

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



April 2026

Nationally, pending home sales rose 1.5% month-over-month, exceeding economists' expectations and marking the second consecutive monthly increase, according to the National Association of REALTORS®. Contract signings advanced in the South and Northeast but declined in the Midwest and West. Year-over-year, pending home sales were higher in the South but lower in the Northeast, Midwest, and West. For the 12-month period spanning May 2025 through April 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 \$120,000 and Below range, where they increased 11.9 percent.

The overall Median Sales Price was up 1.6 percent to \$390,000. The property type with the largest price gain was the Single-Family Detached segment, where prices increased 1.9 percent to \$428,000. The price range that tended to sell the quickest was the \$350,001 to \$500,000 range at 42 days; the price range that tended to sell the slowest was the \$120,000 and Below range at 105 days.

Market-wide, inventory levels were up 7.2 percent. The property type that gained the most inventory was the Townhomes segment, where it increased 16.3 percent. That amounts to 2.3 months supply for Single-Family homes, 3.0 months supply for Townhomes and 5.3 months supply for Condos.

Quick Facts

+ 11.9%

+ 1.9%

+ 1.9%

Price Range With the Strongest Sales:	Property Type With Strongest Sales:	Construction Status With Strongest Sales:
\$120,000 and Below	Single-Family Detached	Previously Owned

Pending Sales	2
Days on Market Until Sale	3
Median Sales Price	4
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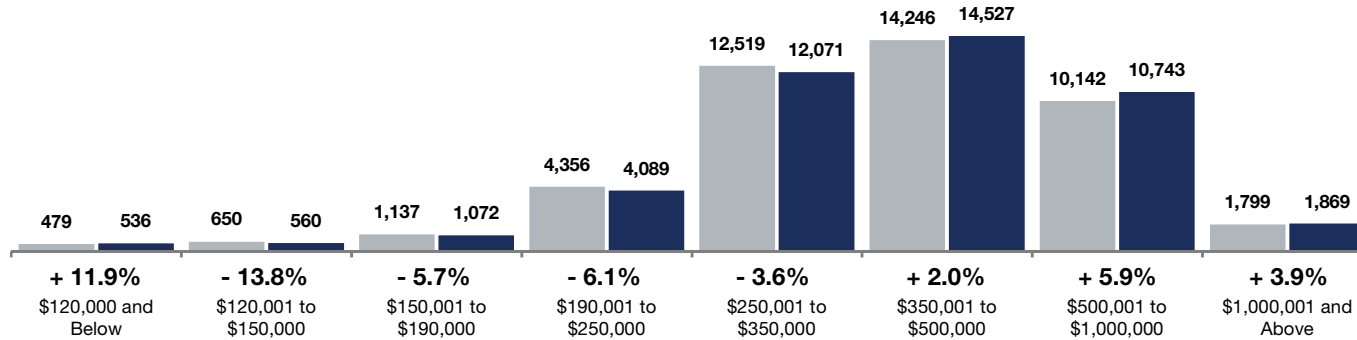
Pending Sales



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

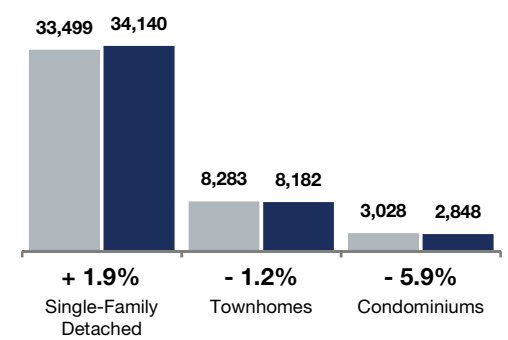
By Price Range

■ 4-2025 ■ 4-2026



By Property Type

■ 4-2025 ■ 4-2026



All Properties

By Price Range	4-2025	4-2026	Change
\$120,000 and Below	479	536	+ 11.9%
\$120,001 to \$150,000	650	560	- 13.8%
\$150,001 to \$190,000	1,137	1,072	- 5.7%
\$190,001 to \$250,000	4,356	4,089	- 6.1%
\$250,001 to \$350,000	12,519	12,071	- 3.6%
\$350,001 to \$500,000	14,246	14,527	+ 2.0%
\$500,001 to \$1,000,000	10,142	10,743	+ 5.9%
\$1,000,001 and Above	1,799	1,869	+ 3.9%
All Price Ranges	45,336	45,714	+ 0.8%

Previously Owned

4-2025	4-2026	Change	4-2025	4-2026	Change
474	526	+ 11.0%	2	4	+ 100.0%
638	554	- 13.2%	8	1	- 87.5%
1,115	1,062	- 4.8%	6	3	- 50.0%
4,316	4,070	- 5.7%	8	10	+ 25.0%
12,055	11,568	- 4.0%	398	464	+ 16.6%
12,151	12,668	+ 4.3%	1,997	1,797	- 10.0%
7,784	8,666	+ 11.3%	2,222	2,006	- 9.7%
1,401	1,537	+ 9.7%	373	315	- 15.5%
39,936	40,679	+ 1.9%	5,014	4,636	- 7.5%

New Construction

By Property Type

4-2025	4-2026	Change
33,499	34,140	+ 1.9%
8,283	8,182	- 1.2%
3,028	2,848	- 5.9%
45,336	45,714	+ 0.8%

4-2025	4-2026	Change	4-2025	4-2026	Change
29,388	30,213	+ 2.8%	3,808	3,602	- 5.4%
7,150	7,223	+ 1.0%	1,081	912	- 15.6%
2,967	2,790	- 6.0%	33	36	+ 9.1%
39,936	40,679	+ 1.9%	5,014	4,636	- 7.5%

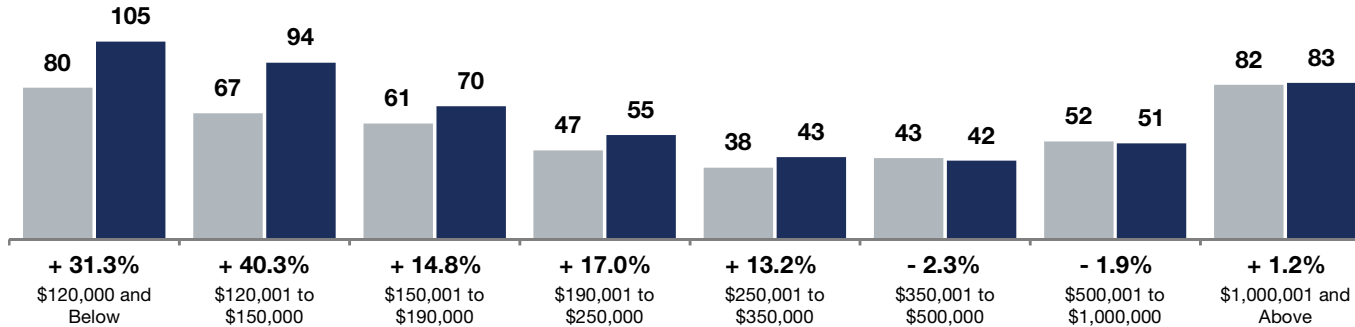
Days on Market Until Sale



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

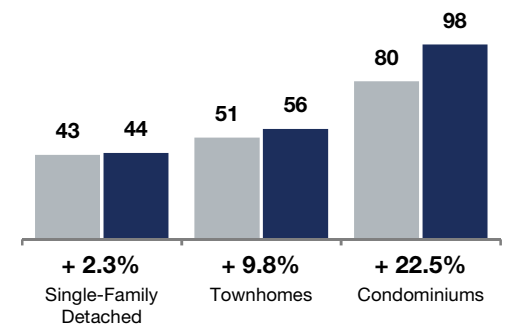
By Price Range

■ 4-2025 ■ 4-2026



By Property Type

■ 4-2025 ■ 4-2026



All Properties

By Price Range	4-2025	4-2026	Change
\$120,000 and Below	80	105	+ 31.3%
\$120,001 to \$150,000	67	94	+ 40.3%
\$150,001 to \$190,000	61	70	+ 14.8%
\$190,001 to \$250,000	47	55	+ 17.0%
\$250,001 to \$350,000	38	43	+ 13.2%
\$350,001 to \$500,000	43	42	- 2.3%
\$500,001 to \$1,000,000	52	51	- 1.9%
\$1,000,001 and Above	82	83	+ 1.2%
All Price Ranges	47	49	+ 4.3%

Previously Owned

4-2025	4-2026	Change
80	104	+ 30.0%
66	93	+ 40.9%
61	70	+ 14.8%
47	55	+ 17.0%
37	42	+ 13.5%
37	37	0.0%
47	47	0.0%
75	74	- 1.3%
43	46	+ 7.0%

New Construction

4-2025	4-2026	Change
50	190	+ 280.0%
120	169	+ 40.8%
152	129	- 15.1%
63	93	+ 47.6%
72	88	+ 22.2%
77	74	- 3.9%
70	66	- 5.7%
108	120	+ 11.1%
76	76	0.0%

By Property Type

4-2025	4-2026	Change
43	44	+ 2.3%
51	56	+ 9.8%
80	98	+ 22.5%
47	49	+ 4.3%

4-2025	4-2026	Change	4-2025	4-2026	Change
39	40	+ 2.6%	74	74	0.0%
46	53	+ 15.2%	82	78	- 4.9%
79	97	+ 22.8%	131	178	+ 35.9%
43	46	+ 7.0%	76	76	0.0%

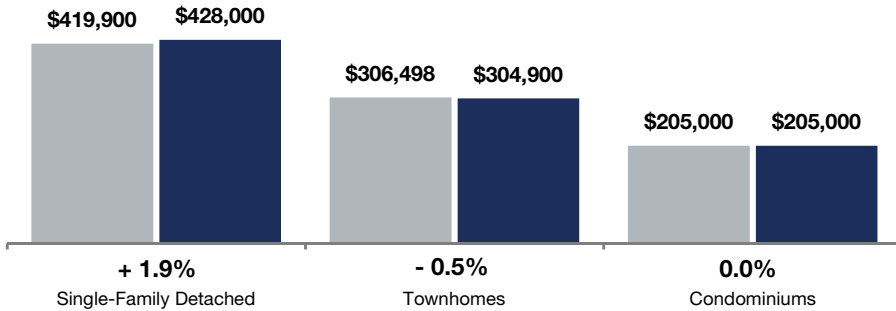
Median Sales Price



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

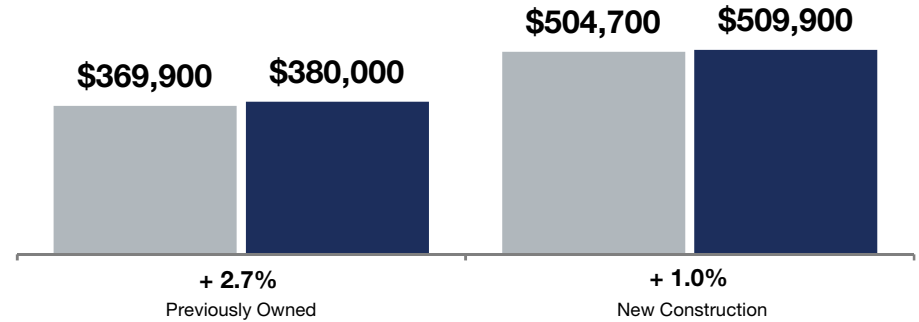
By Property Type

■ 4-2025 ■ 4-2026



By Construction Status

■ 4-2025 ■ 4-2026



All Properties

By Property Type	4-2025	4-2026	Change
Single-Family Detached	\$419,900	\$428,000	+ 1.9%
Townhomes	\$306,498	\$304,900	- 0.5%
Condominiums	\$205,000	\$205,000	0.0%
All Property Types	\$384,000	\$390,000	+ 1.6%

Previously Owned

4-2025	4-2026	Change	4-2025	4-2026	Change
\$400,000	\$415,000	+ 3.8%	\$540,998	\$544,728	+ 0.7%
\$292,500	\$292,000	- 0.2%	\$390,000	\$379,000	- 2.8%
\$205,000	\$204,000	- 0.5%	\$419,204	\$528,119	+ 26.0%
\$369,900	\$380,000	+ 2.7%	\$504,700	\$509,900	+ 1.0%

New Construction

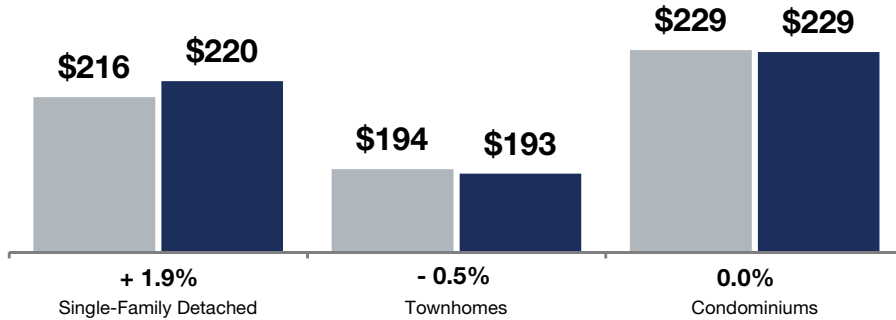
Price Per Square Foot



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

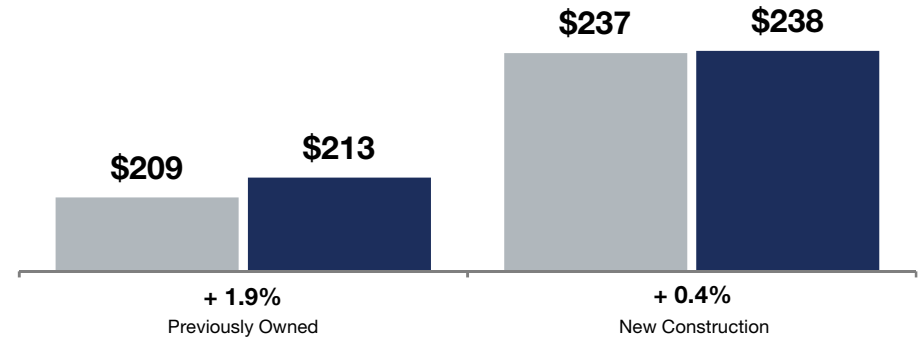
By Property Type

■ 4-2025 ■ 4-2026



By Construction Status

■ 4-2025 ■ 4-2026



All Properties

By Property Type	4-2025	4-2026	Change
Single-Family Detached	\$216	\$220	+ 1.9%
Townhomes	\$194	\$193	- 0.5%
Condominiums	\$229	\$229	0.0%
All Property Types	\$212	\$216	+ 1.9%

Previously Owned

4-2025	4-2026	Change	4-2025	4-2026	Change
\$213	\$218	+ 2.3%	\$239	\$239	0.0%
\$189	\$189	0.0%	\$226	\$224	- 0.9%
\$227	\$226	- 0.4%	\$479	\$450	- 6.1%
\$209	\$213	+ 1.9%	\$237	\$238	+ 0.4%

New Construction

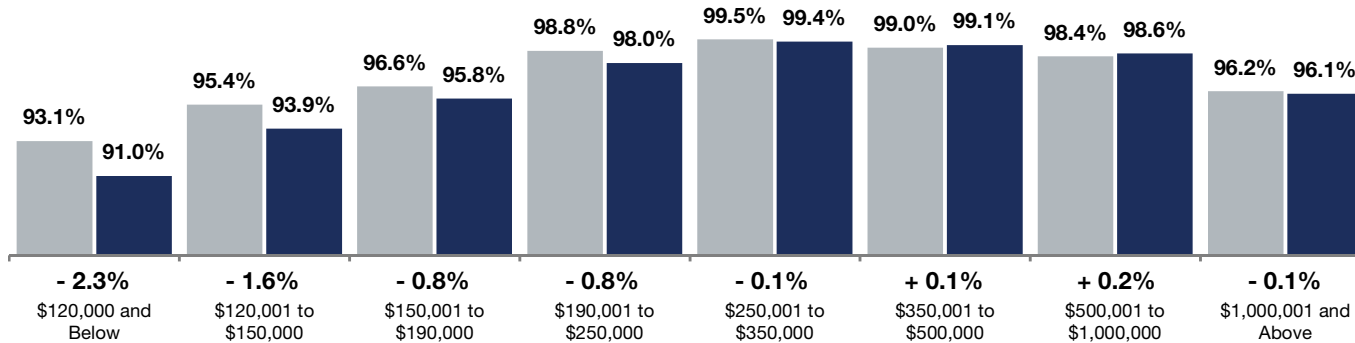
Percent of Original List Price Received



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.**

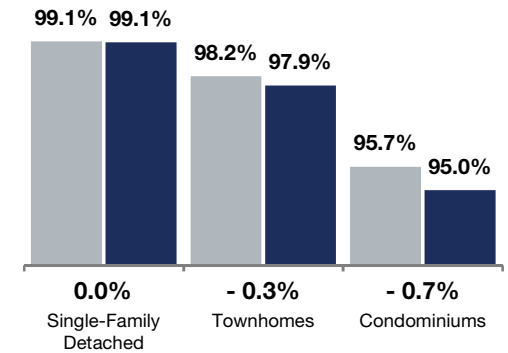
By Price Range

■ 4-2025 ■ 4-2026



By Property Type

■ 4-2025 ■ 4-2026



All Properties

By Price Range	4-2025	4-2026	Change
\$120,000 and Below	93.1%	91.0%	- 2.3%
\$120,001 to \$150,000	95.4%	93.9%	- 1.6%
\$150,001 to \$190,000	96.6%	95.8%	- 0.8%
\$190,001 to \$250,000	98.8%	98.0%	- 0.8%
\$250,001 to \$350,000	99.5%	99.4%	- 0.1%
\$350,001 to \$500,000	99.0%	99.1%	+ 0.1%
\$500,001 to \$1,000,000	98.4%	98.6%	+ 0.2%
\$1,000,001 and Above	96.2%	96.1%	- 0.1%
All Price Ranges	98.7%	98.6%	- 0.1%

Previously Owned

4-2025	4-2026	Change
93.1%	90.9%	- 2.4%
95.4%	93.9%	- 1.6%
96.6%	95.8%	- 0.8%
98.8%	98.0%	- 0.8%
99.5%	99.4%	- 0.1%
99.1%	99.4%	+ 0.3%
98.2%	98.6%	+ 0.4%
95.2%	95.1%	- 0.1%
98.7%	98.6%	- 0.1%

New Construction

4-2025	4-2026	Change
95.1%	96.6%	+ 1.6%
97.2%	89.7%	- 7.7%
90.3%	95.6%	+ 5.9%
103.0%	107.1%	+ 4.0%
98.5%	98.6%	+ 0.1%
98.0%	97.6%	- 0.4%
99.2%	98.7%	- 0.5%
100.4%	100.5%	+ 0.1%
98.7%	98.4%	- 0.3%

By Property Type

4-2025	4-2026	Change
99.1%	99.1%	0.0%
98.2%	97.9%	- 0.3%
95.7%	95.0%	- 0.7%
98.7%	98.6%	- 0.1%

4-2025	4-2026	Change
99.1%	99.2%	+ 0.1%
98.2%	97.9%	- 0.3%
95.7%	95.0%	- 0.7%
98.7%	98.6%	- 0.1%

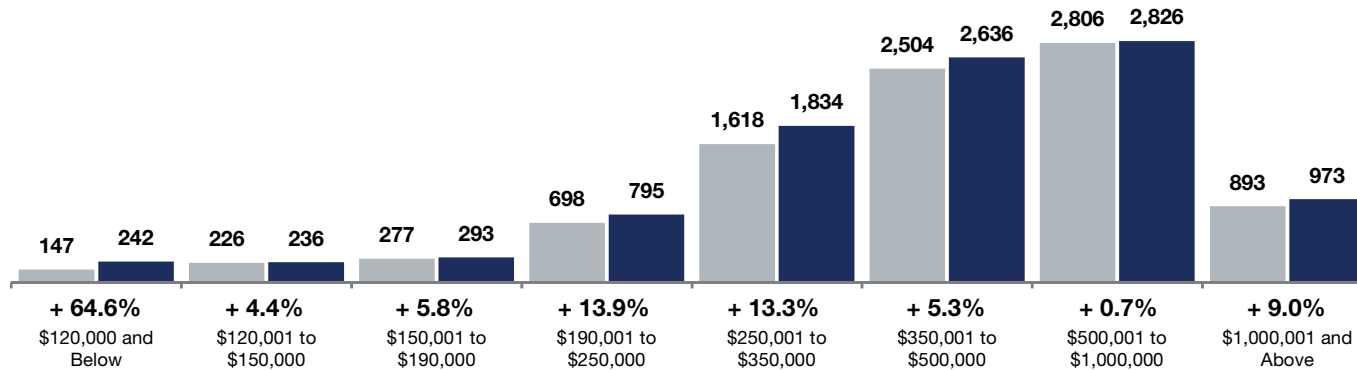
Inventory of Homes for Sale



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

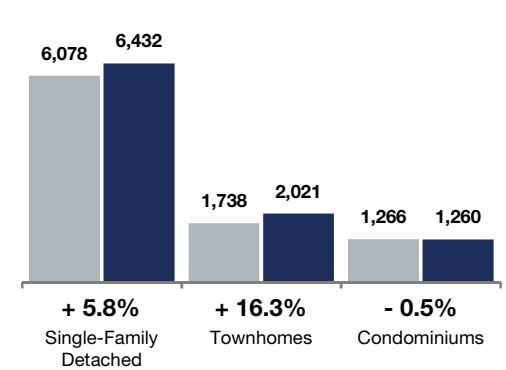
By Price Range

■ 4-2025 ■ 4-2026



By Property Type

■ 4-2025 ■ 4-2026



All Properties

By Price Range	4-2025	4-2026	Change
\$120,000 and Below	147	242	+ 64.6%
\$120,001 to \$150,000	226	236	+ 4.4%
\$150,001 to \$190,000	277	293	+ 5.8%
\$190,001 to \$250,000	698	795	+ 13.9%
\$250,001 to \$350,000	1,618	1,834	+ 13.3%
\$350,001 to \$500,000	2,504	2,636	+ 5.3%
\$500,001 to \$1,000,000	2,806	2,826	+ 0.7%
\$1,000,001 and Above	893	973	+ 9.0%
All Price Ranges	9,184	9,847	+ 7.2%

Previously Owned

4-2025	4-2026	Change	4-2025	4-2026	Change
139	240	+ 72.7%	8	2	- 75.0%
224	235	+ 4.9%	2	1	- 50.0%
273	291	+ 6.6%	4	2	- 50.0%
691	794	+ 14.9%	7	1	- 85.7%
1,501	1,718	+ 14.5%	117	116	- 0.9%
1,659	1,903	+ 14.7%	845	733	- 13.3%
1,651	1,732	+ 4.9%	1,155	1,094	- 5.3%
563	598	+ 6.2%	330	375	+ 13.6%
6,712	7,522	+ 12.1%	2,472	2,325	- 5.9%

New Construction

By Property Type	4-2025	4-2026	Change
Single-Family Detached	6,078	6,432	+ 5.8%
Townhomes	1,738	2,021	+ 16.3%
Condominiums	1,266	1,260	- 0.5%
All Property Types	9,184	9,847	+ 7.2%

4-2025	4-2026	Change	4-2025	4-2026	Change
4,182	4,591	+ 9.8%	1,896	1,841	- 2.9%
1,236	1,627	+ 31.6%	502	394	- 21.5%
1,230	1,239	+ 0.7%	36	21	- 41.7%
6,712	7,522	+ 12.1%	2,472	2,325	- 5.9%

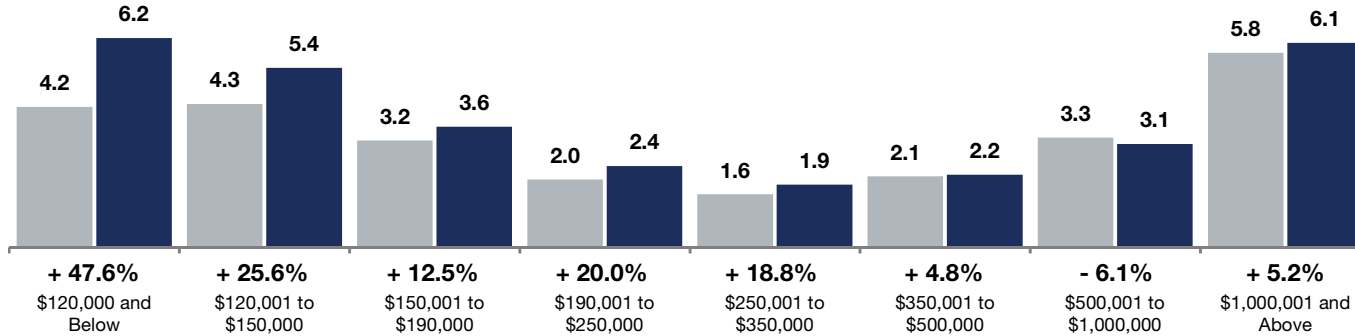
Months Supply of Inventory



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.

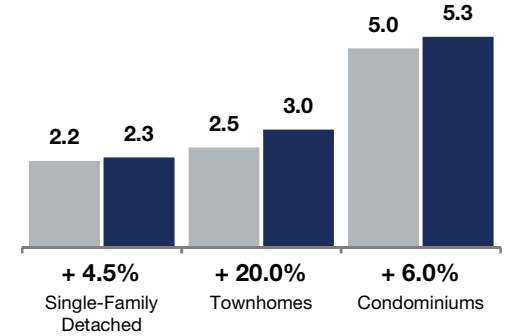
By Price Range

■ 4-2025 ■ 4-2026



By Property Type

■ 4-2025 ■ 4-2026



All Properties

By Price Range

	4-2025	4-2026	Change
\$120,000 and Below	4.2	6.2	+ 47.6%
\$120,001 to \$150,000	4.3	5.4	+ 25.6%
\$150,001 to \$190,000	3.2	3.6	+ 12.5%
\$190,001 to \$250,000	2.0	2.4	+ 20.0%
\$250,001 to \$350,000	1.6	1.9	+ 18.8%
\$350,001 to \$500,000	2.1	2.2	+ 4.8%
\$500,001 to \$1,000,000	3.3	3.1	- 6.1%
\$1,000,001 and Above	5.8	6.1	+ 5.2%
All Price Ranges	2.4	2.6	+ 8.3%

Previously Owned

	4-2025	4-2026	Change
\$120,000 and Below	4.0	6.3	+ 57.5%
\$120,001 to \$150,000	4.3	5.3	+ 23.3%
\$150,001 to \$190,000	3.2	3.6	+ 12.5%
\$190,001 to \$250,000	2.0	2.4	+ 20.0%
\$250,001 to \$350,000	1.5	1.8	+ 20.0%
\$350,001 to \$500,000	1.6	1.8	+ 12.5%
\$500,001 to \$1,000,000	2.5	2.3	- 8.0%
\$1,000,001 and Above	4.6	4.5	- 2.2%
All Price Ranges	2.0	2.2	+ 10.0%

New Construction

	4-2025	4-2026	Change
\$120,000 and Below	8.0	1.3	- 83.8%
\$120,001 to \$150,000	1.3	1.0	- 23.1%
\$150,001 to \$190,000	4.0	1.8	- 55.0%
\$190,001 to \$250,000	5.3	0.6	- 88.7%
\$250,001 to \$350,000	4.1	4.0	- 2.4%
\$350,001 to \$500,000	5.2	5.0	- 3.8%
\$500,001 to \$1,000,000	6.1	6.2	+ 1.6%
\$1,000,001 and Above	10.8	14.1	+ 30.6%
All Price Ranges	5.9	6.0	+ 1.7%

By Property Type

	4-2025	4-2026	Change
Single-Family Detached	2.2	2.3	+ 4.5%
Townhomes	2.5	3.0	+ 20.0%
Condominiums	5.0	5.3	+ 6.0%
All Property Types	2.4	2.6	+ 8.3%

	4-2025	4-2026	Change
Single-Family Detached	1.7	1.8	+ 5.9%
Townhomes	2.1	2.7	+ 28.6%
Condominiums	5.0	5.3	+ 6.0%
All Price Ranges	2.0	2.2	+ 10.0%