

Weekly Market Activity Report

A RESEARCH TOOL FROM MINNEAPOLIS AREA REALTORS®

For Week Ending July 26, 2025

Publish Date: August 4, 2025 • All comparisons are to 2024

Nationally, active listings reached 1.08 million in June, a 28.9% increase from a year earlier, according to Realtor.com's June 2025 Monthly Housing Market Trends Report. The typical home spent 53 days on the market, five days longer than last June, while 20.7% of listings had price reductions, the highest June share since at least 2016.

In the Twin Cities region, for the week ending July 26:

- New Listings decreased 4.7% to 1,433
- Pending Sales increased 5.5% to 1,016
- Inventory increased 4.0% to 10,262

For the month of June:

- Median Sales Price increased 2.8% to \$401,000
- Days on Market increased 11.4% to 39
- Percent of Original List Price Received decreased 0.1% to 100.0%
- Months Supply of Homes For Sale increased 4.0% to 2.6

Quick Facts

| | | |
|---------------------------|----------------------------|------------------------|
| - 4.7% | + 5.5% | + 4.0% |
| Change in New Listings | Change in Pending Sales | Change in Inventory |

Metrics by Week

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

Metrics by Month

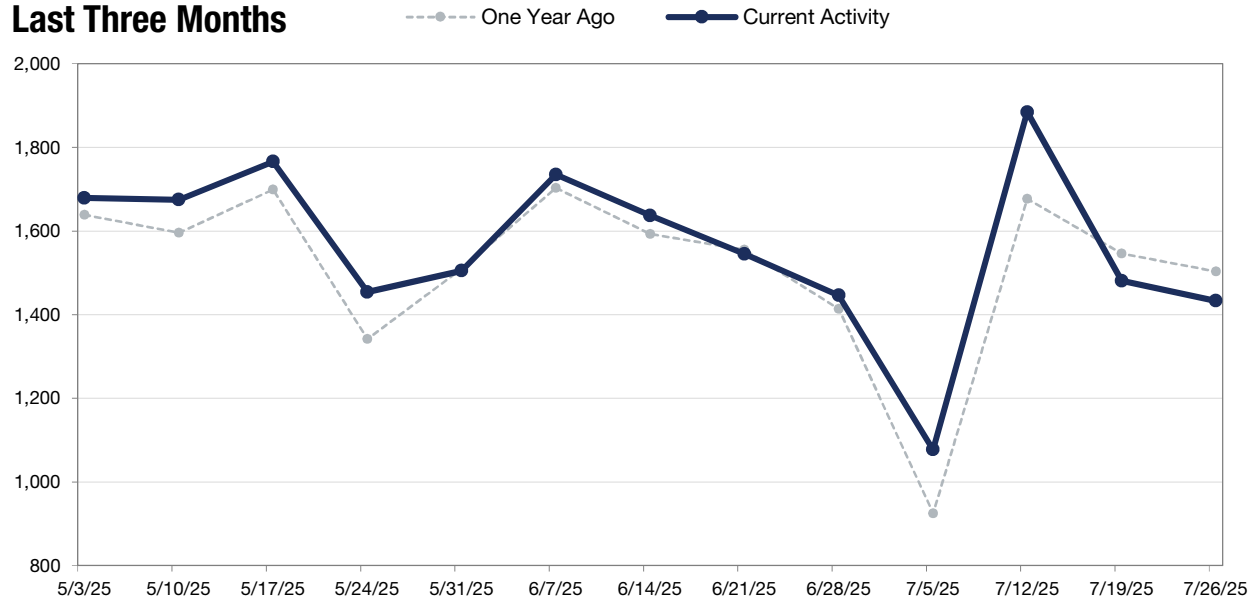
| | |
|---|---|
| Days on Market Until Sale | 5 |
| Median Sales Price | 6 |
| Percent of Original List Price Received | 7 |
| Housing Affordability Index | 8 |
| Months Supply of Homes for Sale | 9 |

New Listings

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

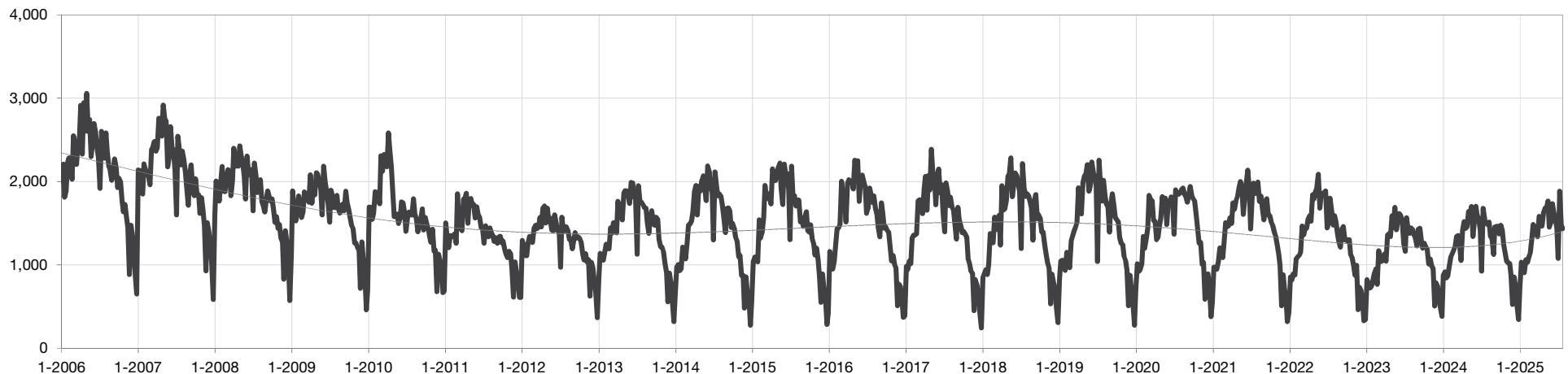


Last Three Months



| For the Week Ending | Current Activity | One Year Previous | + / - |
|---------------------|------------------|-------------------|---------|
| 5/3/2025 | 1,679 | 1,639 | + 2.4% |
| 5/10/2025 | 1,675 | 1,596 | + 4.9% |
| 5/17/2025 | 1,766 | 1,699 | + 3.9% |
| 5/24/2025 | 1,454 | 1,342 | + 8.3% |
| 5/31/2025 | 1,505 | 1,509 | - 0.3% |
| 6/7/2025 | 1,735 | 1,703 | + 1.9% |
| 6/14/2025 | 1,637 | 1,593 | + 2.8% |
| 6/21/2025 | 1,545 | 1,555 | - 0.6% |
| 6/28/2025 | 1,446 | 1,414 | + 2.3% |
| 7/5/2025 | 1,077 | 925 | + 16.4% |
| 7/12/2025 | 1,884 | 1,677 | + 12.3% |
| 7/19/2025 | 1,481 | 1,546 | - 4.2% |
| 7/26/2025 | 1,433 | 1,503 | - 4.7% |
| 3-Month Total | 20,317 | 19,701 | + 3.1% |

Historical New Listings

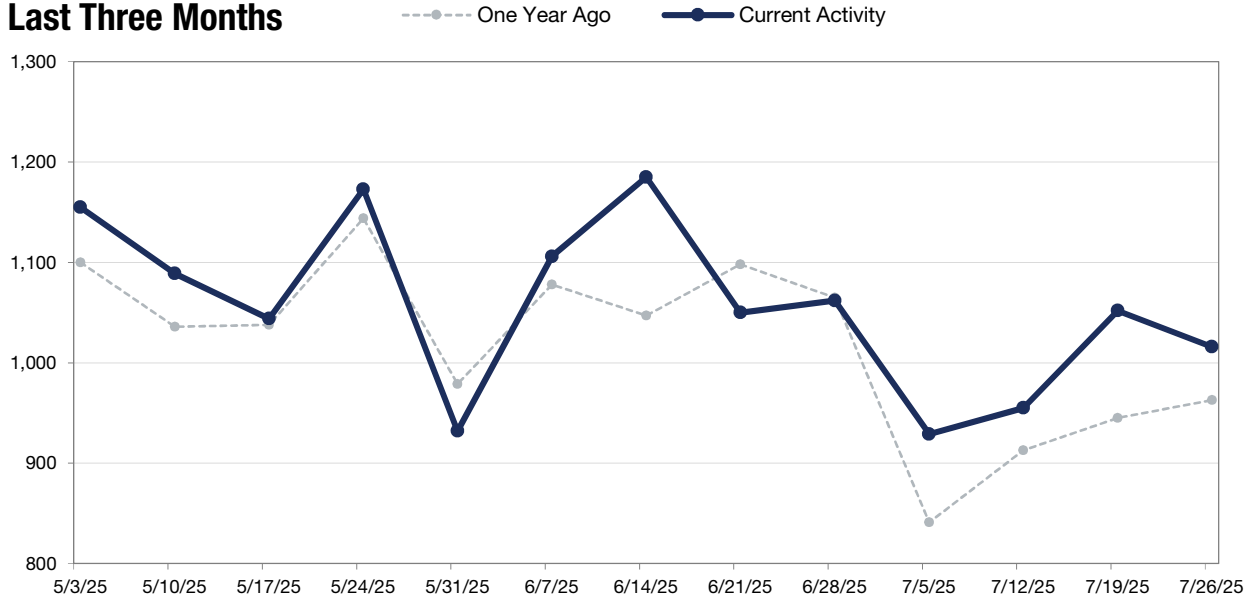


Pending Sales

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

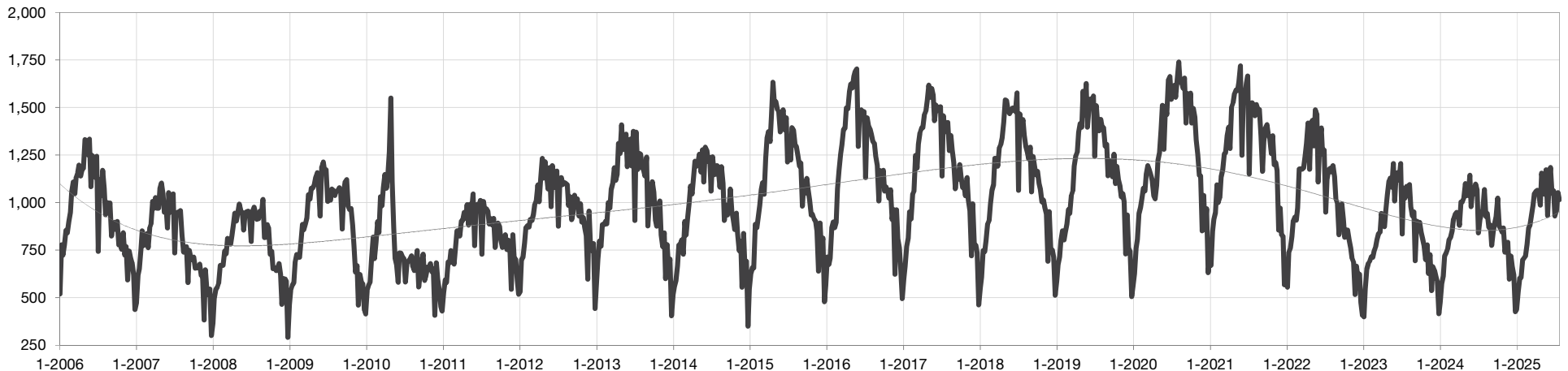


Last Three Months



| For the Week Ending | Current Activity | One Year Previous | + / - |
|----------------------|------------------|-------------------|---------------|
| 5/3/2025 | 1,155 | 1,100 | + 5.0% |
| 5/10/2025 | 1,089 | 1,036 | + 5.1% |
| 5/17/2025 | 1,044 | 1,038 | + 0.6% |
| 5/24/2025 | 1,173 | 1,144 | + 2.5% |
| 5/31/2025 | 932 | 979 | - 4.8% |
| 6/7/2025 | 1,106 | 1,078 | + 2.6% |
| 6/14/2025 | 1,185 | 1,047 | + 13.2% |
| 6/21/2025 | 1,050 | 1,098 | - 4.4% |
| 6/28/2025 | 1,062 | 1,065 | - 0.3% |
| 7/5/2025 | 929 | 841 | + 10.5% |
| 7/12/2025 | 955 | 913 | + 4.6% |
| 7/19/2025 | 1,052 | 945 | + 11.3% |
| 7/26/2025 | 1,016 | 963 | + 5.5% |
| 3-Month Total | 13,748 | 13,247 | + 3.8% |

Historical Pending Sales

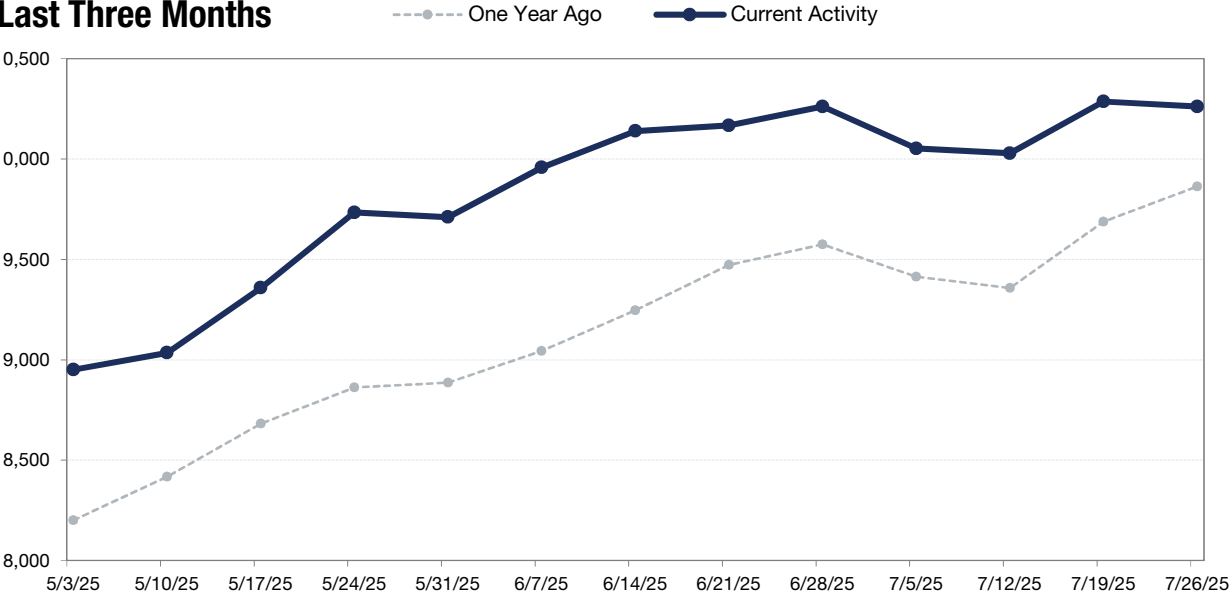


Inventory of Homes for Sale

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

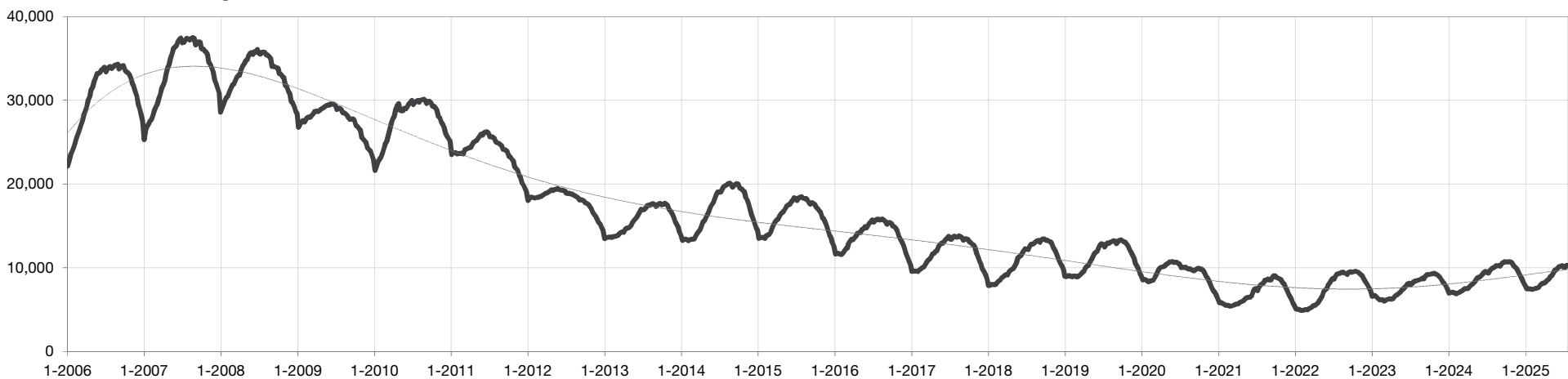


Last Three Months



| For the Week Ending | Current Activity | One Year Previous | + / - |
|---------------------|------------------|-------------------|---------|
| 5/3/2025 | 8,951 | 8,201 | + 9.1% |
| 5/10/2025 | 9,035 | 8,417 | + 7.3% |
| 5/17/2025 | 9,359 | 8,682 | + 7.8% |
| 5/24/2025 | 9,734 | 8,862 | + 9.8% |
| 5/31/2025 | 9,711 | 8,886 | + 9.3% |
| 6/7/2025 | 9,958 | 9,044 | + 10.1% |
| 6/14/2025 | 10,140 | 9,246 | + 9.7% |
| 6/21/2025 | 10,168 | 9,473 | + 7.3% |
| 6/28/2025 | 10,262 | 9,575 | + 7.2% |
| 7/5/2025 | 10,053 | 9,414 | + 6.8% |
| 7/12/2025 | 10,029 | 9,359 | + 7.2% |
| 7/19/2025 | 10,287 | 9,689 | + 6.2% |
| 7/26/2025 | 10,262 | 9,864 | + 4.0% |
| 3-Month Avg | 9,842 | 9,132 | + 7.8% |

Historical Inventory Levels

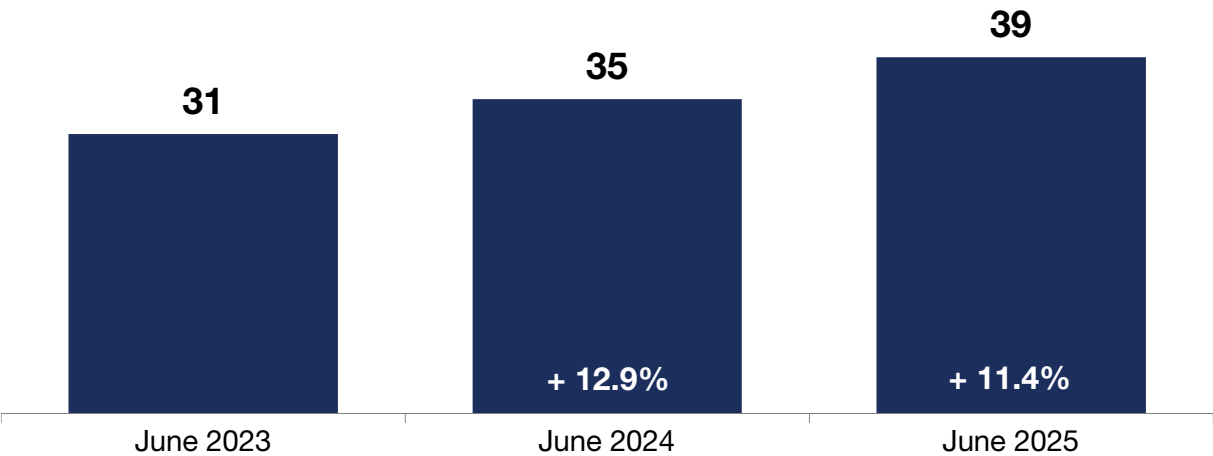


Days on Market Until Sale

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

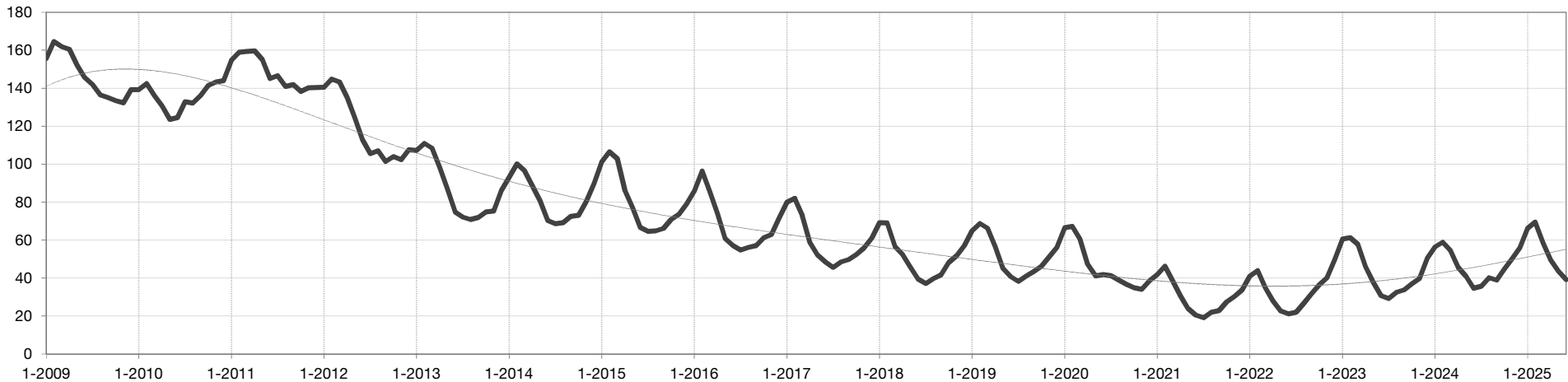


June



| Month | Current Activity | One Year Previous | + / - |
|----------------|------------------|-------------------|---------|
| July 2024 | 36 | 29 | + 24.1% |
| August 2024 | 40 | 33 | + 21.2% |
| September 2024 | 39 | 34 | + 14.7% |
| October 2024 | 45 | 37 | + 21.6% |
| November 2024 | 50 | 40 | + 25.0% |
| December 2024 | 56 | 51 | + 9.8% |
| January 2025 | 66 | 56 | + 17.9% |
| February 2025 | 69 | 59 | + 16.9% |
| March 2025 | 59 | 55 | + 7.3% |
| April 2025 | 50 | 46 | + 8.7% |
| May 2025 | 44 | 41 | + 7.3% |
| June 2025 | 39 | 35 | + 11.4% |
| 12-Month Avg | 47 | 41 | + 14.6% |

Historical Days on Market Until Sale

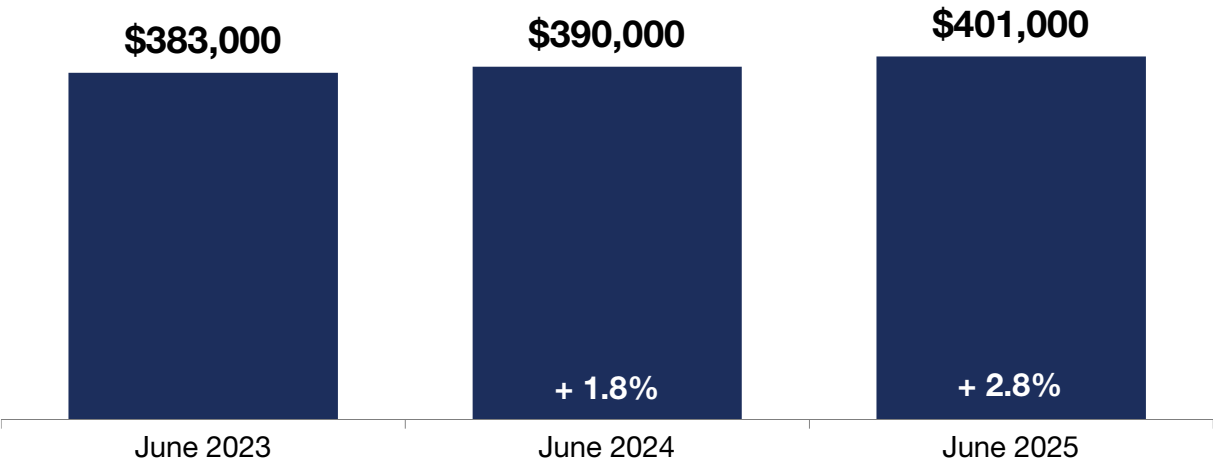


Median Sales Price

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

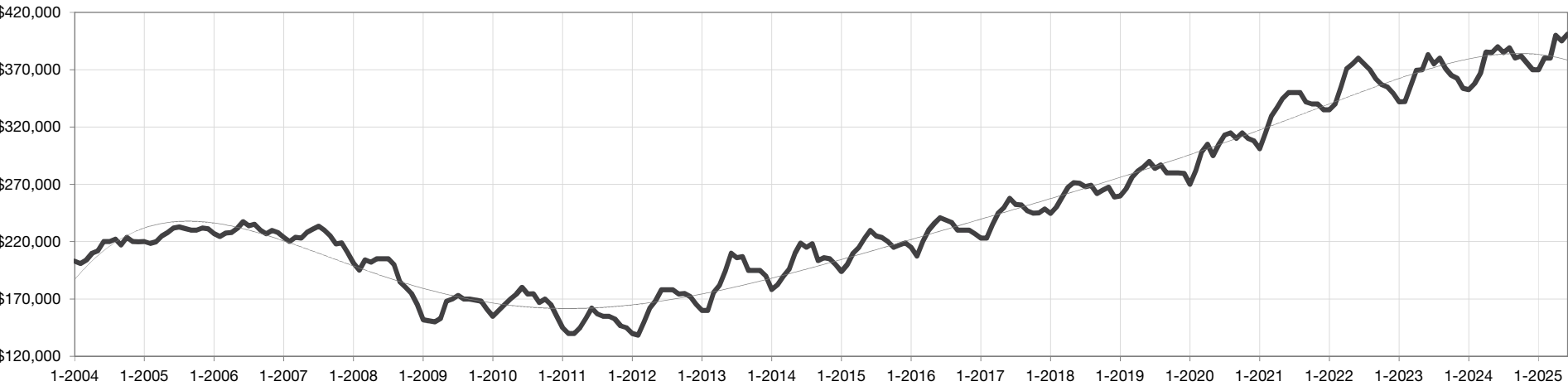


June



| Month | Current Activity | One Year Previous | + / - |
|----------------|------------------|-------------------|--------|
| July 2024 | \$385,000 | \$375,000 | + 2.7% |
| August 2024 | \$389,000 | \$380,000 | + 2.4% |
| September 2024 | \$379,999 | \$371,000 | + 2.4% |
| October 2024 | \$381,950 | \$365,000 | + 4.6% |
| November 2024 | \$376,000 | \$362,550 | + 3.7% |
| December 2024 | \$370,000 | \$353,700 | + 4.6% |
| January 2025 | \$370,000 | \$352,500 | + 5.0% |
| February 2025 | \$380,000 | \$358,000 | + 6.1% |
| March 2025 | \$380,000 | \$367,000 | + 3.5% |
| April 2025 | \$399,900 | \$385,500 | + 3.7% |
| May 2025 | \$395,000 | \$385,000 | + 2.6% |
| June 2025 | \$401,000 | \$390,000 | + 2.8% |
| 12-Month Med | \$385,000 | \$375,000 | + 2.7% |

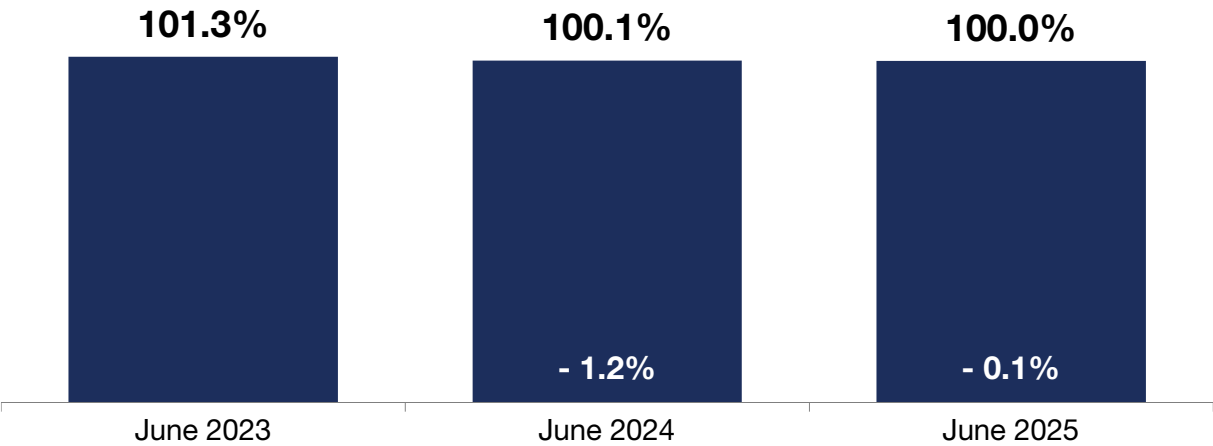
Historical Median Sales Price



Percent of Original List Price Received

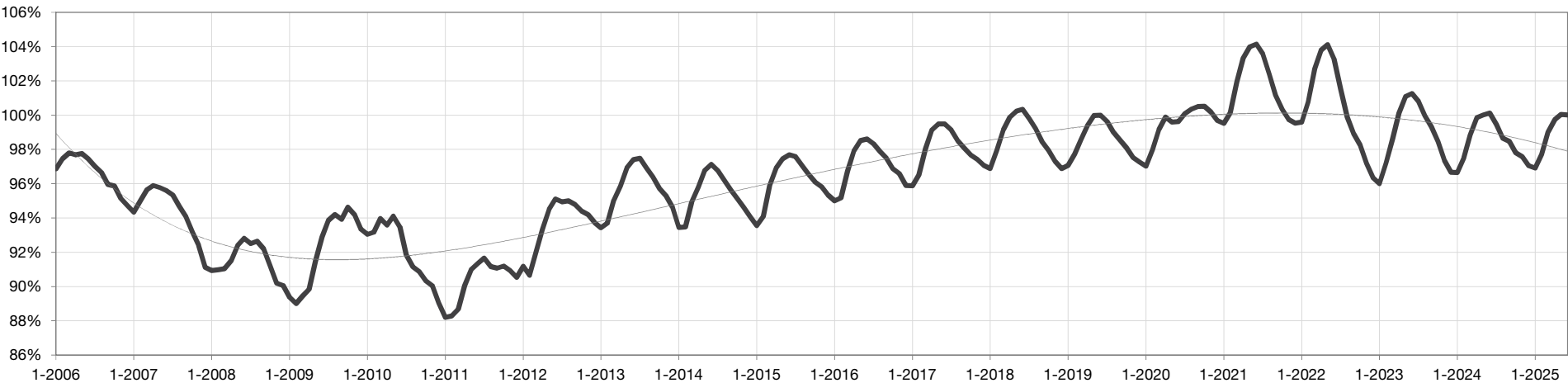
Percentage found when dividing a property’s sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

June



| Month | Current Activity | One Year Previous | + / - |
|----------------|------------------|-------------------|--------|
| July 2024 | 99.5% | 100.8% | - 1.3% |
| August 2024 | 98.7% | 100.0% | - 1.3% |
| September 2024 | 98.5% | 99.3% | - 0.8% |
| October 2024 | 97.8% | 98.5% | - 0.7% |
| November 2024 | 97.6% | 97.4% | + 0.2% |
| December 2024 | 97.0% | 96.7% | + 0.3% |
| January 2025 | 96.9% | 96.6% | + 0.3% |
| February 2025 | 97.7% | 97.5% | + 0.2% |
| March 2025 | 99.0% | 98.8% | + 0.2% |
| April 2025 | 99.7% | 99.9% | - 0.2% |
| May 2025 | 100.0% | 100.0% | 0.0% |
| June 2025 | 100.0% | 100.1% | - 0.1% |
| 12-Month Avg | 98.7% | 99.1% | - 0.4% |

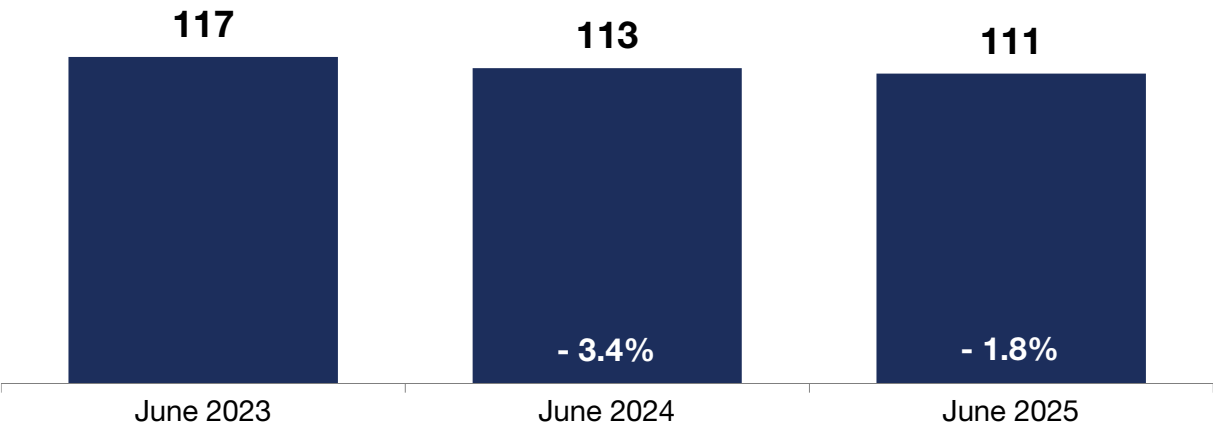
Historical Percent of Original List Price Received



Housing Affordability Index

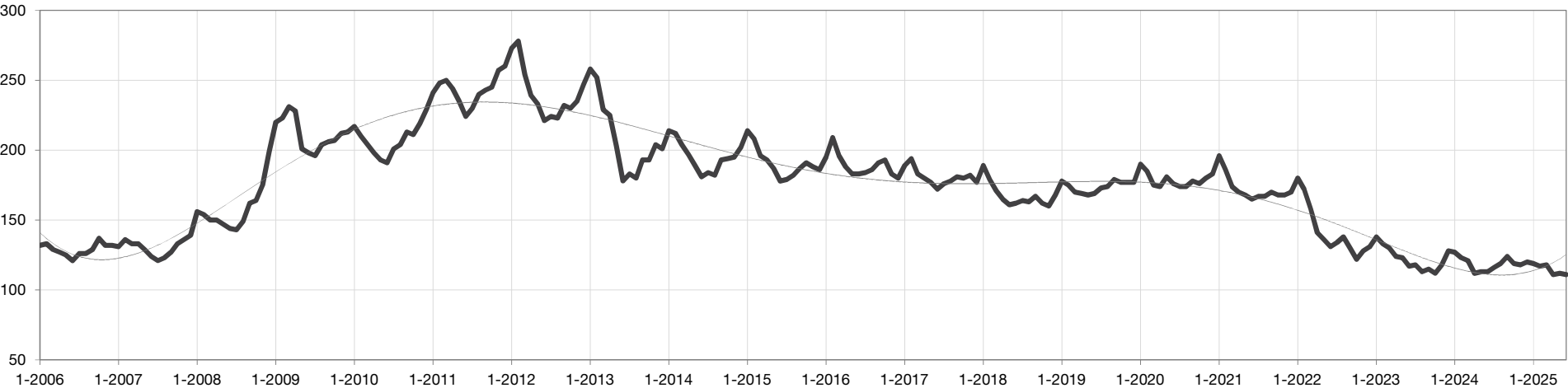
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

June



| Month | Current Activity | One Year Previous | + / - |
|----------------|------------------|-------------------|--------|
| July 2024 | 116 | 118 | - 1.7% |
| August 2024 | 119 | 113 | + 5.3% |
| September 2024 | 124 | 115 | + 7.8% |
| October 2024 | 119 | 112 | + 6.3% |
| November 2024 | 118 | 118 | 0.0% |
| December 2024 | 120 | 128 | - 6.3% |
| January 2025 | 119 | 127 | - 6.3% |
| February 2025 | 117 | 123 | - 4.9% |
| March 2025 | 118 | 121 | - 2.5% |
| April 2025 | 111 | 112 | - 0.9% |
| May 2025 | 112 | 113 | - 0.9% |
| June 2025 | 111 | 113 | - 1.8% |
| 12-Month Avg | 117 | 118 | - 0.8% |

Historical Housing Affordability Index

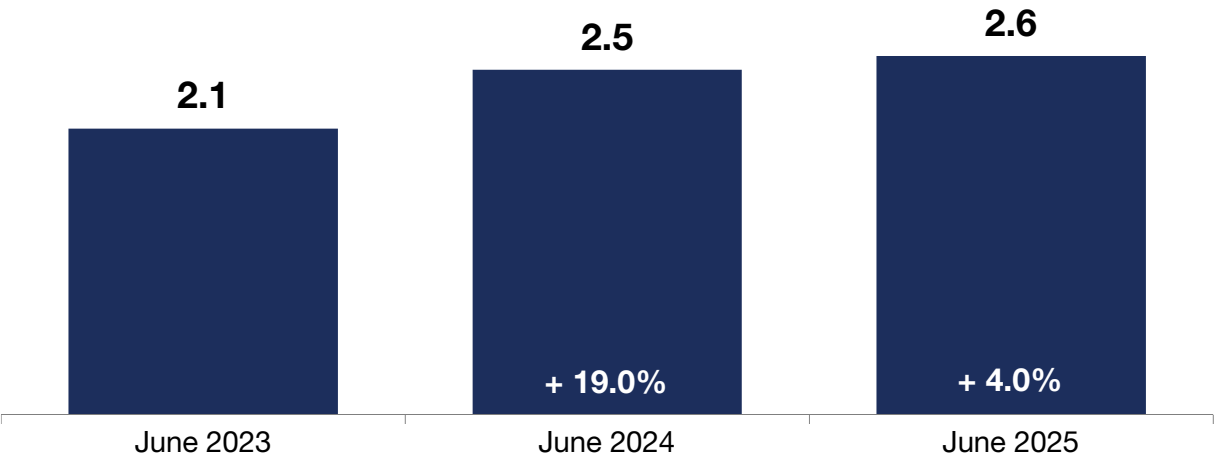


Months Supply of Homes for Sale

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.



June



| Month | Current Activity | One Year Previous | + / - |
|----------------|------------------|-------------------|---------|
| July 2024 | 2.7 | 2.2 | + 22.7% |
| August 2024 | 2.8 | 2.3 | + 21.7% |
| September 2024 | 2.9 | 2.5 | + 16.0% |
| October 2024 | 2.8 | 2.5 | + 12.0% |
| November 2024 | 2.5 | 2.3 | + 8.7% |
| December 2024 | 2.0 | 1.9 | + 5.3% |
| January 2025 | 2.0 | 1.9 | + 5.3% |
| February 2025 | 2.1 | 1.9 | + 10.5% |
| March 2025 | 2.2 | 2.0 | + 10.0% |
| April 2025 | 2.4 | 2.2 | + 9.1% |
| May 2025 | 2.6 | 2.4 | + 8.3% |
| June 2025 | 2.6 | 2.5 | + 4.0% |
| 12-Month Avg | 2.5 | 2.2 | + 13.6% |

Historical Months Supply of Homes for Sale

