Monthly Indicators

Minnesota Realtors®

August 2026

Residential real estate activity composed of single-family properties, townhomes and condominiums combined. Percent changes are calculated using rounded figures.

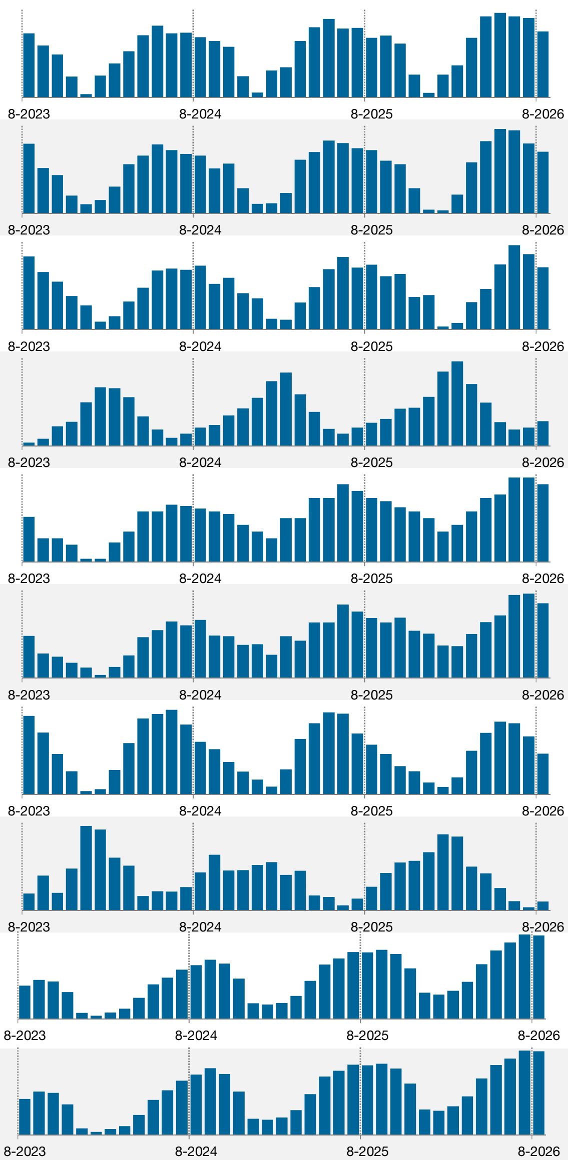
Activity Snapshot

- 2.1%	+ 2.8%	+ 7.1%
One-Year Change in **Closed Sales**	One-Year Change in **Median Sales Price**	One-Year Change in **New Listings**

Activity Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Minnesota Realtors®



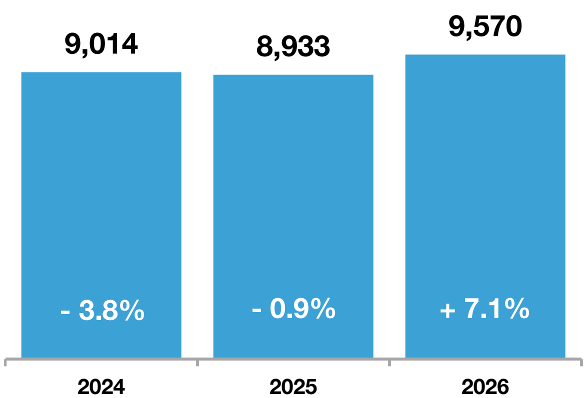
Key Metrics	Historical Sparkbars	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		8,933	**9,570**	+ 7.1%	69,934	**74,449**	+ 6.5%
Pending Sales		6,608	**6,530**	- 1.2%	48,161	**49,616**	+ 3.0%
Closed Sales		7,078	**6,926**	- 2.1%	45,629	**46,632**	+ 2.2%
Days on Market		40	**40**	0.0%	43	**44**	+ 2.3%
Median Sales Price		$360,000	**$370,000**	+ 2.8%	$358,000	**$364,900**	+ 1.9%
Avg. Sales Price		$424,728	**$439,912**	+ 3.6%	$420,110	**$429,842**	+ 2.3%
Pct. of Orig. Price Received		97.9%	**97.5%**	- 0.4%	98.3%	**98.0%**	- 0.3%
Affordability Index		91	**88**	- 3.3%	91	**89**	- 2.2%
Homes for Sale*		18,402	**20,304**	+ 10.3%	--	**--**	--
Months Supply*		3.2	**3.5**	+ 9.4%	--	**--**	--

* Statewide inventory before 2012 was overstated due to changes made in NorthstarMLS. However, an "Expired" field was made available in 2012 by some multiple listing services, allowing expired listings to be separated from active listings, providing more accurate views of inventory and supply.

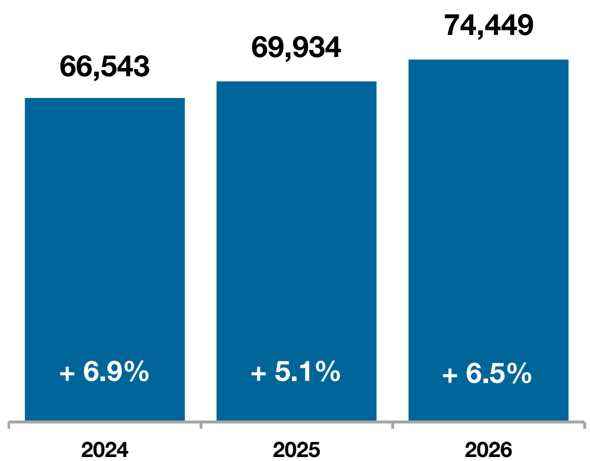
New Listings

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

August

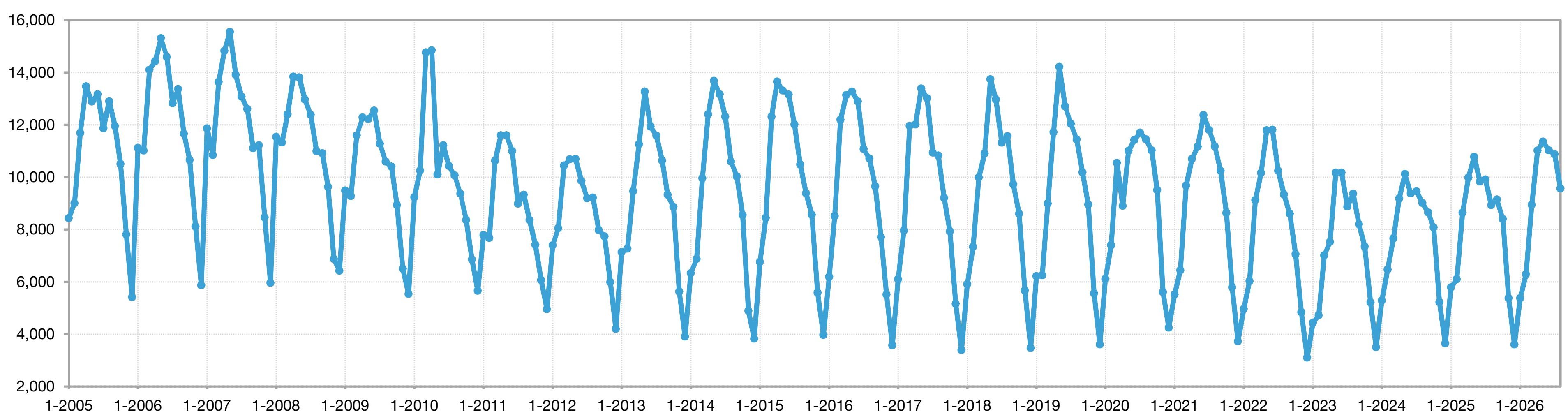


Year to Date



New Listings		Prior Year	Percent Change
September 2025	9,148	8,651	+5.7%
October 2025	8,402	8,074	+4.1%
November 2025	5,376	5,219	+3.0%
December 2025	3,605	3,646	-1.1%
January 2026	5,375	5,782	-7.0%
February 2026	6,283	6,097	+3.1%
March 2026	8,942	8,636	+3.5%
April 2026	11,016	9,974	+10.4%
May 2026	11,359	10,773	+5.4%
June 2026	11,028	9,830	+12.2%
July 2026	10,876	9,909	+9.8%
August 2026	**9,570**	**8,933**	**+7.1%**
12-Month Avg	8,415	7,960	+5.7%

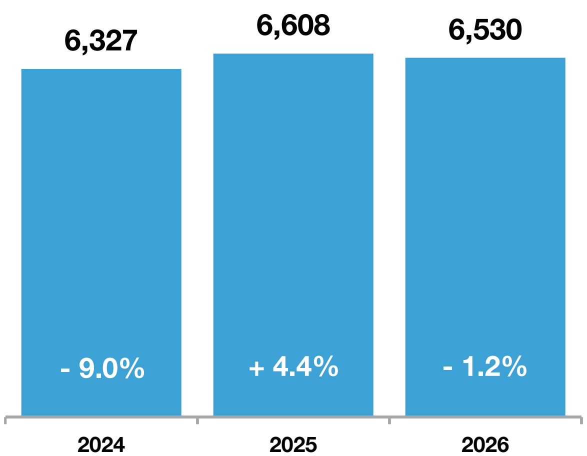
Historical New Listings by Month



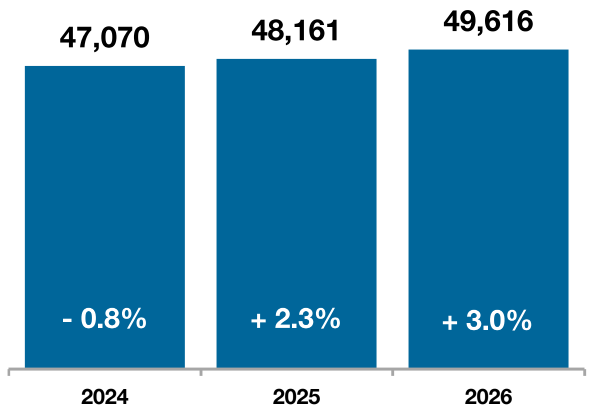
Pending Sales

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

August

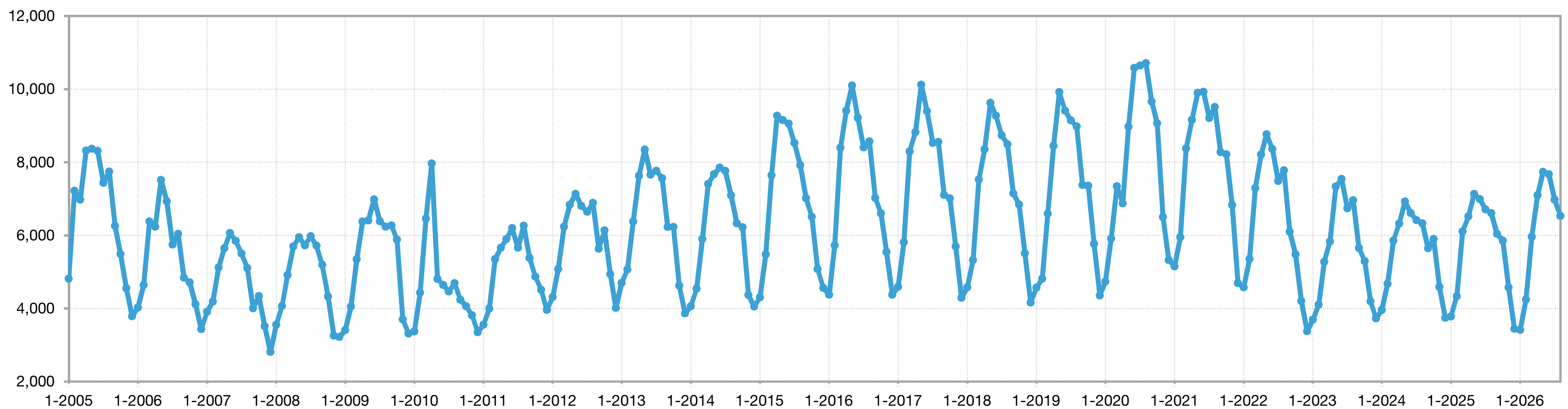


Year to Date



Pending Sales		Prior Year	Percent Change
September 2025	6,043	5,643	+7.1%
October 2025	5,854	5,896	-0.7%
November 2025	4,576	4,588	-0.3%
December 2025	3,438	3,742	-8.1%
January 2026	3,408	3,780	-9.8%
February 2026	4,243	4,330	-2.0%
March 2026	5,963	6,107	-2.4%
April 2026	7,095	6,511	+9.0%
May 2026	7,737	7,132	+8.5%
June 2026	7,667	6,985	+9.8%
July 2026	6,973	6,708	+4.0%
August 2026	**6,530**	**6,608**	**-1.2%**
12-Month Avg	5,794	5,669	+2.2%

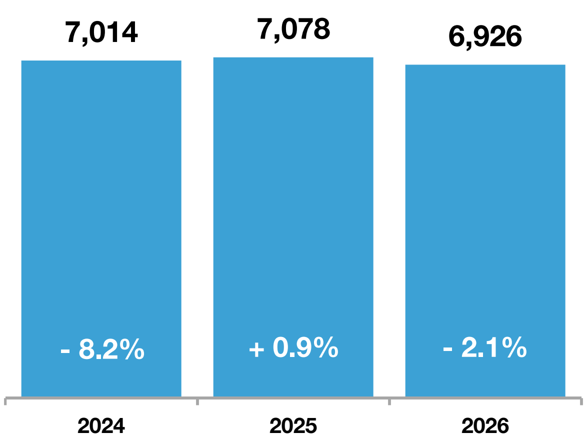
Historical Pending Sales by Month



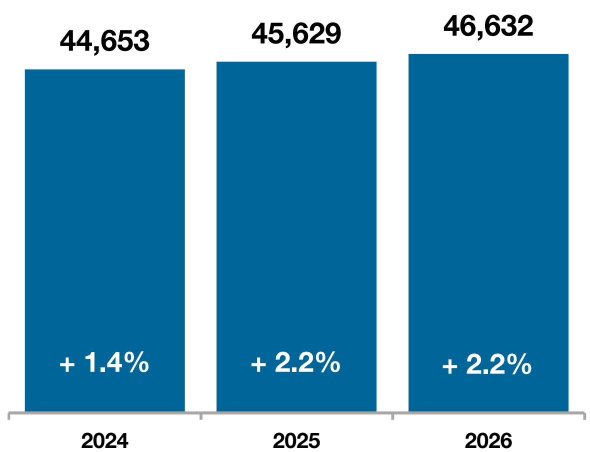
Closed Sales

A count of the actual sales that closed in a given month.

August

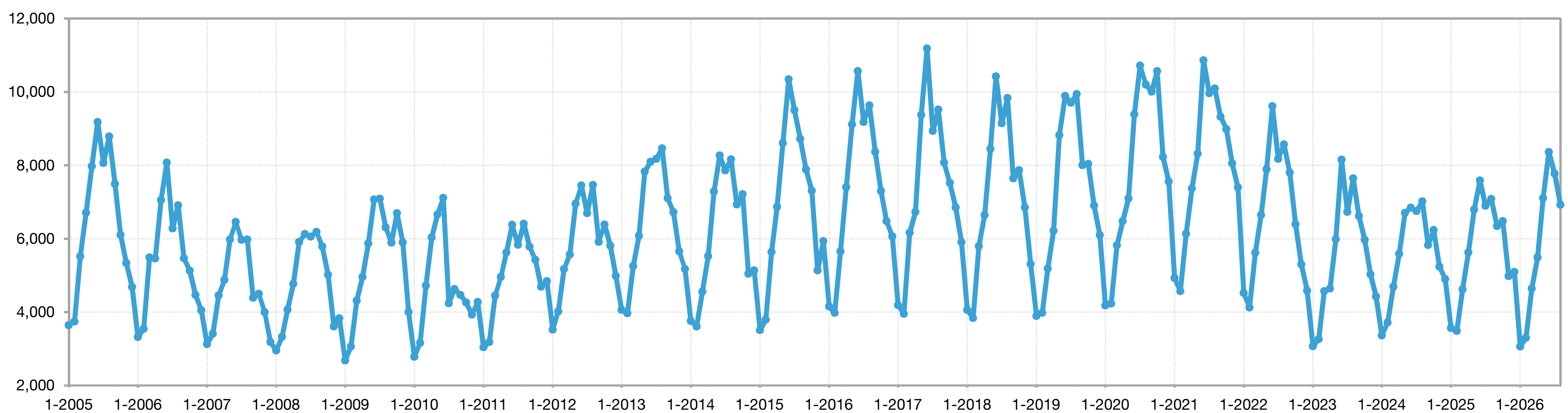


Year to Date



Closed Sales		Prior Year	Percent Change
September 2025	6,341	5,824	+8.9%
October 2025	6,480	6,235	+3.9%
November 2025	4,979	5,233	-4.9%
December 2025	5,095	4,901	+4.0%
January 2026	3,060	3,559	-14.0%
February 2026	3,293	3,484	-5.5%
March 2026	4,642	4,620	+0.5%
April 2026	5,487	5,623	-2.4%
May 2026	7,101	6,792	+4.5%
June 2026	8,356	7,581	+10.2%
July 2026	7,767	6,892	+12.7%
August 2026	**6,926**	**7,078**	**-2.1%**
12-Month Avg	5,794	5,652	+2.5%

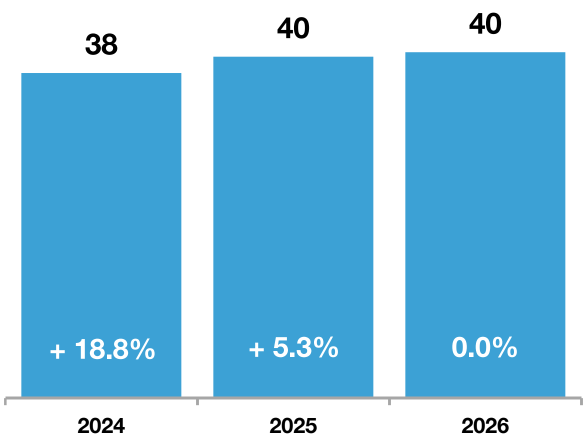
Historical Closed Sales by Month



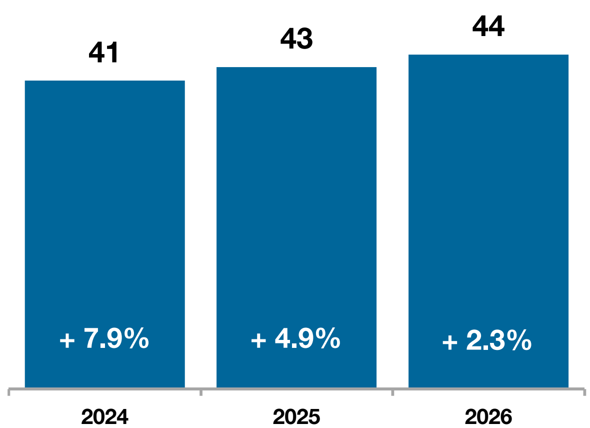
Days on Market Until Sale

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

August

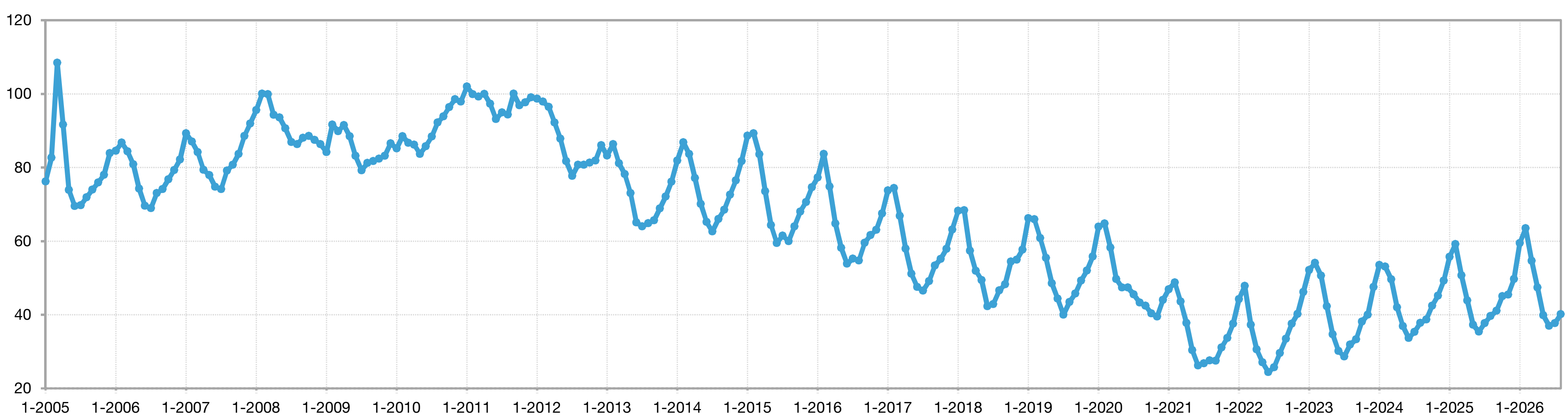


Year to Date



Days on Market		Prior Year	Percent Change
September 2025	41	39	+5.1%
October 2025	45	42	+7.1%
November 2025	45	45	0.0%
December 2025	50	49	+2.0%
January 2026	59	56	+5.4%
February 2026	64	59	+8.5%
March 2026	55	51	+7.8%
April 2026	47	44	+6.8%
May 2026	40	37	+8.1%
June 2026	37	35	+5.7%
July 2026	38	38	0.0%
August 2026	**40**	**40**	**0.0%**
12-Month Avg	47	45	+4.4%

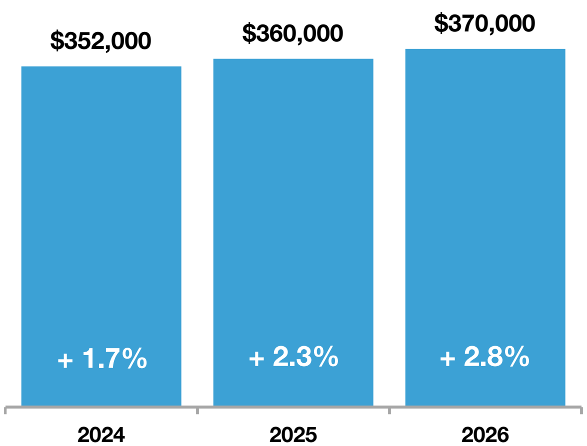
Historical Days on Market Until Sale by Month



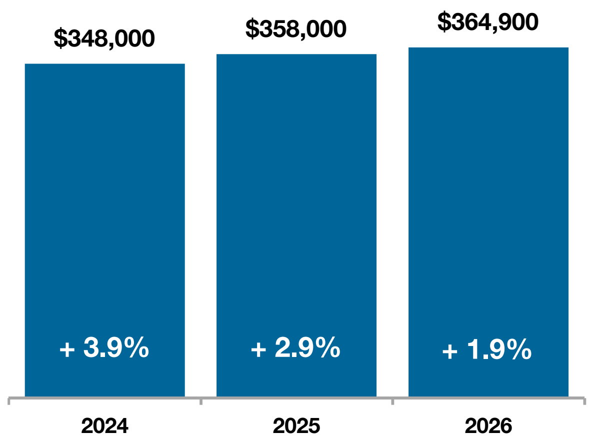
Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

August

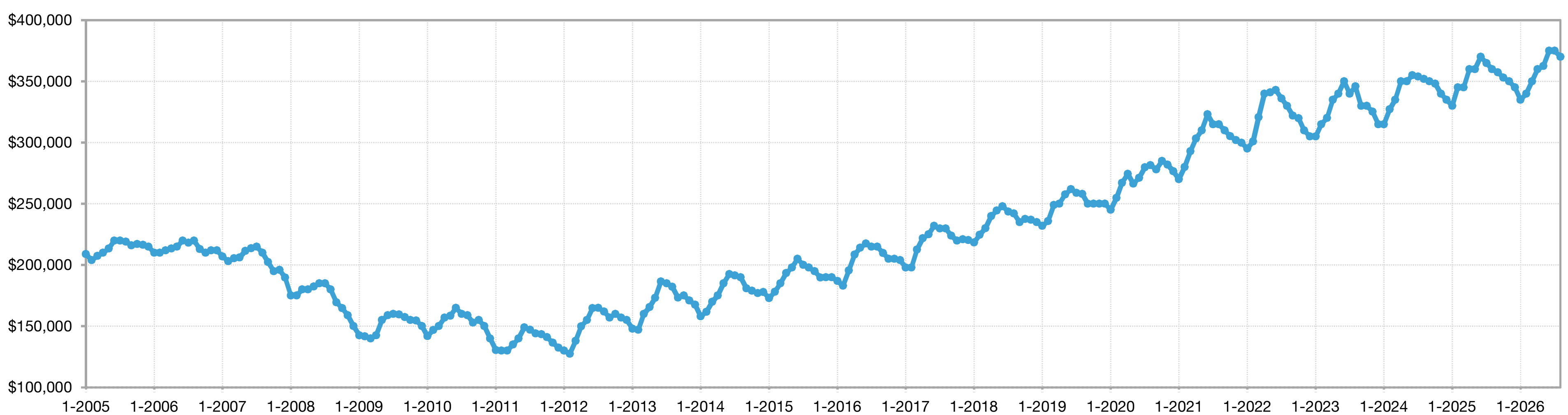


Year to Date



Median Sales Price		Prior Year	Percent Change
September 2025	$357,475	$350,000	+2.1%
October 2025	$353,000	$348,000	+1.4%
November 2025	$350,000	$340,000	+2.9%
December 2025	$345,000	$335,000	+3.0%
January 2026	$335,000	$330,000	+1.5%
February 2026	$339,900	$345,000	-1.5%
March 2026	$350,000	$345,000	+1.4%
April 2026	$359,900	$360,000	-0.0%
May 2026	$362,495	$359,990	+0.7%
June 2026	$375,000	$370,000	+1.4%
July 2026	$375,000	$365,000	+2.7%
August 2026	**$370,000**	**$360,000**	**+2.8%**
12-Month Avg	$356,064	$350,666	+1.5%

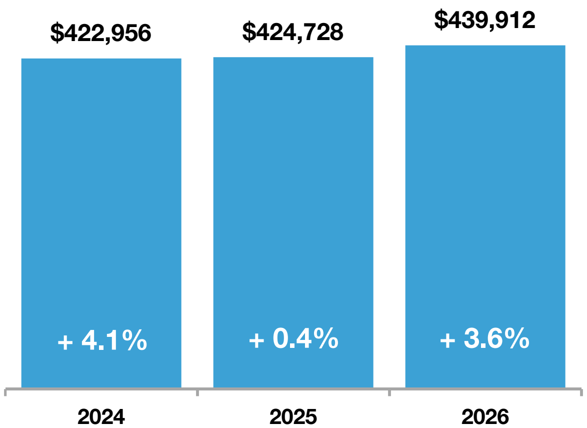
Historical Median Sales Price by Month



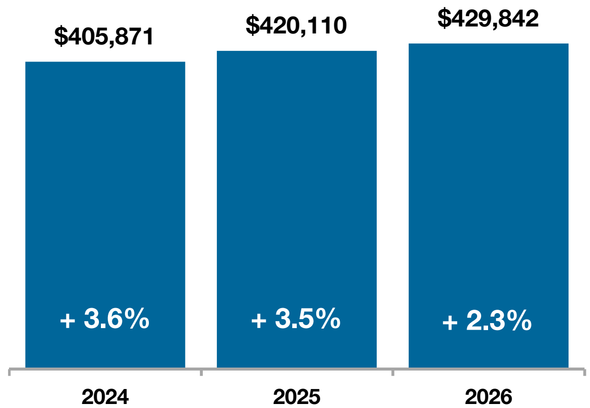
Average Sales Price

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

August

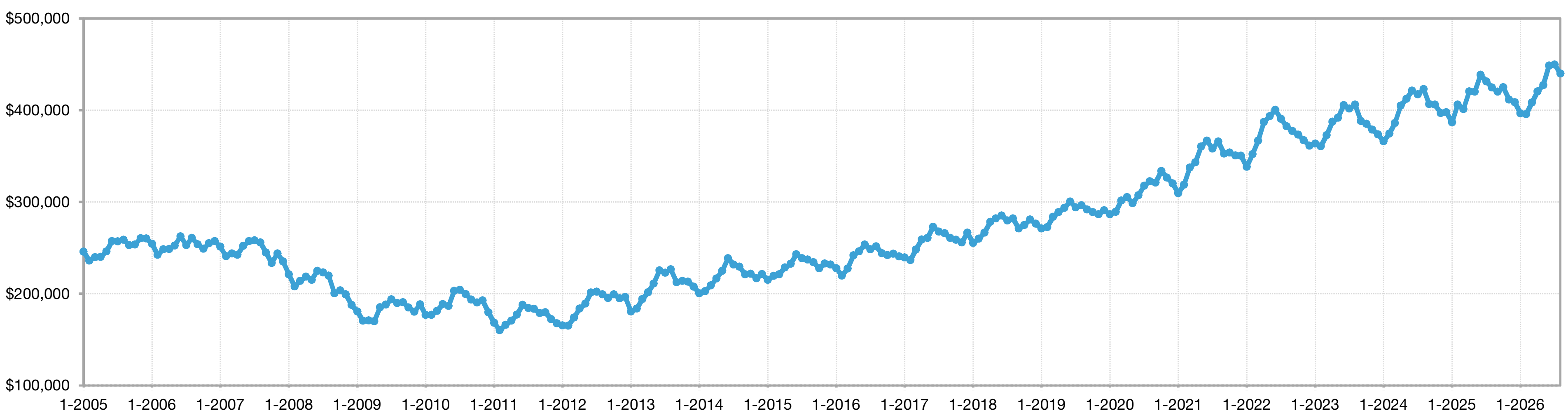


Year to Date



Average Sales Price		Prior Year	Percent Change
September 2025	$420,175	$406,655	+3.3%
October 2025	$425,122	$405,971	+4.7%
November 2025	$411,667	$396,969	+3.7%
December 2025	$408,712	$397,834	+2.7%
January 2026	$396,491	$386,947	+2.5%
February 2026	$395,810	$406,059	-2.5%
March 2026	$408,381	$401,333	+1.8%
April 2026	$420,462	$420,333	+0.0%
May 2026	$427,447	$420,302	+1.7%
June 2026	$448,480	$438,640	+2.2%
July 2026	$449,838	$431,494	+4.3%
August 2026	**$439,912**	**$424,728**	**+3.6%**
12-Month Avg	$421,041	$411,439	+2.3%

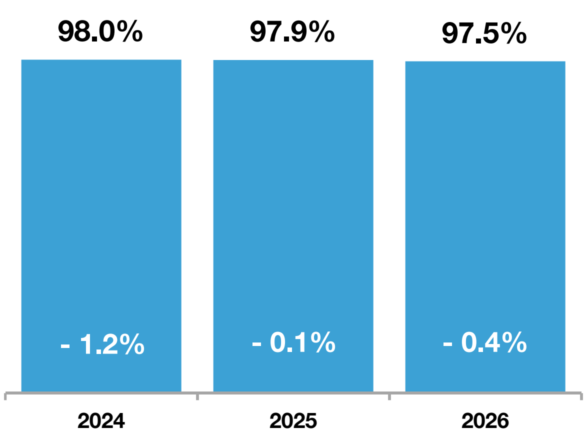
Historical Average Sales Price by Month



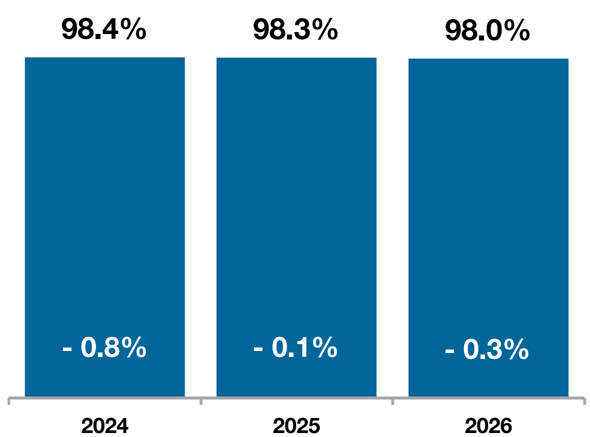
Percent of Original List Price Received

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.

August

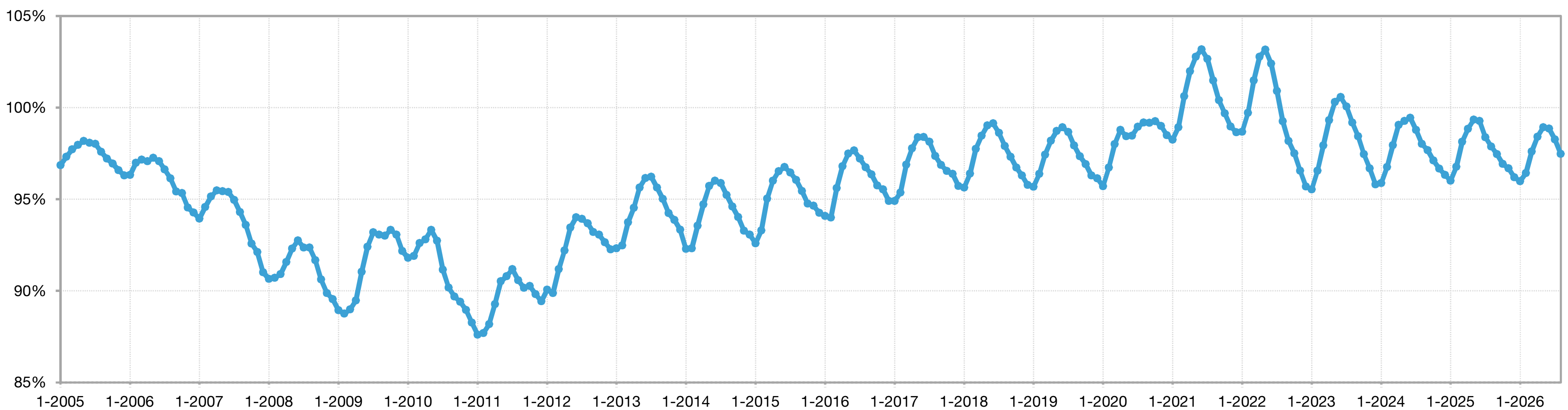


Year to Date



Pct. of Orig. Price Received		Prior Year	Percent Change
September 2025	97.5%	97.7%	-0.2%
October 2025	96.9%	97.1%	-0.2%
November 2025	96.7%	96.7%	0.0%
December 2025	96.2%	96.3%	-0.1%
January 2026	96.0%	96.0%	0.0%
February 2026	96.4%	96.8%	-0.4%
March 2026	97.6%	98.1%	-0.5%
April 2026	98.4%	98.8%	-0.4%
May 2026	98.9%	99.3%	-0.4%
June 2026	98.8%	99.3%	-0.5%
July 2026	98.3%	98.4%	-0.1%
August 2026	**97.5%**	**97.9%**	**-0.4%**
12-Month Avg	97.4%	97.7%	-0.3%

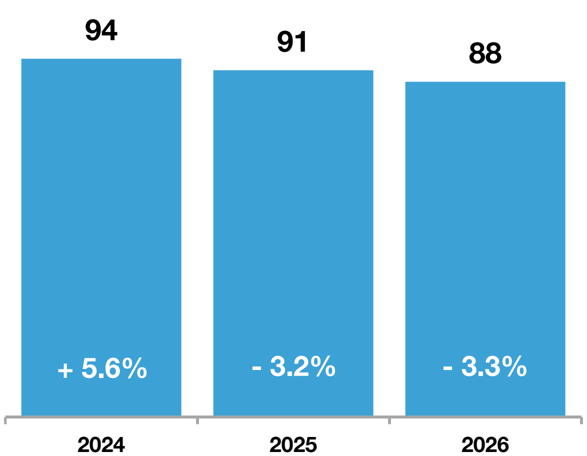
Historical Percent of Original List Price Received by Month



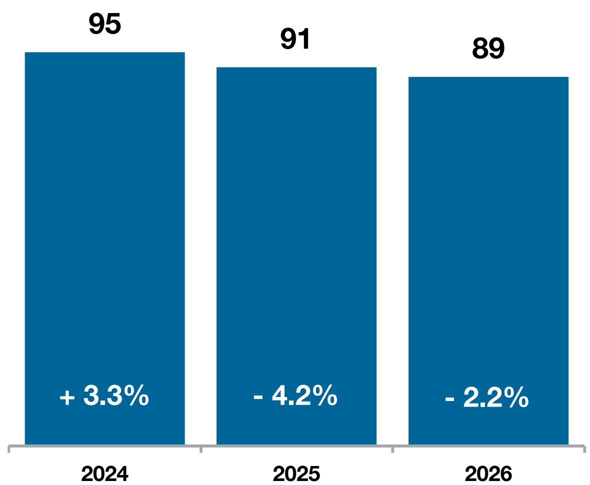
Housing Affordability Index

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.

August

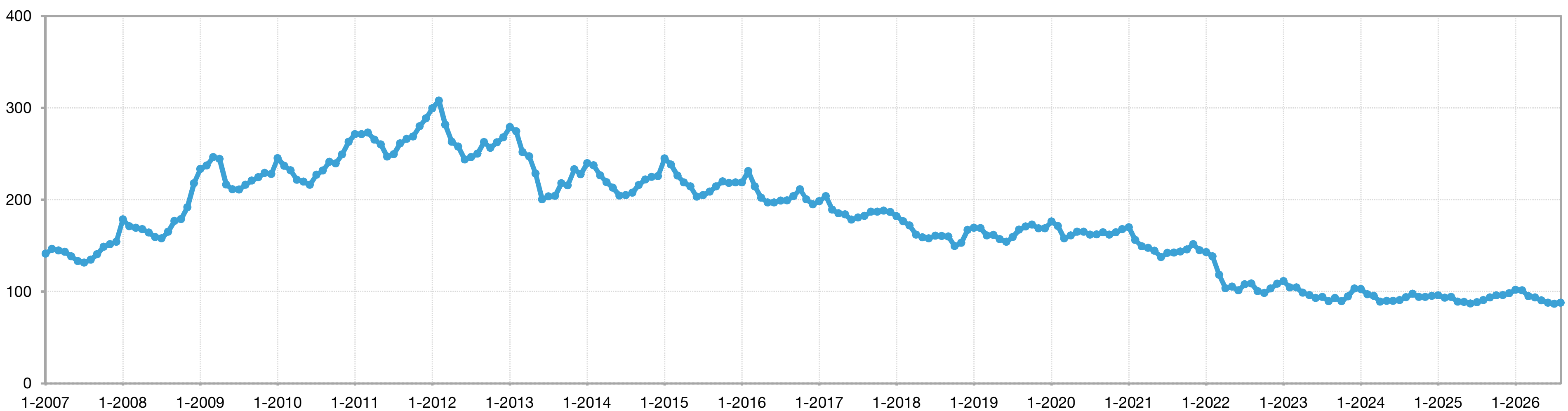


Year to Date



Affordability Index		Prior Year	Percent Change
September 2025	94	97	-3.1%
October 2025	96	94	+2.1%
November 2025	96	94	+2.1%
December 2025	98	95	+3.2%
January 2026	102	96	+6.3%
February 2026	101	93	+8.6%
March 2026	95	94	+1.1%
April 2026	94	89	+5.6%
May 2026	90	89	+1.1%
June 2026	88	87	+1.1%
July 2026	86	88	-2.3%
August 2026	**88**	**91**	**-3.3%**
12-Month Avg	94	92	+2.2%

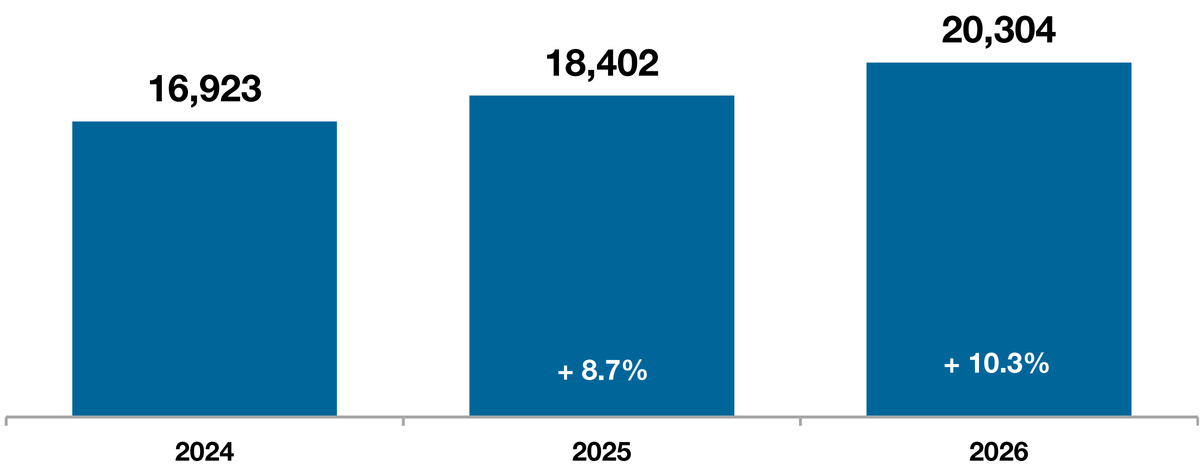
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

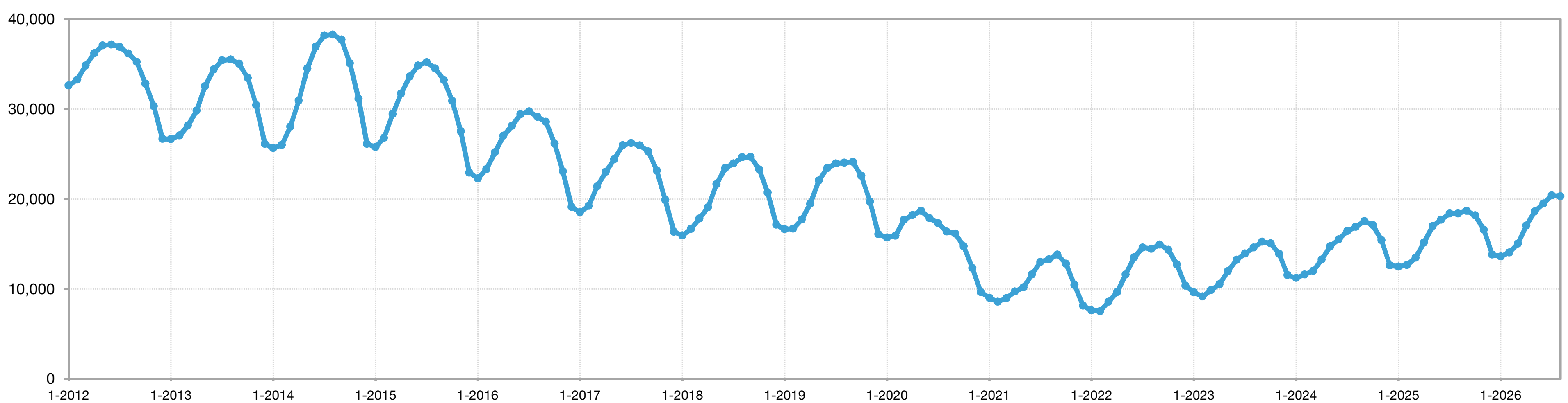
The number of properties available for sale in active status at the end of a given month.

August



Homes for Sale		Prior Year	Percent Change
September 2025	18,680	17,562	+6.4%
October 2025	18,188	17,113	+6.3%
November 2025	16,587	15,422	+7.6%
December 2025	13,824	12,641	+9.4%
January 2026	13,619	12,496	+9.0%
February 2026	14,044	12,658	+10.9%
March 2026	15,039	13,462	+11.7%
April 2026	17,051	15,149	+12.6%
May 2026	18,620	16,996	+9.6%
June 2026	19,497	17,705	+10.1%
July 2026	20,407	18,409	+10.9%
August 2026	**20,304**	**18,402**	**+10.3%**

Historical Inventory of Homes for Sale by Month

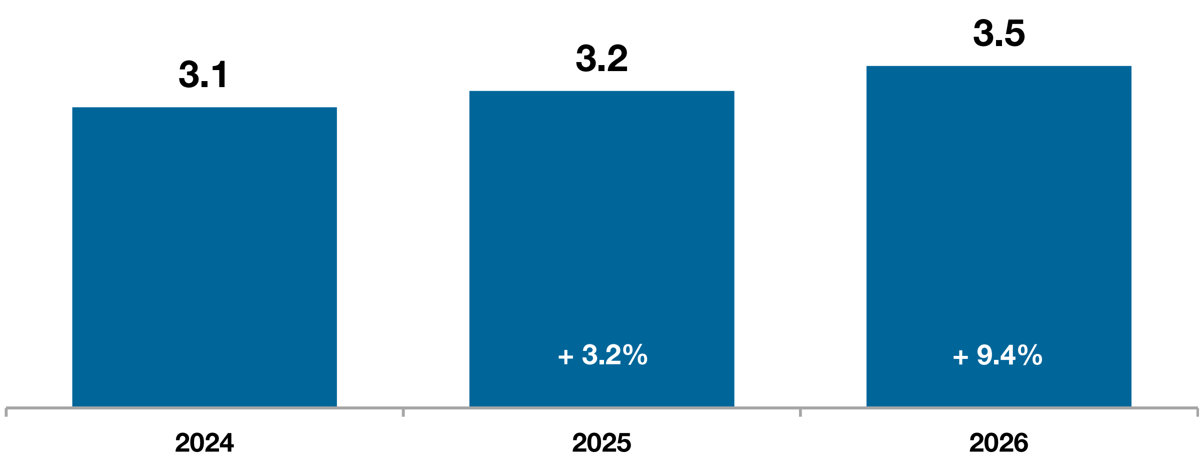


Note: Statewide inventory before 2012 was overstated due to changes made in NorthstarMLS. However, an "Expired" field was made available in 2012 by some multiple listing services, allowing expired listings to be separated from active listings, providing a more accurate view of inventory.

Months Supply of Inventory

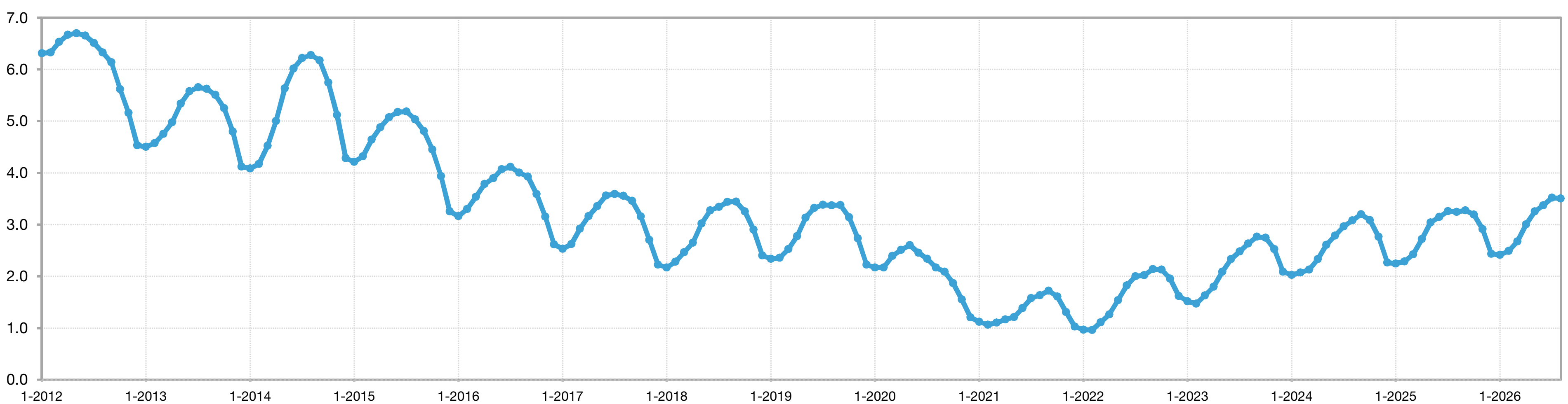
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

August



Months Supply		Prior Year	Percent Change
September 2025	3.3	3.2	+3.1%
October 2025	3.2	3.1	+3.2%
November 2025	2.9	2.8	+3.6%
December 2025	2.4	2.3	+4.3%
January 2026	2.4	2.2	+9.1%
February 2026	2.5	2.3	+8.7%
March 2026	2.7	2.4	+12.5%
April 2026	3.0	2.7	+11.1%
May 2026	3.3	3.0	+10.0%
June 2026	3.4	3.1	+9.7%
July 2026	3.5	3.3	+6.1%
August 2026	**3.5**	**3.2**	**+9.4%**

Historical Months Supply of Inventory by Month



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