MINNEAPOLIS AREA REALTORS®

Weekly Market Activity Report

A RESEARCH TOOL FROM **MINNEAPOLIS AREA REALTORS®**

For Week Ending October 31, 2026

Publish Date: November 9, 2026 • All comparisons are to 2025

Sales of new single-family houses were at a seasonally adjusted annual rate of 676,000 in September, according to the U.S. Census Bureau and the Department of Housing and Urban Development. New houses for sale totaled 476,000 at the end of September, 1.0% below the August estimate of 481,000, an 8.4-month supply at the current sales rate. The median sales price was $400,400, and the average sales price was $472,800, 6.7% below the September 2025 average of $506,800.

In the Twin Cities region, for the week ending October 31:

- New Listings decreased 13.9% to 1,049
- Pending Sales decreased 14.6% to 722
- Inventory increased 12.8% to 12,457

For the month of September:

- Median Sales Price increased 1.3% to $395,000
- Days on Market increased 11.4% to 49
- Percent of Original List Price Received decreased 0.7% to 97.7%
- Months Supply of Homes For Sale increased 13.8% to 3.3

Quick Facts

- 13.9%	- 14.6%	+ 12.8%
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

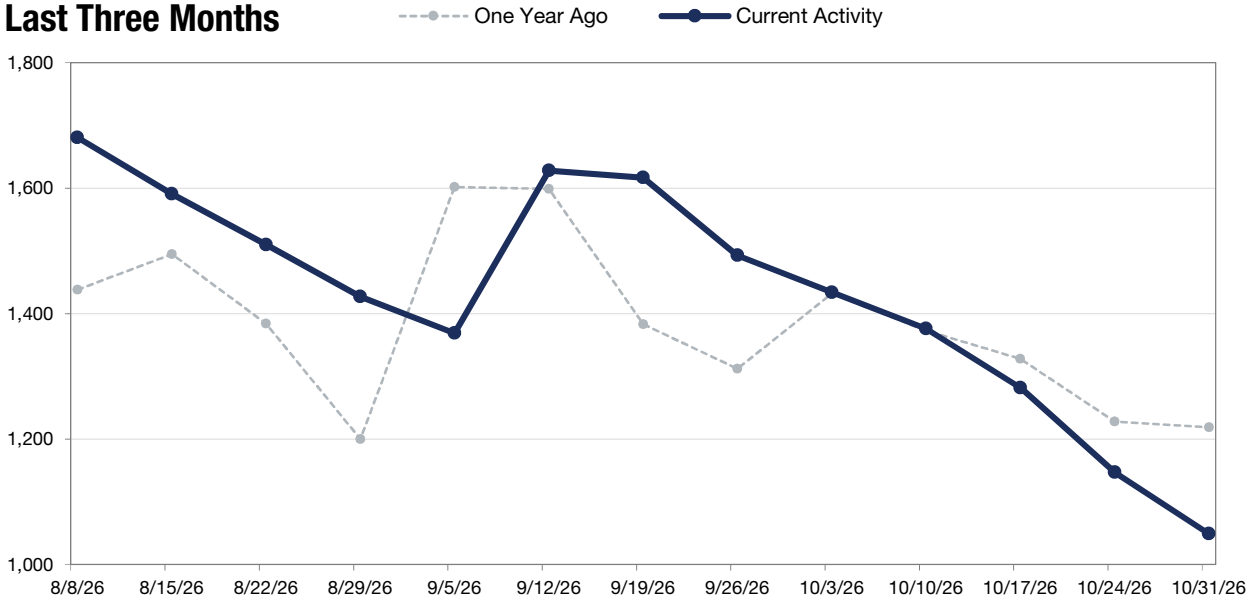
All data from NorthstarMLS. Provided by Minneapolis Area REALTORS®. Report © 2026 ShowingTime Plus, LLC.

New Listings

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

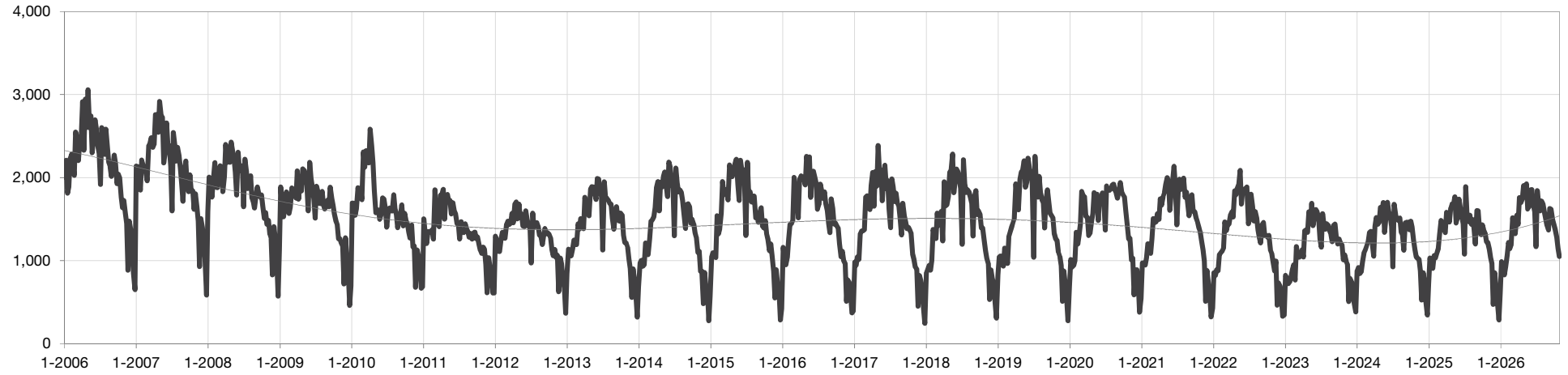
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Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / –
8/8/2026	**1,681**	1,438	+ 16.9%
8/15/2026	**1,591**	1,495	+ 6.4%
8/22/2026	**1,510**	1,384	+ 9.1%
8/29/2026	**1,427**	1,200	+ 18.9%
9/5/2026	**1,369**	1,602	- 14.5%
9/12/2026	**1,628**	1,599	+ 1.8%
9/19/2026	**1,617**	1,383	+ 16.9%
9/26/2026	**1,493**	1,312	+ 13.8%
10/3/2026	**1,434**	1,432	+ 0.1%
10/10/2026	**1,376**	1,373	+ 0.2%
10/17/2026	**1,282**	1,328	- 3.5%
10/24/2026	**1,147**	1,228	- 6.6%
10/31/2026	**1,049**	1,219	- 13.9%
3-Month Total	**18,604**	**17,993**	**+ 3.4%**

Historical New Listings

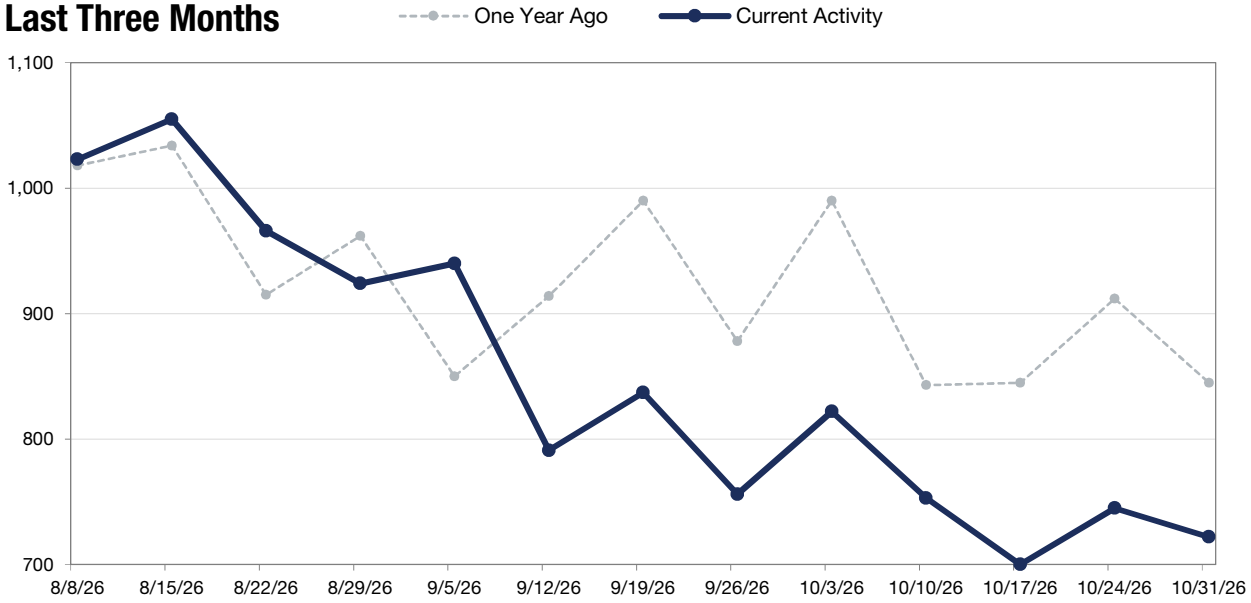


Pending Sales

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

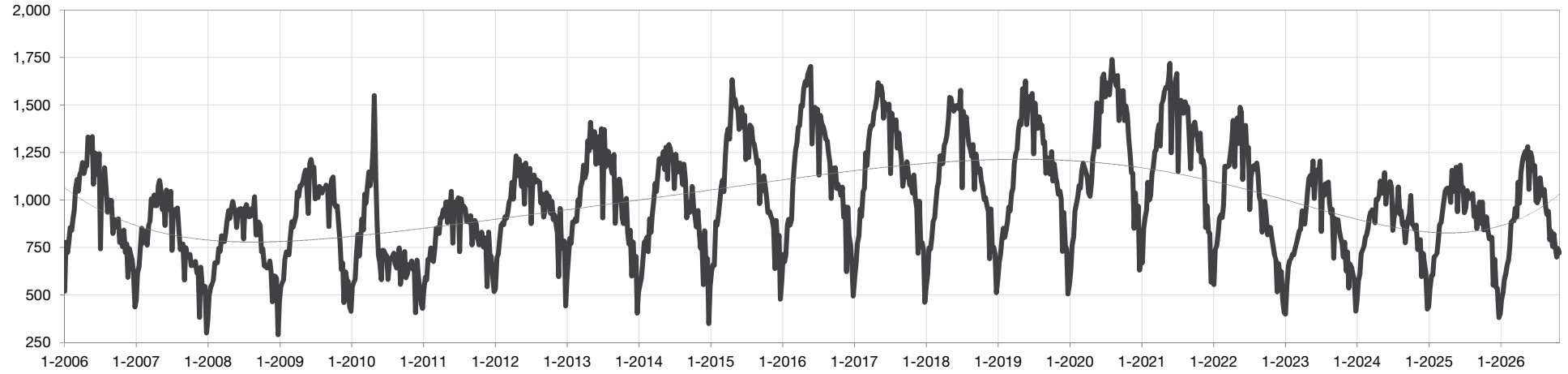
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Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / –
8/8/2026	**1,023**	1,018	+ 0.5%
8/15/2026	**1,055**	1,034	+ 2.0%
8/22/2026	**966**	915	+ 5.6%
8/29/2026	**924**	962	- 4.0%
9/5/2026	**940**	850	+ 10.6%
9/12/2026	**791**	914	- 13.5%
9/19/2026	**837**	990	- 15.5%
9/26/2026	**756**	878	- 13.9%
10/3/2026	**822**	990	- 17.0%
10/10/2026	**753**	843	- 10.7%
10/17/2026	**700**	845	- 17.2%
10/24/2026	**745**	912	- 18.3%
10/31/2026	**722**	845	- 14.6%
3-Month Total	**11,034**	**11,996**	**- 8.0%**

Historical Pending Sales

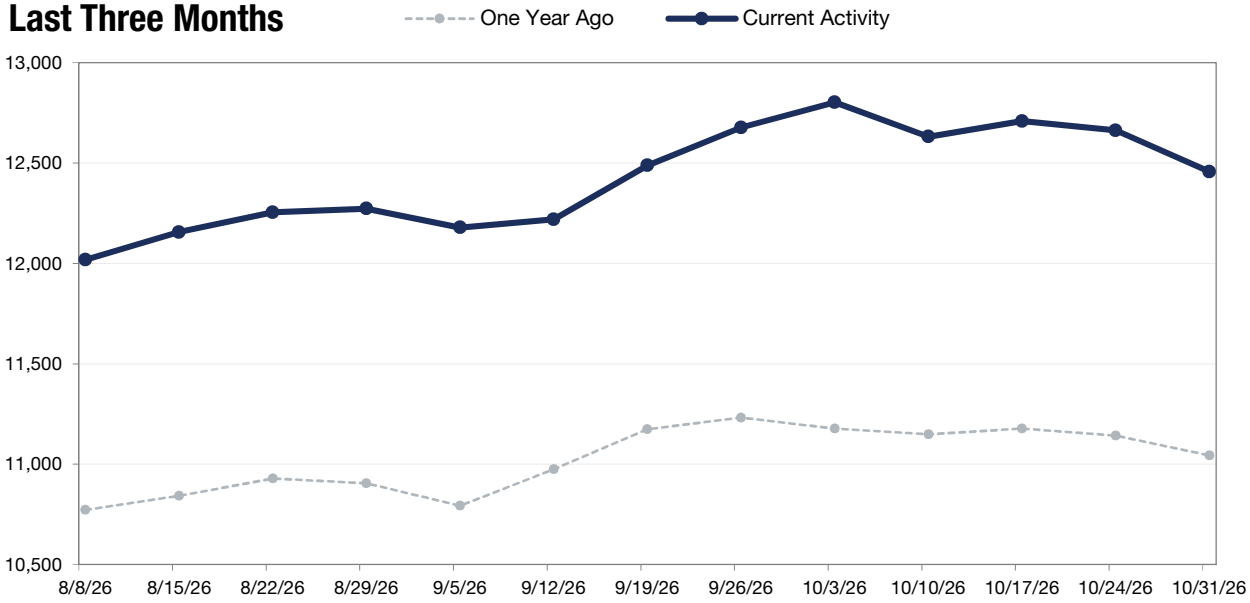


Inventory of Homes for Sale

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

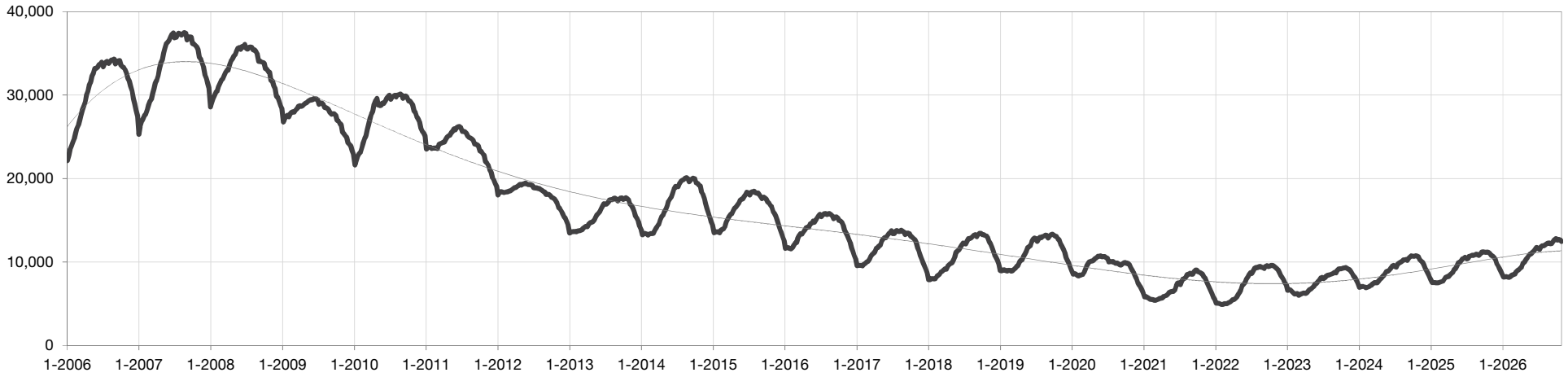
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Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / –
8/8/2026	**12,018**	10,772	+ 11.6%
8/15/2026	**12,156**	10,843	+ 12.1%
8/22/2026	**12,255**	10,928	+ 12.1%
8/29/2026	**12,273**	10,905	+ 12.5%
9/5/2026	**12,179**	10,793	+ 12.8%
9/12/2026	**12,220**	10,975	+ 11.3%
9/19/2026	**12,488**	11,175	+ 11.7%
9/26/2026	**12,677**	11,232	+ 12.9%
10/3/2026	**12,803**	11,177	+ 14.5%
10/10/2026	**12,632**	11,149	+ 13.3%
10/17/2026	**12,709**	11,177	+ 13.7%
10/24/2026	**12,663**	11,143	+ 13.6%
10/31/2026	**12,457**	11,044	+ 12.8%
3-Month Avg	**12,425**	**11,024**	**+ 12.7%**

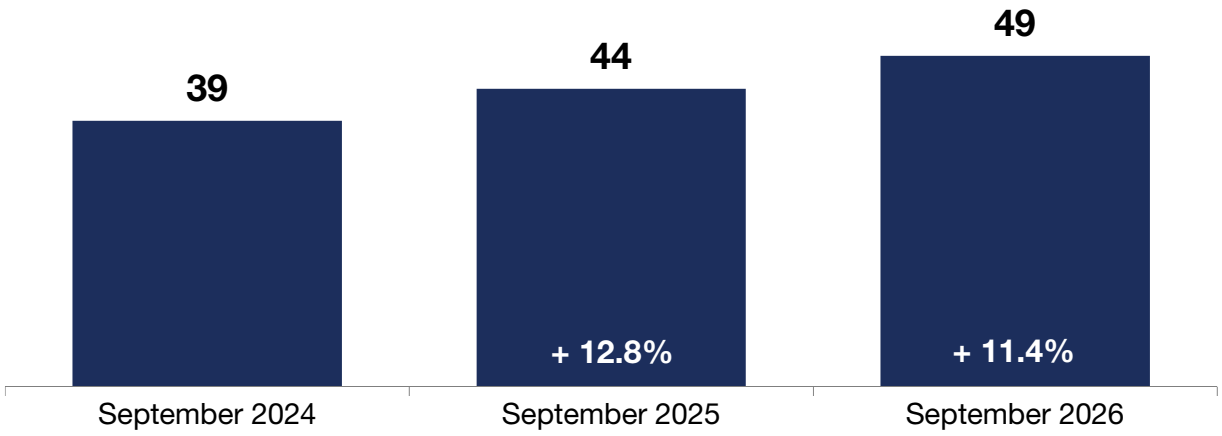
Historical Inventory Levels



Days on Market Until Sale

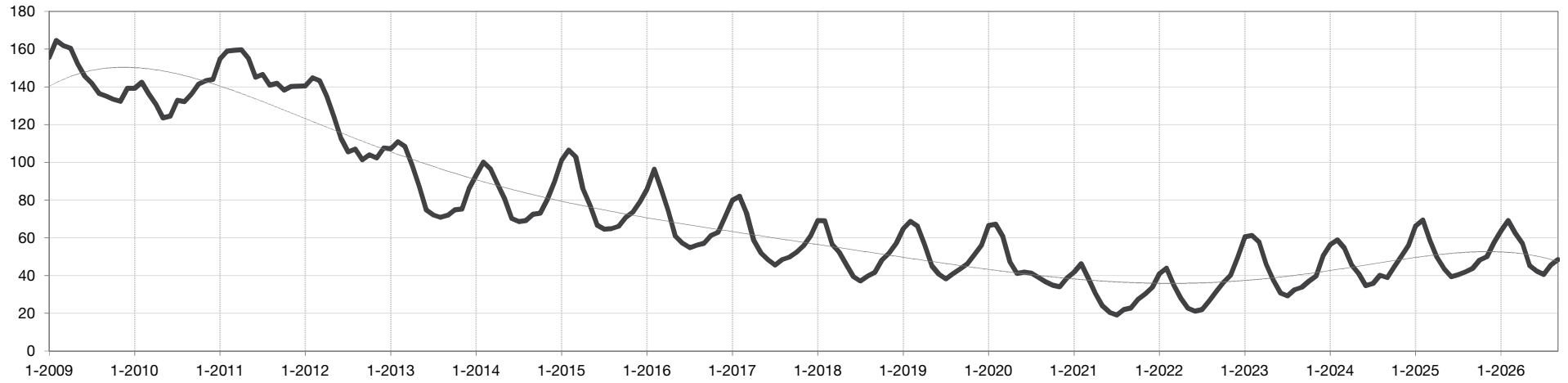
Average number of days between when a property is listed and when an offer is accepted in a given month.

September



Month	Current Activity	One Year Previous	+ / –
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%
March 2026	**63**	59	+ 6.8%
April 2026	**57**	50	+ 14.0%
May 2026	**45**	44	+ 2.3%
June 2026	**42**	39	+ 7.7%
July 2026	**41**	40	+ 2.5%
August 2026	**46**	42	+ 9.5%
September 2026	**49**	44	+ 11.4%
12-Month Avg	**50**	**48**	**+ 4.2%**

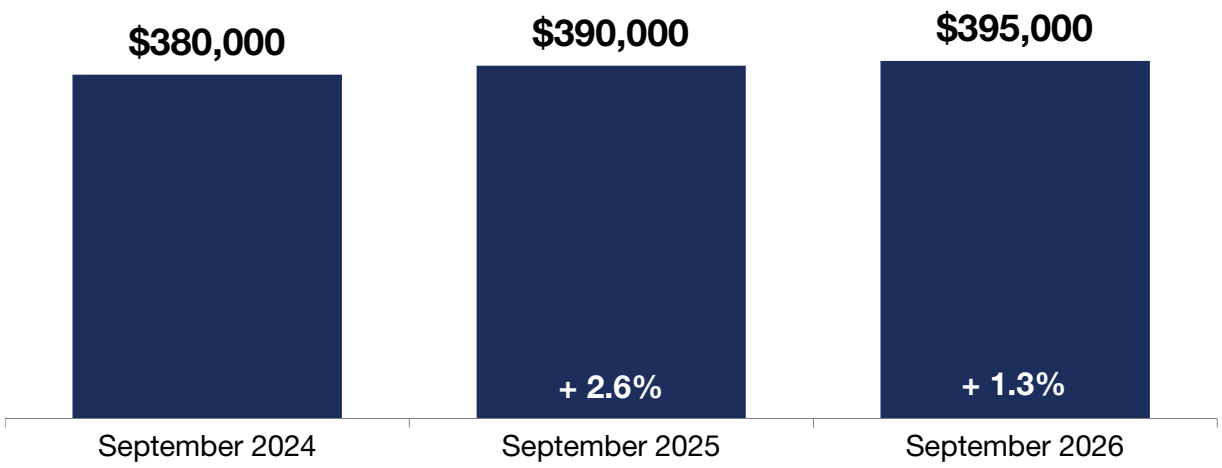
Historical Days on Market Until Sale



Median Sales Price

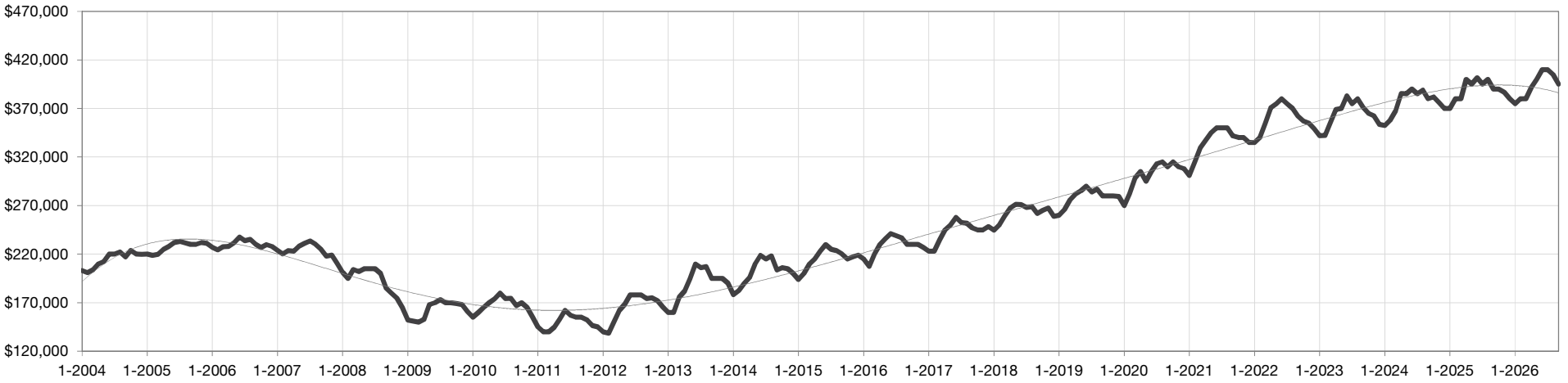
Median price point for all closed sales, not accounting for seller concessions, in a given month.

September



Month	Current Activity	One Year Previous	+ / –
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%
March 2026	**$380,000**	$380,000	0.0%
April 2026	**$392,000**	$399,900	- 2.0%
May 2026	**$399,900**	$395,000	+ 1.2%
June 2026	**$410,000**	$401,500	+ 2.1%
July 2026	**$409,875**	$395,000	+ 3.8%
August 2026	**$404,900**	$400,000	+ 1.2%
September 2026	**$395,000**	$390,000	+ 1.3%
12-Month Med	**$395,000**	**$390,000**	**+ 1.3%**

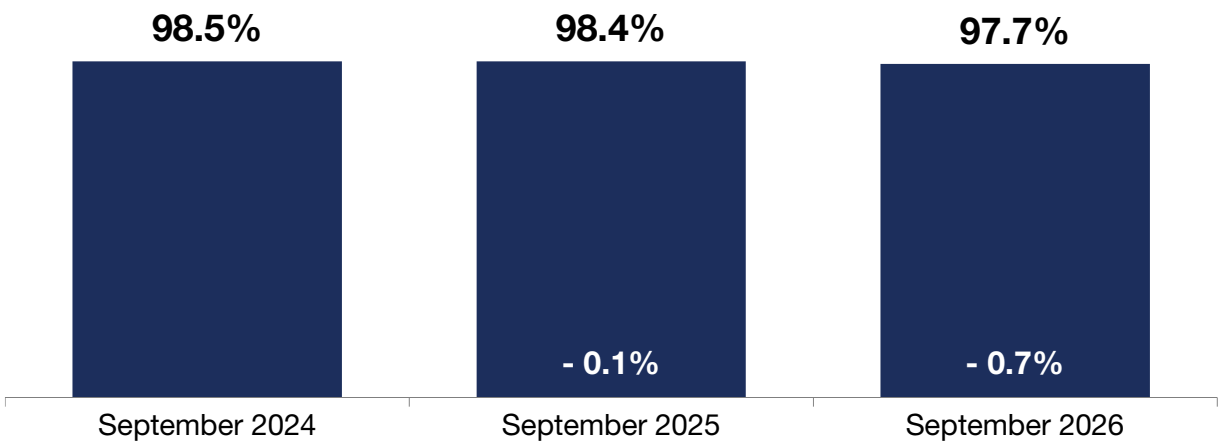
Historical Median Sales Price



Percent of Original List Price Received

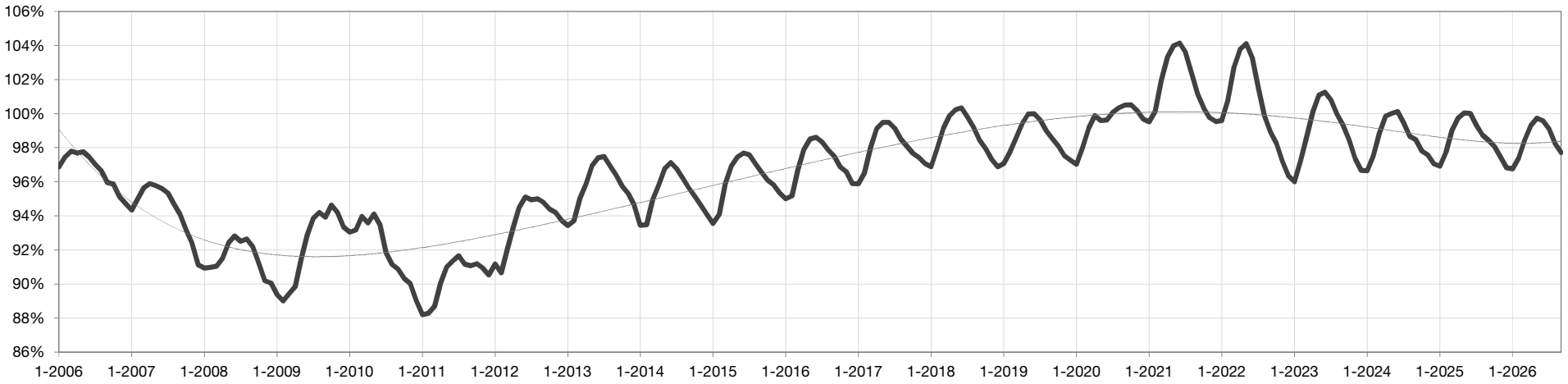
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

September



Month	Current Activity	One Year Previous	+ / –
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%
March 2026	**98.5%**	99.0%	- 0.5%
April 2026	**99.3%**	99.7%	- 0.4%
May 2026	**99.7%**	100.0%	- 0.3%
June 2026	**99.6%**	100.0%	- 0.4%
July 2026	**99.1%**	99.3%	- 0.2%
August 2026	**98.2%**	98.8%	- 0.6%
September 2026	**97.7%**	98.4%	- 0.7%
12-Month Avg	**98.4%**	**98.7%**	**- 0.3%**

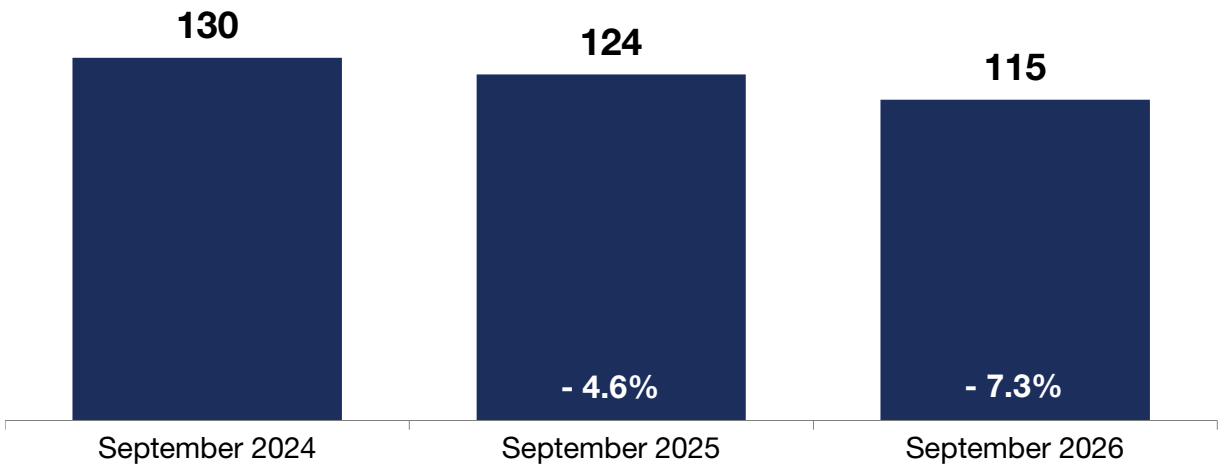
Historical Percent of Original List Price Received



Housing Affordability Index

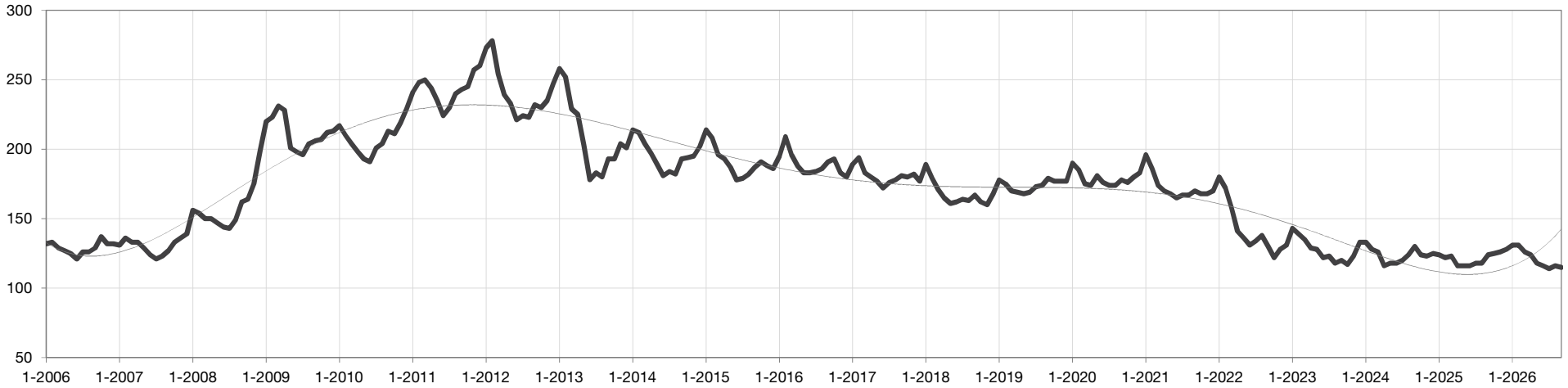
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

September



Month	Current Activity	One Year Previous	+ / –
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%
March 2026	**126**	123	+ 2.4%
April 2026	**124**	116	+ 6.9%
May 2026	**118**	116	+ 1.7%
June 2026	**116**	116	0.0%
July 2026	**114**	118	- 3.4%
August 2026	**116**	118	- 1.7%
September 2026	**115**	124	- 7.3%
12-Month Avg	**123**	**121**	**+ 1.7%**

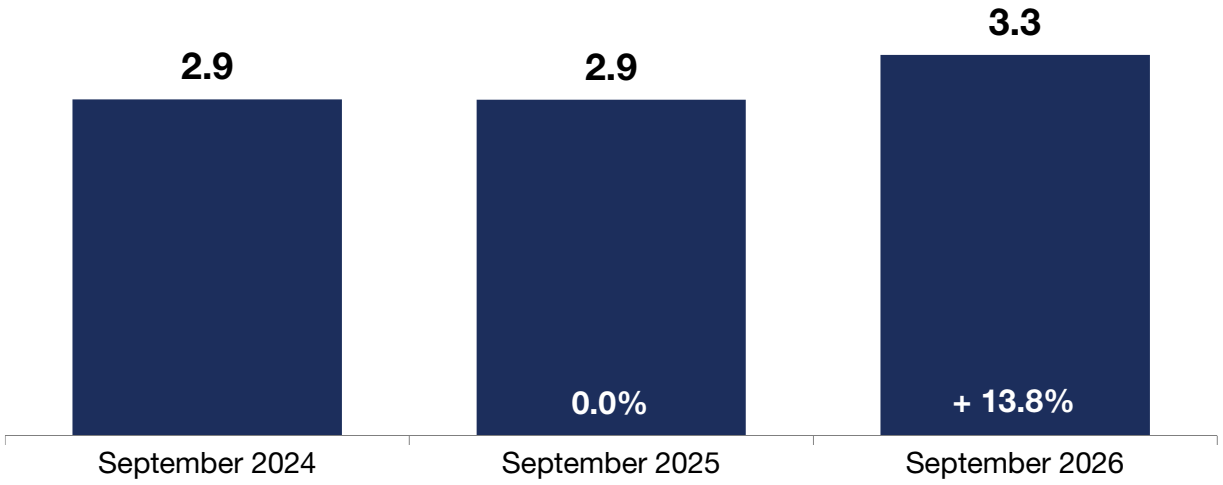
Historical Housing Affordability Index



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.

September



Month	Current Activity	One Year Previous	+ / –
October 2025	**2.8**	2.8	0.0%
November 2025	**2.6**	2.5	+ 4.0%
December 2025	**2.1**	2.0	+ 5.0%
January 2026	**2.2**	2.0	+ 10.0%
February 2026	**2.3**	2.1	+ 9.5%
March 2026	**2.4**	2.2	+ 9.1%
April 2026	**2.7**	2.4	+ 12.5%
May 2026	**2.9**	2.7	+ 7.4%
June 2026	**2.9**	2.7	+ 7.4%
July 2026	**3.1**	2.8	+ 10.7%
August 2026	**3.1**	2.8	+ 10.7%
September 2026	**3.3**	2.9	+ 13.8%
12-Month Avg	**2.7**	**2.5**	**+ 8.0%**

Historical Months Supply of Homes for Sale

