

# Weekly Market Activity Report

A RESEARCH TOOL FROM MINNEAPOLIS AREA REALTORS®

## For Week Ending May 30, 2026

Publish Date: June 8, 2026 • All comparisons are to 2025

U.S. housing starts fell 2.8% from the previous month to a seasonally adjusted annual rate of 1,465,000 units in April, the U.S. Census Bureau reported. Despite the monthly decline, starts were up 4.6% from one year earlier. Building permits rose 5.8% month-over-month to a seasonally adjusted annual rate of 1,442,000, while housing completions grew 4.8% to 1,449,000.

In the Twin Cities region, for the week ending May 30:

- New Listings increased 7.4% to 1,617
- Pending Sales increased 10.3% to 1,036
- Inventory increased 6.8% to 10,560

For the month of April:

- Median Sales Price decreased 2.1% to \$391,500
- 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 12.5% to 2.7

## Quick Facts

<b>+ 7.4%</b>	<b>+ 10.3%</b>	<b>+ 6.8%</b>
Change in <b>New Listings</b>	Change in <b>Pending Sales</b>	Change in <b>Inventory</b>

### Metrics by Week

New Listings	2
Pending Sales	3
Inventory of Homes for Sale	4

### Metrics by Month

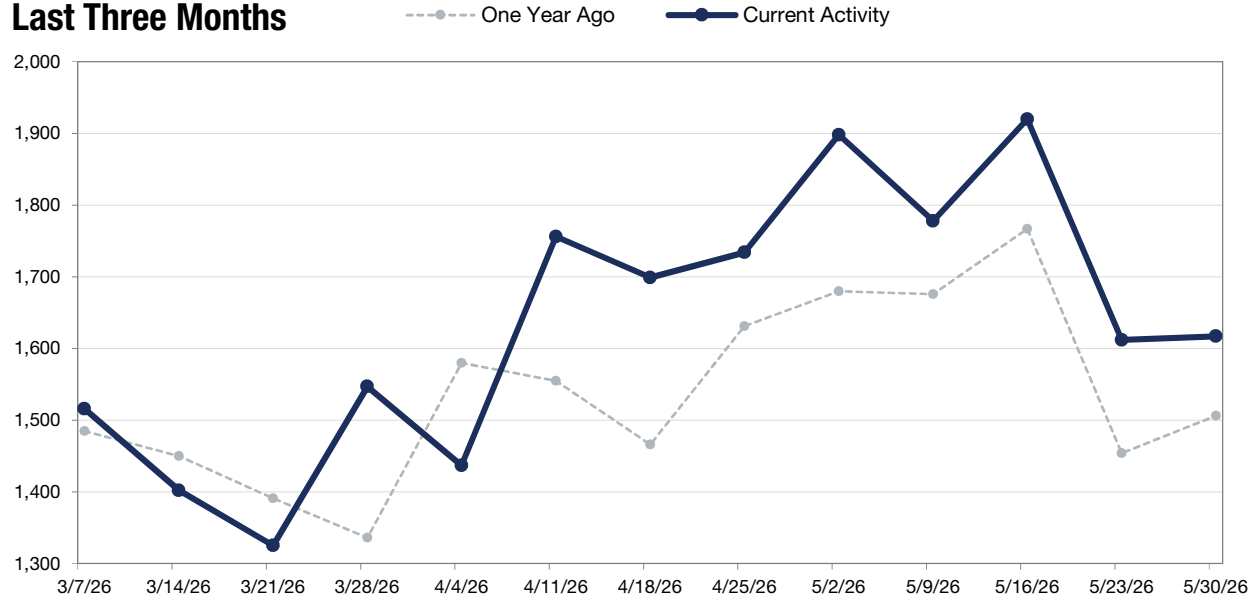
Days on Market Until Sale	5
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# New Listings

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

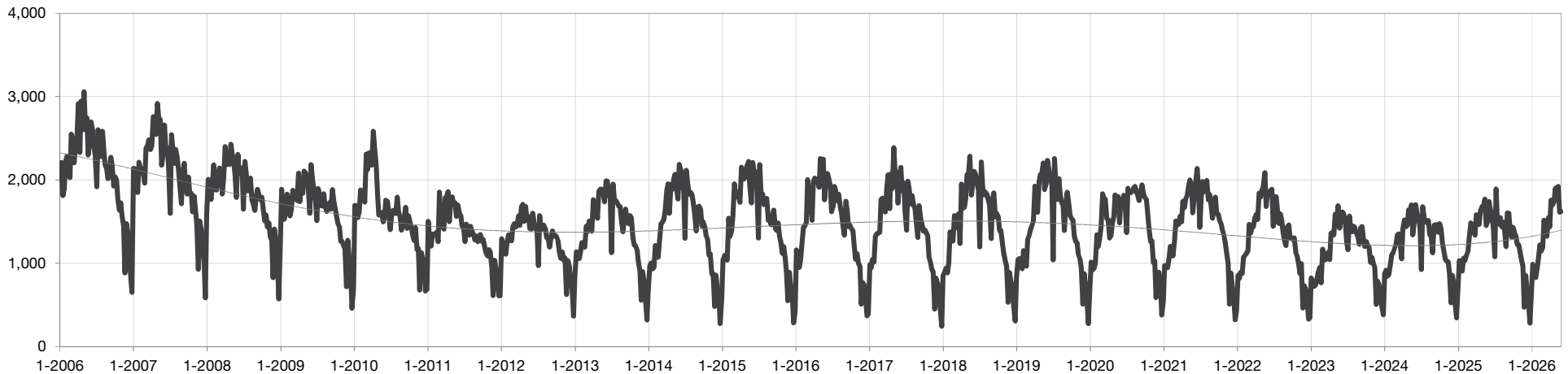


## Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
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	1,547	1,336	+ 15.8%
4/4/2026	1,437	1,580	- 9.1%
4/11/2026	1,756	1,555	+ 12.9%
4/18/2026	1,699	1,466	+ 15.9%
4/25/2026	1,734	1,631	+ 6.3%
5/2/2026	1,898	1,680	+ 13.0%
5/9/2026	1,778	1,676	+ 6.1%
5/16/2026	1,920	1,767	+ 8.7%
5/23/2026	1,612	1,454	+ 10.9%
5/30/2026	1,617	1,506	+ 7.4%
<b>3-Month Total</b>	<b>21,241</b>	<b>19,977</b>	<b>+ 6.3%</b>

## Historical New Listings

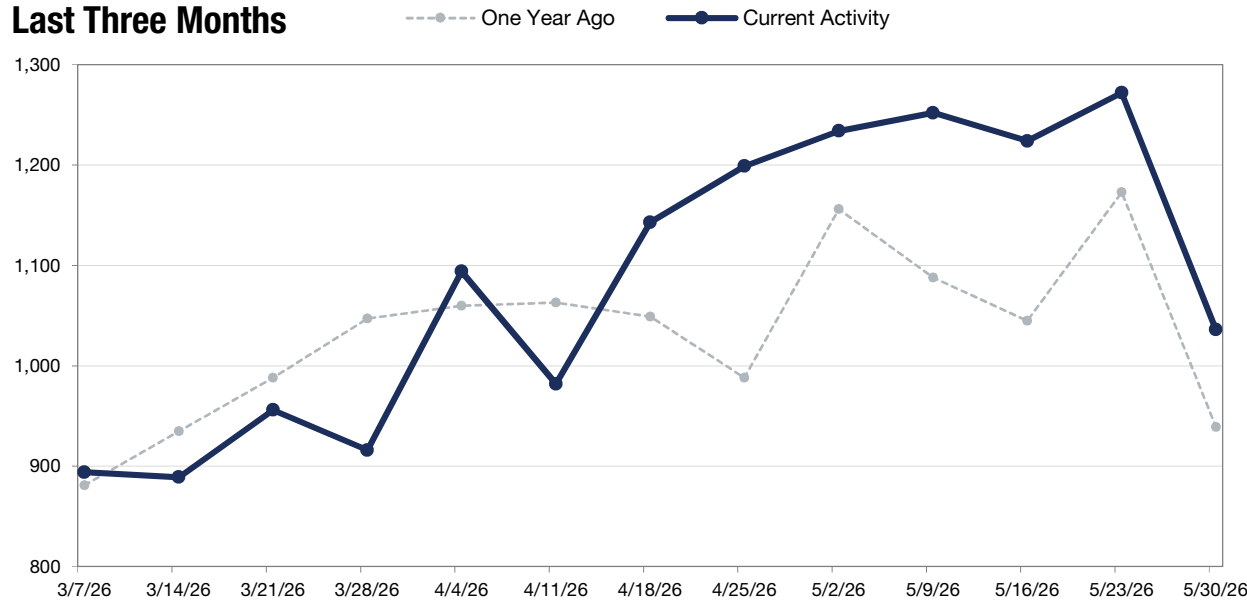


# Pending Sales

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

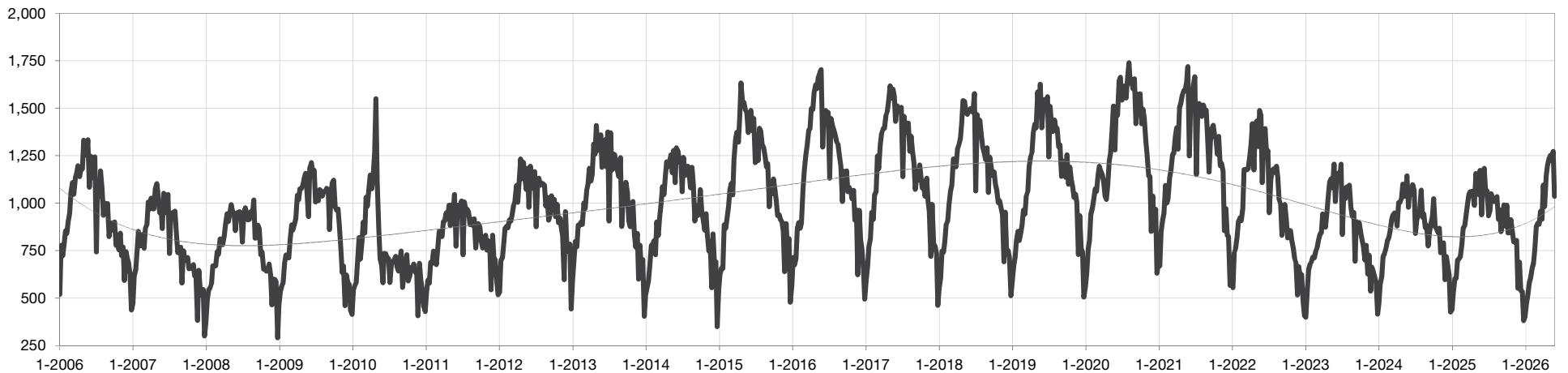


## Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
3/7/2026	894	881	+ 1.5%
3/14/2026	889	935	- 4.9%
3/21/2026	956	988	- 3.2%
3/28/2026	916	1,047	- 12.5%
4/4/2026	1,094	1,060	+ 3.2%
4/11/2026	982	1,063	- 7.6%
4/18/2026	1,143	1,049	+ 9.0%
4/25/2026	1,199	988	+ 21.4%
5/2/2026	1,234	1,156	+ 6.7%
5/9/2026	1,252	1,088	+ 15.1%
5/16/2026	1,224	1,045	+ 17.1%
5/23/2026	1,272	1,173	+ 8.4%
5/30/2026	1,036	939	+ 10.3%
<b>3-Month Total</b>	<b>14,091</b>	<b>13,412</b>	<b>+ 5.1%</b>

## Historical Pending Sales

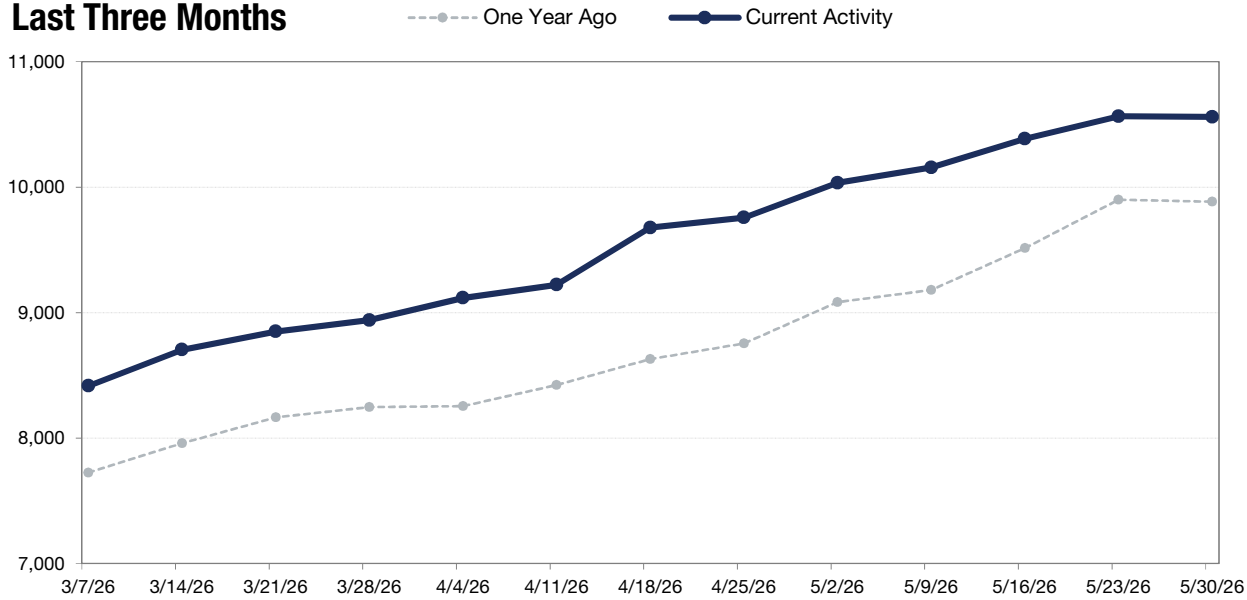


# Inventory of Homes for Sale



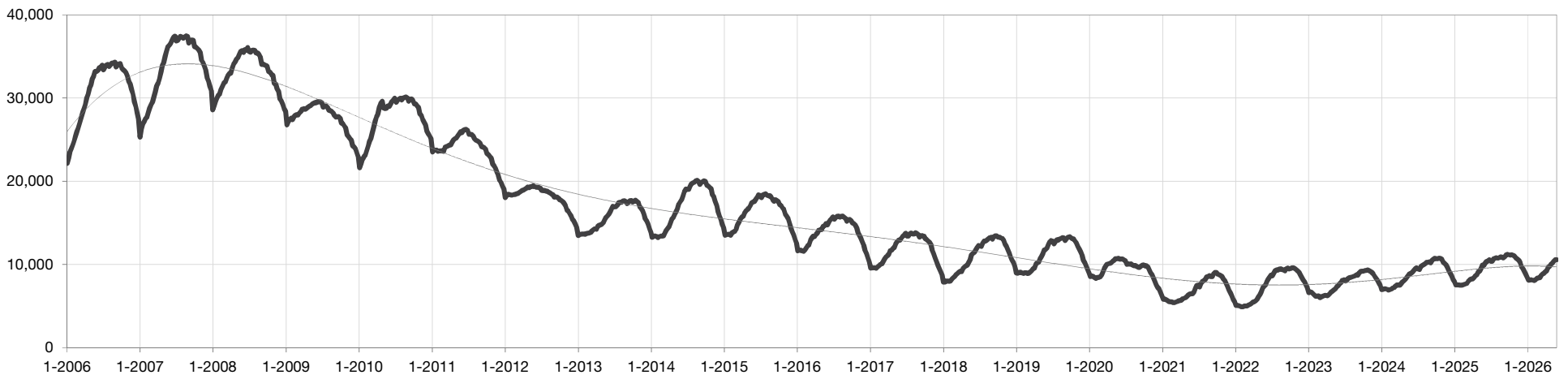
The number of properties available for sale in active status at the end of a given week.

## Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
3/7/2026	8,416	7,725	+ 8.9%
3/14/2026	8,704	7,959	+ 9.4%
3/21/2026	8,850	8,166	+ 8.4%
3/28/2026	8,940	8,248	+ 8.4%
4/4/2026	9,118	8,255	+ 10.5%
4/11/2026	9,222	8,423	+ 9.5%
4/18/2026	9,677	8,630	+ 12.1%
4/25/2026	9,758	8,755	+ 11.5%
5/2/2026	10,035	9,084	+ 10.5%
5/9/2026	10,157	9,182	+ 10.6%
5/16/2026	10,385	9,514	+ 9.2%
5/23/2026	10,565	9,900	+ 6.7%
5/30/2026	10,560	9,886	+ 6.8%
<b>3-Month Avg</b>	<b>9,568</b>	<b>8,748</b>	<b>+ 9.4%</b>

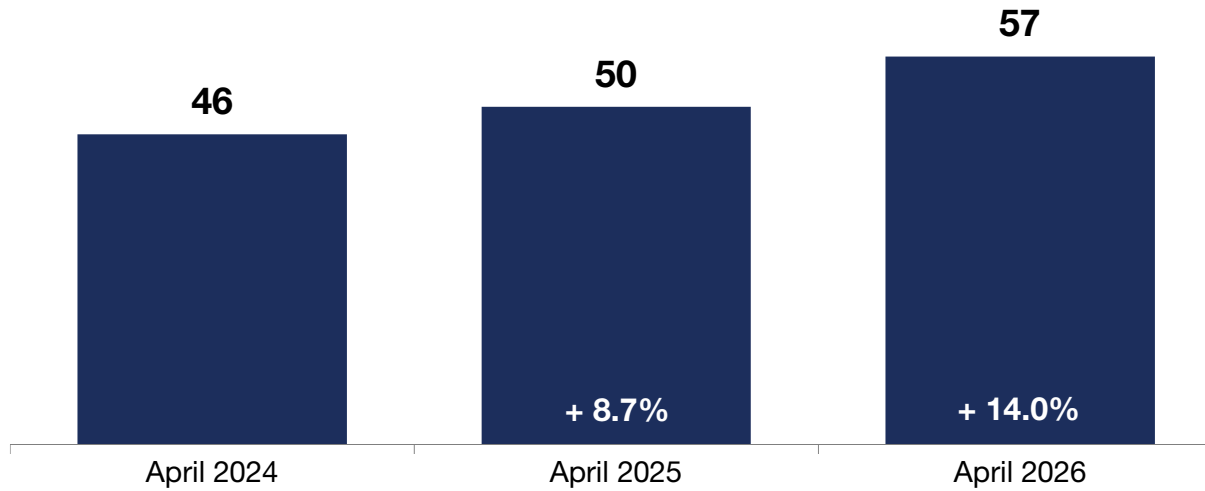
## Historical Inventory Levels



# Days on Market Until Sale

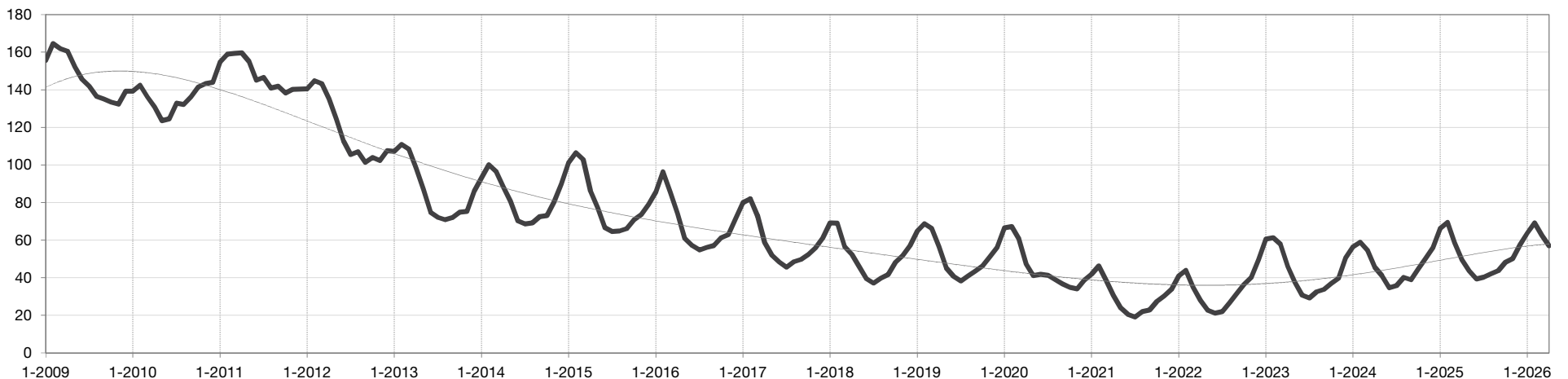
Average number of days between when a property is listed and when an offer is accepted in a given month.

## 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%
<b>12-Month Avg</b>	<b>49</b>	<b>47</b>	<b>+ 4.3%</b>

## Historical Days on Market Until Sale

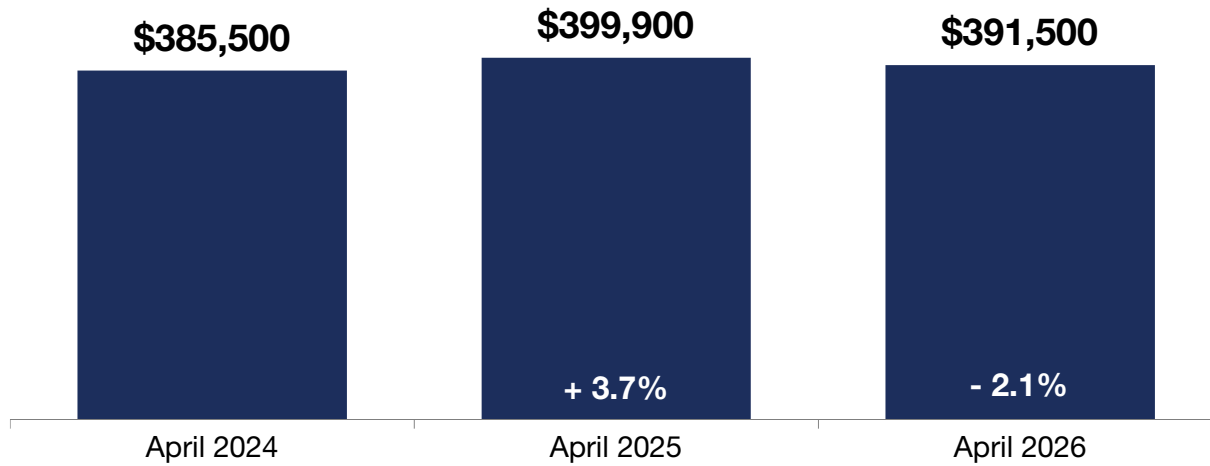


# Median Sales Price



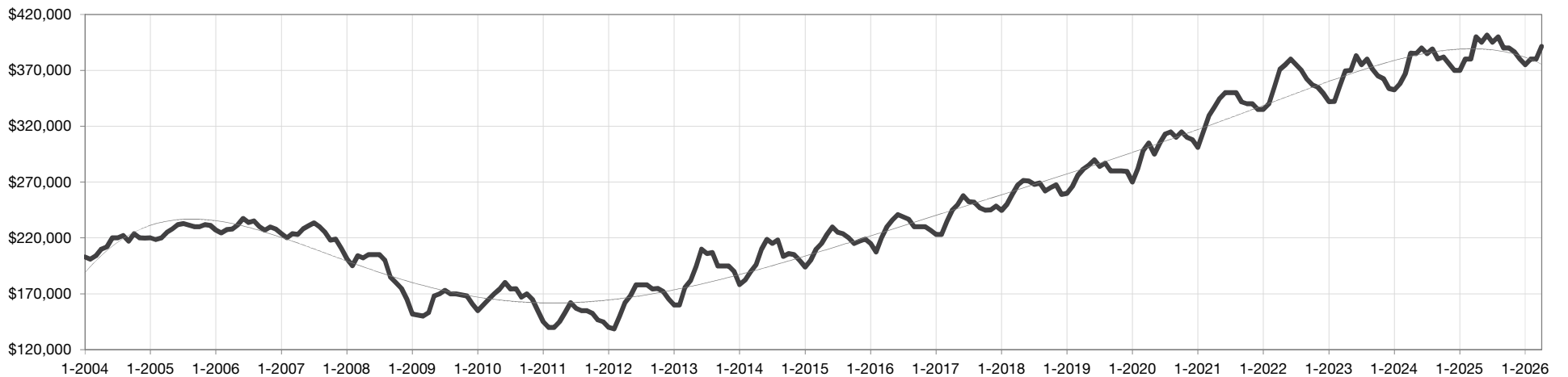
Median price point for all closed sales, not accounting for seller concessions, in a given month.

## April



Month	Current Activity	One Year Previous	+ / -
May 2025	\$395,000	\$385,000	+ 2.6%
June 2025	\$401,500	\$390,000	+ 2.9%
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	\$391,500	\$399,900	- 2.1%
<b>12-Month Med</b>	<b>\$390,000</b>	<b>\$384,000</b>	<b>+ 1.6%</b>

## Historical Median Sales Price

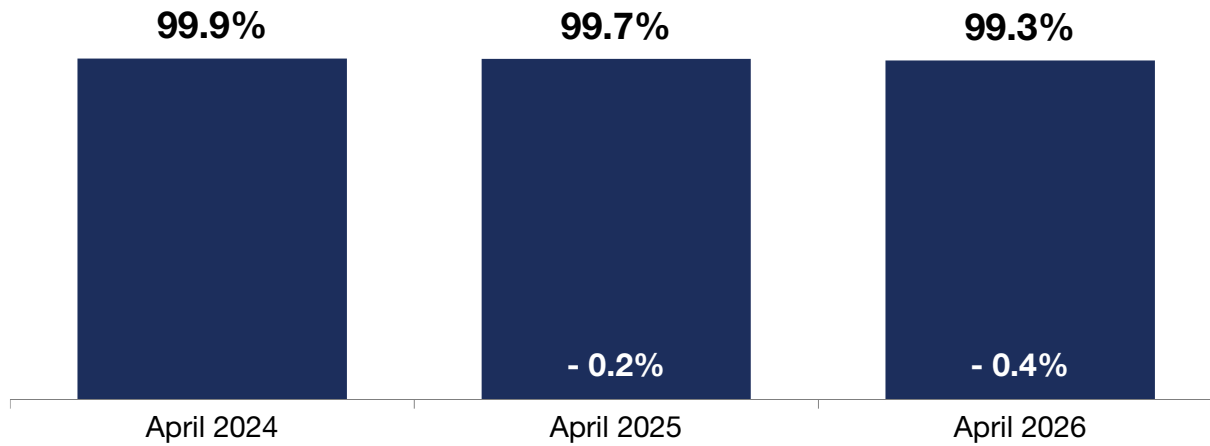


# Percent of Original List Price Received



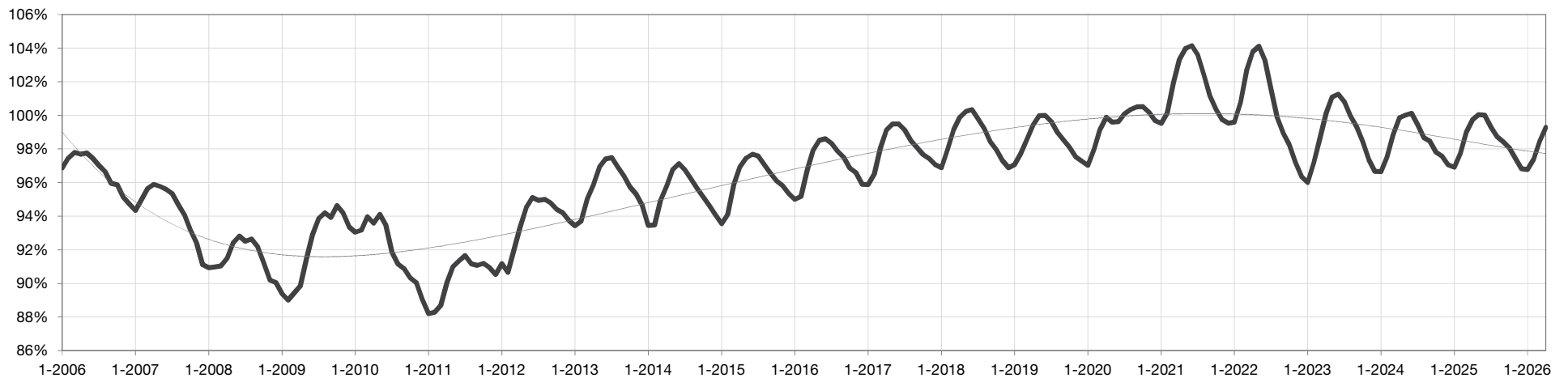
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

## 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%
<b>12-Month Avg</b>	<b>98.6%</b>	<b>98.7%</b>	<b>- 0.1%</b>

## Historical Percent of Original List Price Received

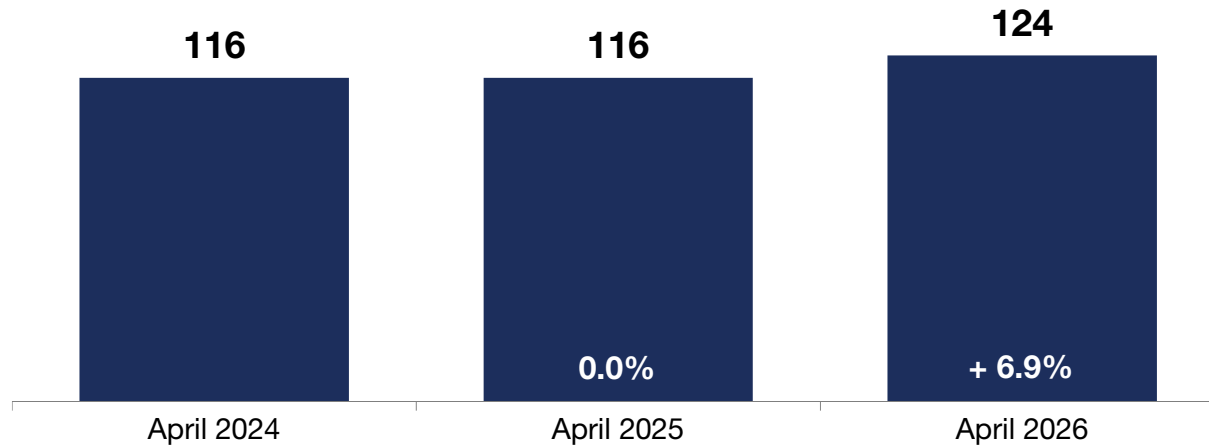


# Housing Affordability Index



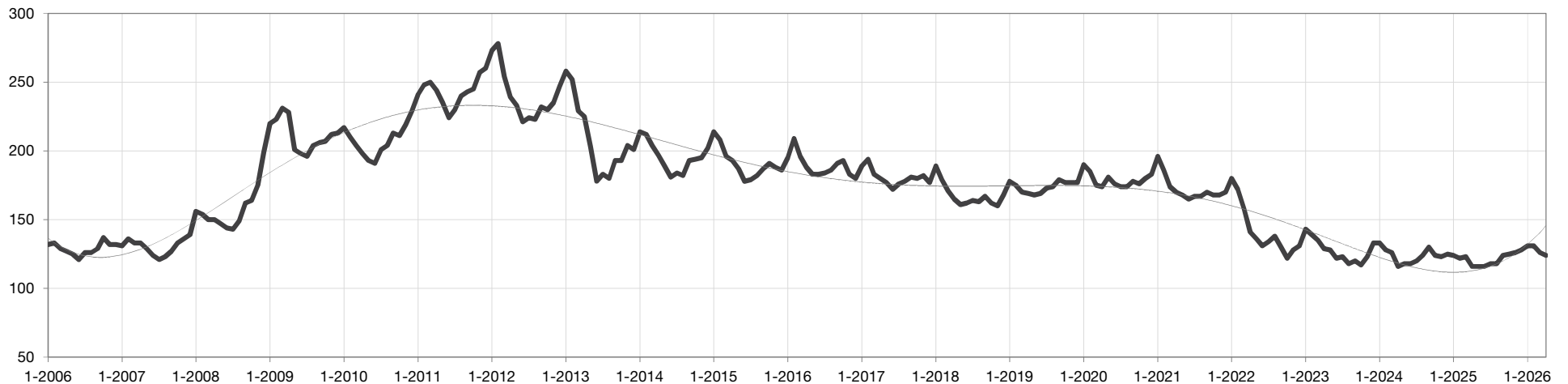
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

## 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%
<b>12-Month Avg</b>	<b>124</b>	<b>122</b>	<b>+ 1.6%</b>

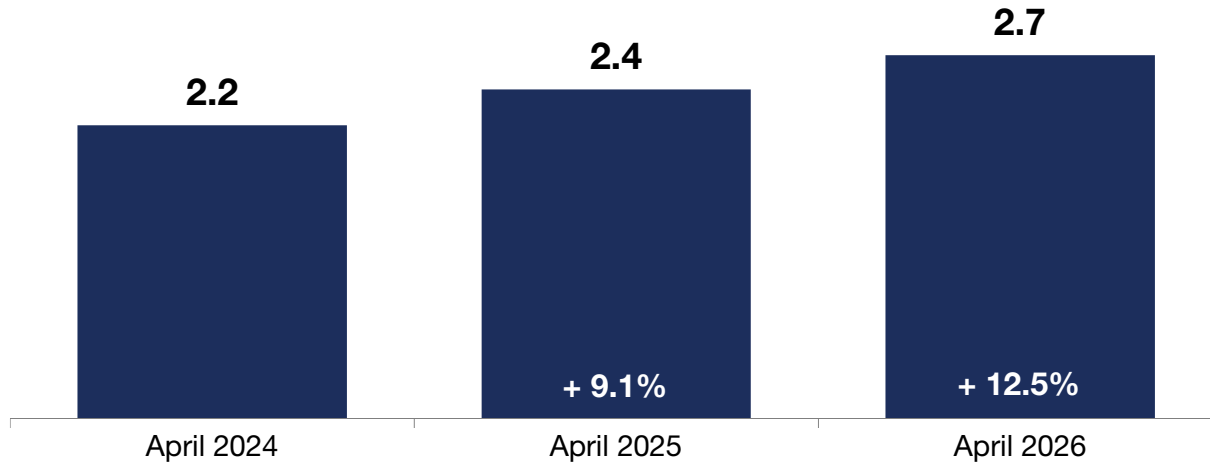
## Historical Housing Affordability Index



# 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	2.7	2.4	+ 12.5%
<b>12-Month Avg</b>	<b>2.6</b>	<b>2.4</b>	<b>+ 8.3%</b>

## Historical Months Supply of Homes for Sale

