

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



November 2025

Nationally, pending home sales rose 1.9% month-over-month, driven by gains in the Northeast, Midwest, and South, according to the National Association of REALTORS®. Economists polled by Reuters had forecast a 0.5% increase for the month. Year-over-year, pending sales were down 0.4%, with the Midwest and South reporting increases, while the Northeast and West experienced declines. For the 12-month period spanning December 2024 through November 2025, Pending Sales in the Twin Cities area were up 2.0 percent overall. The price range with the largest gain in sales was the \$1,000,001 and Above range, where they increased 17.3 percent.

The overall Median Sales Price was up 2.9 percent to \$390,000. The property type with the largest price gain was the Single-Family Detached segment, where prices increased 3.8 percent to \$425,500. The price range that tended to sell the quickest was the \$250,001 to \$350,000 range at 41 days; the price range that tended to sell the slowest was the \$120,000 and Below range at 95 days.

Market-wide, inventory levels were down 1.7 percent. The property type that lost the least inventory was the Condo segment, where it decreased 0.3 percent. That amounts to 2.2 months supply for Single-Family homes, 2.6 months supply for Townhomes and 4.4 months supply for Condos.

Quick Facts

+ 17.3%	+ 2.9%	+ 4.0%
Price Range With the Strongest Sales:	Property Type With Strongest Sales:	Construction Status With Strongest Sales:
\$1,000,001 and Above	Single-Family Detached	Previously Owned
Pending Sales	2	
Days on Market Until Sale	3	
Median Sales Price	4	
Price Per Square Foot	5	
Percent of Original List Price Received	6	
Inventory of Homes for Sale	7	
Months Supply of Inventory	8	

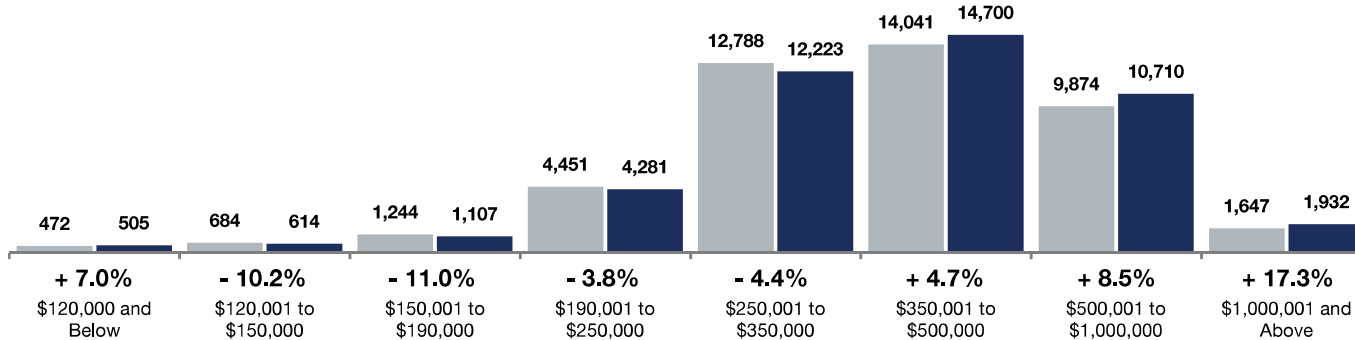
Pending Sales

A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**



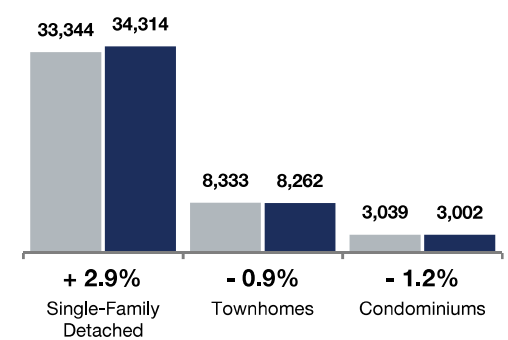
By Price Range

■ 11-2024 ■ 11-2025



By Property Type

■ 11-2024 ■ 11-2025



All Properties

By Price Range

	11-2024	11-2025	Change
\$120,000 and Below	472	505	+ 7.0%
\$120,001 to \$150,000	684	614	- 10.2%
\$150,001 to \$190,000	1,244	1,107	- 11.0%
\$190,001 to \$250,000	4,451	4,281	- 3.8%
\$250,001 to \$350,000	12,788	12,223	- 4.4%
\$350,001 to \$500,000	14,041	14,700	+ 4.7%
\$500,001 to \$1,000,000	9,874	10,710	+ 8.5%
\$1,000,001 and Above	1,647	1,932	+ 17.3%
All Price Ranges	45,201	46,114	+ 2.0%

Previously Owned

	11-2024	11-2025	Change
\$120,000 and Below	467	495	+ 6.0%
\$120,001 to \$150,000	669	604	- 9.7%
\$150,001 to \$190,000	1,221	1,092	- 10.6%
\$190,001 to \$250,000	4,412	4,255	- 3.6%
\$250,001 to \$350,000	12,192	11,751	- 3.6%
\$350,001 to \$500,000	11,704	12,739	+ 8.8%
\$500,001 to \$1,000,000	7,422	8,428	+ 13.6%
\$1,000,001 and Above	1,276	1,550	+ 21.5%
All Price Ranges	39,363	40,918	+ 4.0%

New Construction

	11-2024	11-2025	Change
\$120,000 and Below	1	4	+ 300.0%
\$120,001 to \$150,000	7	4	- 42.9%
\$150,001 to \$190,000	5	2	- 60.0%
\$190,001 to \$250,000	6	11	+ 83.3%
\$250,001 to \$350,000	519	423	- 18.5%
\$350,001 to \$500,000	2,247	1,872	- 16.7%
\$500,001 to \$1,000,000	2,316	2,167	- 6.4%
\$1,000,001 and Above	342	356	+ 4.1%
All Price Ranges	5,443	4,849	- 10.9%

By Property Type

	11-2024	11-2025	Change
Single-Family Detached	33,344	34,314	+ 2.9%
Townhomes	8,333	8,262	- 0.9%
Condominiums	3,039	3,002	- 1.2%
All Property Types	45,201	46,114	+ 2.0%

	11-2024	11-2025	Change
Single-Family Detached	29,048	30,261	+ 4.2%
Townhomes	6,931	7,271	+ 4.9%
Condominiums	2,980	2,940	- 1.3%
All Price Ranges	39,363	40,918	+ 4.0%

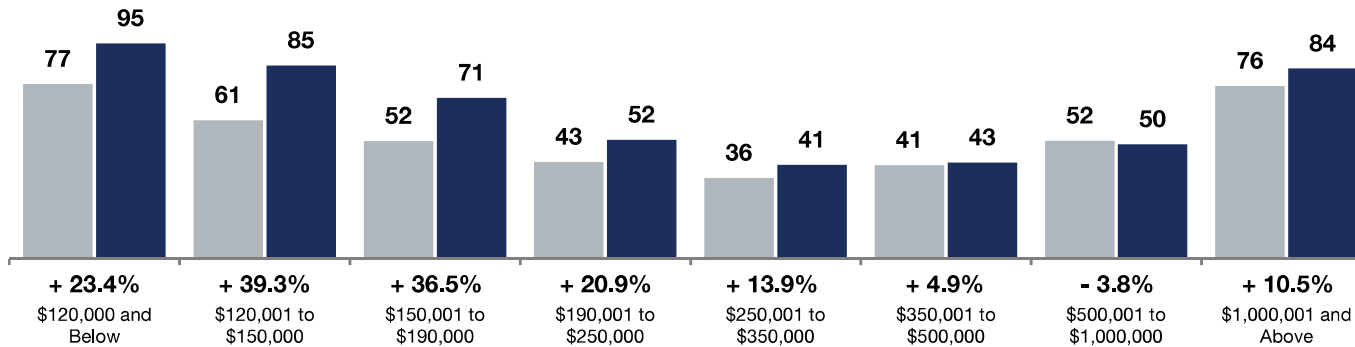
Days on Market Until Sale



Average number of days between when a property is listed and when an offer is accepted. **Based on a rolling 12-month average.**

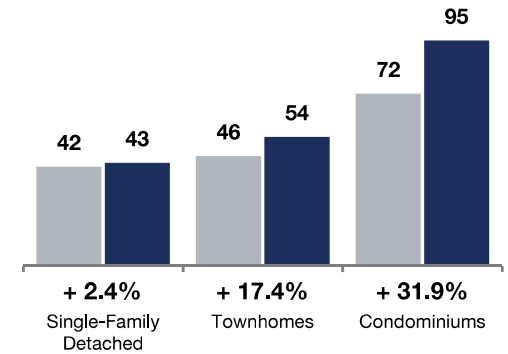
By Price Range

■ 11-2024 ■ 11-2025



By Property Type

■ 11-2024 ■ 11-2025



All Properties

By Price Range

	11-2024	11-2025	Change
\$120,000 and Below	77	95	+ 23.4%
\$120,001 to \$150,000	61	85	+ 39.3%
\$150,001 to \$190,000	52	71	+ 36.5%
\$190,001 to \$250,000	43	52	+ 20.9%
\$250,001 to \$350,000	36	41	+ 13.9%
\$350,001 to \$500,000	41	43	+ 4.9%
\$500,001 to \$1,000,000	52	50	- 3.8%
\$1,000,001 and Above	76	84	+ 10.5%
All Price Ranges	44	49	+ 11.4%

Previously Owned

	11-2024	11-2025	Change
\$120,000 and Below	77	94	+ 22.1%
\$120,001 to \$150,000	61	84	+ 37.7%
\$150,001 to \$190,000	52	71	+ 36.5%
\$190,001 to \$250,000	43	52	+ 20.9%
\$250,001 to \$350,000	34	40	+ 17.6%
\$350,001 to \$500,000	36	37	+ 2.8%
\$500,001 to \$1,000,000	46	47	+ 2.2%
\$1,000,001 and Above	70	76	+ 8.6%
All Price Ranges	40	45	+ 12.5%

New Construction

	11-2024	11-2025	Change
\$120,000 and Below	29	179	+ 517.2%
\$120,001 to \$150,000	56	247	+ 341.1%
\$150,001 to \$190,000	158	157	- 0.6%
\$190,001 to \$250,000	159	88	- 44.7%
\$250,001 to \$350,000	67	87	+ 29.9%
\$350,001 to \$500,000	72	79	+ 9.7%
\$500,001 to \$1,000,000	73	66	- 9.6%
\$1,000,001 and Above	102	117	+ 14.7%
All Price Ranges	74	77	+ 4.1%

By Property Type

	11-2024	11-2025	Change
Single-Family Detached	42	43	+ 2.4%
Townhomes	46	54	+ 17.4%
Condominiums	72	95	+ 31.9%
All Property Types	44	49	+ 11.4%

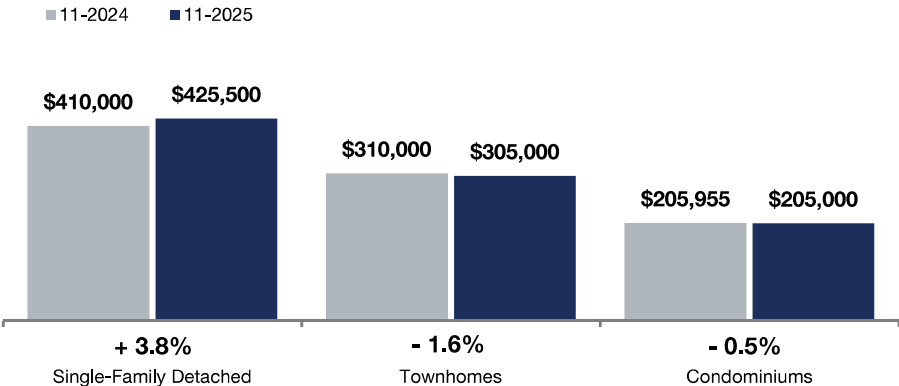
	11-2024	11-2025	Change
Single-Family Detached	37	39	+ 5.4%
Townhomes	40	51	+ 27.5%
Condominiums	72	94	+ 30.6%
All Property Types	40	45	+ 12.5%

Median Sales Price

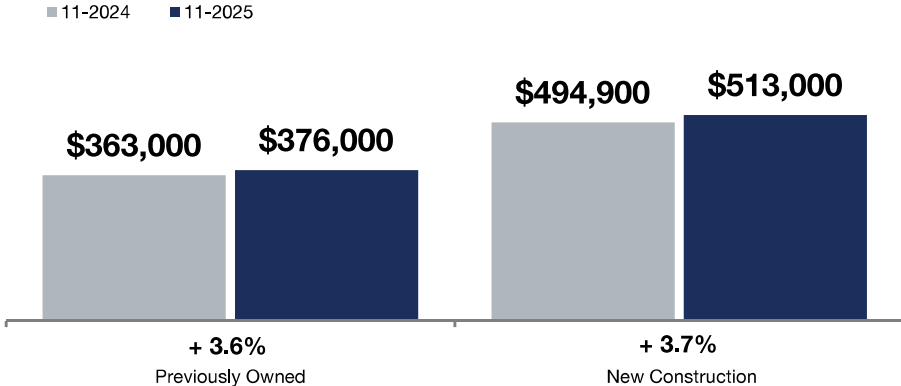


Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.

By Property Type



By Construction Status



All Properties			
By Property Type	11-2024	11-2025	Change
Single-Family Detached	\$410,000	\$425,500	+ 3.8%
Townhomes	\$310,000	\$305,000	- 1.6%
Condominiums	\$205,955	\$205,000	- 0.5%
All Property Types	\$379,000	\$390,000	+ 2.9%

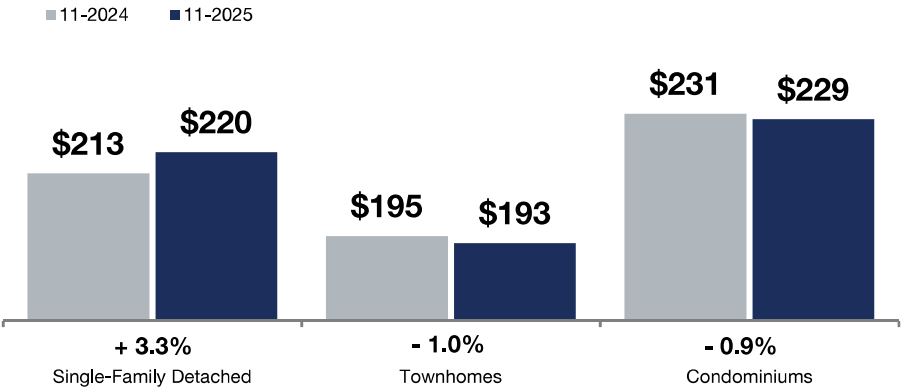
Previously Owned			New Construction		
11-2024	11-2025	Change	11-2024	11-2025	Change
\$395,000	\$411,000	+ 4.1%	\$534,600	\$549,990	+ 2.9%
\$290,000	\$293,000	+ 1.0%	\$384,990	\$388,415	+ 0.9%
\$205,000	\$204,450	- 0.3%	\$1,309,812	\$287,500	- 78.1%
\$363,000	\$376,000	+ 3.6%	\$494,900	\$513,000	+ 3.7%

Price Per Square Foot

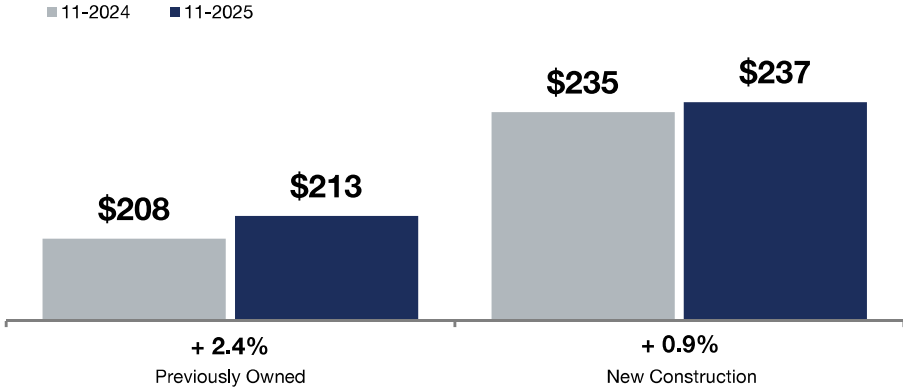
Average price of closed sales divided by the average square footage of closed sales. **Based on a rolling 12-month average.**



By Property Type



By Construction Status



All Properties			
By Property Type	11-2024	11-2025	Change
Single-Family Detached	\$213	\$220	+ 3.3%
Townhomes	\$195	\$193	- 1.0%
Condominiums	\$231	\$229	- 0.9%
All Property Types	\$211	\$215	+ 1.9%

Previously Owned			New Construction		
11-2024	11-2025	Change	11-2024	11-2025	Change
\$210	\$217	+ 3.3%	\$236	\$239	+ 1.3%
\$190	\$189	- 0.5%	\$221	\$223	+ 0.9%
\$226	\$227	+ 0.4%	\$661	\$377	- 43.0%
\$208	\$213	+ 2.4%	\$235	\$237	+ 0.9%

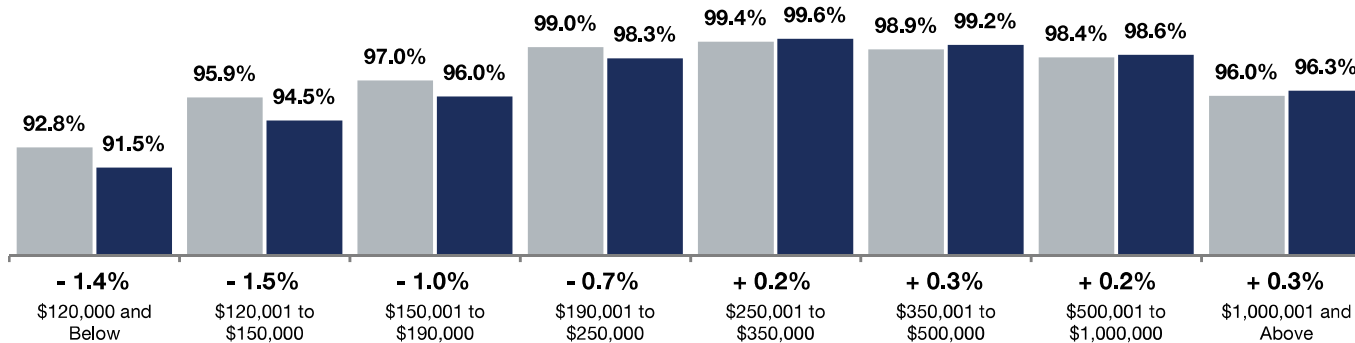
Percent of Original List Price Received



Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

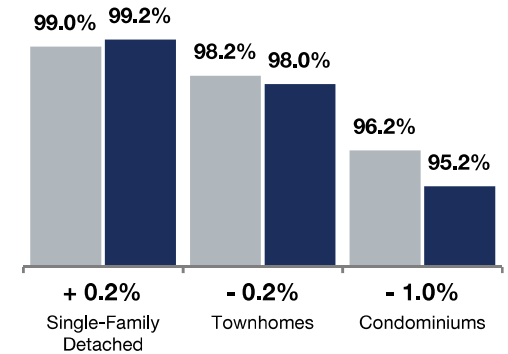
By Price Range

■ 11-2024 ■ 11-2025



By Property Type

■ 11-2024 ■ 11-2025



All Properties

By Price Range	11-2024	11-2025	Change
\$120,000 and Below	92.8%	91.5%	- 1.4%
\$120,001 to \$150,000	95.9%	94.5%	- 1.5%
\$150,001 to \$190,000	97.0%	96.0%	- 1.0%
\$190,001 to \$250,000	99.0%	98.3%	- 0.7%
\$250,001 to \$350,000	99.4%	99.6%	+ 0.2%
\$350,001 to \$500,000	98.9%	99.2%	+ 0.3%
\$500,001 to \$1,000,000	98.4%	98.6%	+ 0.2%
\$1,000,001 and Above	96.0%	96.3%	+ 0.3%
All Price Ranges	98.7%	98.7%	0.0%

Previously Owned

11-2024	11-2025	Change
92.8%	91.5%	- 1.4%
95.9%	94.5%	- 1.5%
97.0%	96.0%	- 1.0%
99.0%	98.3%	- 0.7%
99.5%	99.6%	+ 0.1%
99.1%	99.4%	+ 0.3%
98.2%	98.5%	+ 0.3%
95.0%	95.3%	+ 0.3%
98.7%	98.7%	0.0%

New Construction

11-2024	11-2025	Change
100.0%	94.1%	- 5.9%
98.2%	93.2%	- 5.1%
89.6%	94.2%	+ 5.1%
102.0%	106.2%	+ 4.1%
96.9%	99.3%	+ 2.5%
97.6%	97.7%	+ 0.1%
99.0%	98.8%	- 0.2%
100.1%	100.6%	+ 0.5%
98.3%	98.6%	+ 0.3%

By Property Type	11-2024	11-2025	Change
Single-Family Detached	99.0%	99.2%	+ 0.2%
Townhomes	98.2%	98.0%	- 0.2%
Condominiums	96.2%	95.2%	- 1.0%
All Property Types	98.7%	98.7%	0.0%

11-2024	11-2025	Change
99.0%	99.3%	+ 0.3%
98.5%	98.0%	- 0.5%
96.1%	95.2%	- 0.9%
98.7%	98.7%	0.0%

11-2024	11-2025	Change
98.8%	98.7%	- 0.1%
96.7%	97.7%	+ 1.0%
99.4%	97.5%	- 1.9%
98.3%	98.6%	+ 0.3%

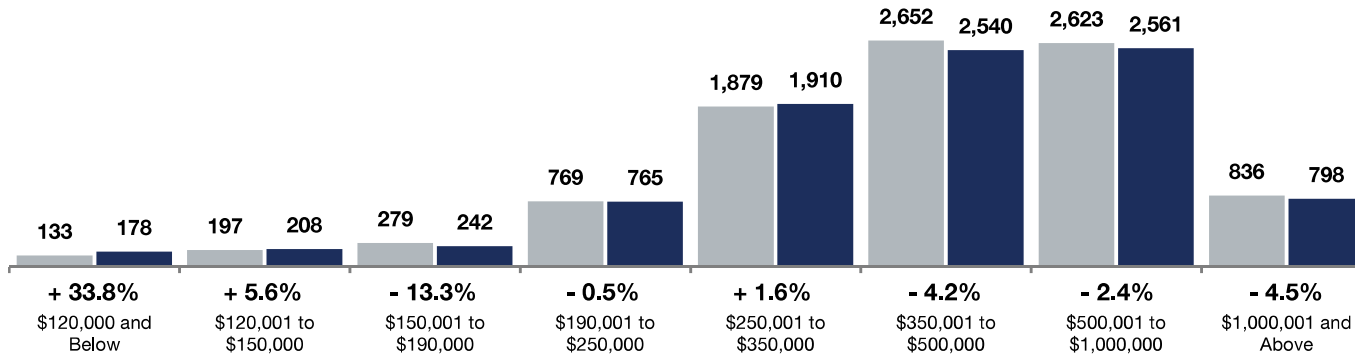
Inventory of Homes for Sale



The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**

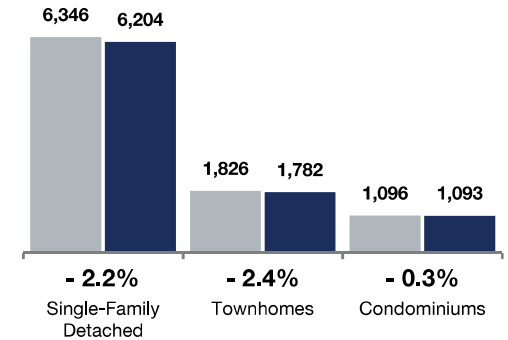
By Price Range

■ 11-2024 ■ 11-2025



By Property Type

■ 11-2024 ■ 11-2025



All Properties

By Price Range	11-2024	11-2025	Change
\$120,000 and Below	133	178	+ 33.8%
\$120,001 to \$150,000	197	208	+ 5.6%
\$150,001 to \$190,000	279	242	- 13.3%
\$190,001 to \$250,000	769	765	- 0.5%
\$250,001 to \$350,000	1,879	1,910	+ 1.6%
\$350,001 to \$500,000	2,652	2,540	- 4.2%
\$500,001 to \$1,000,000	2,623	2,561	- 2.4%
\$1,000,001 and Above	836	798	- 4.5%
All Price Ranges	9,373	9,209	- 1.7%

Previously Owned

11-2024	11-2025	Change
129	176	+ 36.4%
194	207	+ 6.7%
277	240	- 13.4%
762	764	+ 0.3%
1,739	1,769	+ 1.7%
1,737	1,733	- 0.2%
1,438	1,403	- 2.4%
506	420	- 17.0%
6,785	6,718	- 1.0%

New Construction

11-2024	11-2025	Change
4	2	- 50.0%
3	1	- 66.7%
2	2	0.0%
7	1	- 85.7%
140	141	+ 0.7%
915	807	- 11.8%
1,185	1,158	- 2.3%
330	378	+ 14.5%
2,588	2,491	- 3.7%

By Property Type	11-2024	11-2025	Change
Single-Family Detached	6,346	6,204	- 2.2%
Townhomes	1,826	1,782	- 2.4%
Condominiums	1,096	1,093	- 0.3%
All Property Types	9,373	9,209	- 1.7%

11-2024	11-2025	Change
4,332	4,221	- 2.6%
1,322	1,363	+ 3.1%
1,064	1,066	+ 0.2%
6,785	6,718	- 1.0%

11-2024	11-2025	Change
2,014	1,983	- 1.5%
504	419	- 16.9%
32	27	- 15.6%
2,588	2,491	- 3.7%

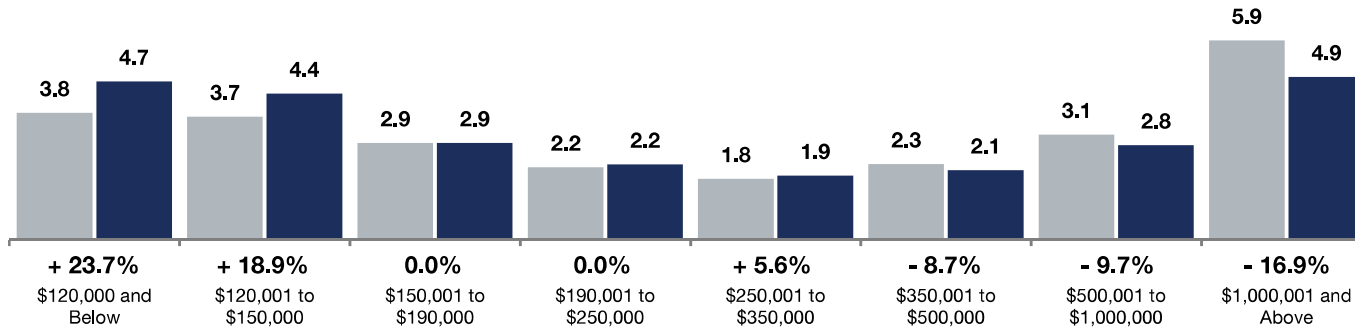
Months Supply of Inventory



The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.

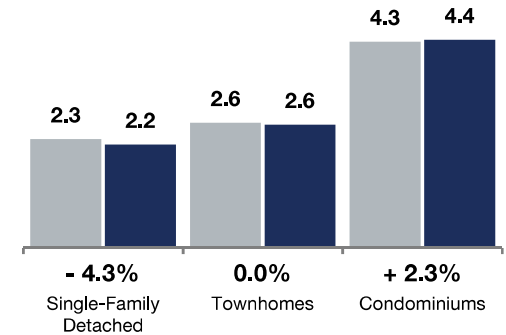
By Price Range

■ 11-2024 ■ 11-2025



By Property Type

■ 11-2024 ■ 11-2025



All Properties

By Price Range	11-2024	11-2025	Change
\$120,000 and Below	3.8	4.7	+ 23.7%
\$120,001 to \$150,000	3.7	4.4	+ 18.9%
\$150,001 to \$190,000	2.9	2.9	0.0%
\$190,001 to \$250,000	2.2	2.2	0.0%
\$250,001 to \$350,000	1.8	1.9	+ 5.6%
\$350,001 to \$500,000	2.3	2.1	- 8.7%
\$500,001 to \$1,000,000	3.1	2.8	- 9.7%
\$1,000,001 and Above	5.9	4.9	- 16.9%
All Price Ranges	2.5	2.4	- 4.0%

Previously Owned

11-2024	11-2025	Change	11-2024	11-2025	Change
3.7	4.8	+ 29.7%	2.9	1.3	- 55.2%
3.7	4.4	+ 18.9%	1.9	1.0	- 47.4%
2.9	2.9	0.0%	1.7	2.0	+ 17.6%
2.1	2.2	+ 4.8%	4.2	0.6	- 85.7%
1.7	1.8	+ 5.9%	4.1	5.1	+ 24.4%
1.8	1.6	- 11.1%	4.9	5.2	+ 6.1%
2.3	1.9	- 17.4%	5.9	6.2	+ 5.1%
4.5	3.1	- 31.1%	11.8	12.6	+ 6.8%
2.1	2.0	- 4.8%	5.7	6.2	+ 8.8%

New Construction

By Property Type	11-2024	11-2025	Change
Single-Family Detached	2.3	2.2	- 4.3%
Townhomes	2.6	2.6	0.0%
Condominiums	4.3	4.4	+ 2.3%
All Property Types	2.5	2.4	- 4.0%

11-2024	11-2025	Change	11-2024	11-2025	Change
1.8	1.7	- 5.6%	6.1	6.3	+ 3.3%
2.3	2.2	- 4.3%	4.5	5.3	+ 17.8%
4.3	4.4	+ 2.3%	11.0	8.3	- 24.5%
2.1	2.0	- 4.8%	5.7	6.2	+ 8.8%