

Weekly Market Activity Report

A RESEARCH TOOL FROM MINNEAPOLIS AREA REALTORS®

For Week Ending May 9, 2026

Publish Date: May 18, 2026 • All comparisons are to 2025

2026 has been the strongest spring for new listings since 2022, with listing activity up 8.7% month-over-month and 1.1% year-over-year in April, according to Realtor.com. Among major metropolitan areas, Virginia Beach had the strongest new listing growth at 23.8% year-over-year, followed by Indianapolis at 21.1% and Louisville at 19.2%.

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

- New Listings increased 4.5% to 1,751
- Pending Sales increased 14.2% to 1,242
- Inventory increased 8.9% to 9,999

For the month of April:

- Median Sales Price decreased 2.0% to \$392,000
- Days on Market increased 14.0% to 57
- Percent of Original List Price Received decreased 0.4% to 99.3%
- Months Supply of Homes For Sale increased 8.3% to 2.6

Quick Facts

+ 4.5%	+ 14.2%	+ 8.9%
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

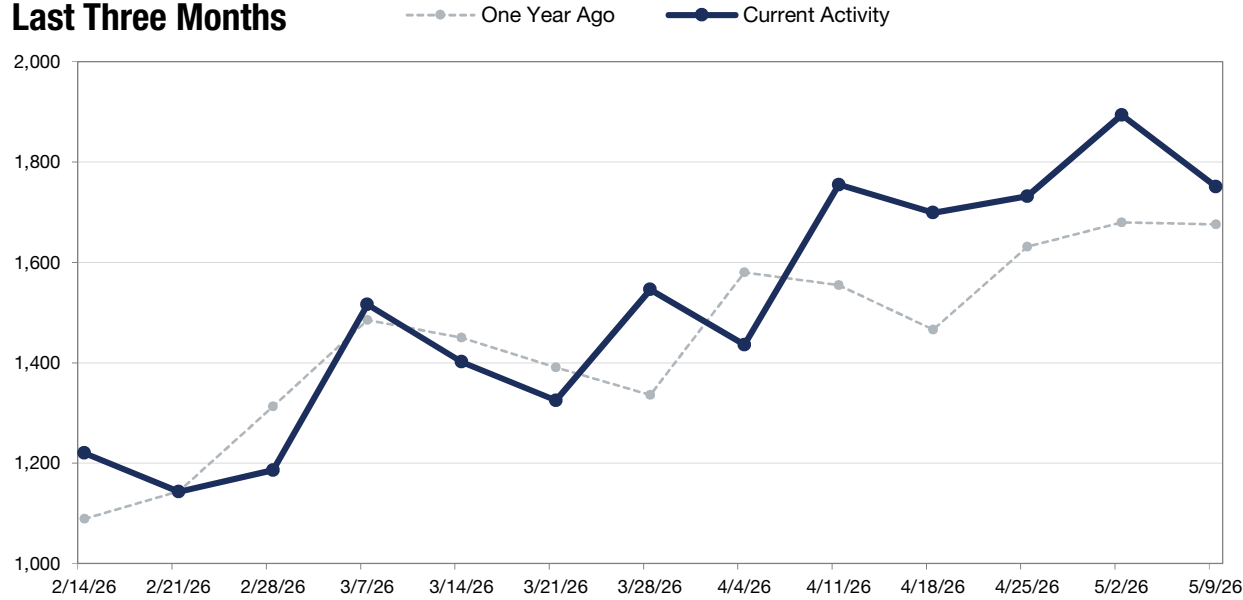
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New Listings

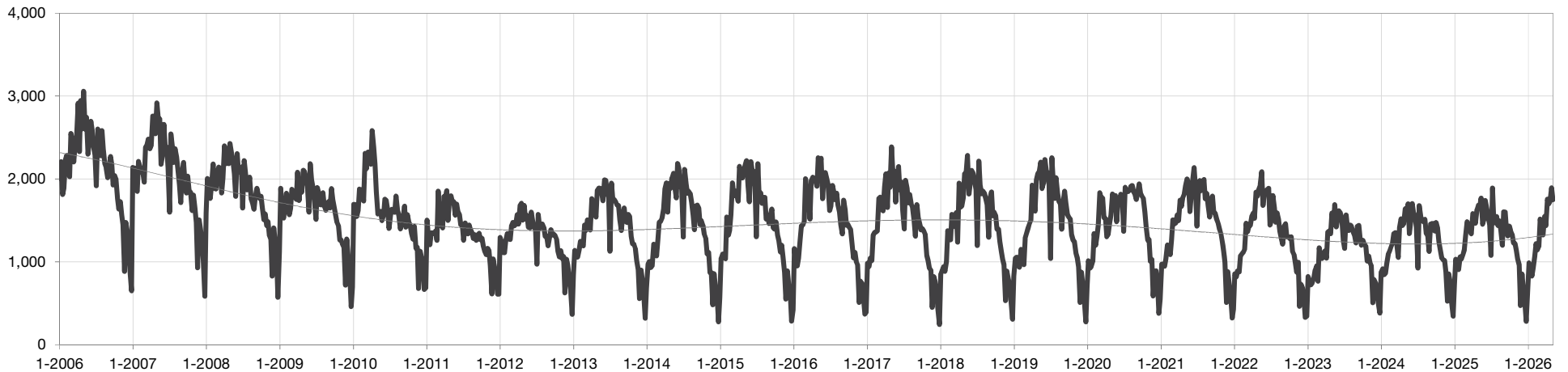
A count of the properties that have been newly listed on the market in a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
2/14/2026	1,220	1,089	+ 12.0%
2/21/2026	1,143	1,144	- 0.1%
2/28/2026	1,186	1,313	- 9.7%
3/7/2026	1,516	1,485	+ 2.1%
3/14/2026	1,402	1,450	- 3.3%
3/21/2026	1,325	1,391	- 4.7%
3/28/2026	1,546	1,336	+ 15.7%
4/4/2026	1,436	1,580	- 9.1%
4/11/2026	1,755	1,555	+ 12.9%
4/18/2026	1,699	1,466	+ 15.9%
4/25/2026	1,732	1,631	+ 6.2%
5/2/2026	1,894	1,680	+ 12.7%
5/9/2026	1,751	1,676	+ 4.5%
3-Month Total	19,605	18,796	+ 4.3%

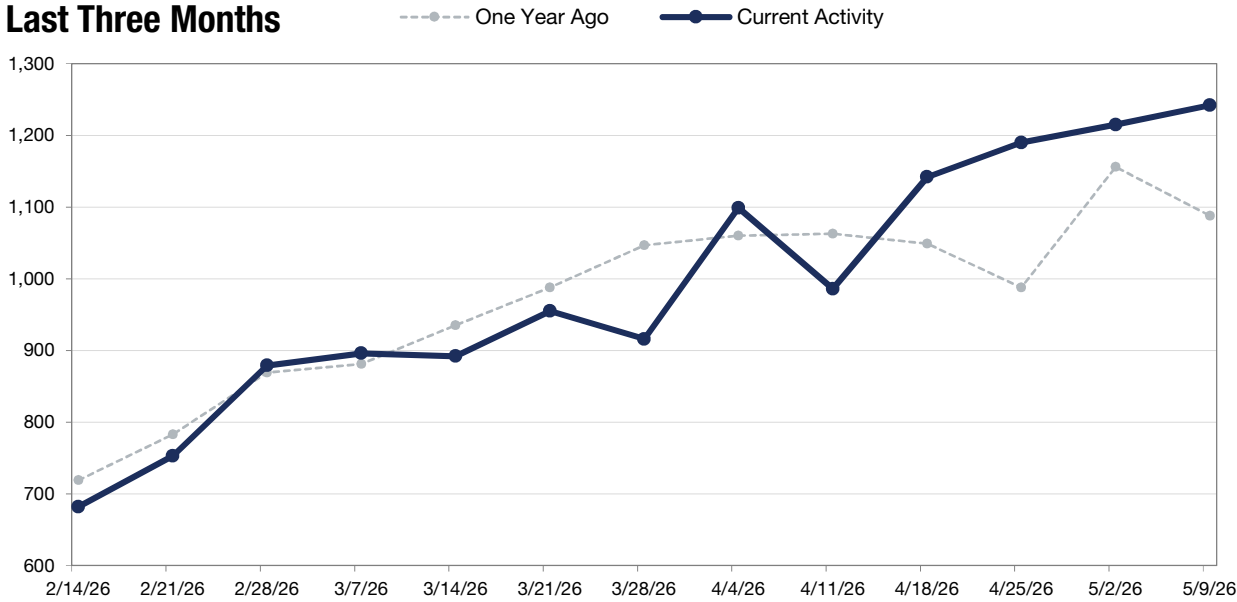
Historical New Listings



Pending Sales

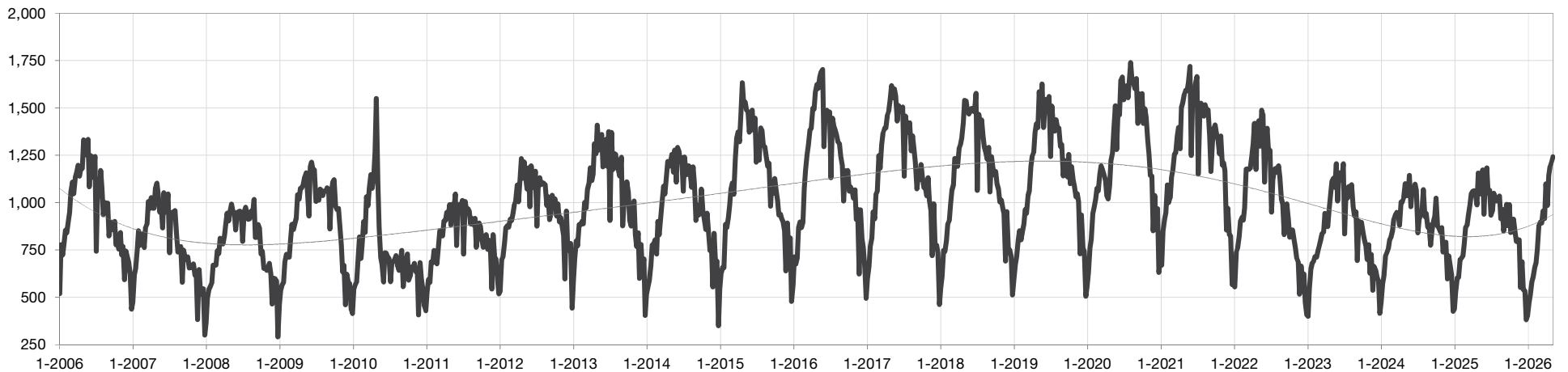
A count of the properties on which offers have been accepted in a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
2/14/2026	682	719	- 5.1%
2/21/2026	753	783	- 3.8%
2/28/2026	879	869	+ 1.2%
3/7/2026	896	881	+ 1.7%
3/14/2026	892	935	- 4.6%
3/21/2026	955	988	- 3.3%
3/28/2026	916	1,047	- 12.5%
4/4/2026	1,099	1,060	+ 3.7%
4/11/2026	986	1,063	- 7.2%
4/18/2026	1,142	1,049	+ 8.9%
4/25/2026	1,190	988	+ 20.4%
5/2/2026	1,215	1,156	+ 5.1%
5/9/2026	1,242	1,088	+ 14.2%
3-Month Total	12,847	12,626	+ 1.8%

Historical Pending Sales

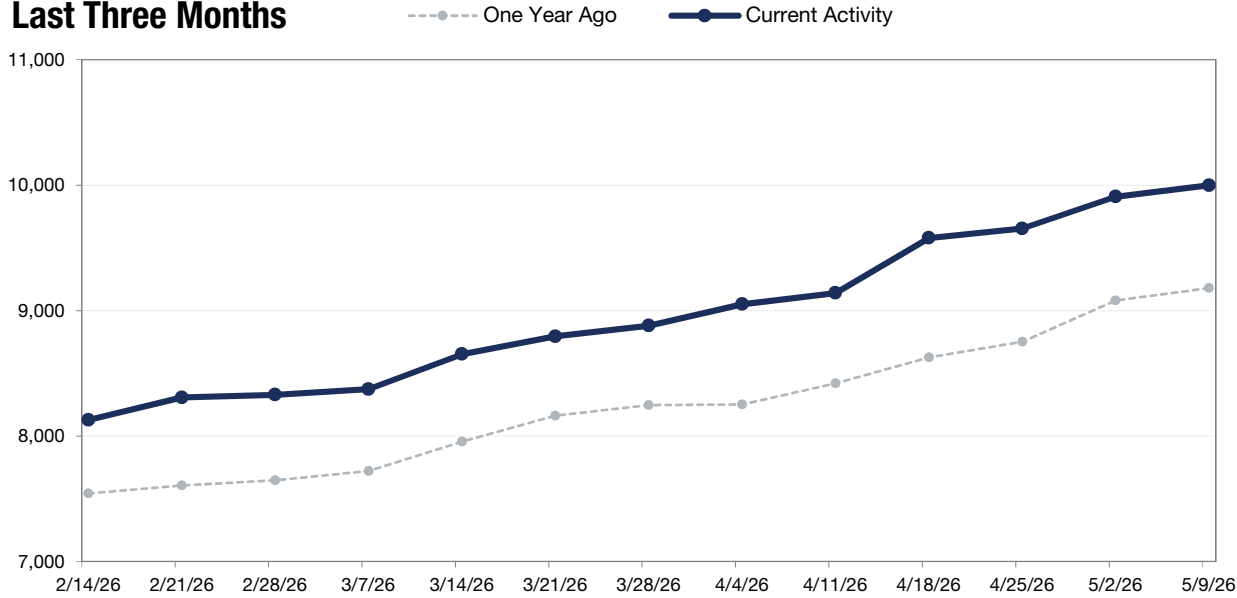


Inventory of Homes for Sale



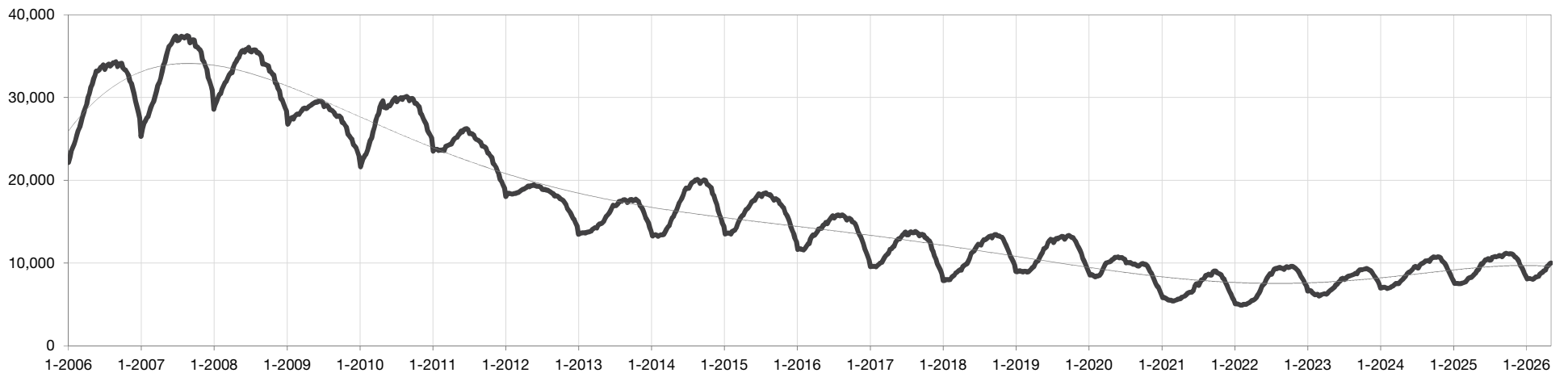
The number of properties available for sale in active status at the end of a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
2/14/2026	8,128	7,543	+ 7.8%
2/21/2026	8,308	7,607	+ 9.2%
2/28/2026	8,330	7,647	+ 8.9%
3/7/2026	8,374	7,723	+ 8.4%
3/14/2026	8,653	7,957	+ 8.7%
3/21/2026	8,795	8,164	+ 7.7%
3/28/2026	8,881	8,246	+ 7.7%
4/4/2026	9,051	8,253	+ 9.7%
4/11/2026	9,141	8,421	+ 8.6%
4/18/2026	9,579	8,628	+ 11.0%
4/25/2026	9,655	8,753	+ 10.3%
5/2/2026	9,909	9,082	+ 9.1%
5/9/2026	9,999	9,180	+ 8.9%
3-Month Avg	8,985	8,246	+ 9.0%

Historical Inventory Levels

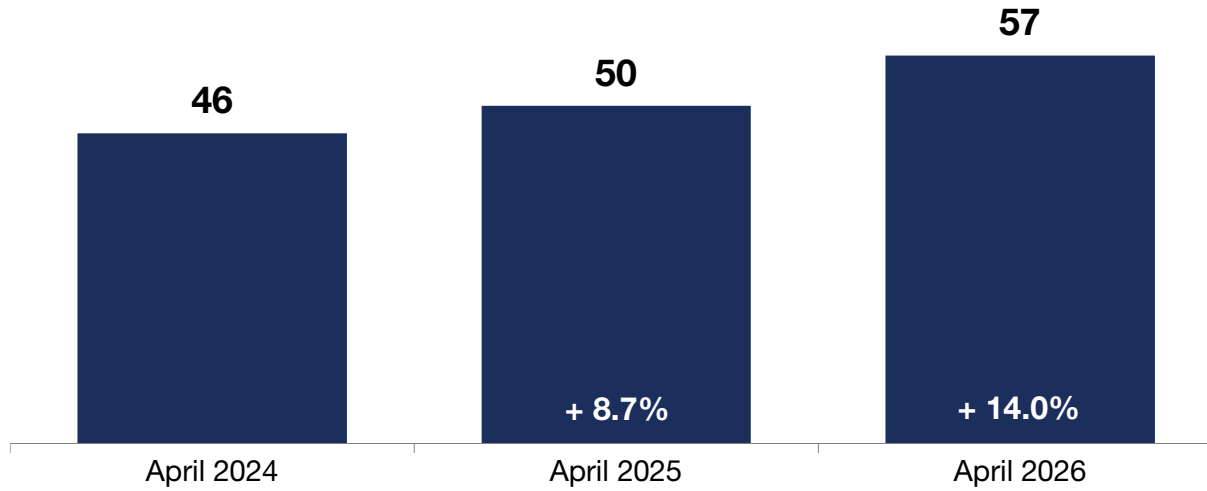


Days on Market Until Sale



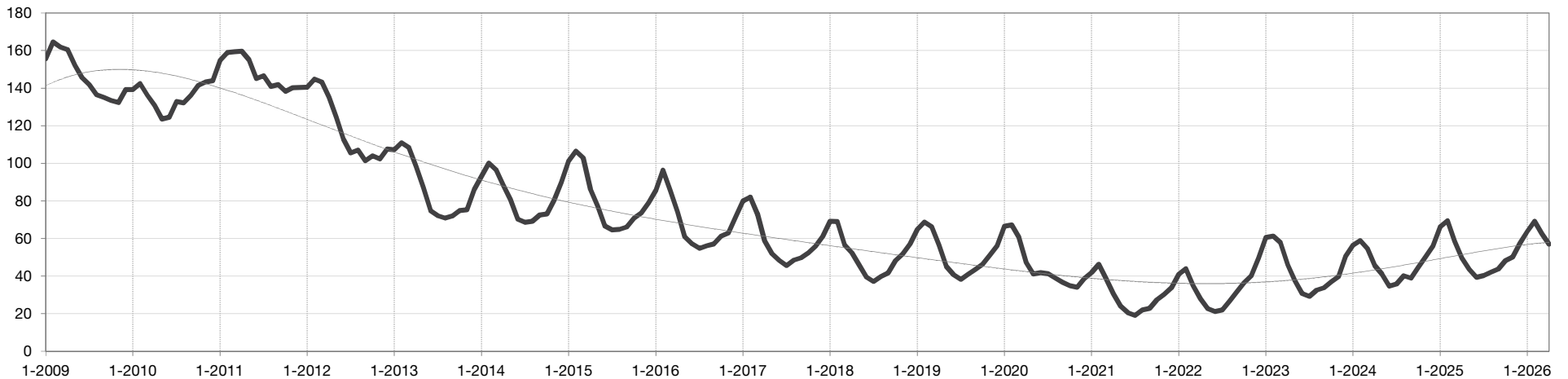
Average number of days between when a property is listed and when an offer is accepted in a given month.

April



Month	Current Activity	One Year Previous	+ / -
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%
February 2026	69	69	0.0%
March 2026	63	59	+ 6.8%
April 2026	57	50	+ 14.0%
12-Month Avg	49	47	+ 4.3%

Historical Days on Market Until Sale

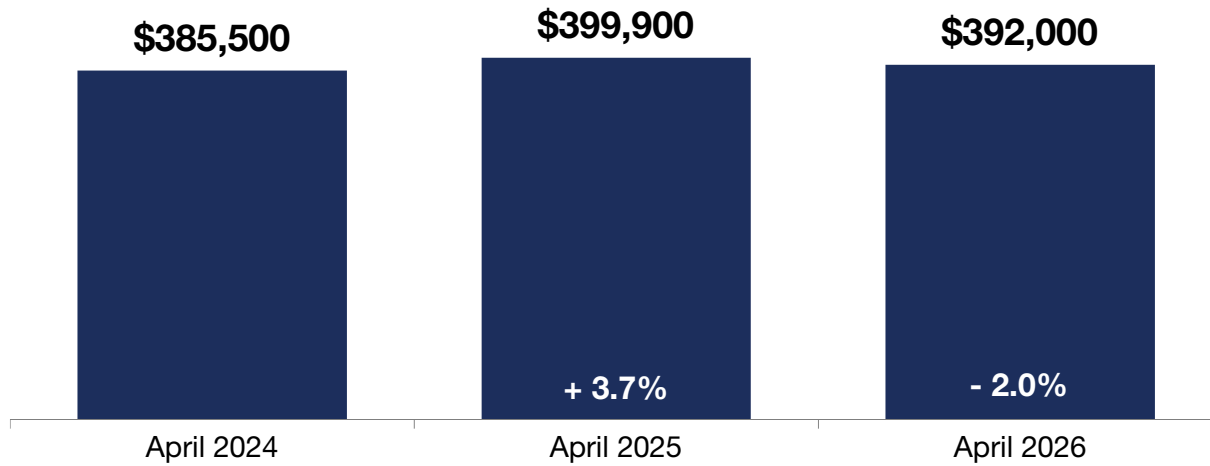


Median Sales Price



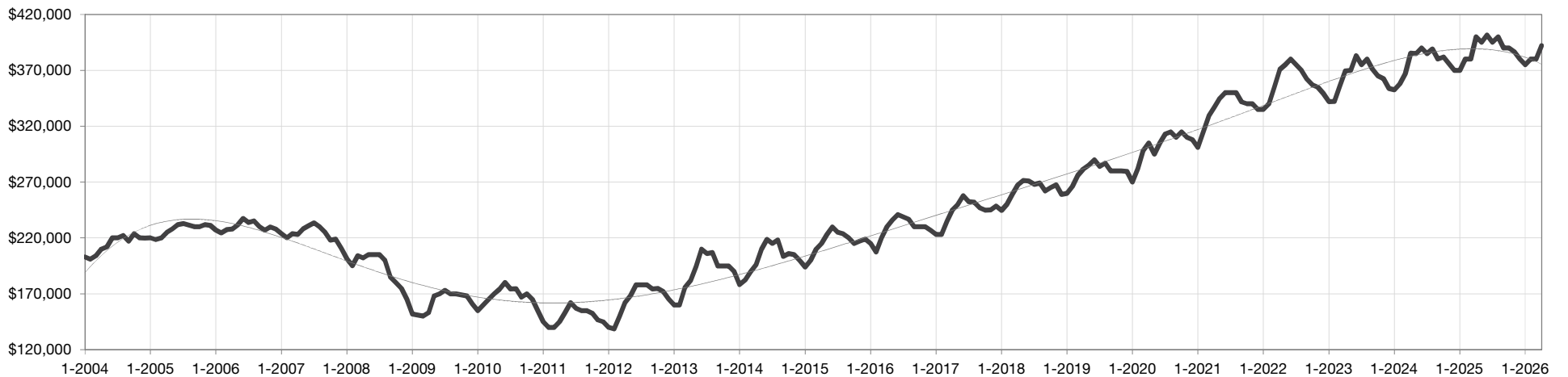
Median price point for all closed sales, not accounting for seller concessions, in a given month.

April



Month	Current Activity	One Year Previous	+ / -
May 2025	\$395,000	\$385,000	+ 2.6%
June 2025	\$401,600	\$390,000	+ 3.0%
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	\$386,647	\$376,000	+ 2.8%
December 2025	\$380,000	\$370,000	+ 2.7%
January 2026	\$375,000	\$370,000	+ 1.4%
February 2026	\$380,000	\$380,000	0.0%
March 2026	\$380,000	\$380,000	0.0%
April 2026	\$392,000	\$399,900	- 2.0%
12-Month Med	\$390,000	\$384,000	+ 1.6%

Historical Median Sales Price

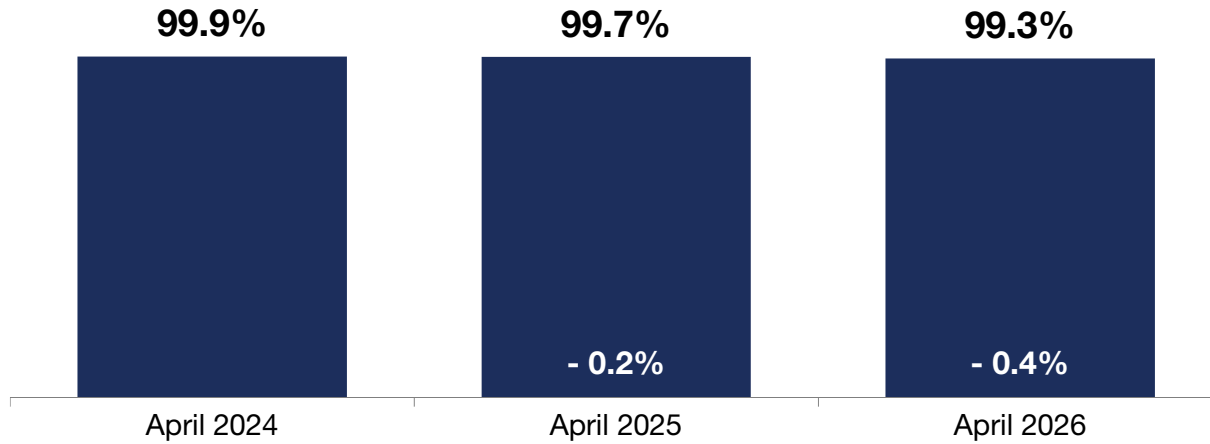


Percent of Original List Price Received



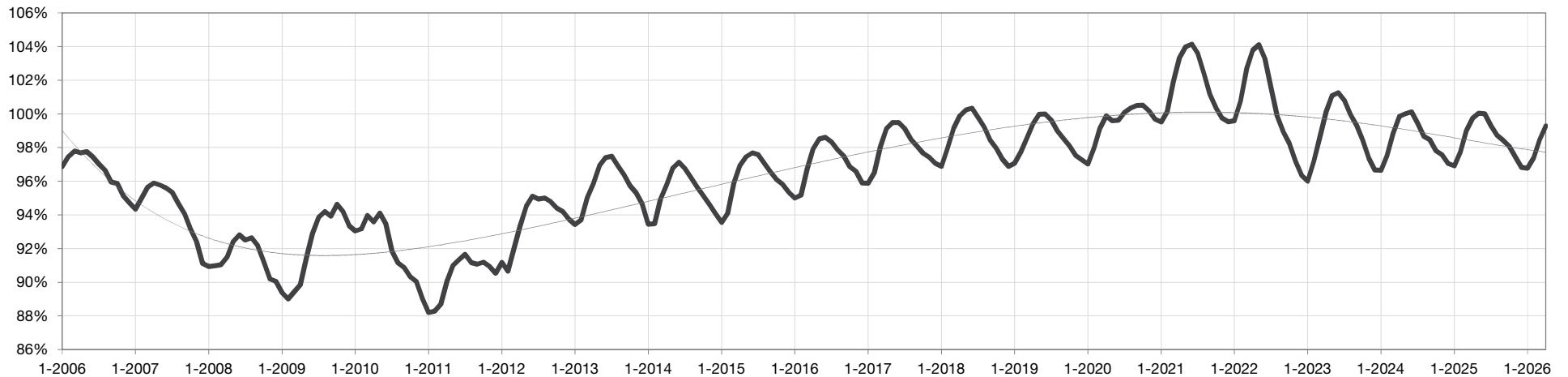
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

April



Month	Current Activity	One Year Previous	+ / -
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	97.5%	97.6%	- 0.1%
December 2025	96.8%	97.0%	- 0.2%
January 2026	96.8%	96.9%	- 0.1%
February 2026	97.4%	97.7%	- 0.3%
March 2026	98.5%	99.0%	- 0.5%
April 2026	99.3%	99.7%	- 0.4%
12-Month Avg	98.6%	98.7%	- 0.1%

Historical Percent of Original List Price Received

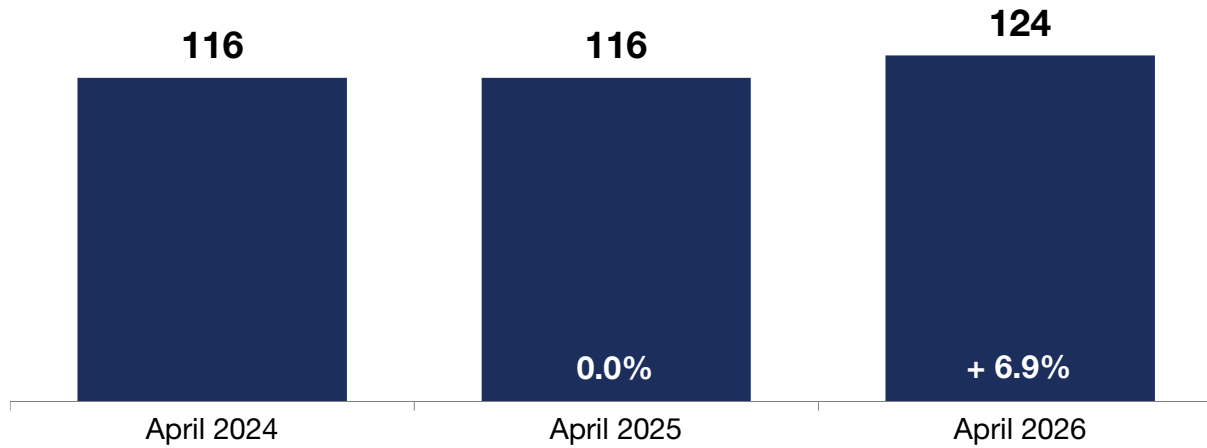


Housing Affordability Index



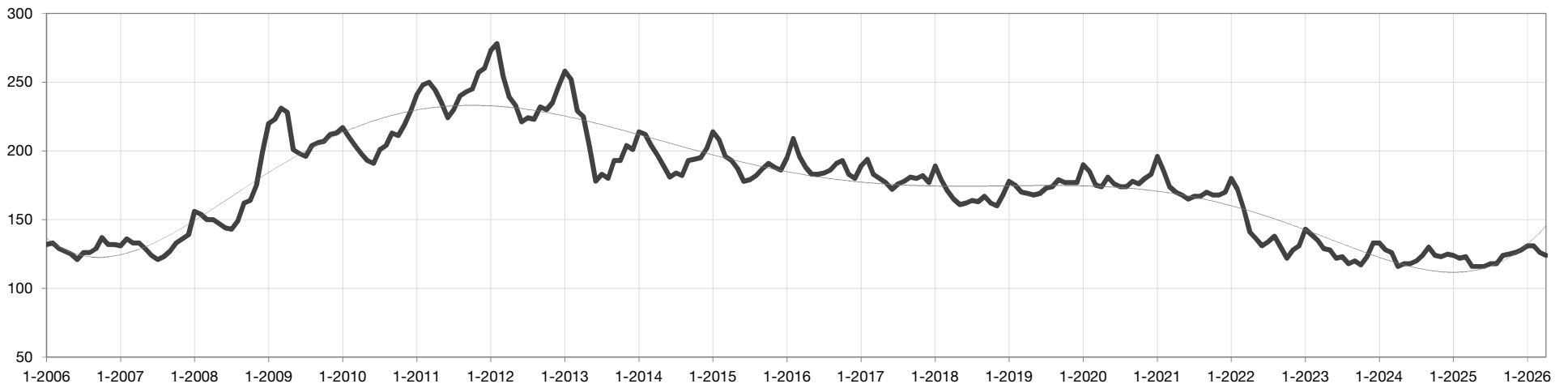
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

April



Month	Current Activity	One Year Previous	+ / -
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%
February 2026	131	122	+ 7.4%
March 2026	126	123	+ 2.4%
April 2026	124	116	+ 6.9%
12-Month Avg	124	122	+ 1.6%

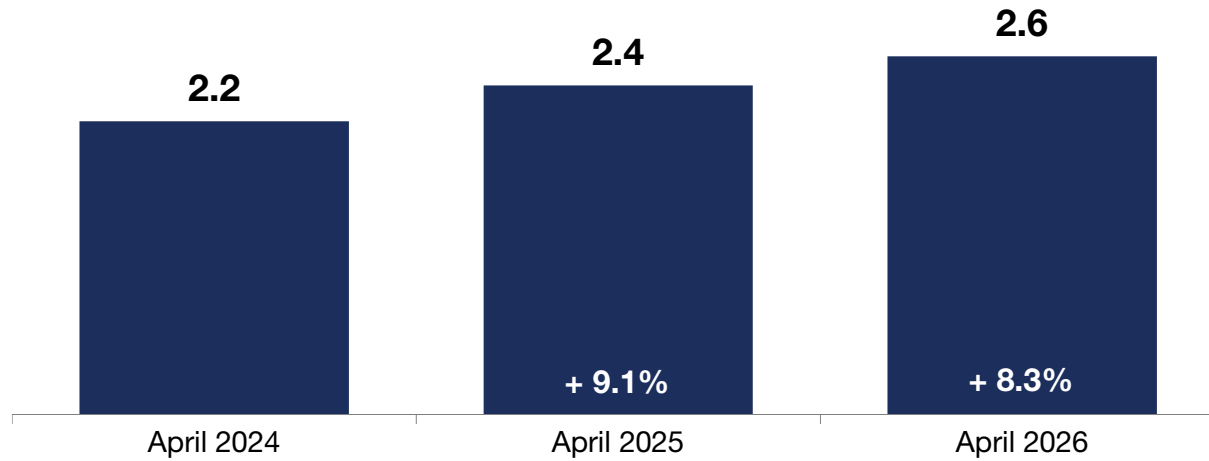
Historical Housing Affordability Index



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.

April



Month	Current Activity	One Year Previous	+ / -
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	2.6	2.5	+ 4.0%
December 2025	2.1	2.0	+ 5.0%
January 2026	2.1	2.0	+ 5.0%
February 2026	2.2	2.1	+ 4.8%
March 2026	2.4	2.2	+ 9.1%
April 2026	2.6	2.4	+ 8.3%
12-Month Avg	2.6	2.4	+ 8.3%

Historical Months Supply of Homes for Sale

