Weekly Market Activity Report

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

spaar

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

For Week Ending January 31, 2026

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

U.S. sales of existing homes totaled 4.06 million in 2025, essentially unchanged from 2024, according to data from the National Association of REALTORS®. Sales have declined year-over-year since 2022 and have hovered around 4 million annually since 2023, constrained by elevated mortgage rates and high home prices.

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

- New Listings decreased 16.3% to 886
- Pending Sales decreased 15.6% to 591
- Inventory decreased 0.4% to 7,477

For the month of December:

- Median Sales Price increased 2.7% to $380,000
- Days on Market increased 3.6% to 58
- Percent of Original List Price Received decreased 0.2% to 96.8%
- Months Supply of Homes For Sale remained flat at 2.0

Quick Facts

- 16.3%	- 15.6%	- 0.4%
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

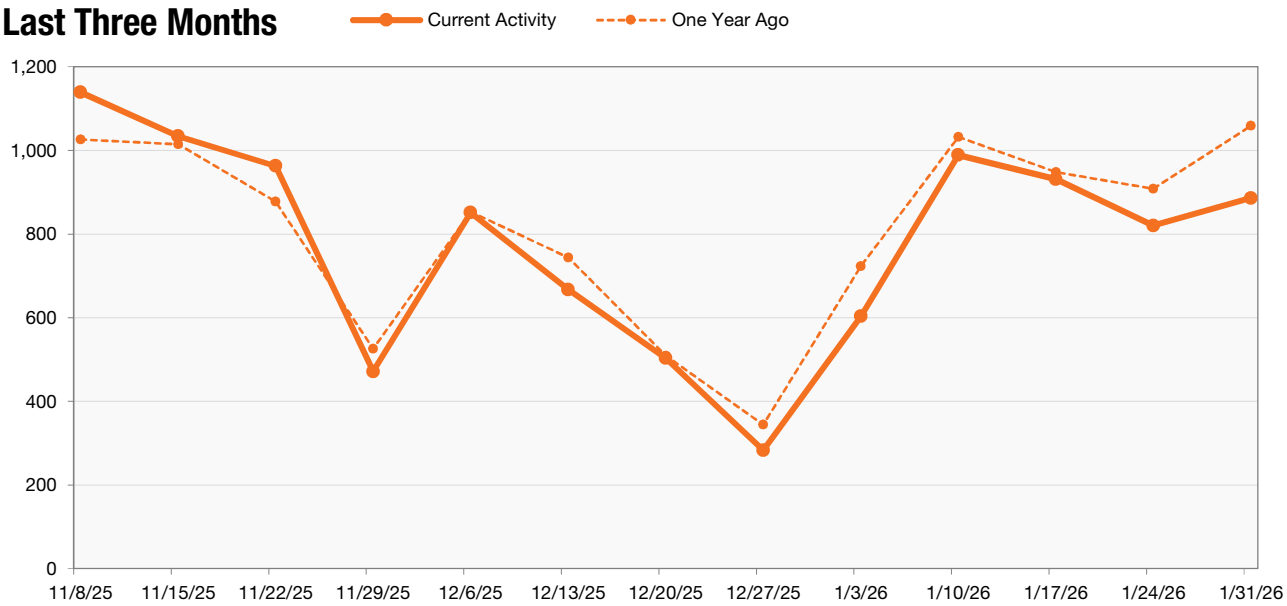
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New Listings

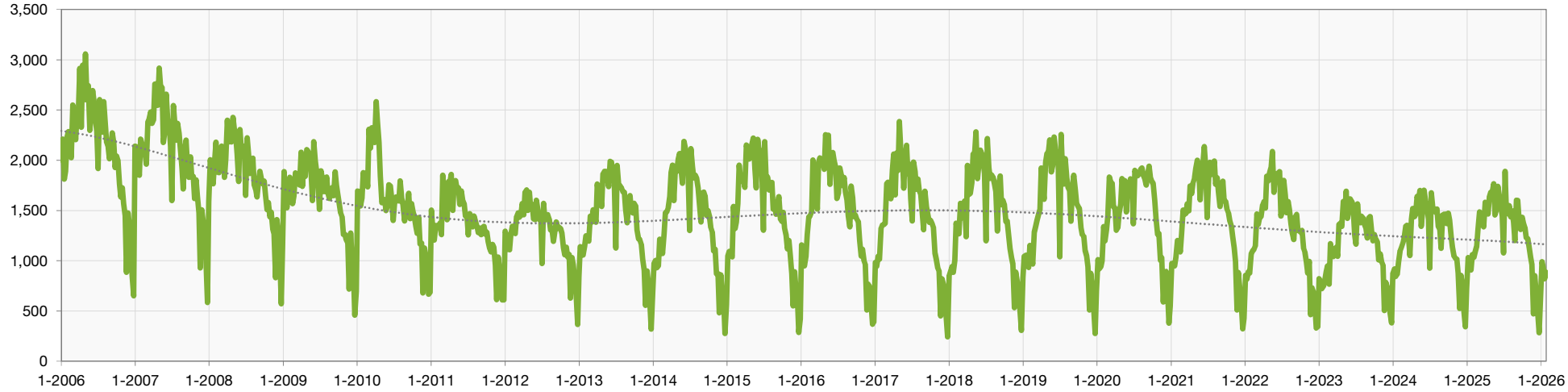
A count of the properties that have been newly listed on the market in a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / –
11/8/2025	1,139	1,026	+ 11.0%
11/15/2025	1,034	1,015	+ 1.9%
11/22/2025	963	878	+ 9.7%
11/29/2025	471	526	- 10.5%
12/6/2025	851	853	- 0.2%
12/13/2025	667	744	- 10.3%
12/20/2025	503	509	- 1.2%
12/27/2025	283	344	- 17.7%
1/3/2026	603	723	- 16.6%
1/10/2026	989	1,032	- 4.2%
1/17/2026	931	948	- 1.8%
1/24/2026	820	908	- 9.7%
1/31/2026	**886**	**1,059**	**- 16.3%**
3-Month Total	10,140	10,565	- 4.0%

Historical New Listing Activity

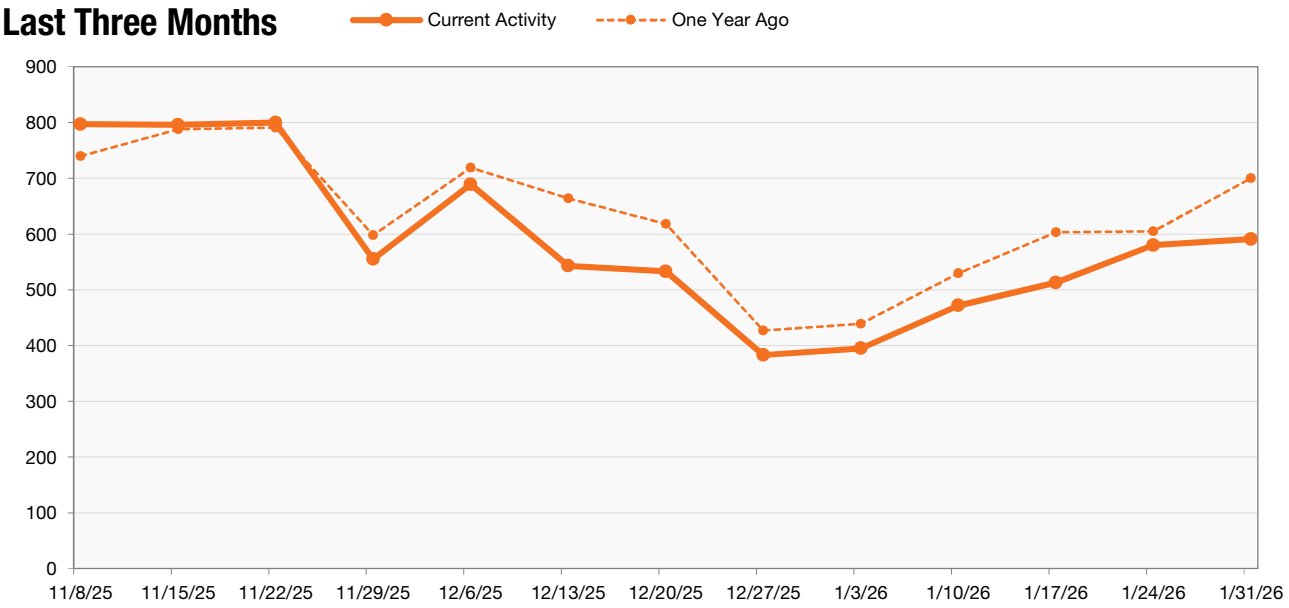


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Pending Sales

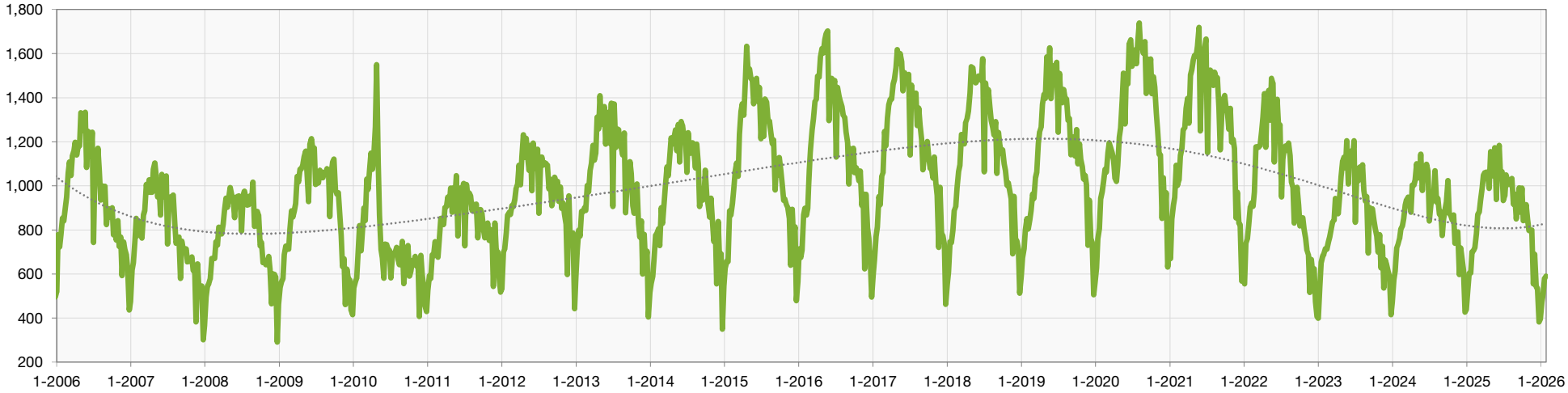
A count of the properties that have offers accepted on them in a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / –
11/8/2025	797	740	+ 7.7%
11/15/2025	796	788	+ 1.0%
11/22/2025	800	791	+ 1.1%
11/29/2025	555	598	- 7.2%
12/6/2025	689	719	- 4.2%
12/13/2025	543	664	- 18.2%
12/20/2025	533	618	- 13.8%
12/27/2025	383	427	- 10.3%
1/3/2026	395	439	- 10.0%
1/10/2026	472	530	- 10.9%
1/17/2026	513	603	- 14.9%
1/24/2026	580	605	- 4.1%
1/31/2026	**591**	**700**	**- 15.6%**
3-Month Total	7,647	8,222	- 7.0%

Historical Pending Sales Activity

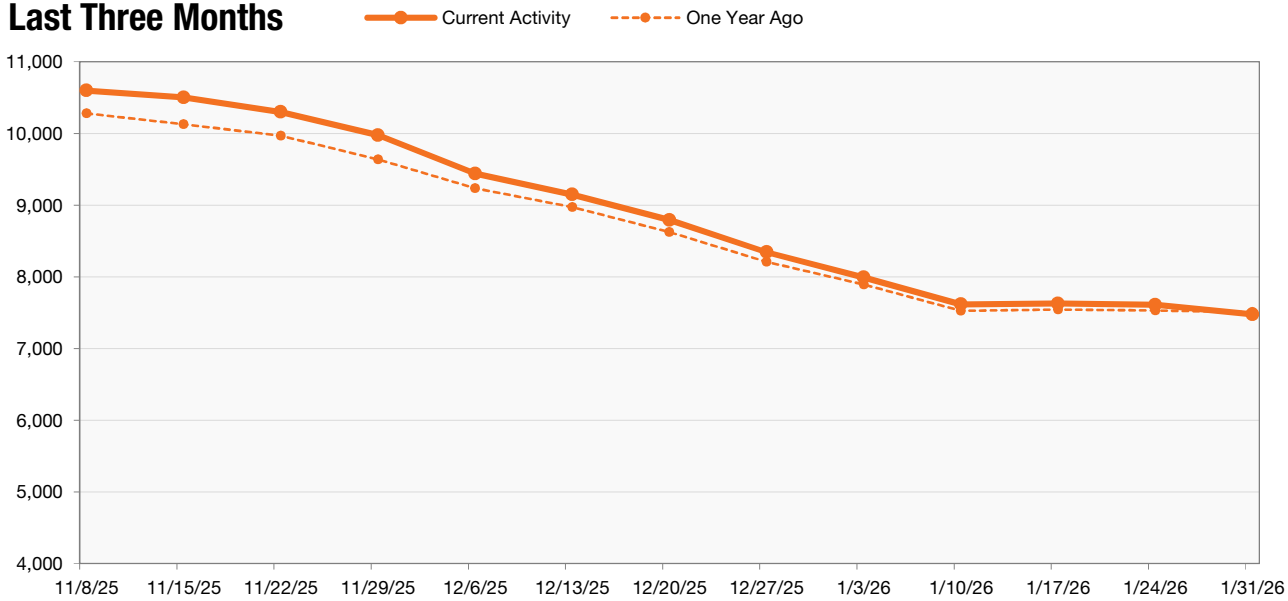


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Inventory of Homes for Sale

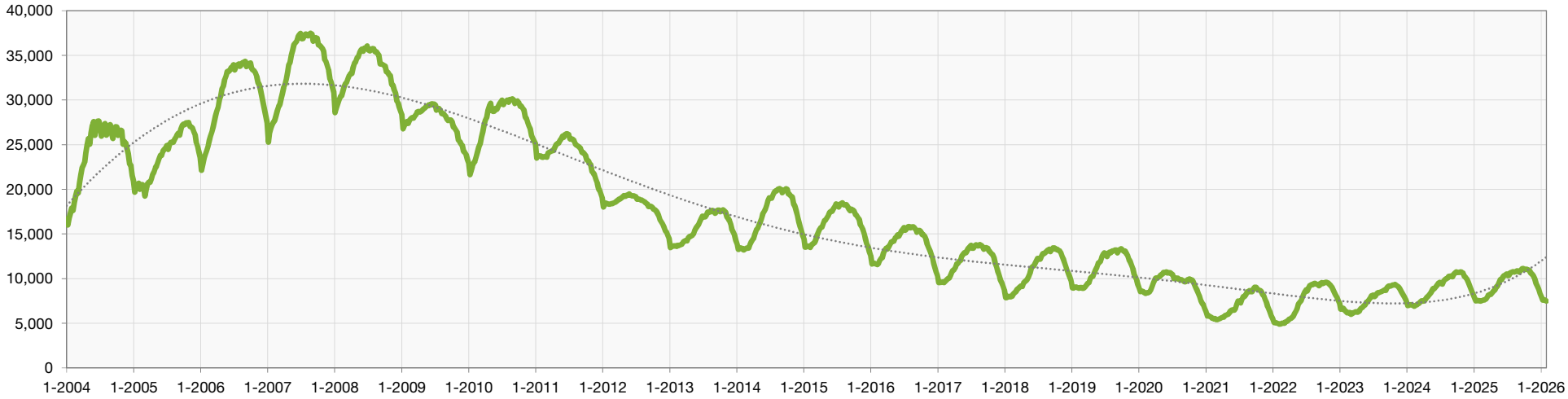
The number of properties available for sale in active status at the end of a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / –
11/8/2025	10,598	10,280	+ 3.1%
11/15/2025	10,503	10,128	+ 3.7%
11/22/2025	10,300	9,969	+ 3.3%
11/29/2025	9,975	9,639	+ 3.5%
12/6/2025	9,440	9,238	+ 2.2%
12/13/2025	9,149	8,972	+ 2.0%
12/20/2025	8,792	8,626	+ 1.9%
12/27/2025	8,345	8,208	+ 1.7%
1/3/2026	7,992	7,892	+ 1.3%
1/10/2026	7,616	7,526	+ 1.2%
1/17/2026	7,627	7,544	+ 1.1%
1/24/2026	7,611	7,531	+ 1.1%
1/31/2026	**7,477**	**7,508**	**- 0.4%**
3-Month Avg	8,879	8,697	+ 2.1%

Historical Inventory Levels

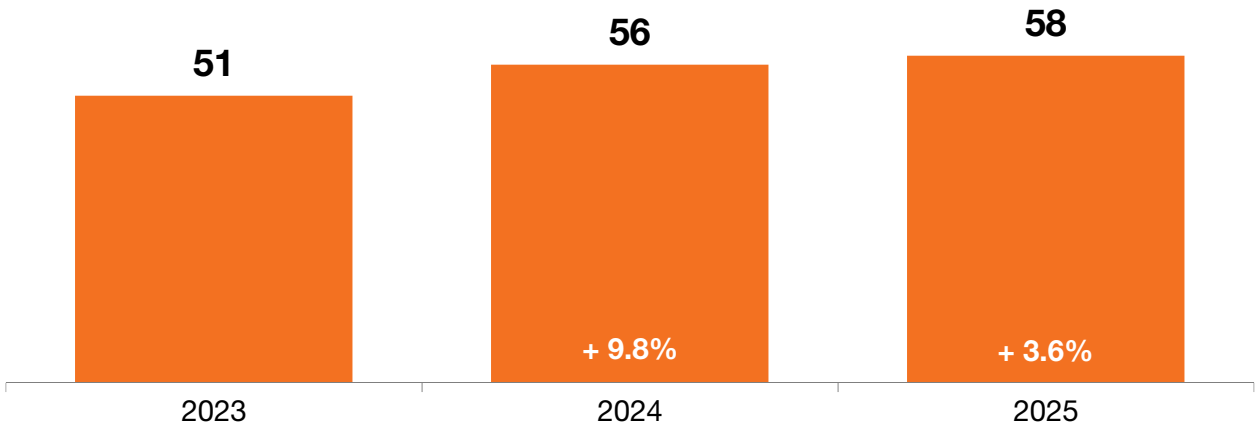


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Days on Market Until Sale

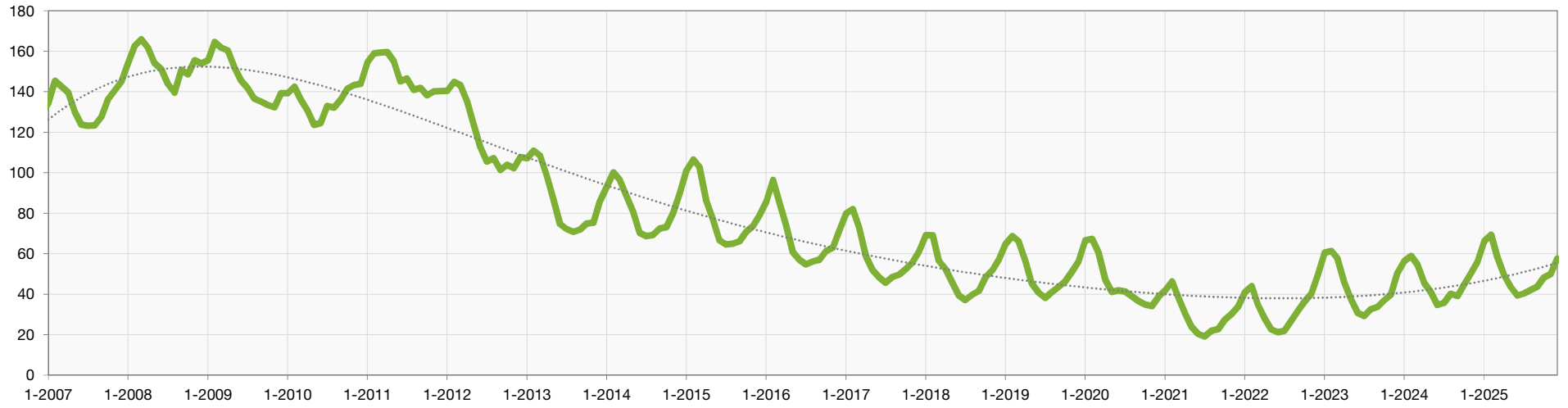
Average number of days between when a property is listed and when an offer is accepted in a given month.

December



Month	Current Activity	One Year Previous	+ / –
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%
August	42	40	+ 5.0%
September	44	39	+ 12.8%
October	48	45	+ 6.7%
November	50	50	0.0%
December	**58**	**56**	**+ 3.6%**
12-Month Avg	49	45	+ 8.9%

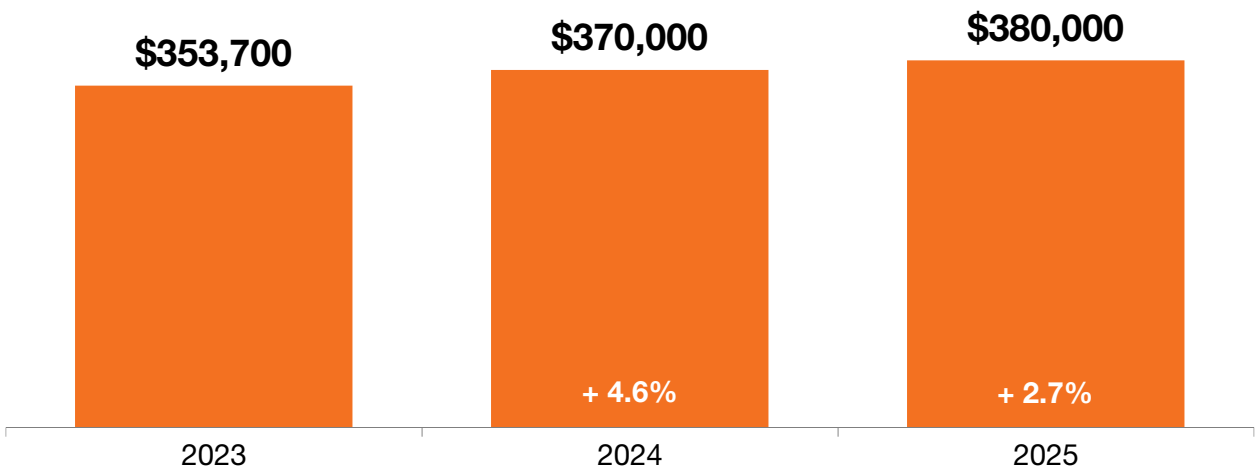
Historical Days on Market Until Sale



Median Sales Price

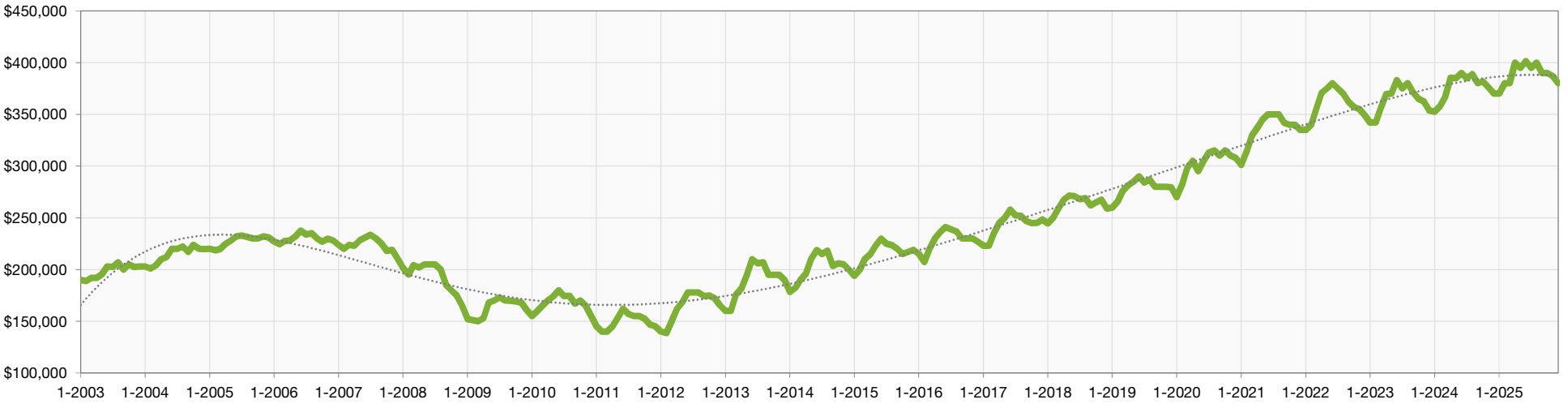
Median price point for all closed sales, not accounting for seller concessions, in a given month.

December



Month	Current Activity	One Year Previous	+ / –
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	$401,500	$390,000	+ 2.9%
July	$395,000	$385,000	+ 2.6%
August	$400,000	$389,000	+ 2.8%
September	$390,000	$380,000	+ 2.6%
October	$390,000	$381,950	+ 2.1%
November	$386,824	$376,000	+ 2.9%
December	**$380,000**	**$370,000**	**+ 2.7%**
12-Month Med	$390,000	$380,000	+ 2.6%

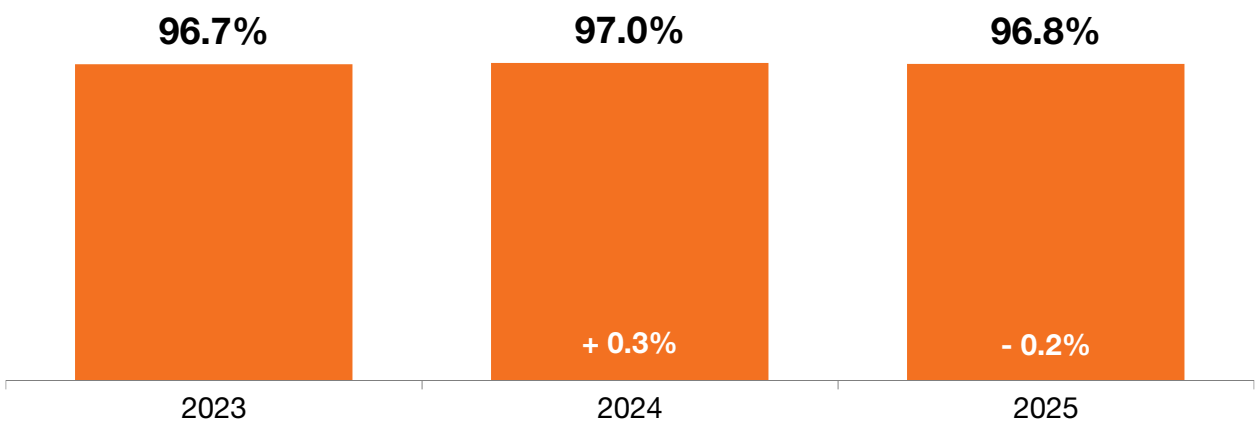
Historical Median Sales Price



Percent of Original List Price Received

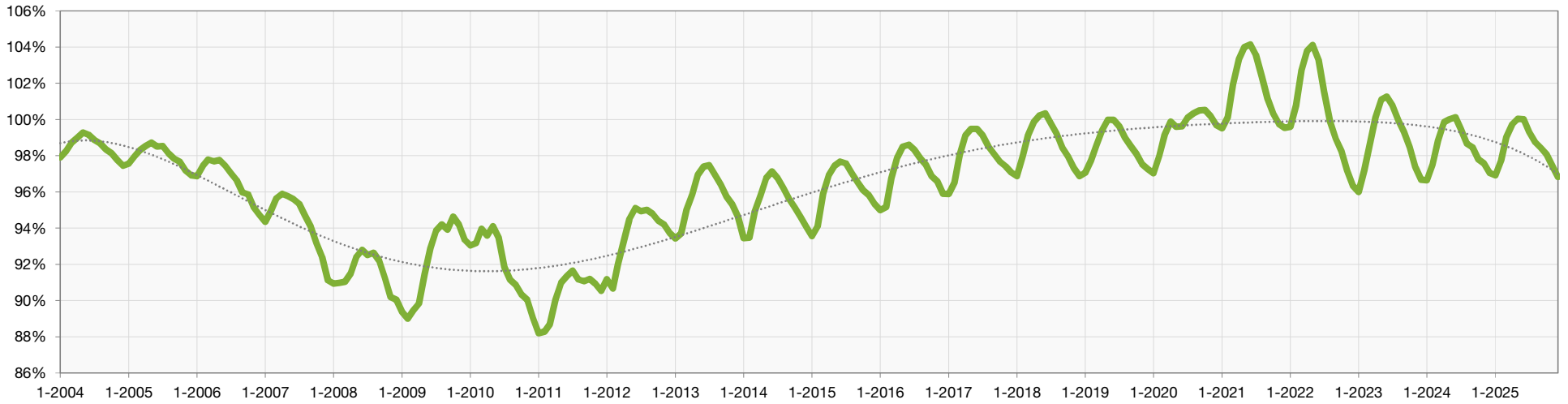
Percentage found when dividing a property's sales price by it's original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

December



Month	Current Activity	One Year Previous	+ / –
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%
August	98.8%	98.7%	+ 0.1%
September	98.4%	98.5%	- 0.1%
October	98.1%	97.8%	+ 0.3%
November	97.4%	97.6%	- 0.2%
December	**96.8%**	**97.0%**	**- 0.2%**
12-Month Avg	98.7%	98.7%	0.0%

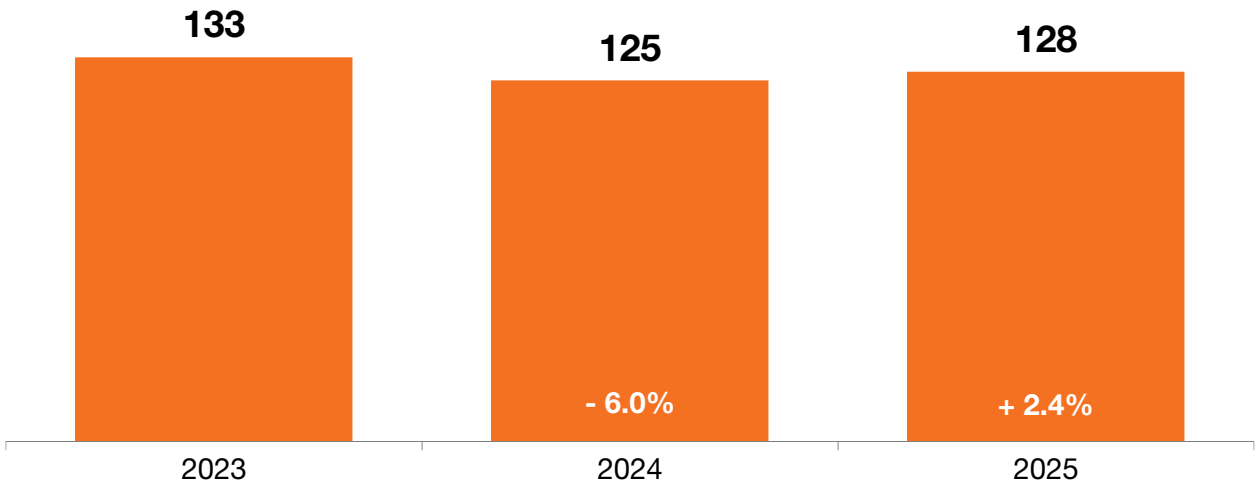
Historical Percent of Original List Price Received



Housing Affordability Index

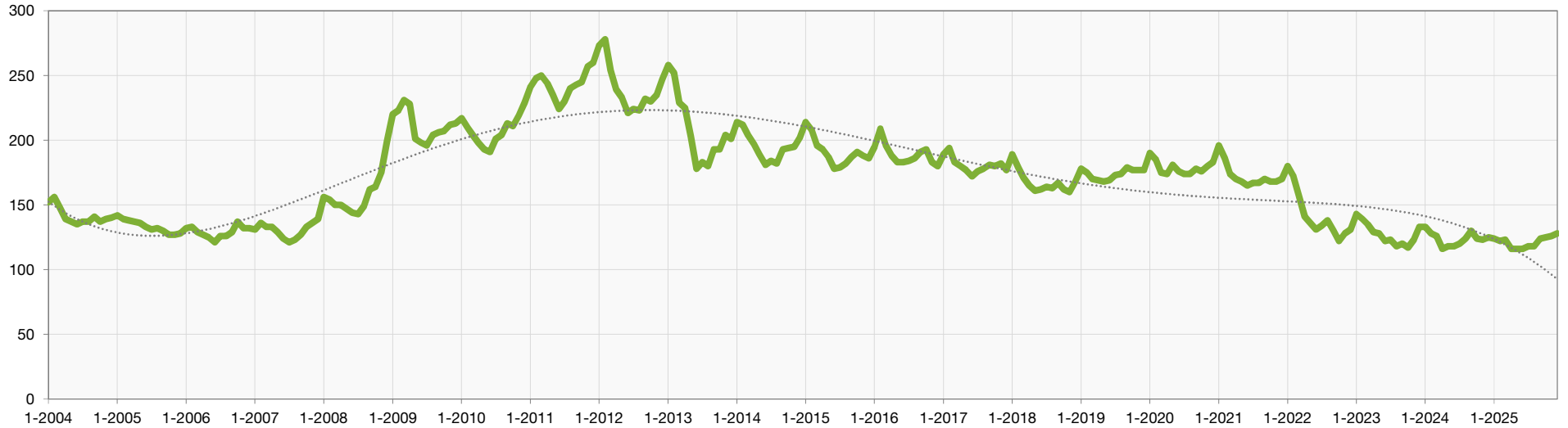
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

December



Month	Current Activity	One Year Previous	+ / –
January	124	133	- 6.8%
February	122	128	- 4.7%
March	123	126	- 2.4%
April	116	116	0.0%
May	116	118	- 1.7%
June	116	118	- 1.7%
July	118	120	- 1.7%
August	118	124	- 4.8%
September	124	130	- 4.6%
October	125	124	+ 0.8%
November	126	123	+ 2.4%
December	**128**	**125**	**+ 2.4%**
12-Month Avg	121	124	- 2.4%

Historical Housing Affordability Index

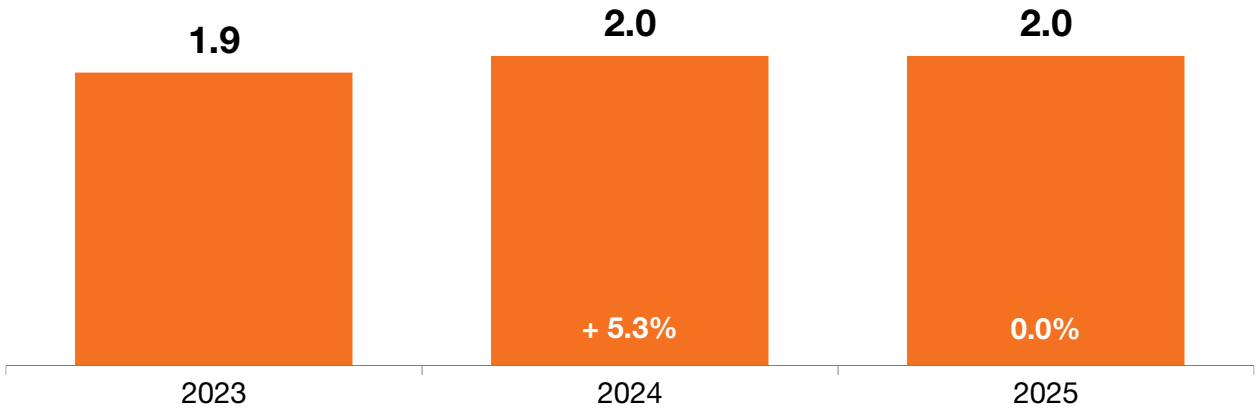


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Months Supply of Inventory

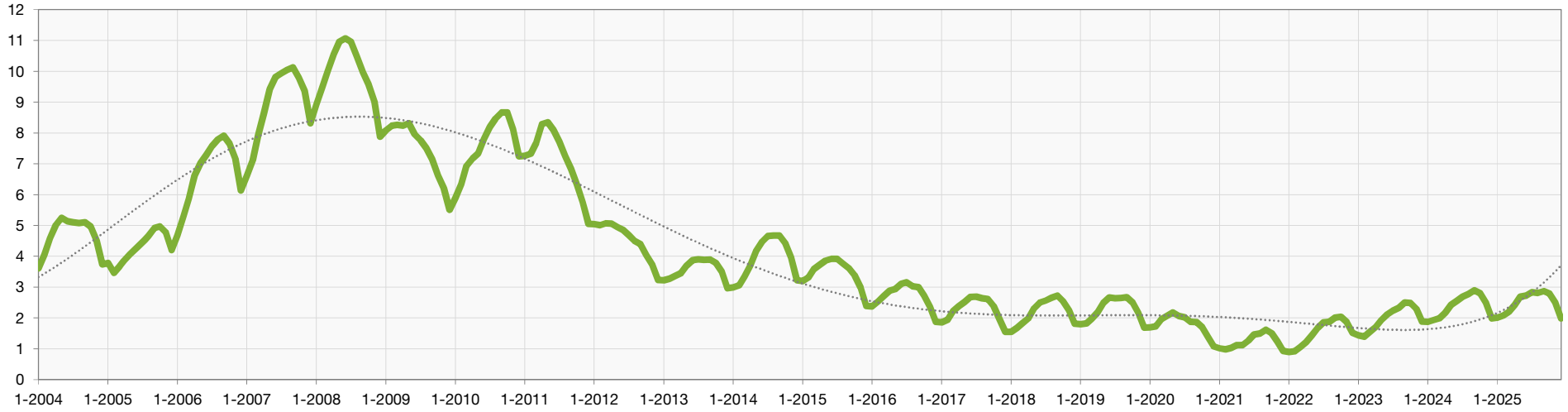
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

December



Month	Current Activity	One Year Previous	+ / –
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	2.6	+ 3.8%
July	2.8	2.7	+ 3.7%
August	2.8	2.8	0.0%
September	2.9	2.9	0.0%
October	2.8	2.8	0.0%
November	2.5	2.5	0.0%
December	**2.0**	**2.0**	**0.0%**
12-Month Avg	2.5	2.4	+ 4.2%

Historical Months Supply of Inventory



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