

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



January 2026

U.S. pending home sales fell 9.3% from the previous month, according to the National Association of REALTORS®. The drop in contract signings was broad-based, with all four regions reporting declines. On a year-over-year basis, pending home sales were down 3.0%, with the South recording a modest gain while the Northeast, West, and Midwest posted declines. For the 12-month period spanning February 2025 through January 2026, Pending Sales in the Twin Cities area were up 0.8 percent overall. The price range with the largest gain in sales was the \$1,000,001 and Above range, where they increased 11.5 percent.

The overall Median Sales Price was up 2.6 percent to \$390,000. The property type with the largest price gain was the Single-Family Detached segment, where prices increased 3.1 percent to \$428,000. The price range that tended to sell the quickest was the \$250,001 to \$350,000 range at 42 days; the price range that tended to sell the slowest was the \$120,000 and Below range at 99 days.

Market-wide, inventory levels were down 3.0 percent. The property type that lost the least inventory was the Townhomes segment, where it decreased 0.8 percent. That amounts to 1.7 months supply for Single-Family homes, 2.2 months supply for Townhomes and 3.8 months supply for Condos.

Quick Facts

+ 11.5%

+ 1.7%

+ 2.2%

Price Range With the Strongest Sales:

\$1,000,001 and Above

Property Type With Strongest Sales:

Single-Family Detached

Construction Status With Strongest Sales:

Previously Owned

| | |
|---|---|
| Pending Sales | 2 |
| Days on Market Until Sale | 3 |
| Median Sales Price | 4 |
| Price Per Square Foot | 5 |
| Percent of Original List Price Received | 6 |
| Inventory of Homes for Sale | 7 |
| Months Supply of Inventory | 8 |

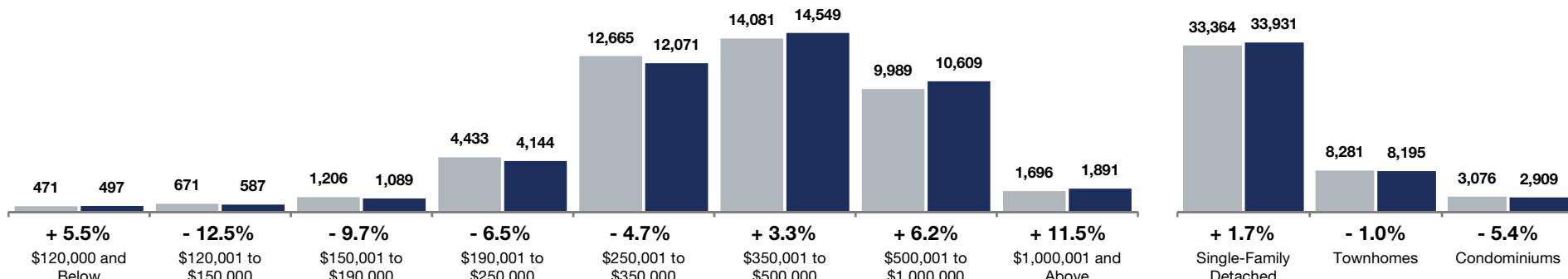
Pending Sales

A count of properties on which offers have been accepted. Based on a rolling 12-month total.



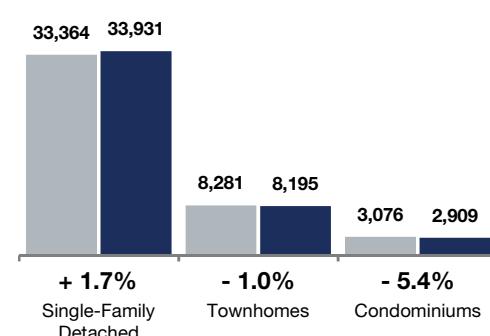
By Price Range

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



All Properties

By Price Range

| | 1-2025 | 1-2026 | Change |
|--------------------------|---------------|---------------|---------------|
| \$120,000 and Below | 471 | 497 | + 5.5% |
| \$120,001 to \$150,000 | 671 | 587 | - 12.5% |
| \$150,001 to \$190,000 | 1,206 | 1,089 | - 9.7% |
| \$190,001 to \$250,000 | 4,433 | 4,144 | - 6.5% |
| \$250,001 to \$350,000 | 12,665 | 12,071 | - 4.7% |
| \$350,001 to \$500,000 | 14,081 | 14,549 | + 3.3% |
| \$500,001 to \$1,000,000 | 9,989 | 10,609 | + 6.2% |
| \$1,000,001 and Above | 1,696 | 1,891 | + 11.5% |
| All Price Ranges | 45,212 | 45,576 | + 0.8% |

Previously Owned

| | 1-2025 | 1-2026 | Change | 1-2025 | 1-2026 | Change |
|---------------------------|---------------|---------------|---------------|--------------|--------------|---------------|
| Single-Family Detached | 465 | 488 | + 4.9% | 2 | 3 | + 50.0% |
| Townhomes | 657 | 580 | - 11.7% | 9 | 1 | - 88.9% |
| Condominiums | 1,184 | 1,075 | - 9.2% | 5 | 3 | - 40.0% |
| All Property Types | 39,544 | 40,426 | + 2.2% | 5,265 | 4,765 | - 9.5% |

New Construction

By Property Type

| | 1-2025 | 1-2026 | Change |
|---------------------------|---------------|---------------|---------------|
| Single-Family Detached | 33,364 | 33,931 | + 1.7% |
| Townhomes | 8,281 | 8,195 | - 1.0% |
| Condominiums | 3,076 | 2,909 | - 5.4% |
| All Property Types | 45,212 | 45,576 | + 0.8% |

| | 1-2025 | 1-2026 | Change | 1-2025 | 1-2026 | Change |
|---------------------------|---------------|---------------|---------------|--------------|--------------|---------------|
| Single-Family Detached | 29,147 | 29,912 | + 2.6% | 3,908 | 3,705 | - 5.2% |
| Townhomes | 6,979 | 7,217 | + 3.4% | 1,241 | 937 | - 24.5% |
| Condominiums | 3,014 | 2,848 | - 5.5% | 32 | 35 | + 9.4% |
| All Property Types | 39,544 | 40,426 | + 2.2% | 5,265 | 4,765 | - 9.5% |

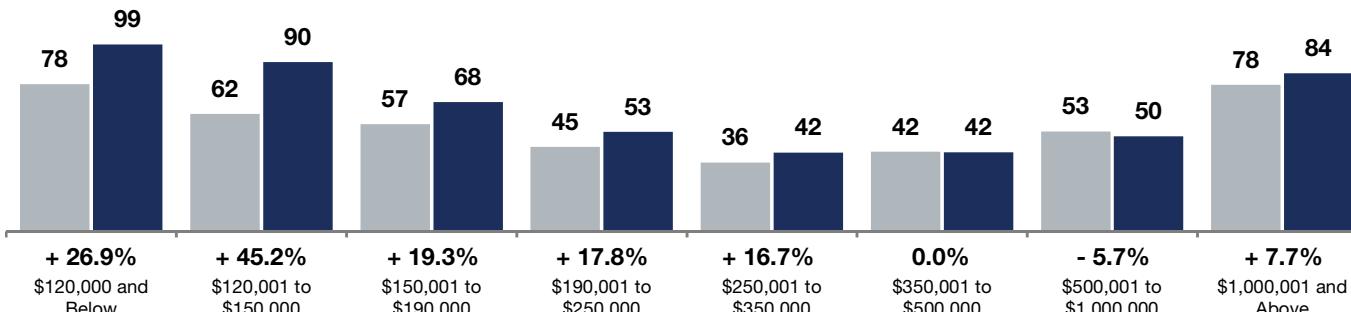
Days on Market Until Sale



Average number of days between when a property is listed and when an offer is accepted. **Based on a rolling 12-month average.**

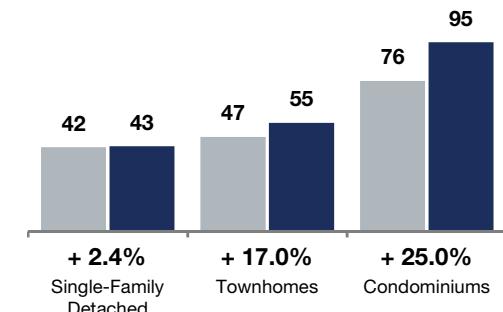
By Price Range

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



All Properties

By Price Range

| | 1-2025 | 1-2026 | Change |
|--------------------------|--------|--------|---------|
| \$120,000 and Below | 78 | 99 | + 26.9% |
| \$120,001 to \$150,000 | 62 | 90 | + 45.2% |
| \$150,001 to \$190,000 | 57 | 68 | + 19.3% |
| \$190,001 to \$250,000 | 45 | 53 | + 17.8% |
| \$250,001 to \$350,000 | 36 | 42 | + 16.7% |
| \$350,001 to \$500,000 | 42 | 42 | 0.0% |
| \$500,001 to \$1,000,000 | 53 | 50 | - 5.7% |
| \$1,000,001 and Above | 78 | 84 | + 7.7% |
| All Price Ranges | 45 | 48 | + 6.7% |

Previously Owned

| | 1-2025 | 1-2026 | Change |
|--------------------------|--------|--------|---------|
| \$120,000 and Below | 78 | 98 | + 25.6% |
| \$120,001 to \$150,000 | 62 | 88 | + 41.9% |
| \$150,001 to \$190,000 | 56 | 68 | + 21.4% |
| \$190,001 to \$250,000 | 45 | 53 | + 17.8% |
| \$250,001 to \$350,000 | 35 | 40 | + 14.3% |
| \$350,001 to \$500,000 | 36 | 37 | + 2.8% |
| \$500,001 to \$1,000,000 | 47 | 47 | 0.0% |
| \$1,000,001 and Above | 71 | 76 | + 7.0% |
| All Price Ranges | 42 | 45 | + 7.1% |

New Construction

| | 1-2025 | 1-2026 | Change |
|--------------------------|--------|--------|----------|
| \$120,000 and Below | 50 | 216 | + 332.0% |
| \$120,001 to \$150,000 | 56 | 229 | + 308.9% |
| \$150,001 to \$190,000 | 158 | 157 | - 0.6% |
| \$190,001 to \$250,000 | 146 | 90 | - 38.4% |
| \$250,001 to \$350,000 | 68 | 84 | + 23.5% |
| \$350,001 to \$500,000 | 74 | 75 | + 1.4% |
| \$500,001 to \$1,000,000 | 74 | 64 | - 13.5% |
| \$1,000,001 and Above | 102 | 117 | + 14.7% |
| All Price Ranges | 75 | 75 | 0.0% |

By Property Type

| | 1-2025 | 1-2026 | Change |
|------------------------|--------|--------|---------|
| Single-Family Detached | 42 | 43 | + 2.4% |
| Townhomes | 47 | 55 | + 17.0% |
| Condominiums | 76 | 95 | + 25.0% |
| All Property Types | 45 | 48 | + 6.7% |

| | 1-2025 | 1-2026 | Change |
|------------------------|--------|--------|---------|
| \$120,000 and Below | 38 | 39 | + 2.6% |
| \$120,001 to \$150,000 | 42 | 51 | + 21.4% |
| \$150,001 to \$190,000 | 75 | 94 | + 25.3% |
| All Price Ranges | 42 | 45 | + 7.1% |

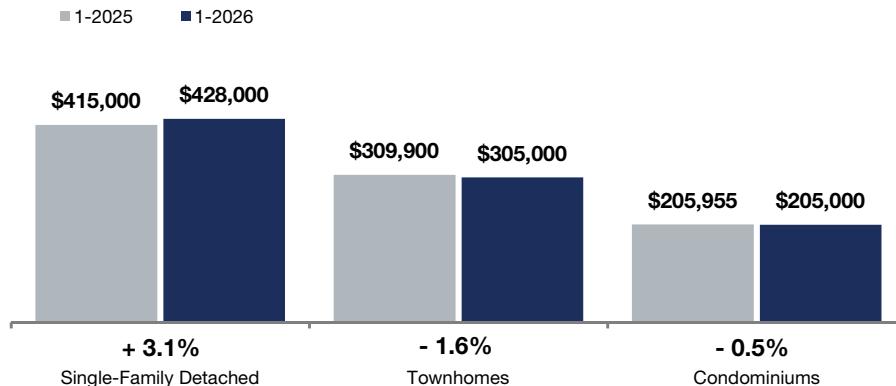
| | 1-2025 | 1-2026 | Change |
|------------------------|--------|--------|---------|
| \$120,000 and Below | 75 | 72 | - 4.0% |
| \$120,001 to \$150,000 | 76 | 80 | + 5.3% |
| \$150,001 to \$190,000 | 136 | 171 | + 25.7% |
| All Price Ranges | 75 | 75 | 0.0% |

Median Sales Price

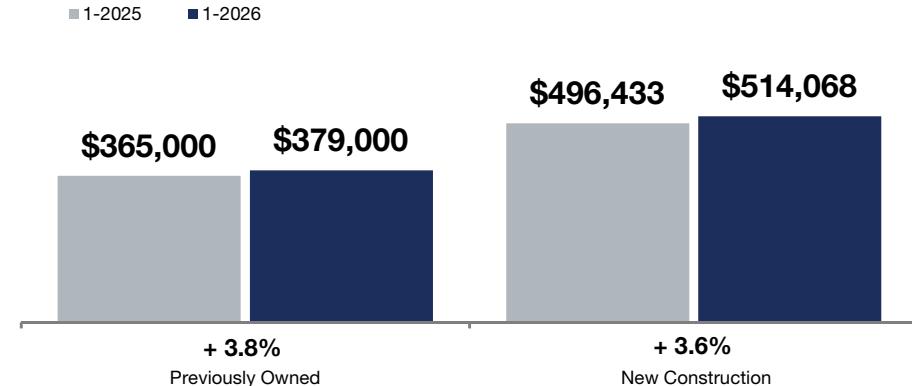
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Property Type



By Construction Status



All Properties

| By Property Type | 1-2025 | 1-2026 | Change |
|------------------------|------------------|------------------|---------------|
| Single-Family Detached | \$415,000 | \$428,000 | + 3.1% |
| Townhomes | \$309,900 | \$305,000 | - 1.6% |
| Condominiums | \$205,955 | \$205,000 | - 0.5% |
| All Property Types | \$380,000 | \$390,000 | + 2.6% |

Previously Owned

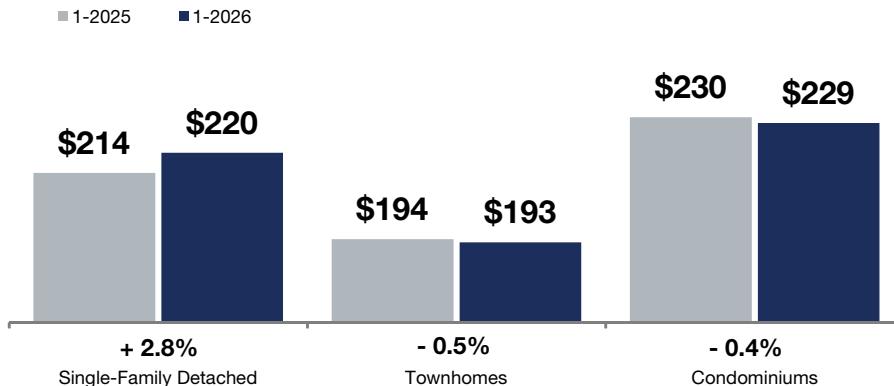
| | 1-2025 | 1-2026 | Change | 1-2025 | 1-2026 | Change |
|------------------|------------------|------------------|---------------|------------------|------------------|---------------|
| Previously Owned | \$399,000 | \$414,900 | + 4.0% | \$535,990 | \$550,985 | + 2.8% |
| | \$290,000 | \$293,000 | + 1.0% | \$386,000 | \$385,000 | - 0.3% |
| | \$205,000 | \$205,000 | 0.0% | \$1,027,450 | \$368,584 | - 64.1% |
| New Construction | \$365,000 | \$379,000 | + 3.8% | \$496,433 | \$514,068 | + 3.6% |

Price Per Square Foot

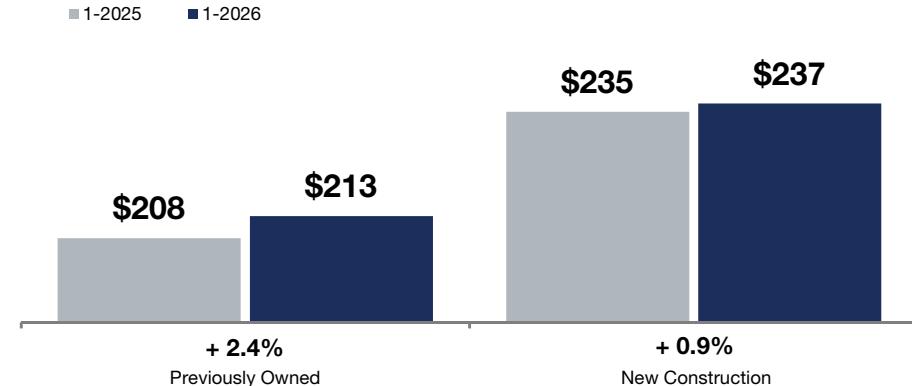
Average price of closed sales divided by the average square footage of closed sales. Based on a rolling 12-month average.



By Property Type



By Construction Status



All Properties

| By Property Type | 1-2025 | 1-2026 | Change |
|---------------------------|--------------|--------------|---------------|
| Single-Family Detached | \$214 | \$220 | + 2.8% |
| Townhomes | \$194 | \$193 | - 0.5% |
| Condominiums | \$230 | \$229 | - 0.4% |
| All Property Types | \$211 | \$215 | + 1.9% |

Previously Owned

| | 1-2025 | 1-2026 | Change | 1-2025 | 1-2026 | Change |
|-------------------------|--------------|--------------|---------------|--------------|--------------|---------------|
| Previously Owned | \$211 | \$217 | + 2.8% | \$237 | \$239 | + 0.8% |
| Previously Owned | \$189 | \$189 | 0.0% | \$222 | \$224 | + 0.9% |
| Previously Owned | \$227 | \$227 | 0.0% | \$618 | \$360 | - 41.7% |
| Previously Owned | \$208 | \$213 | + 2.4% | \$235 | \$237 | + 0.9% |

New Construction

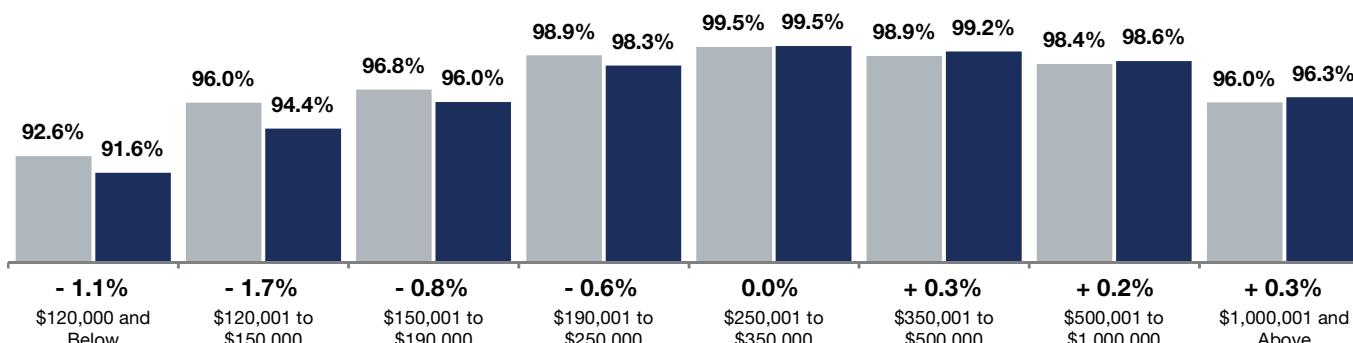
Percent of Original List Price Received



Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. Based on a rolling 12-month average.

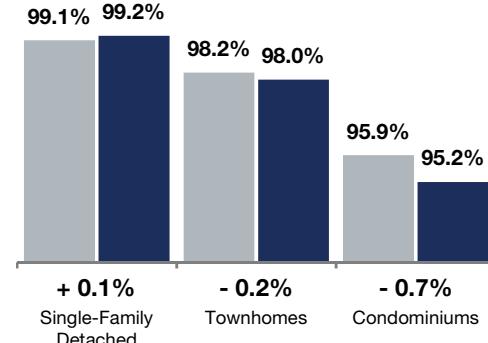
By Price Range

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



All Properties

By Price Range

| Price Range | 1-2025 | 1-2026 | Change |
|--------------------------|--------|--------|--------|
| \$120,000 and Below | 92.6% | 91.6% | - 1.1% |
| \$120,001 to \$150,000 | 96.0% | 94.4% | - 1.7% |
| \$150,001 to \$190,000 | 96.8% | 96.0% | - 0.8% |
| \$190,001 to \$250,000 | 98.9% | 98.3% | - 0.6% |
| \$250,001 to \$350,000 | 99.5% | 99.5% | 0.0% |
| \$350,001 to \$500,000 | 98.9% | 99.2% | + 0.3% |
| \$500,001 to \$1,000,000 | 98.4% | 98.6% | + 0.2% |
| \$1,000,001 and Above | 96.0% | 96.3% | + 0.3% |
| All Price Ranges | 98.7% | 98.7% | 0.0% |

Previously Owned

| Property Type | 1-2025 | 1-2026 | Change |
|------------------------|--------|--------|--------|
| Single-Family Detached | 92.6% | 91.6% | - 1.1% |
| Townhomes | 96.0% | 94.4% | - 1.7% |
| Condominiums | 96.8% | 96.0% | - 0.8% |
| All Price Ranges | 98.7% | 98.7% | 0.0% |

New Construction

| Property Type | 1-2025 | 1-2026 | Change |
|------------------------|--------|--------|--------|
| Single-Family Detached | 95.1% | 95.5% | + 0.4% |
| Townhomes | 98.2% | 93.2% | - 5.1% |
| Condominiums | 98.9% | 93.6% | + 4.5% |
| All Price Ranges | 97.5% | 98.9% | + 1.4% |

By Property Type

| Property Type | 1-2025 | 1-2026 | Change |
|------------------------|--------|--------|--------|
| Single-Family Detached | 99.1% | 99.2% | + 0.1% |
| Townhomes | 98.2% | 98.0% | - 0.2% |
| Condominiums | 95.9% | 95.2% | - 0.7% |
| All Property Types | 98.7% | 98.7% | 0.0% |

| Property Type | 1-2025 | 1-2026 | Change |
|------------------------|--------|--------|--------|
| Single-Family Detached | 98.8% | 98.7% | - 0.1% |
| Townhomes | 97.2% | 97.7% | + 0.5% |
| Condominiums | 96.9% | 98.1% | + 1.2% |
| All Property Types | 98.4% | 98.5% | + 0.1% |

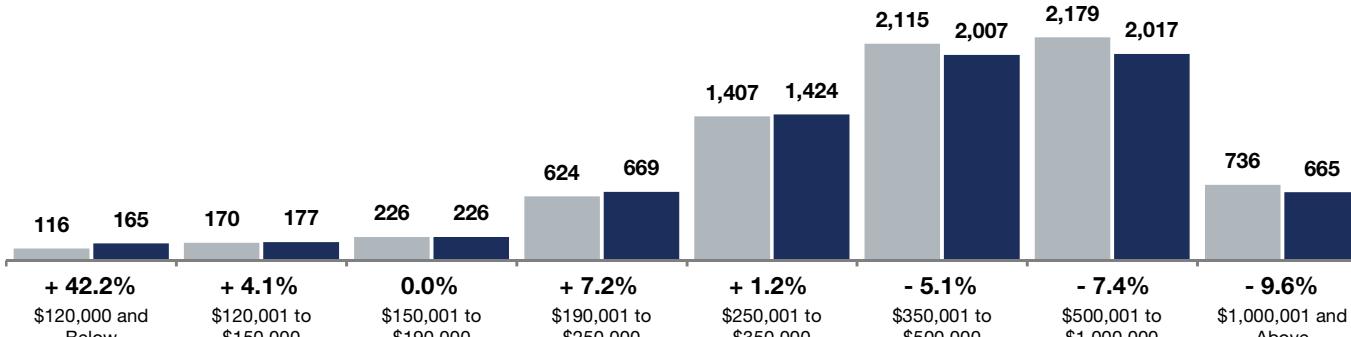
Inventory of Homes for Sale



The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.

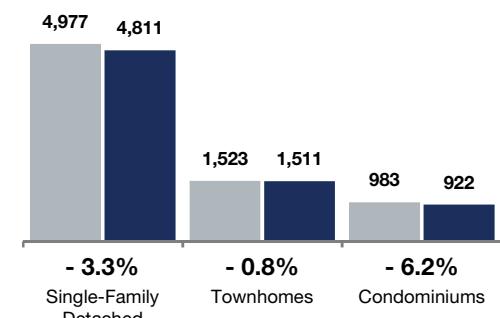
By Price Range

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



All Properties

By Price Range

| | 1-2025 | 1-2026 | Change |
|--------------------------|--------|--------|---------|
| \$120,000 and Below | 116 | 165 | + 42.2% |
| \$120,001 to \$150,000 | 170 | 177 | + 4.1% |
| \$150,001 to \$190,000 | 226 | 226 | 0.0% |
| \$190,001 to \$250,000 | 624 | 669 | + 7.2% |
| \$250,001 to \$350,000 | 1,407 | 1,424 | + 1.2% |
| \$350,001 to \$500,000 | 2,115 | 2,007 | - 5.1% |
| \$500,001 to \$1,000,000 | 2,179 | 2,017 | - 7.4% |
| \$1,000,001 and Above | 736 | 665 | - 9.6% |
| All Price Ranges | 7,580 | 7,356 | - 3.0% |

Previously Owned

| | 1-2025 | 1-2026 | Change | 1-2025 | 1-2026 | Change |
|------------------------|--------|--------|---------|--------|--------|---------|
| Single-Family Detached | 114 | 162 | + 42.1% | 2 | 3 | + 50.0% |
| Townhomes | 169 | 176 | + 4.1% | 1 | 1 | 0.0% |
| Condominiums | 223 | 222 | - 0.4% | 3 | 4 | + 33.3% |
| All Price Ranges | 619 | 668 | + 7.9% | 5 | 1 | - 80.0% |
| Previously Owned | 1,295 | 1,282 | - 1.0% | 112 | 142 | + 26.8% |
| Previously Owned | 1,208 | 1,221 | + 1.1% | 907 | 786 | - 13.3% |
| Previously Owned | 1,055 | 915 | - 13.3% | 1,124 | 1,102 | - 2.0% |
| Previously Owned | 417 | 312 | - 25.2% | 319 | 353 | + 10.7% |
| Previously Owned | 5,106 | 4,963 | - 2.8% | 2,474 | 2,393 | - 3.3% |

New Construction

By Property Type

| | 1-2025 | 1-2026 | Change |
|------------------------|--------|--------|--------|
| Single-Family Detached | 4,977 | 4,811 | - 3.3% |
| Townhomes | 1,523 | 1,511 | - 0.8% |
| Condominiums | 983 | 922 | - 6.2% |
| All Property Types | 7,580 | 7,356 | - 3.0% |

| | 1-2025 | 1-2026 | Change | 1-2025 | 1-2026 | Change |
|------------------------|--------|--------|--------|--------|--------|---------|
| Single-Family Detached | 3,038 | 2,906 | - 4.3% | 1,939 | 1,905 | - 1.8% |
| Townhomes | 1,066 | 1,110 | + 4.1% | 457 | 401 | - 12.3% |
| Condominiums | 956 | 899 | - 6.0% | 27 | 23 | - 14.8% |
| All Property Types | 5,106 | 4,963 | - 2.8% | 2,474 | 2,393 | - 3.3% |

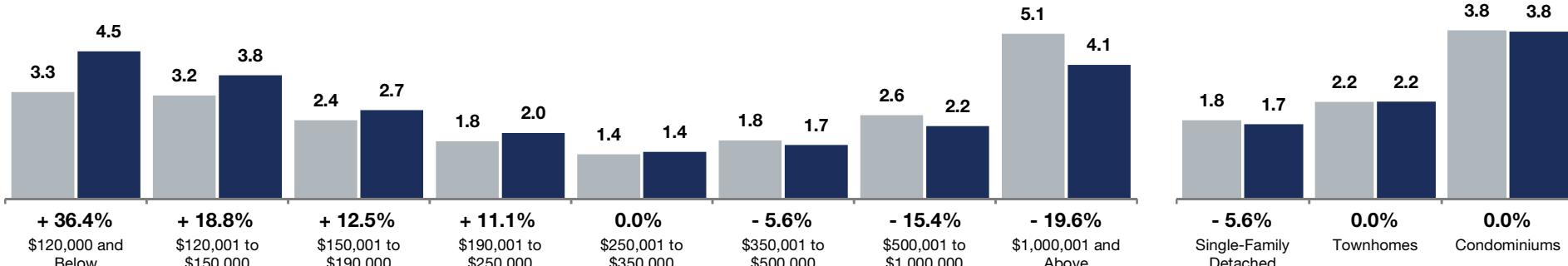
Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.



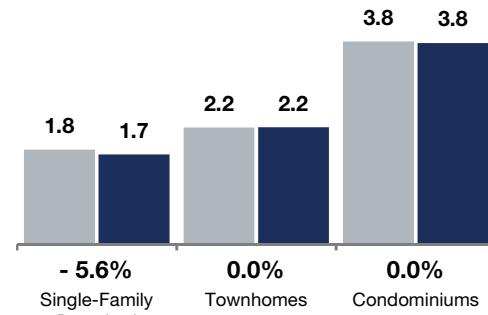
By Price Range

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



All Properties

By Price Range

| Price Range | 1-2025 | 1-2026 | Change |
|--------------------------|--------|--------|---------|
| \$120,000 and Below | 3.3 | 4.5 | + 36.4% |
| \$120,001 to \$150,000 | 3.2 | 3.8 | + 18.8% |
| \$150,001 to \$190,000 | 2.4 | 2.7 | + 12.5% |
| \$190,001 to \$250,000 | 1.8 | 2.0 | + 11.1% |
| \$250,001 to \$350,000 | 1.4 | 1.4 | 0.0% |
| \$350,001 to \$500,000 | 1.8 | 1.7 | - 5.6% |
| \$500,001 to \$1,000,000 | 2.6 | 2.2 | - 15.4% |
| \$1,000,001 and Above | 5.1 | 4.1 | - 19.6% |
| All Price Ranges | 2.0 | 1.9 | - 5.0% |

Previously Owned

| Property Type | 1-2025 | 1-2026 | Change | 1-2025 | 1-2026 | Change |
|------------------------|--------|--------|---------|--------|--------|---------|
| Single-Family Detached | 3.3 | 4.6 | + 39.4% | 1.4 | 1.9 | + 35.7% |
| Townhomes | 3.2 | 3.8 | + 18.8% | 0.7 | 1.0 | + 42.9% |
| Condominiums | 2.4 | 2.7 | + 12.5% | 2.5 | 4.0 | + 60.0% |
| All Property Types | 1.8 | 2.0 | + 11.1% | 3.6 | 0.6 | - 83.3% |
| Previously Owned | 1.3 | 1.3 | 0.0% | 3.5 | 5.1 | + 45.7% |
| New Construction | 1.2 | 1.2 | 0.0% | 5.1 | 5.2 | + 2.0% |
| Previously Owned | 1.6 | 1.3 | - 18.8% | 5.8 | 6.0 | + 3.4% |
| New Construction | 3.6 | 2.3 | - 36.1% | 11.0 | 12.4 | + 12.7% |
| All Properties | 1.5 | 1.5 | 0.0% | 5.6 | 6.0 | + 7.1% |

By Property Type

| Property Type | 1-2025 | 1-2026 | Change |
|------------------------|--------|--------|--------|
| Single-Family Detached | 1.8 | 1.7 | - 5.6% |
| Townhomes | 2.2 | 2.2 | 0.0% |
| Condominiums | 3.8 | 3.8 | 0.0% |
| All Property Types | 2.0 | 1.9 | - 5.0% |

| Property Type | 1-2025 | 1-2026 | Change | 1-2025 | 1-2026 | Change |
|------------------------|--------|--------|--------|--------|--------|---------|
| Single-Family Detached | 1.3 | 1.2 | - 7.7% | 6.0 | 6.2 | + 3.3% |
| Townhomes | 1.8 | 1.8 | 0.0% | 4.4 | 5.1 | + 15.9% |
| Condominiums | 3.8 | 3.8 | 0.0% | 9.3 | 7.2 | - 22.6% |
| All Property Types | 1.5 | 1.5 | 0.0% | 5.6 | 6.0 | + 7.1% |