

# Weekly Market Activity Report

A RESEARCH TOOL FROM MINNEAPOLIS AREA REALTORS®

## For Week Ending May 24, 2025

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

According to Realtor.com, 18% of listings had a price reduction in April, up from 15.5% one year earlier, and the highest share for April going back to 2016. Among major metropolitan areas, Phoenix, AZ, had the highest share of listings with price cuts, at 31.3%, followed by Tampa, FL and Jacksonville, FL, at 29.3% and 27.6%, respectively.

In the Twin Cities region, for the week ending May 24:

- New Listings increased 5.2% to 1,412
- Pending Sales increased 0.8% to 1,153
- Inventory increased 6.6% to 9,442

For the month of April:

- Median Sales Price increased 3.7% to \$399,900
- Days on Market increased 6.5% to 49
- Percent of Original List Price Received decreased 0.2% to 99.7%
- Months Supply of Homes For Sale increased 4.5% to 2.3

## Quick Facts

<b>+ 5.2%</b>	<b>+ 0.8%</b>	<b>+ 6.6%</b>
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

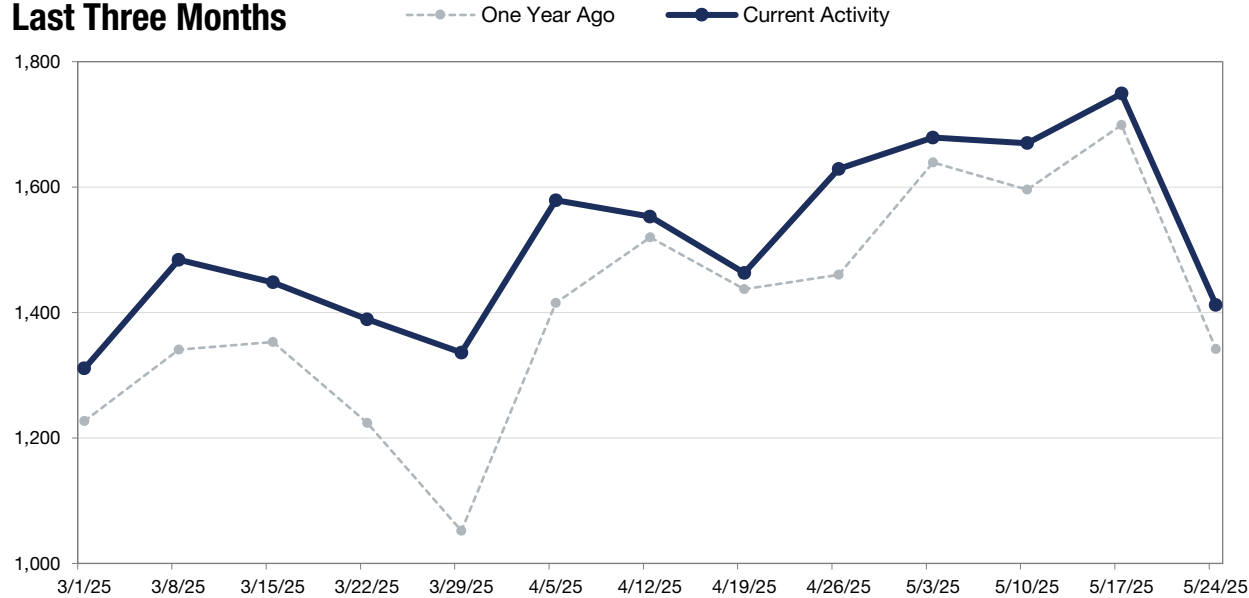
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# New Listings

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

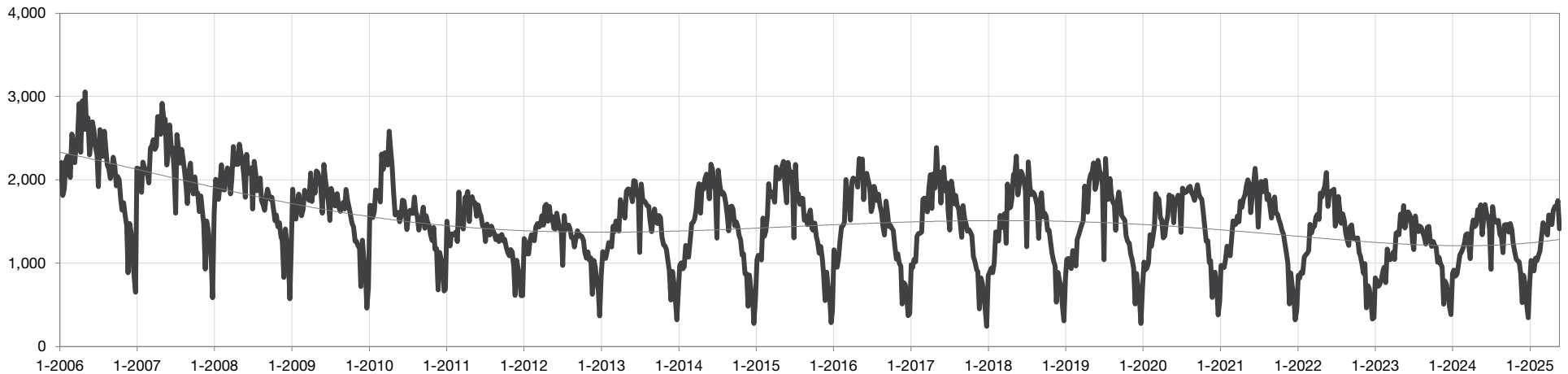


## Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
3/1/2025	1,311	1,227	+ 6.8%
3/8/2025	1,484	1,341	+ 10.7%
3/15/2025	1,448	1,353	+ 7.0%
3/22/2025	1,389	1,224	+ 13.5%
3/29/2025	1,336	1,052	+ 27.0%
4/5/2025	1,579	1,415	+ 11.6%
4/12/2025	1,553	1,520	+ 2.2%
4/19/2025	1,463	1,437	+ 1.8%
4/26/2025	1,629	1,460	+ 11.6%
5/3/2025	1,679	1,639	+ 2.4%
5/10/2025	1,670	1,596	+ 4.6%
5/17/2025	1,749	1,699	+ 2.9%
5/24/2025	1,412	1,342	+ 5.2%
3-Month Total	19,702	18,305	+ 7.6%

## Historical New Listings

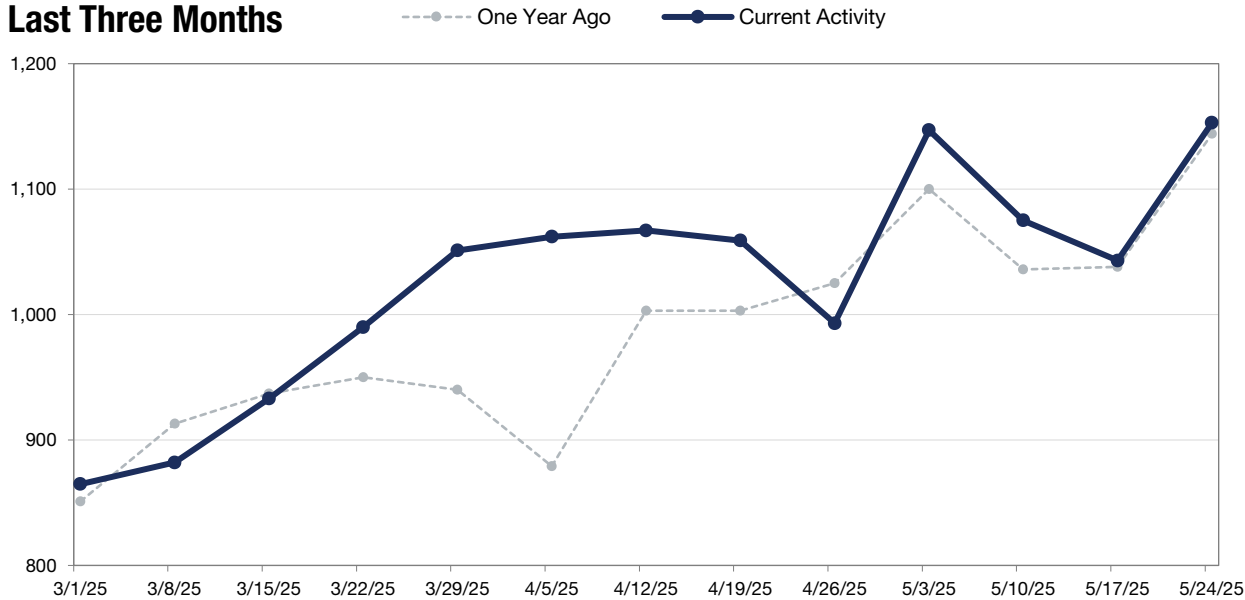


# Pending Sales

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

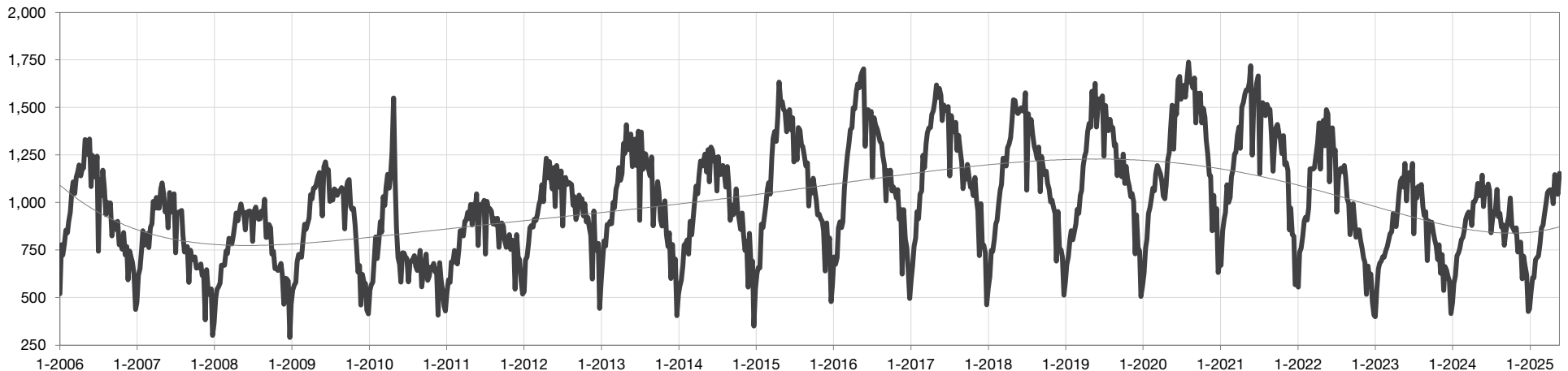


## Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
3/1/2025	865	851	+ 1.6%
3/8/2025	882	913	- 3.4%
3/15/2025	933	937	- 0.4%
3/22/2025	990	950	+ 4.2%
3/29/2025	1,051	940	+ 11.8%
4/5/2025	1,062	879	+ 20.8%
4/12/2025	1,067	1,003	+ 6.4%
4/19/2025	1,059	1,003	+ 5.6%
4/26/2025	993	1,025	- 3.1%
5/3/2025	1,147	1,100	+ 4.3%
5/10/2025	1,075	1,036	+ 3.8%
5/17/2025	1,043	1,038	+ 0.5%
5/24/2025	1,153	1,144	+ 0.8%
3-Month Total	13,320	12,819	+ 3.9%

## Historical Pending Sales

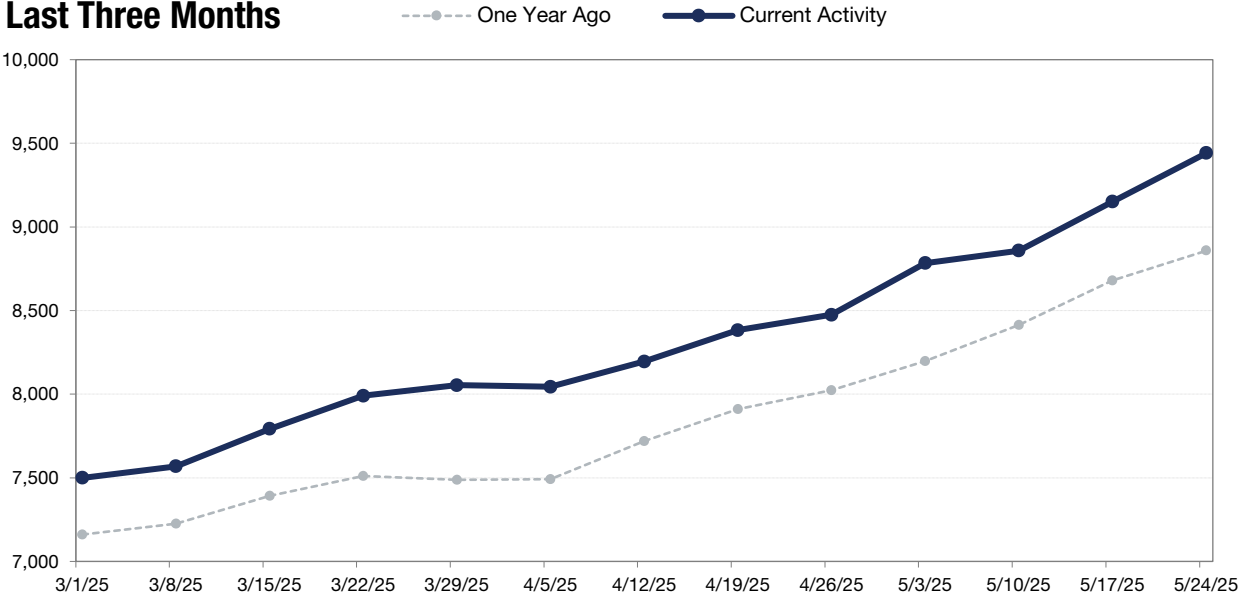


# Inventory of Homes for Sale

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

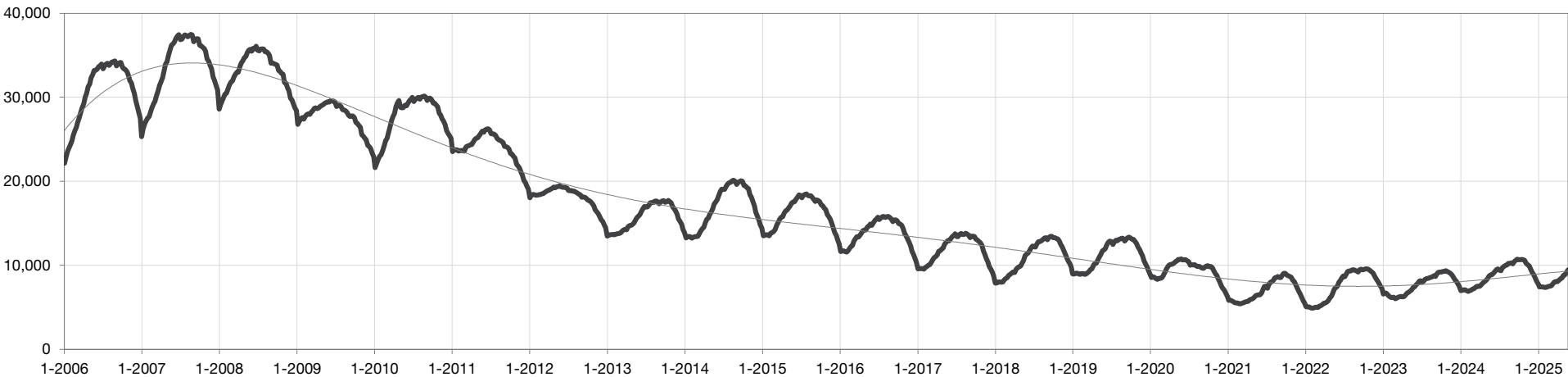


## Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
3/1/2025	7,501	7,161	+ 4.7%
3/8/2025	7,569	7,226	+ 4.7%
3/15/2025	7,792	7,392	+ 5.4%
3/22/2025	7,990	7,510	+ 6.4%
3/29/2025	8,054	7,488	+ 7.6%
4/5/2025	8,044	7,491	+ 7.4%
4/12/2025	8,195	7,719	+ 6.2%
4/19/2025	8,383	7,910	+ 6.0%
4/26/2025	8,474	8,024	+ 5.6%
5/3/2025	8,783	8,198	+ 7.1%
5/10/2025	8,858	8,414	+ 5.3%
5/17/2025	9,151	8,679	+ 5.4%
5/24/2025	9,442	8,859	+ 6.6%
3-Month Avg	8,326	7,852	+ 6.0%

## Historical Inventory Levels

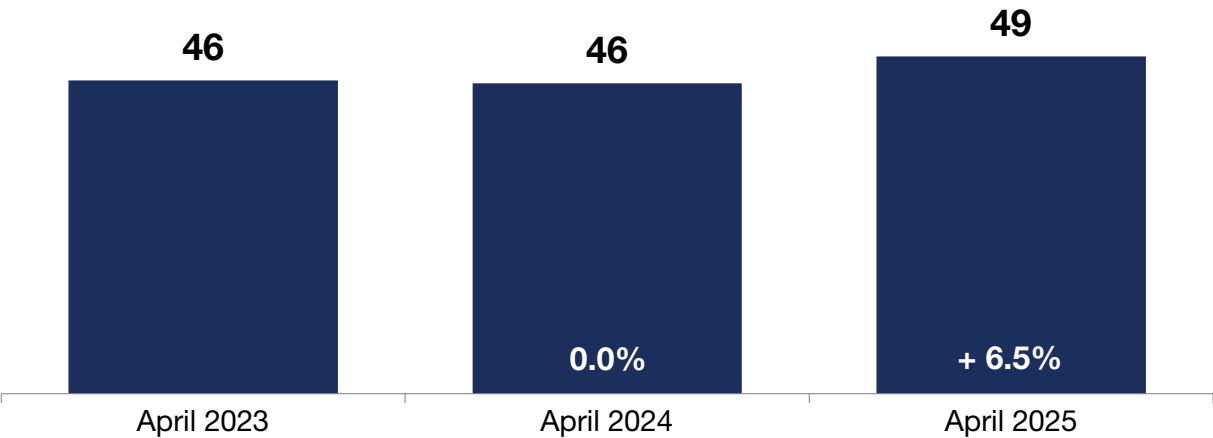


# Days on Market Until Sale

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

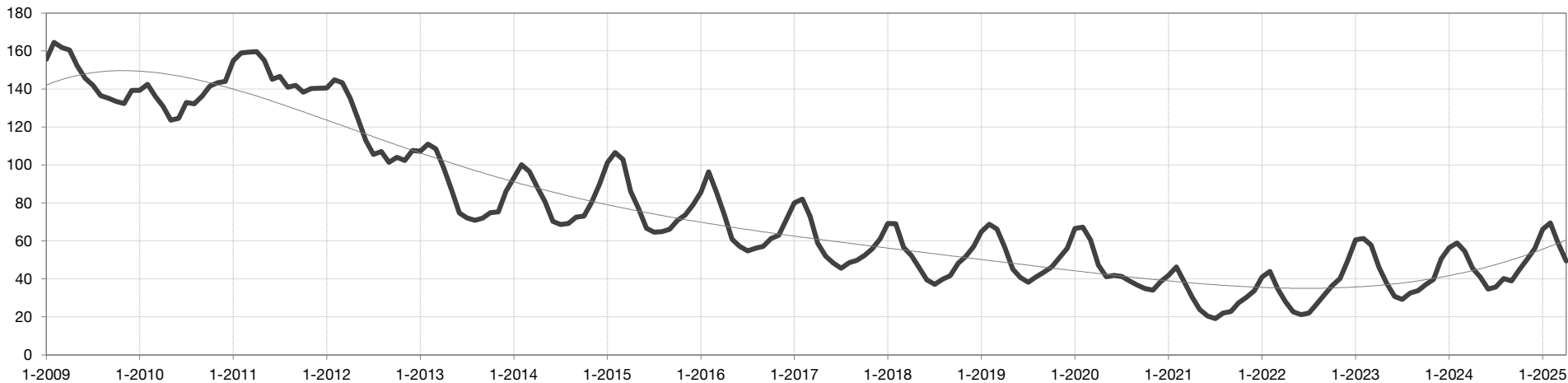


## April



Month	Current Activity	One Year Previous	+ / -
May 2024	41	38	+ 7.9%
June 2024	35	31	+ 12.9%
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	49	46	+ 6.5%
12-Month Avg	47	40	+ 17.5%

## Historical Days on Market Until Sale

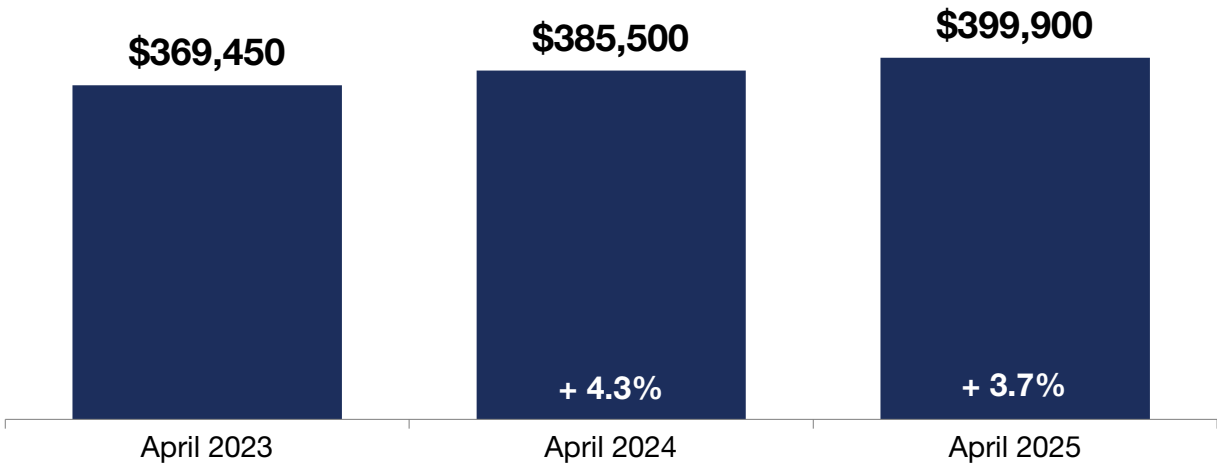


# Median Sales Price

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

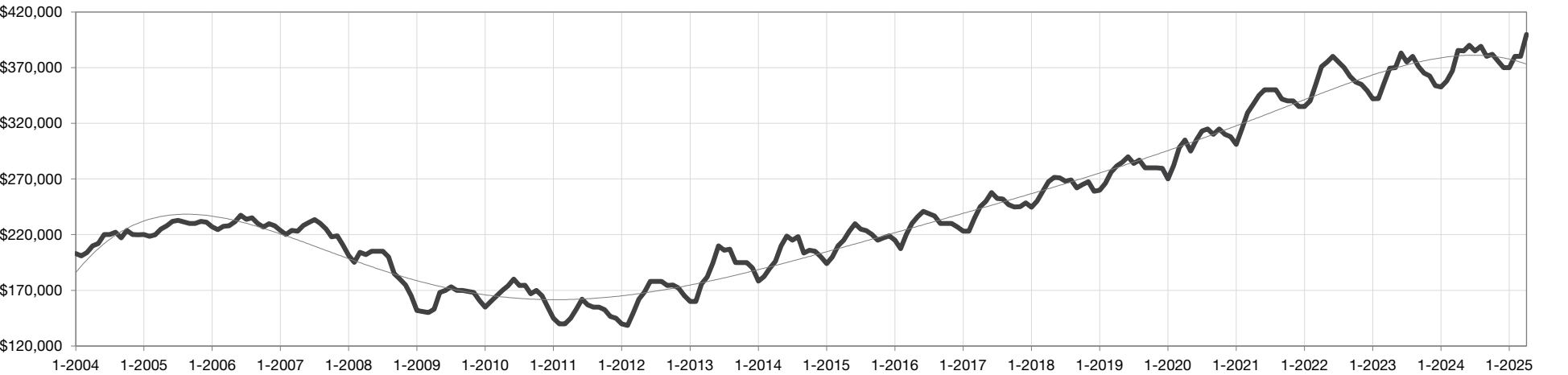


## April



Month	Current Activity	One Year Previous	+ / -
May 2024	\$385,000	\$370,000	+ 4.1%
June 2024	\$390,000	\$383,000	+ 1.8%
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%
12-Month Med	\$384,000	\$370,500	+ 3.6%

## Historical Median Sales Price

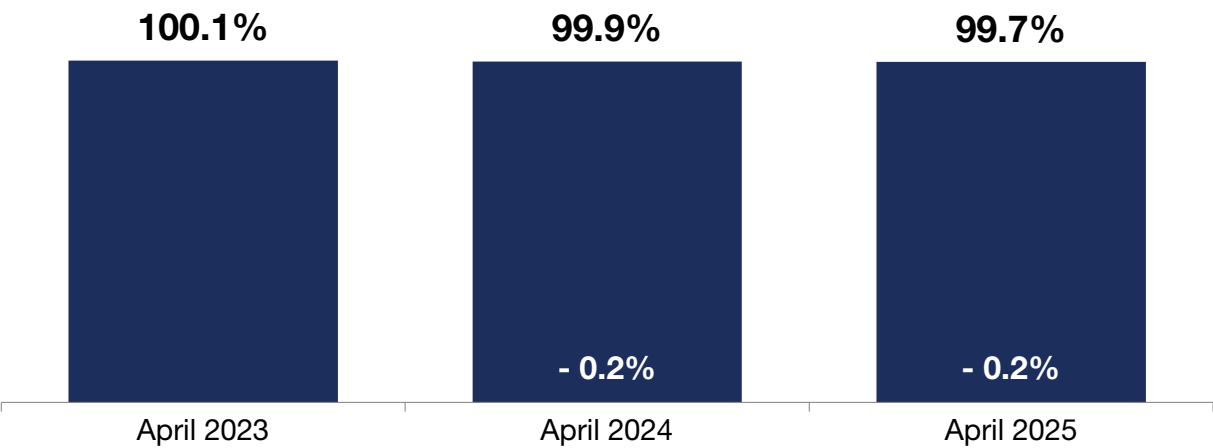


# Percent of Original List Price Received



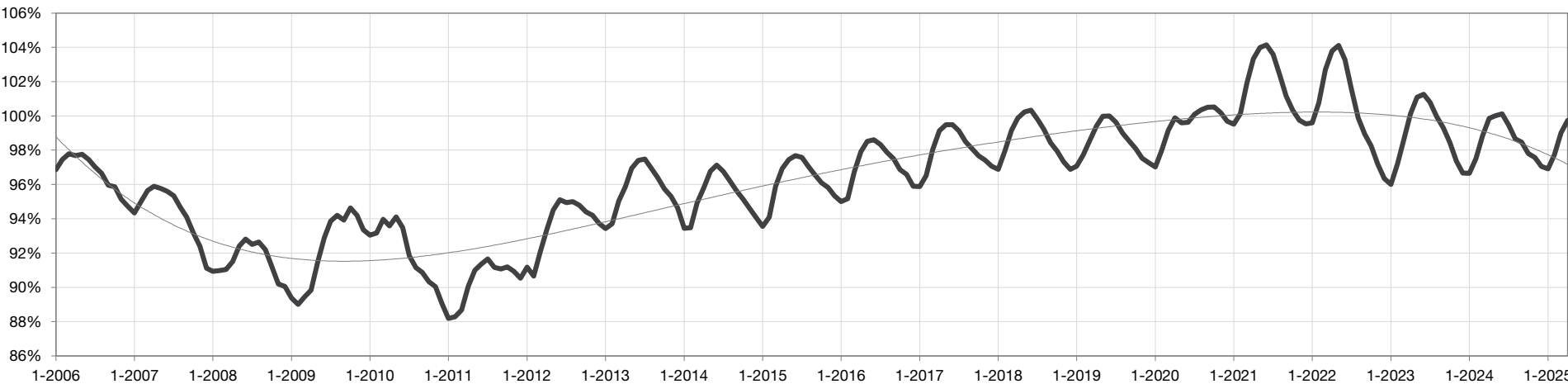
Percentage found when dividing a property’s sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

## April



Month	Current Activity	One Year Previous	+ / -
May 2024	100.0%	101.1%	- 1.1%
June 2024	100.1%	101.3%	- 1.2%
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%
12-Month Avg	98.7%	99.3%	- 0.6%

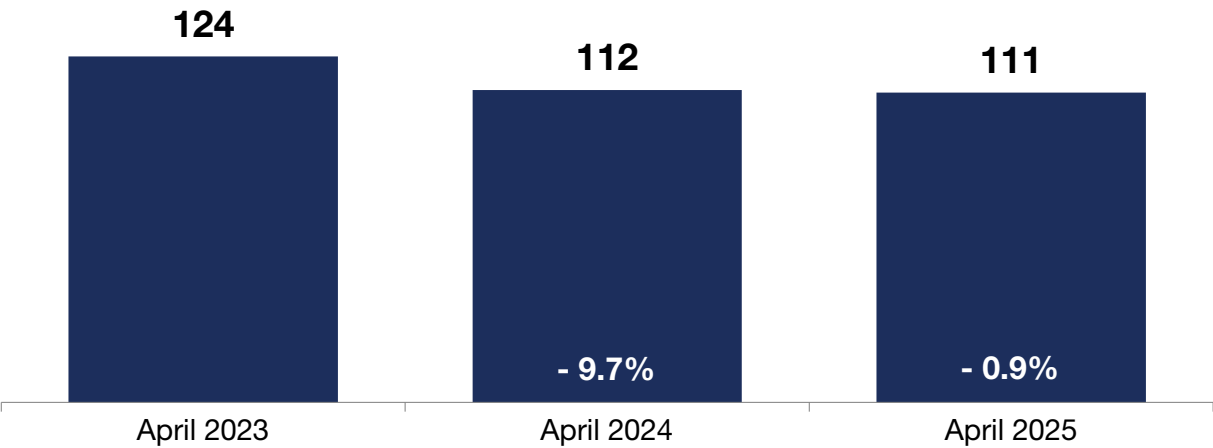
## Historical Percent of Original List Price Received



# Housing Affordability Index

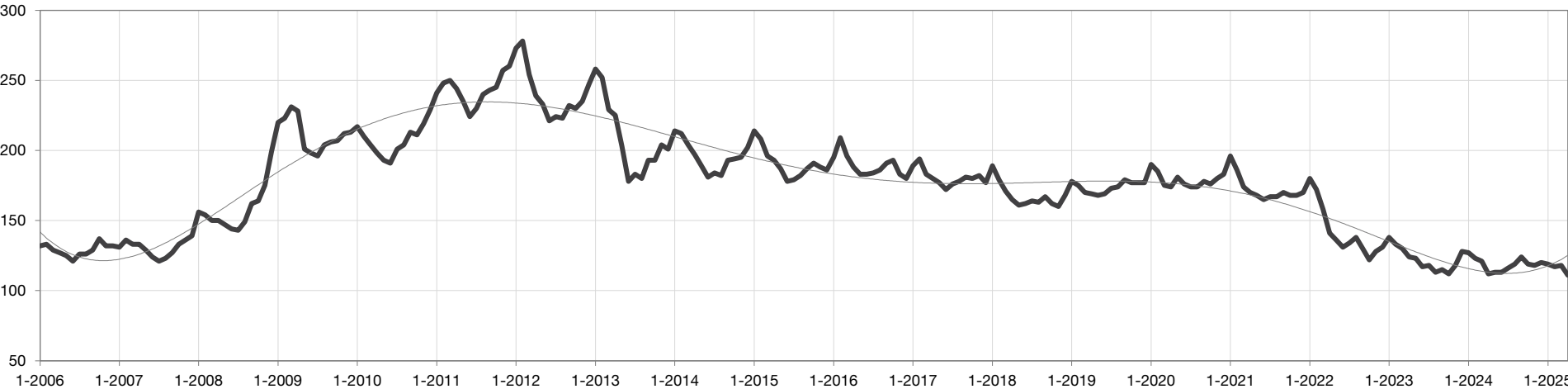
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

## April



Month	Current Activity	One Year Previous	+ / -
May 2024	113	123	- 8.1%
June 2024	113	117	- 3.4%
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%
12-Month Avg	117	119	- 1.7%

## Historical Housing Affordability Index



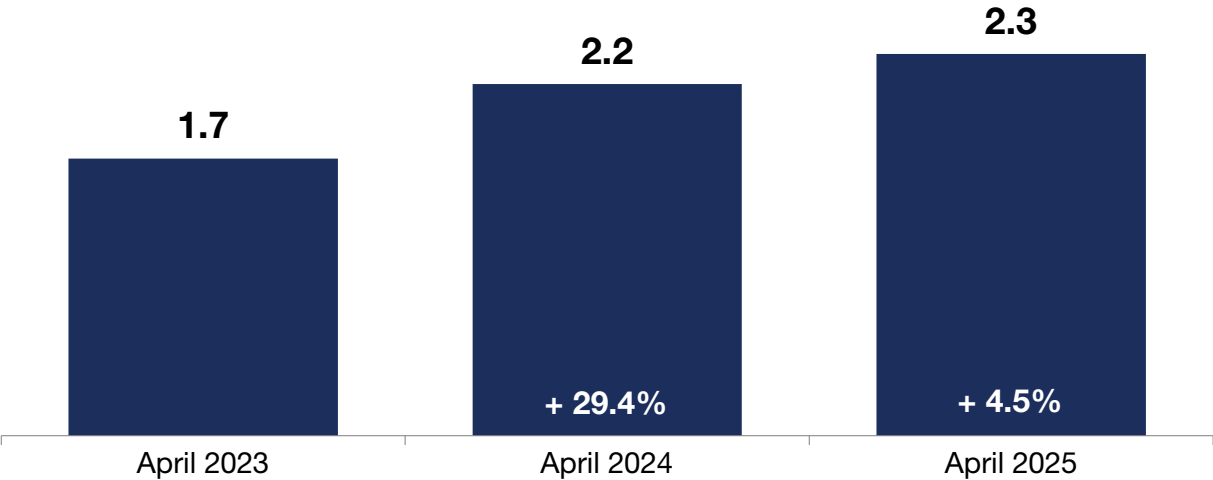


# Months Supply of Homes for Sale

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 2024	2.4	1.9	+ 26.3%
June 2024	2.5	2.1	+ 19.0%
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	2.0	1.9	+ 5.3%
March 2025	2.1	2.0	+ 5.0%
April 2025	2.3	2.2	+ 4.5%
12-Month Avg	2.4	2.1	+ 14.3%

## Historical Months Supply of Homes for Sale

