

# Weekly Market Activity Report

A RESEARCH TOOL FROM MINNEAPOLIS AREA REALTORS®

## For Week Ending September 13, 2025

Publish Date: September 22, 2025 • All comparisons are to 2024

In a rare shift for the U.S. housing market, new homes have become more affordable than existing homes. According to the U.S. Census Bureau, the median sales price of a new home was \$403,800 in July, compared to \$422,400 for an existing home. New-home prices have declined year-over-year for eight consecutive quarters, while existing-home prices have continued to rise.

In the Twin Cities region, for the week ending September 13:

- New Listings increased 7.4% to 1,570
- Pending Sales increased 5.2% to 892
- Inventory increased 0.5% to 10,517

For the month of August:

- Median Sales Price increased 2.8% to \$400,000
- Days on Market increased 5.0% to 42
- Percent of Original List Price Received remained flat at 98.7%
- Months Supply of Homes For Sale decreased 3.6% to 2.7

## Quick Facts

<b>+ 7.4%</b>	<b>+ 5.2%</b>	<b>+ 0.5%</b>
Change in <b>New Listings</b>	Change in <b>Pending Sales</b>	Change in <b>Inventory</b>

### Metrics by Week

New Listings	<b>2</b>
Pending Sales	<b>3</b>
Inventory of Homes for Sale	<b>4</b>

### Metrics by Month

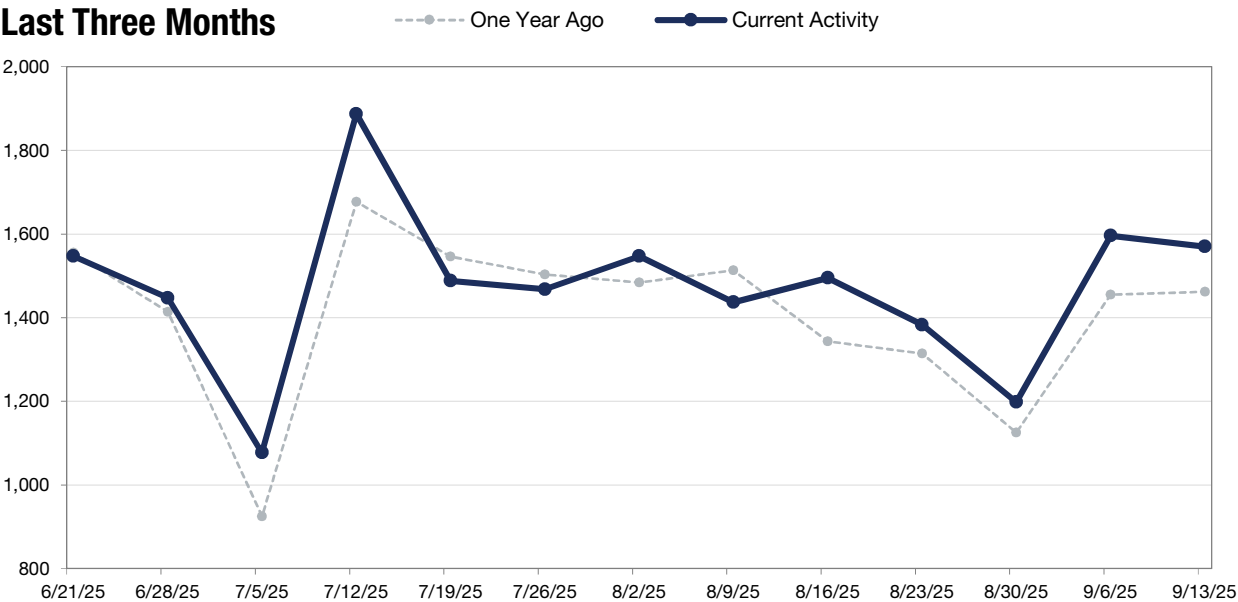
Days on Market Until Sale	<b>5</b>
Median Sales Price	<b>6</b>
Percent of Original List Price Received	<b>7</b>
Housing Affordability Index	<b>8</b>
Months Supply of Homes for Sale	<b>9</b>

# New Listings

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

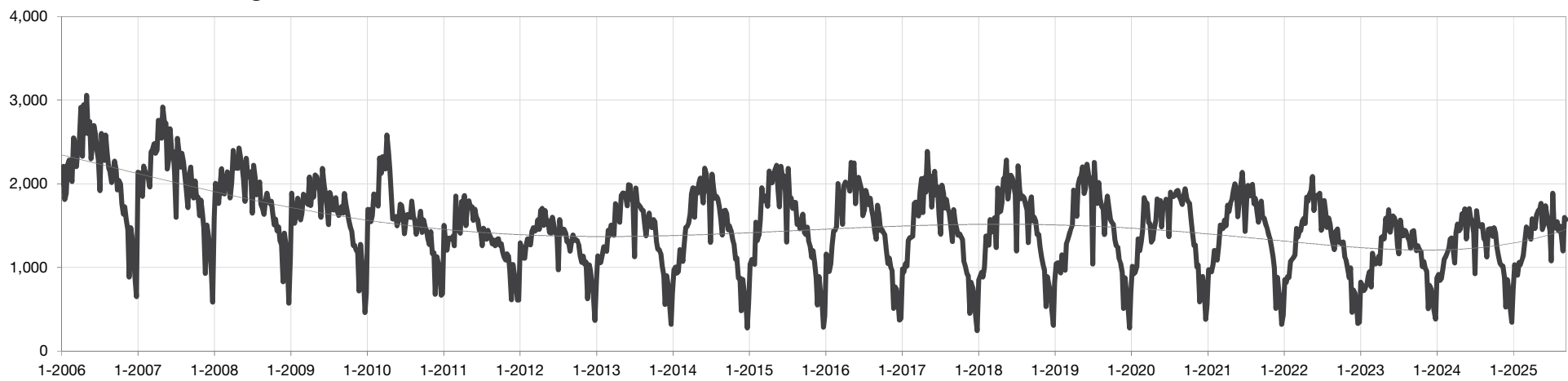


## Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
6/21/2025	1,547	1,555	- 0.5%
6/28/2025	1,447	1,414	+ 2.3%
7/5/2025	1,077	925	+ 16.4%
7/12/2025	1,887	1,677	+ 12.5%
7/19/2025	1,488	1,546	- 3.8%
7/26/2025	1,468	1,503	- 2.3%
8/2/2025	1,547	1,484	+ 4.2%
8/9/2025	1,437	1,513	- 5.0%
8/16/2025	1,495	1,343	+ 11.3%
8/23/2025	1,383	1,314	+ 5.3%
8/30/2025	1,198	1,125	+ 6.5%
9/6/2025	1,596	1,455	+ 9.7%
9/13/2025	1,570	1,462	+ 7.4%
3-Month Total	19,140	18,316	+ 4.5%

## Historical New Listings

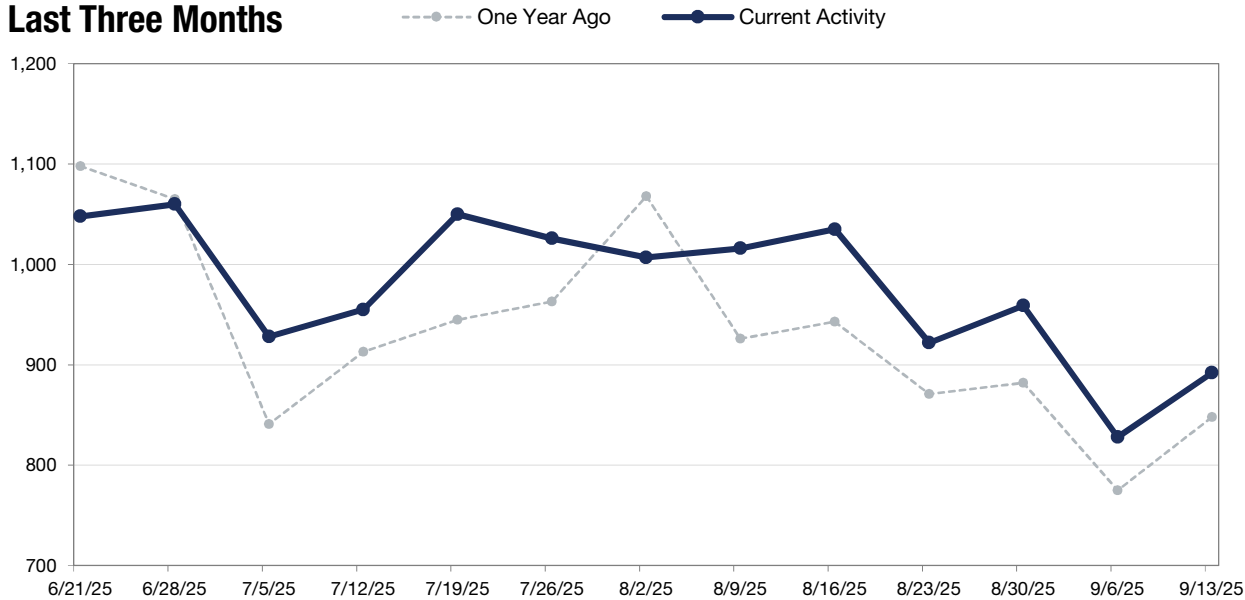


# Pending Sales

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

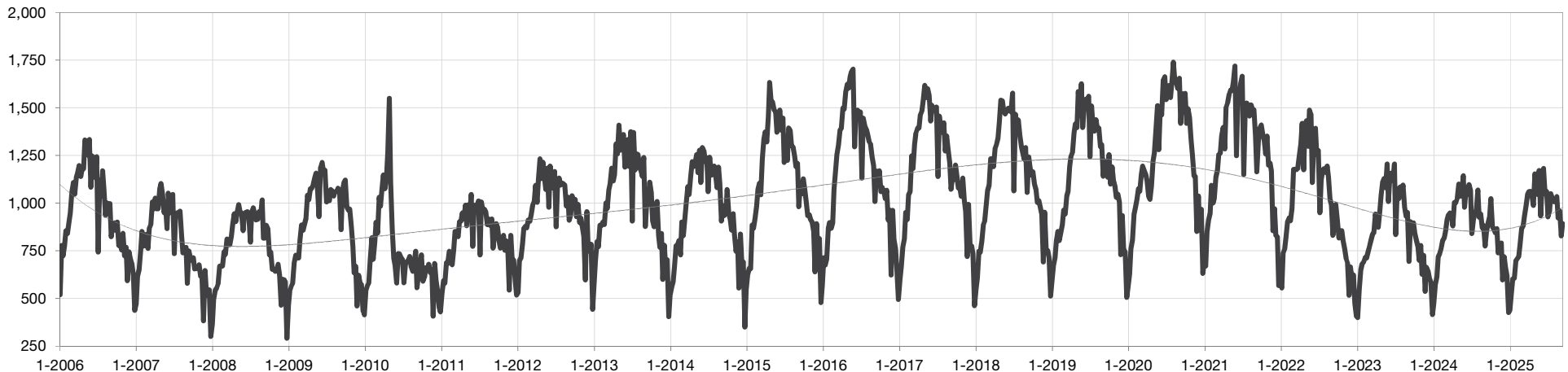


## Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
6/21/2025	1,048	1,098	- 4.6%
6/28/2025	1,060	1,065	- 0.5%
7/5/2025	928	841	+ 10.3%
7/12/2025	955	913	+ 4.6%
7/19/2025	1,050	945	+ 11.1%
7/26/2025	1,026	963	+ 6.5%
8/2/2025	1,007	1,068	- 5.7%
8/9/2025	1,016	926	+ 9.7%
8/16/2025	1,035	943	+ 9.8%
8/23/2025	922	871	+ 5.9%
8/30/2025	959	882	+ 8.7%
9/6/2025	828	775	+ 6.8%
9/13/2025	892	848	+ 5.2%
<b>3-Month Total</b>	<b>12,726</b>	<b>12,138</b>	<b>+ 4.8%</b>

## Historical Pending Sales

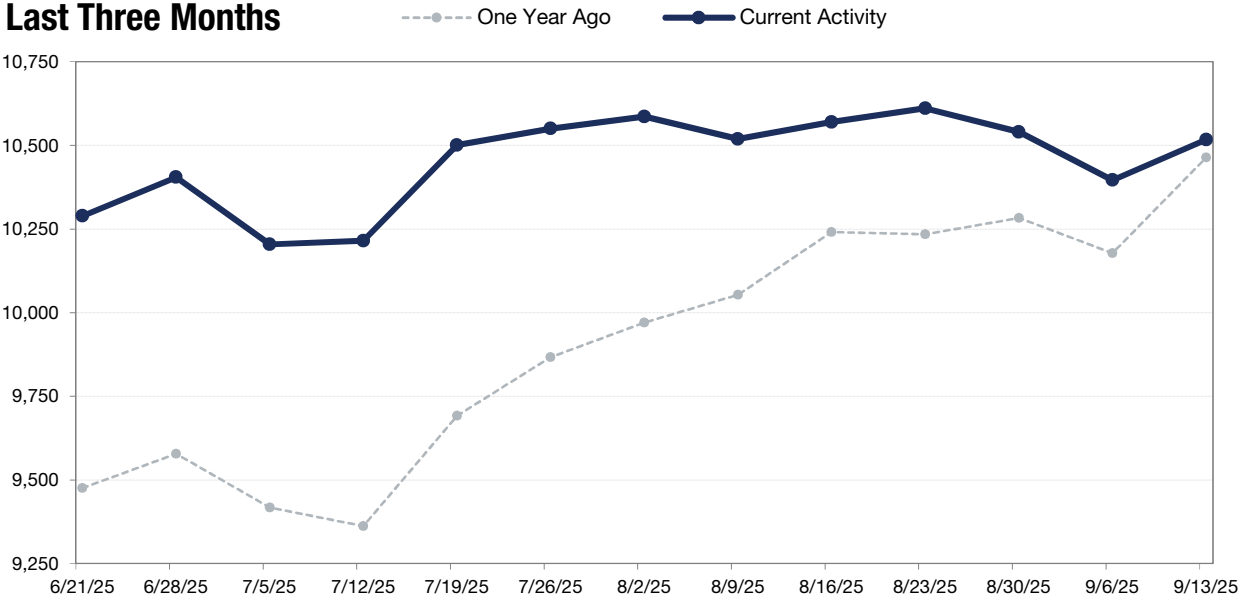


# Inventory of Homes for Sale

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

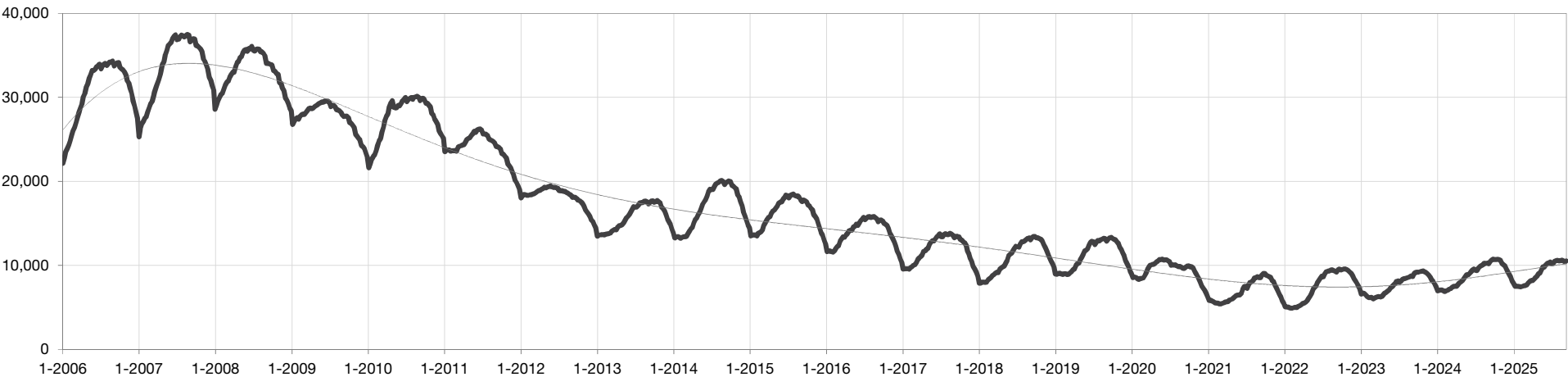


## Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
6/21/2025	10,289	9,476	+ 8.6%
6/28/2025	10,405	9,578	+ 8.6%
7/5/2025	10,204	9,417	+ 8.4%
7/12/2025	10,215	9,362	+ 9.1%
7/19/2025	10,501	9,692	+ 8.3%
7/26/2025	10,550	9,867	+ 6.9%
8/2/2025	10,586	9,970	+ 6.2%
8/9/2025	10,519	10,053	+ 4.6%
8/16/2025	10,570	10,241	+ 3.2%
8/23/2025	10,611	10,234	+ 3.7%
8/30/2025	10,540	10,283	+ 2.5%
9/6/2025	10,396	10,178	+ 2.1%
9/13/2025	10,517	10,464	+ 0.5%
3-Month Avg	10,454	9,909	+ 5.5%

## Historical Inventory Levels

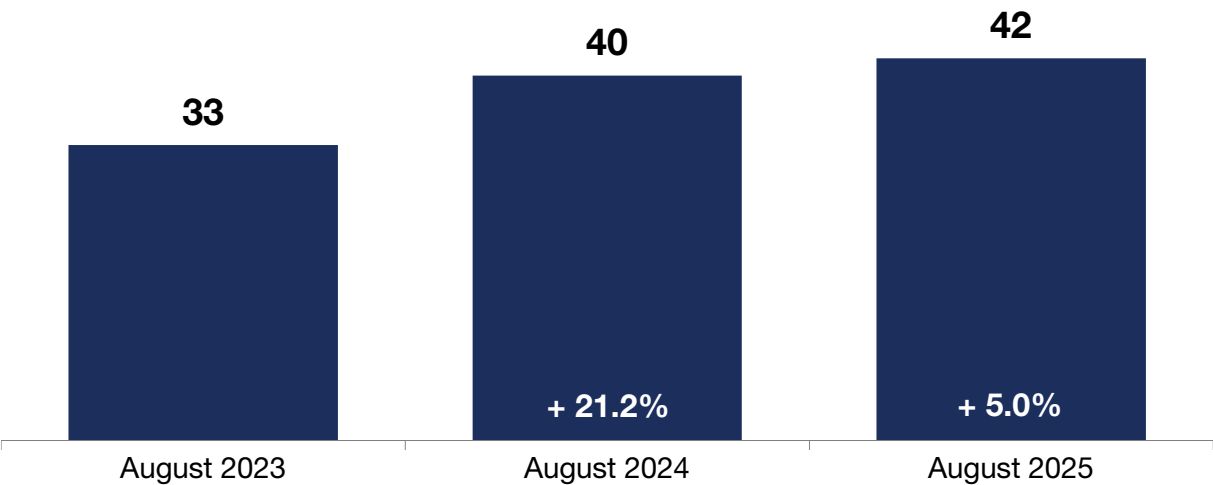


# Days on Market Until Sale

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

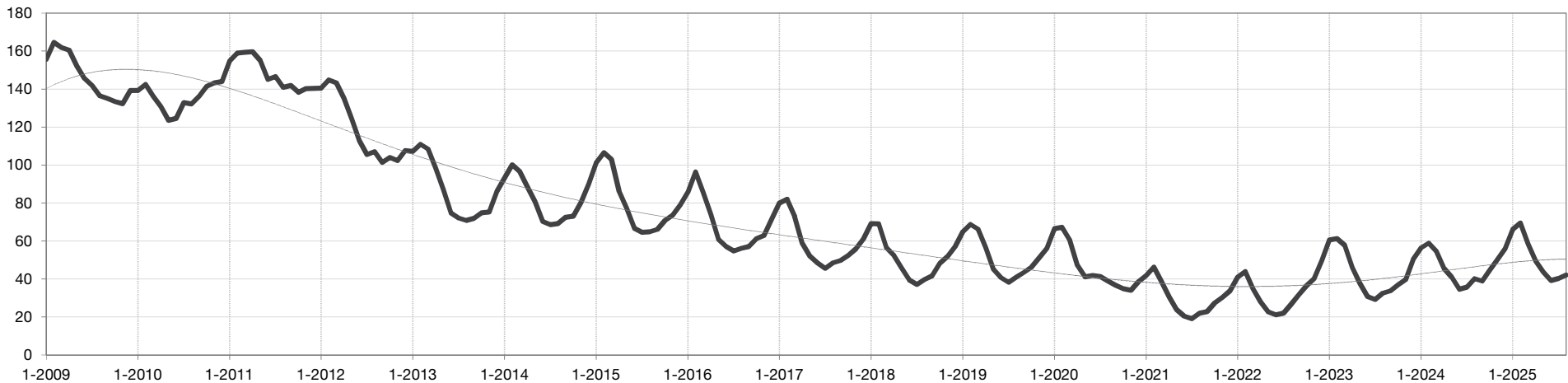


## August



Month	Current Activity	One Year Previous	+ / -
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%
August 2025	42	40	+ 5.0%
12-Month Avg	48	42	+ 14.3%

## Historical Days on Market Until Sale

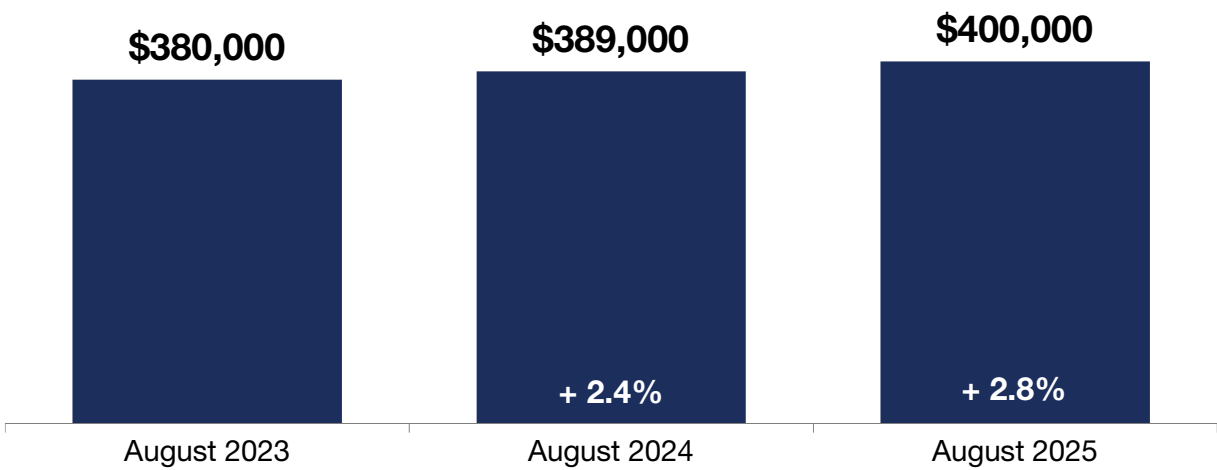


# Median Sales Price

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

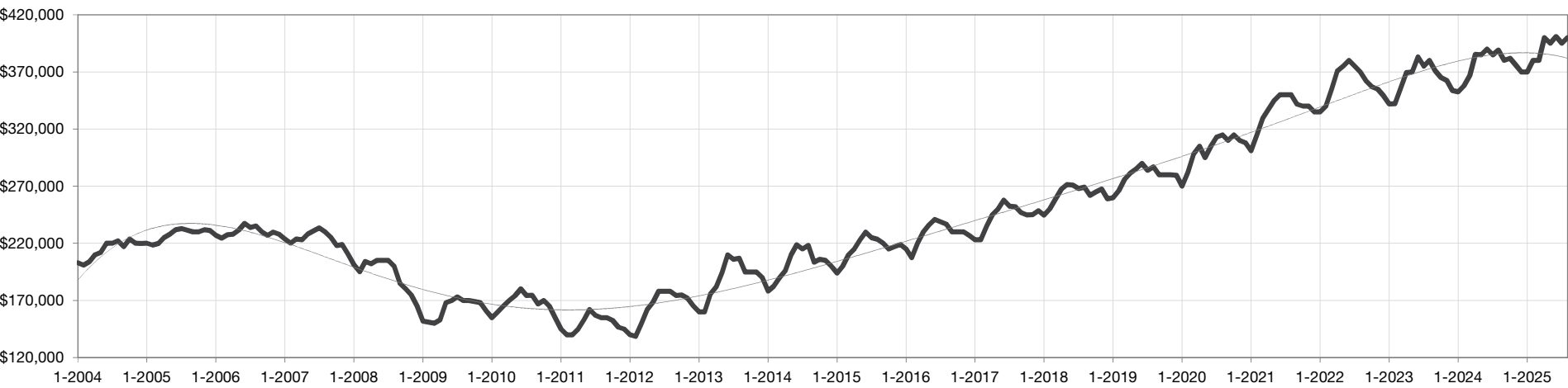


## August



Month	Current Activity	One Year Previous	+ / -
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%
August 2025	\$400,000	\$389,000	+ 2.8%
12-Month Med	\$388,900	\$375,000	+ 3.7%

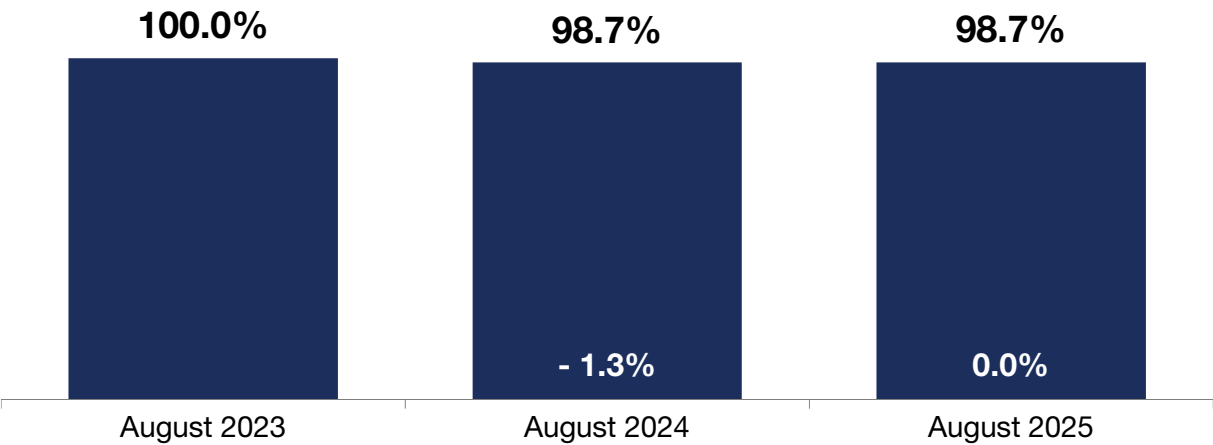
## Historical Median Sales Price



# Percent of Original List Price Received

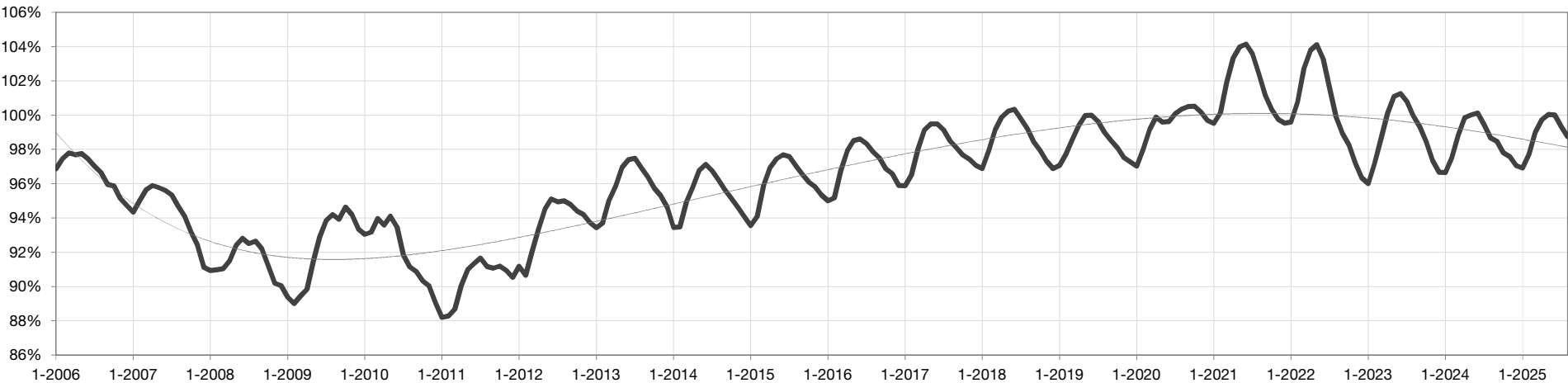
Percentage found when dividing a property’s sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

## August



Month	Current Activity	One Year Previous	+ / -
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%
August 2025	98.7%	98.7%	0.0%
12-Month Avg	98.7%	98.8%	- 0.1%

## Historical Percent of Original List Price Received

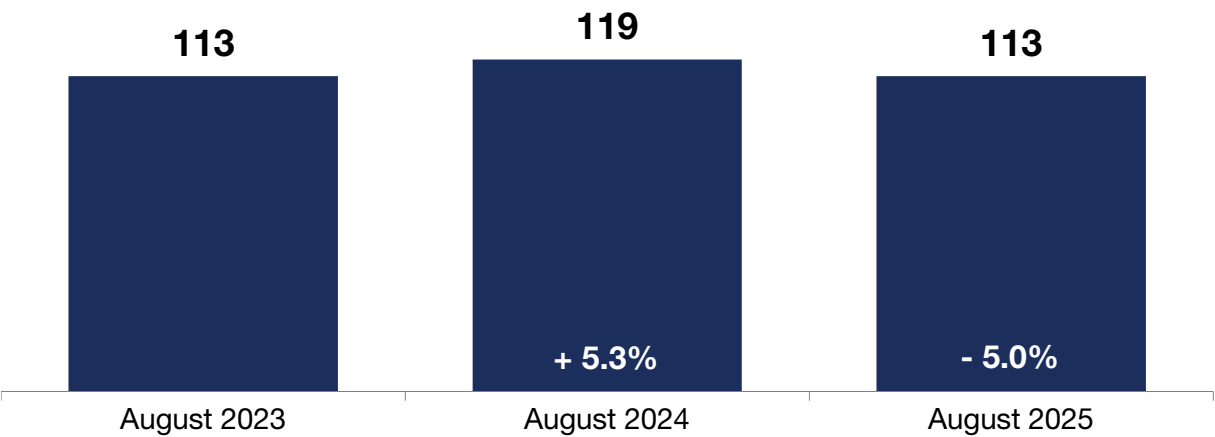


# Housing Affordability Index



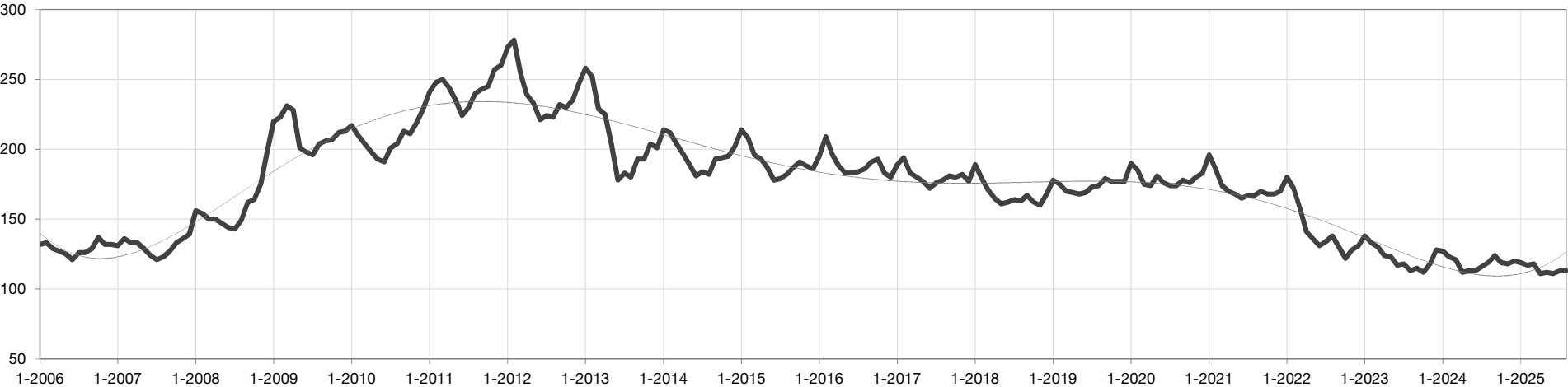
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

## August



Month	Current Activity	One Year Previous	+ / -
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%
August 2025	113	119	- 5.0%
12-Month Avg	116	118	- 1.7%

## Historical Housing Affordability Index



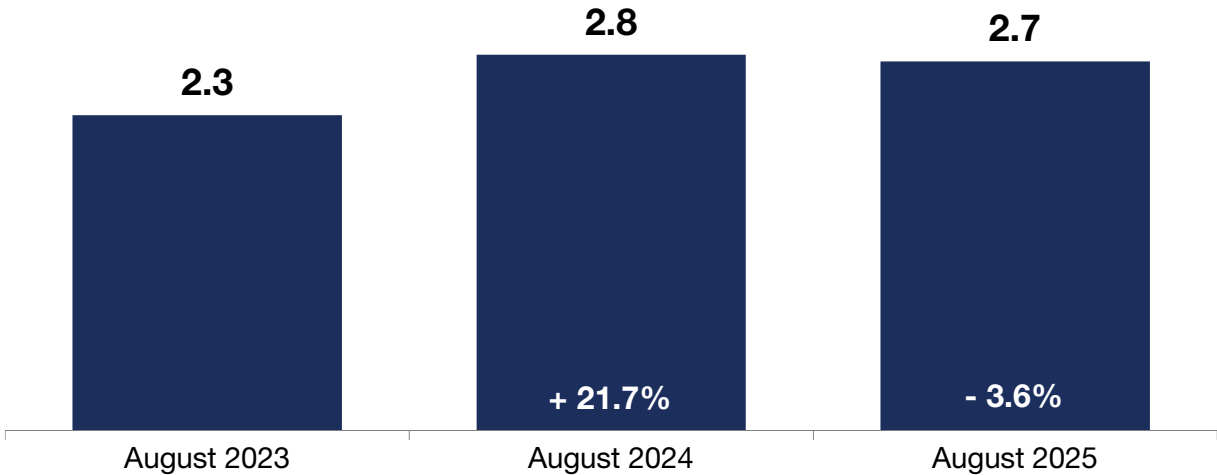


# Months Supply of Homes for Sale

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.



## August



Month	Current Activity	One Year Previous	+ / -
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	2.8	2.7	+ 3.7%
August 2025	2.7	2.8	- 3.6%
12-Month Avg	2.5	2.3	+ 8.7%

## Historical Months Supply of Homes for Sale

