

# Weekly Market Activity Report

A RESEARCH TOOL FROM MINNEAPOLIS AREA REALTORS®

## For Week Ending August 23, 2025

Publish Date: September 2, 2025 • All comparisons are to 2024

According to Realtor.com's July 2025 Monthly Housing Market Trends Report, national housing inventory increased 24.8% year-over-year, with more than 1.1 million homes for sale in July. This marks the third consecutive month with over 1 million active listings. While this is encouraging news for buyers, total active listings remain 13.4% below typical 2017-2019 levels.

In the Twin Cities region, for the week ending August 23:

- New Listings increased 3.2% to 1,356
- Pending Sales increased 2.9% to 896
- Inventory increased 2.1% to 10,445

For the month of July:

- Median Sales Price increased 2.6% to \$395,000
- Days on Market increased 11.1% to 40
- Percent of Original List Price Received decreased 0.2% to 99.3%
- Months Supply of Homes For Sale increased 3.7% to 2.8

## Quick Facts

+ 3.2%	+ 2.9%	+ 2.1%
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

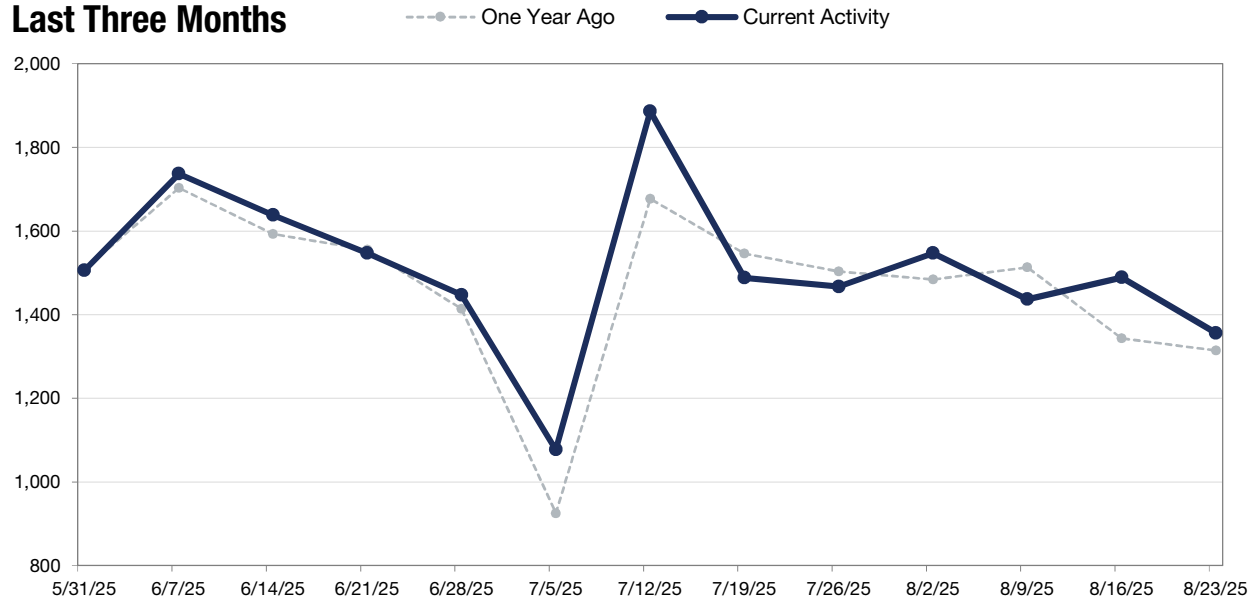
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# New Listings

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

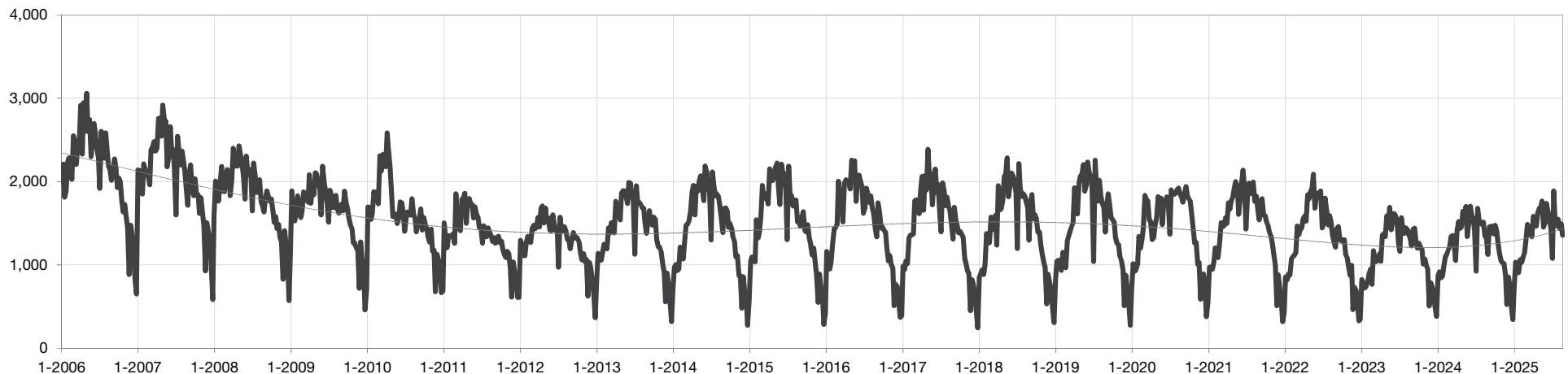


## Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
5/31/2025	1,506	1,509	- 0.2%
6/7/2025	1,737	1,703	+ 2.0%
6/14/2025	1,638	1,593	+ 2.8%
6/21/2025	1,547	1,555	- 0.5%
6/28/2025	1,447	1,414	+ 2.3%
7/5/2025	1,077	925	+ 16.4%
7/12/2025	1,886	1,677	+ 12.5%
7/19/2025	1,488	1,546	- 3.8%
7/26/2025	1,467	1,503	- 2.4%
8/2/2025	1,547	1,484	+ 4.2%
8/9/2025	1,437	1,513	- 5.0%
8/16/2025	1,489	1,343	+ 10.9%
8/23/2025	1,356	1,314	+ 3.2%
3-Month Total	19,622	19,079	+ 2.8%

## Historical New Listings

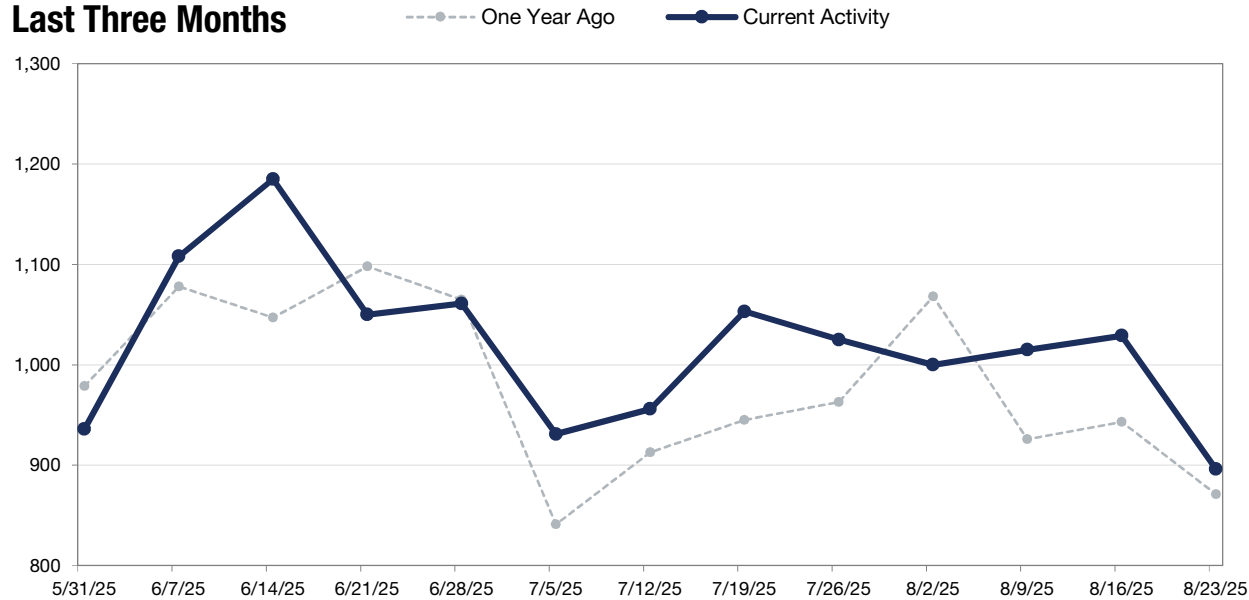


# Pending Sales

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

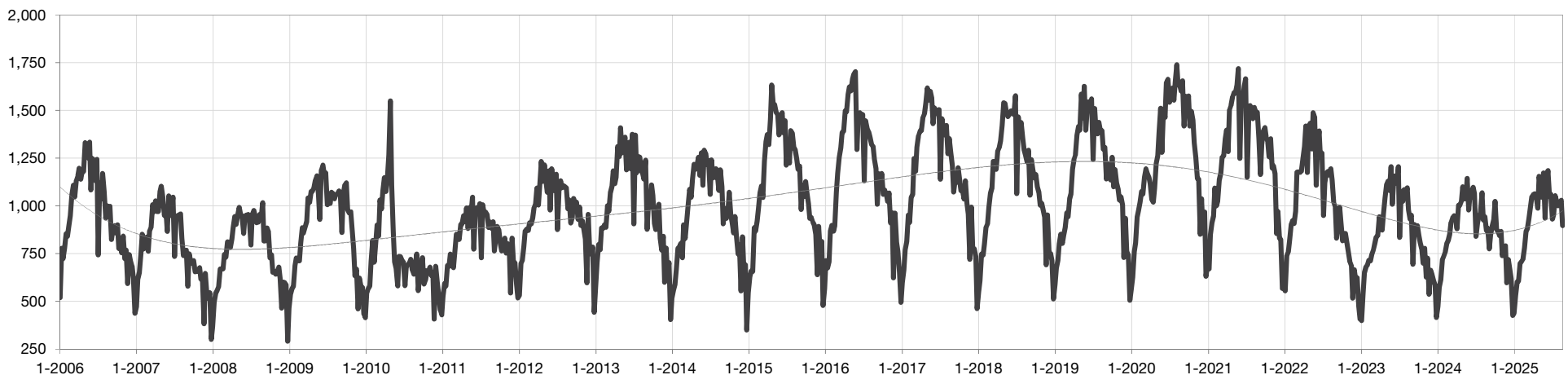


## Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
5/31/2025	936	979	- 4.4%
6/7/2025	1,108	1,078	+ 2.8%
6/14/2025	1,185	1,047	+ 13.2%
6/21/2025	1,050	1,098	- 4.4%
6/28/2025	1,061	1,065	- 0.4%
7/5/2025	931	841	+ 10.7%
7/12/2025	956	913	+ 4.7%
7/19/2025	1,053	945	+ 11.4%
7/26/2025	1,025	963	+ 6.4%
8/2/2025	1,000	1,068	- 6.4%
8/9/2025	1,015	926	+ 9.6%
8/16/2025	1,029	943	+ 9.1%
8/23/2025	896	871	+ 2.9%
<b>3-Month Total</b>	<b>13,245</b>	<b>12,737</b>	<b>+ 4.0%</b>

## Historical Pending Sales

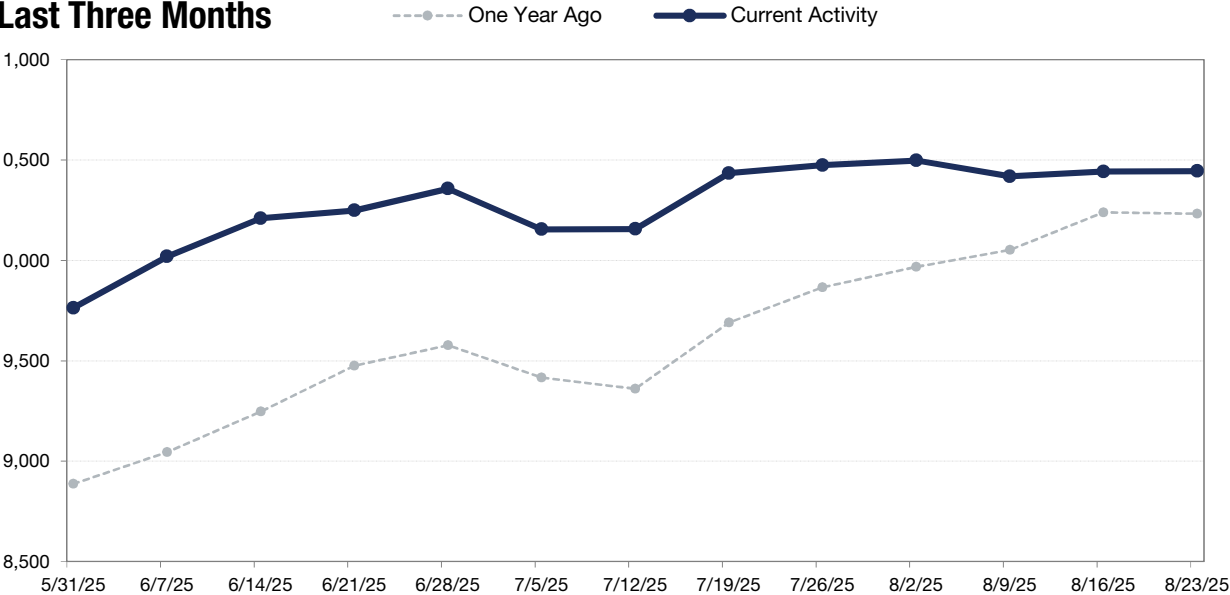


# Inventory of Homes for Sale

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

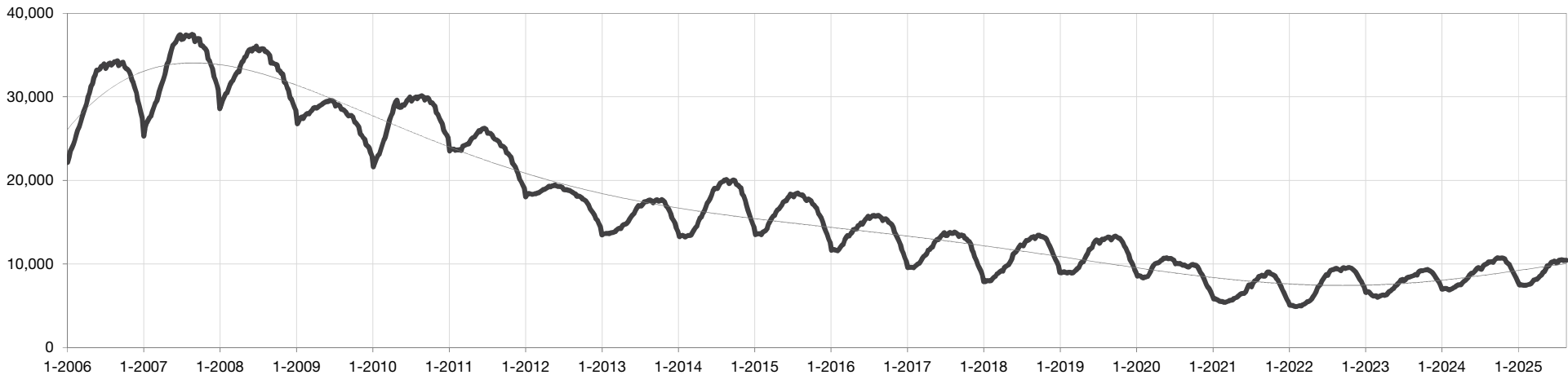


## Last Three Months



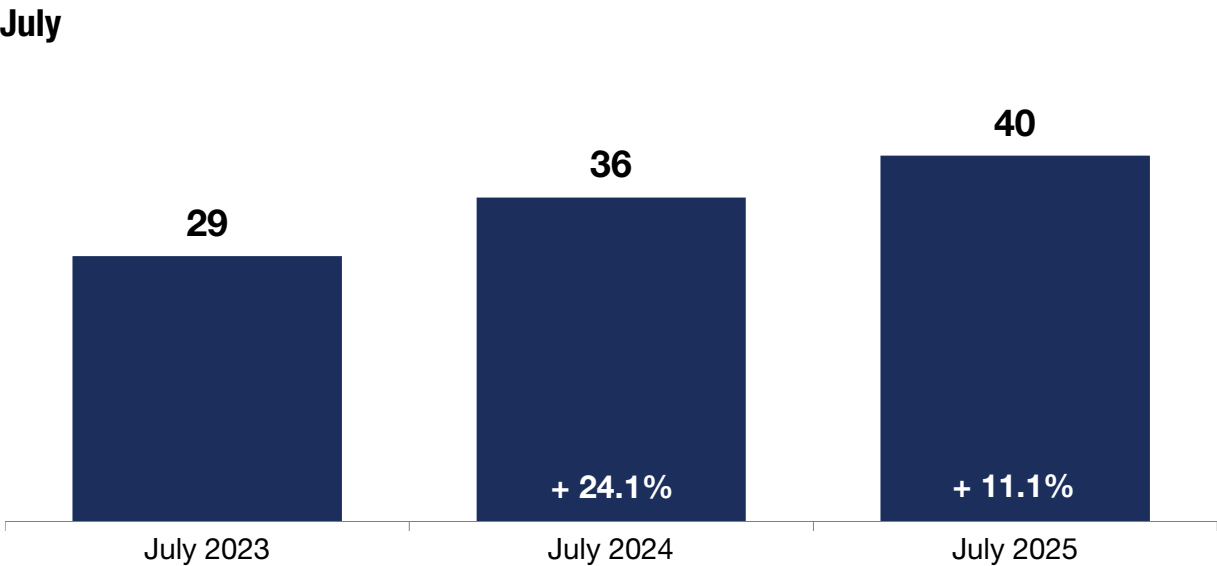
For the Week Ending	Current Activity	One Year Previous	+ / -
5/31/2025	9,764	8,887	+ 9.9%
6/7/2025	10,020	9,045	+ 10.8%
6/14/2025	10,210	9,248	+ 10.4%
6/21/2025	10,249	9,475	+ 8.2%
6/28/2025	10,358	9,577	+ 8.2%
7/5/2025	10,155	9,416	+ 7.8%
7/12/2025	10,157	9,361	+ 8.5%
7/19/2025	10,435	9,691	+ 7.7%
7/26/2025	10,475	9,866	+ 6.2%
8/2/2025	10,498	9,969	+ 5.3%
8/9/2025	10,419	10,052	+ 3.7%
8/16/2025	10,443	10,240	+ 2.0%
8/23/2025	10,445	10,233	+ 2.1%
3-Month Avg	10,279	9,620	+ 6.9%

## Historical Inventory Levels



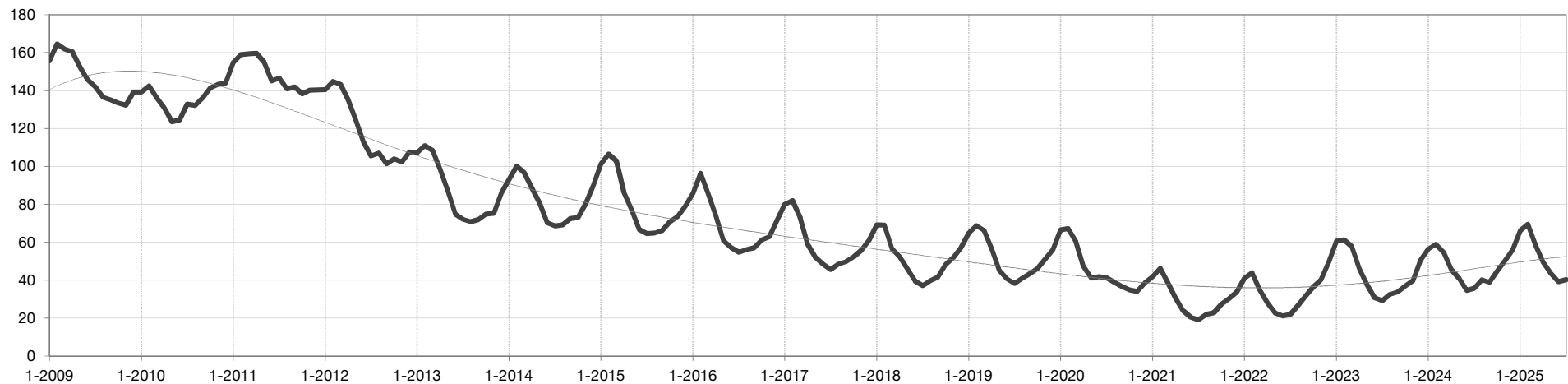
# Days on Market Until Sale

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



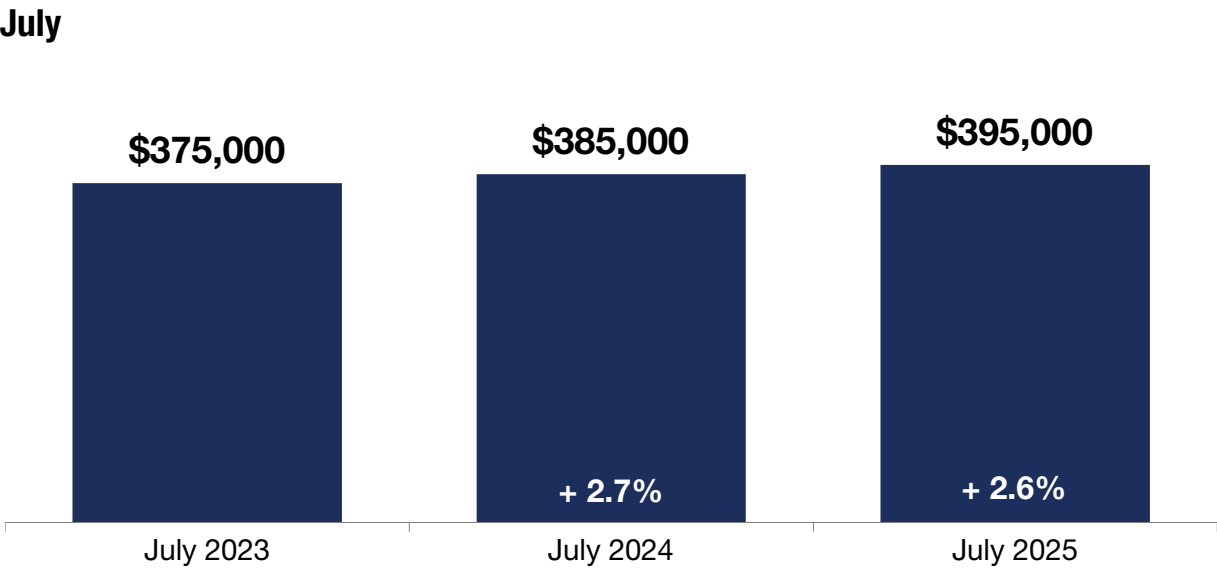
Month	Current Activity	One Year Previous	+ / -
August 2024	40	33	+ 21.2%
September 2024	39	34	+ 14.7%
October 2024	45	37	+ 21.6%
November 2024	50	40	+ 25.0%
December 2024	56	51	+ 9.8%
January 2025	66	56	+ 17.9%
February 2025	69	59	+ 16.9%
March 2025	59	55	+ 7.3%
April 2025	50	46	+ 8.7%
May 2025	44	41	+ 7.3%
June 2025	39	35	+ 11.4%
July 2025	40	36	+ 11.1%
12-Month Avg	48	42	+ 14.3%

## Historical Days on Market Until Sale



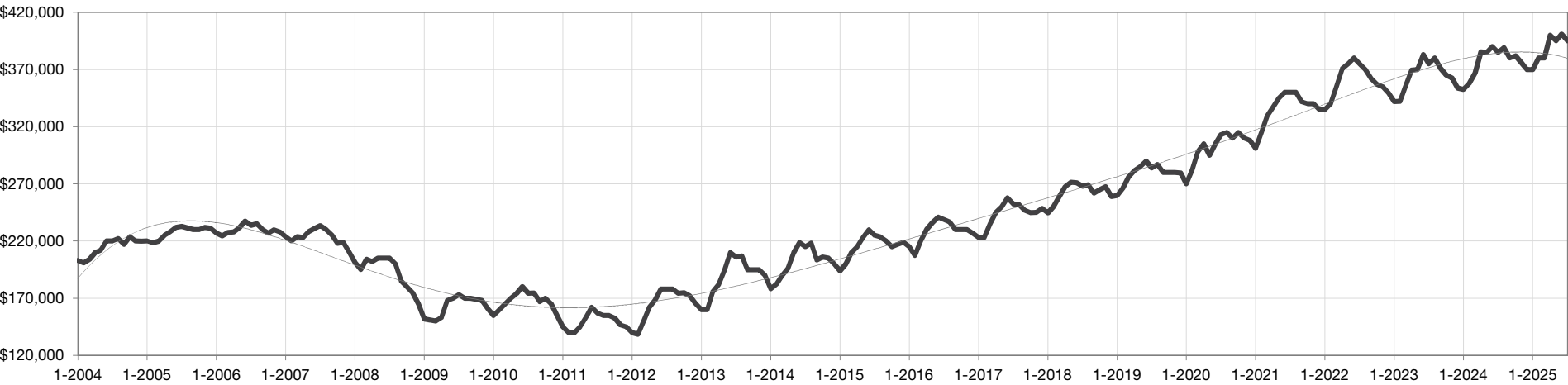
# Median Sales Price

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



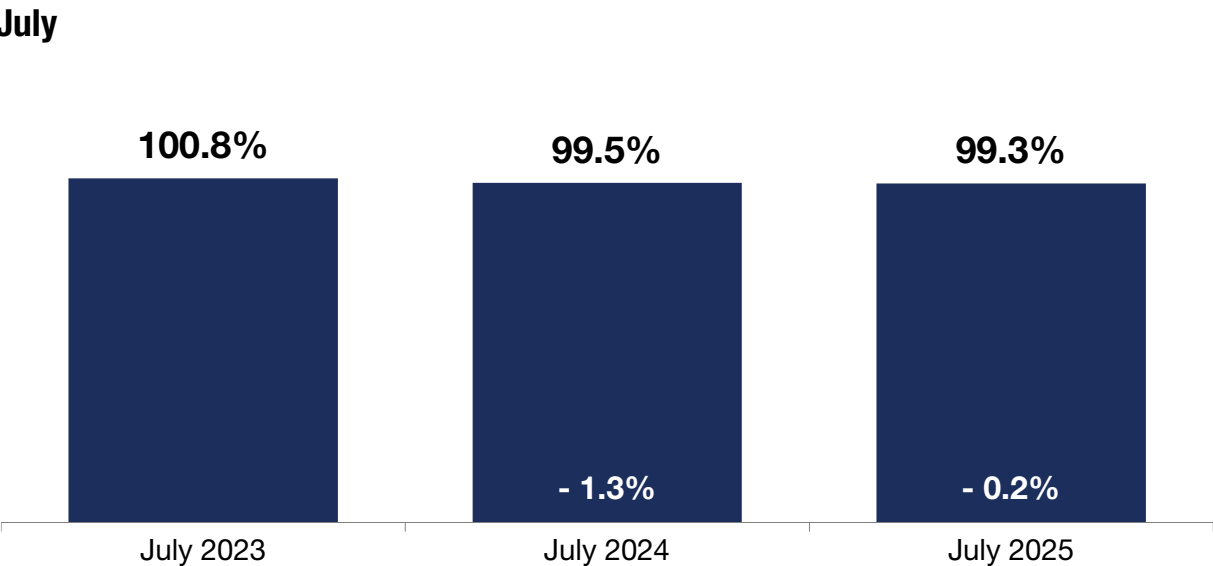
Month	Current Activity	One Year Previous	+ / -
August 2024	\$389,000	\$380,000	+ 2.4%
September 2024	\$379,999	\$371,000	+ 2.4%
October 2024	\$381,950	\$365,000	+ 4.6%
November 2024	\$376,000	\$362,550	+ 3.7%
December 2024	\$370,000	\$353,700	+ 4.6%
January 2025	\$370,000	\$352,500	+ 5.0%
February 2025	\$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%
July 2025	\$395,000	\$385,000	+ 2.6%
12-Month Med	\$386,000	\$375,000	+ 2.9%

## Historical Median Sales Price



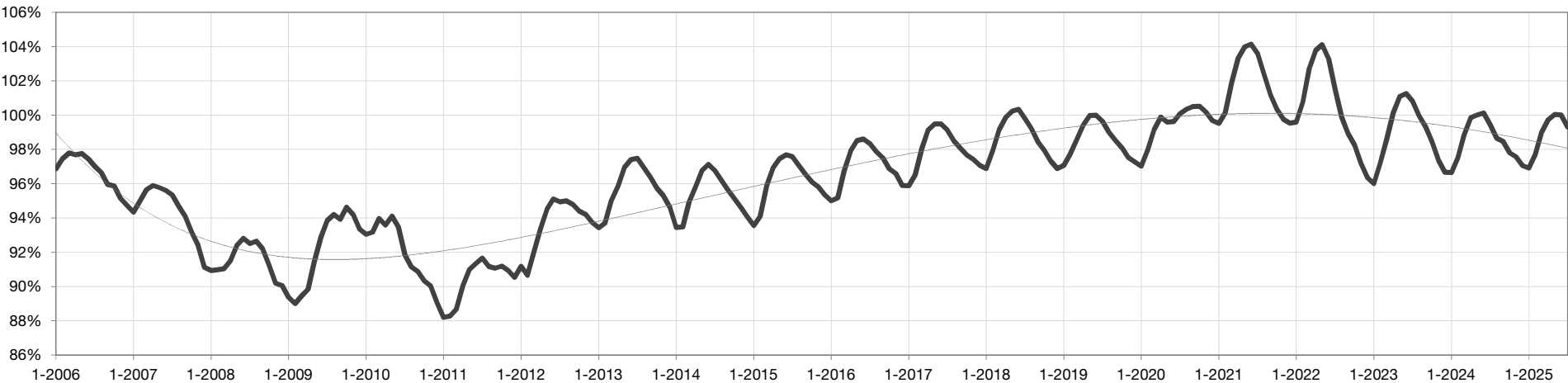
# Percent of Original List Price Received

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.



Month	Current Activity	One Year Previous	+ / -
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%
July 2025	99.3%	99.5%	- 0.2%
12-Month Avg	98.7%	98.9%	- 0.2%

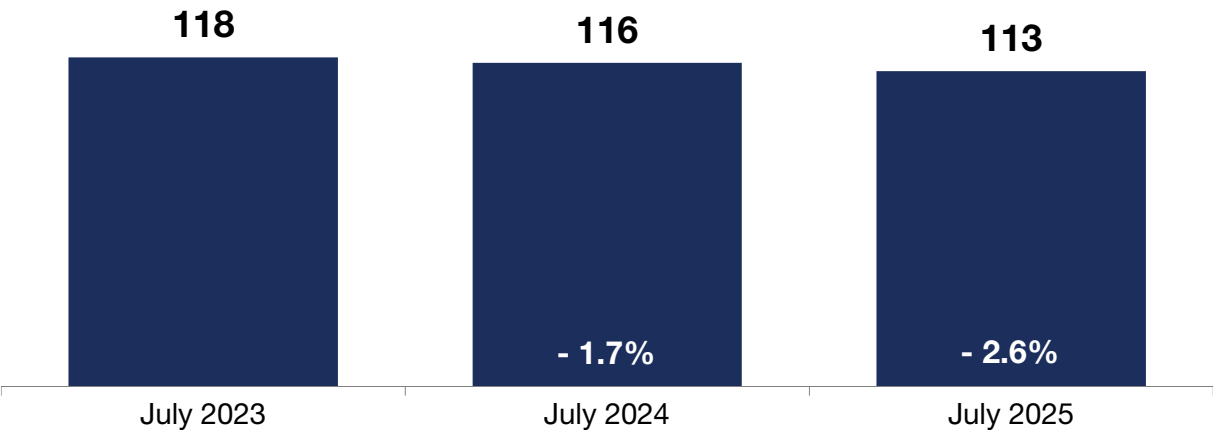
## Historical Percent of Original List Price Received



# Housing Affordability Index

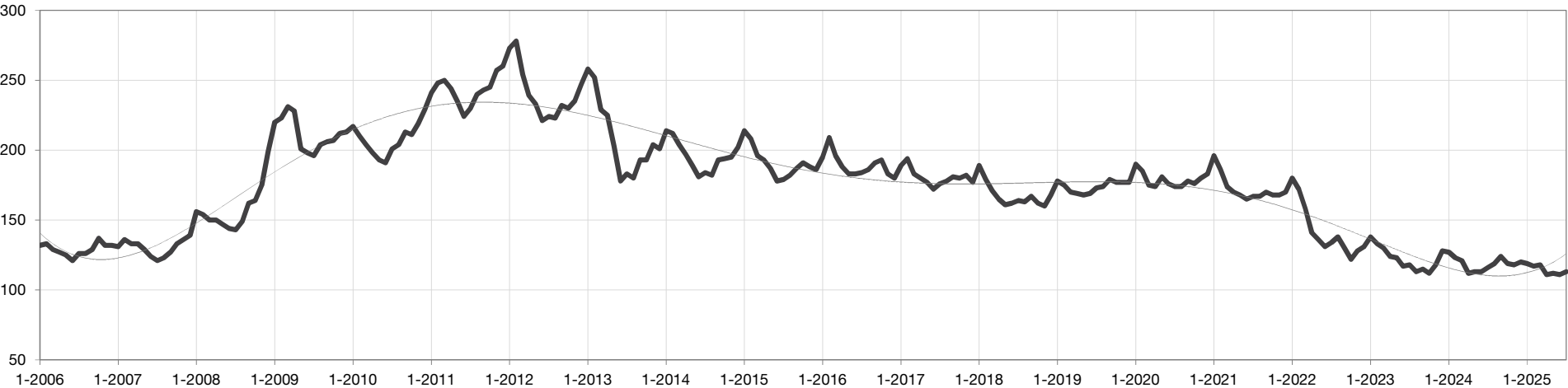
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

## July



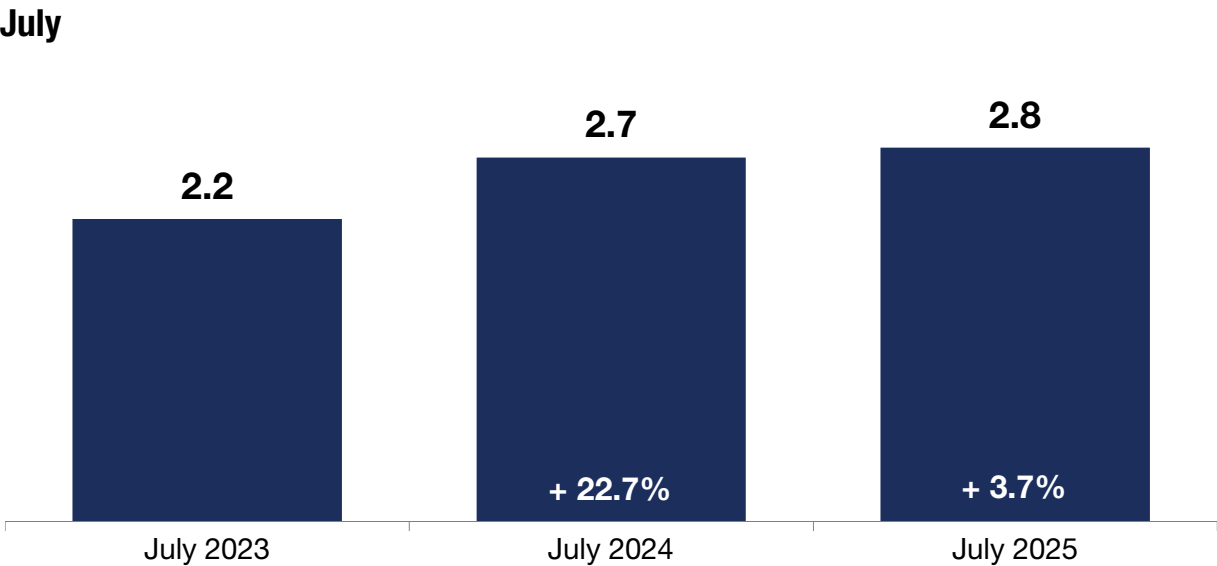
Month	Current Activity	One Year Previous	+ / -
August 2024	119	113	+ 5.3%
September 2024	124	115	+ 7.8%
October 2024	119	112	+ 6.3%
November 2024	118	118	0.0%
December 2024	120	128	- 6.3%
January 2025	119	127	- 6.3%
February 2025	117	123	- 4.9%
March 2025	118	121	- 2.5%
April 2025	111	112	- 0.9%
May 2025	112	113	- 0.9%
June 2025	111	113	- 1.8%
July 2025	113	116	- 2.6%
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.



Month	Current Activity	One Year Previous	+ / -
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	2.7	2.4	+ 12.5%
June 2025	2.7	2.5	+ 8.0%
July 2025	2.8	2.7	+ 3.7%
12-Month Avg	2.5	2.3	+ 8.7%

## Historical Months Supply of Homes for Sale

