

Weekly Market Activity Report

A RESEARCH TOOL FROM MINNEAPOLIS AREA REALTORS®

For Week Ending October 11, 2025

Publish Date: October 20, 2025 • All comparisons are to 2024

Rising housing costs have led many young adults to delay moving out of their parents' homes. According to the 2023 American Community Survey (ACS), 19.2% of adults aged 25 to 34 lived with a parent or parent-in-law in 2023—approximately 8.5 million people. Although down from a peak of 22% in 2017-2018, the share of young adults living with parents remains elevated compared to 2000, when fewer than 12% did so.

In the Twin Cities region, for the week ending October 11:

- New Listings decreased 4.3% to 1,343
- Pending Sales decreased 5.1% to 831
- Inventory decreased 0.2% to 10,659

For the month of September:

- Median Sales Price increased 2.6% to \$390,000
- Days on Market increased 12.8% to 44
- Percent of Original List Price Received decreased 0.1% to 98.4%
- Months Supply of Homes For Sale decreased 3.4% to 2.8

Quick Facts

- 4.3%

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 U	ntil Sale		5
Median Sales Pric	е		6
Percent of Origina	I List Price Received		7
Housing Affordabi	lity Index		8
Months Supply of	Homes for Sale		9

- 5.1%

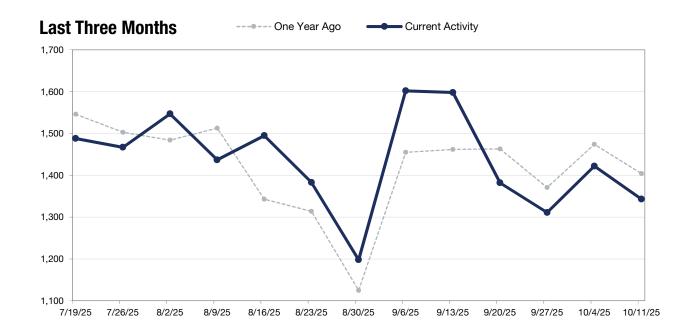
- 0.2%



New Listings

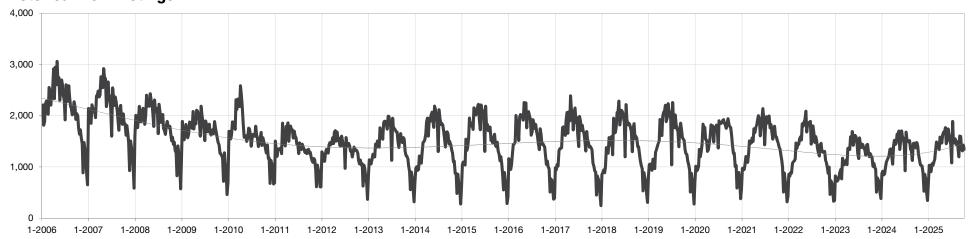






For the Week Ending	Current Activity	One Year Previous	+/-
7/19/2025	1,488	1,546	- 3.8%
7/26/2025	1,467	1,503	- 2.4%
8/2/2025	1,547	1,484	+ 4.2%
8/9/2025	1,437	1,513	- 5.0%
8/16/2025	1,495	1,343	+ 11.3%
8/23/2025	1,383	1,314	+ 5.3%
8/30/2025	1,198	1,125	+ 6.5%
9/6/2025	1,602	1,455	+ 10.1%
9/13/2025	1,598	1,462	+ 9.3%
9/20/2025	1,382	1,463	- 5.5%
9/27/2025	1,311	1,371	- 4.4%
10/4/2025	1,422	1,474	- 3.5%
10/11/2025	1,343	1,404	- 4.3%
3-Month Total	18,673	18,457	+ 1.2%

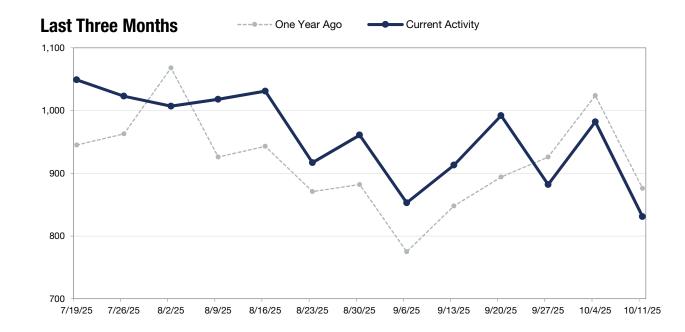
Historical New Listings



Pending Sales

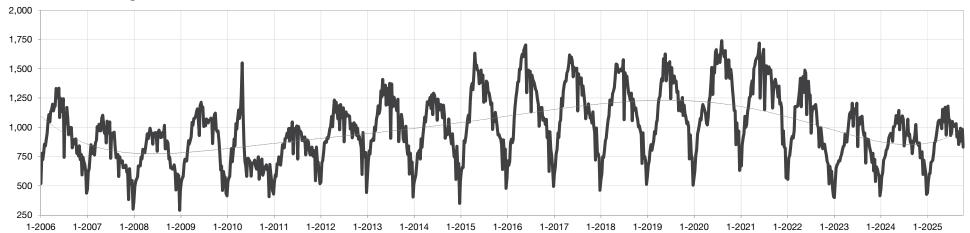
A count of the properties on which offers have been accepted in a given week.





For the Week Ending	Current Activity	One Year Previous	+/-
7/19/2025	1,049	945	+ 11.0%
7/26/2025	1,023	963	+ 6.2%
8/2/2025	1,007	1,068	- 5.7%
8/9/2025	1,018	926	+ 9.9%
8/16/2025	1,031	943	+ 9.3%
8/23/2025	917	871	+ 5.3%
8/30/2025	961	882	+ 9.0%
9/6/2025	853	775	+ 10.1%
9/13/2025	913	848	+ 7.7%
9/20/2025	992	894	+ 11.0%
9/27/2025	882	926	- 4.8%
10/4/2025	982	1,024	- 4.1%
10/11/2025	831	876	- 5.1%
3-Month Total	12,459	11,941	+ 4.3%

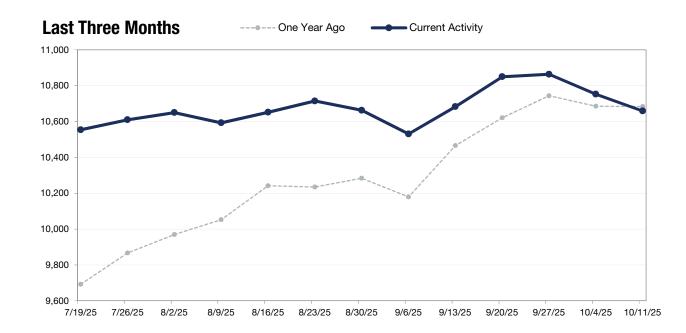
Historical Pending Sales



Inventory of Homes for Sale

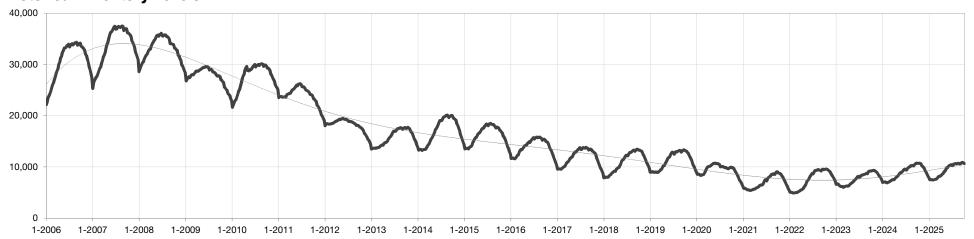




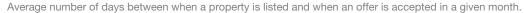


For the Week Ending	Current Activity	One Year Previous	+/-
7/19/2025	10,554	9,692	+ 8.9%
7/26/2025	10,610	9,867	+ 7.5%
8/2/2025	10,650	9,970	+ 6.8%
8/9/2025	10,593	10,053	+ 5.4%
8/16/2025	10,652	10,242	+ 4.0%
8/23/2025	10,715	10,235	+ 4.7%
8/30/2025	10,663	10,284	+ 3.7%
9/6/2025	10,531	10,179	+ 3.5%
9/13/2025	10,683	10,466	+ 2.1%
9/20/2025	10,850	10,621	+ 2.2%
9/27/2025	10,864	10,744	+ 1.1%
10/4/2025	10,753	10,686	+ 0.6%
10/11/2025	10,659	10,684	- 0.2%
3-Month Avg	10,675	10,286	+ 3.8%

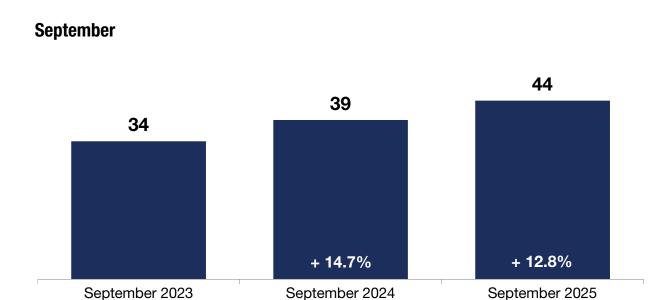
Historical Inventory Levels



Days on Market Until Sale

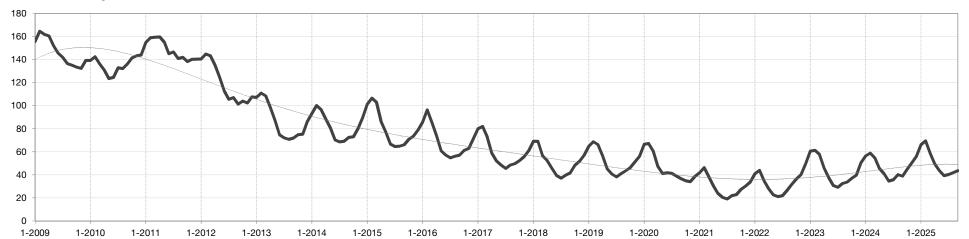






Month	Current Activity	One Year Previous	+/-
October 2024	45	37	+ 21.6%
November 2024	50	40	+ 25.0%
December 2024	56	51	+ 9.8%
January 2025	66	56	+ 17.9%
February 2025	69	59	+ 16.9%
March 2025	59	55	+ 7.3%
April 2025	50	46	+ 8.7%
May 2025	44	41	+ 7.3%
June 2025	39	35	+ 11.4%
July 2025	40	36	+ 11.1%
August 2025	42	40	+ 5.0%
September 2025	44	39	+ 12.8%
12-Month Avg	48	43	+ 11.6%

Historical Days on Market Until Sale

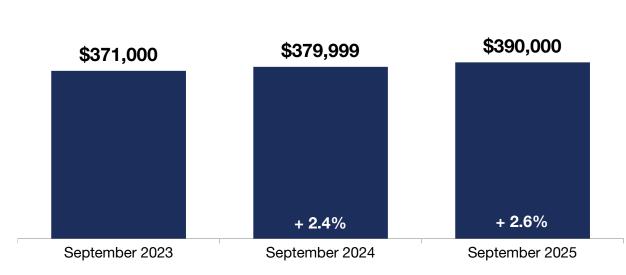


Median Sales Price



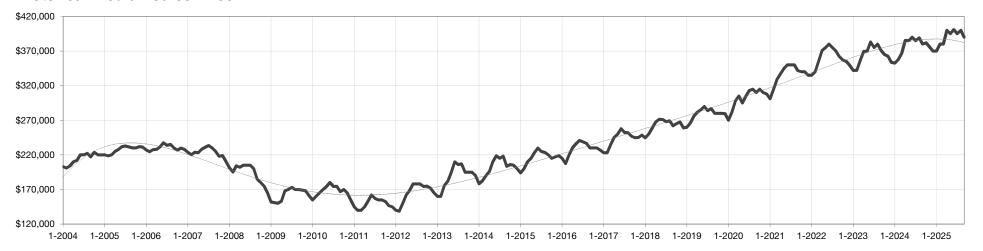


September



Month	Current Activity	One Year Previous	+/-
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%
August 2025	\$400,000	\$389,000	+ 2.8%
September 2025	\$390,000	\$379,999	+ 2.6%
12-Month Med	\$390,000	\$375,000	+ 4.0%

Historical Median Sales Price

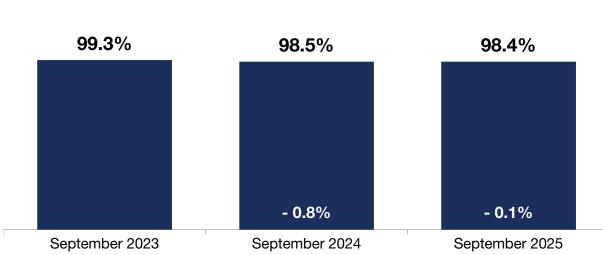


Percent of Original List Price Received



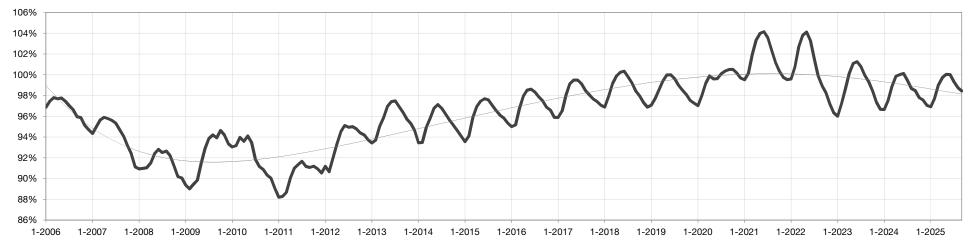
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.





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

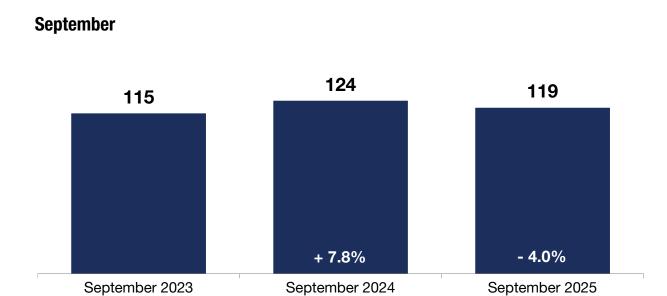
Historical Percent of Original List Price Received



Housing Affordability Index

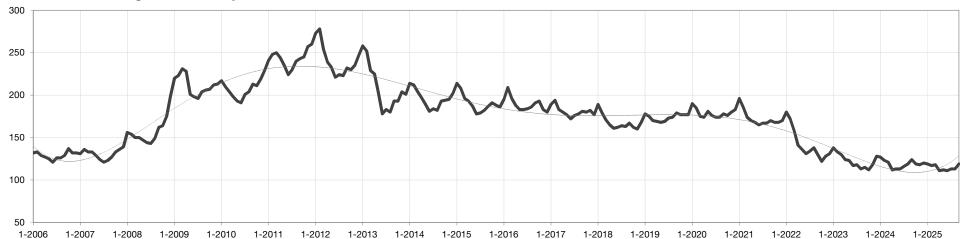


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



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

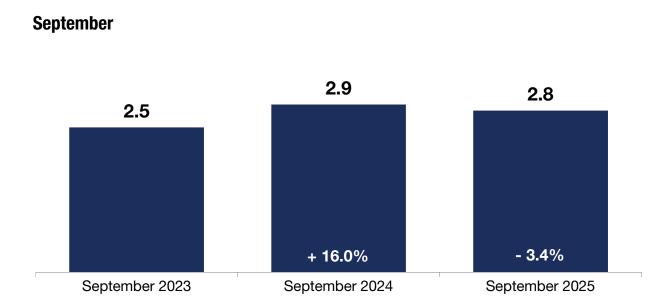
Historical Housing Affordability Index



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.



Month	Current Activity	One Year Previous	+/-
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%
August 2025	2.8	2.8	0.0%
September 2025	2.8	2.9	- 3.4%
12-Month Avg	2.5	2.3	+ 8.7%

Historical Months Supply of Homes for Sale

