Weekly Market Activity Report

BETTER AGENTS ◆ BETTER COMMUNITIES
SAINT PAUL AREA ASSOCIATION OF REALTORS®

A RESEARCH TOOL FROM THE **SAINT PAUL AREA ASSOCIATION OF REALTORS®**. BROUGHT TO YOU BY THE UNIQUE DATA-SHARING TRADITIONS OF THE REALTOR® COMMUNITY

For Week Ending August 23, 2025

Publish Date: September 2, 2025 • All comparisons are to 2024

According to Realtor.com's July 2025 Monthly Housing Market Trends Report, national housing inventory increased 24.8% year-over-year, with more than 1.1 million homes for sale in July. This marks the third consecutive month with over 1 million active listings. While this is encouraging news for buyers, total active listings remain 13.4% below typical 2017-2019 levels.

In the Twin Cities region, for the week ending August 23:

- New Listings increased 3.2% to 1,356
- Pending Sales increased 2.9% to 896
- Inventory increased 2.1% to 10,445

For the month of July:

- Median Sales Price increased 2.6% to $395,000
- Days on Market increased 11.1% to 40
- Percent of Original List Price Received decreased 0.2% to 99.3%
- Months Supply of Homes For Sale increased 3.7% to 2.8

Quick Facts

+ 3.2%	+ 2.9%	+ 2.1%
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

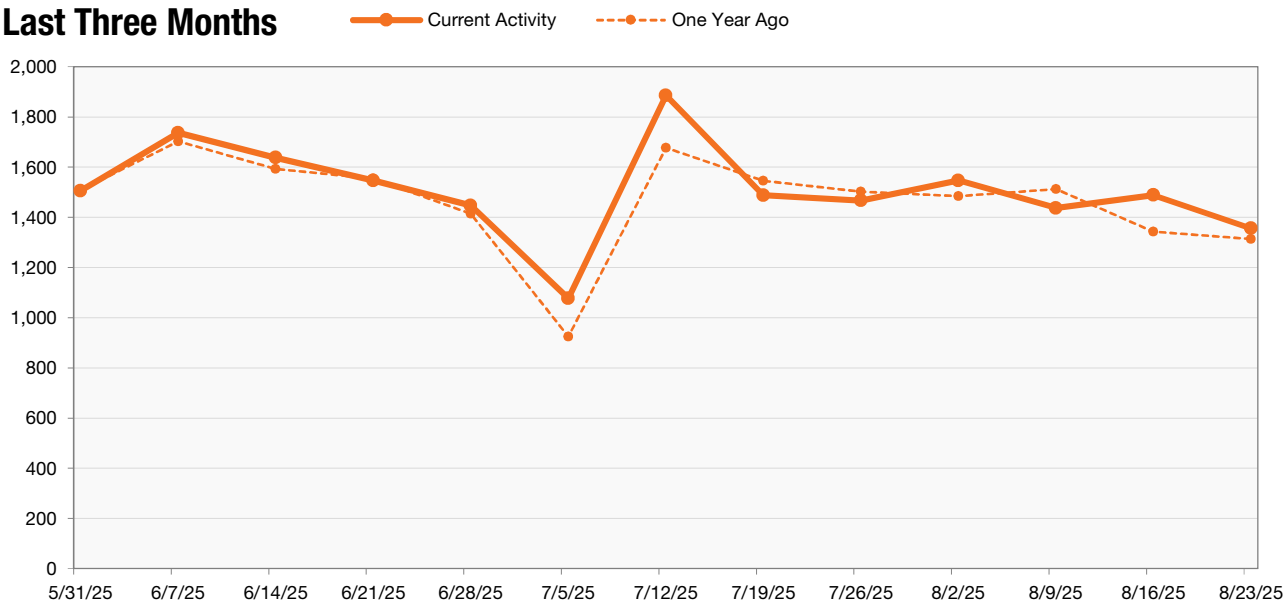
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New Listings

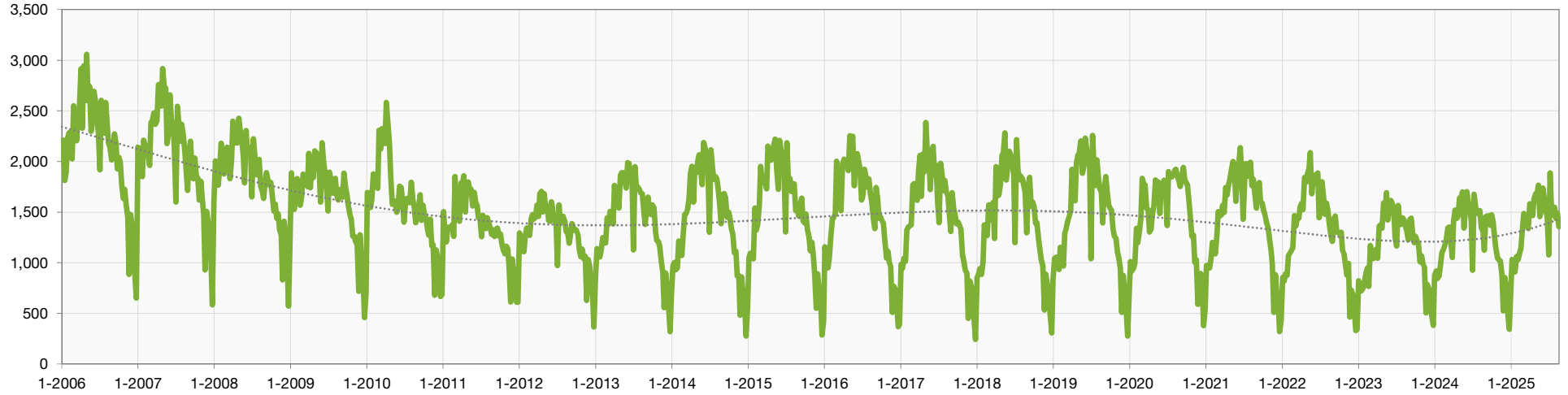
A count of the properties that have been newly listed on the market in a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / –
5/31/2025	1,506	1,509	- 0.2%
6/7/2025	1,737	1,703	+ 2.0%
6/14/2025	1,638	1,593	+ 2.8%
6/21/2025	1,547	1,555	- 0.5%
6/28/2025	1,447	1,414	+ 2.3%
7/5/2025	1,077	925	+ 16.4%
7/12/2025	1,886	1,677	+ 12.5%
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	1,489	1,343	+ 10.9%
8/23/2025	**1,356**	**1,314**	**+ 3.2%**
3-Month Total	19,622	19,079	+ 2.8%

Historical New Listing Activity

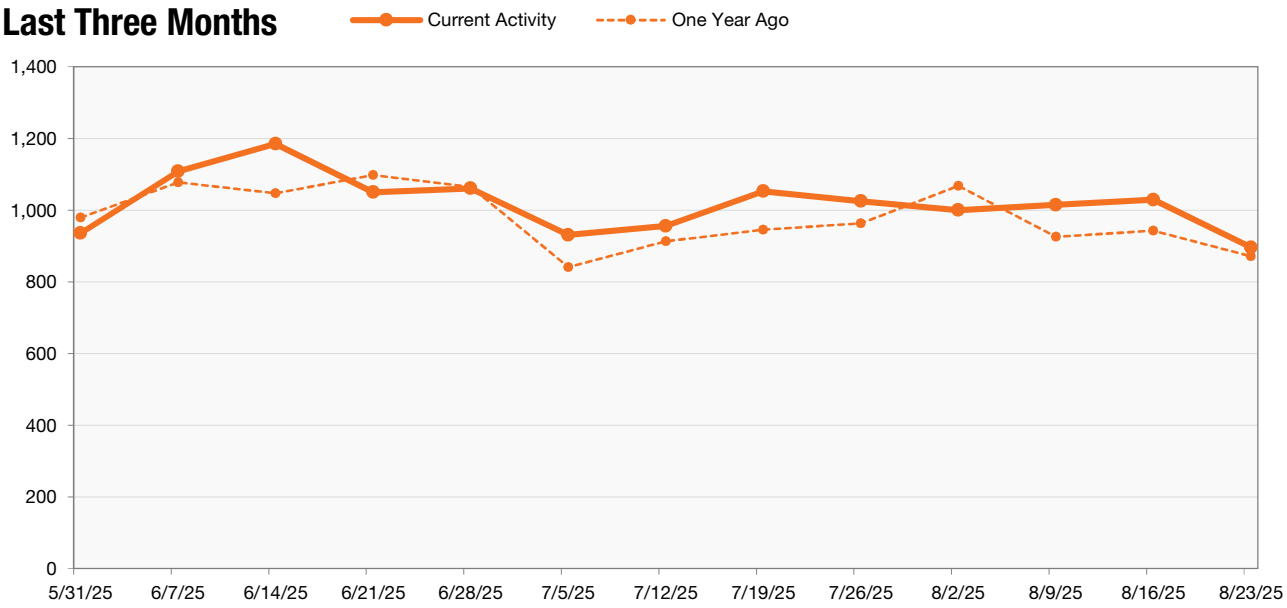


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Pending Sales

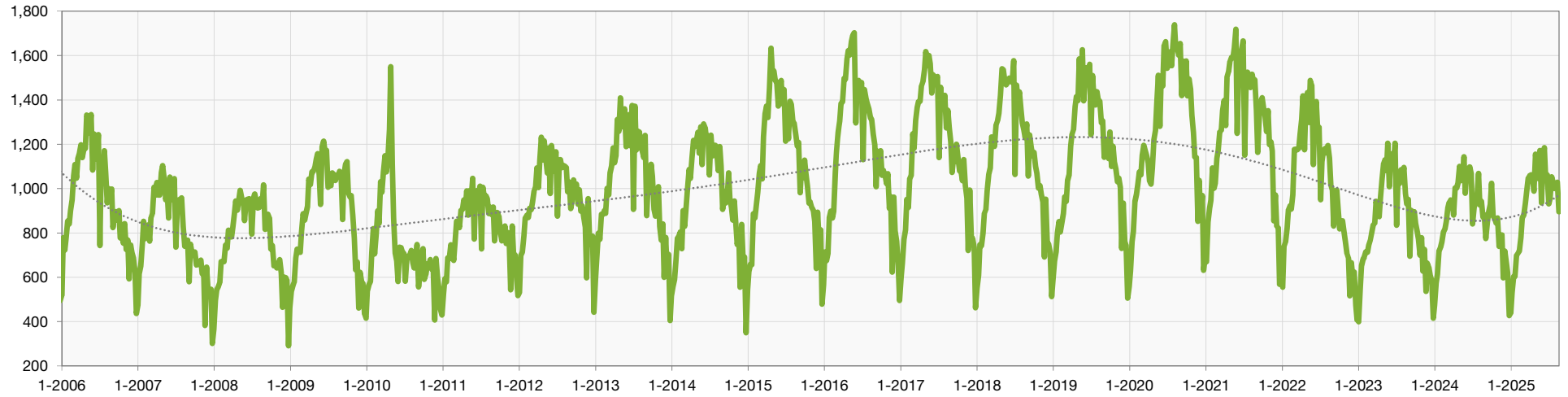
A count of the properties that have offers accepted on them in a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / –
5/31/2025	936	979	- 4.4%
6/7/2025	1,108	1,078	+ 2.8%
6/14/2025	1,185	1,047	+ 13.2%
6/21/2025	1,050	1,098	- 4.4%
6/28/2025	1,061	1,065	- 0.4%
7/5/2025	931	841	+ 10.7%
7/12/2025	956	913	+ 4.7%
7/19/2025	1,053	945	+ 11.4%
7/26/2025	1,025	963	+ 6.4%
8/2/2025	1,000	1,068	- 6.4%
8/9/2025	1,015	926	+ 9.6%
8/16/2025	1,029	943	+ 9.1%
8/23/2025	**896**	**871**	**+ 2.9%**
3-Month Total	13,245	12,737	+ 4.0%

Historical Pending Sales Activity

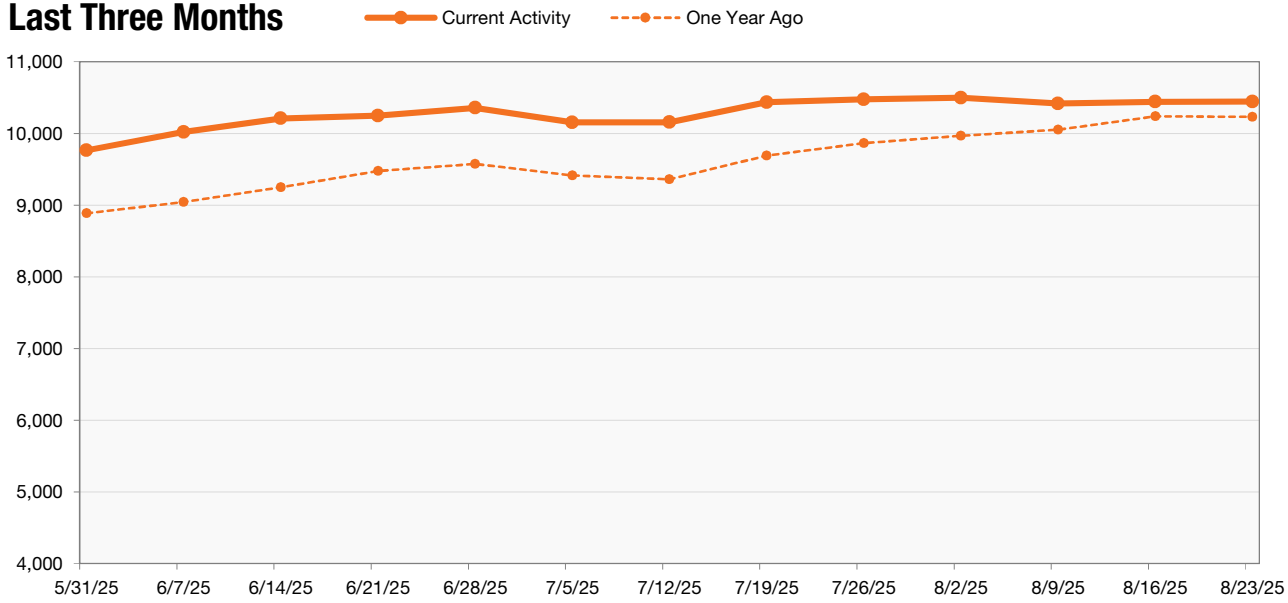


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Inventory of Homes for Sale

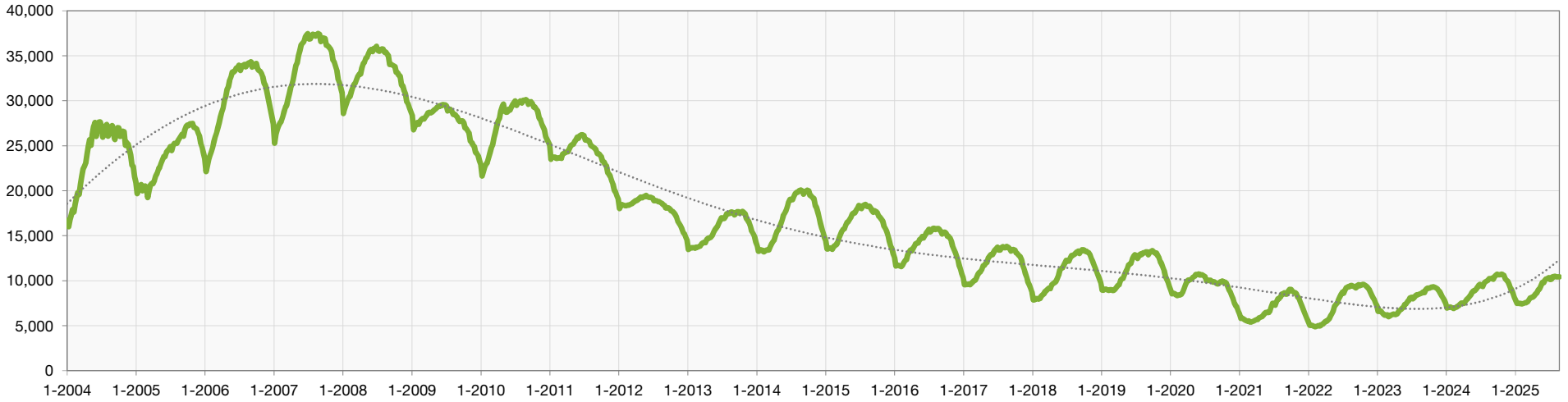
The number of properties available for sale in active status at the end of a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / –
5/31/2025	9,764	8,887	+ 9.9%
6/7/2025	10,020	9,045	+ 10.8%
6/14/2025	10,210	9,248	+ 10.4%
6/21/2025	10,249	9,475	+ 8.2%
6/28/2025	10,358	9,577	+ 8.2%
7/5/2025	10,155	9,416	+ 7.8%
7/12/2025	10,157	9,361	+ 8.5%
7/19/2025	10,435	9,691	+ 7.7%
7/26/2025	10,475	9,866	+ 6.2%
8/2/2025	10,498	9,969	+ 5.3%
8/9/2025	10,419	10,052	+ 3.7%
8/16/2025	10,443	10,240	+ 2.0%
8/23/2025	**10,445**	**10,233**	**+ 2.1%**
3-Month Avg	10,279	9,620	+ 6.9%

Historical Inventory Levels

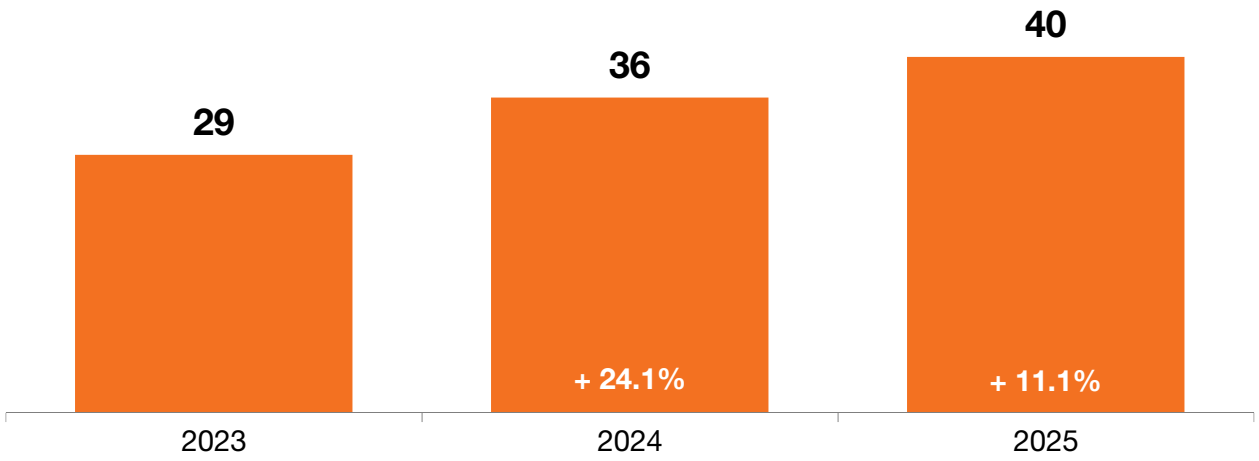


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Days on Market Until Sale

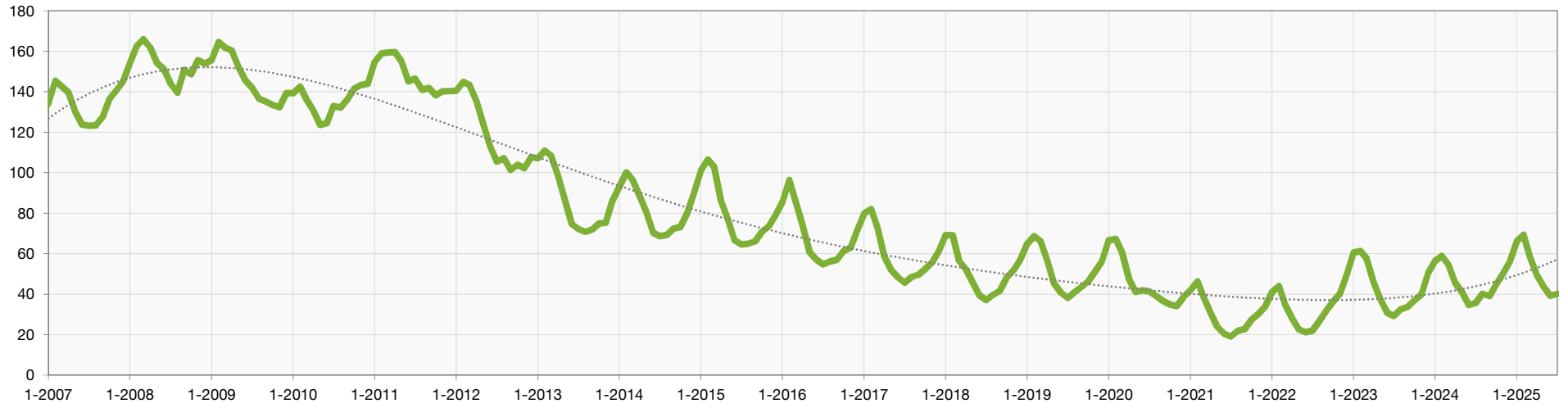
Average number of days between when a property is listed and when an offer is accepted in a given month.

July



Month	Current Activity	One Year Previous	+ / –
August	40	33	+ 21.2%
September	39	34	+ 14.7%
October	45	37	+ 21.6%
November	50	40	+ 25.0%
December	56	51	+ 9.8%
January	66	56	+ 17.9%
February	69	59	+ 16.9%
March	59	55	+ 7.3%
April	50	46	+ 8.7%
May	44	41	+ 7.3%
June	39	35	+ 11.4%
July	**40**	**36**	**+ 11.1%**
12-Month Avg	48	42	+ 14.3%

Historical Days on Market Until Sale

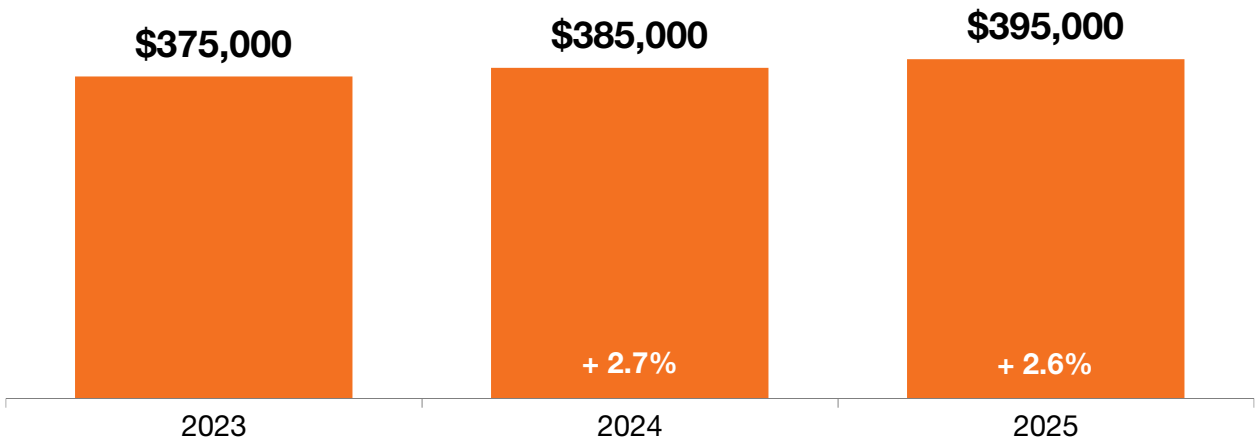


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Median Sales Price

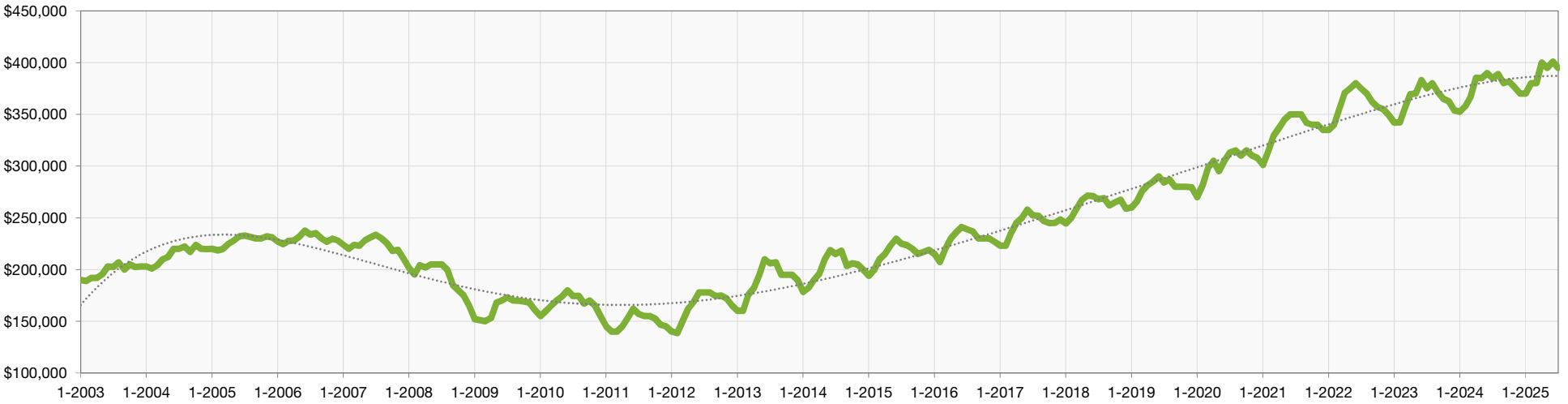
Median price point for all closed sales, not accounting for seller concessions, in a given month.

July



Month	Current Activity	One Year Previous	+ / –
August	$389,000	$380,000	+ 2.4%
September	$379,999	$371,000	+ 2.4%
October	$381,950	$365,000	+ 4.6%
November	$376,000	$362,550	+ 3.7%
December	$370,000	$353,700	+ 4.6%
January	$370,000	$352,500	+ 5.0%
February	$380,000	$358,000	+ 6.1%
March	$380,000	$367,000	+ 3.5%
April	$399,900	$385,500	+ 3.7%
May	$395,000	$385,000	+ 2.6%
June	$401,000	$390,000	+ 2.8%
July	**$395,000**	**$385,000**	**+ 2.6%**
12-Month Med	$386,000	$375,000	+ 2.9%

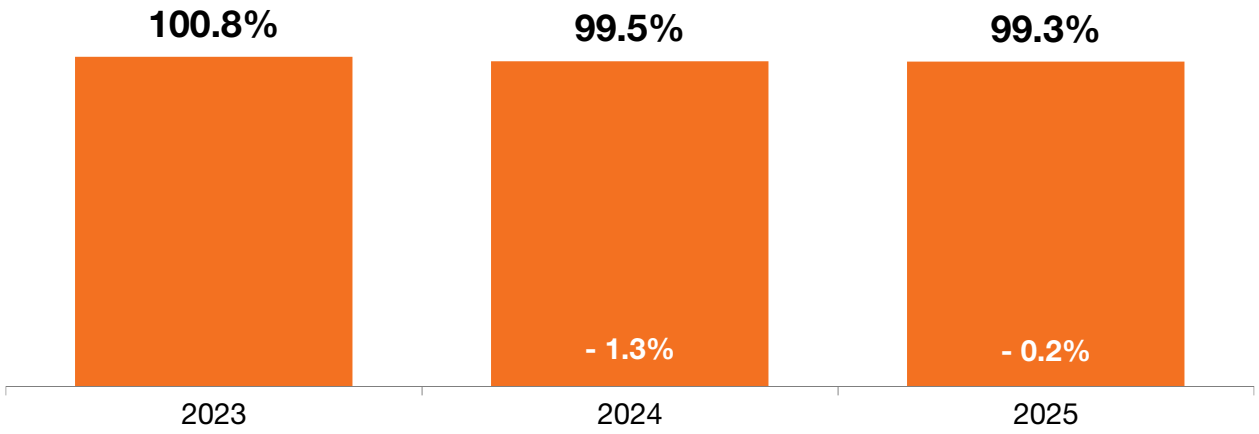
Historical Median Sales Price



Percent of Original List Price Received

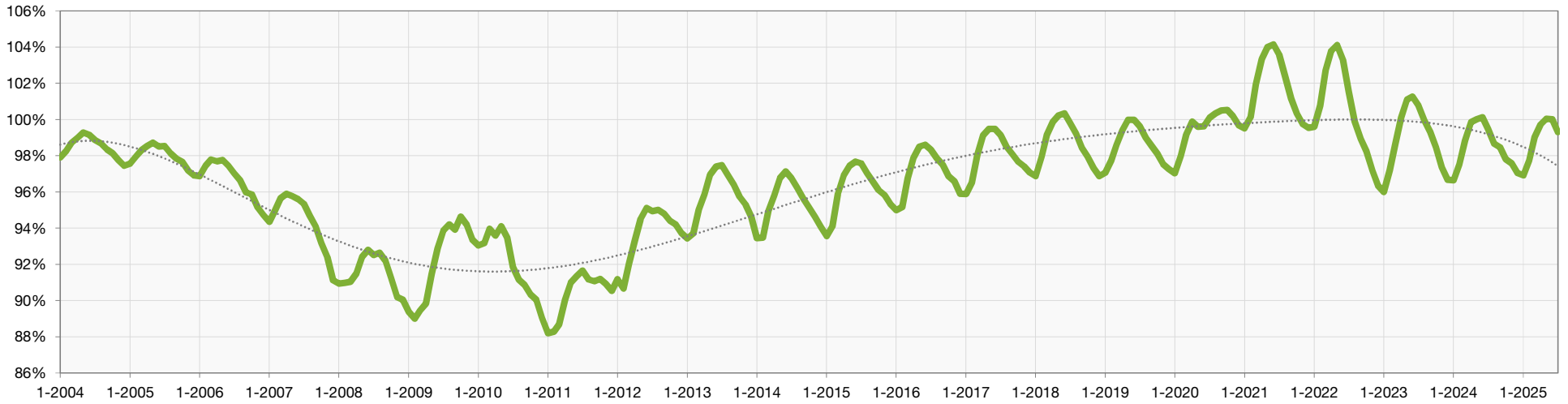
Percentage found when dividing a property's sales price by it's original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

July



Month	Current Activity	One Year Previous	+ / –
August	98.7%	100.0%	- 1.3%
September	98.5%	99.3%	- 0.8%
October	97.8%	98.5%	- 0.7%
November	97.6%	97.4%	+ 0.2%
December	97.0%	96.7%	+ 0.3%
January	96.9%	96.6%	+ 0.3%
February	97.7%	97.5%	+ 0.2%
March	99.0%	98.8%	+ 0.2%
April	99.7%	99.9%	- 0.2%
May	100.0%	100.0%	0.0%
June	100.0%	100.1%	- 0.1%
July	**99.3%**	**99.5%**	**- 0.2%**
12-Month Avg	98.7%	98.9%	- 0.2%

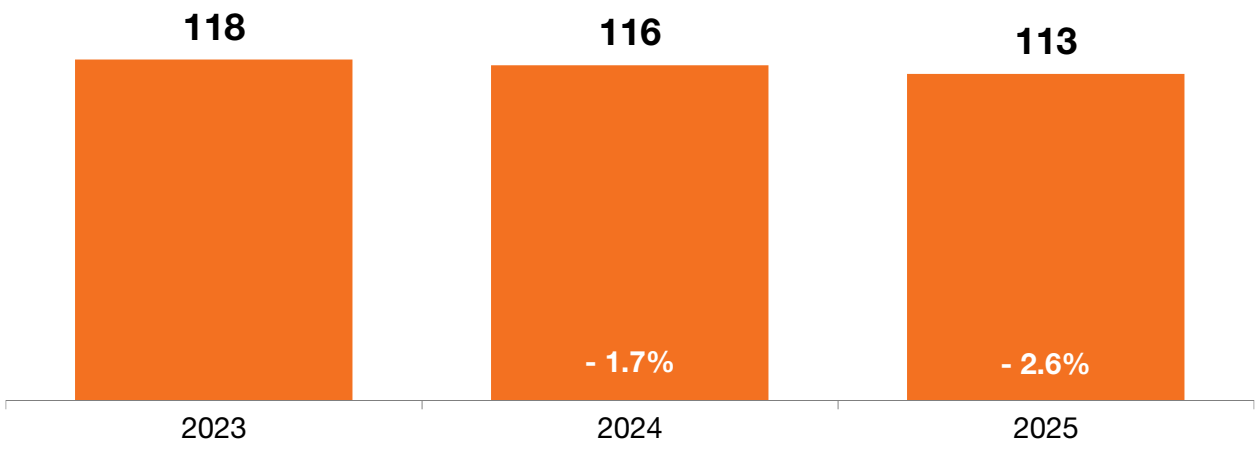
Historical Percent of Original List Price Received



Housing Affordability Index

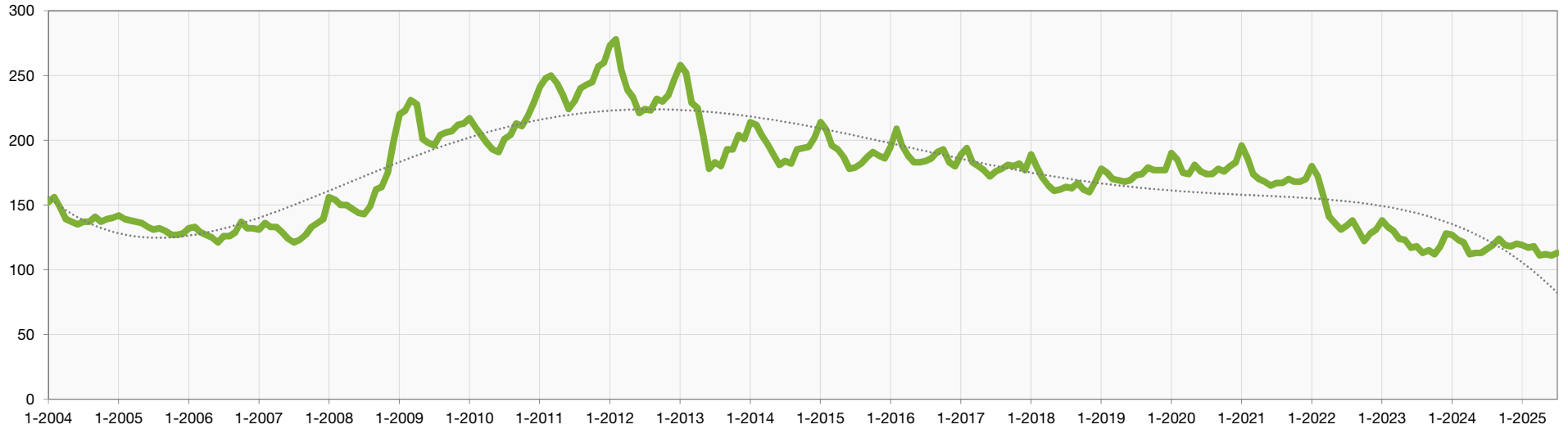
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

July



Month	Current Activity	One Year Previous	+ / –
August	119	113	+ 5.3%
September	124	115	+ 7.8%
October	119	112	+ 6.3%
November	118	118	0.0%
December	120	128	- 6.3%
January	119	127	- 6.3%
February	117	123	- 4.9%
March	118	121	- 2.5%
April	111	112	- 0.9%
May	112	113	- 0.9%
June	111	113	- 1.8%
July	**113**	**116**	**- 2.6%**
12-Month Avg	117	118	- 0.8%

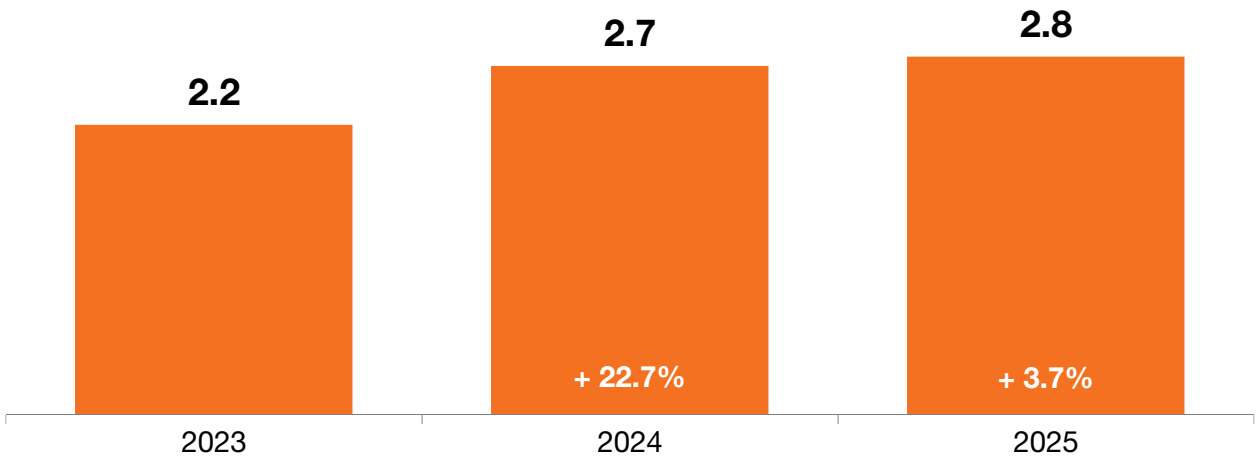
Historical Housing Affordability Index



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.

July



Month	Current Activity	One Year Previous	+ / –
August	2.8	2.3	+ 21.7%
September	2.9	2.5	+ 16.0%
October	2.8	2.5	+ 12.0%
November	2.5	2.3	+ 8.7%
December	2.0	1.9	+ 5.3%
January	2.0	1.9	+ 5.3%
February	2.1	1.9	+ 10.5%
March	2.2	2.0	+ 10.0%
April	2.4	2.2	+ 9.1%
May	2.7	2.4	+ 12.5%
June	2.7	2.5	+ 8.0%
July	**2.8**	**2.7**	**+ 3.7%**
12-Month Avg	2.5	2.3	+ 8.7%

Historical Months Supply of Inventory

