

Weekly Market Activity Report

A RESEARCH TOOL FROM MINNEAPOLIS AREA REALTORS®

For Week Ending September 5, 2026

Publish Date: September 14, 2026 • All comparisons are to 2025

The economy added 162,000 jobs in August, more than three times what forecasters expected, according to the Bureau of Labor Statistics. The strong report, combined with upward revisions to prior months, suggests the job market remains resilient despite higher borrowing costs. Residential construction added 7,300 positions as builders continue to address housing supply. For buyers weighing their options, the robust employment picture signals stability — but it also raises the odds that the Federal Reserve may raise rates at its September meeting, making now a potentially opportune time to lock in financing.

In the Twin Cities region, for the week ending September 5:

- New Listings decreased 16.7% to 1,335
- Pending Sales increased 7.8% to 916
- Inventory increased 10.1% to 11,879

For the month of July:

- Median Sales Price increased 3.4% to \$408,475
- Days on Market increased 2.5% to 41
- Percent of Original List Price Received decreased 0.2% to 99.1%
- Months Supply of Homes For Sale increased 10.7% to 3.1

Quick Facts

- 16.7%

Change in
New Listings

+ 7.8%

Change in
Pending Sales

+ 10.1%

Change in
Inventory

Metrics by Week

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

Metrics by Month

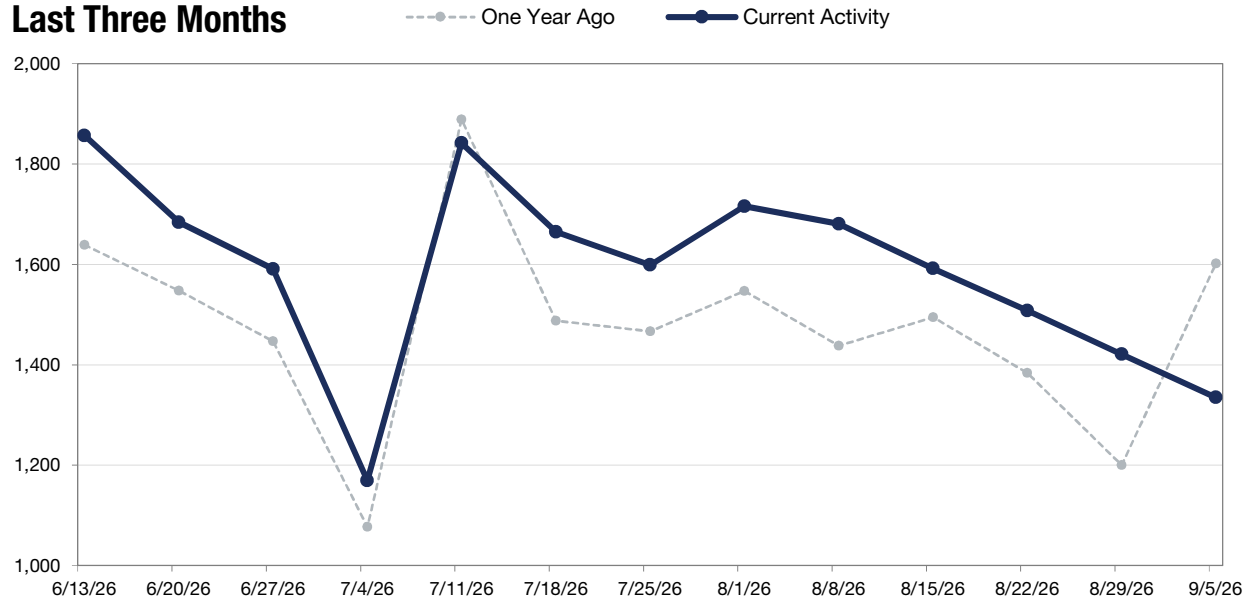
Days on Market Until Sale	5
Median Sales Price	6
Percent of Original List Price Received	7
Housing Affordability Index	8
Months Supply of Homes for Sale	9

New Listings

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

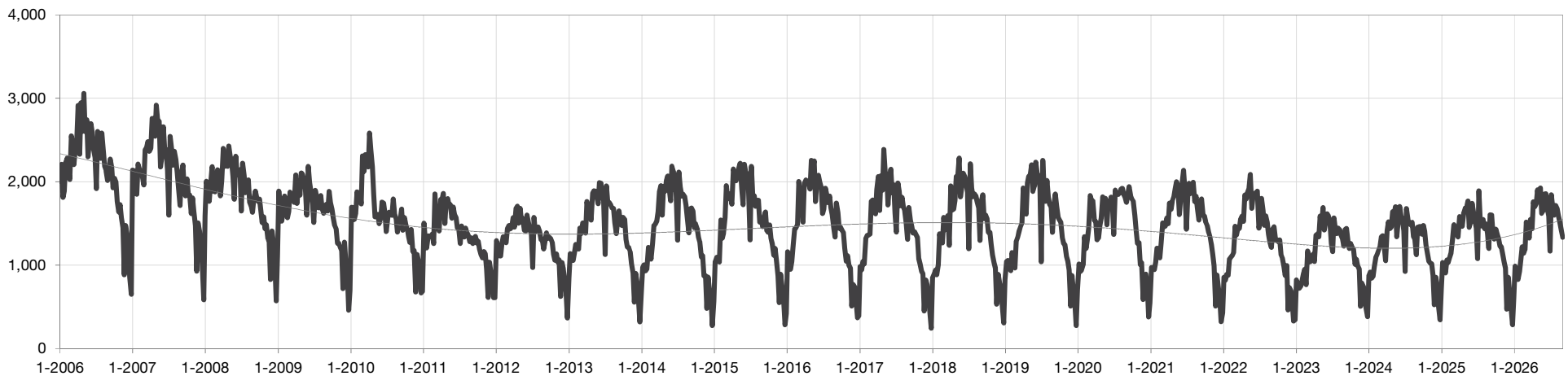


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
6/13/2026	1,857	1,639	+ 13.3%
6/20/2026	1,684	1,548	+ 8.8%
6/27/2026	1,591	1,447	+ 10.0%
7/4/2026	1,169	1,077	+ 8.5%
7/11/2026	1,842	1,889	- 2.5%
7/18/2026	1,665	1,488	+ 11.9%
7/25/2026	1,599	1,467	+ 9.0%
8/1/2026	1,716	1,547	+ 10.9%
8/8/2026	1,681	1,438	+ 16.9%
8/15/2026	1,592	1,495	+ 6.5%
8/22/2026	1,508	1,384	+ 9.0%
8/29/2026	1,421	1,200	+ 18.4%
9/5/2026	1,335	1,602	- 16.7%
3-Month Total	20,660	19,221	+ 7.5%

Historical New Listings

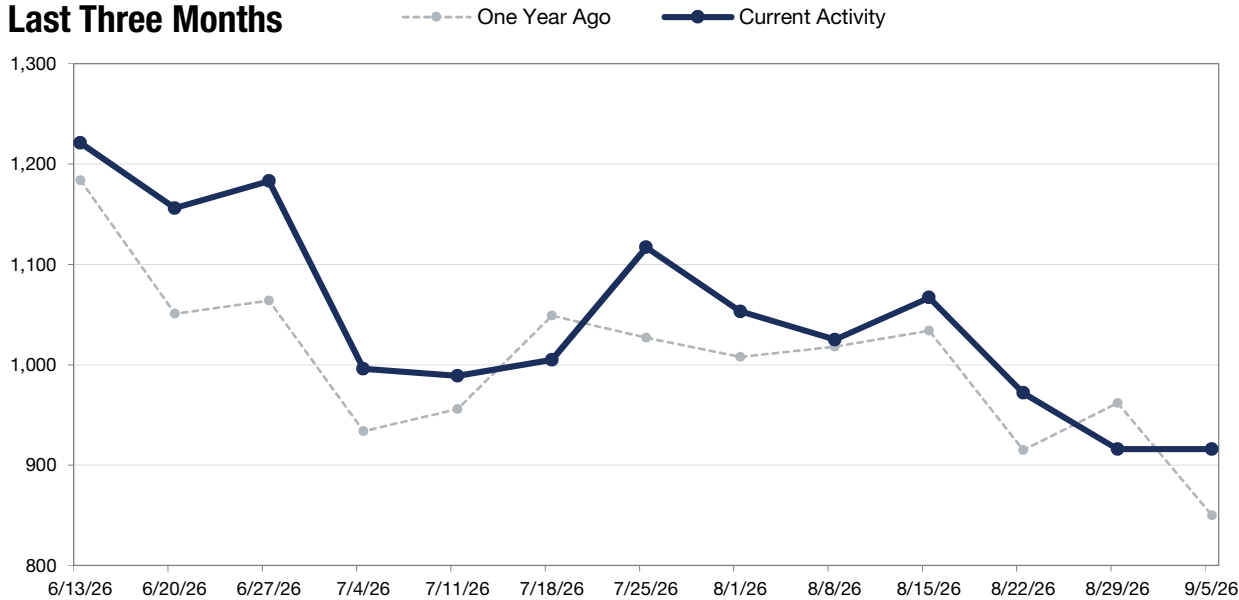


Pending Sales

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

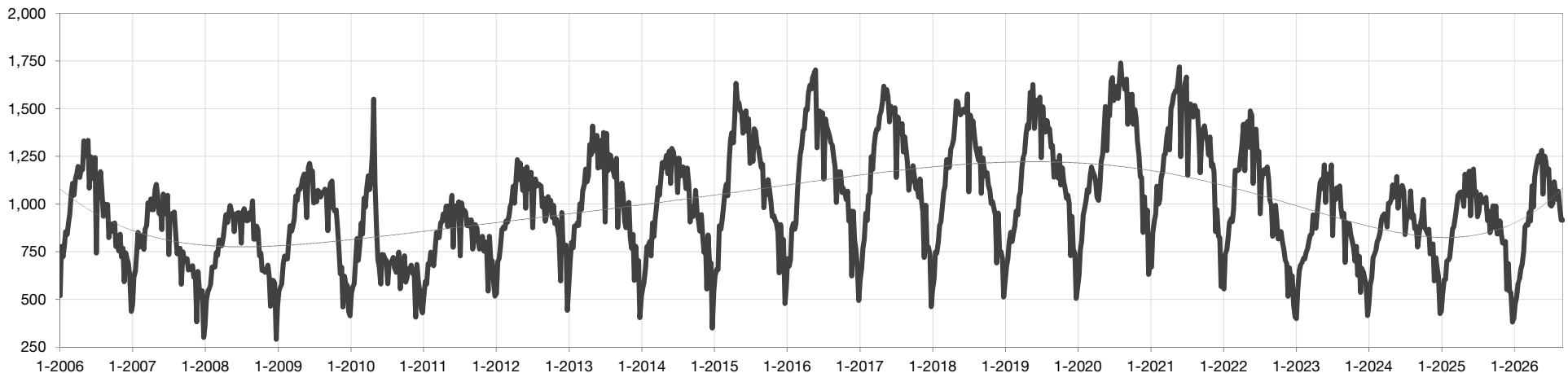


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
6/13/2026	1,221	1,184	+ 3.1%
6/20/2026	1,156	1,051	+ 10.0%
6/27/2026	1,183	1,064	+ 11.2%
7/4/2026	996	934	+ 6.6%
7/11/2026	989	956	+ 3.5%
7/18/2026	1,005	1,049	- 4.2%
7/25/2026	1,117	1,027	+ 8.8%
8/1/2026	1,053	1,008	+ 4.5%
8/8/2026	1,025	1,018	+ 0.7%
8/15/2026	1,067	1,034	+ 3.2%
8/22/2026	972	915	+ 6.2%
8/29/2026	916	962	- 4.8%
9/5/2026	916	850	+ 7.8%
3-Month Total	13,616	13,052	+ 4.3%

Historical Pending Sales

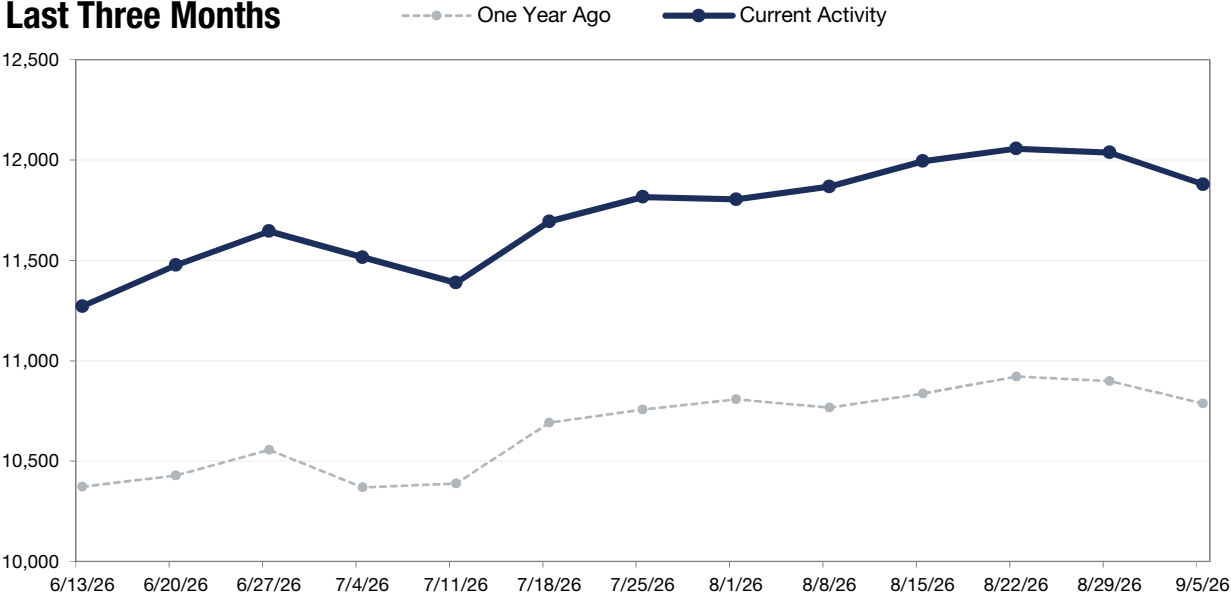


Inventory of Homes for Sale

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

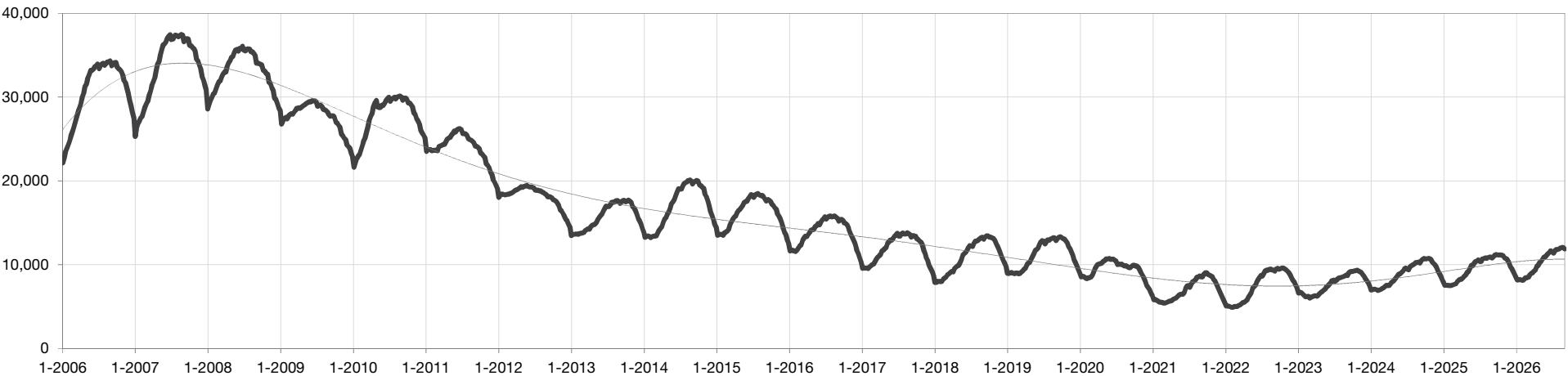


Last Three Months



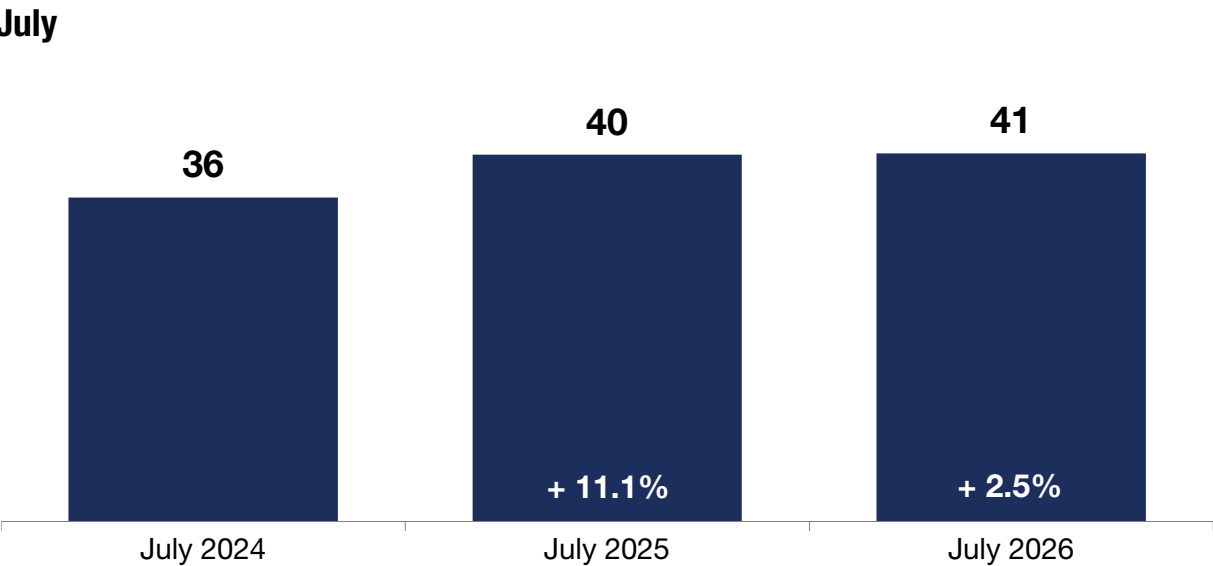
For the Week Ending	Current Activity	One Year Previous	+ / -
6/13/2026	11,272	10,373	+ 8.7%
6/20/2026	11,477	10,429	+ 10.0%
6/27/2026	11,646	10,556	+ 10.3%
7/4/2026	11,516	10,369	+ 11.1%
7/11/2026	11,389	10,389	+ 9.6%
7/18/2026	11,694	10,692	+ 9.4%
7/25/2026	11,816	10,757	+ 9.8%
8/1/2026	11,804	10,809	+ 9.2%
8/8/2026	11,868	10,766	+ 10.2%
8/15/2026	11,995	10,837	+ 10.7%
8/22/2026	12,057	10,922	+ 10.4%
8/29/2026	12,038	10,899	+ 10.5%
9/5/2026	11,879	10,787	+ 10.1%
3-Month Avg	11,727	10,660	+ 10.0%

Historical Inventory Levels



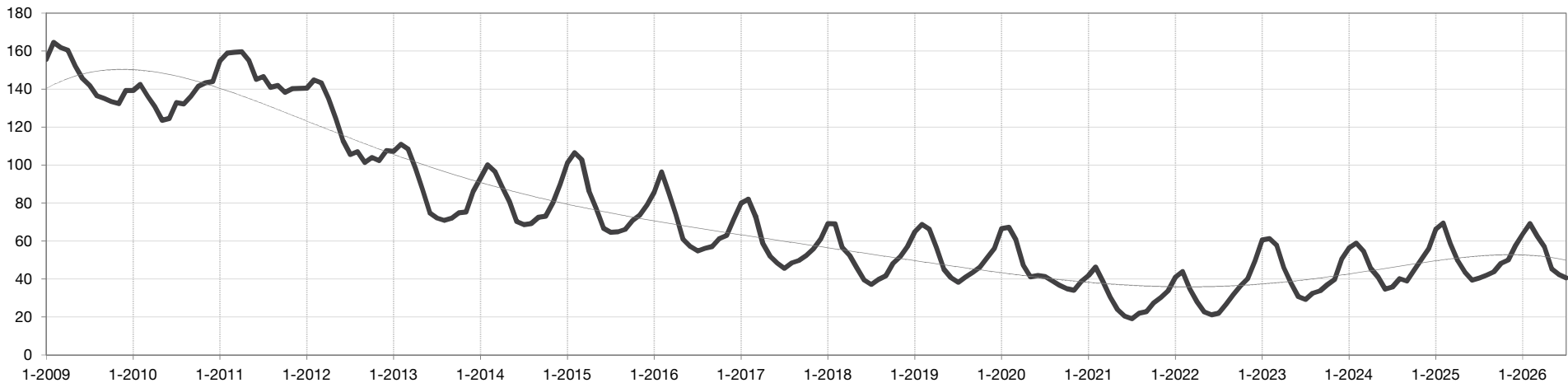
Days on Market Until Sale

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	+ / -
August 2025	42	40	+ 5.0%
September 2025	44	39	+ 12.8%
October 2025	48	45	+ 6.7%
November 2025	50	50	0.0%
December 2025	58	56	+ 3.6%
January 2026	64	66	- 3.0%
February 2026	69	69	0.0%
March 2026	63	59	+ 6.8%
April 2026	57	50	+ 14.0%
May 2026	45	44	+ 2.3%
June 2026	42	39	+ 7.7%
July 2026	41	40	+ 2.5%
12-Month Avg	50	48	+ 4.2%

Historical Days on Market Until Sale

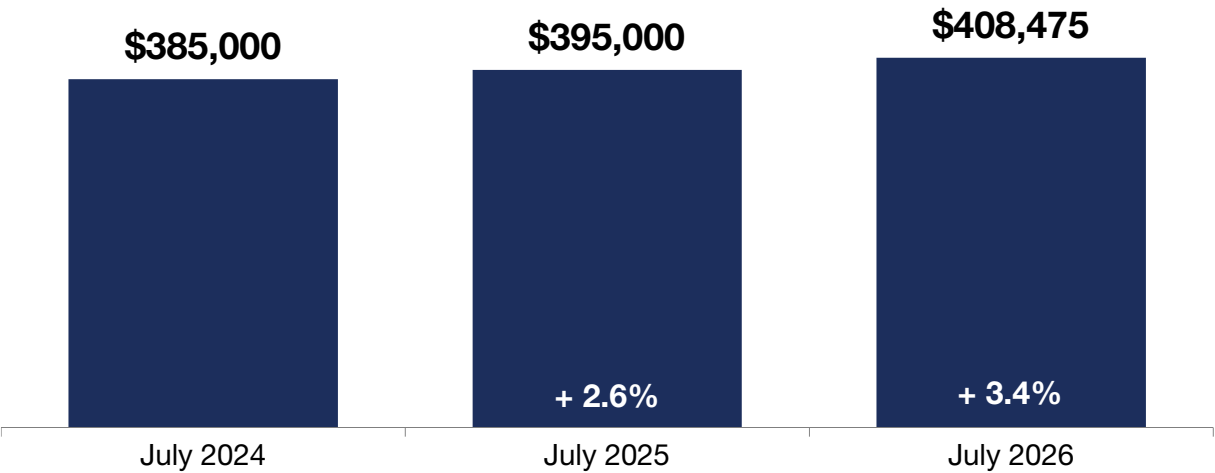


Median Sales Price

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

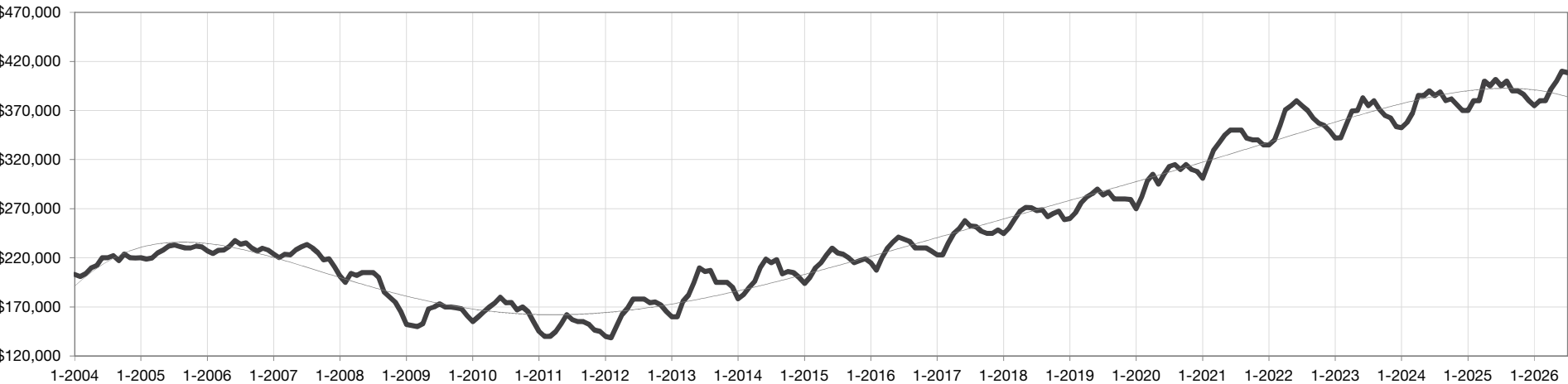


July



Month	Current Activity	One Year Previous	+ / -
August 2025	\$400,000	\$389,000	+ 2.8%
September 2025	\$390,000	\$380,000	+ 2.6%
October 2025	\$390,000	\$381,950	+ 2.1%
November 2025	\$386,824	\$376,000	+ 2.9%
December 2025	\$380,000	\$370,000	+ 2.7%
January 2026	\$375,000	\$370,000	+ 1.4%
February 2026	\$380,000	\$380,000	0.0%
March 2026	\$380,000	\$380,000	0.0%
April 2026	\$392,000	\$399,900	- 2.0%
May 2026	\$399,900	\$395,000	+ 1.2%
June 2026	\$410,000	\$401,500	+ 2.1%
July 2026	\$408,475	\$395,000	+ 3.4%
12-Month Med	\$394,250	\$386,500	+ 2.0%

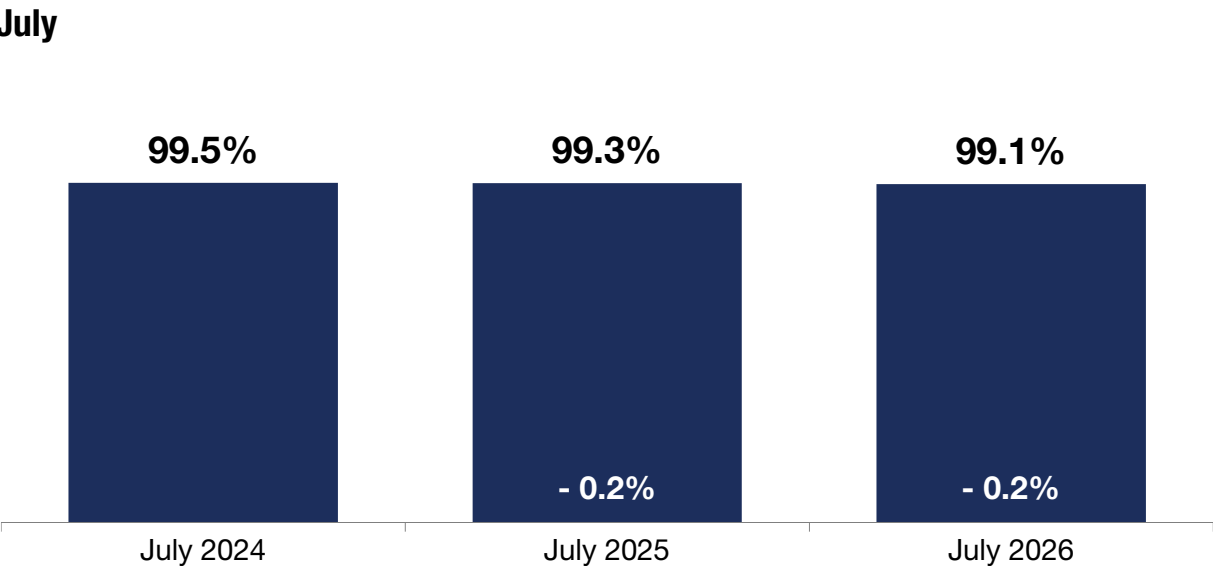
Historical Median Sales Price



Percent of Original List Price Received

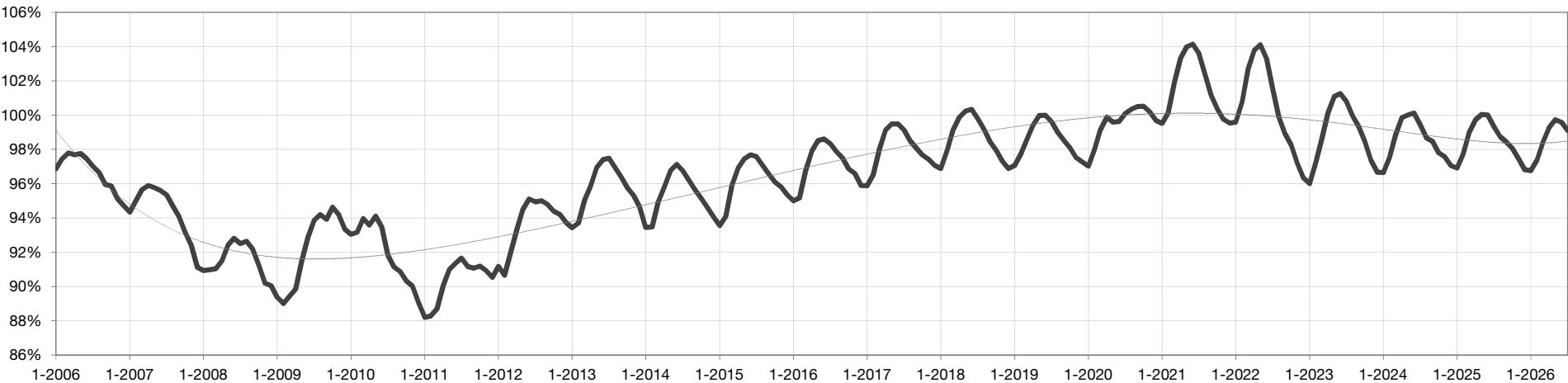


Percentage found when dividing a property’s sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



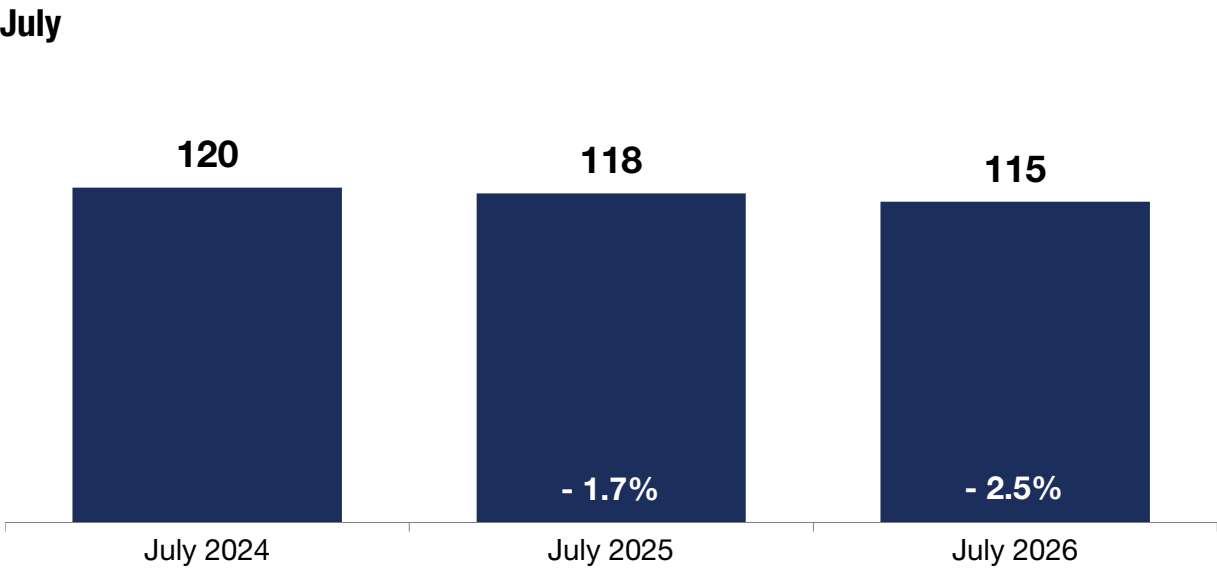
Month	Current Activity	One Year Previous	+ / -
August 2025	98.8%	98.7%	+ 0.1%
September 2025	98.4%	98.5%	- 0.1%
October 2025	98.1%	97.8%	+ 0.3%
November 2025	97.5%	97.6%	- 0.1%
December 2025	96.8%	97.0%	- 0.2%
January 2026	96.8%	96.9%	- 0.1%
February 2026	97.4%	97.7%	- 0.3%
March 2026	98.5%	99.0%	- 0.5%
April 2026	99.3%	99.7%	- 0.4%
May 2026	99.7%	100.0%	- 0.3%
June 2026	99.6%	100.0%	- 0.4%
July 2026	99.1%	99.3%	- 0.2%
12-Month Avg	98.5%	98.7%	- 0.2%

Historical Percent of Original List Price Received



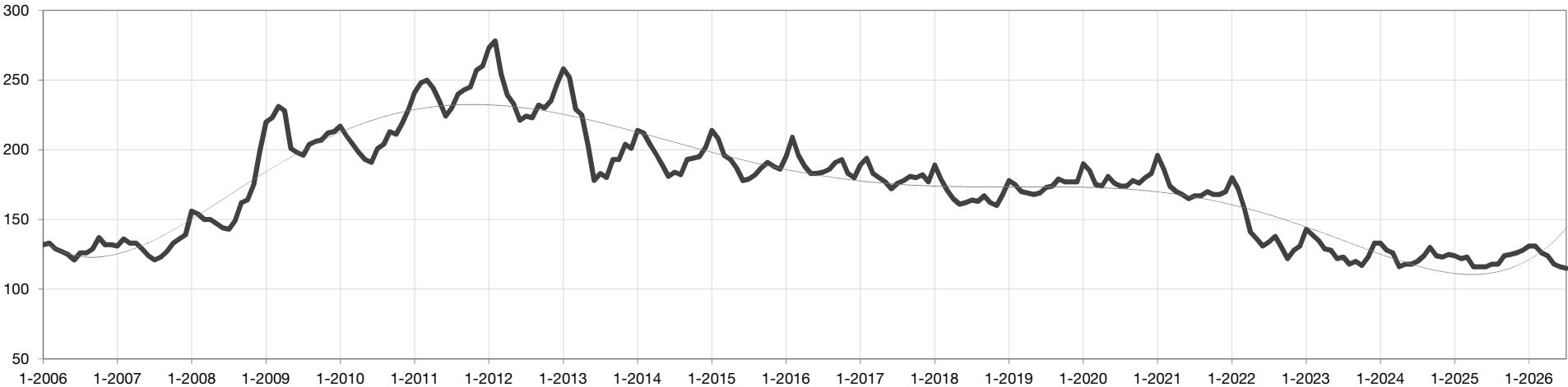
Housing Affordability Index

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.



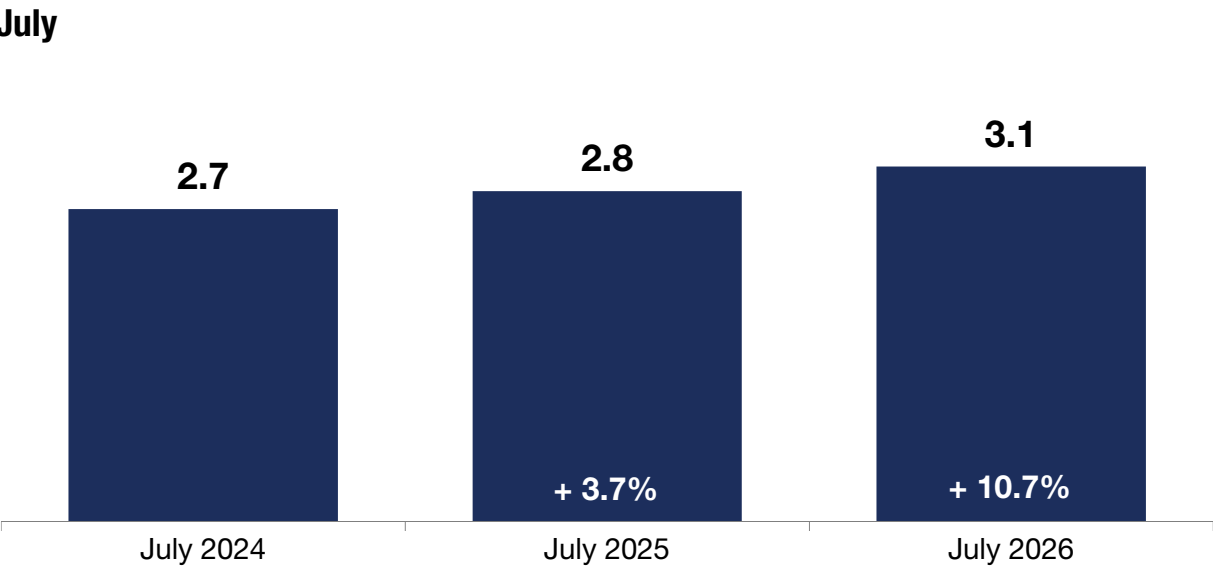
Month	Current Activity	One Year Previous	+ / -
August 2025	118	124	- 4.8%
September 2025	124	130	- 4.6%
October 2025	125	124	+ 0.8%
November 2025	126	123	+ 2.4%
December 2025	128	125	+ 2.4%
January 2026	131	124	+ 5.6%
February 2026	131	122	+ 7.4%
March 2026	126	123	+ 2.4%
April 2026	124	116	+ 6.9%
May 2026	118	116	+ 1.7%
June 2026	116	116	0.0%
July 2026	115	118	- 2.5%
12-Month Avg	124	122	+ 1.6%

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	+ / -
August 2025	2.8	2.8	0.0%
September 2025	2.9	2.9	0.0%
October 2025	2.8	2.8	0.0%
November 2025	2.6	2.5	+ 4.0%
December 2025	2.1	2.0	+ 5.0%
January 2026	2.1	2.0	+ 5.0%
February 2026	2.3	2.1	+ 9.5%
March 2026	2.4	2.2	+ 9.1%
April 2026	2.7	2.4	+ 12.5%
May 2026	2.9	2.7	+ 7.4%
June 2026	2.9	2.7	+ 7.4%
July 2026	3.1	2.8	+ 10.7%
12-Month Avg	2.6	2.5	+ 4.0%

Historical Months Supply of Homes for Sale

