

Weekly Market Activity Report

A RESEARCH TOOL FROM MINNEAPOLIS AREA REALTORS®

For Week Ending August 9, 2025

Publish Date: August 18, 2025 • All comparisons are to 2024

The average monthly mortgage payment on a median-priced home reached a record high of \$2,570 in 2024, based on a 30-year fixed-rate loan and a 3.5% down payment, according to the State of the Nation's Housing 2025 report from Harvard University's Joint Center for Housing Studies. Using a 31% debt-to-income ratio, a homebuyer would need to earn at least \$126,700 per year to afford that monthly payment.

In the Twin Cities region, for the week ending August 9:

- New Listings decreased 6.9% to 1,408
- Pending Sales increased 8.5% to 1,005
- Inventory increased 2.2% to 10,268

For the month of July:

- Median Sales Price increased 2.6% to \$395,000
- Days on Market increased 11.1% to 40
- Percent of Original List Price Received decreased 0.2% to 99.3%
- Months Supply of Homes For Sale remained flat at 2.7

Quick Facts

- 6.9%	+ 8.5%	+ 2.2%
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

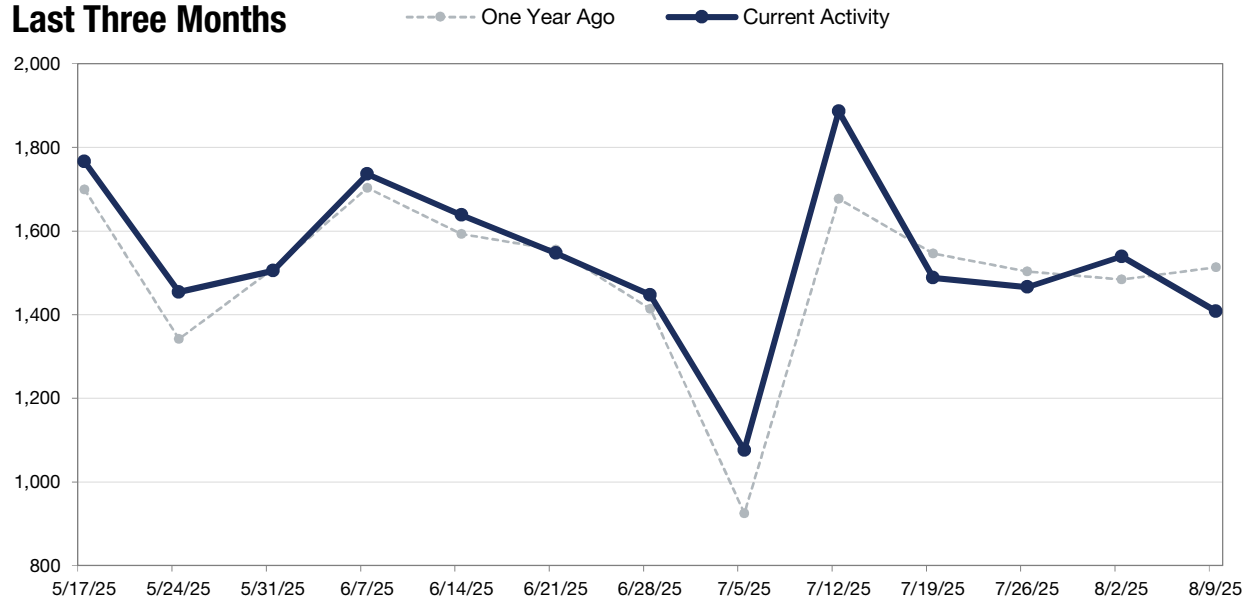
Days on Market Until Sale	5
Median Sales Price	6
Percent of Original List Price Received	7
Housing Affordability Index	8
Months Supply of Homes for Sale	9

New Listings

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

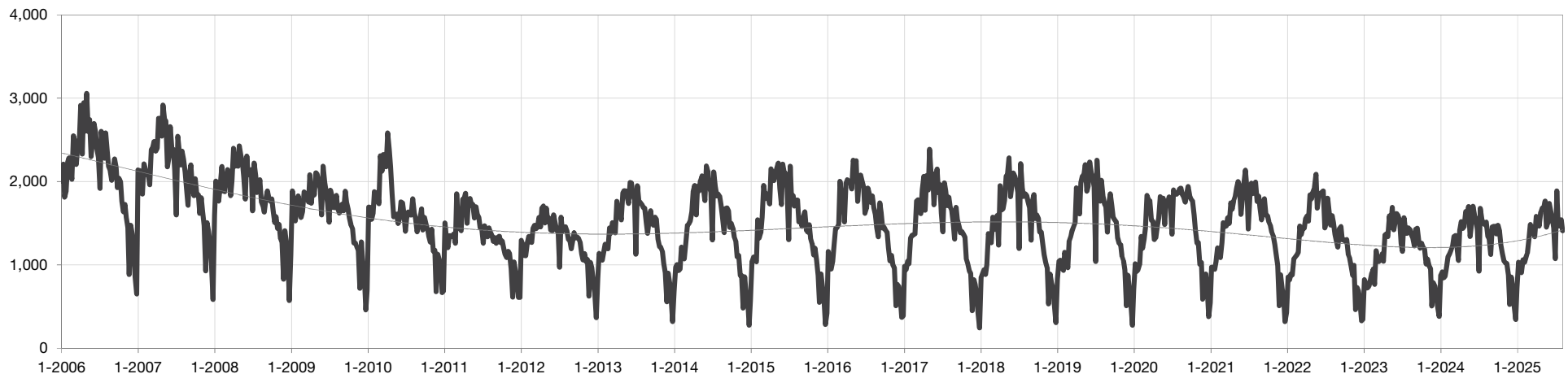


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
5/17/2025	1,766	1,699	+ 3.9%
5/24/2025	1,454	1,342	+ 8.3%
5/31/2025	1,505	1,509	- 0.3%
6/7/2025	1,736	1,703	+ 1.9%
6/14/2025	1,638	1,593	+ 2.8%
6/21/2025	1,547	1,555	- 0.5%
6/28/2025	1,447	1,414	+ 2.3%
7/5/2025	1,076	925	+ 16.3%
7/12/2025	1,886	1,677	+ 12.5%
7/19/2025	1,488	1,546	- 3.8%
7/26/2025	1,466	1,503	- 2.5%
8/2/2025	1,539	1,484	+ 3.7%
8/9/2025	1,408	1,513	- 6.9%
3-Month Total	19,956	19,463	+ 2.5%

Historical New Listings

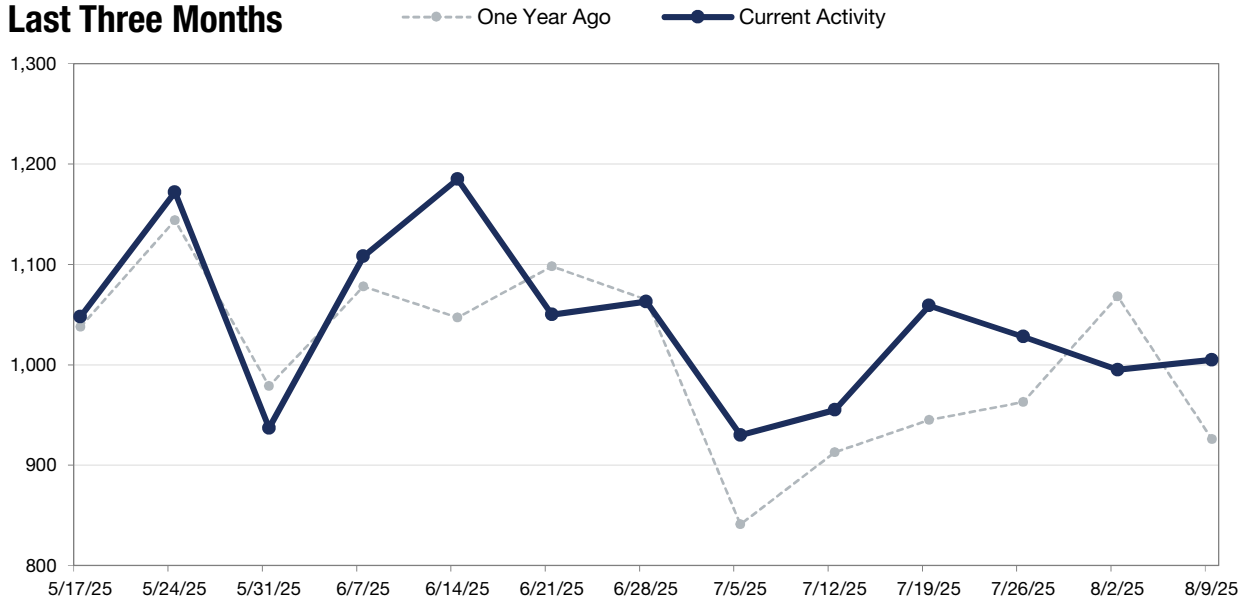


Pending Sales

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

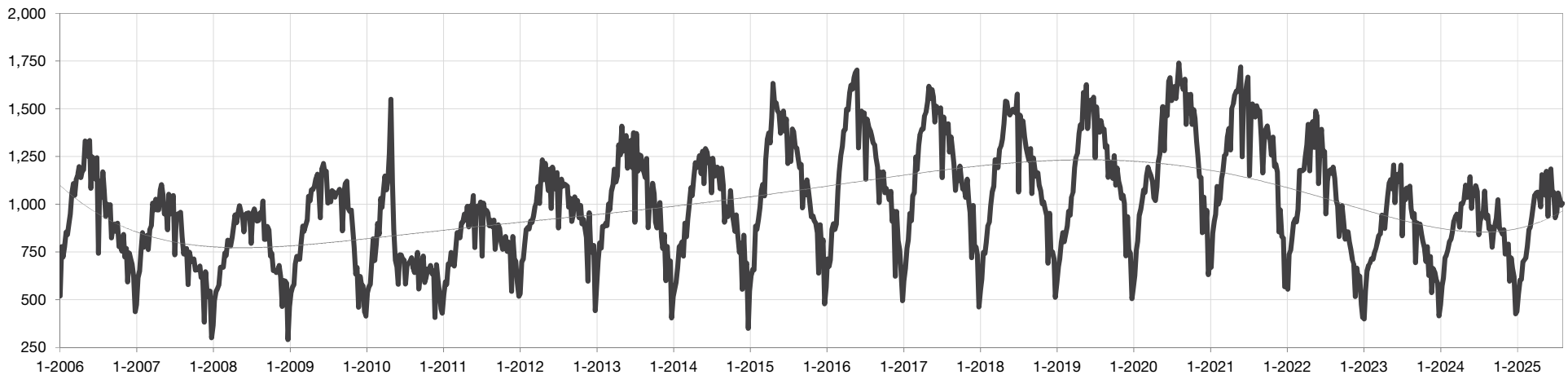


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
5/17/2025	1,048	1,038	+ 1.0%
5/24/2025	1,172	1,144	+ 2.4%
5/31/2025	937	979	- 4.3%
6/7/2025	1,108	1,078	+ 2.8%
6/14/2025	1,185	1,047	+ 13.2%
6/21/2025	1,050	1,098	- 4.4%
6/28/2025	1,063	1,065	- 0.2%
7/5/2025	930	841	+ 10.6%
7/12/2025	955	913	+ 4.6%
7/19/2025	1,059	945	+ 12.1%
7/26/2025	1,028	963	+ 6.7%
8/2/2025	995	1,068	- 6.8%
8/9/2025	1,005	926	+ 8.5%
3-Month Total	13,535	13,105	+ 3.3%

Historical Pending Sales

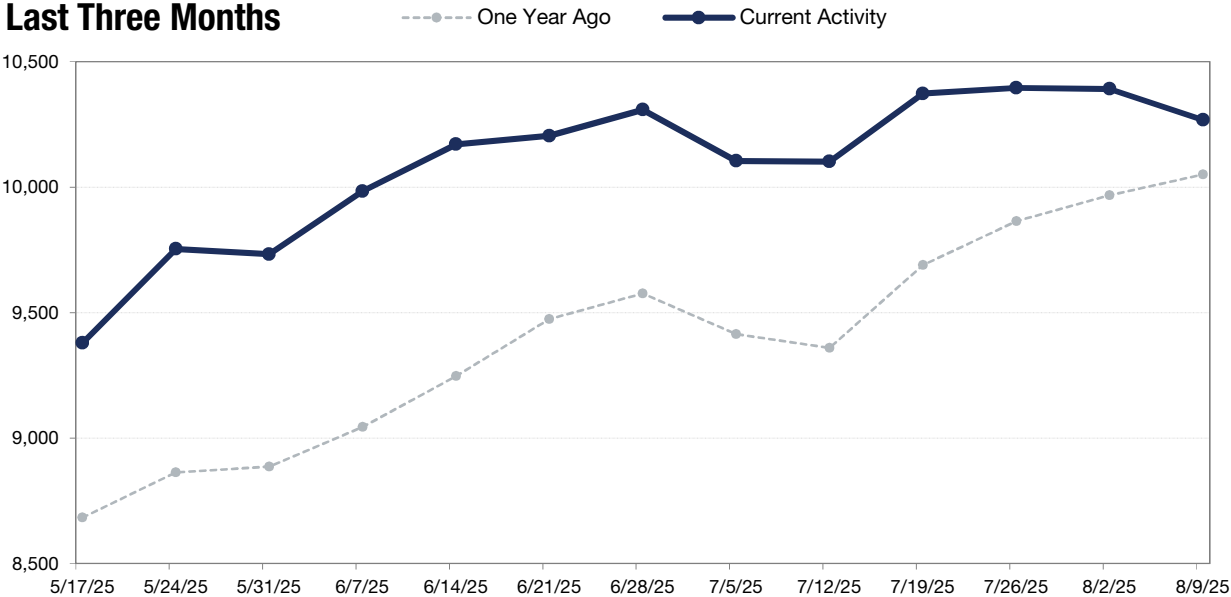


Inventory of Homes for Sale

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

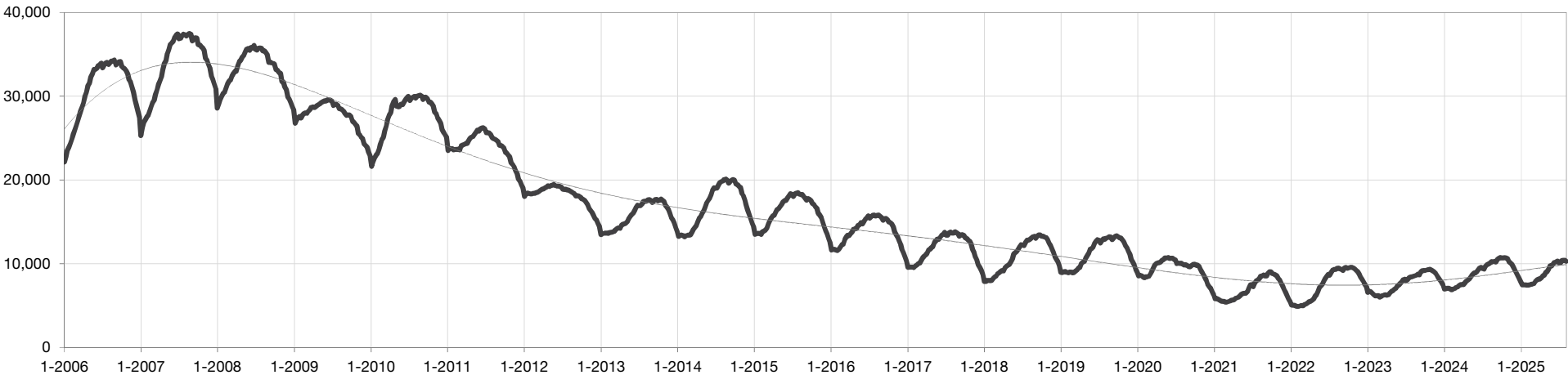


Last Three Months



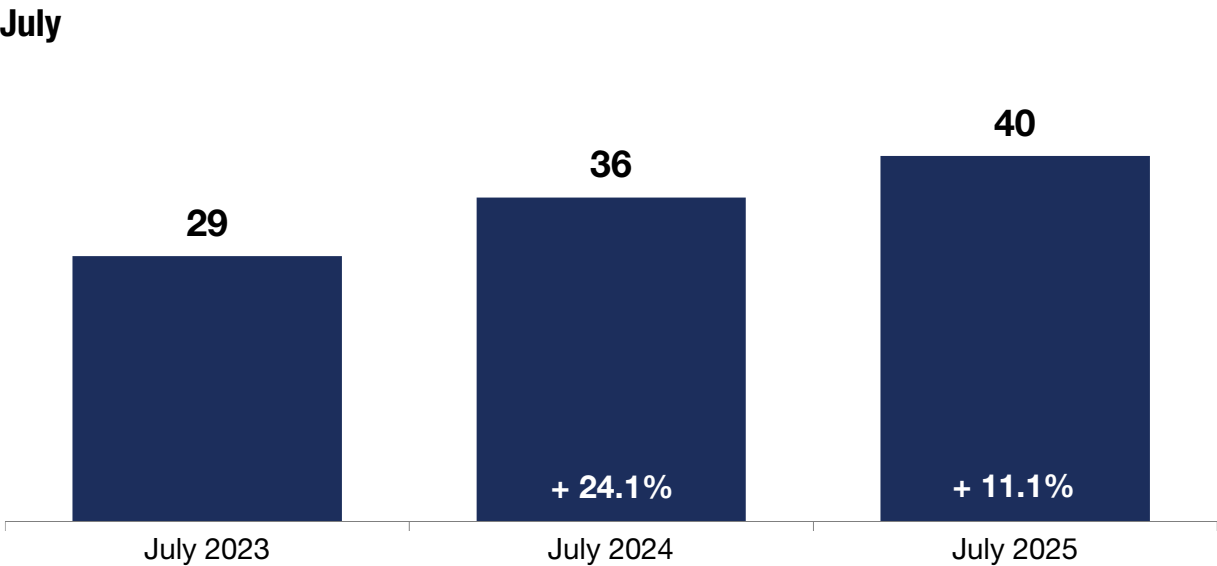
For the Week Ending	Current Activity	One Year Previous	+ / -
5/17/2025	9,379	8,683	+ 8.0%
5/24/2025	9,754	8,863	+ 10.1%
5/31/2025	9,733	8,887	+ 9.5%
6/7/2025	9,984	9,045	+ 10.4%
6/14/2025	10,171	9,247	+ 10.0%
6/21/2025	10,205	9,474	+ 7.7%
6/28/2025	10,309	9,576	+ 7.7%
7/5/2025	10,105	9,415	+ 7.3%
7/12/2025	10,102	9,360	+ 7.9%
7/19/2025	10,373	9,690	+ 7.0%
7/26/2025	10,396	9,865	+ 5.4%
8/2/2025	10,392	9,968	+ 4.3%
8/9/2025	10,268	10,051	+ 2.2%
3-Month Avg	10,090	9,394	+ 7.4%

Historical Inventory Levels



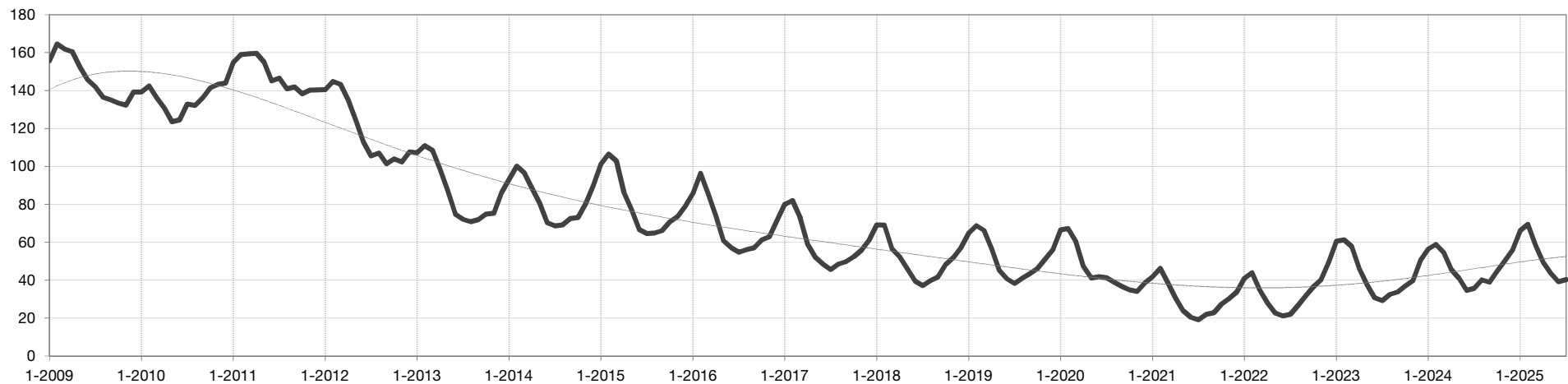
Days on Market Until Sale

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



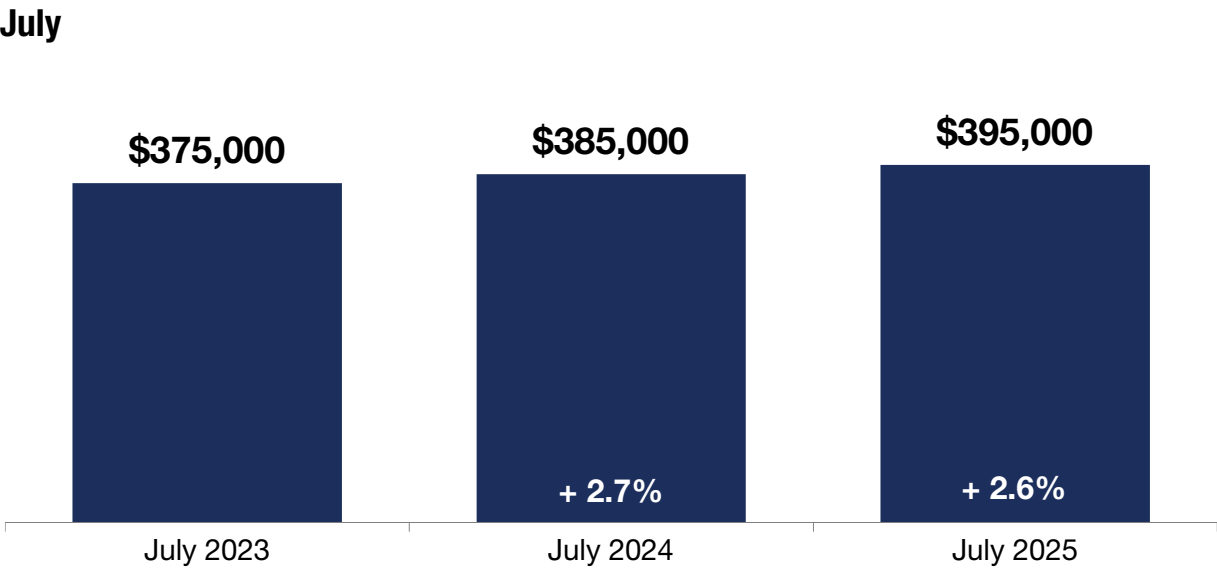
Month	Current Activity	One Year Previous	+ / -
August 2024	40	33	+ 21.2%
September 2024	39	34	+ 14.7%
October 2024	45	37	+ 21.6%
November 2024	50	40	+ 25.0%
December 2024	56	51	+ 9.8%
January 2025	66	56	+ 17.9%
February 2025	69	59	+ 16.9%
March 2025	59	55	+ 7.3%
April 2025	50	46	+ 8.7%
May 2025	44	41	+ 7.3%
June 2025	39	35	+ 11.4%
July 2025	40	36	+ 11.1%
12-Month Avg	48	42	+ 14.3%

Historical Days on Market Until Sale



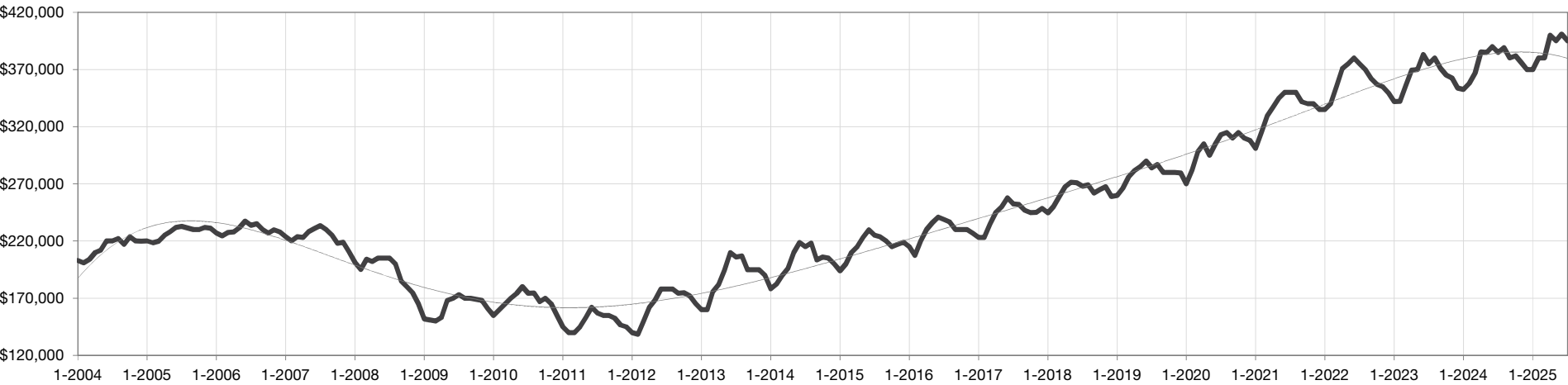
Median Sales Price

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



Month	Current Activity	One Year Previous	+ / -
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%
June 2025	\$401,000	\$390,000	+ 2.8%
July 2025	\$395,000	\$385,000	+ 2.6%
12-Month Med	\$386,000	\$375,000	+ 2.9%

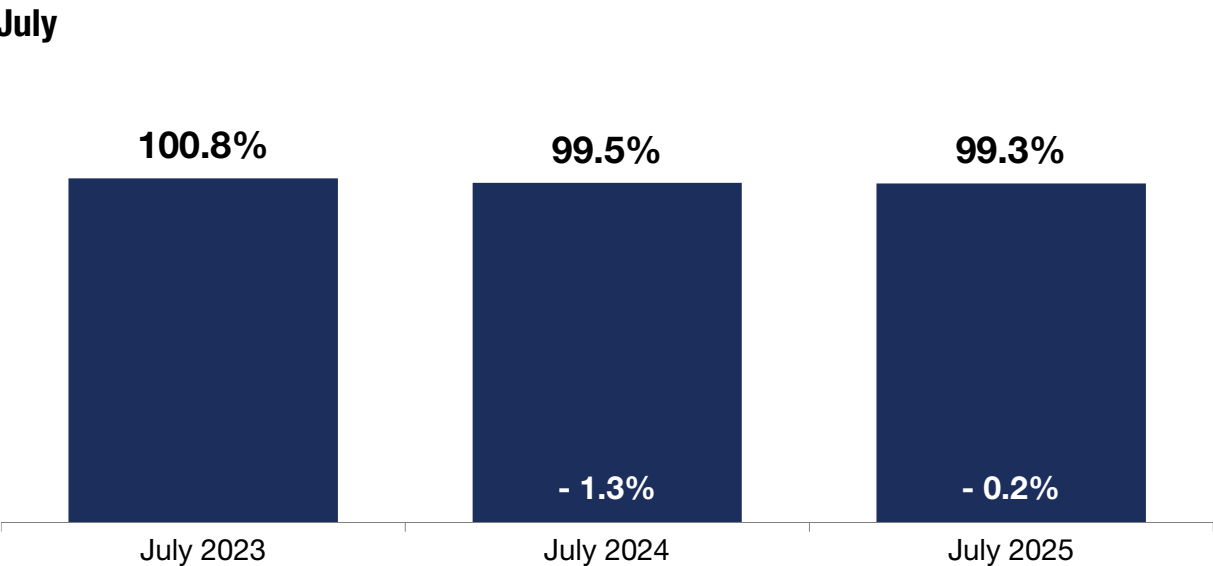
Historical Median Sales Price



Percent of Original List Price Received

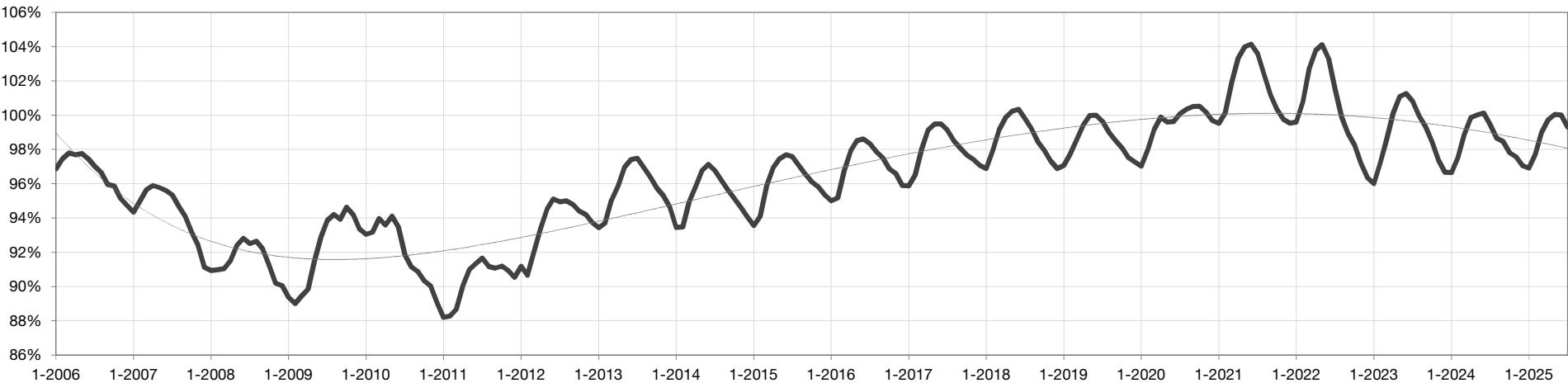


Percentage found when dividing a property’s sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



Month	Current Activity	One Year Previous	+ / -
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%
June 2025	100.0%	100.1%	- 0.1%
July 2025	99.3%	99.5%	- 0.2%
12-Month Avg	98.7%	98.9%	- 0.2%

Historical Percent of Original List Price Received

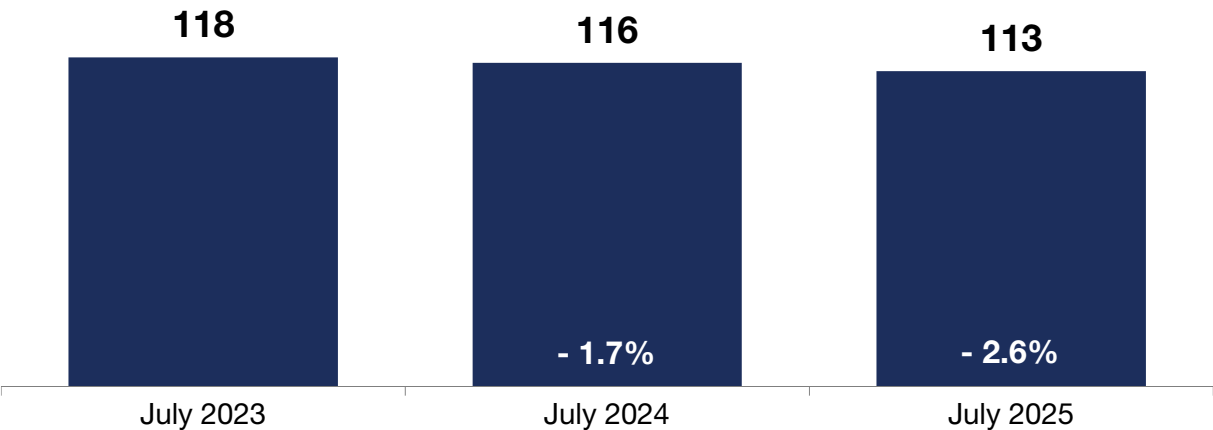


Housing Affordability Index



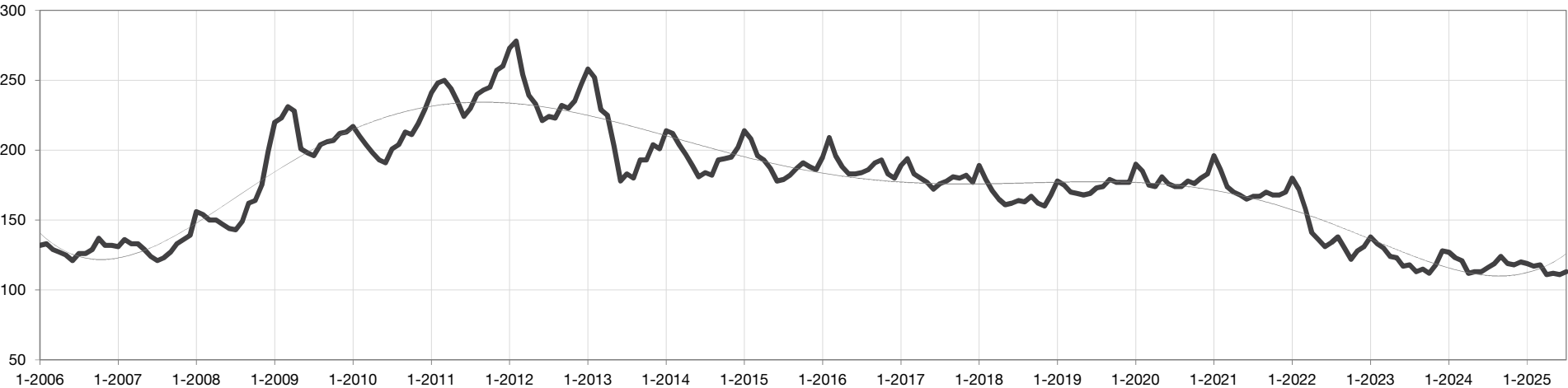
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

July



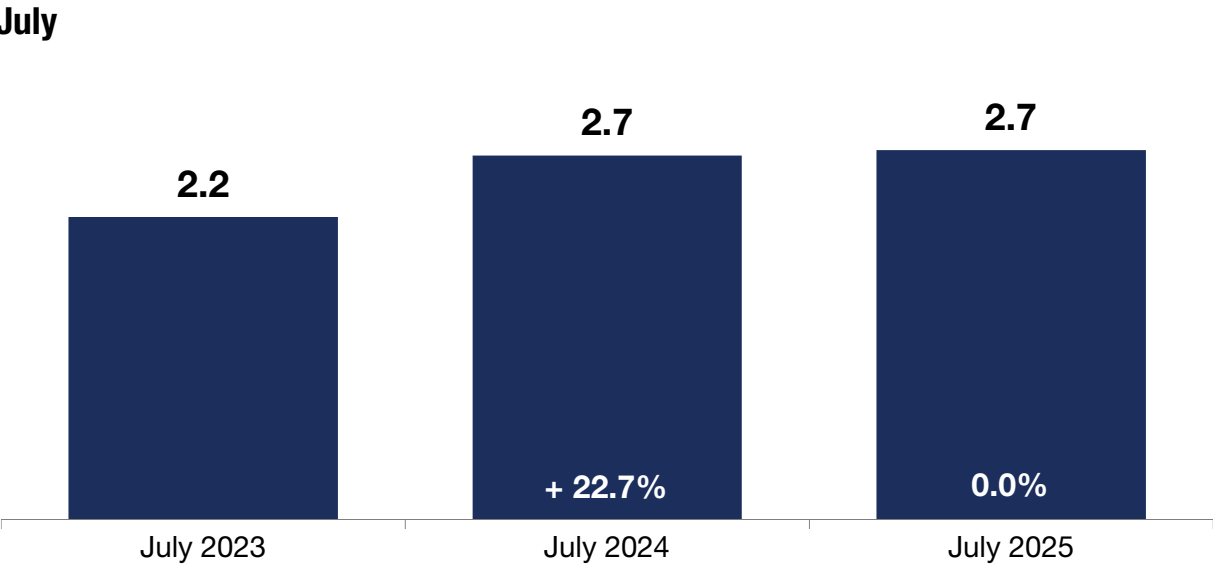
Month	Current Activity	One Year Previous	+ / -
August 2024	119	113	+ 5.3%
September 2024	124	115	+ 7.8%
October 2024	119	112	+ 6.3%
November 2024	118	118	0.0%
December 2024	120	128	- 6.3%
January 2025	119	127	- 6.3%
February 2025	117	123	- 4.9%
March 2025	118	121	- 2.5%
April 2025	111	112	- 0.9%
May 2025	112	113	- 0.9%
June 2025	111	113	- 1.8%
July 2025	113	116	- 2.6%
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	+ / -
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	2.7	2.4	+ 12.5%
June 2025	2.7	2.5	+ 8.0%
July 2025	2.7	2.7	0.0%
12-Month Avg	2.5	2.3	+ 8.7%

Historical Months Supply of Homes for Sale

