

Weekly Market Activity Report

A RESEARCH TOOL FROM MINNEAPOLIS AREA REALTORS®

For Week Ending November 1, 2025

Publish Date: November 10, 2025 • All comparisons are to 2024

U.S. homebuilder confidence rose five points to 37 in October, marking the highest reading since April, according to the NAHB/Wells Fargo Housing Market Index (HMI). Future sales expectations increased nine points to 54, surpassing the 50-point mark for the first time since January. 38% of builders reported cutting prices in October, with an average price reduction of 6%.

In the Twin Cities region, for the week ending November 1:

- New Listings increased 14.2% to 1,197
- Pending Sales decreased 5.5% to 819
- Inventory decreased 0.9% to 10,524

For the month of September:

- Median Sales Price increased 2.6% to \$390,000
- Days on Market increased 12.8% to 44
- Percent of Original List Price Received decreased 0.1% to 98.4%
- Months Supply of Homes For Sale decreased 3.4% to 2.8

Quick Facts

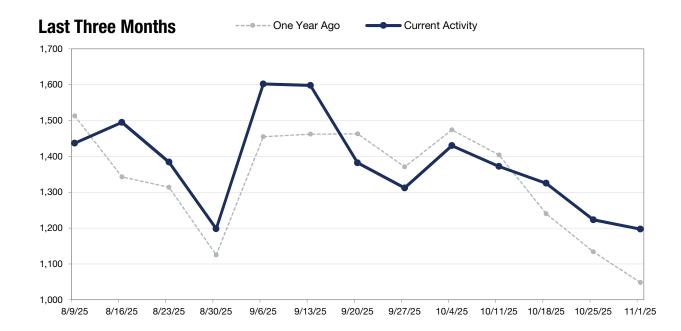
+ 14.2%	- 5.5%	- 0.9%	
Change in New Listings	Change in Pending Sales	Change in Inventory	
Metrics by Week			
New Listings			2
Pending Sales		3	
Inventory of Home		4	
Metrics by Month			
Days on Market Ur	ntil Sale		5
Median Sales Price	Э		6
Percent of Original	List Price Received		7
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New Listings

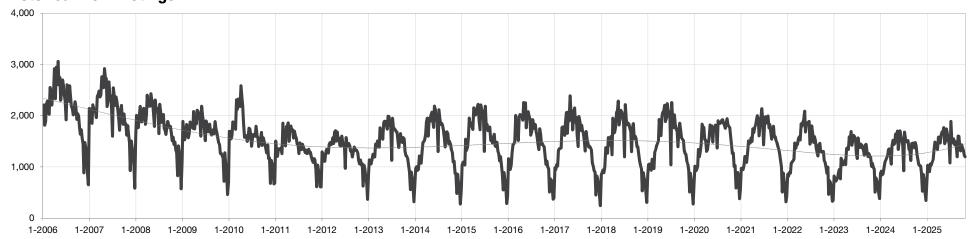
A count of the properties that have been newly listed on the market in a given week.





For the Week Ending	Current Activity	One Year Previous	+/-
8/9/2025	1,437	1,513	- 5.0%
8/16/2025	1,495	1,343	+ 11.3%
8/23/2025	1,384	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	1,382	1,463	- 5.5%
9/27/2025	1,312	1,371	- 4.3%
10/4/2025	1,430	1,474	- 3.0%
10/11/2025	1,372	1,404	- 2.3%
10/18/2025	1,325	1,240	+ 6.9%
10/25/2025	1,223	1,134	+ 7.8%
11/1/2025	1,197	1,048	+ 14.2%
3-Month Total	17,955	17,346	+ 3.5%

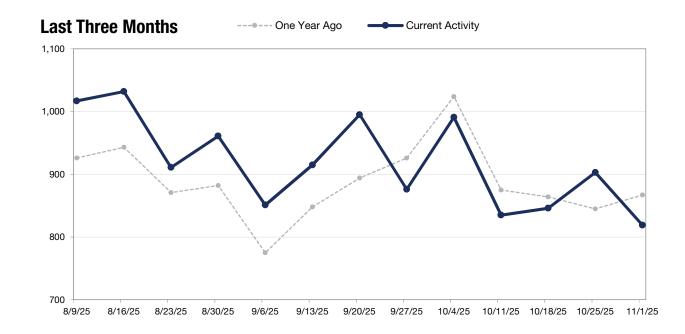
Historical New Listings



Pending Sales

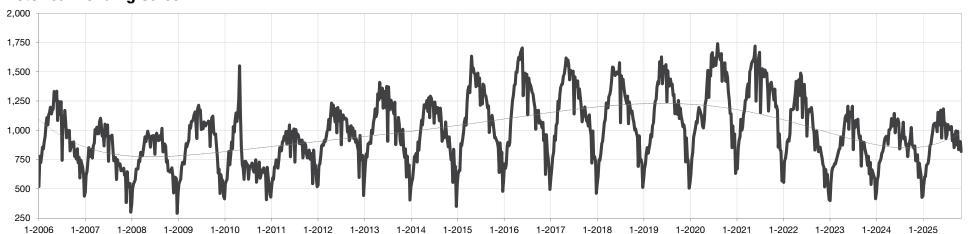
A count of the properties on which offers have been accepted in a given week.





For the Week Ending	Current Activity	One Year Previous	+/-
8/9/2025	1,017	926	+ 9.8%
8/16/2025	1,032	943	+ 9.4%
8/23/2025	911	871	+ 4.6%
8/30/2025	961	882	+ 9.0%
9/6/2025	851	775	+ 9.8%
9/13/2025	915	848	+ 7.9%
9/20/2025	995	894	+ 11.3%
9/27/2025	876	926	- 5.4%
10/4/2025	991	1,024	- 3.2%
10/11/2025	835	875	- 4.6%
10/18/2025	846	864	- 2.1%
10/25/2025	903	845	+ 6.9%
11/1/2025	819	867	- 5.5%
3-Month Total	11,952	11,540	+ 3.6%

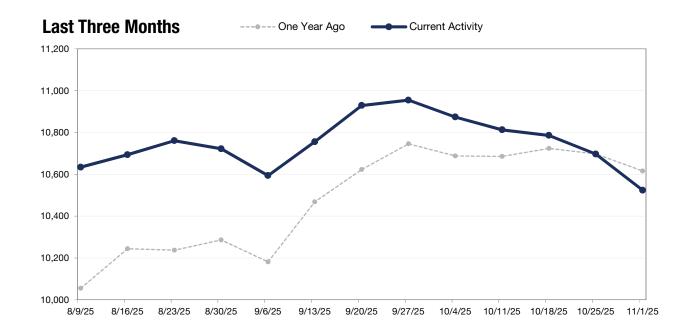
Historical Pending Sales



Inventory of Homes for Sale

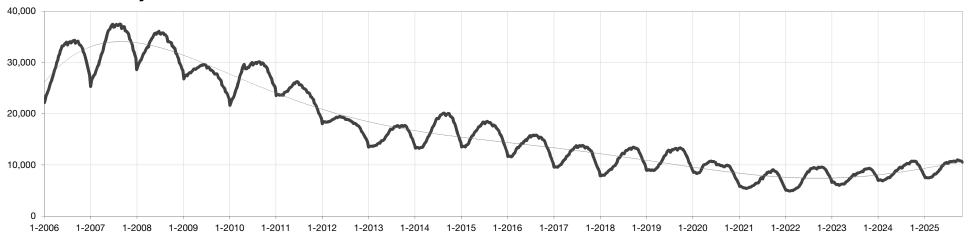




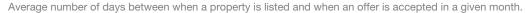


For the Week Ending	Current Activity	One Year Previous	+/-
8/9/2025	10,634	10,055	+ 5.8%
8/16/2025	10,694	10,244	+ 4.4%
8/23/2025	10,761	10,237	+ 5.1%
8/30/2025	10,722	10,286	+ 4.2%
9/6/2025	10,594	10,181	+ 4.1%
9/13/2025	10,756	10,468	+ 2.8%
9/20/2025	10,929	10,623	+ 2.9%
9/27/2025	10,955	10,746	+ 1.9%
10/4/2025	10,874	10,688	+ 1.7%
10/11/2025	10,813	10,686	+ 1.2%
10/18/2025	10,786	10,724	+ 0.6%
10/25/2025	10,697	10,698	- 0.0%
11/1/2025	10,524	10,616	- 0.9%
3-Month Avg	10,749	10,481	+ 2.6%

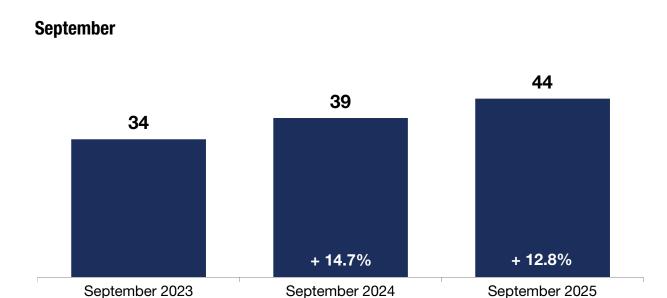
Historical Inventory Levels



Days on Market Until Sale

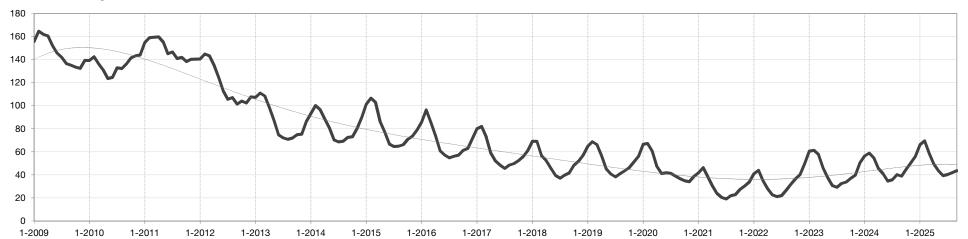






Month	Current Activity	One Year Previous	+/-
October 2024	45	37	+ 21.6%
November 2024	50	40	+ 25.0%
December 2024	56	51	+ 9.8%
January 2025	66	56	+ 17.9%
February 2025	69	59	+ 16.9%
March 2025	59	55	+ 7.3%
April 2025	50	46	+ 8.7%
May 2025	44	41	+ 7.3%
June 2025	39	35	+ 11.4%
July 2025	40	36	+ 11.1%
August 2025	42	40	+ 5.0%
September 2025	44	39	+ 12.8%
12-Month Avg	48	43	+ 11.6%

Historical Days on Market Until Sale

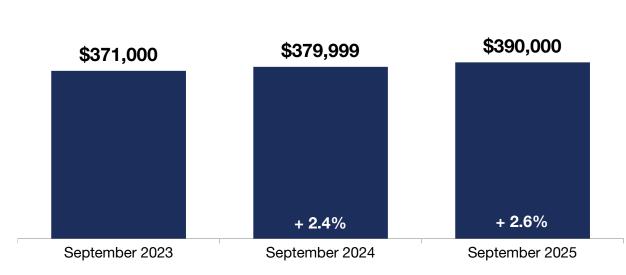


Median Sales Price



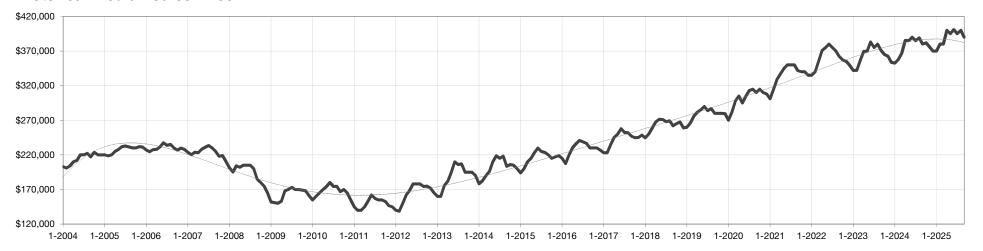


September



Month	Current Activity	One Year Previous	+/-
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%
September 2025	\$390,000	\$379,999	+ 2.6%
12-Month Med	\$390,000	\$375,000	+ 4.0%

Historical Median Sales Price

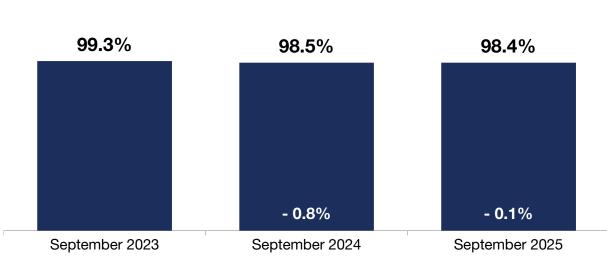


Percent of Original List Price Received



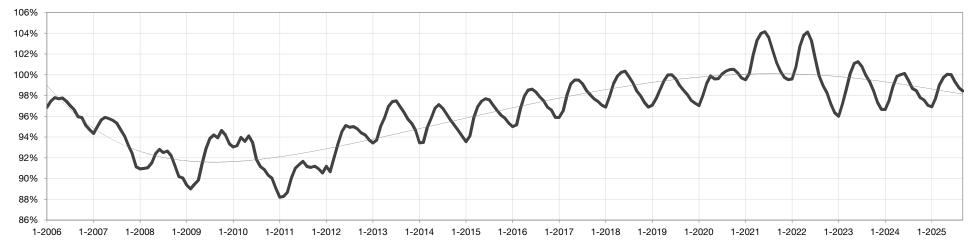
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.





Month	Current Activity	One Year Previous	+/-
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%
September 2025	98.4%	98.5%	- 0.1%
12-Month Avg	98.7%	98.7%	0.0%

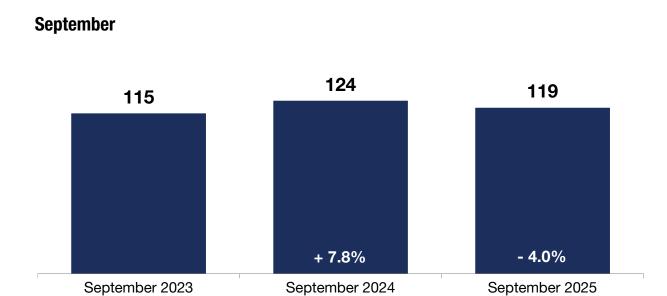
Historical Percent of Original List Price Received



Housing Affordability Index

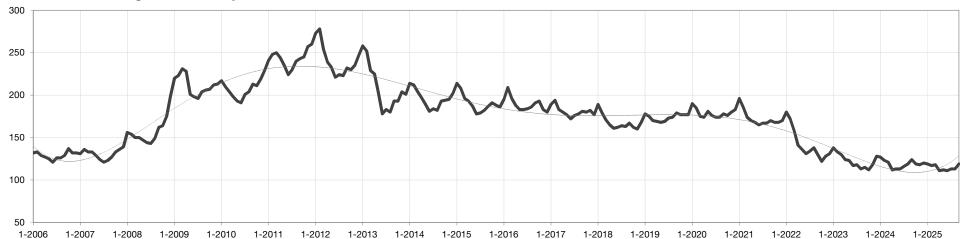


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



Month	Current Activity	One Year Previous	+/-
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%
September 2025	119	124	- 4.0%
12-Month Avg	116	119	- 2.5%

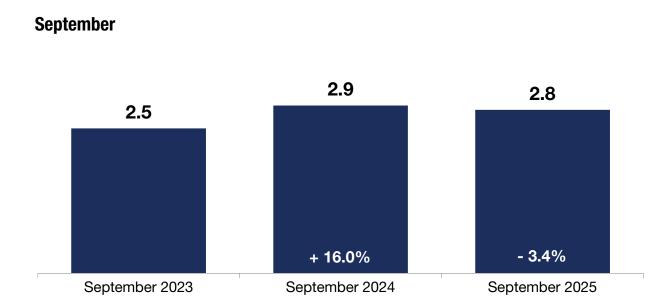
Historical Housing Affordability Index



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.



Month	Current Activity	One Year Previous	+/-
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%
September 2025	2.8	2.9	- 3.4%
12-Month Avg	2.5	2.3	+ 8.7%

Historical Months Supply of Homes for Sale

