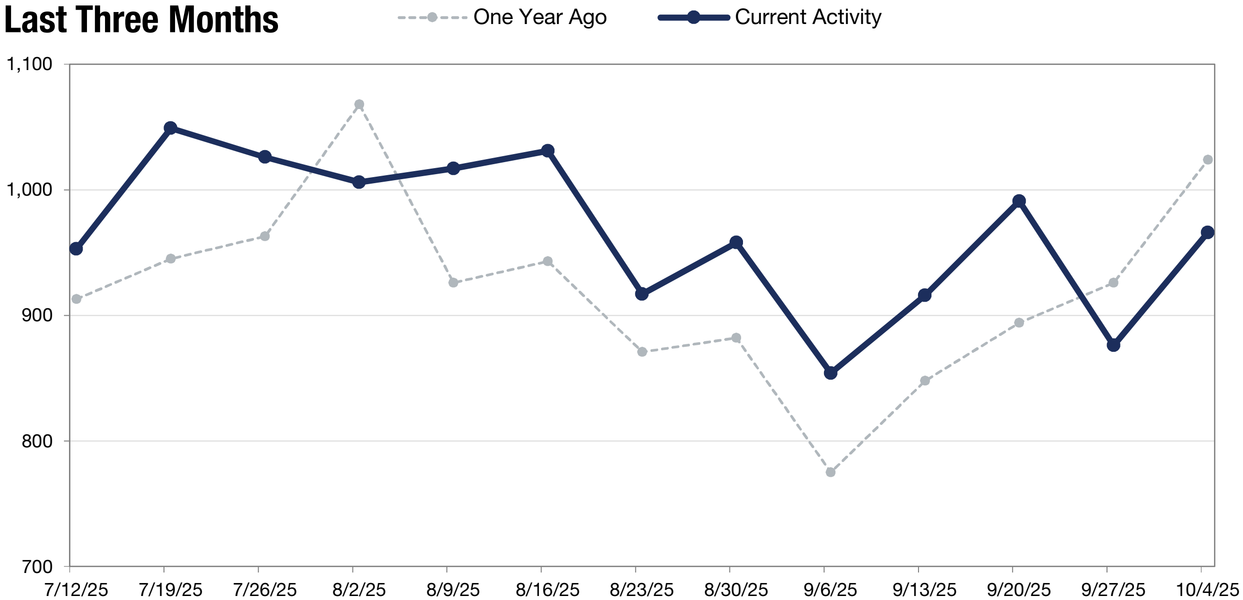
Historical New Listings



Pending Sales

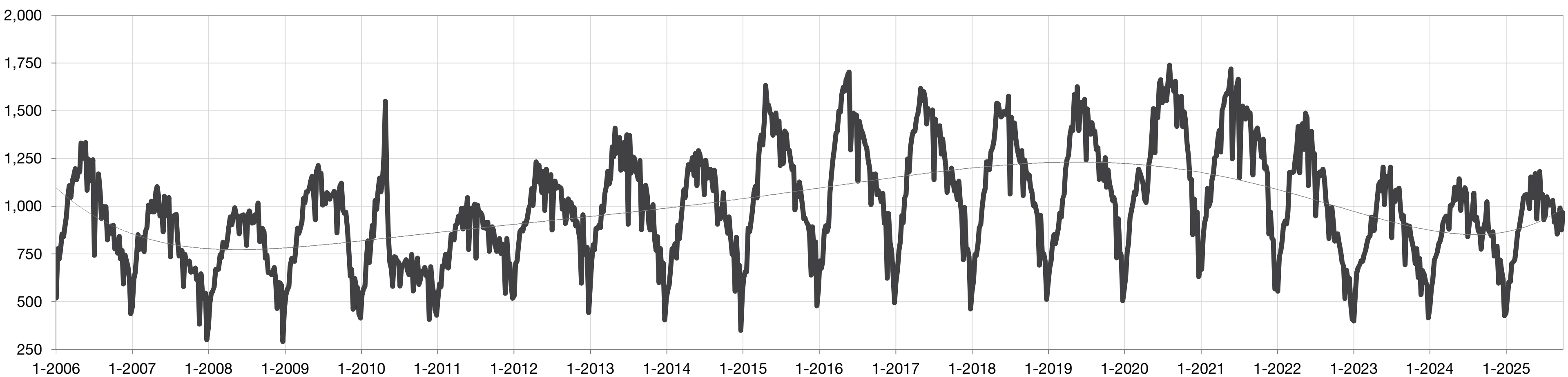
A count of the properties on which offers have been accepted in a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / –
7/12/2025	**953**	913	+ 4.4%
7/19/2025	**1,049**	945	+ 11.0%
7/26/2025	**1,026**	963	+ 6.5%
8/2/2025	**1,006**	1,068	- 5.8%
8/9/2025	**1,017**	926	+ 9.8%
8/16/2025	**1,031**	943	+ 9.3%
8/23/2025	**917**	871	+ 5.3%
8/30/2025	**958**	882	+ 8.6%
9/6/2025	**854**	775	+ 10.2%
9/13/2025	**916**	848	+ 8.0%
9/20/2025	**991**	894	+ 10.9%
9/27/2025	**876**	926	- 5.4%
10/4/2025	**966**	1,024	- 5.7%
3-Month Total	**12,560**	**11,978**	**+ 4.9%**

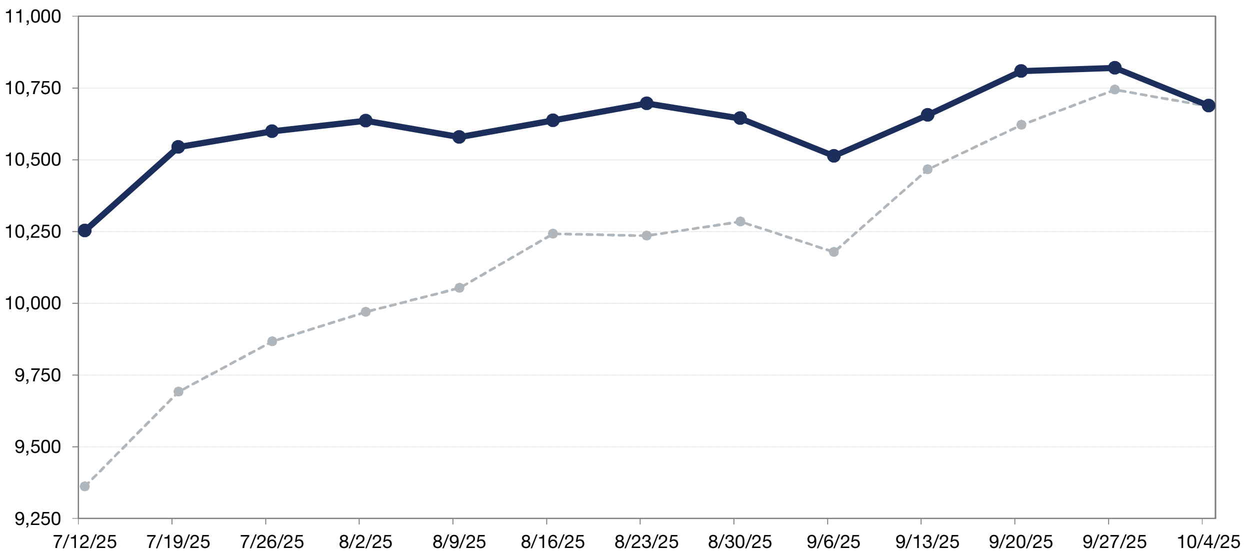
Historical Pending Sales



Inventory of Homes for Sale

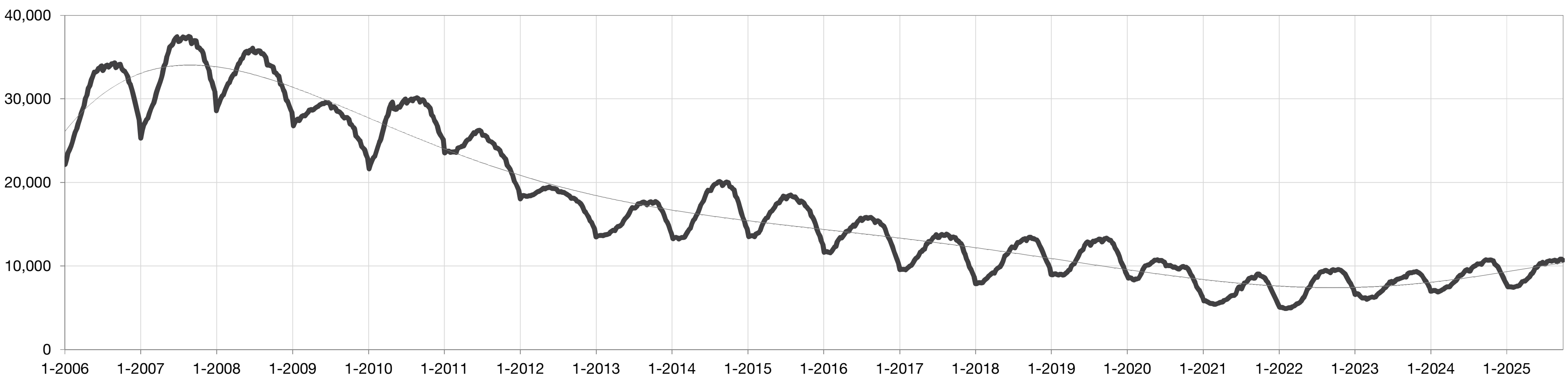
The number of properties available for sale in active status at the end of a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / –
7/12/2025	**10,253**	9,362	+ 9.5%
7/19/2025	**10,544**	9,692	+ 8.8%
7/26/2025	**10,599**	9,867	+ 7.4%
8/2/2025	**10,636**	9,970	+ 6.7%
8/9/2025	**10,579**	10,053	+ 5.2%
8/16/2025	**10,637**	10,242	+ 3.9%
8/23/2025	**10,696**	10,235	+ 4.5%
8/30/2025	**10,644**	10,284	+ 3.5%
9/6/2025	**10,513**	10,179	+ 3.3%
9/13/2025	**10,656**	10,466	+ 1.8%
9/20/2025	**10,809**	10,621	+ 1.8%
9/27/2025	**10,820**	10,744	+ 0.7%
10/4/2025	**10,688**	10,686	+ 0.0%
3-Month Avg	**10,621**	**10,185**	**+ 4.3%**

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.

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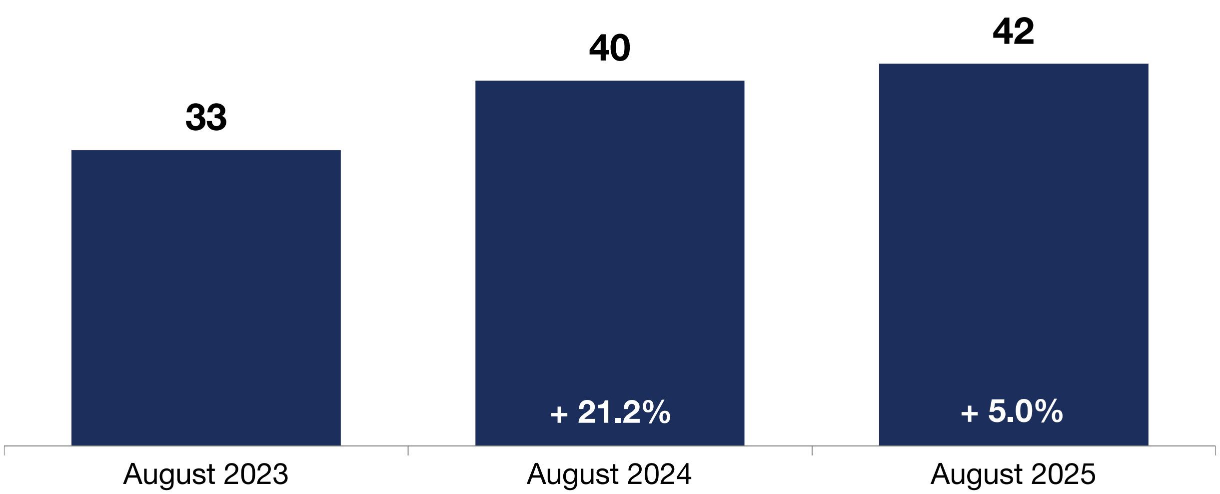
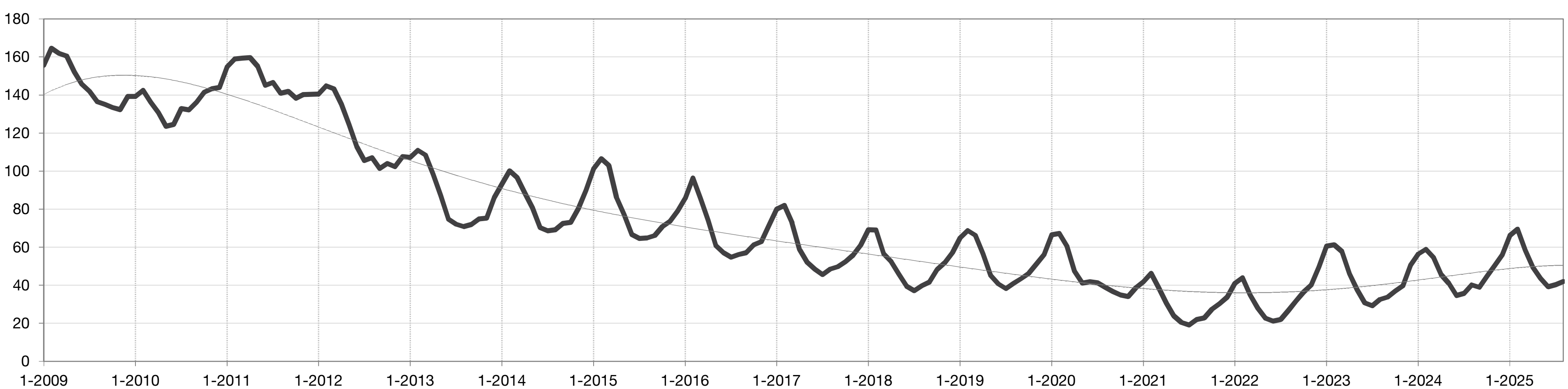
August



Month	Current Activity	One Year Previous	+ / –
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%
June 2025	**39**	35	+ 11.4%
July 2025	**40**	36	+ 11.1%
August 2025	**42**	40	+ 5.0%
12-Month Avg	**48**	**42**	**+ 14.3%**

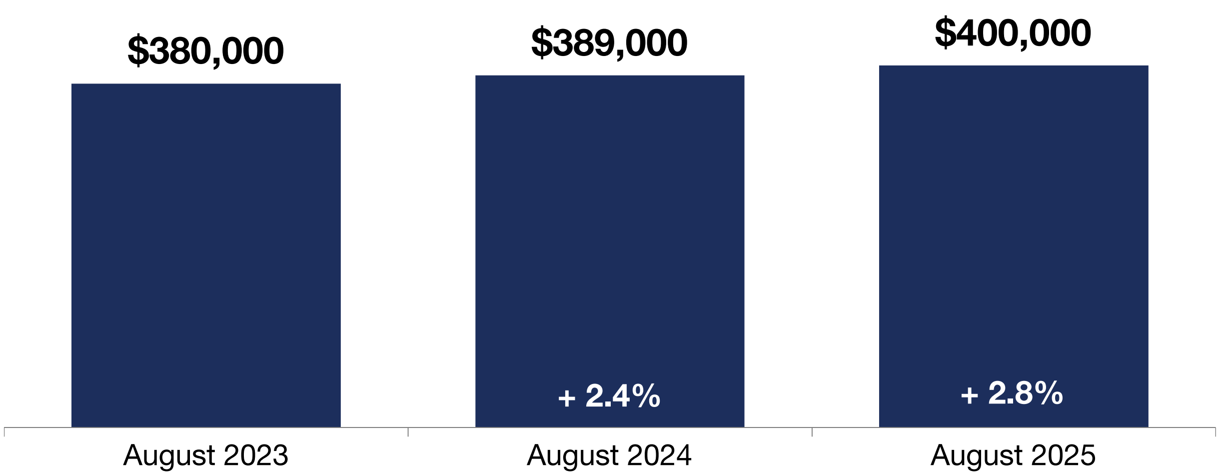
Historical Days on Market Until Sale



Median Sales Price

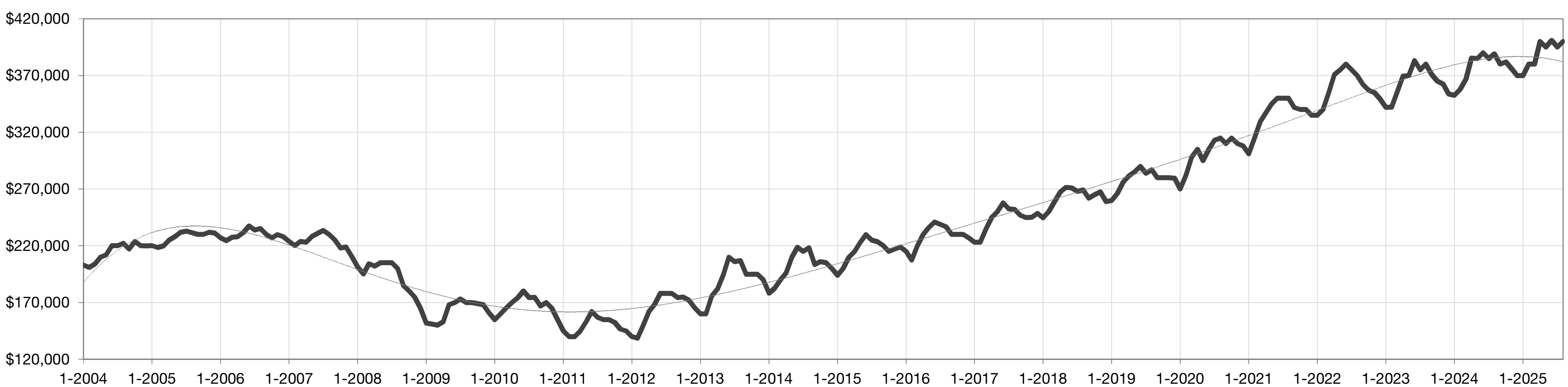
Median price point for all closed sales, not accounting for seller concessions, in a given month.

August



Month	Current Activity	One Year Previous	+ / –
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%
June 2025	**$401,000**	$390,000	+ 2.8%
July 2025	**$395,000**	$385,000	+ 2.6%
August 2025	**$400,000**	$389,000	+ 2.8%
12-Month Med	**$388,975**	**$375,000**	**+ 3.7%**

Historical Median Sales Price



Percent of Original List Price Received

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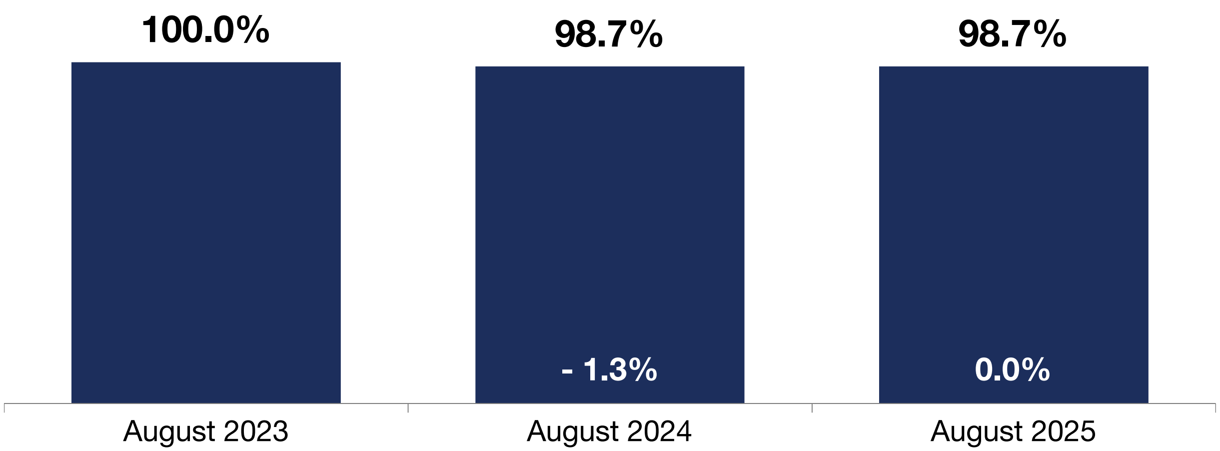
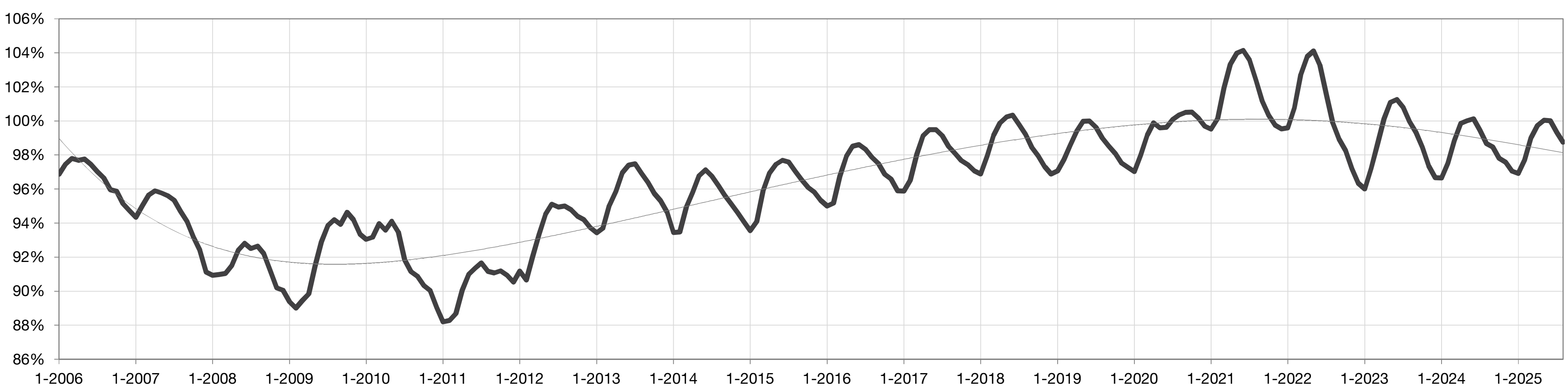
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

August



Month	Current Activity	One Year Previous	+ / –
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%
June 2025	**100.0%**	100.1%	- 0.1%
July 2025	**99.3%**	99.5%	- 0.2%
August 2025	**98.7%**	98.7%	0.0%
12-Month Avg	**98.7%**	**98.8%**	**- 0.1%**

Historical Percent of Original List Price Received



Housing Affordability Index

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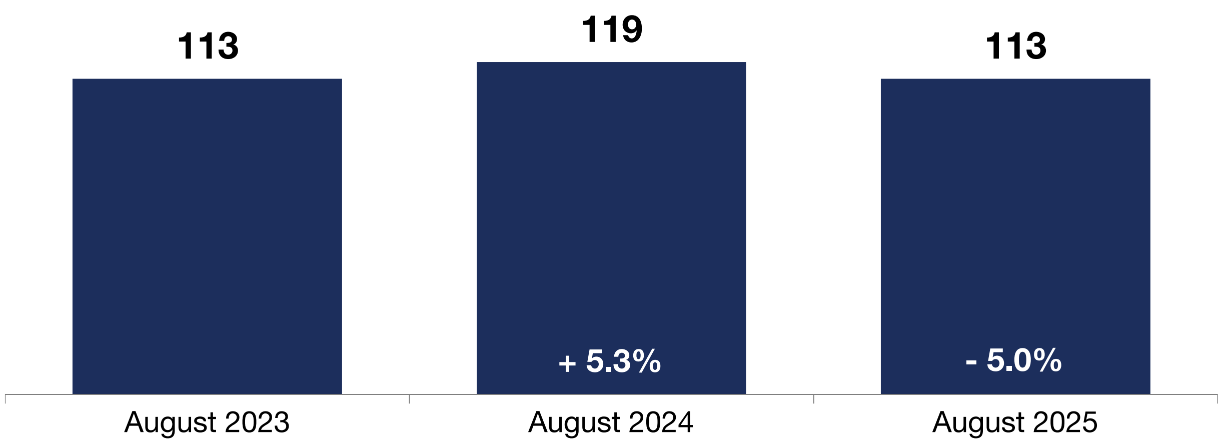
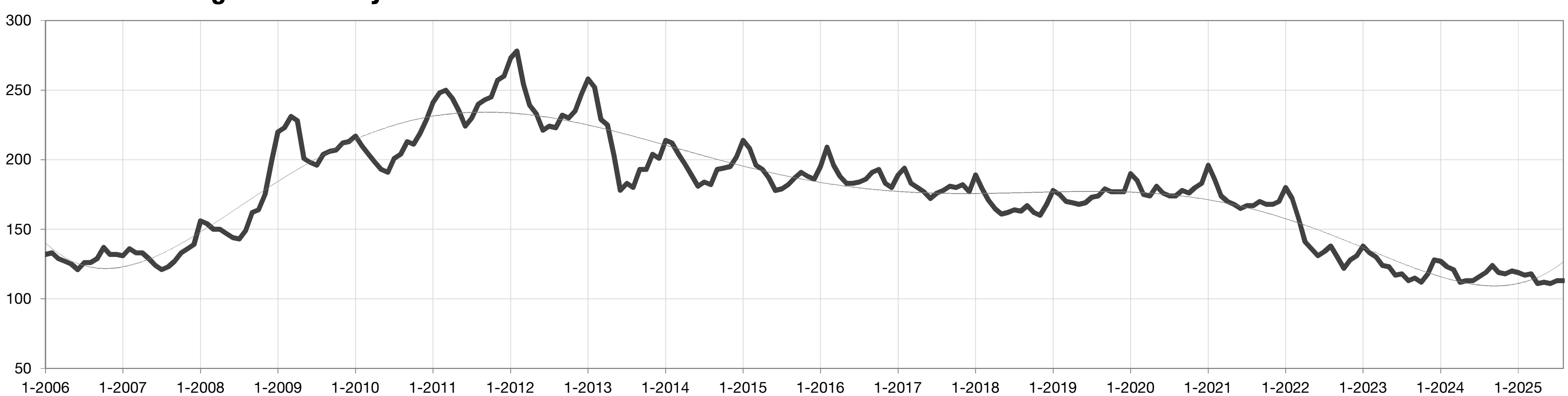
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

August



Month	Current Activity	One Year Previous	+ / –
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%
June 2025	**111**	113	- 1.8%
July 2025	**113**	116	- 2.6%
August 2025	**113**	119	- 5.0%
12-Month Avg	**116**	**118**	**- 1.7%**

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.

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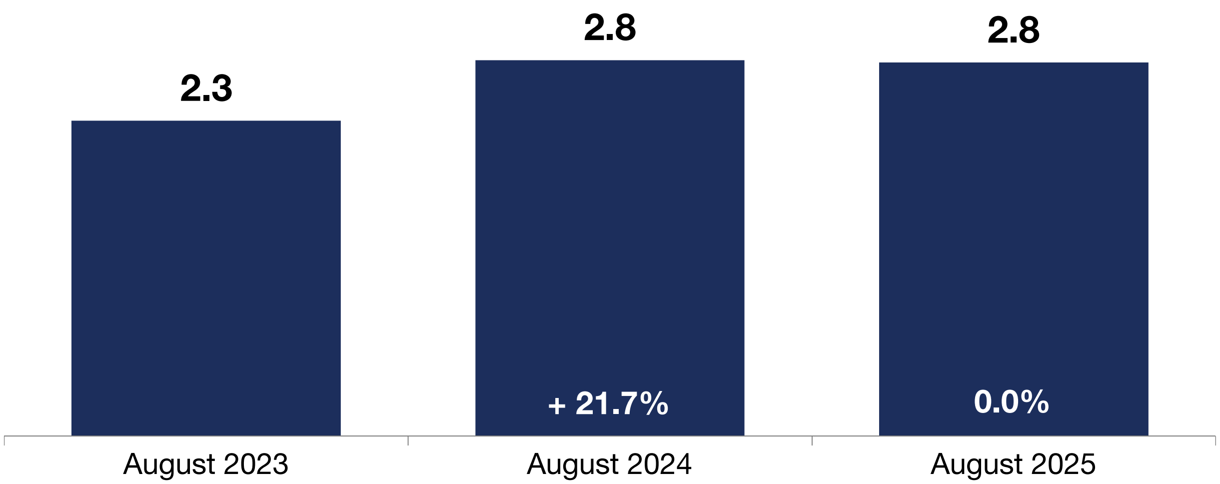
August



Month	Current Activity	One Year Previous	+ / –
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	**2.7**	2.4	+ 12.5%
June 2025	**2.7**	2.5	+ 8.0%
July 2025	**2.8**	2.7	+ 3.7%
August 2025	**2.8**	2.8	0.0%
12-Month Avg	**2.5**	**2.3**	**+ 8.7%**

Historical Months Supply of Homes for Sale