

Weekly Market Activity Report

A RESEARCH TOOL FROM MINNEAPOLIS AREA REALTORS®

For Week Ending February 7, 2026

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According to ATTOM's Q4 2025 U.S. Home Affordability Report, median-priced single-family homes and condos were less affordable than historical averages in 99% of counties analyzed in the fourth quarter of 2025. However, 86% of those counties saw affordability improve compared with the third quarter, as wage growth outpaced home price growth in more than half of the counties studied.

In the Twin Cities region, for the week ending February 7:

- New Listings decreased 0.2% to 1,031
- Pending Sales decreased 8.6% to 646
- Inventory increased 0.2% to 7,509

For the month of January:

- Median Sales Price increased 1.4% to \$375,000
- Days on Market decreased 3.0% to 64
- Percent of Original List Price Received decreased 0.1% to 96.8%
- Months Supply of Homes For Sale remained flat at 2.0

Quick Facts

- 0.2%	- 8.6%	+ 0.2%
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

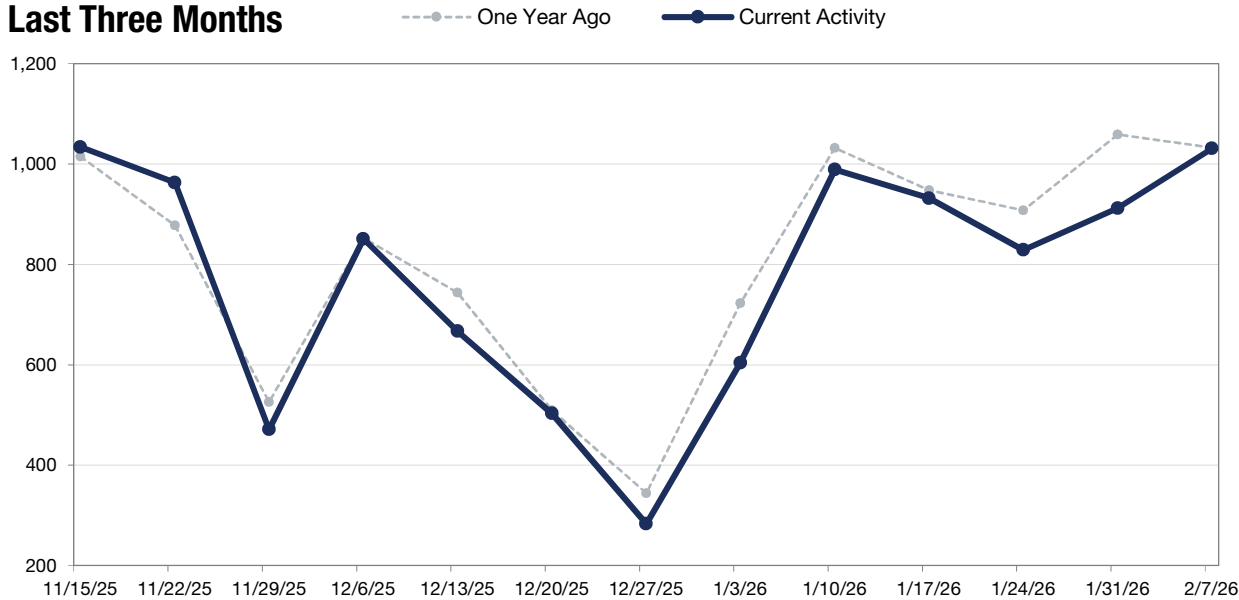
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New Listings

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

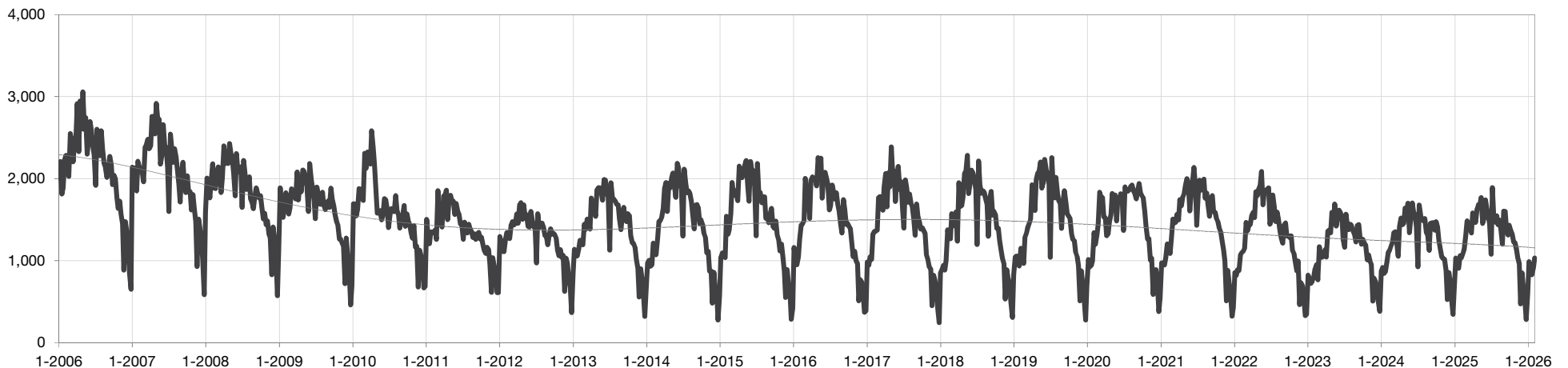


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
11/15/2025	1,034	1,015	+ 1.9%
11/22/2025	963	878	+ 9.7%
11/29/2025	471	526	- 10.5%
12/6/2025	851	853	- 0.2%
12/13/2025	667	744	- 10.3%
12/20/2025	503	509	- 1.2%
12/27/2025	283	344	- 17.7%
1/3/2026	604	723	- 16.5%
1/10/2026	989	1,032	- 4.2%
1/17/2026	932	948	- 1.7%
1/24/2026	829	908	- 8.7%
1/31/2026	912	1,059	- 13.9%
2/7/2026	1,031	1,033	- 0.2%
3-Month Total	10,069	10,572	- 4.8%

Historical New Listings

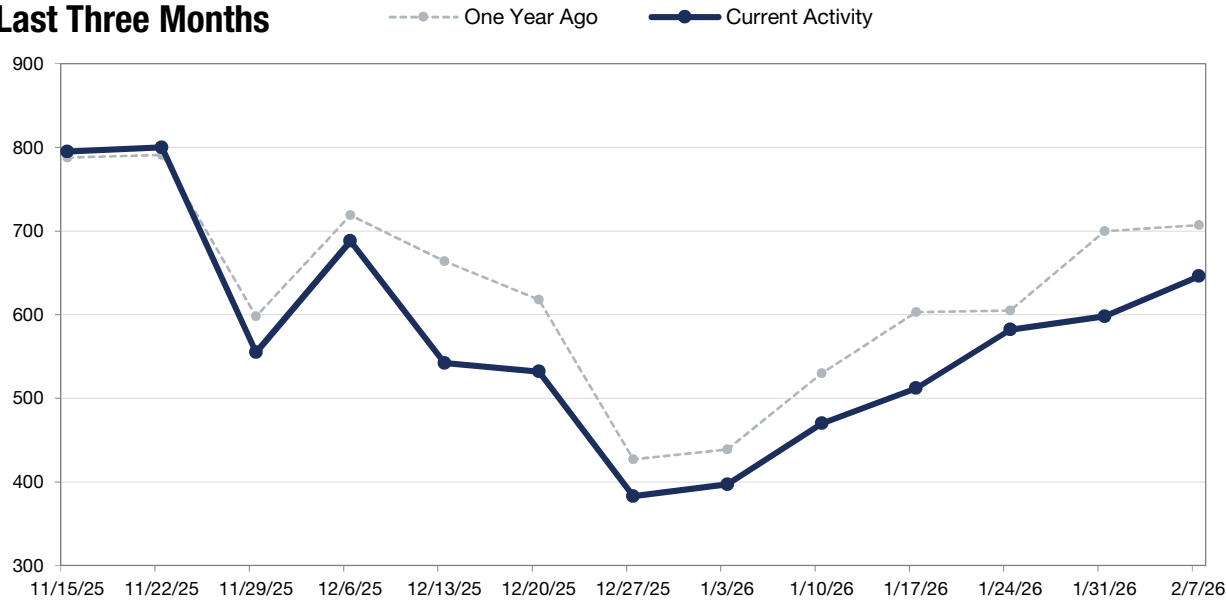


Pending Sales

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

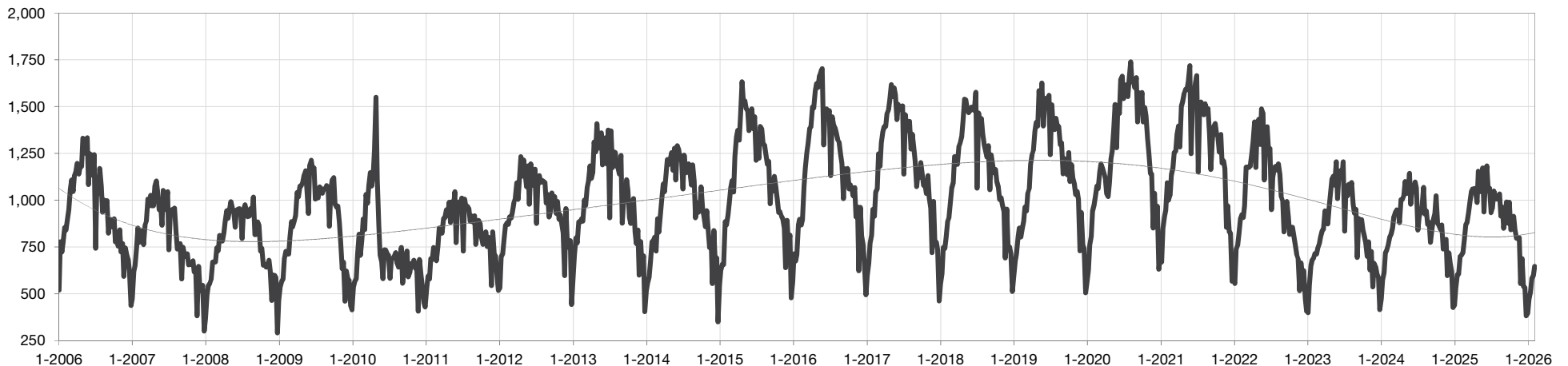


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
11/15/2025	795	788	+ 0.9%
11/22/2025	800	791	+ 1.1%
11/29/2025	555	598	- 7.2%
12/6/2025	688	719	- 4.3%
12/13/2025	542	664	- 18.4%
12/20/2025	532	618	- 13.9%
12/27/2025	383	427	- 10.3%
1/3/2026	397	439	- 9.6%
1/10/2026	470	530	- 11.3%
1/17/2026	512	603	- 15.1%
1/24/2026	582	605	- 3.8%
1/31/2026	598	700	- 14.6%
2/7/2026	646	707	- 8.6%
3-Month Total	7,500	8,189	- 8.4%

Historical Pending Sales

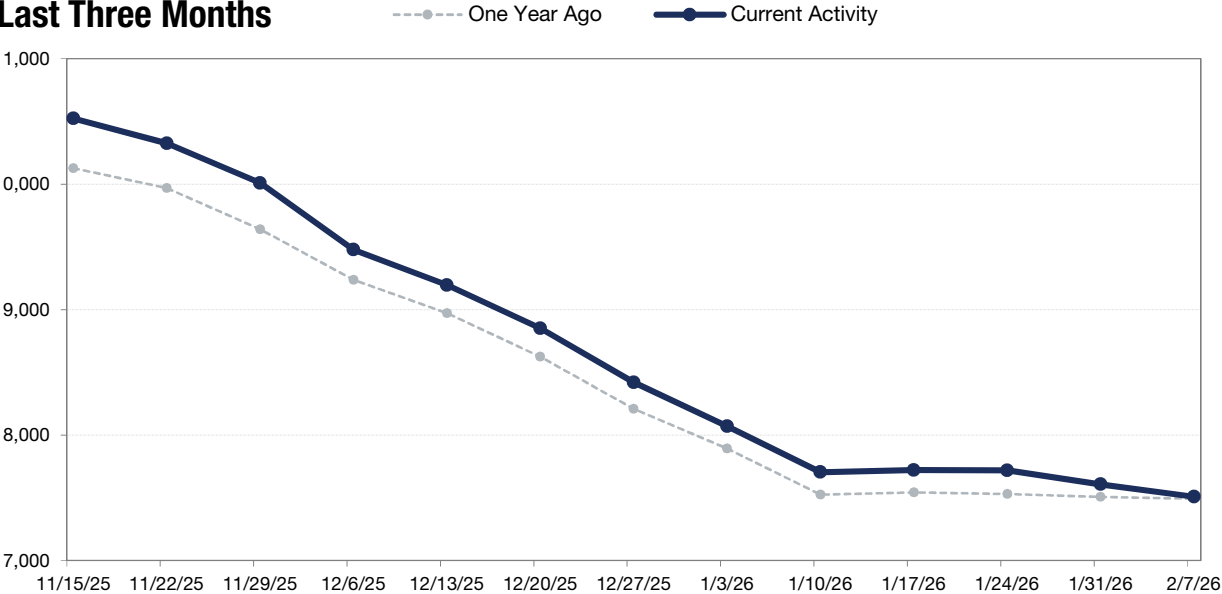


Inventory of Homes for Sale

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

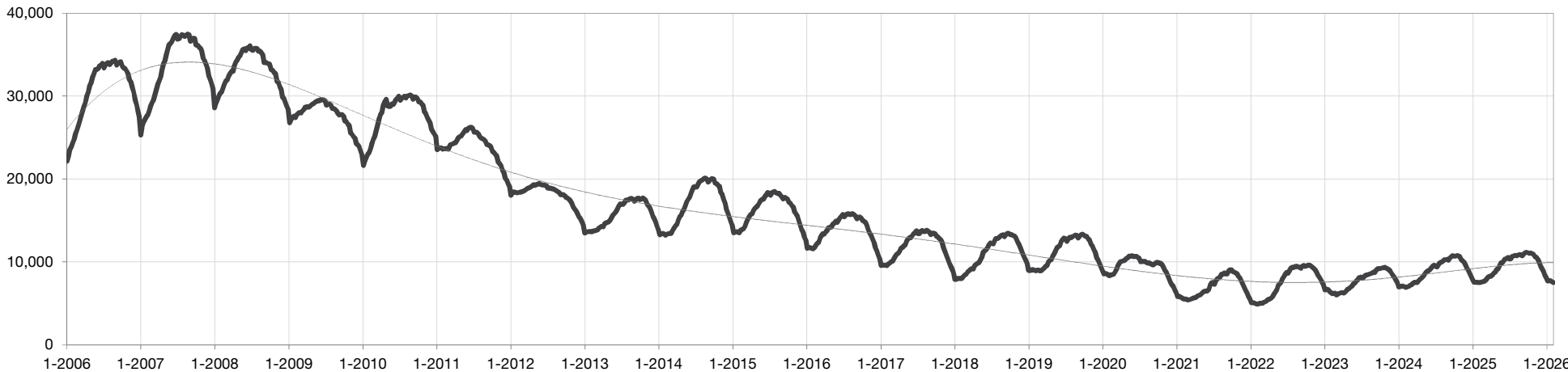


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
11/15/2025	10,524	10,128	+ 3.9%
11/22/2025	10,326	9,969	+ 3.6%
11/29/2025	10,009	9,639	+ 3.8%
12/6/2025	9,478	9,238	+ 2.6%
12/13/2025	9,196	8,972	+ 2.5%
12/20/2025	8,851	8,626	+ 2.6%
12/27/2025	8,420	8,208	+ 2.6%
1/3/2026	8,070	7,892	+ 2.3%
1/10/2026	7,704	7,526	+ 2.4%
1/17/2026	7,721	7,544	+ 2.3%
1/24/2026	7,718	7,531	+ 2.5%
1/31/2026	7,608	7,508	+ 1.3%
2/7/2026	7,509	7,493	+ 0.2%
3-Month Avg	8,703	8,483	+ 2.6%

Historical Inventory Levels

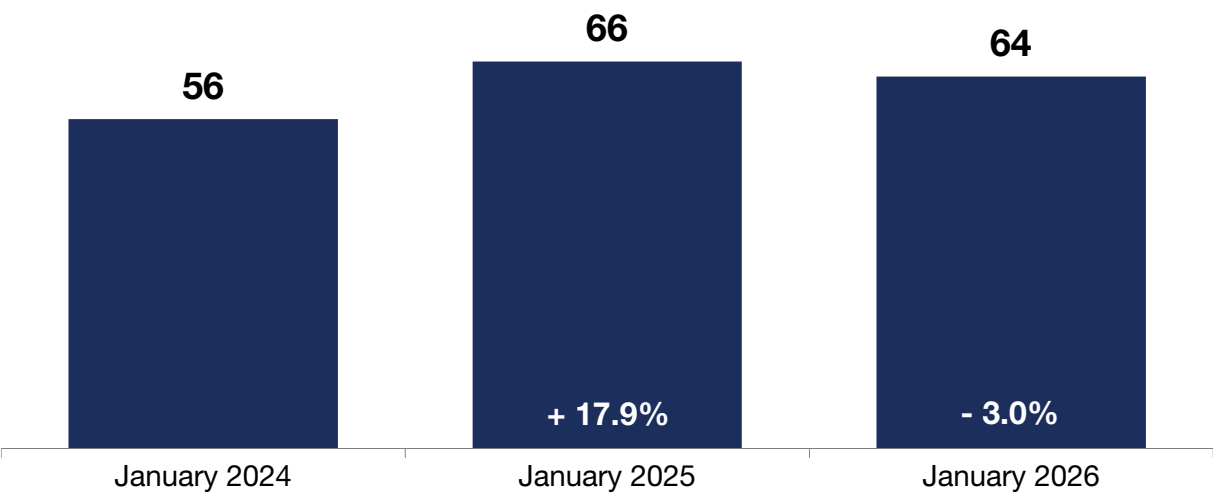


Days on Market Until Sale

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

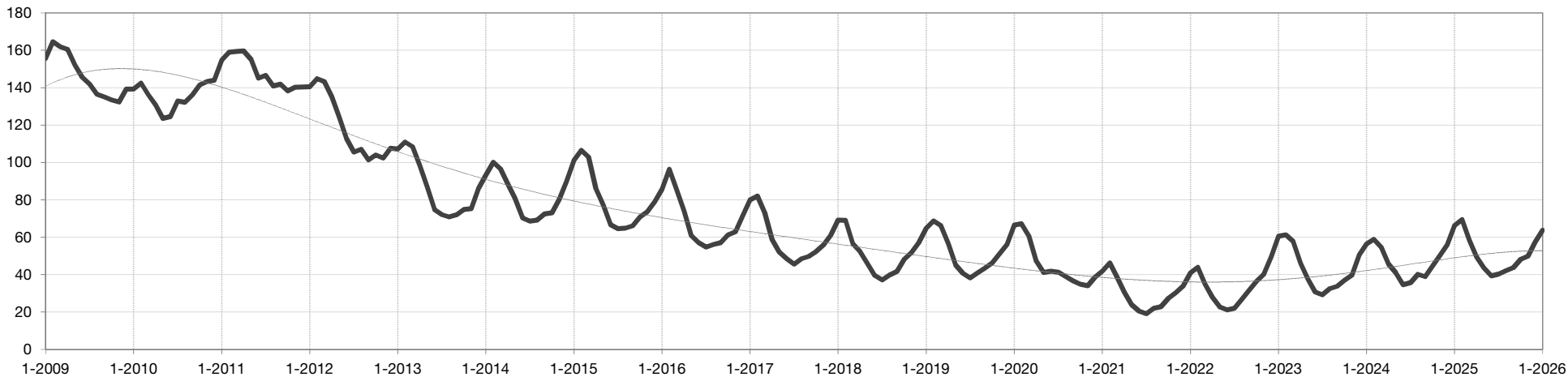


January



Month	Current Activity	One Year Previous	+ / -
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%
January 2026	64	66	- 3.0%
12-Month Avg	48	45	+ 6.7%

Historical Days on Market Until Sale

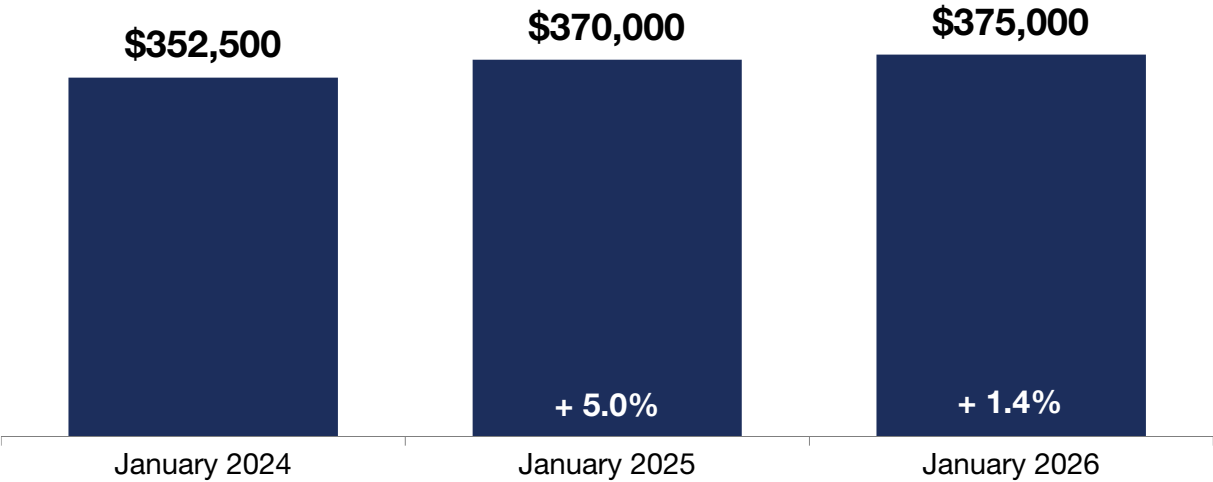


Median Sales Price

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

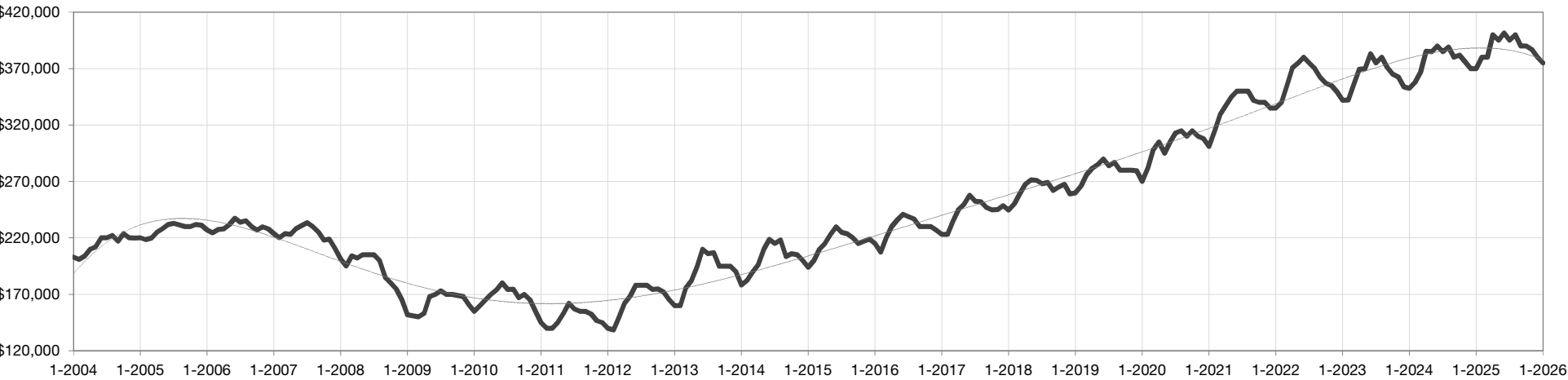


January



Month	Current Activity	One Year Previous	+ / -
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	\$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%
12-Month Med	\$390,000	\$380,000	+ 2.6%

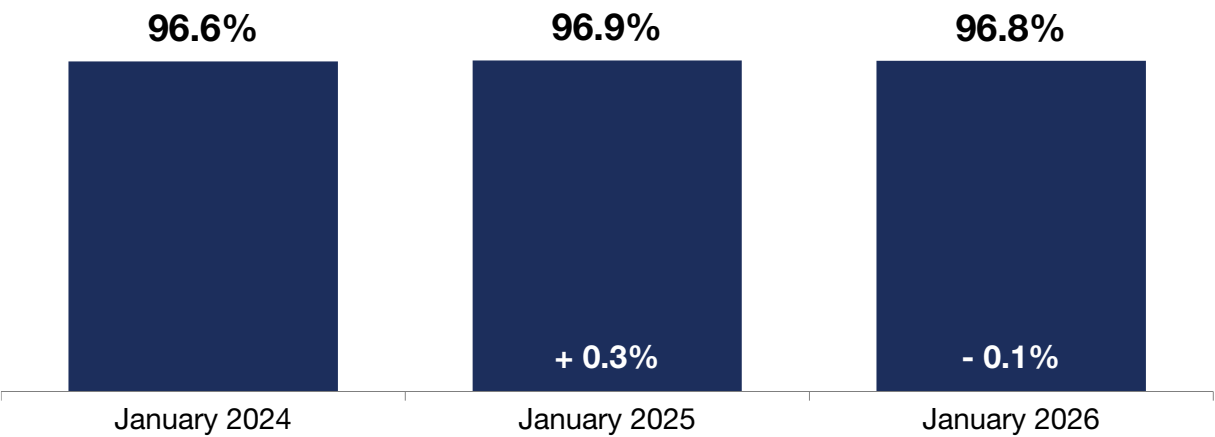
Historical Median Sales Price



Percent of Original List Price Received

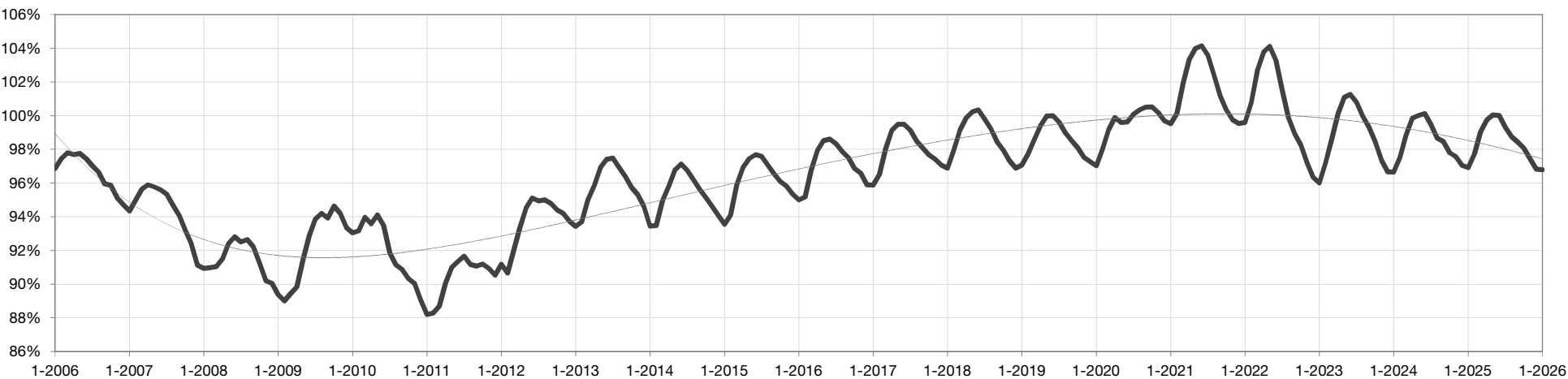
Percentage found when dividing a property’s sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

January



Month	Current Activity	One Year Previous	+ / -
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%
January 2026	96.8%	96.9%	- 0.1%
12-Month Avg	98.7%	98.7%	0.0%

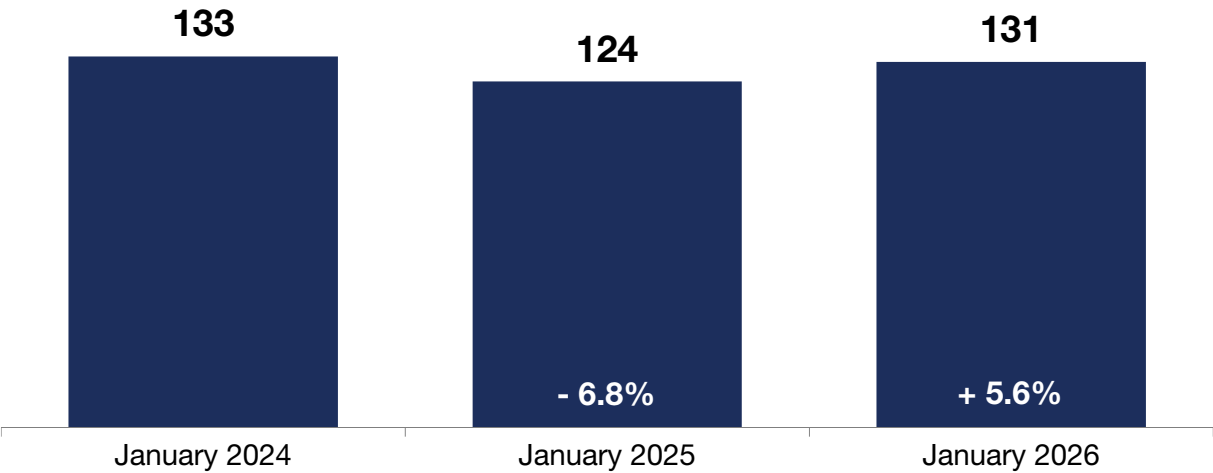
Historical Percent of Original List Price Received



Housing Affordability Index

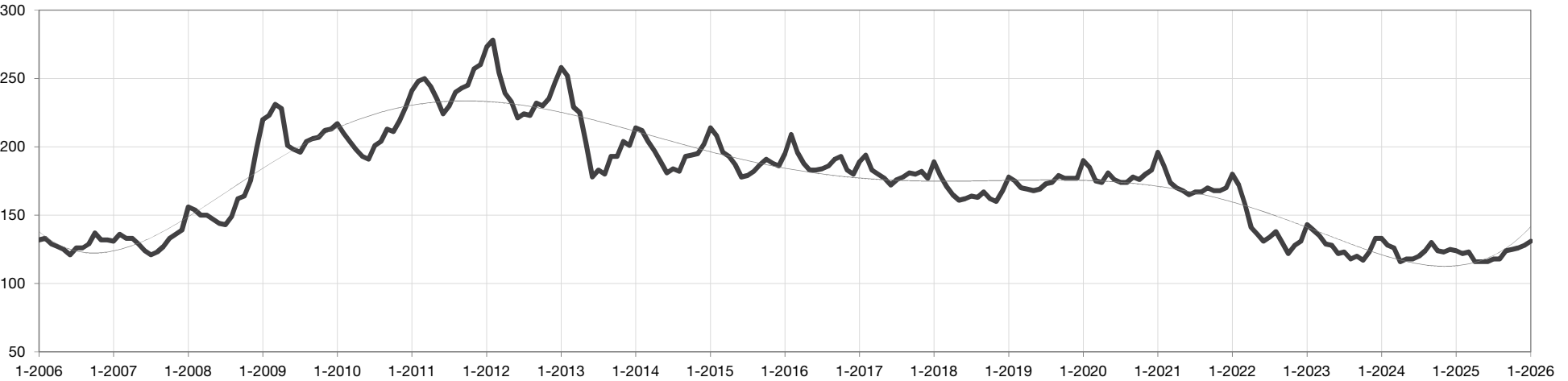
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

January



Month	Current Activity	One Year Previous	+ / -
February 2025	122	128	- 4.7%
March 2025	123	126	- 2.4%
April 2025	116	116	0.0%
May 2025	116	118	- 1.7%
June 2025	116	118	- 1.7%
July 2025	118	120	- 1.7%
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%
12-Month Avg	122	123	- 0.8%

Historical Housing Affordability Index

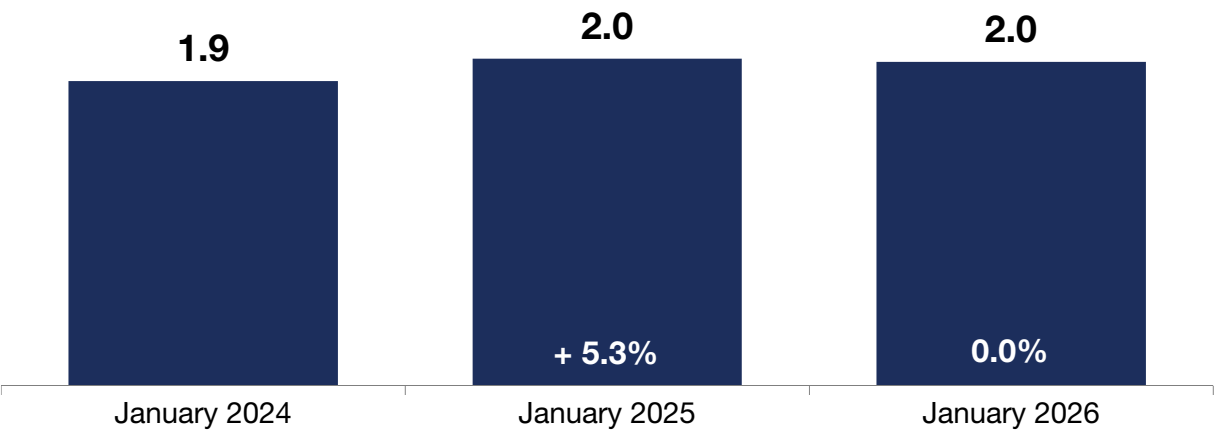


Months Supply of Homes for Sale

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.



January



Month	Current Activity	One Year Previous	+ / -
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	2.6	+ 3.8%
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	2.0	2.0	0.0%
January 2026	2.0	2.0	0.0%
12-Month Avg	2.5	2.4	+ 4.2%

Historical Months Supply of Homes for Sale

