

Weekly Market Activity Report

A RESEARCH TOOL FROM MINNEAPOLIS AREA REALTORS®

For Week Ending January 17, 2026

Publish Date: January 26, 2026 • All comparisons are to 2025

The average 30-year fixed mortgage rate fell to 6.06% the week ending January 15, 2026, the lowest level since September 2022, according to Freddie Mac. The Mortgage Bankers Association noted that lower rates have coincided with a rise in purchase and refinance applications, as borrowers respond to recent improvements in affordability.

In the Twin Cities region, for the week ending January 17:

- New Listings decreased 3.6% to 914
- Pending Sales decreased 15.1% to 512
- Inventory decreased 1.3% to 7,441

For the month of December:

- Median Sales Price increased 2.7% to \$380,000
- Days on Market increased 3.6% to 58
- Percent of Original List Price Received decreased 0.2% to 96.8%
- Months Supply of Homes For Sale decreased 5.0% to 1.9

Quick Facts

	- 3.6%	- 15.1%	- 1.3%
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

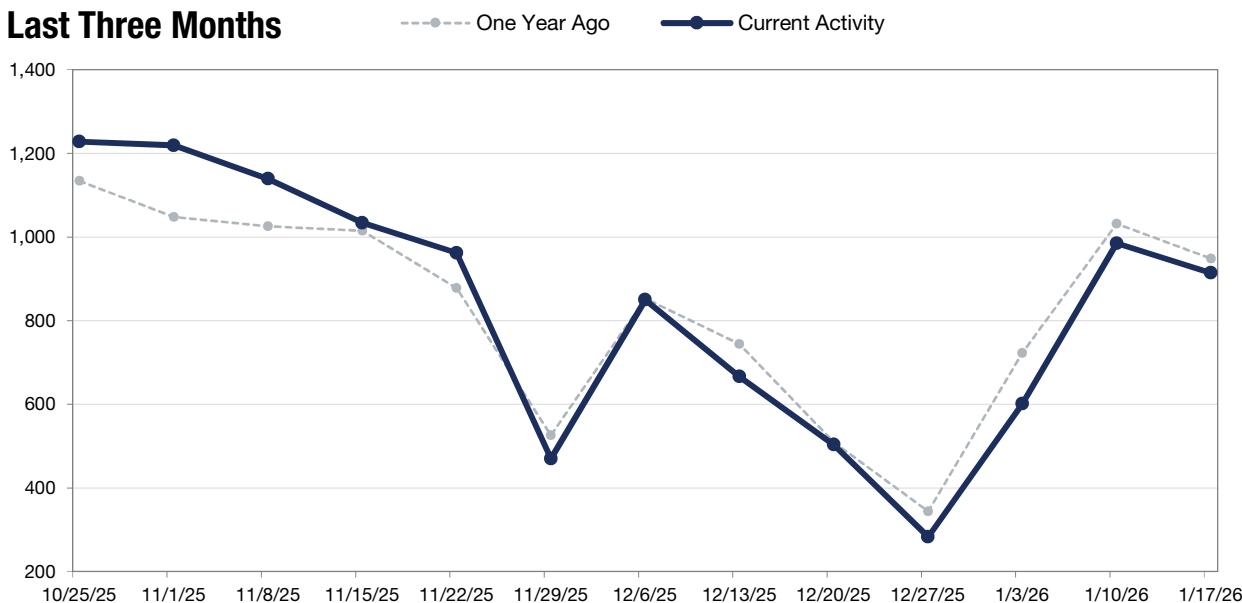
Days on Market Until Sale	5
Median Sales Price	6
Percent of Original List Price Received	7
Housing Affordability Index	8
Months Supply of Homes for Sale	9

New Listings

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

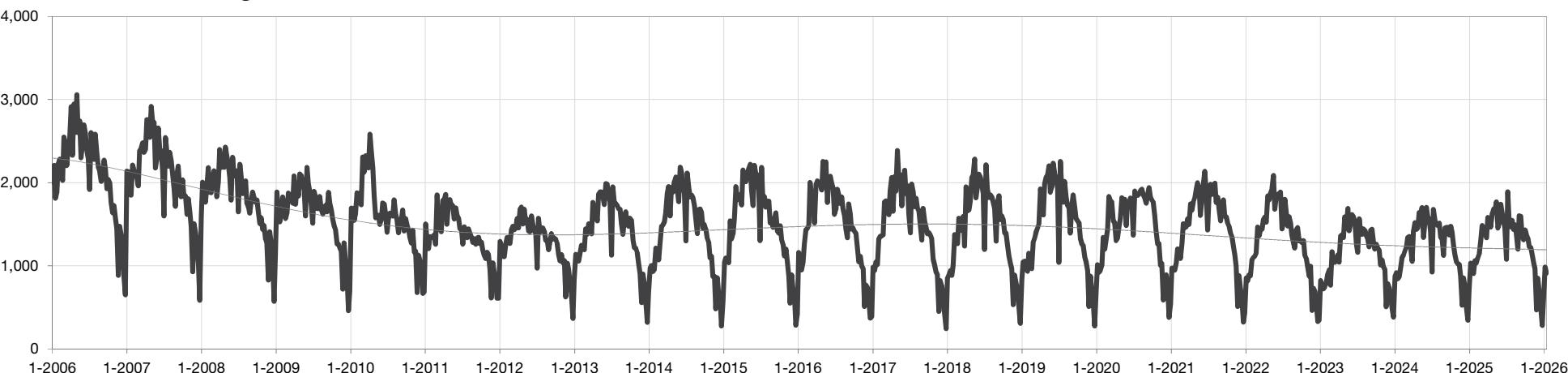


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
10/25/25	1,228	1,134	+ 8.3%
11/1/25	1,219	1,048	+ 16.3%
11/8/25	1,139	1,026	+ 11.0%
11/15/25	1,034	1,015	+ 1.9%
11/22/25	962	878	+ 9.6%
11/29/25	470	526	- 10.6%
12/6/25	850	853	- 0.4%
12/13/25	666	744	- 10.5%
12/20/25	503	509	- 1.2%
12/27/25	283	344	- 17.7%
1/3/26	601	723	- 16.9%
1/10/26	985	1,032	- 4.6%
1/17/26	914	948	- 3.6%
3-Month Total	10,854	10,780	+ 0.7%

Historical New Listings

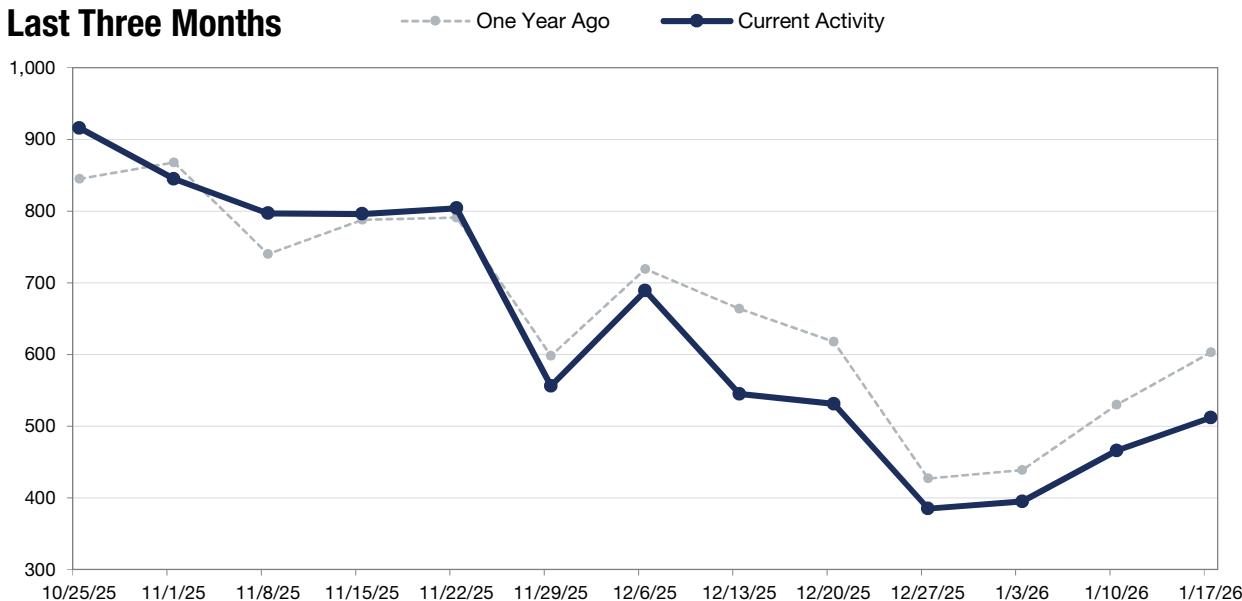


Pending Sales

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

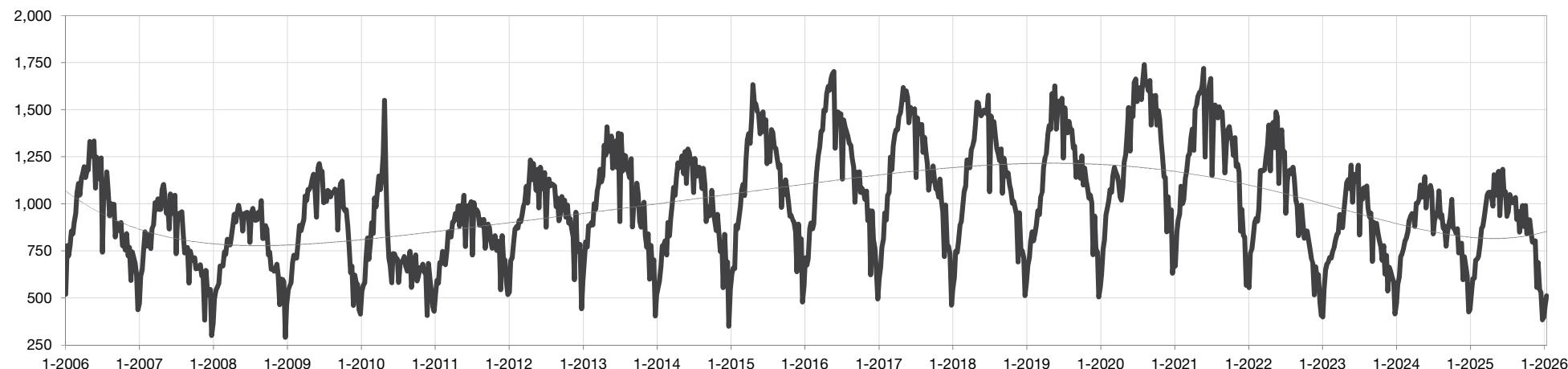


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
10/25/2025	916	845	+ 8.4%
11/1/2025	845	868	- 2.6%
11/8/2025	797	740	+ 7.7%
11/15/2025	796	788	+ 1.0%
11/22/2025	804	791	+ 1.6%
11/29/2025	556	598	- 7.0%
12/6/2025	689	719	- 4.2%
12/13/2025	545	664	- 17.9%
12/20/2025	531	618	- 14.1%
12/27/2025	385	427	- 9.8%
1/3/2026	395	439	- 10.0%
1/10/2026	466	530	- 12.1%
1/17/2026	512	603	- 15.1%
3-Month Total	8,237	8,630	- 4.6%

Historical Pending Sales

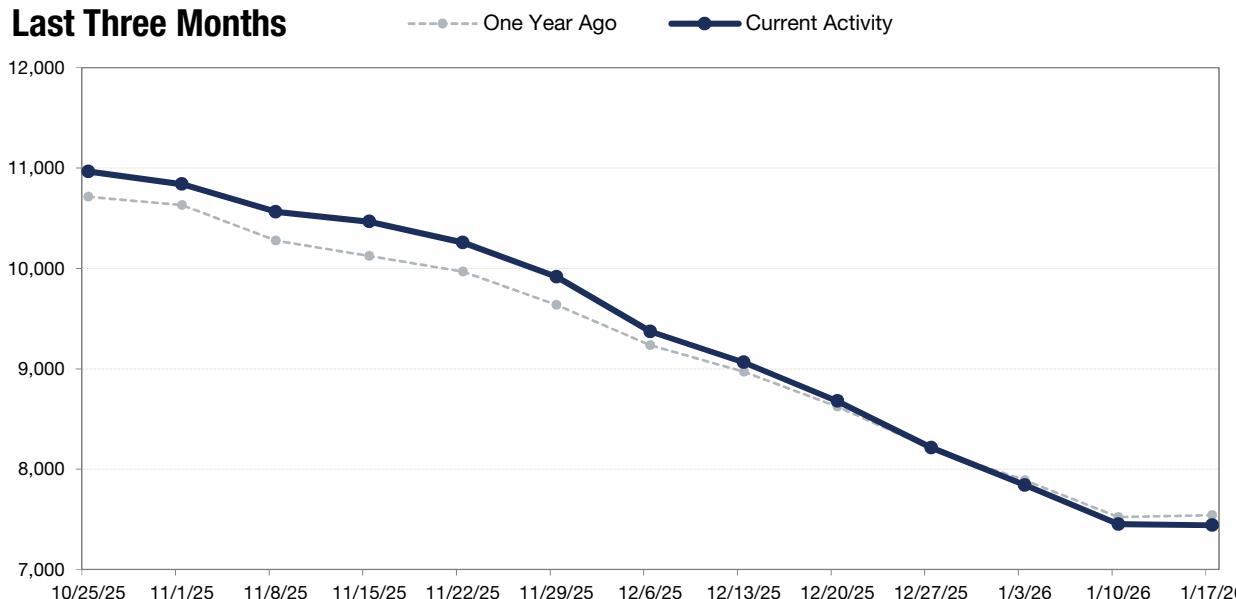


Inventory of Homes for Sale

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

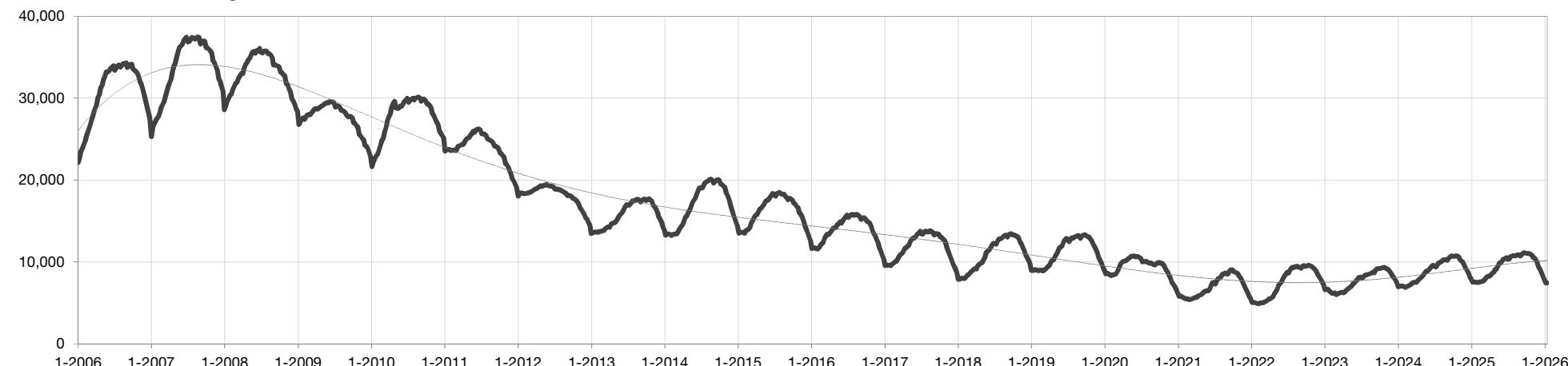


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
10/25/25	10,966	10,714	+ 2.4%
11/1/25	10,840	10,631	+ 2.0%
11/8/25	10,564	10,278	+ 2.8%
11/15/25	10,467	10,126	+ 3.4%
11/22/25	10,257	9,967	+ 2.9%
11/29/25	9,917	9,637	+ 2.9%
12/6/25	9,371	9,236	+ 1.5%
12/13/25	9,063	8,970	+ 1.0%
12/20/25	8,678	8,624	+ 0.6%
12/27/25	8,214	8,206	+ 0.1%
1/3/26	7,841	7,890	- 0.6%
1/10/26	7,452	7,523	- 0.9%
1/17/26	7,441	7,541	- 1.3%
3-Month Avg	9,313	9,180	+ 1.4%

Historical Inventory Levels

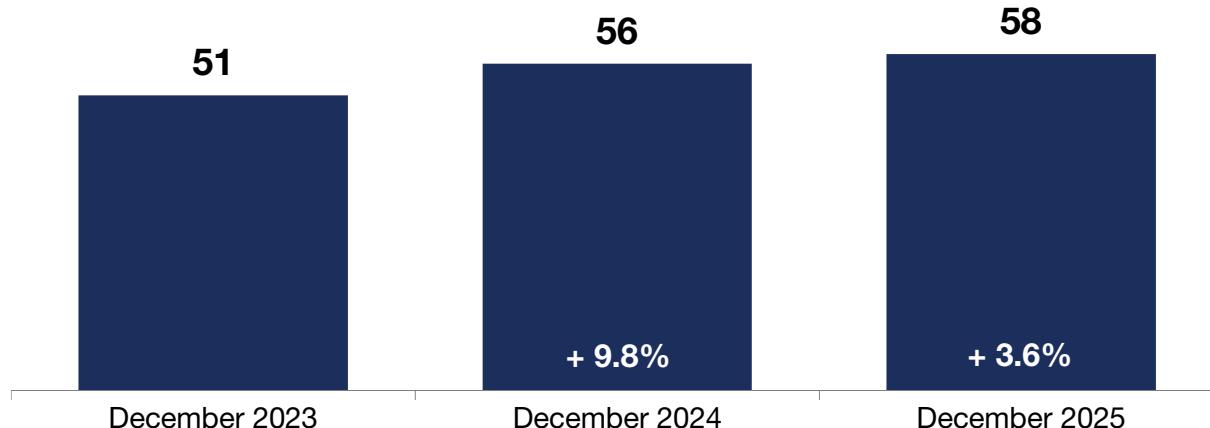


Days on Market Until Sale

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

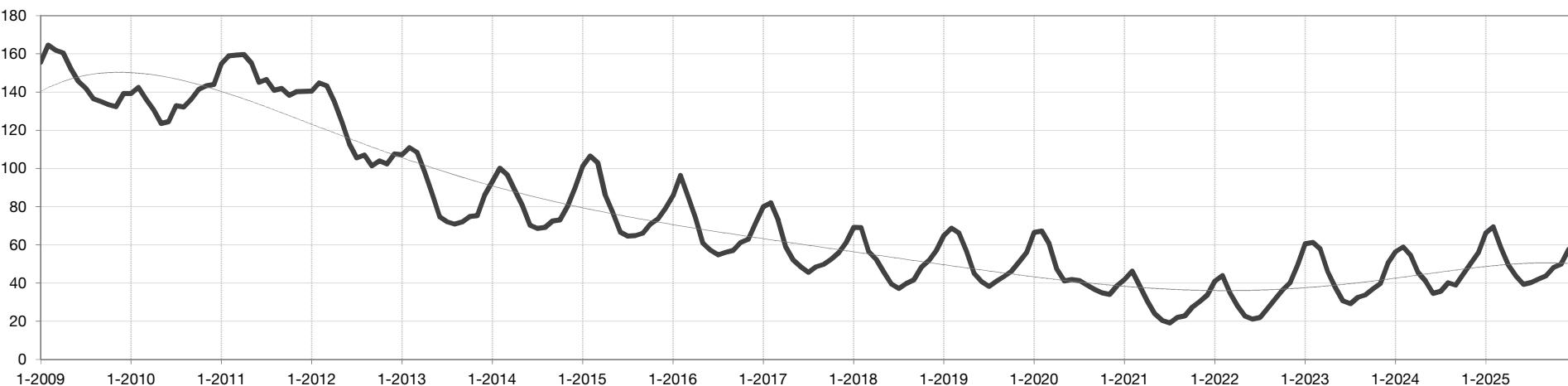


December



Month	Current Activity	One Year Previous	+ / -
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%
December 2025	58	56	+ 3.6%
12-Month Avg	49	45	+ 8.9%

Historical Days on Market Until Sale

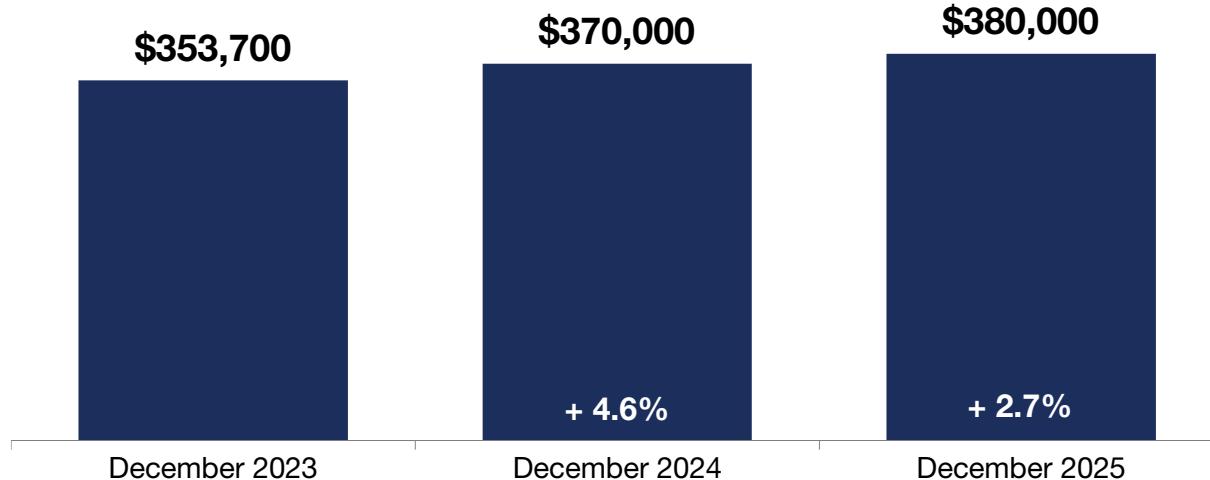


Median Sales Price

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

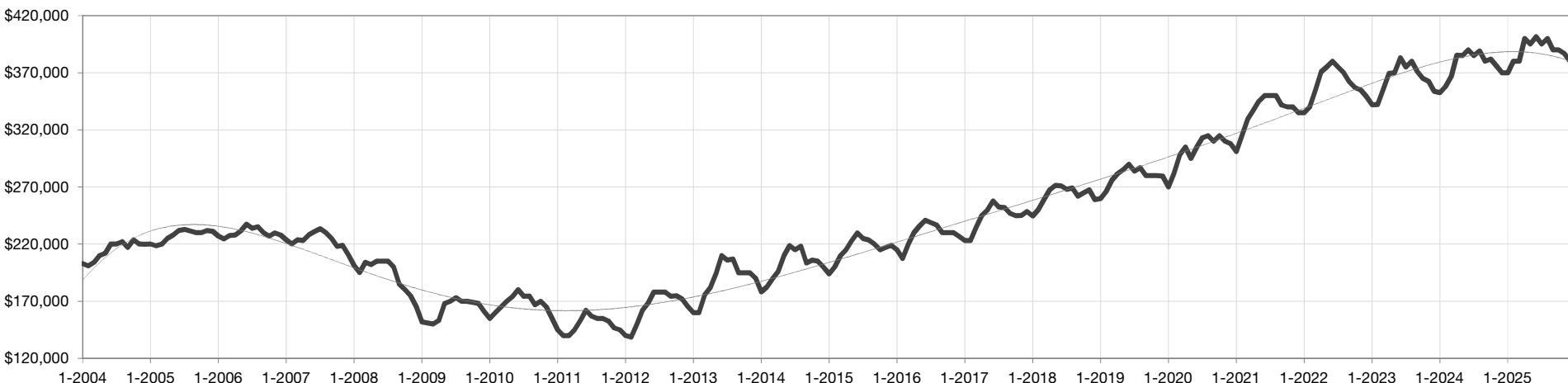


December



Month	Current Activity	One Year Previous	+ / -
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	\$401,500	\$390,000	+ 2.9%
July 2025	\$395,000	\$385,000	+ 2.6%
August 2025	\$400,000	\$389,000	+ 2.8%
September 2025	\$390,000	\$379,999	+ 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%
12-Month Med	\$390,000	\$380,000	+ 2.6%

Historical Median Sales Price

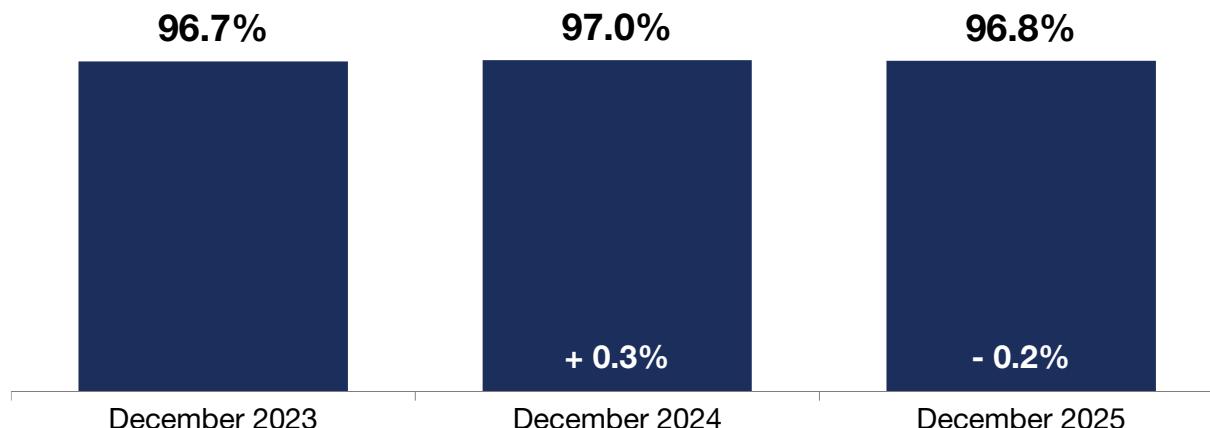


Percent of Original List Price Received



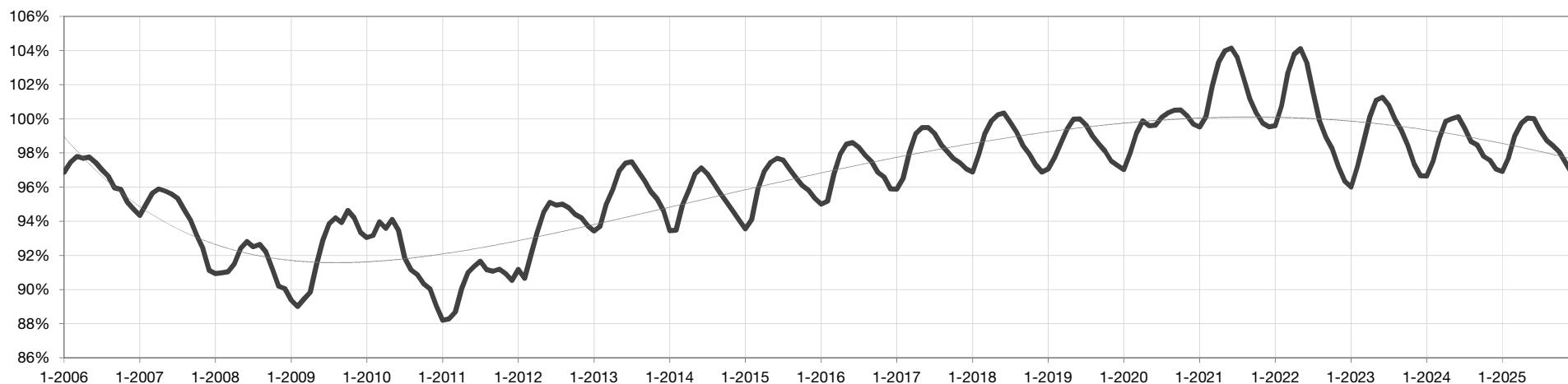
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

December



Month	Current Activity	One Year Previous	+ / -
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	98.8%	98.7%	+ 0.1%
September 2025	98.4%	98.5%	- 0.1%
October 2025	98.1%	97.8%	+ 0.3%
November 2025	97.4%	97.6%	- 0.2%
December 2025	96.8%	97.0%	- 0.2%
12-Month Avg	98.7%	98.7%	0.0%

Historical Percent of Original List Price Received

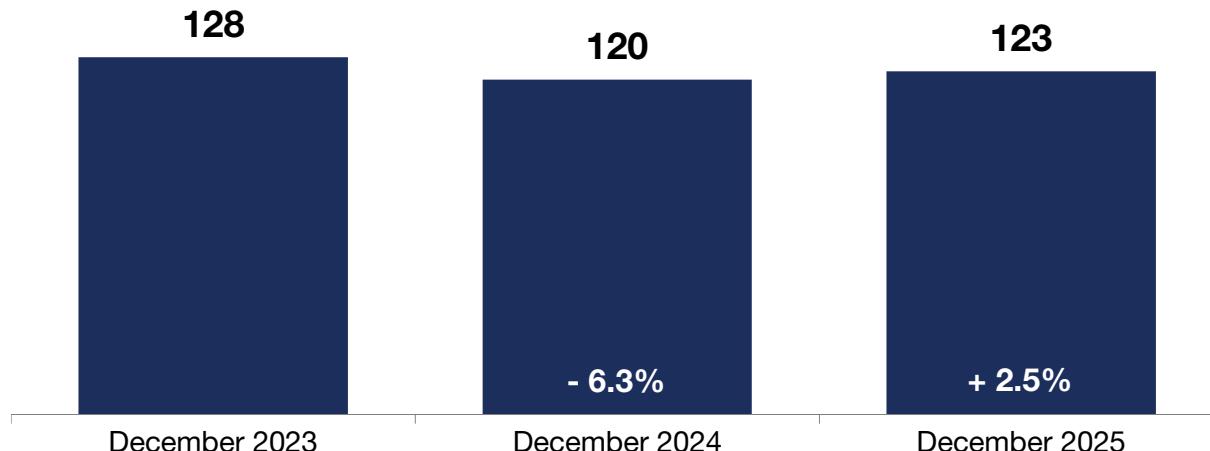


Housing Affordability Index



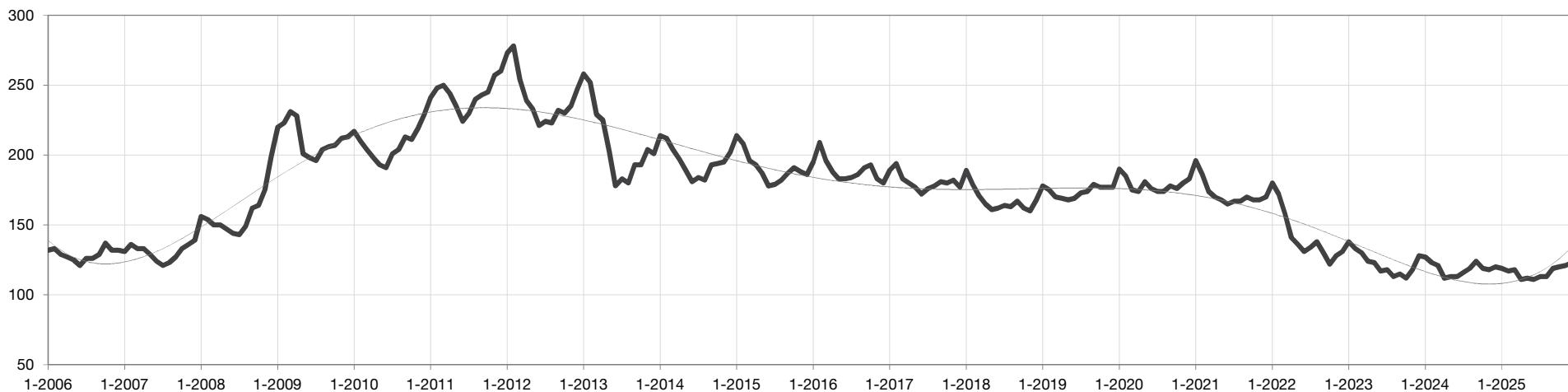
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

December



Month	Current Activity	One Year Previous	+ / -
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%
December 2025	123	120	+ 2.5%
12-Month Avg	116	119	- 2.5%

Historical Housing Affordability Index

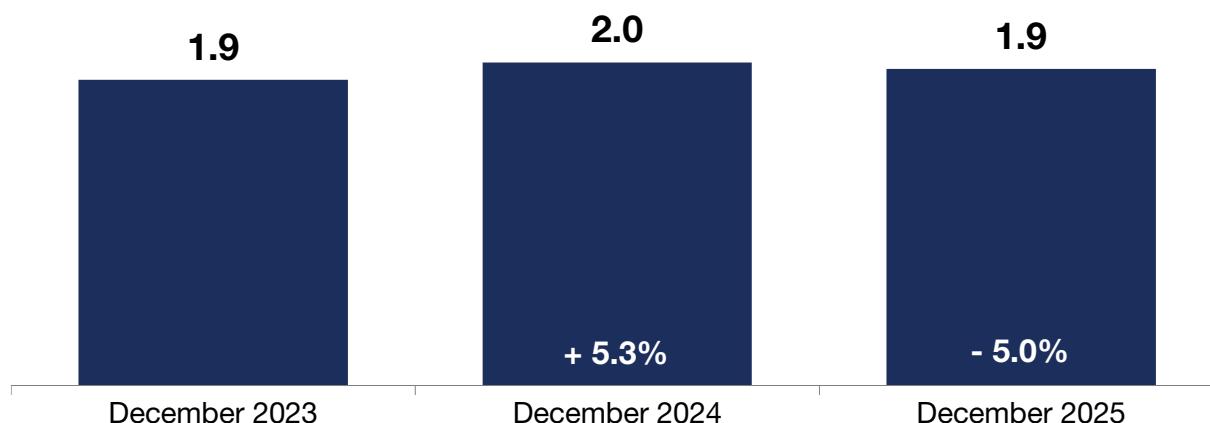


Months Supply of Homes for Sale



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.

December



Month	Current Activity	One Year Previous	+ / -
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	2.9	2.9	0.0%
October 2025	2.8	2.8	0.0%
November 2025	2.5	2.5	0.0%
December 2025	1.9	2.0	- 5.0%
12-Month Avg	2.5	2.4	+ 4.2%

Historical Months Supply of Homes for Sale

