

Weekly Market Activity Report

A RESEARCH TOOL FROM MINNEAPOLIS AREA REALTORS®

For Week Ending March 21, 2026

Publish Date: March 30, 2026 • All comparisons are to 2025

U.S. housing starts rose 7.2% month-over-month to a seasonally adjusted annual rate of 1,487,000 units, up from a revised 1,387,000 in December, according to the U.S. Census Bureau. The latest reading marks the third consecutive monthly gain and the highest level since February 2025. On a year-over-year basis, housing starts grew 9.5%.

In the Twin Cities region, for the week ending March 21:

- New Listings decreased 7.0% to 1,293
- Pending Sales decreased 5.5% to 934
- Inventory increased 3.7% to 8,460

For the month of February:

- Median Sales Price remained flat at \$380,000
- Days on Market remained flat at 69
- Percent of Original List Price Received decreased 0.3% to 97.4%
- Months Supply of Homes For Sale increased 4.8% to 2.2

Quick Facts

- 7.0%	- 5.5%	+ 3.7%
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

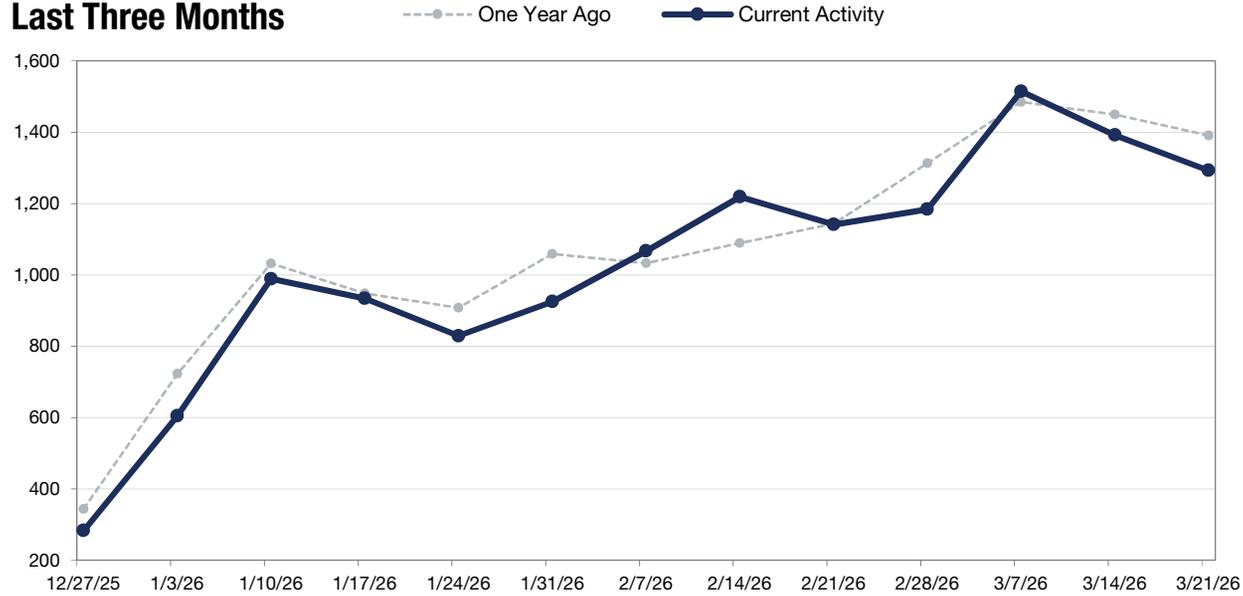
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New Listings

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

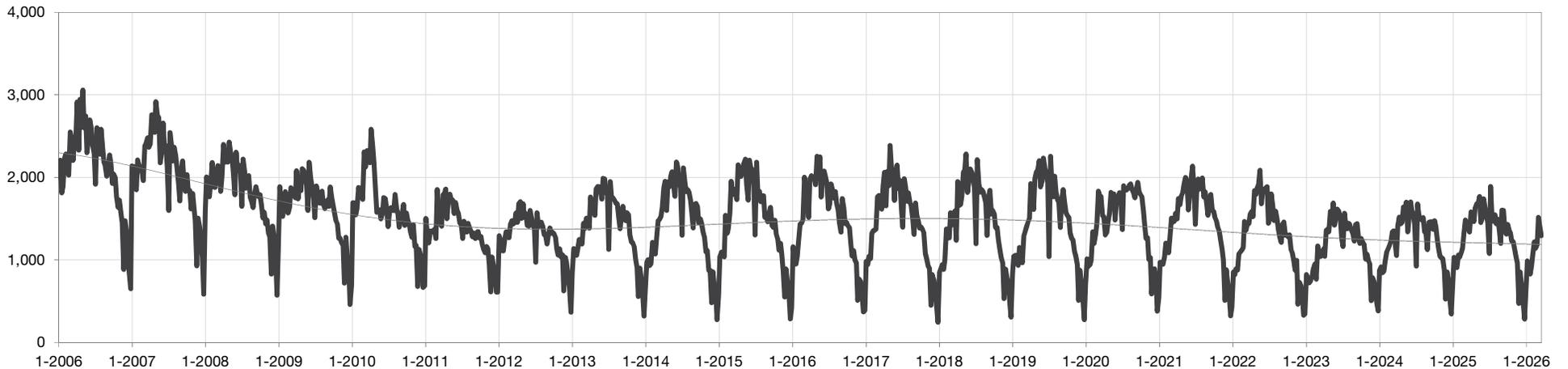


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
12/27/2025	283	344	- 17.7%
1/3/2026	605	723	- 16.3%
1/10/2026	989	1,032	- 4.2%
1/17/2026	934	948	- 1.5%
1/24/2026	829	908	- 8.7%
1/31/2026	925	1,059	- 12.7%
2/7/2026	1,067	1,033	+ 3.3%
2/14/2026	1,219	1,089	+ 11.9%
2/21/2026	1,141	1,144	- 0.3%
2/28/2026	1,184	1,313	- 9.8%
3/7/2026	1,515	1,485	+ 2.0%
3/14/2026	1,392	1,450	- 4.0%
3/21/2026	1,293	1,391	- 7.0%
3-Month Total	13,376	13,919	- 3.9%

Historical New Listings

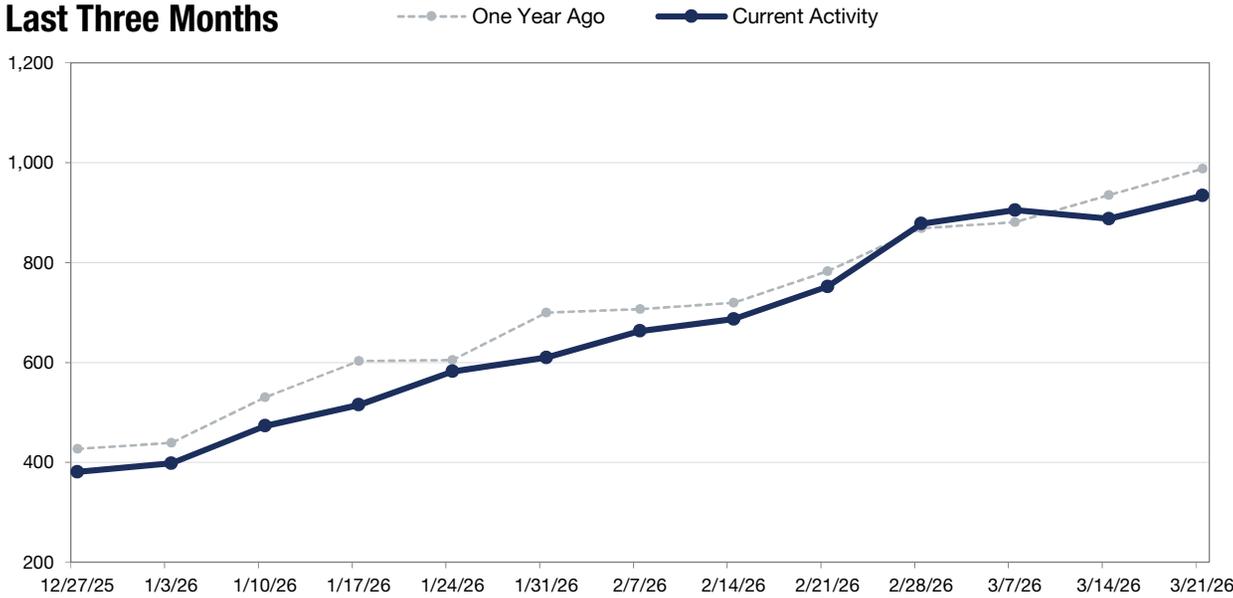


Pending Sales

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

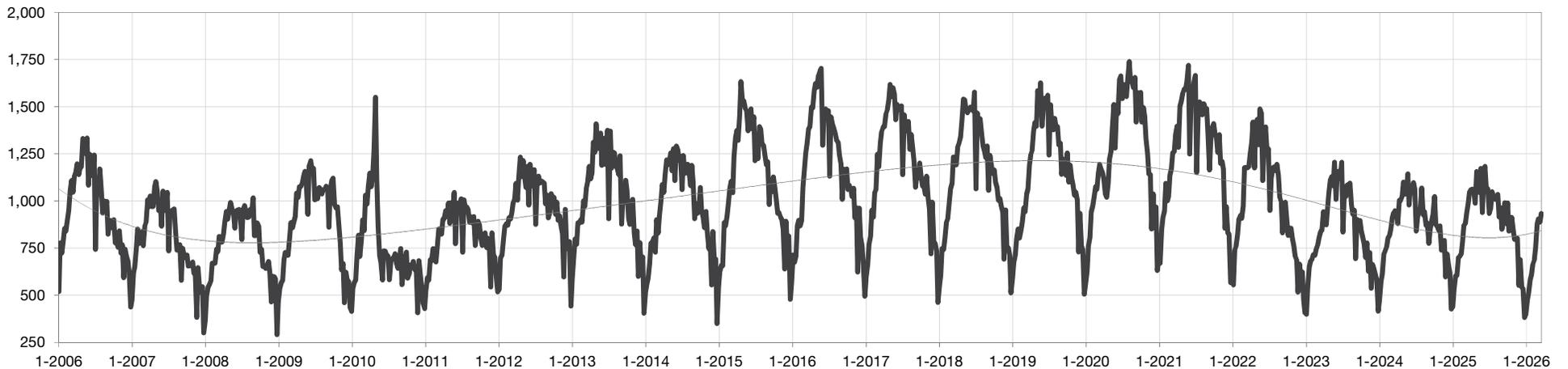


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
12/27/2025	381	427	- 10.8%
1/3/2026	398	439	- 9.3%
1/10/2026	473	530	- 10.8%
1/17/2026	515	603	- 14.6%
1/24/2026	582	605	- 3.8%
1/31/2026	610	700	- 12.9%
2/7/2026	663	707	- 6.2%
2/14/2026	687	720	- 4.6%
2/21/2026	752	783	- 4.0%
2/28/2026	878	869	+ 1.0%
3/7/2026	905	881	+ 2.7%
3/14/2026	888	935	- 5.0%
3/21/2026	934	988	- 5.5%
3-Month Total	8,666	9,187	- 5.7%

Historical Pending Sales

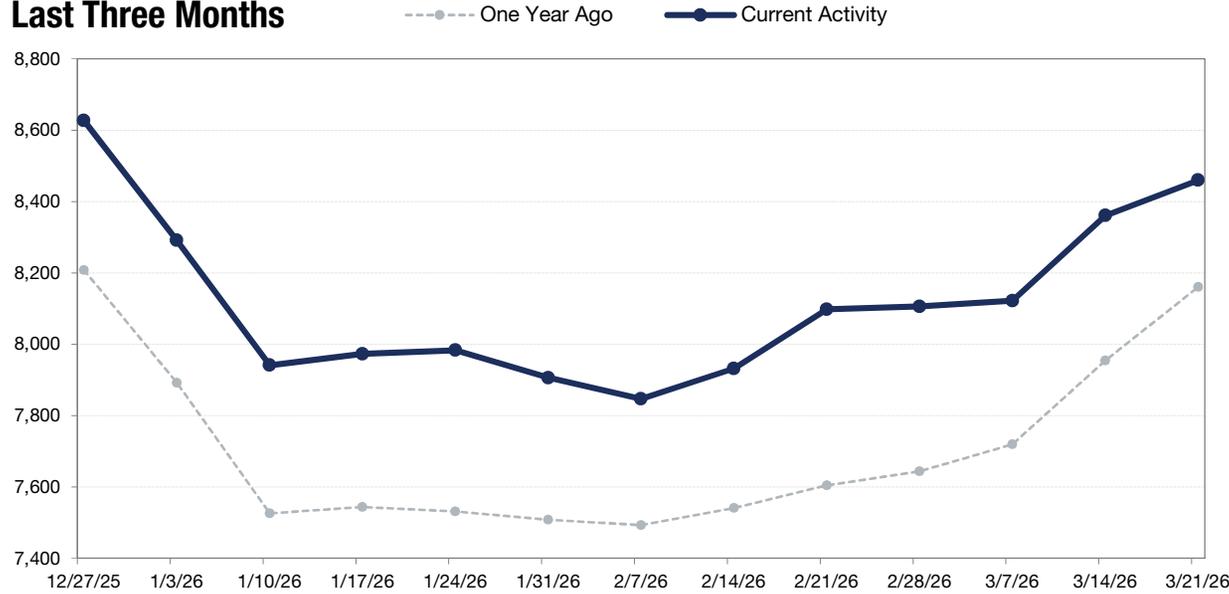


Inventory of Homes for Sale



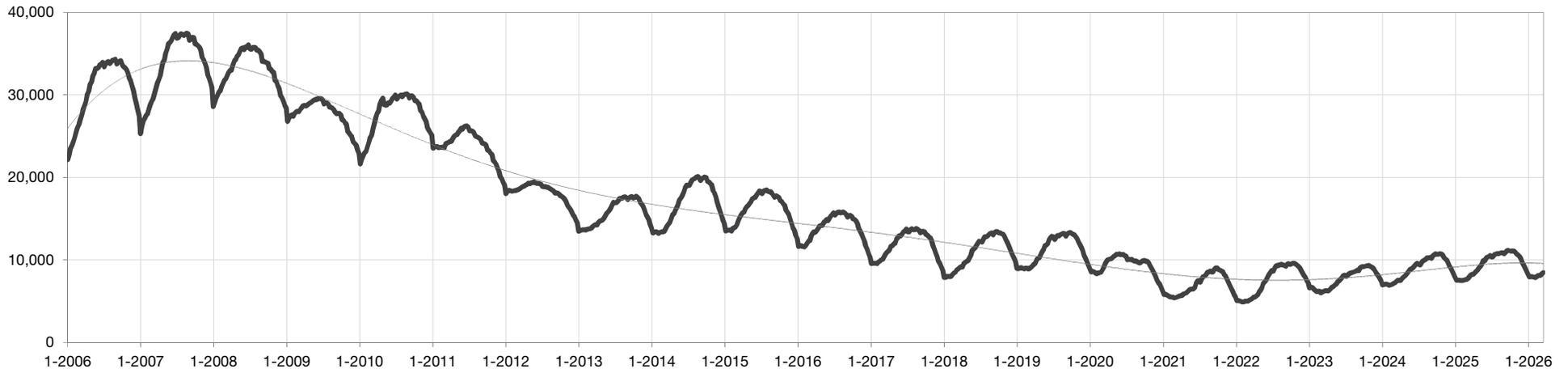
The number of properties available for sale in active status at the end of a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
12/27/2025	8,627	8,208	+ 5.1%
1/3/2026	8,291	7,892	+ 5.1%
1/10/2026	7,941	7,526	+ 5.5%
1/17/2026	7,973	7,544	+ 5.7%
1/24/2026	7,983	7,531	+ 6.0%
1/31/2026	7,906	7,508	+ 5.3%
2/7/2026	7,847	7,493	+ 4.7%
2/14/2026	7,932	7,541	+ 5.2%
2/21/2026	8,098	7,604	+ 6.5%
2/28/2026	8,106	7,644	+ 6.0%
3/7/2026	8,122	7,720	+ 5.2%
3/14/2026	8,361	7,954	+ 5.1%
3/21/2026	8,460	8,161	+ 3.7%
3-Month Avg	8,127	7,717	+ 5.3%

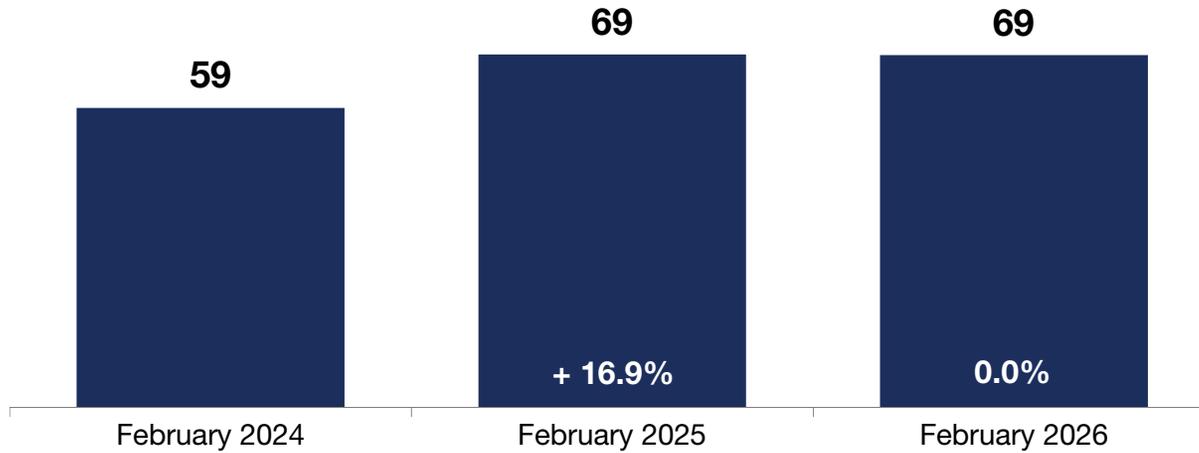
Historical Inventory Levels



Days on Market Until Sale

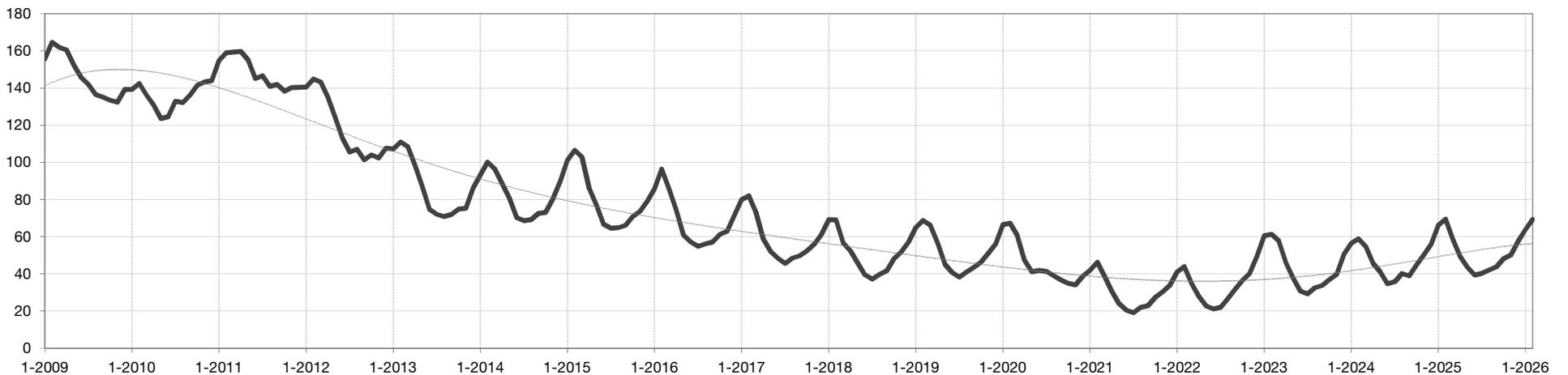
Average number of days between when a property is listed and when an offer is accepted in a given month.

February



Month	Current Activity	One Year Previous	+ / -
March 2025	59	55	+ 7.3%
April 2025	50	46	+ 8.7%
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%
12-Month Avg	48	46	+ 4.3%

Historical Days on Market Until Sale

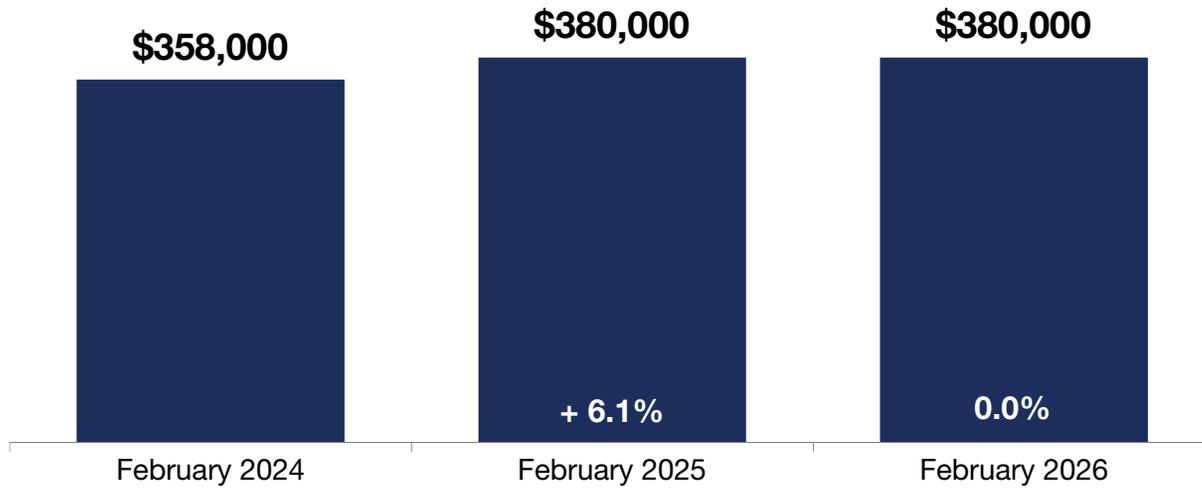


Median Sales Price



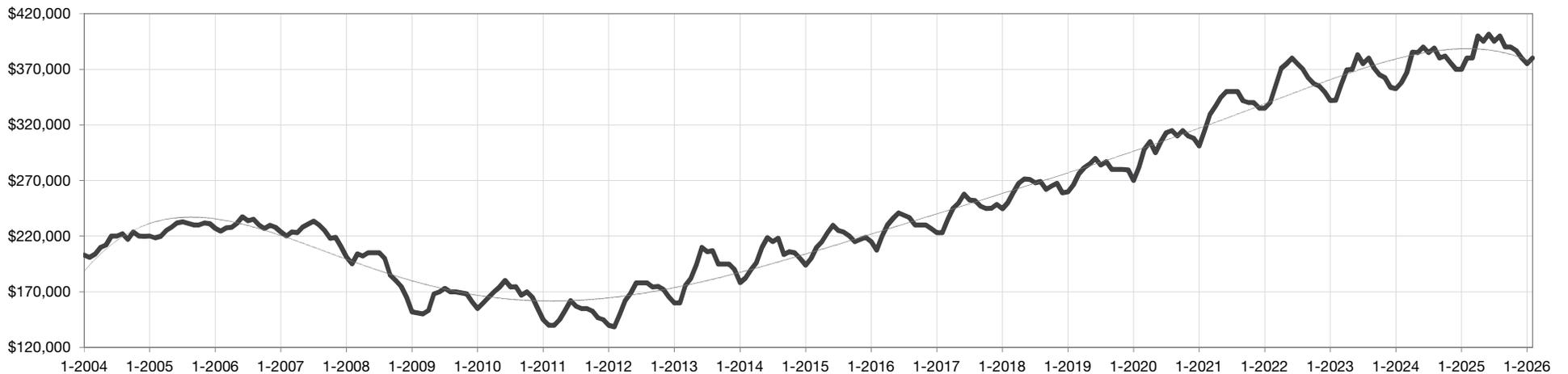
Median price point for all closed sales, not accounting for seller concessions, in a given month.

February



Month	Current Activity	One Year Previous	+ / -
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	\$401,500	\$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	\$386,824	\$376,000	+ 2.9%
December 2025	\$380,000	\$370,000	+ 2.7%
January 2026	\$375,000	\$370,000	+ 1.4%
February 2026	\$380,000	\$380,000	0.0%
12-Month Med	\$390,000	\$380,000	+ 2.6%

Historical Median Sales Price

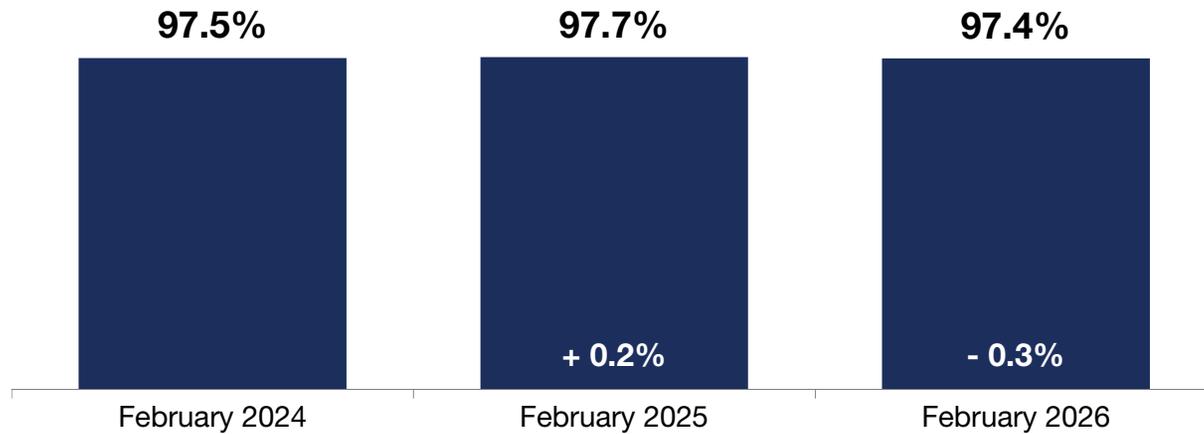


Percent of Original List Price Received



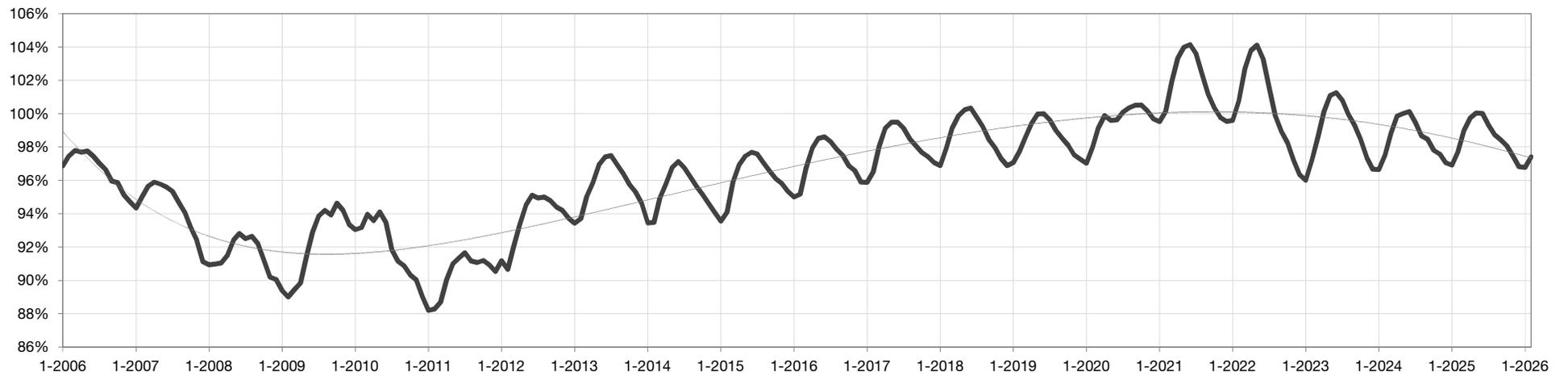
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

February



Month	Current Activity	One Year Previous	+ / -
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%
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%
12-Month Avg	98.7%	98.7%	0.0%

Historical Percent of Original List Price Received

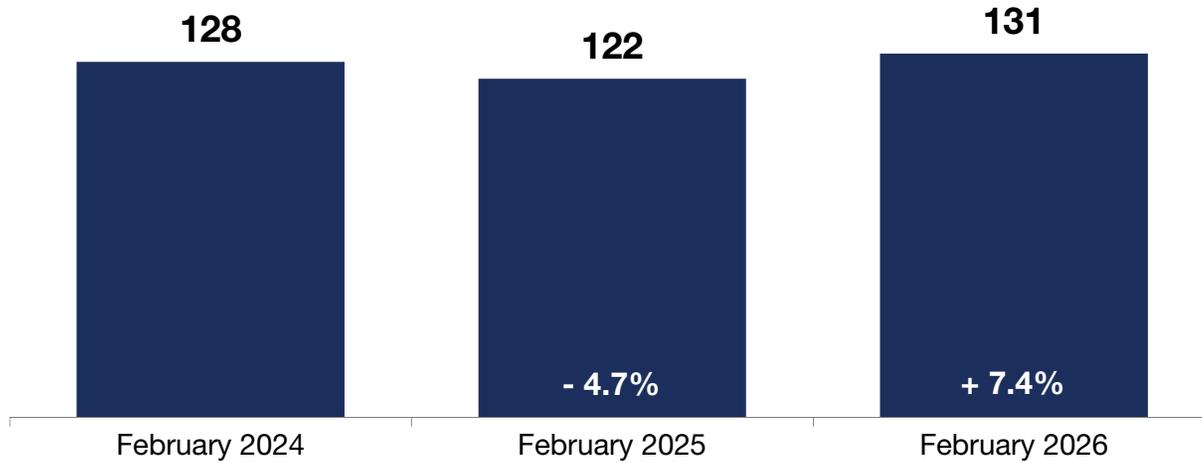


Housing Affordability Index



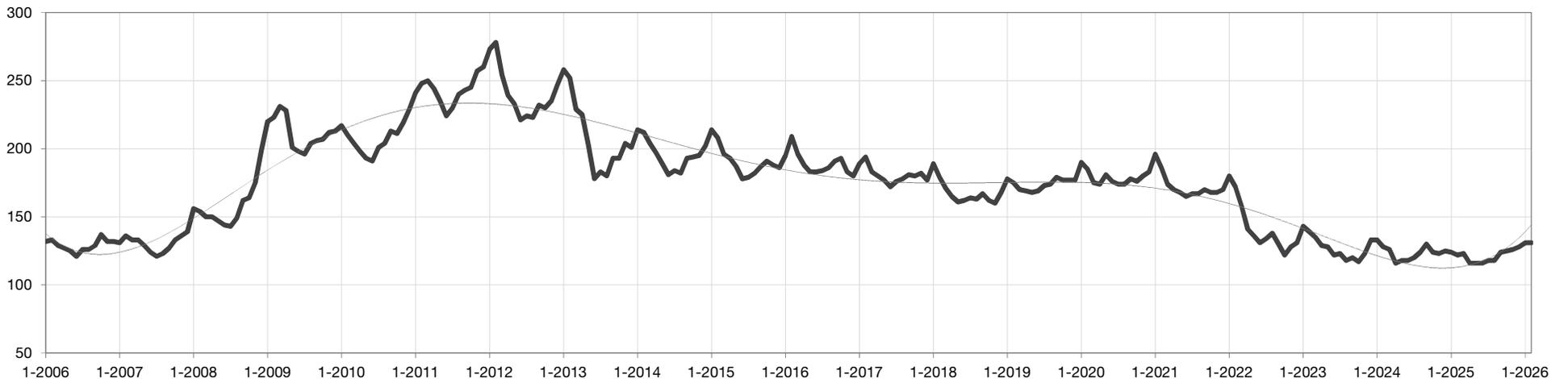
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

February



Month	Current Activity	One Year Previous	+ / -
March 2025	123	126	- 2.4%
April 2025	116	116	0.0%
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%
12-Month Avg	123	123	0.0%

Historical Housing Affordability Index

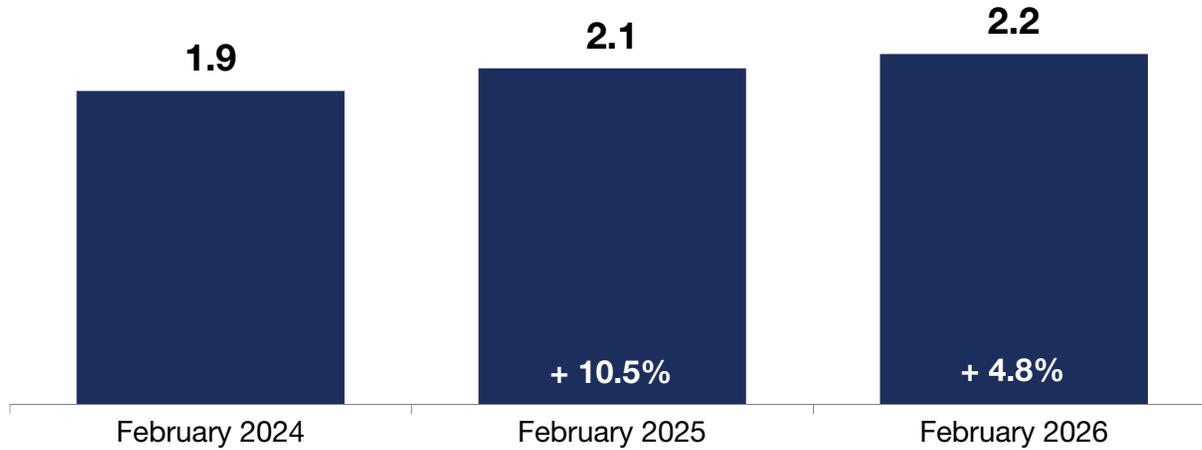


Months Supply of Homes for Sale



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.

February



Month	Current Activity	One Year Previous	+ / -
March 2025	2.2	2.0	+ 10.0%
April 2025	2.4	2.2	+ 9.1%
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	2.5	2.5	0.0%
December 2025	2.1	2.0	+ 5.0%
January 2026	2.1	2.0	+ 5.0%
February 2026	2.2	2.1	+ 4.8%
12-Month Avg	2.5	2.4	+ 4.2%

Historical Months Supply of Homes for Sale

