

Weekly Market Activity Report

A RESEARCH TOOL FROM MINNEAPOLIS AREA REALTORS®

For Week Ending May 3, 2025

Publish Date: May 12, 2025 • All comparisons are to 2024

U.S. pending home sales increased 6.1% from the previous month, the largest monthly increase since December 2023, according to the National Association of REALTORS®. Economists polled by Reuters had forecast an increase of 1% for the month. Monthly pending sales activity was up in the West, Midwest, and South, while the Northeast saw a decline.

In the Twin Cities region, for the week ending May 3:

- New Listings decreased 0.2% to 1,635
- Pending Sales increased 2.6% to 1,129
- Inventory increased 5.7% to 8,663

For the month of March:

- Median Sales Price increased 3.5% to \$380,000
- Days on Market increased 7.3% to 59
- Percent of Original List Price Received increased 0.2% to 99.0%
- Months Supply of Homes For Sale increased 5.0% to 2.1

Quick Facts

- 0.2%	+ 2.6%	+ 5.7%
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

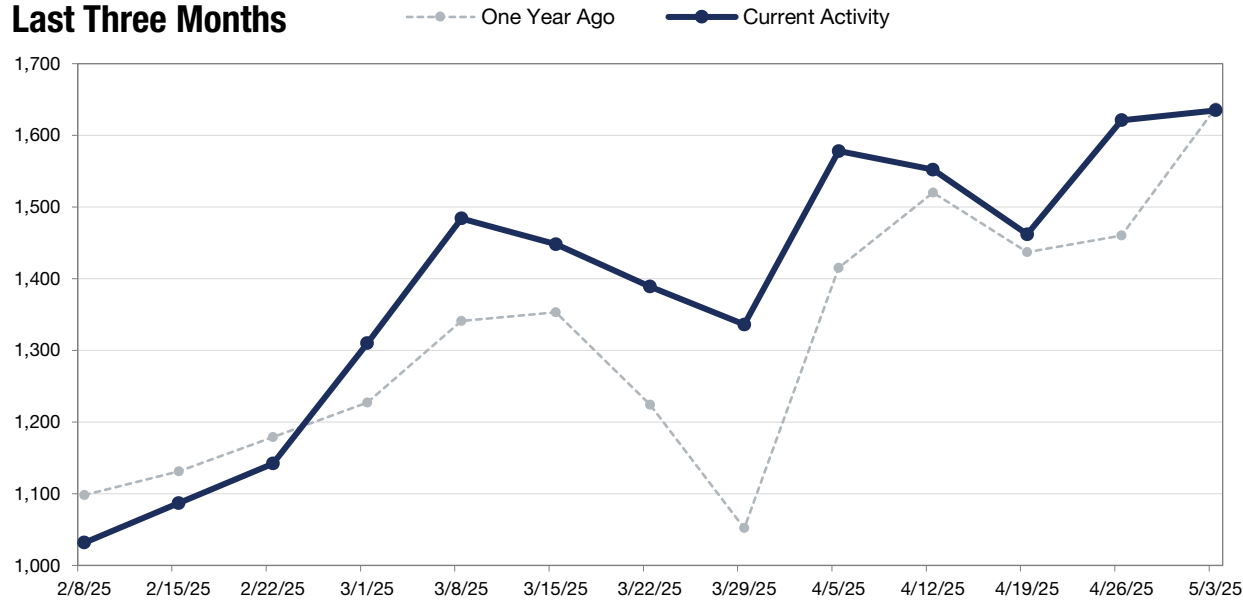
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New Listings

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

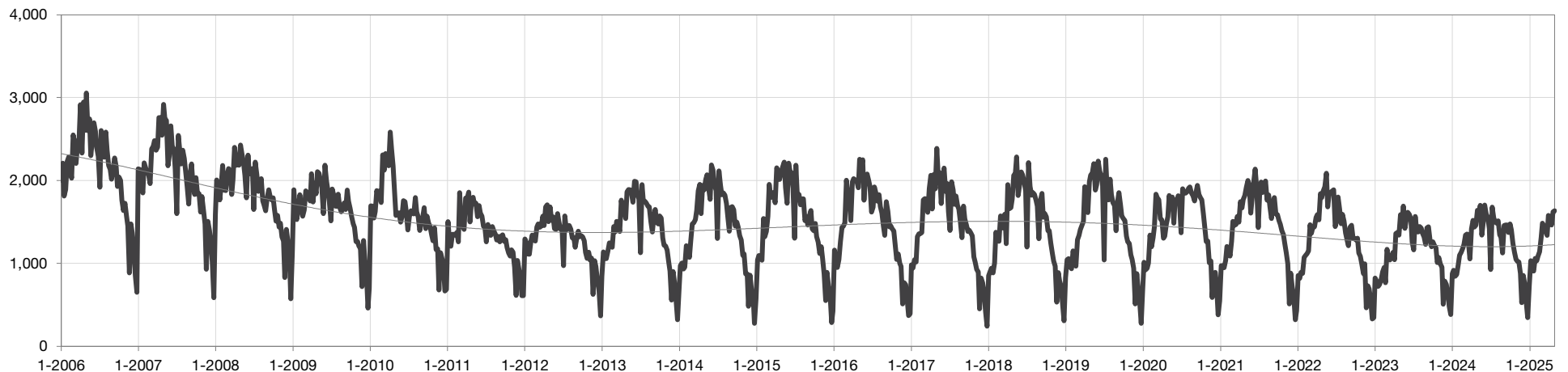


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
2/8/2025	1,032	1,098	- 6.0%
2/15/2025	1,087	1,131	- 3.9%
2/22/2025	1,142	1,179	- 3.1%
3/1/2025	1,310	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	1,578	1,415	+ 11.5%
4/12/2025	1,552	1,520	+ 2.1%
4/19/2025	1,462	1,437	+ 1.7%
4/26/2025	1,621	1,460	+ 11.0%
5/3/2025	1,635	1,639	- 0.2%
3-Month Total	18,076	17,076	+ 5.9%

Historical New Listings

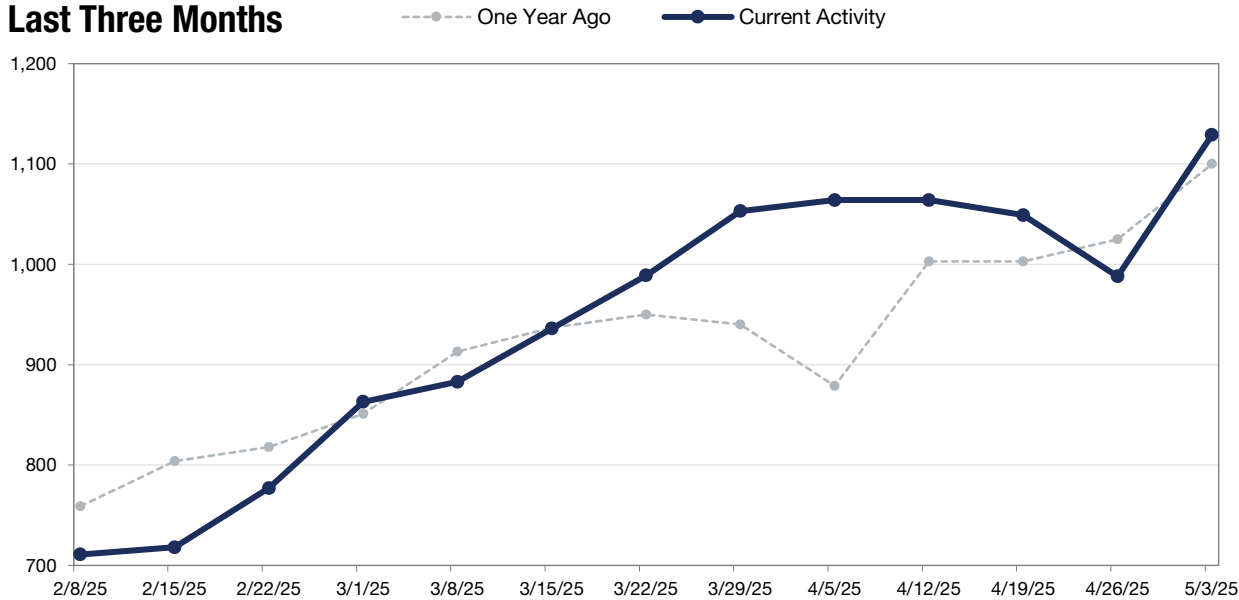


Pending Sales

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

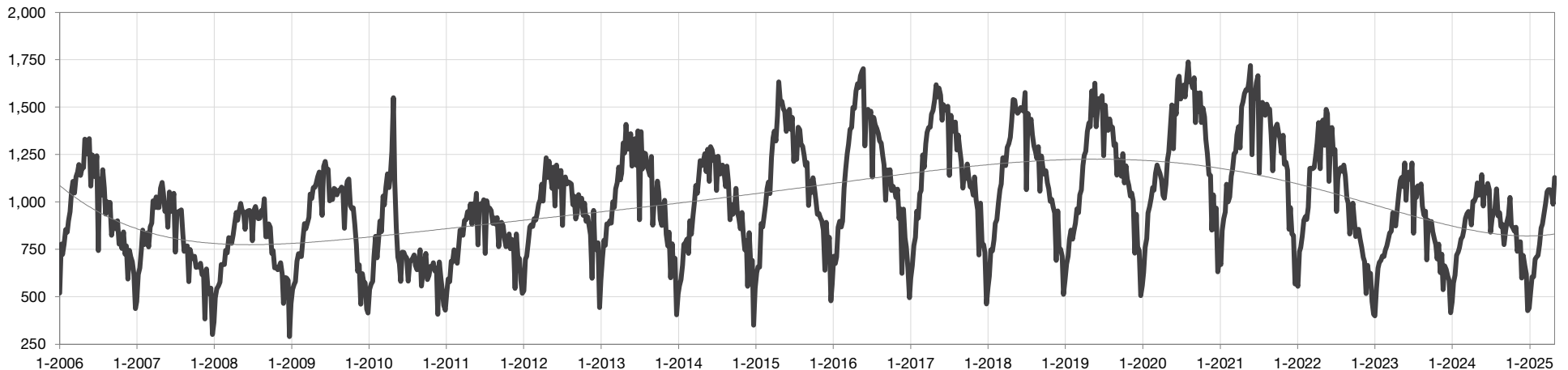


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
2/8/2025	711	759	- 6.3%
2/15/2025	718	804	- 10.7%
2/22/2025	777	818	- 5.0%
3/1/2025	863	851	+ 1.4%
3/8/2025	883	913	- 3.3%
3/15/2025	936	937	- 0.1%
3/22/2025	989	950	+ 4.1%
3/29/2025	1,053	940	+ 12.0%
4/5/2025	1,064	879	+ 21.0%
4/12/2025	1,064	1,003	+ 6.1%
4/19/2025	1,049	1,003	+ 4.6%
4/26/2025	988	1,025	- 3.6%
5/3/2025	1,129	1,100	+ 2.6%
3-Month Total	12,224	11,982	+ 2.0%

Historical Pending Sales

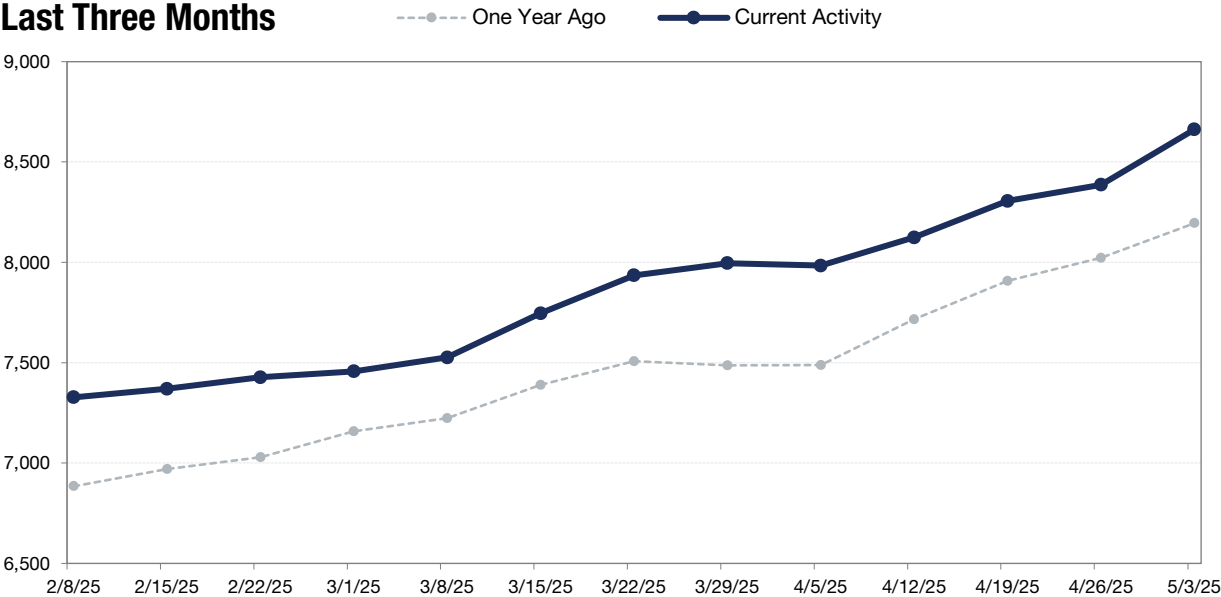


Inventory of Homes for Sale

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

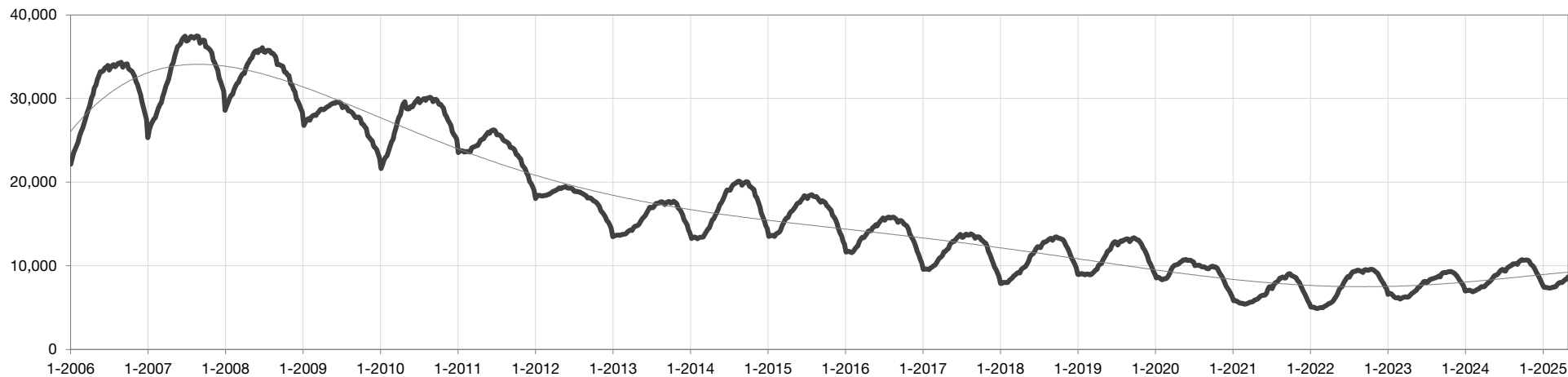


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
2/8/2025	7,328	6,885	+ 6.4%
2/15/2025	7,370	6,971	+ 5.7%
2/22/2025	7,427	7,030	+ 5.6%
3/1/2025	7,457	7,159	+ 4.2%
3/8/2025	7,526	7,224	+ 4.2%
3/15/2025	7,746	7,390	+ 4.8%
3/22/2025	7,935	7,508	+ 5.7%
3/29/2025	7,996	7,486	+ 6.8%
4/5/2025	7,984	7,489	+ 6.6%
4/12/2025	8,124	7,717	+ 5.3%
4/19/2025	8,306	7,908	+ 5.0%
4/26/2025	8,386	8,022	+ 4.5%
5/3/2025	8,663	8,196	+ 5.7%
3-Month Avg	7,865	7,460	+ 5.4%

Historical Inventory Levels

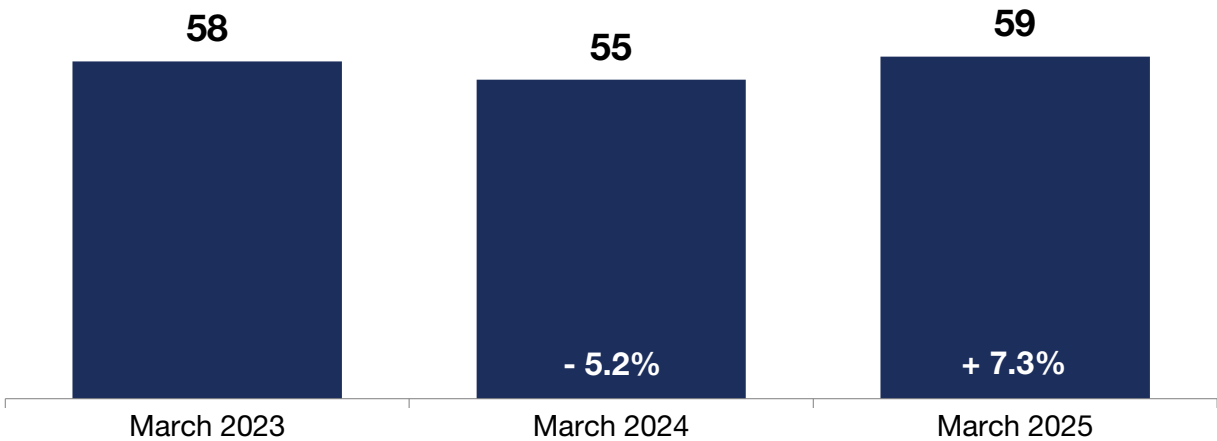


Days on Market Until Sale

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

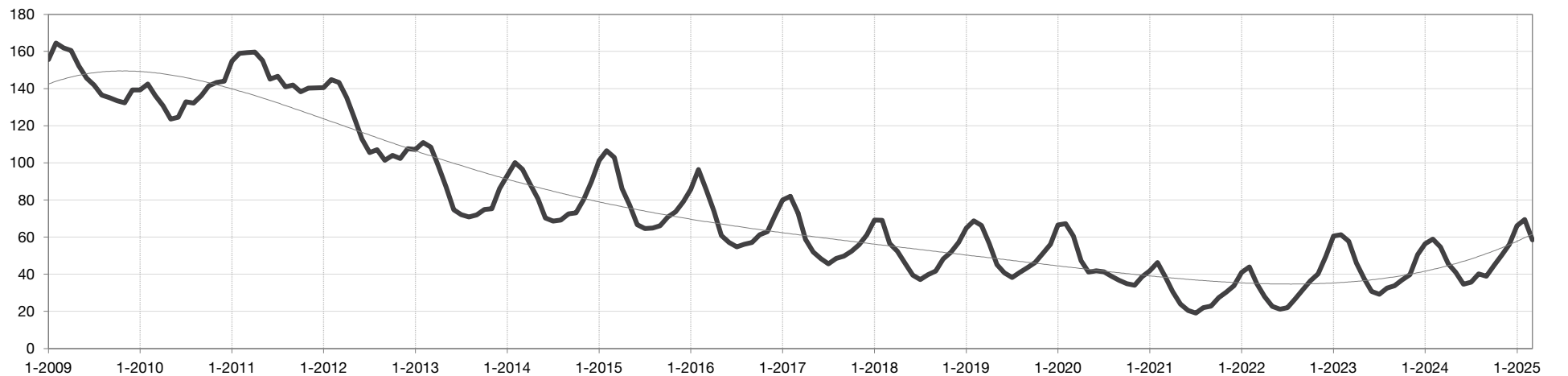


March



Month	Current Activity	One Year Previous	+ / -
April 2024	46	46	0.0%
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%
12-Month Avg	46	40	+ 15.0%

Historical Days on Market Until Sale

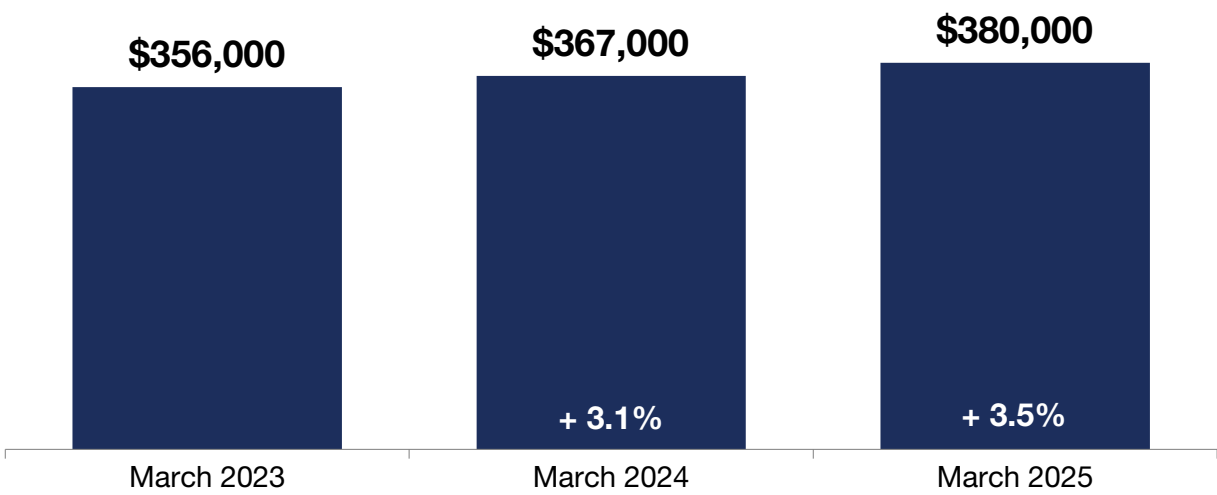


Median Sales Price

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

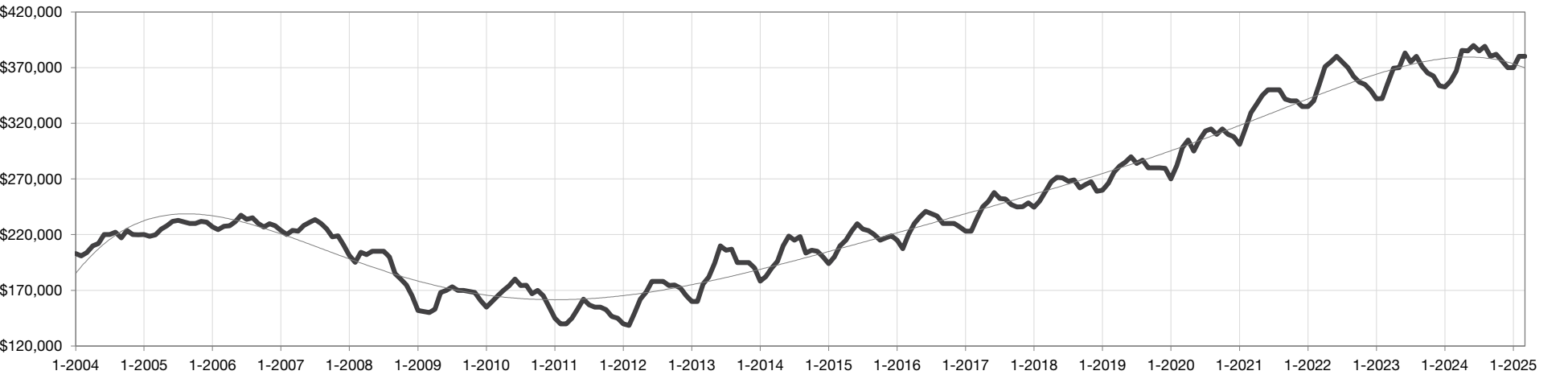


March



Month	Current Activity	One Year Previous	+ / -
April 2024	\$385,500	\$369,450	+ 4.3%
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	\$362,600	+ 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%
12-Month Med	\$381,500	\$370,000	+ 3.1%

Historical Median Sales Price

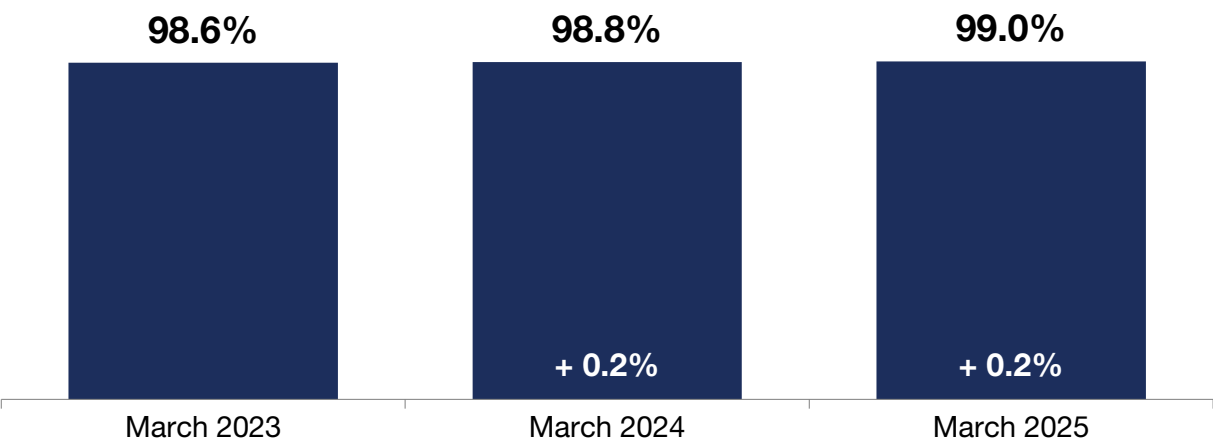


Percent of Original List Price Received



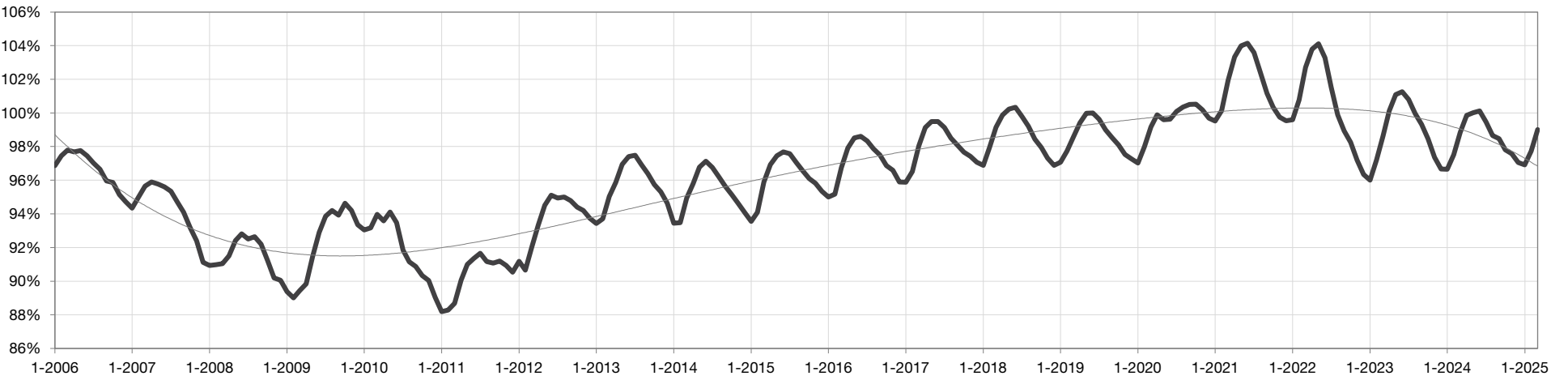
Percentage found when dividing a property’s sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

March



Month	Current Activity	One Year Previous	+ / -
April 2024	99.9%	100.1%	- 0.2%
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%
12-Month Avg	98.7%	99.3%	- 0.6%

Historical Percent of Original List Price Received

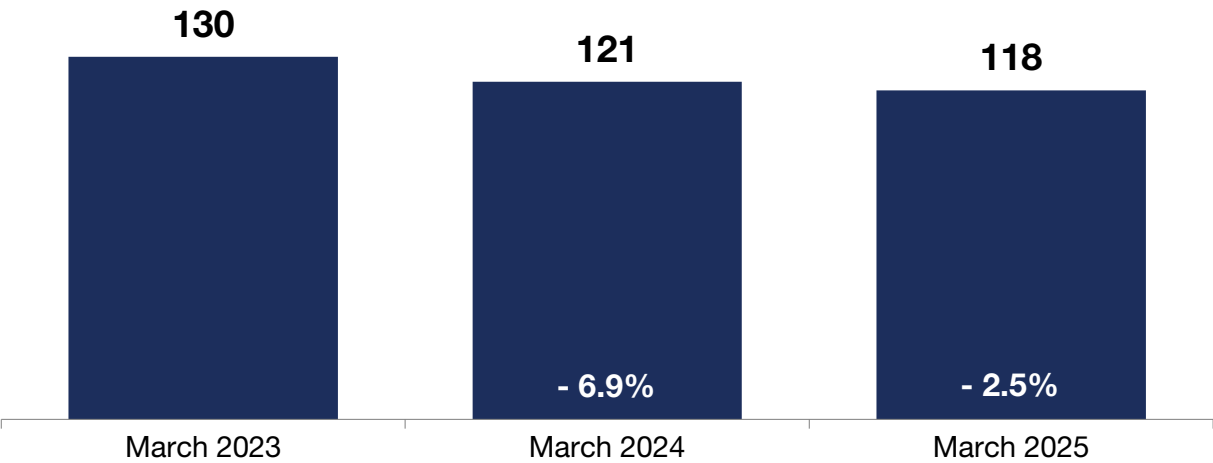


Housing Affordability Index



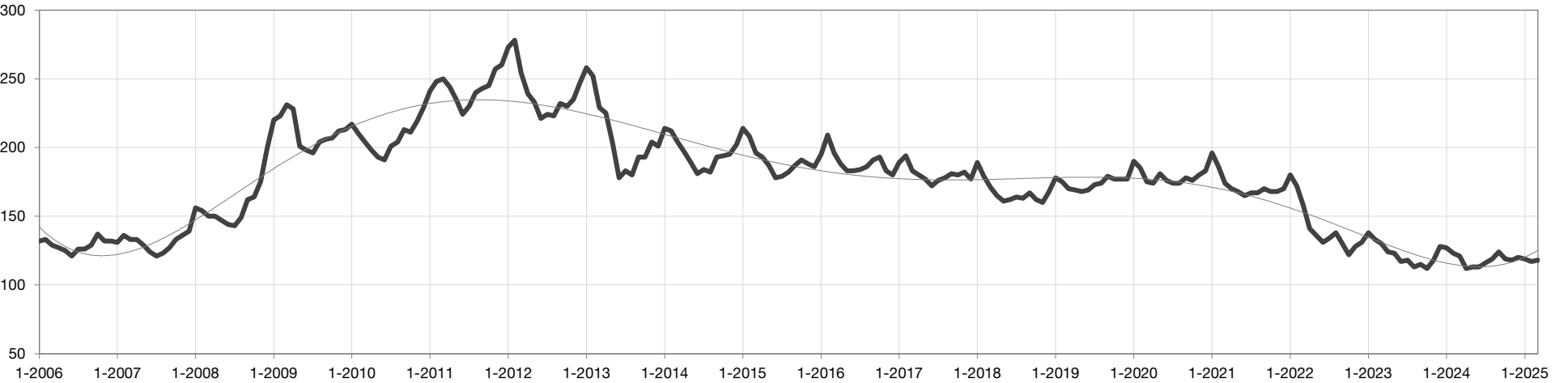
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

March



Month	Current Activity	One Year Previous	+ / -
April 2024	112	124	- 9.7%
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%
12-Month Avg	117	120	- 2.5%

Historical Housing Affordability Index

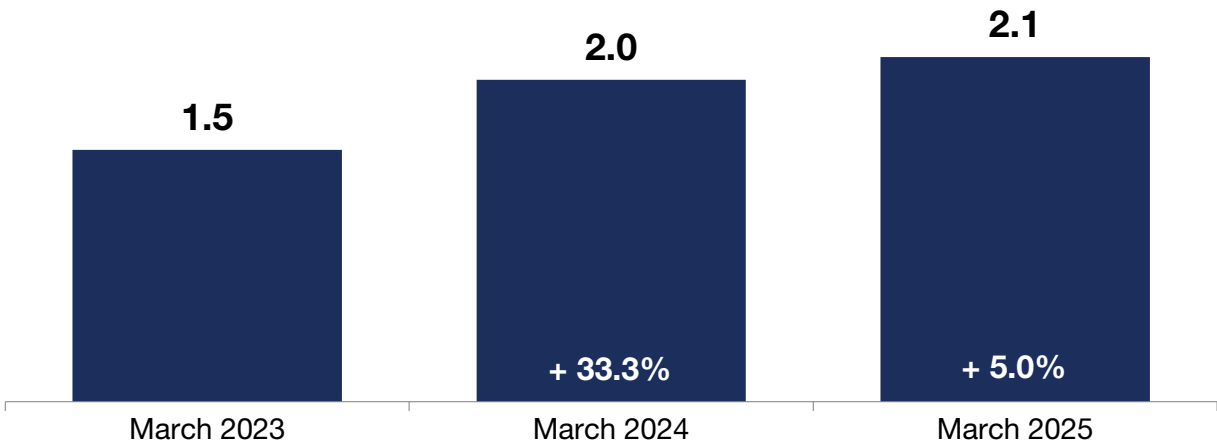


Months Supply of Homes for Sale

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.



March



Month	Current Activity	One Year Previous	+ / -
April 2024	2.2	1.7	+ 29.4%
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%
12-Month Avg	2.4	2.1	+ 14.3%

Historical Months Supply of Homes for Sale

