

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



August 2025

U.S. sales of new single-family homes declined 0.6% month-over-month and 8.2% year-over-year to a seasonally adjusted annual rate of 652,000 units, according to the U.S. Census Bureau. The median sales price of a new home fell 5.9% from a year earlier to \$403,800. Meanwhile, housing inventory increased 7.3% year-over-year to 499,000 units, representing a 9.2-month supply at the current sales pace. For the 12-month period spanning September 2024 through August 2025, Pending Sales in the Twin Cities area were up 3.7 percent overall. The price range with the largest gain in sales was the \$1,000,001 and Above range, where they increased 20.7 percent.

The overall Median Sales Price was up 3.7 percent to \$388,840. The property type with the largest price gain was the Single-Family Detached segment, where prices increased 4.0 percent to \$425,000. The price range that tended to sell the quickest was the \$250,001 to \$350,000 range at 41 days; the price range that tended to sell the slowest was the \$120,000 and Below range at 89 days.

Market-wide, inventory levels were down 0.2 percent. The property type that gained the most inventory was the Condo segment, where it increased 6.1 percent. That amounts to 2.4 months supply for Single-Family homes, 2.8 months supply for Townhomes and 5.0 months supply for Condos.

Quick Facts

+ 20.7%	+ 4.9%	+ 6.1%
Price Range With the Strongest Sales:	Property Type With Strongest Sales:	Construction Status With Strongest Sales:
\$1,000,001 and Above	Single-Family Detached	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	

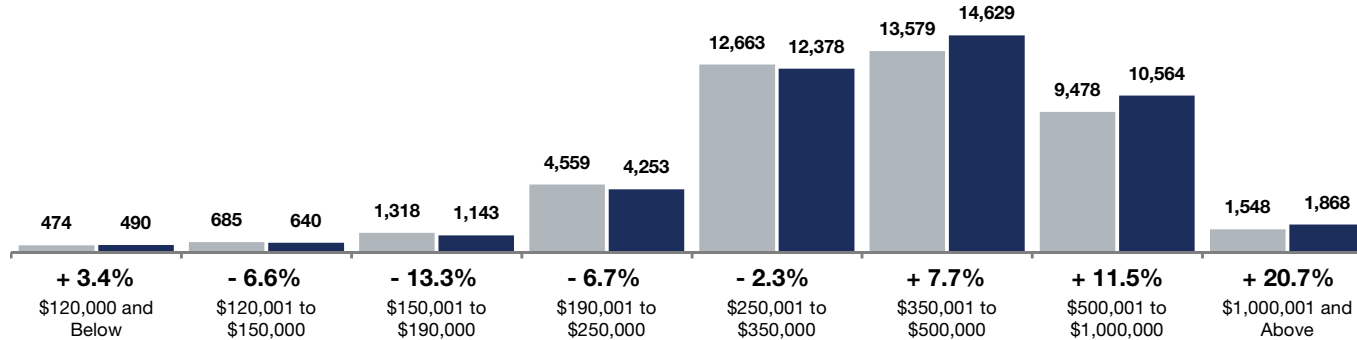
Pending Sales

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



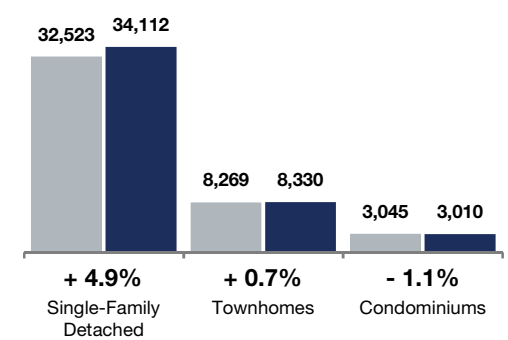
By Price Range

■ 8-2024 ■ 8-2025



By Property Type

■ 8-2024 ■ 8-2025



All Properties

By Price Range	8-2024	8-2025	Change
\$120,000 and Below	474	490	+ 3.4%
\$120,001 to \$150,000	685	640	- 6.6%
\$150,001 to \$190,000	1,318	1,143	- 13.3%
\$190,001 to \$250,000	4,559	4,253	- 6.7%
\$250,001 to \$350,000	12,663	12,378	- 2.3%
\$350,001 to \$500,000	13,579	14,629	+ 7.7%
\$500,001 to \$1,000,000	9,478	10,564	+ 11.5%
\$1,000,001 and Above	1,548	1,868	+ 20.7%
All Price Ranges	44,304	45,965	+ 3.7%

Previously Owned

8-2024	8-2025	Change
469	480	+ 2.3%
673	631	- 6.2%
1,298	1,127	- 13.2%
4,513	4,226	- 6.4%
12,013	11,913	- 0.8%
11,145	12,602	+ 13.1%
7,043	8,238	+ 17.0%
1,189	1,482	+ 24.6%
38,343	40,699	+ 6.1%

New Construction

8-2024	8-2025	Change
1	3	+ 200.0%
6	4	- 33.3%
4	3	- 25.0%
9	10	+ 11.1%
563	409	- 27.4%
2,350	1,937	- 17.6%
2,313	2,206	- 4.6%
329	361	+ 9.7%
5,575	4,933	- 11.5%

By Property Type

8-2024	8-2025	Change
32,523	34,112	+ 4.9%
8,269	8,330	+ 0.7%
3,045	3,010	- 1.1%
44,304	45,965	+ 3.7%

8-2024	8-2025	Change
28,196	30,041	+ 6.5%
6,769	7,272	+ 7.4%
2,984	2,956	- 0.9%
38,343	40,699	+ 6.1%

8-2024	8-2025	Change
4,036	3,800	- 5.8%
1,440	1,020	- 29.2%
27	31	+ 14.8%
5,575	4,933	- 11.5%

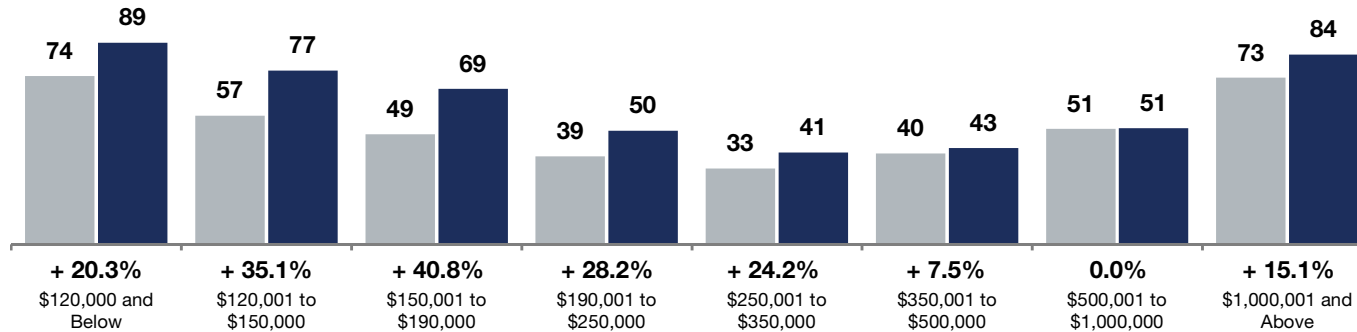
Days on Market Until Sale



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

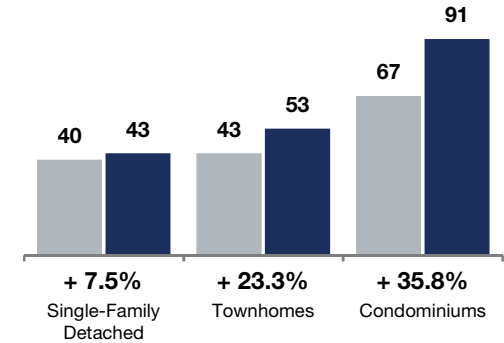
By Price Range

■ 8-2024 ■ 8-2025



By Property Type

■ 8-2024 ■ 8-2025



All Properties

By Price Range

	8-2024	8-2025	Change
\$120,000 and Below	74	89	+ 20.3%
\$120,001 to \$150,000	57	77	+ 35.1%
\$150,001 to \$190,000	49	69	+ 40.8%
\$190,001 to \$250,000	39	50	+ 28.2%
\$250,001 to \$350,000	33	41	+ 24.2%
\$350,001 to \$500,000	40	43	+ 7.5%
\$500,001 to \$1,000,000	51	51	0.0%
\$1,000,001 and Above	73	84	+ 15.1%
All Price Ranges	42	48	+ 14.3%

Previously Owned

	8-2024	8-2025	Change
\$120,000 and Below	74	89	+ 20.3%
\$120,001 to \$150,000	57	76	+ 33.3%
\$150,001 to \$190,000	48	68	+ 41.7%
\$190,001 to \$250,000	39	50	+ 28.2%
\$250,001 to \$350,000	32	39	+ 21.9%
\$350,001 to \$500,000	34	37	+ 8.8%
\$500,001 to \$1,000,000	44	47	+ 6.8%
\$1,000,001 and Above	66	77	+ 16.7%
All Price Ranges	38	45	+ 18.4%

New Construction

	8-2024	8-2025	Change
\$120,000 and Below	29	70	+ 141.4%
\$120,001 to \$150,000	45	169	+ 275.6%
\$150,001 to \$190,000	207	141	- 31.9%
\$190,001 to \$250,000	75	92	+ 22.7%
\$250,001 to \$350,000	62	83	+ 33.9%
\$350,001 to \$500,000	69	77	+ 11.6%
\$500,001 to \$1,000,000	75	66	- 12.0%
\$1,000,001 and Above	102	111	+ 8.8%
All Price Ranges	73	75	+ 2.7%

By Property Type

	8-2024	8-2025	Change
Single-Family Detached	40	43	+ 7.5%
Townhomes	43	53	+ 23.3%
Condominiums	67	91	+ 35.8%
All Property Types	42	48	+ 14.3%

	8-2024	8-2025	Change
\$120,000 and Below	35	39	+ 11.4%
\$120,001 to \$150,000	37	49	+ 32.4%
\$150,001 to \$190,000	67	90	+ 34.3%
All Price Ranges	38	45	+ 18.4%

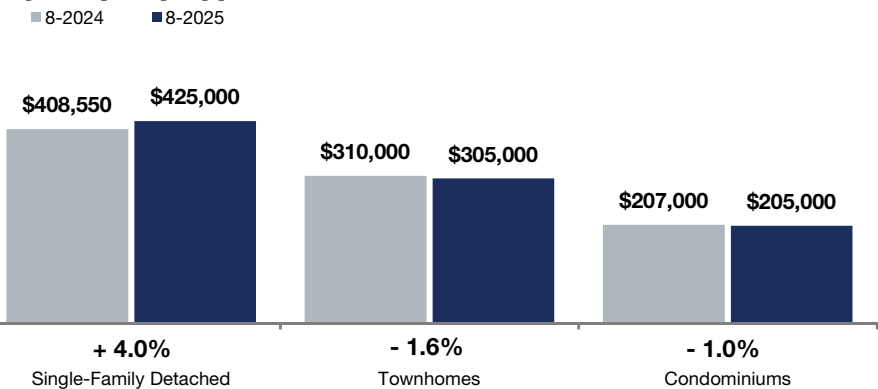
	8-2024	8-2025	Change
Single-Family Detached	74	73	- 1.4%
Townhomes	70	83	+ 18.6%
Condominiums	93	165	+ 77.4%
All Property Types	73	75	+ 2.7%

Median Sales Price

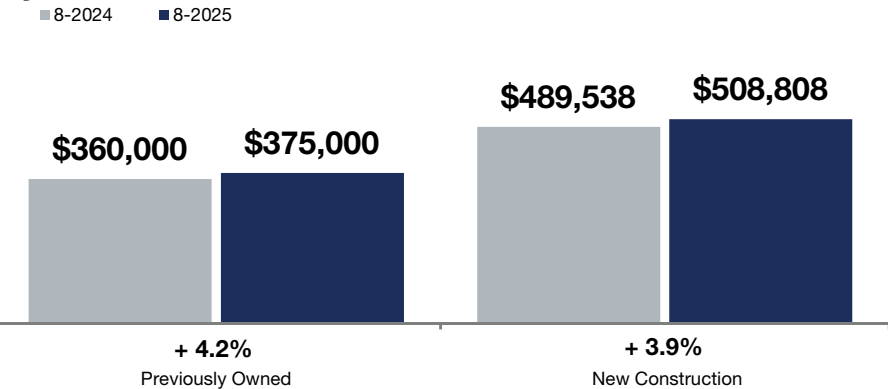


Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**

By Property Type



By Construction Status



All Properties			
By Property Type	8-2024	8-2025	Change
Single-Family Detached	\$408,550	\$425,000	+ 4.0%
Townhomes	\$310,000	\$305,000	- 1.6%
Condominiums	\$207,000	\$205,000	- 1.0%
All Property Types	\$375,000	\$388,840	+ 3.7%

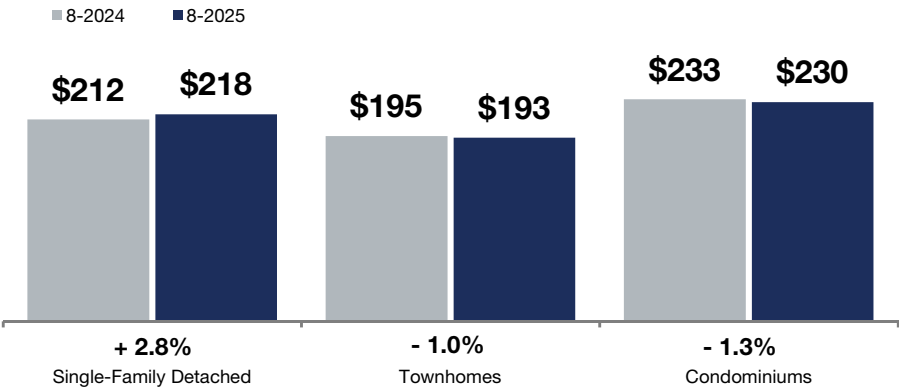
Previously Owned			New Construction		
8-2024	8-2025	Change	8-2024	8-2025	Change
\$390,000	\$410,000	+ 5.1%	\$529,130	\$545,591	+ 3.1%
\$290,000	\$293,000	+ 1.0%	\$380,310	\$389,990	+ 2.5%
\$205,000	\$205,000	0.0%	\$1,114,458	\$347,167	- 68.8%
\$360,000	\$375,000	+ 4.2%	\$489,538	\$508,808	+ 3.9%

Price Per Square Foot

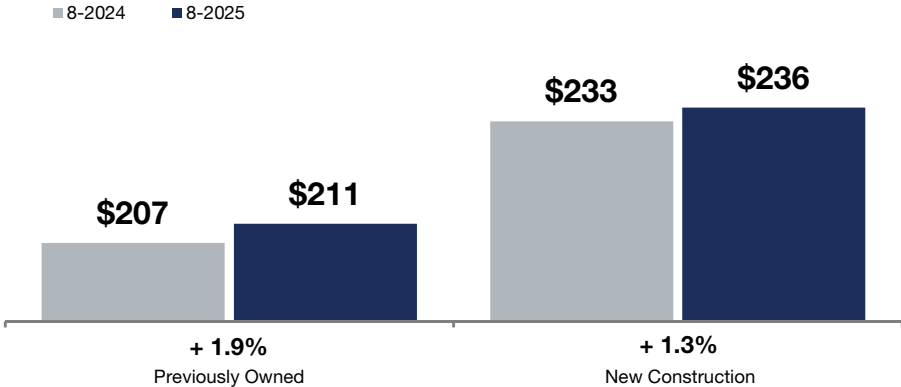


Average price of closed sales divided by the average square footage of closed sales. **Based on a rolling 12-month average.**

By Property Type



By Construction Status



All Properties			
By Property Type	8-2024	8-2025	Change
Single-Family Detached	\$212	\$218	+ 2.8%
Townhomes	\$195	\$193	- 1.0%
Condominiums	\$233	\$230	- 1.3%
All Property Types	\$210	\$214	+ 1.9%

Previously Owned			New Construction		
8-2024	8-2025	Change	8-2024	8-2025	Change
\$209	\$215	+ 2.9%	\$234	\$238	+ 1.7%
\$190	\$189	- 0.5%	\$218	\$223	+ 2.3%
\$227	\$228	+ 0.4%	\$683	\$434	- 36.5%
\$207	\$211	+ 1.9%	\$233	\$236	+ 1.3%

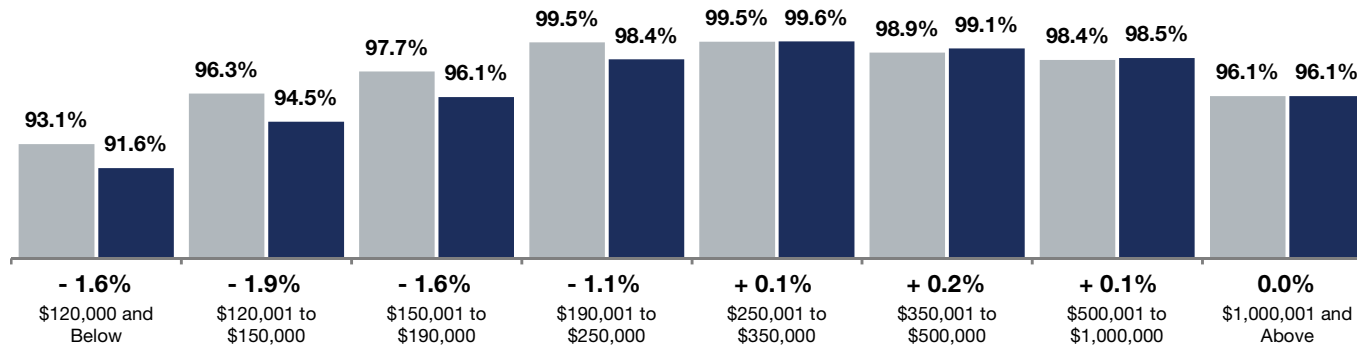
Percent of Original List Price Received



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.**

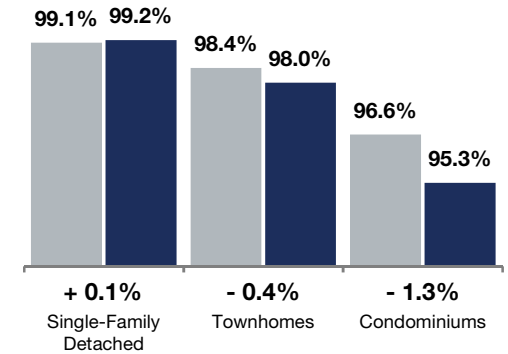
By Price Range

■ 8-2024 ■ 8-2025



By Property Type

■ 8-2024 ■ 8-2025



All Properties

By Price Range	8-2024	8-2025	Change
\$120,000 and Below	93.1%	91.6%	- 1.6%
\$120,001 to \$150,000	96.3%	94.5%	- 1.9%
\$150,001 to \$190,000	97.7%	96.1%	- 1.6%
\$190,001 to \$250,000	99.5%	98.4%	- 1.1%
\$250,001 to \$350,000	99.5%	99.6%	+ 0.1%
\$350,001 to \$500,000	98.9%	99.1%	+ 0.2%
\$500,001 to \$1,000,000	98.4%	98.5%	+ 0.1%
\$1,000,001 and Above	96.1%	96.1%	0.0%
All Price Ranges	98.8%	98.7%	- 0.1%

Previously Owned

8-2024	8-2025	Change	8-2024	8-2025	Change
93.1%	91.6%	- 1.6%	100.0%	90.1%	- 9.9%
96.3%	94.5%	- 1.9%	98.2%	95.3%	- 3.0%
97.7%	96.1%	- 1.6%	97.9%	88.1%	- 10.0%
99.5%	98.4%	- 1.1%	98.5%	108.2%	+ 9.8%
99.7%	99.6%	- 0.1%	96.4%	99.4%	+ 3.1%
99.2%	99.3%	+ 0.1%	97.3%	97.9%	+ 0.6%
98.3%	98.4%	+ 0.1%	98.8%	99.0%	+ 0.2%
95.1%	95.2%	+ 0.1%	100.1%	100.2%	+ 0.1%
98.9%	98.7%	- 0.2%	98.0%	98.7%	+ 0.7%

New Construction

By Property Type	8-2024	8-2025	Change
Single-Family Detached	99.1%	99.2%	+ 0.1%
Townhomes	98.4%	98.0%	- 0.4%
Condominiums	96.6%	95.3%	- 1.3%
All Property Types	98.8%	98.7%	- 0.1%

8-2024	8-2025	Change	8-2024	8-2025	Change
99.2%	99.2%	0.0%	98.5%	98.8%	+ 0.3%
98.8%	98.0%	- 0.8%	96.4%	97.9%	+ 1.6%
96.5%	95.3%	- 1.2%	100.9%	97.3%	- 3.6%
98.9%	98.7%	- 0.2%	98.0%	98.7%	+ 0.7%

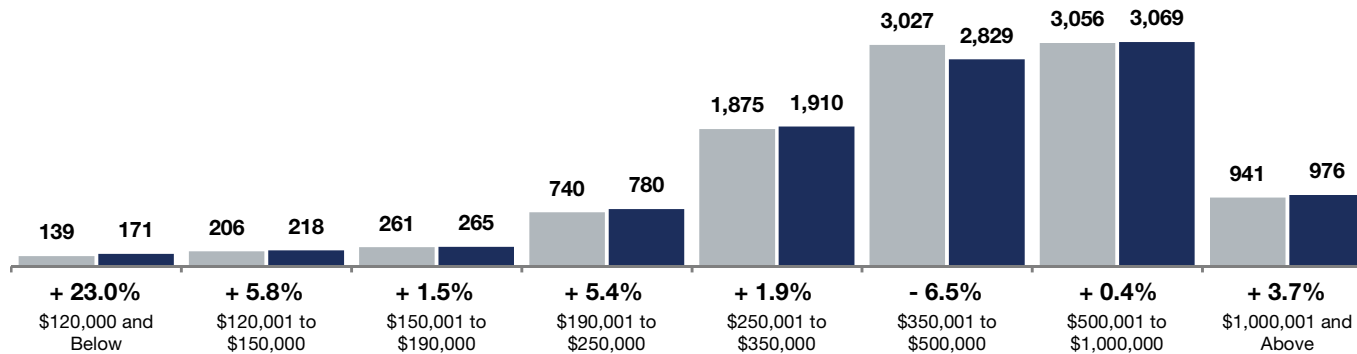
Inventory of Homes for Sale



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

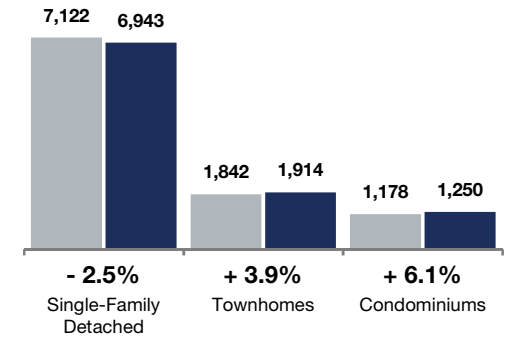
By Price Range

■ 8-2024 ■ 8-2025



By Property Type

■ 8-2024 ■ 8-2025



All Properties

By Price Range

	8-2024	8-2025	Change
\$120,000 and Below	139	171	+ 23.0%
\$120,001 to \$150,000	206	218	+ 5.8%
\$150,001 to \$190,000	261	265	+ 1.5%
\$190,001 to \$250,000	740	780	+ 5.4%
\$250,001 to \$350,000	1,875	1,910	+ 1.9%
\$350,001 to \$500,000	3,027	2,829	- 6.5%
\$500,001 to \$1,000,000	3,056	3,069	+ 0.4%
\$1,000,001 and Above	941	976	+ 3.7%
All Price Ranges	10,249	10,225	- 0.2%

Previously Owned

	8-2024	8-2025	Change
\$120,000 and Below	137	168	+ 22.6%
\$120,001 to \$150,000	203	217	+ 6.9%
\$150,001 to \$190,000	256	263	+ 2.7%
\$190,001 to \$250,000	737	778	+ 5.6%
\$250,001 to \$350,000	1,729	1,777	+ 2.8%
\$350,001 to \$500,000	2,087	2,087	0.0%
\$500,001 to \$1,000,000	1,873	1,962	+ 4.8%
\$1,000,001 and Above	629	612	- 2.7%
All Price Ranges	7,654	7,870	+ 2.8%

New Construction

	8-2024	8-2025	Change
\$120,000 and Below	2	3	+ 50.0%
\$120,001 to \$150,000	3	1	- 66.7%
\$150,001 to \$190,000	5	2	- 60.0%
\$190,001 to \$250,000	3	2	- 33.3%
\$250,001 to \$350,000	146	133	- 8.9%
\$350,001 to \$500,000	940	742	- 21.1%
\$500,001 to \$1,000,000	1,183	1,107	- 6.4%
\$1,000,001 and Above	312	364	+ 16.7%
All Price Ranges	2,595	2,355	- 9.2%

By Property Type

	8-2024	8-2025	Change
Single-Family Detached	7,122	6,943	- 2.5%
Townhomes	1,842	1,914	+ 3.9%
Condominiums	1,178	1,250	+ 6.1%
All Property Types	10,249	10,225	- 0.2%

	8-2024	8-2025	Change
Single-Family Detached	5,114	5,118	+ 0.1%
Townhomes	1,328	1,452	+ 9.3%
Condominiums	1,142	1,220	+ 6.8%
All Price Ranges	7,654	7,870	+ 2.8%

	8-2024	8-2025	Change
Single-Family Detached	2,008	1,825	- 9.1%
Townhomes	514	462	- 10.1%
Condominiums	36	30	- 16.7%
All Price Ranges	2,595	2,355	- 9.2%

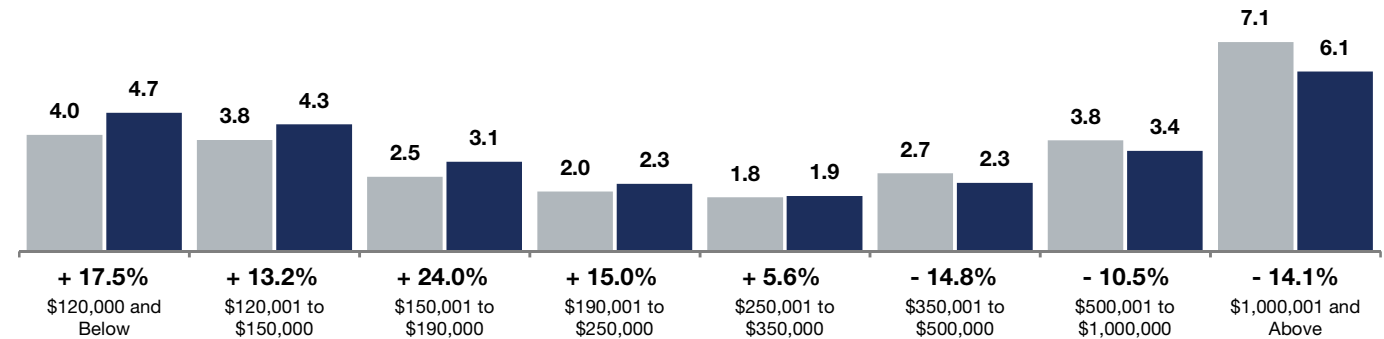
Months Supply of Inventory



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.

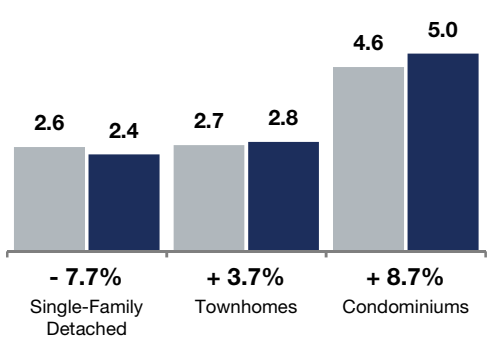
By Price Range

■ 8-2024 ■ 8-2025



By Property Type

■ 8-2024 ■ 8-2025



All Properties

By Price Range	8-2024	8-2025	Change
\$120,000 and Below	4.0	4.7	+ 17.5%
\$120,001 to \$150,000	3.8	4.3	+ 13.2%
\$150,001 to \$190,000	2.5	3.1	+ 24.0%
\$190,001 to \$250,000	2.0	2.3	+ 15.0%
\$250,001 to \$350,000	1.8	1.9	+ 5.6%
\$350,001 to \$500,000	2.7	2.3	- 14.8%
\$500,001 to \$1,000,000	3.8	3.4	- 10.5%
\$1,000,001 and Above	7.1	6.1	- 14.1%
All Price Ranges	2.8	2.7	- 3.6%

Previously Owned

8-2024	8-2025	Change
4.0	4.7	+ 17.5%
3.8	4.3	+ 13.2%
2.5	3.1	+ 24.0%
2.0	2.3	+ 15.0%
1.8	1.8	0.0%
2.2	2.0	- 9.1%
3.1	2.8	- 9.7%
6.0	4.7	- 21.7%
2.4	2.3	- 4.2%

New Construction

8-2024	8-2025	Change
1.4	1.9	+ 35.7%
1.7	1.0	- 41.2%
3.8	2.0	- 47.4%
1.3	1.4	+ 7.7%
4.3	4.8	+ 11.6%
4.8	4.7	- 2.1%
5.9	5.9	0.0%
11.5	12.2	+ 6.1%
5.6	5.7	+ 1.8%

By Property Type

8-2024	8-2025	Change
2.6	2.4	- 7.7%
2.7	2.8	+ 3.7%
4.6	5.0	+ 8.7%
2.8	2.7	- 3.6%

8-2024	8-2025	Change
2.2	2.0	- 9.1%
2.4	2.4	0.0%
4.6	5.0	+ 8.7%
2.4	2.3	- 4.2%