

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:	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	

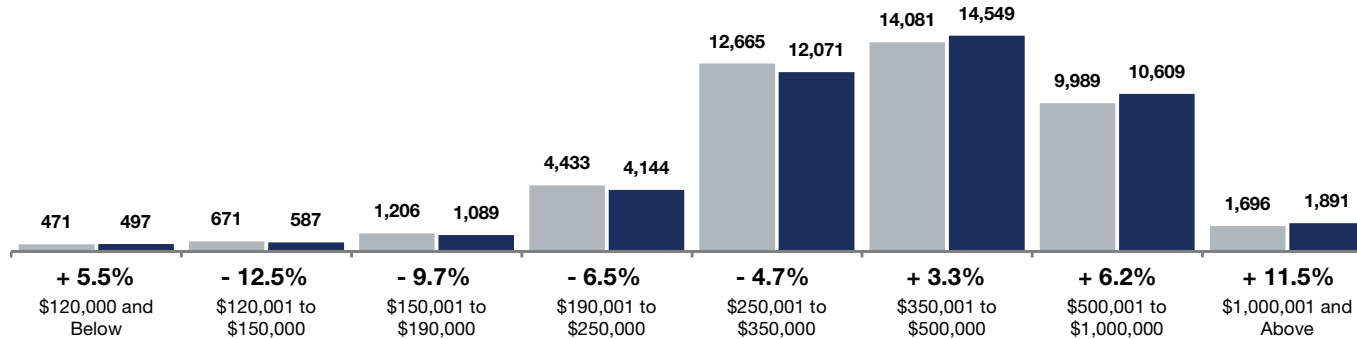
Pending Sales

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



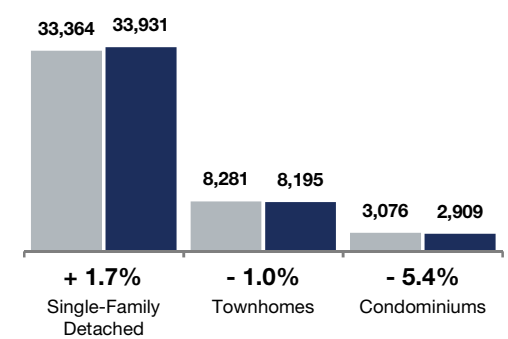
By Price Range

■ 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
465	488	+ 4.9%
657	580	- 11.7%
1,184	1,075	- 9.2%
4,392	4,122	- 6.1%
12,125	11,602	- 4.3%
11,823	12,633	+ 6.9%
7,583	8,378	+ 10.5%
1,315	1,531	+ 16.4%
39,544	40,426	+ 2.2%

New Construction

1-2025	1-2026	Change
2	3	+ 50.0%
9	1	- 88.9%
5	3	- 40.0%
7	10	+ 42.9%
464	422	- 9.1%
2,161	1,835	- 15.1%
2,263	2,133	- 5.7%
354	337	- 4.8%
5,265	4,765	- 9.5%

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
29,147	29,912	+ 2.6%
6,979	7,217	+ 3.4%
3,014	2,848	- 5.5%
39,544	40,426	+ 2.2%

1-2025	1-2026	Change
3,908	3,705	- 5.2%
1,241	937	- 24.5%
32	35	+ 9.4%
5,265	4,765	- 9.5%

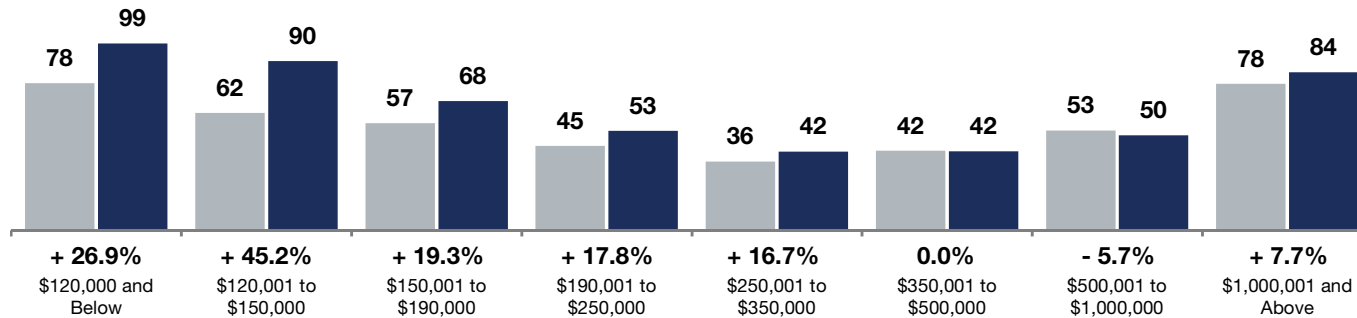
Days on Market Until Sale



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

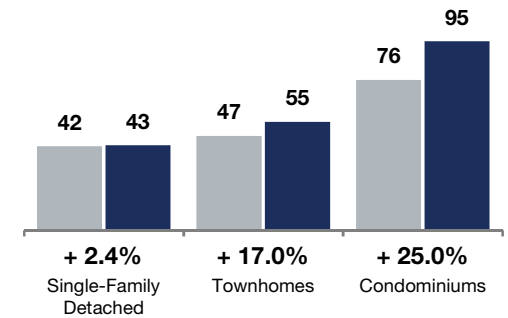
By Price Range

■ 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%

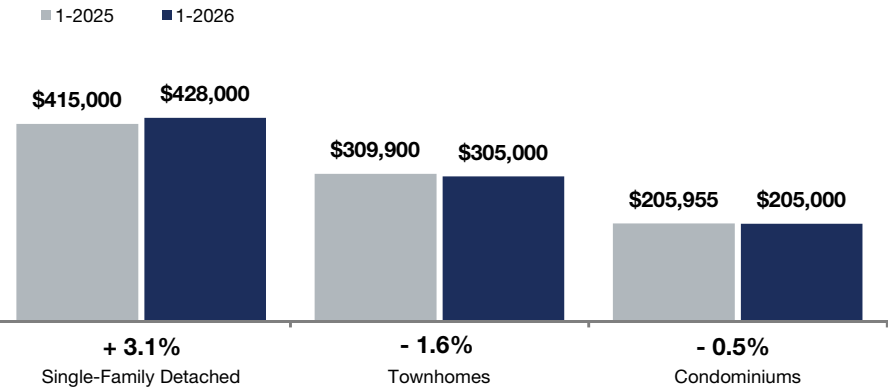
	1-2025	1-2026	Change
\$120,000 and Below	75	72	- 4.0%
\$120,001 to \$150,000	76	80	+ 5.3%
\$150,001 to \$190,000	136	171	+ 25.7%
All Price Ranges	75	75	0.0%

Median Sales Price

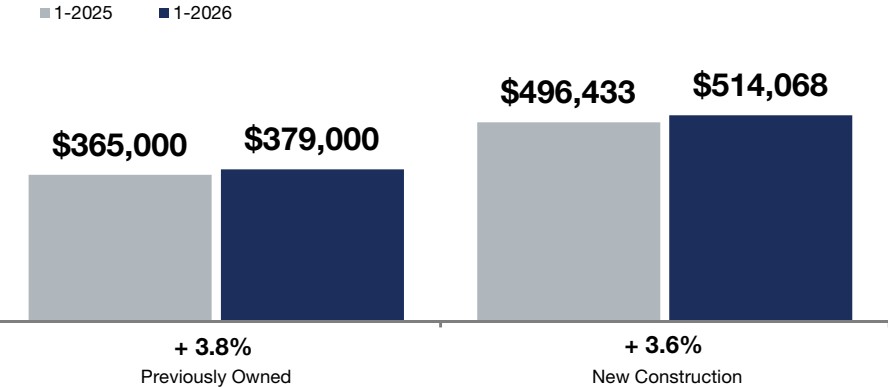


Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**

By Property Type



By Construction Status



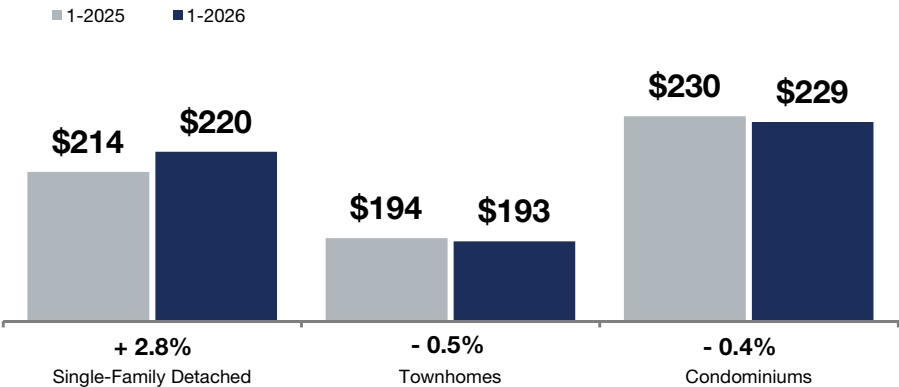
All Properties			
By Property Type	1-2025	1-2026	Change
Single-Family Detached	\$415,000	\$428,000	+ 3.1%
Townhomes	\$309,900	\$305,000	- 1.6%
Condominiums	\$205,955	\$205,000	- 0.5%
All Property Types	\$380,000	\$390,000	+ 2.6%

Previously Owned			New Construction		
1-2025	1-2026	Change	1-2025	1-2026	Change
\$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%
\$365,000	\$379,000	+ 3.8%	\$496,433	\$514,068	+ 3.6%

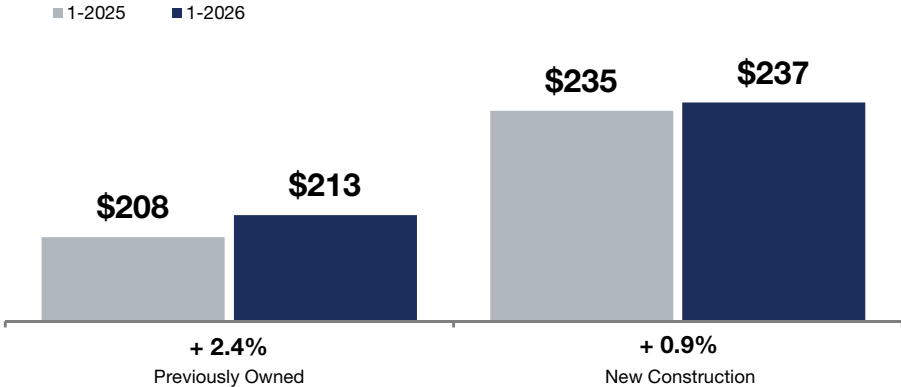
Price Per Square Foot

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

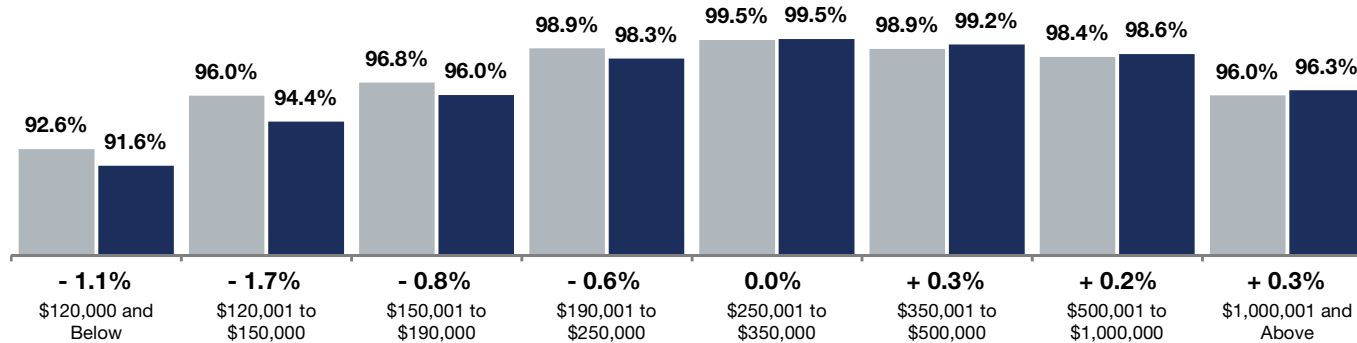
Percent of Original List Price Received



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.**

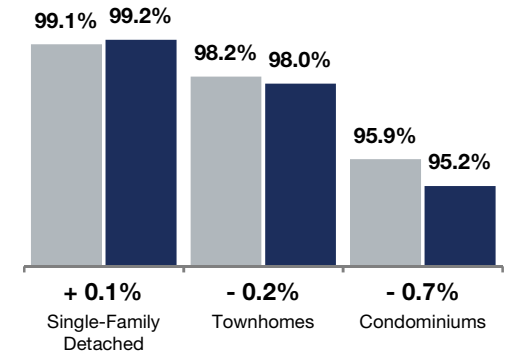
By Price Range

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



All Properties

By Price Range	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

1-2025	1-2026	Change	1-2025	1-2026	Change
92.6%	91.6%	- 1.1%	95.1%	95.5%	+ 0.4%
96.0%	94.4%	- 1.7%	98.2%	93.2%	- 5.1%
96.8%	96.0%	- 0.8%	89.6%	93.6%	+ 4.5%
98.9%	98.3%	- 0.6%	103.7%	105.2%	+ 1.4%
99.5%	99.5%	0.0%	97.5%	98.9%	+ 1.4%
99.1%	99.4%	+ 0.3%	97.8%	97.6%	- 0.2%
98.2%	98.5%	+ 0.3%	99.0%	98.8%	- 0.2%
95.0%	95.2%	+ 0.2%	99.8%	100.9%	+ 1.1%
98.7%	98.7%	0.0%	98.4%	98.5%	+ 0.1%

New Construction

By 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%

1-2025	1-2026	Change	1-2025	1-2026	Change
99.1%	99.2%	+ 0.1%	98.8%	98.7%	- 0.1%
98.4%	98.0%	- 0.4%	97.2%	97.7%	+ 0.5%
95.9%	95.1%	- 0.8%	96.9%	98.1%	+ 1.2%
98.7%	98.7%	0.0%	98.4%	98.5%	+ 0.1%

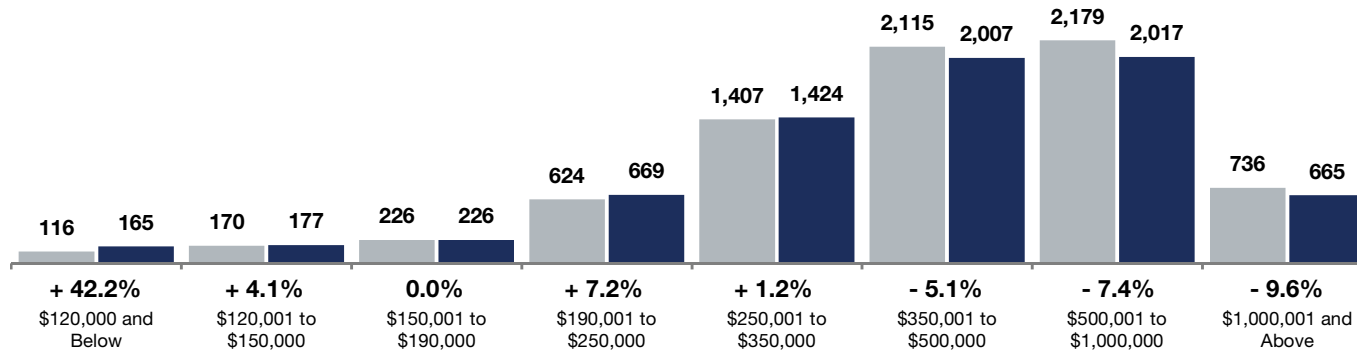
Inventory of Homes for Sale



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

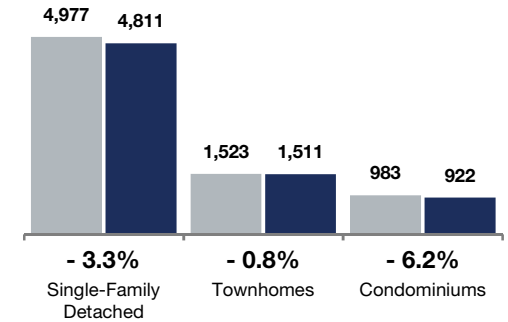
By Price Range

■ 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
\$120,000 and Below	114	162	+ 42.1%
\$120,001 to \$150,000	169	176	+ 4.1%
\$150,001 to \$190,000	223	222	- 0.4%
\$190,001 to \$250,000	619	668	+ 7.9%
\$250,001 to \$350,000	1,295	1,282	- 1.0%
\$350,001 to \$500,000	1,208	1,221	+ 1.1%
\$500,001 to \$1,000,000	1,055	915	- 13.3%
\$1,000,001 and Above	417	312	- 25.2%
All Price Ranges	5,106	4,963	- 2.8%

New Construction

	1-2025	1-2026	Change
\$120,000 and Below	2	3	+ 50.0%
\$120,001 to \$150,000	1	1	0.0%
\$150,001 to \$190,000	3	4	+ 33.3%
\$190,001 to \$250,000	5	1	- 80.0%
\$250,001 to \$350,000	112	142	+ 26.8%
\$350,001 to \$500,000	907	786	- 13.3%
\$500,001 to \$1,000,000	1,124	1,102	- 2.0%
\$1,000,001 and Above	319	353	+ 10.7%
All Price Ranges	2,474	2,393	- 3.3%

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
Single-Family Detached	3,038	2,906	- 4.3%
Townhomes	1,066	1,110	+ 4.1%
Condominiums	956	899	- 6.0%
All Price Ranges	5,106	4,963	- 2.8%

	1-2025	1-2026	Change
Single-Family Detached	1,939	1,905	- 1.8%
Townhomes	457	401	- 12.3%
Condominiums	27	23	- 14.8%
All Price Ranges	2,474	2,393	- 3.3%

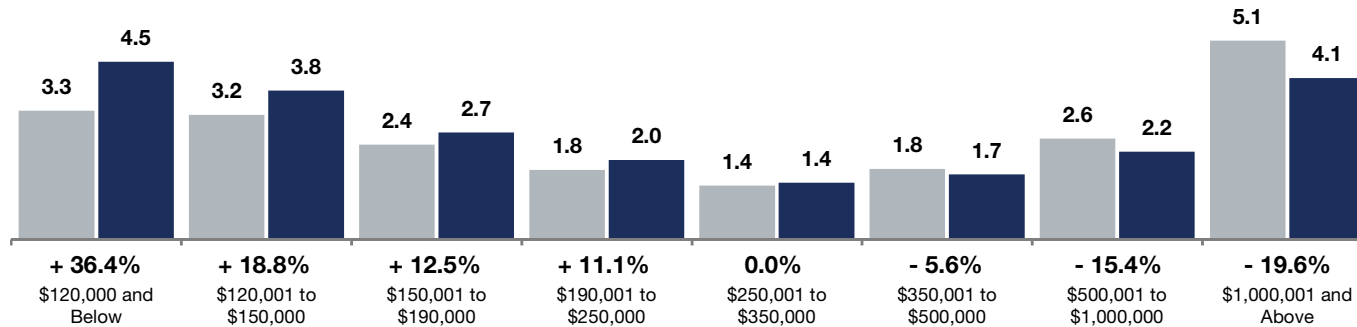
Months Supply of Inventory



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.

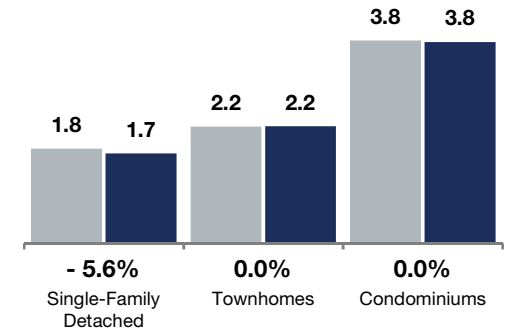
By Price Range

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



All Properties

By Price Range	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

1-2025	1-2026	Change
3.3	4.6	+ 39.4%
3.2	3.8	+ 18.8%
2.4	2.7	+ 12.5%
1.8	2.0	+ 11.1%
1.3	1.3	0.0%
1.2	1.2	0.0%
1.6	1.3	- 18.8%
3.6	2.3	- 36.1%
1.5	1.5	0.0%

New Construction

1-2025	1-2026	Change
1.4	1.9	+ 35.7%
0.7	1.0	+ 42.9%
2.5	4.0	+ 60.0%
3.6	0.6	- 83.3%
3.5	5.1	+ 45.7%
5.1	5.2	+ 2.0%
5.8	6.0	+ 3.4%
11.0	12.4	+ 12.7%
5.6	6.0	+ 7.1%

By 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%

1-2025	1-2026	Change
1.3	1.2	- 7.7%
1.8	1.8	0.0%
3.8	3.8	0.0%
1.5	1.5	0.0%

1-2025	1-2026	Change
6.0	6.2	+ 3.3%
4.4	5.1	+ 15.9%
9.3	7.2	- 22.6%
5.6	6.0	+ 7.1%