

Weekly Market Activity Report

A RESEARCH TOOL FROM MINNEAPOLIS AREA REALTORS®

For Week Ending November 22, 2025

Publish Date: December 1, 2025 • All comparisons are to 2024

Nearly one-third (32.8%) of all homes sold in the first half of 2025 were paid for in cash, down 0.6% from the same period last year, according to a recent report from Realtor.com. Cash sales were most common at the low and high ends of the price spectrum and vary across regions, with lower-priced and second-home markets often seeing more all-cash transactions than other areas.

In the Twin Cities region, for the week ending November 22:

- New Listings increased 8.1% to 949
- Pending Sales decreased 2.3% to 773
- Inventory increased 0.4% to 9,994

For the month of October:

- Median Sales Price increased 2.1% to \$389,900
- Days on Market increased 6.7% to 48
- Percent of Original List Price Received increased 0.3% to 98.1%
- Months Supply of Homes For Sale decreased 3.6% to 2.7

Quick Facts

+ 8.1%	- 2.3%	+ 0.4%
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

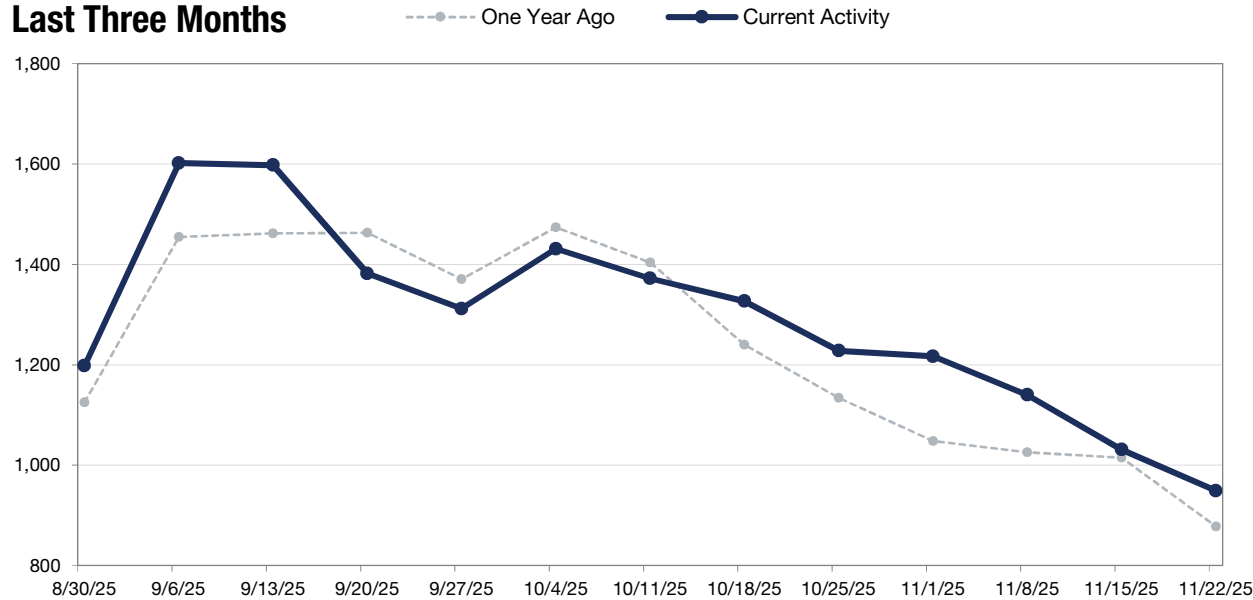
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New Listings

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

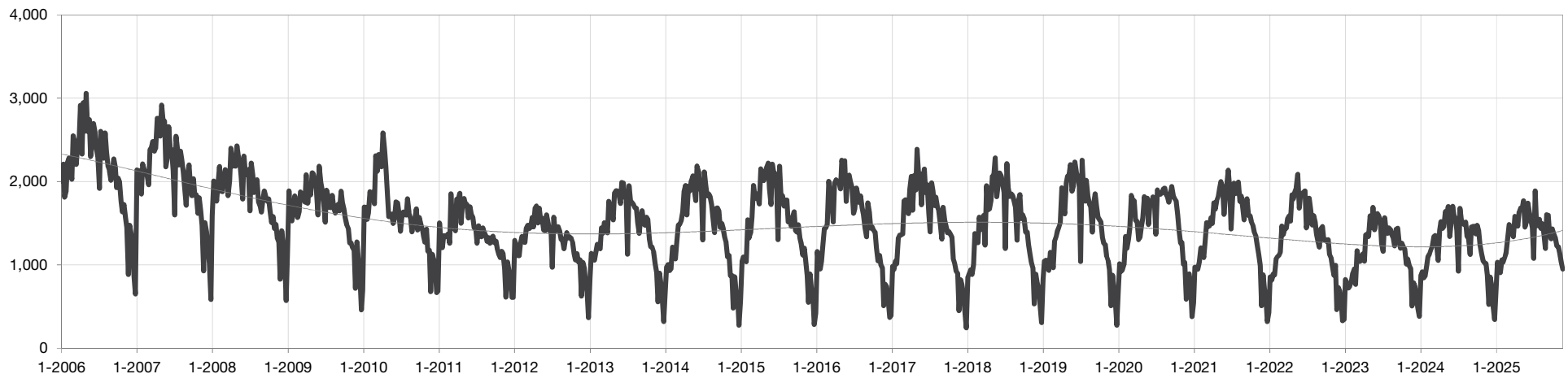


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
8/30/2025	1,198	1,125	+ 6.5%
9/6/2025	1,602	1,455	+ 10.1%
9/13/2025	1,598	1,462	+ 9.3%
9/20/2025	1,382	1,463	- 5.5%
9/27/2025	1,312	1,371	- 4.3%
10/4/2025	1,431	1,474	- 2.9%
10/11/2025	1,372	1,404	- 2.3%
10/18/2025	1,327	1,240	+ 7.0%
10/25/2025	1,228	1,134	+ 8.3%
11/1/2025	1,217	1,048	+ 16.1%
11/8/2025	1,140	1,026	+ 11.1%
11/15/2025	1,031	1,015	+ 1.6%
11/22/2025	949	878	+ 8.1%
3-Month Total	16,787	16,095	+ 4.3%

Historical New Listings

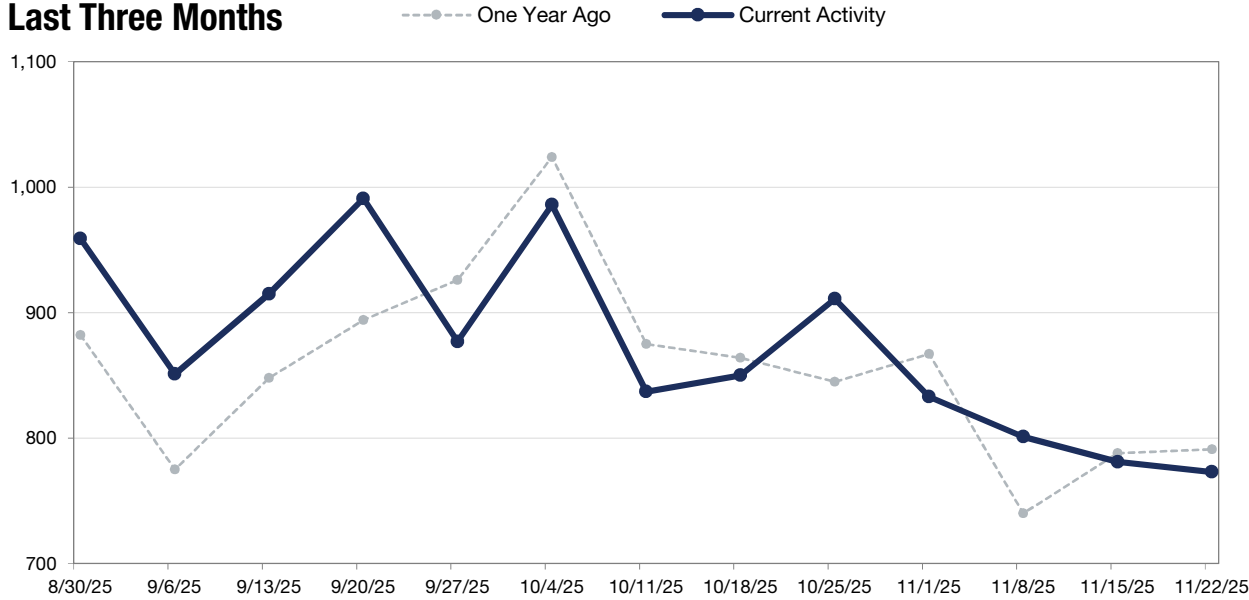


Pending Sales

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

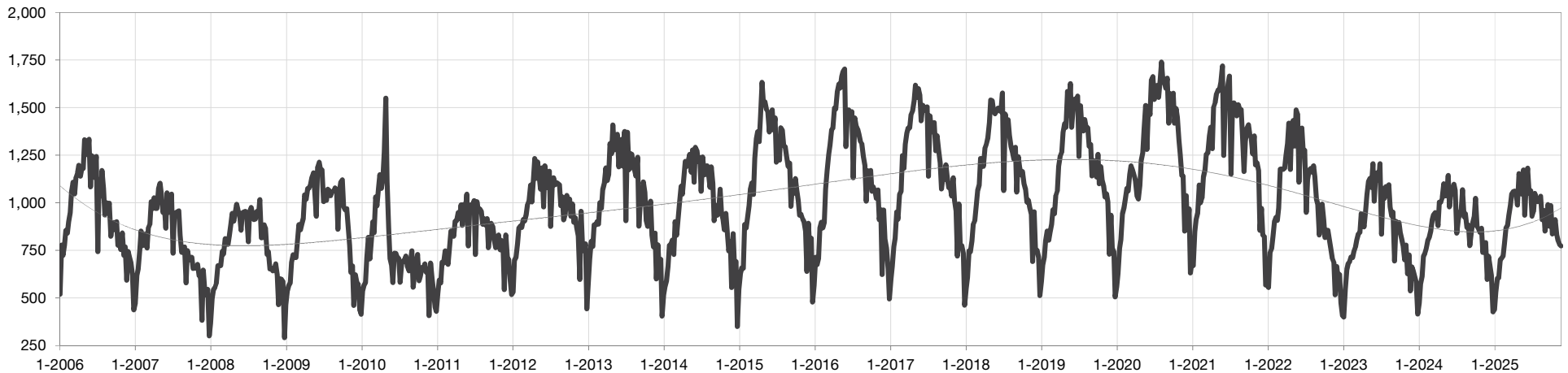


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
8/30/2025	959	882	+ 8.7%
9/6/2025	851	775	+ 9.8%
9/13/2025	915	848	+ 7.9%
9/20/2025	991	894	+ 10.9%
9/27/2025	877	926	- 5.3%
10/4/2025	986	1,024	- 3.7%
10/11/2025	837	875	- 4.3%
10/18/2025	850	864	- 1.6%
10/25/2025	911	845	+ 7.8%
11/1/2025	833	867	- 3.9%
11/8/2025	801	740	+ 8.2%
11/15/2025	781	788	- 0.9%
11/22/2025	773	791	- 2.3%
3-Month Total	11,365	11,119	+ 2.2%

Historical Pending Sales

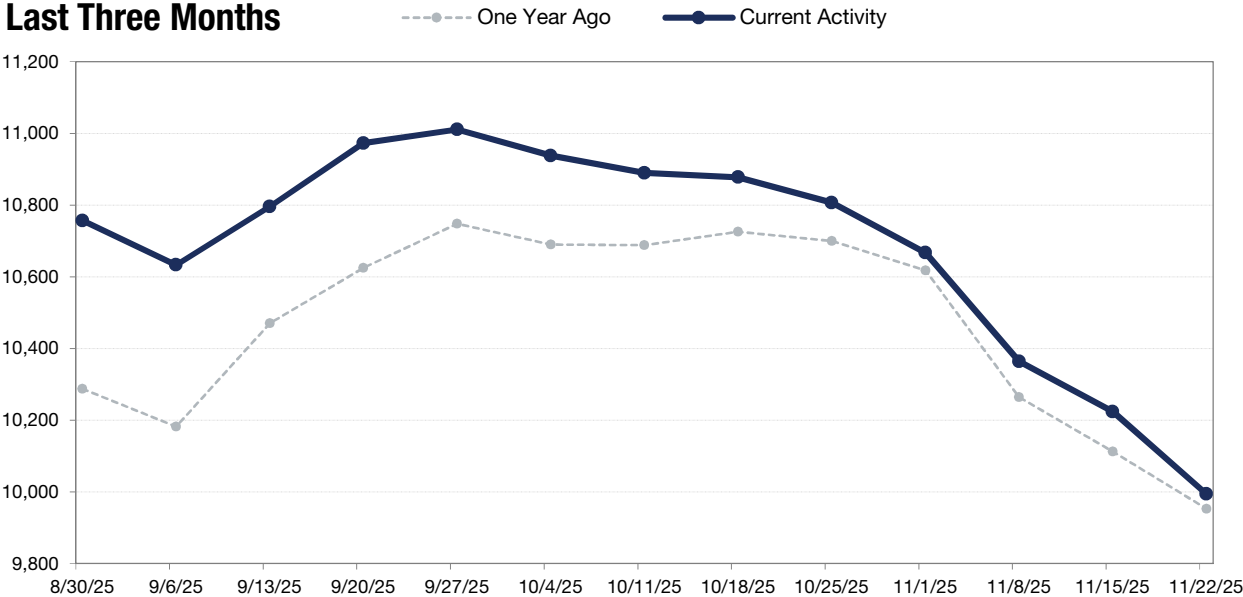


Inventory of Homes for Sale

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

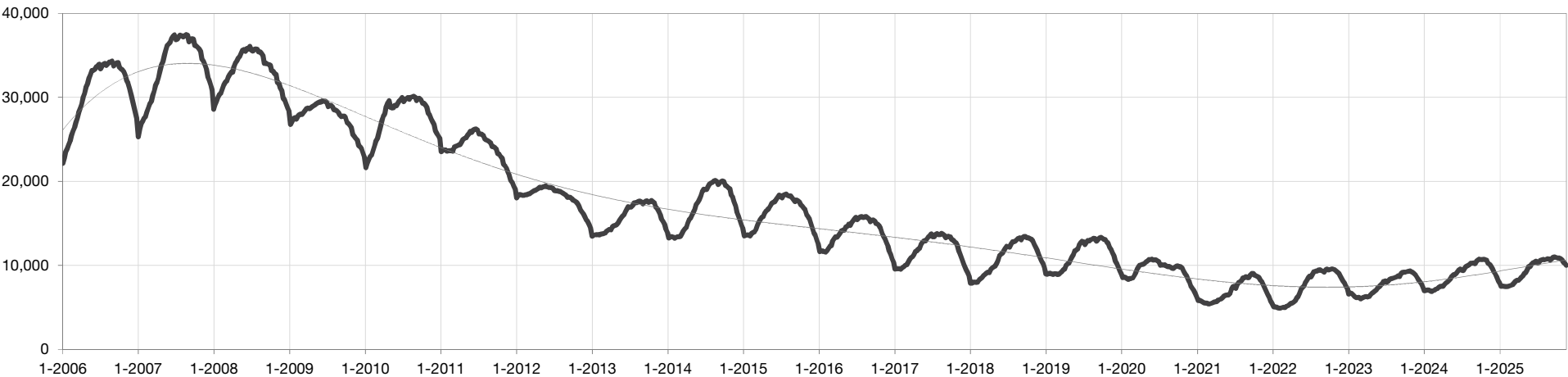


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
8/30/2025	10,757	10,287	+ 4.6%
9/6/2025	10,633	10,182	+ 4.4%
9/13/2025	10,796	10,470	+ 3.1%
9/20/2025	10,973	10,625	+ 3.3%
9/27/2025	11,011	10,748	+ 2.4%
10/4/2025	10,938	10,690	+ 2.3%
10/11/2025	10,890	10,688	+ 1.9%
10/18/2025	10,878	10,726	+ 1.4%
10/25/2025	10,807	10,700	+ 1.0%
11/1/2025	10,667	10,618	+ 0.5%
11/8/2025	10,364	10,264	+ 1.0%
11/15/2025	10,224	10,112	+ 1.1%
11/22/2025	9,994	9,953	+ 0.4%
3-Month Avg	10,687	10,466	+ 2.1%

Historical Inventory Levels

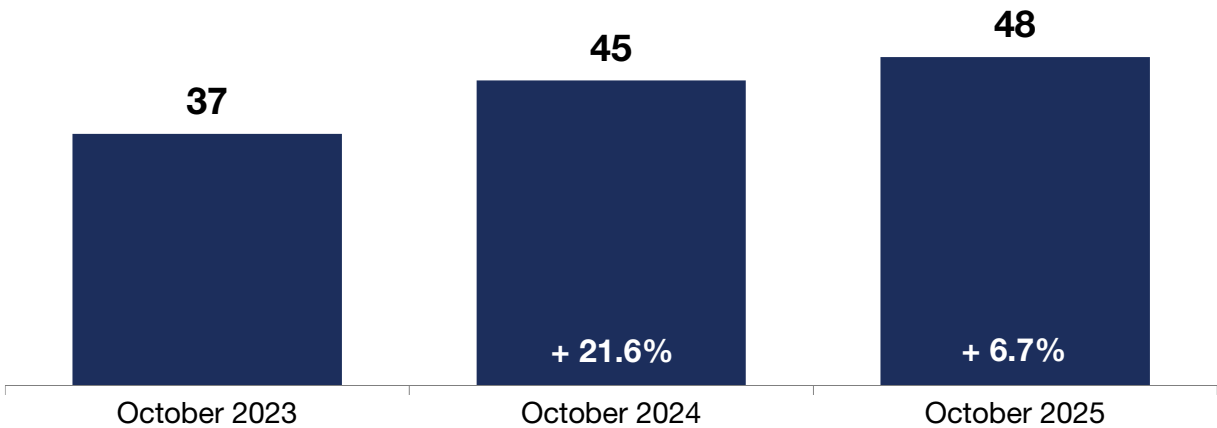


Days on Market Until Sale

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

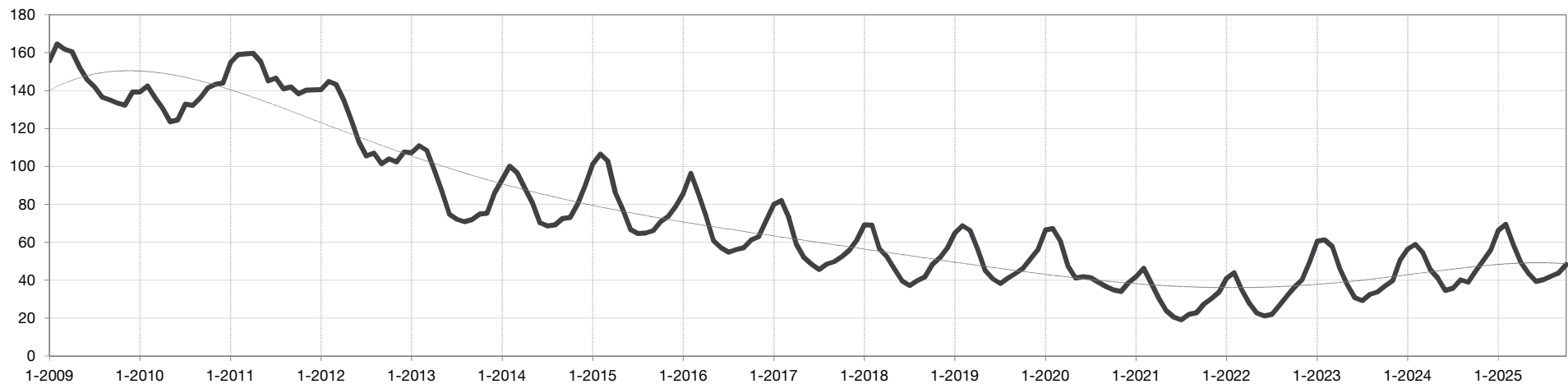


October



Month	Current Activity	One Year Previous	+ / -
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%
August 2025	42	40	+ 5.0%
September 2025	44	39	+ 12.8%
October 2025	48	45	+ 6.7%
12-Month Avg	49	44	+ 11.4%

Historical Days on Market Until Sale

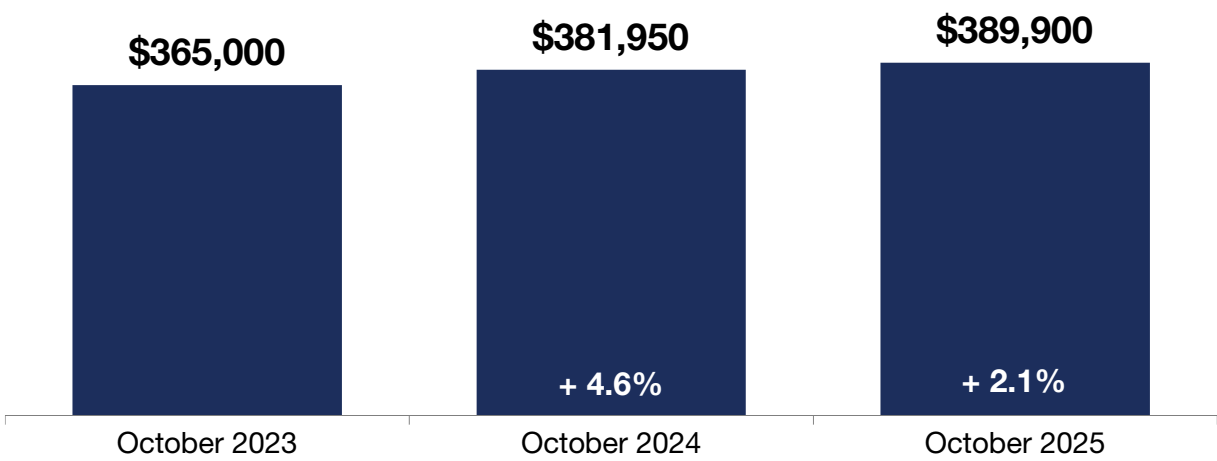


Median Sales Price

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

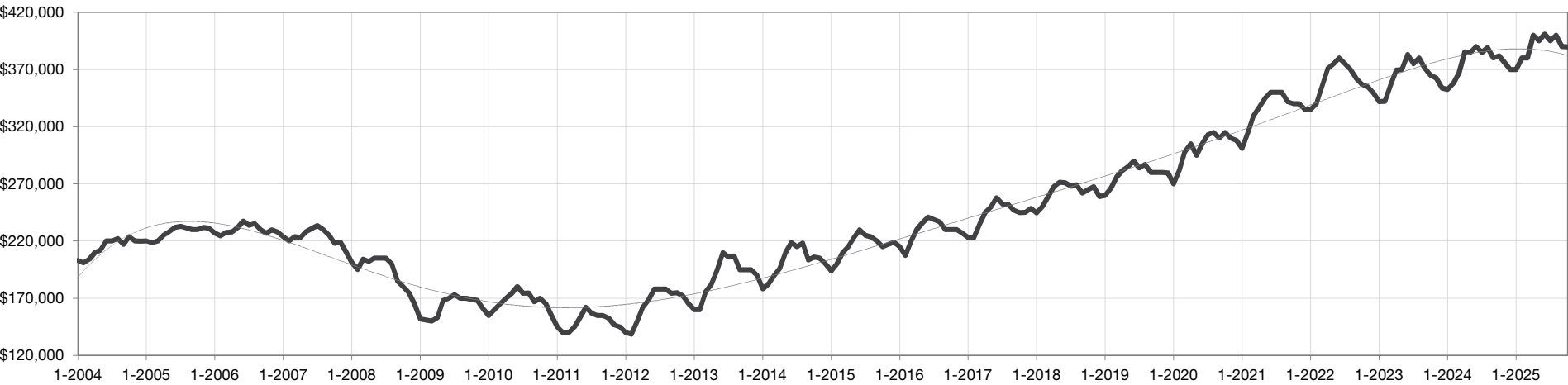


October



Month	Current Activity	One Year Previous	+ / -
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%
August 2025	\$399,997	\$389,000	+ 2.8%
September 2025	\$390,000	\$379,999	+ 2.6%
October 2025	\$389,900	\$381,950	+ 2.1%
12-Month Med	\$390,000	\$376,000	+ 3.7%

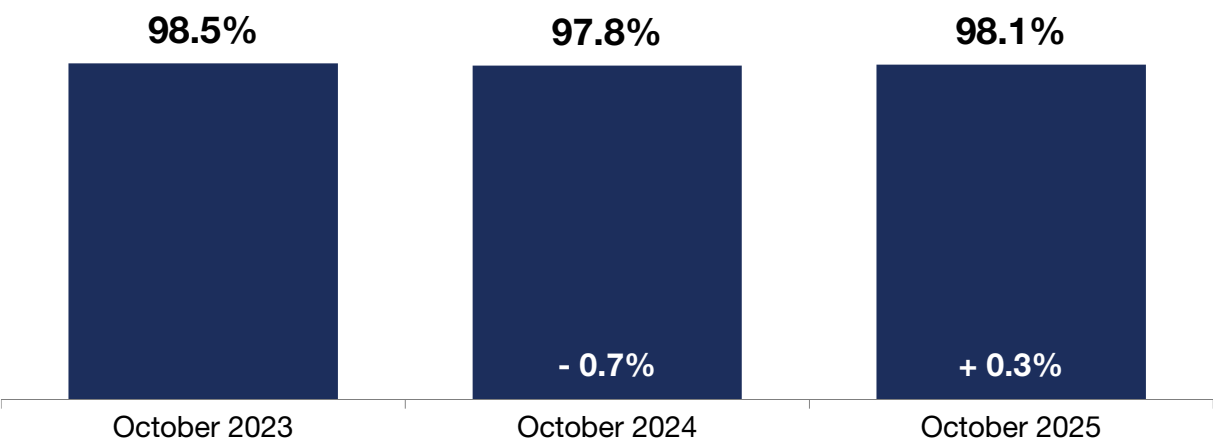
Historical Median Sales Price



Percent of Original List Price Received

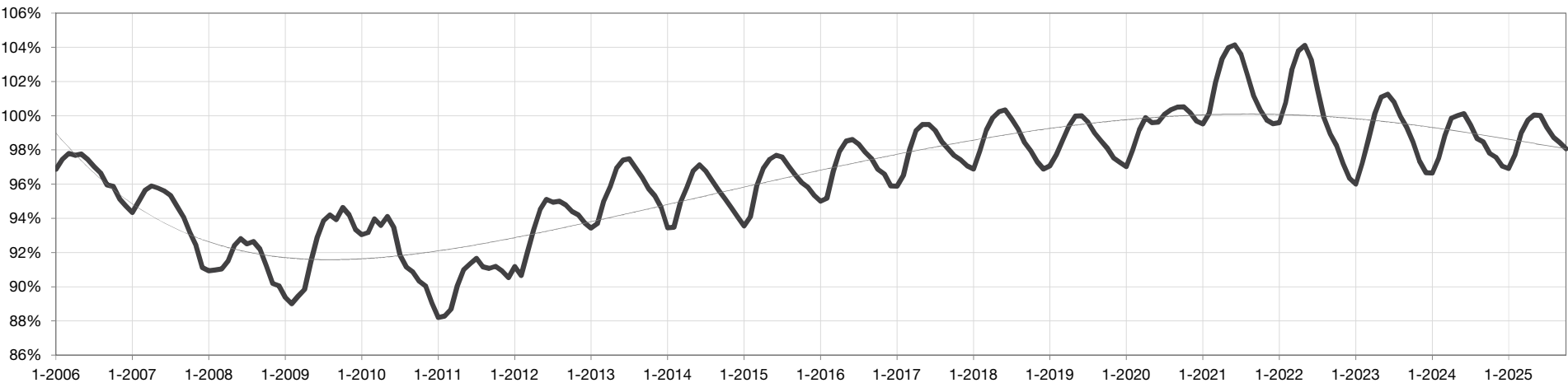
Percentage found when dividing a property’s sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

October



Month	Current Activity	One Year Previous	+ / -
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%
August 2025	98.7%	98.7%	0.0%
September 2025	98.4%	98.5%	- 0.1%
October 2025	98.1%	97.8%	+ 0.3%
12-Month Avg	98.7%	98.7%	0.0%

Historical Percent of Original List Price Received

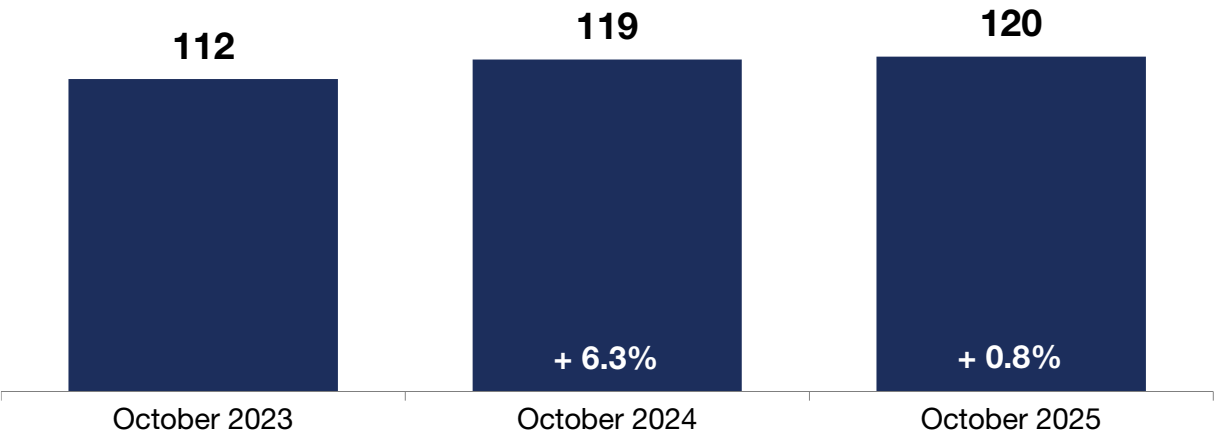


Housing Affordability Index



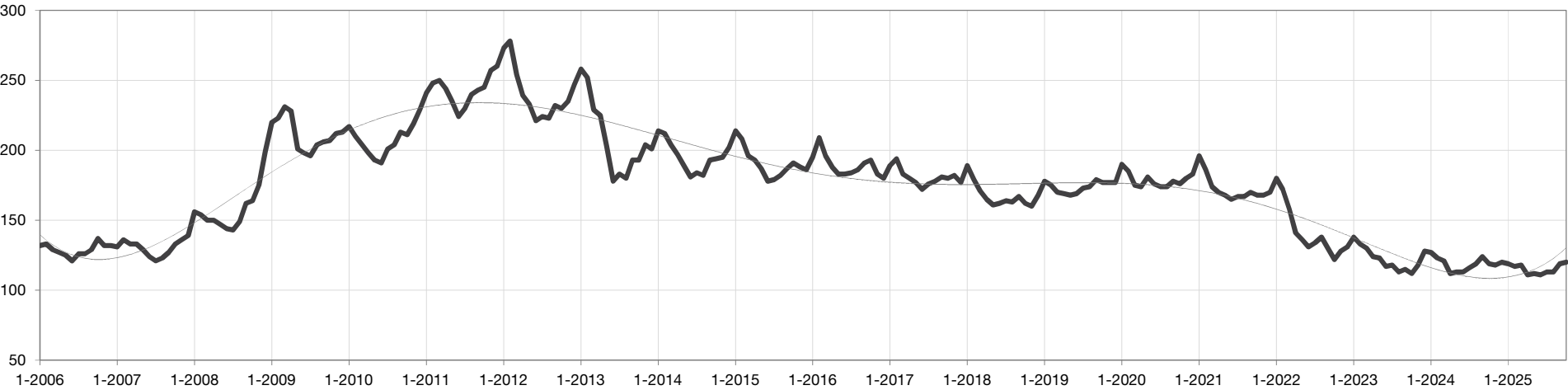
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

October



Month	Current Activity	One Year Previous	+ / -
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%
August 2025	113	119	- 5.0%
September 2025	119	124	- 4.0%
October 2025	120	119	+ 0.8%
12-Month Avg	116	119	- 2.5%

Historical Housing Affordability Index

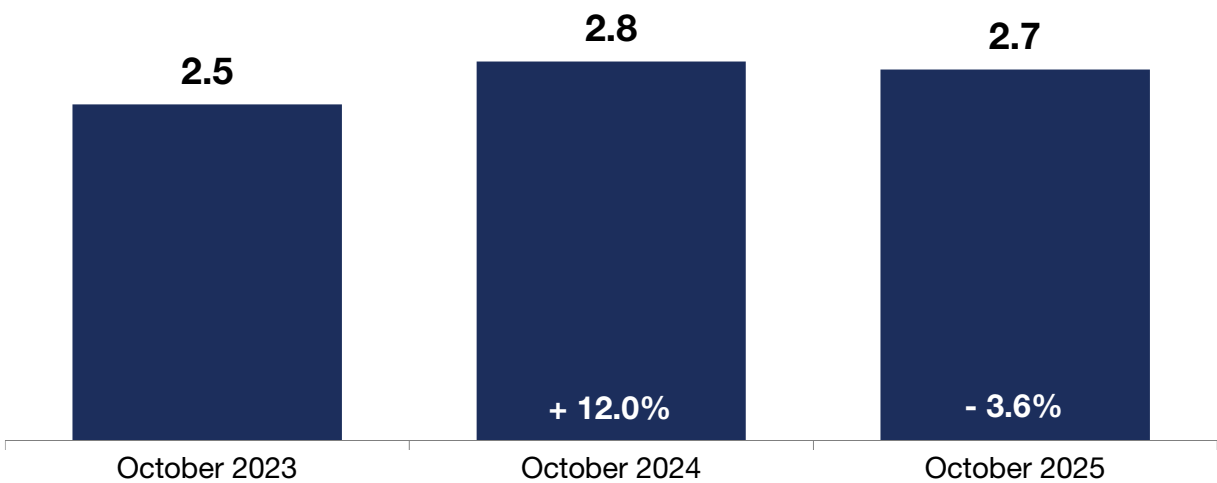


Months Supply of Homes for Sale

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.



October



Month	Current Activity	One Year Previous	+ / -
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%
August 2025	2.8	2.8	0.0%
September 2025	2.8	2.9	- 3.4%
October 2025	2.7	2.8	- 3.6%
12-Month Avg	2.5	2.4	+ 4.2%

Historical Months Supply of Homes for Sale

