

Weekly Market Activity Report

A RESEARCH TOOL FROM MINNEAPOLIS AREA REALTORS®

For Week Ending December 6, 2025

Publish Date: December 15, 2025 • All comparisons are to 2024

At last measure, 34% of older households (those led by someone age 65 or over) were cost burdened, according to Harvard University's Joint Center for Housing Studies' State of the Nation's Housing 2025 report. Over 12.4 million of these households spent more than 30% of their income on housing, and more than half of them (6.7 million) paid over 50% in 2023.

In the Twin Cities region, for the week ending December 6:

- New Listings decreased 2.1% to 835
- Pending Sales decreased 8.8% to 656
- Inventory decreased 1.4% to 9,093

For the month of November:

- Median Sales Price increased 2.8% to \$386,647
- Days on Market remained flat at 50
- Percent of Original List Price Received decreased 0.2% to 97.4%
- Months Supply of Homes For Sale decreased 4.0% to 2.4

Quick Facts

- 2.1%	- 8.8%	- 1.4%
Change in New Listings	Change in Pending Sales	Change in Inventory

Metrics by Week

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

Metrics by Month

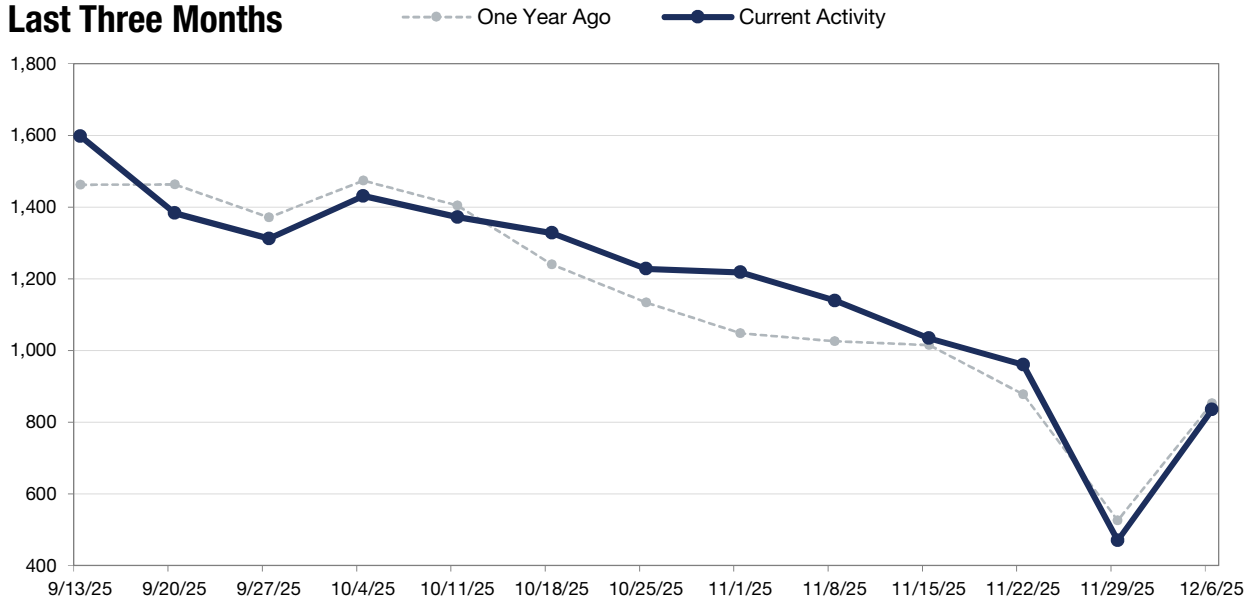
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New Listings

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

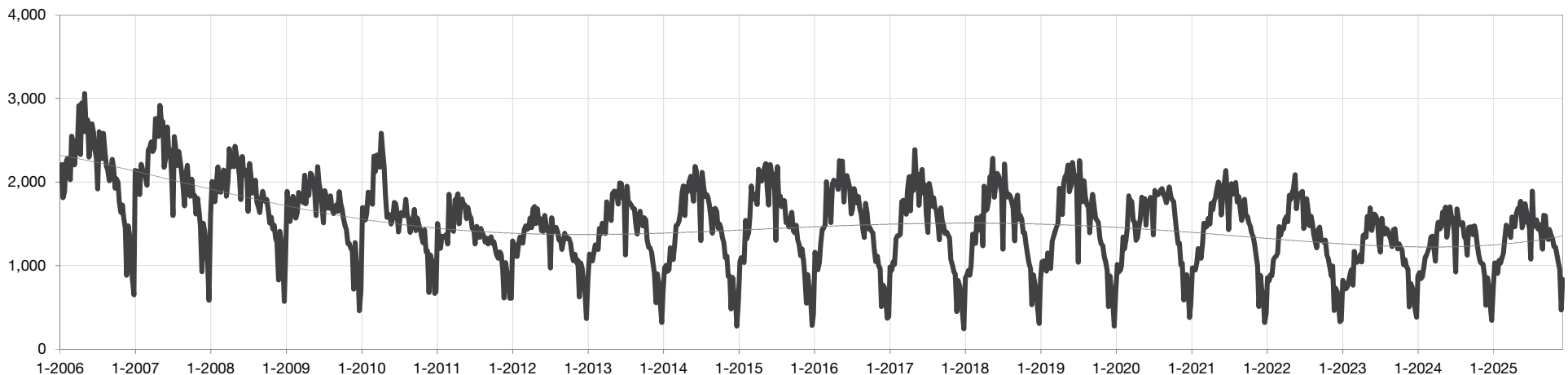


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
9/13/2025	1,598	1,462	+ 9.3%
9/20/2025	1,383	1,463	- 5.5%
9/27/2025	1,312	1,371	- 4.3%
10/4/2025	1,431	1,474	- 2.9%
10/11/2025	1,372	1,404	- 2.3%
10/18/2025	1,328	1,240	+ 7.1%
10/25/2025	1,228	1,134	+ 8.3%
11/1/2025	1,218	1,048	+ 16.2%
11/8/2025	1,139	1,026	+ 11.0%
11/15/2025	1,034	1,015	+ 1.9%
11/22/2025	960	878	+ 9.3%
11/29/2025	470	526	- 10.6%
12/6/2025	835	853	- 2.1%
3-Month Total	15,308	14,894	+ 2.8%

Historical New Listings

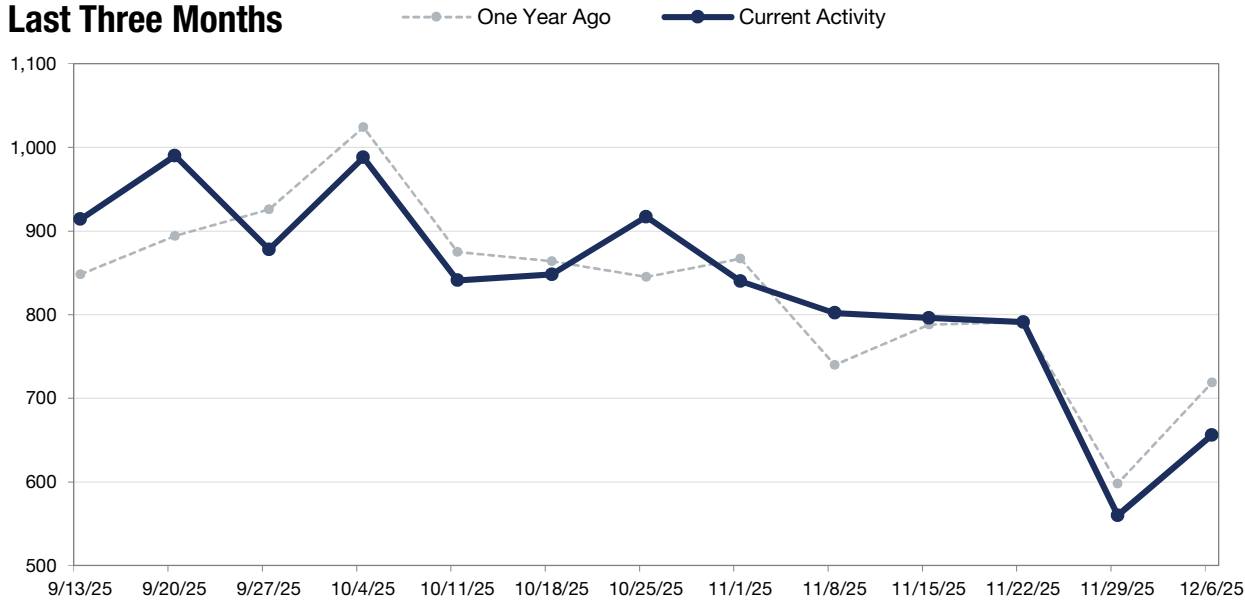


Pending Sales

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

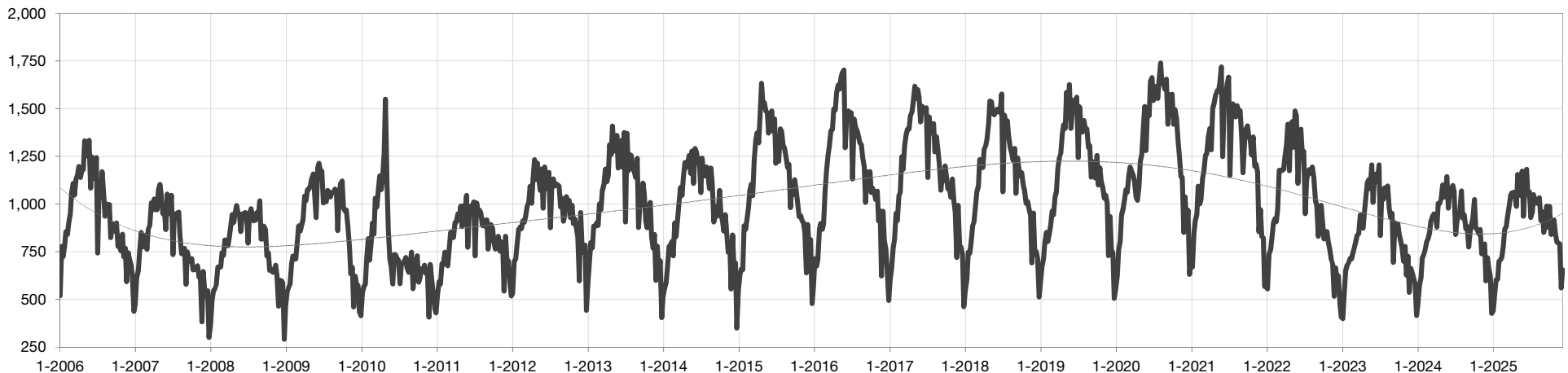


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
9/13/2025	914	848	+ 7.8%
9/20/2025	990	894	+ 10.7%
9/27/2025	878	926	- 5.2%
10/4/2025	988	1,024	- 3.5%
10/11/2025	841	875	- 3.9%
10/18/2025	848	864	- 1.9%
10/25/2025	917	845	+ 8.5%
11/1/2025	840	867	- 3.1%
11/8/2025	802	740	+ 8.4%
11/15/2025	796	788	+ 1.0%
11/22/2025	791	791	0.0%
11/29/2025	560	598	- 6.4%
12/6/2025	656	719	- 8.8%
3-Month Total	10,821	10,779	+ 0.4%

Historical Pending Sales

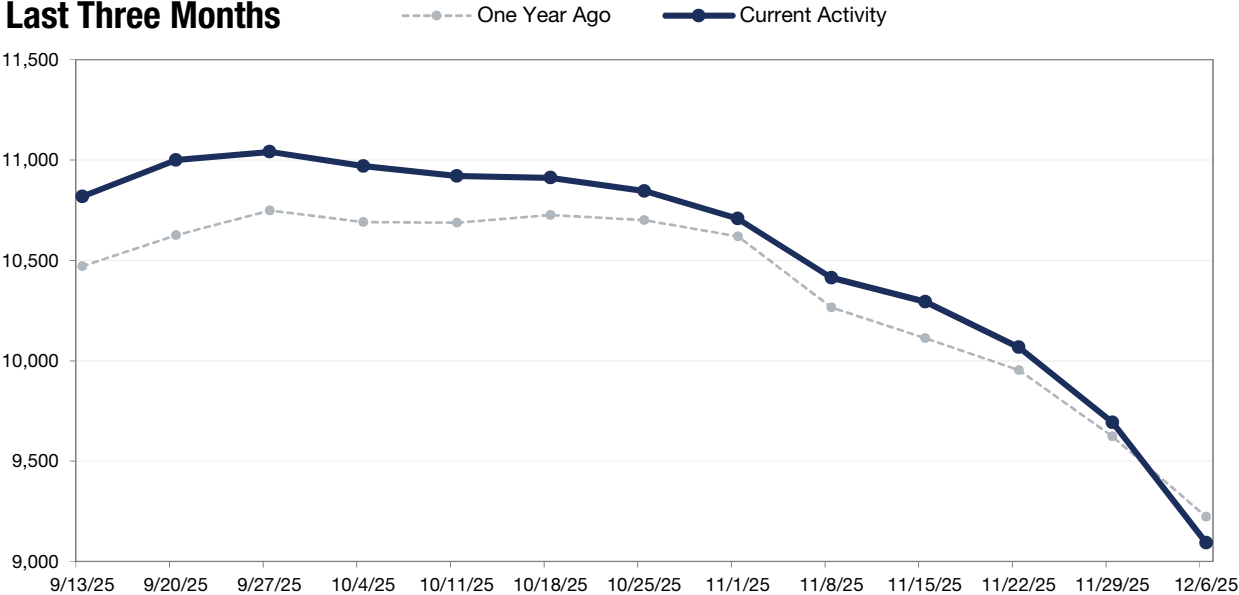


Inventory of Homes for Sale

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

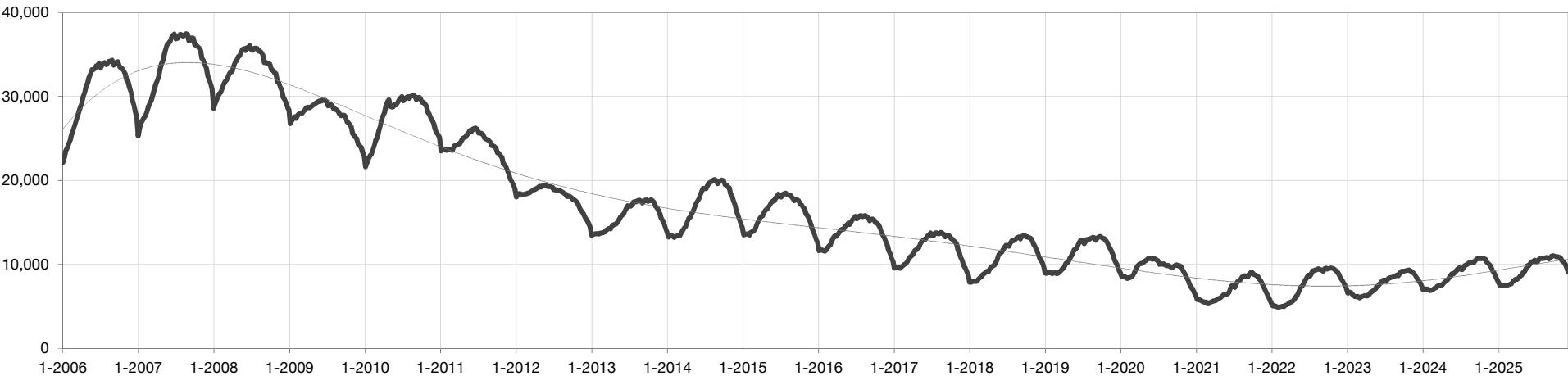


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
9/13/2025	10,819	10,471	+ 3.3%
9/20/2025	11,000	10,626	+ 3.5%
9/27/2025	11,041	10,749	+ 2.7%
10/4/2025	10,970	10,691	+ 2.6%
10/11/2025	10,921	10,689	+ 2.2%
10/18/2025	10,912	10,727	+ 1.7%
10/25/2025	10,846	10,701	+ 1.4%
11/1/2025	10,708	10,619	+ 0.8%
11/8/2025	10,414	10,265	+ 1.5%
11/15/2025	10,294	10,113	+ 1.8%
11/22/2025	10,067	9,954	+ 1.1%
11/29/2025	9,693	9,624	+ 0.7%
12/6/2025	9,093	9,223	- 1.4%
3-Month Avg	10,521	10,342	+ 1.7%

Historical Inventory Levels

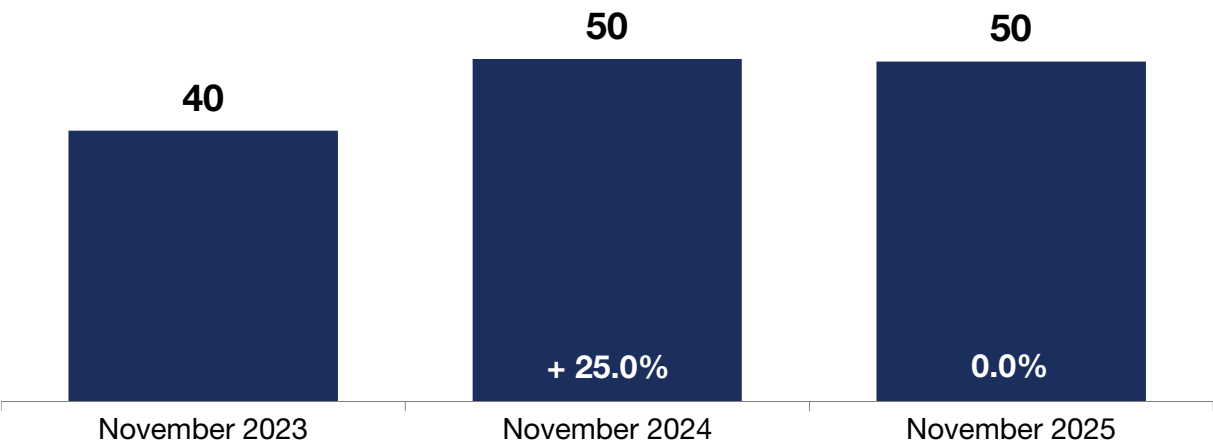


Days on Market Until Sale

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

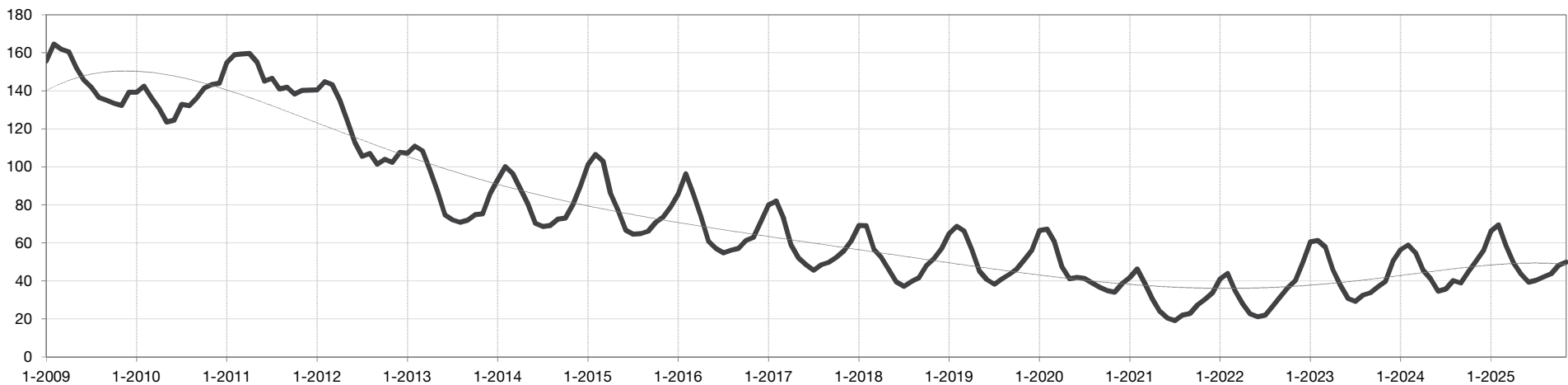


November



Month	Current Activity	One Year Previous	+ / -
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%
September 2025	44	39	+ 12.8%
October 2025	48	45	+ 6.7%
November 2025	50	50	0.0%
12-Month Avg	49	44	+ 11.4%

Historical Days on Market Until Sale

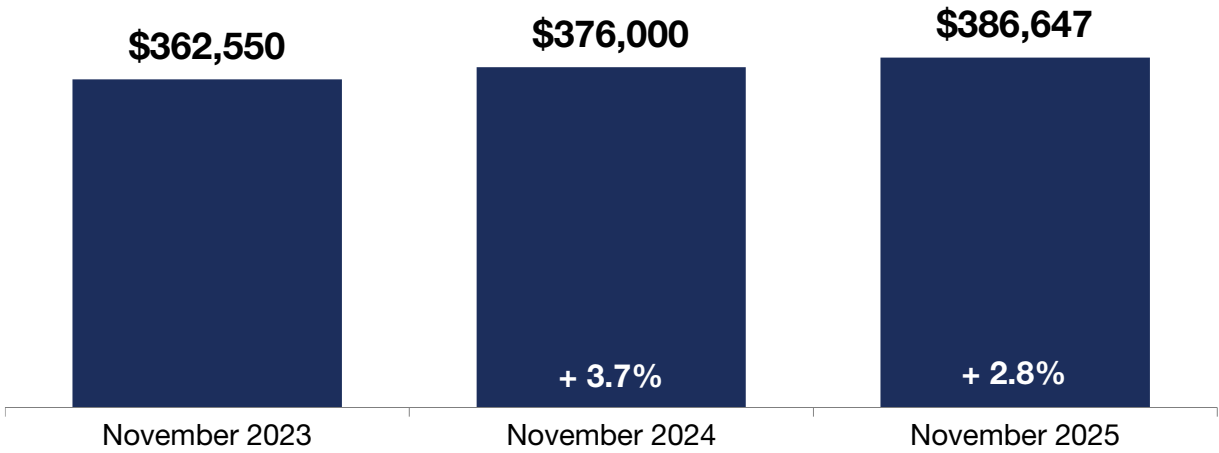


Median Sales Price

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

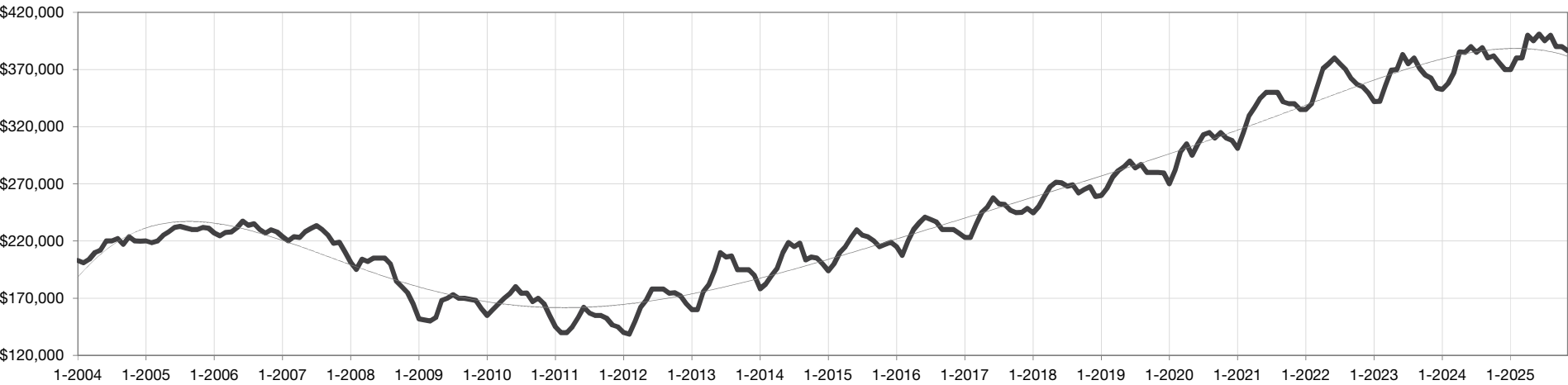


November



Month	Current Activity	One Year Previous	+ / -
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	\$399,999	\$389,000	+ 2.8%
September 2025	\$390,000	\$379,999	+ 2.6%
October 2025	\$389,990	\$381,950	+ 2.1%
November 2025	\$386,647	\$376,000	+ 2.8%
12-Month Med	\$390,000	\$379,000	+ 2.9%

Historical Median Sales Price

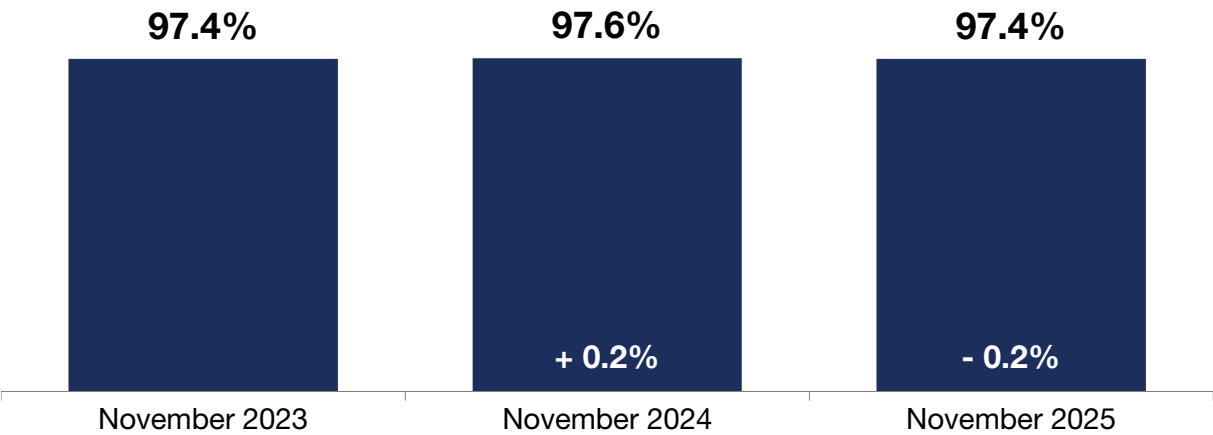


Percent of Original List Price Received



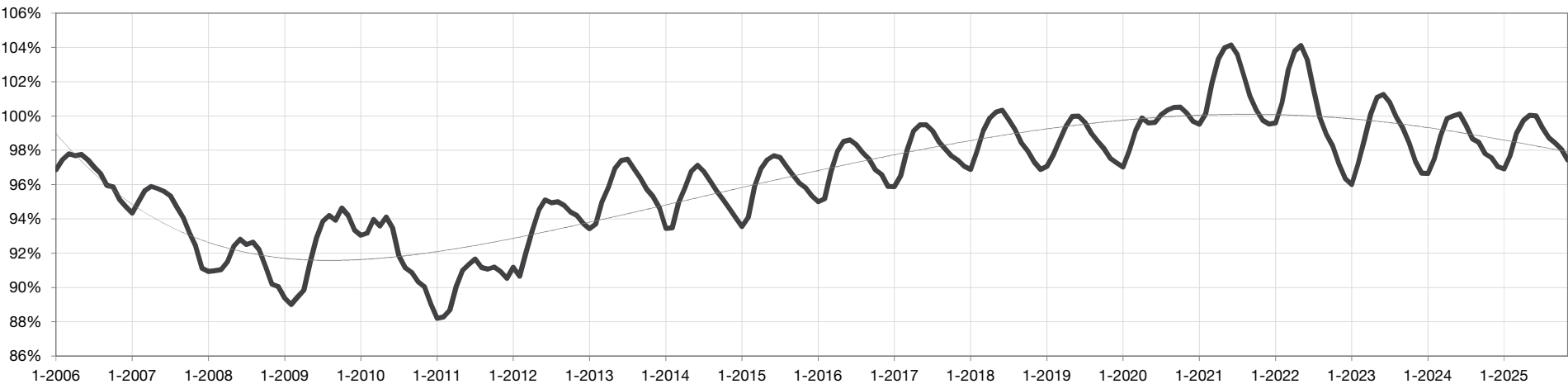
Percentage found when dividing a property’s sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

November



Month	Current Activity	One Year Previous	+ / -
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%
September 2025	98.4%	98.5%	- 0.1%
October 2025	98.1%	97.8%	+ 0.3%
November 2025	97.4%	97.6%	- 0.2%
12-Month Avg	98.7%	98.7%	0.0%

Historical Percent of Original List Price Received

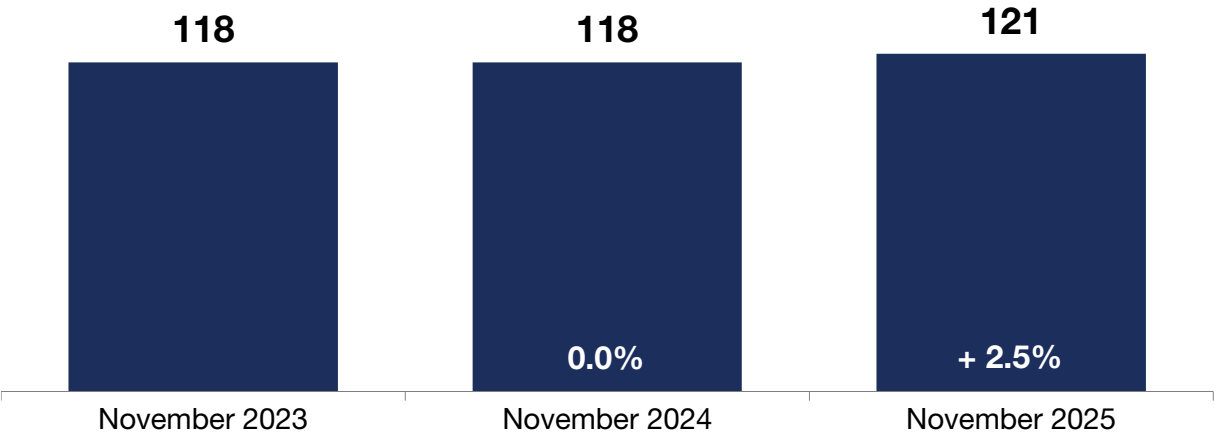


Housing Affordability Index



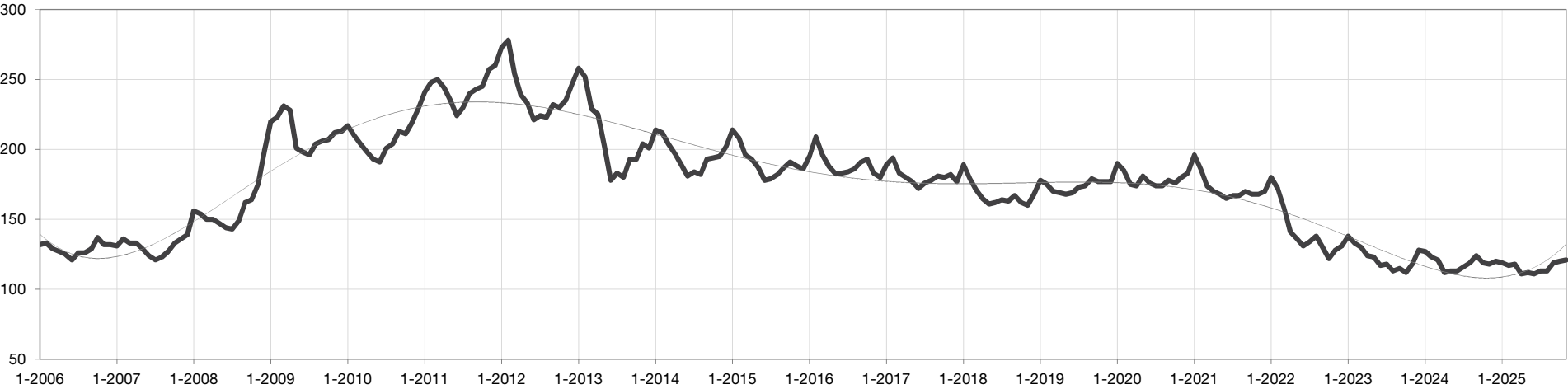
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

November



Month	Current Activity	One Year Previous	+ / -
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%
September 2025	119	124	- 4.0%
October 2025	120	119	+ 0.8%
November 2025	121	118	+ 2.5%
12-Month Avg	116	119	- 2.5%

Historical Housing Affordability Index

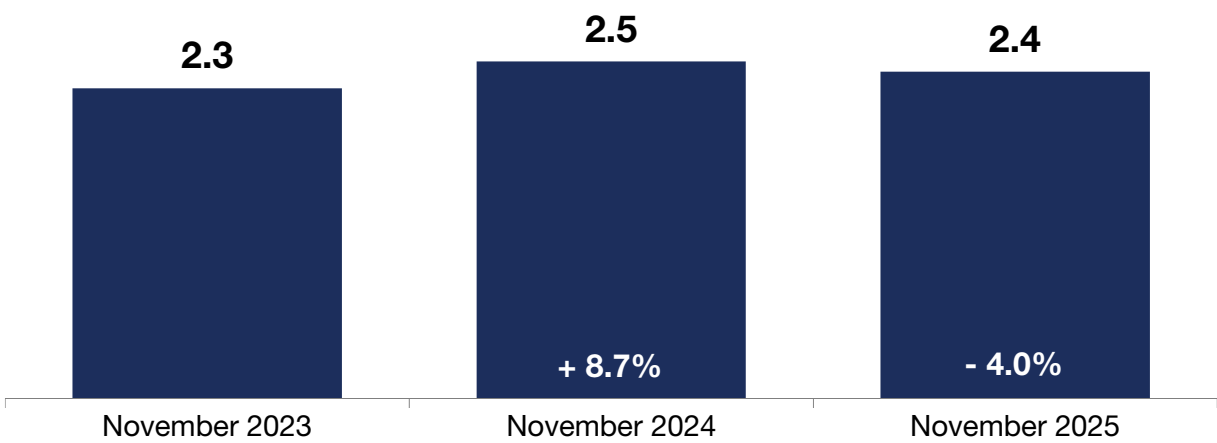


Months Supply of Homes for Sale

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.



November



Month	Current Activity	One Year Previous	+ / -
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%
September 2025	2.8	2.9	- 3.4%
October 2025	2.8	2.8	0.0%
November 2025	2.4	2.5	- 4.0%
12-Month Avg	2.5	2.4	+ 4.2%

Historical Months Supply of Homes for Sale

