

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:

\$1,000,001 and Above

Property Type With Strongest Sales:

Single-Family Detached

Construction Status With Strongest Sales:

Previously Owned

Pending Sales	2
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Median Sales Price	4
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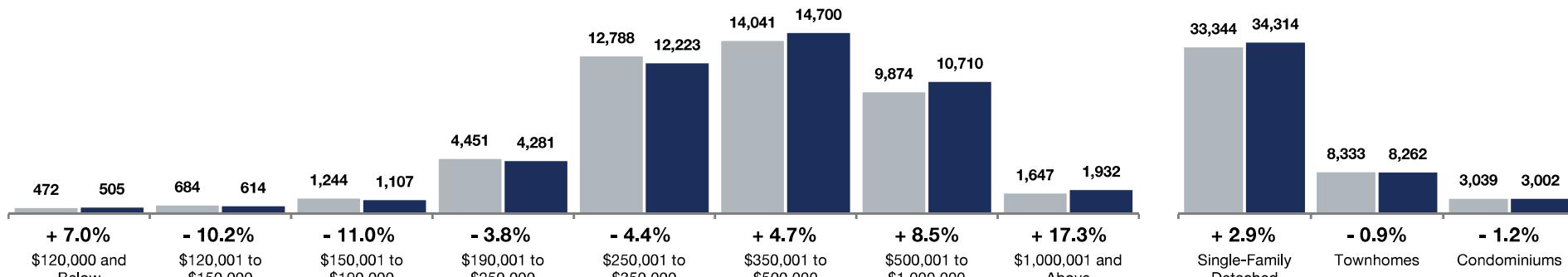
Pending Sales

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	11-2024	11-2025	Change
Single-Family Detached	467	495	+ 6.0%	1	4	+ 300.0%
Townhomes	669	604	- 9.7%	7	4	- 42.9%
Condominiums	1,221	1,092	- 10.6%	5	2	- 60.0%
All Price Ranges	39,363	40,918	+ 4.0%	2,247	1,872	- 16.7%
Previously Owned	12,192	11,751	- 3.6%	519	423	- 18.5%
New Construction	11,704	12,739	+ 8.8%	2,316	2,167	- 6.4%
All Properties	7,422	8,428	+ 13.6%	342	356	+ 4.1%
New Construction	1,276	1,550	+ 21.5%	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	11-2024	11-2025	Change
Single-Family Detached	29,048	30,261	+ 4.2%	3,992	3,775	- 5.4%
Townhomes	6,931	7,271	+ 4.9%	1,342	952	- 29.1%
Condominiums	2,980	2,940	- 1.3%	29	36	+ 24.1%
All Property Types	39,363	40,918	+ 4.0%	5,443	4,849	- 10.9%

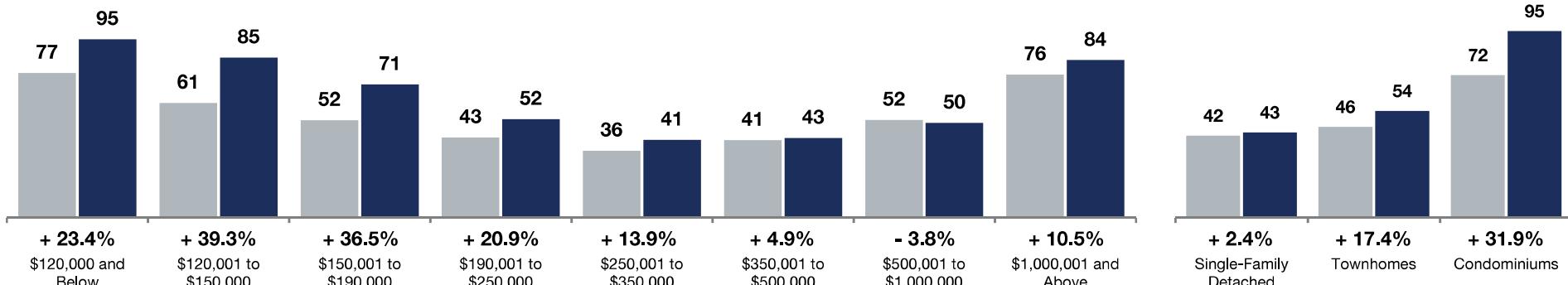
Days on Market Until Sale



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

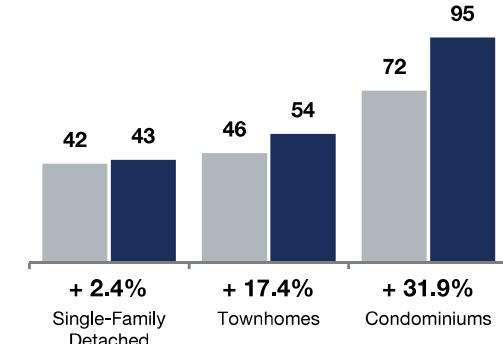
By Price Range

■ 11-2024 ■ 11-2025



By Property Type

■ 11-2024 ■ 11-2025



All Properties

By Price Range

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	11-2024	11-2025	Change
77	94	+ 22.1%	29	179	+ 517.2%
61	84	+ 37.7%	56	247	+ 341.1%
52	71	+ 36.5%	158	157	- 0.6%
43	52	+ 20.9%	159	88	- 44.7%
34	40	+ 17.6%	67	87	+ 29.9%
36	37	+ 2.8%	72	79	+ 9.7%
46	47	+ 2.2%	73	66	- 9.6%
70	76	+ 8.6%	102	117	+ 14.7%
40	45	+ 12.5%	74	77	+ 4.1%

New Construction

By Property Type

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%

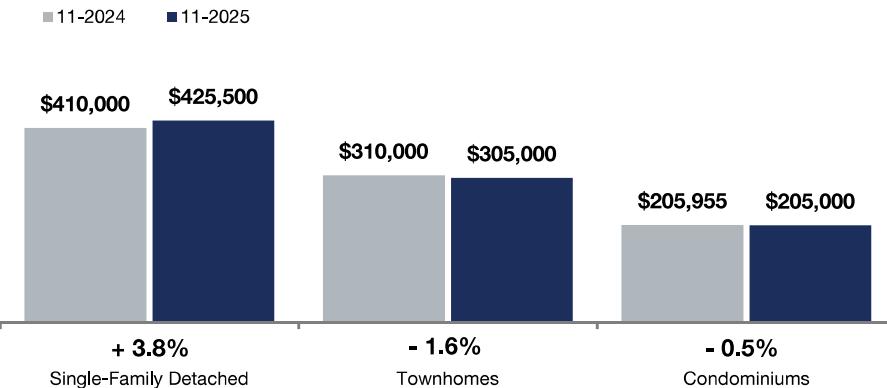
11-2024	11-2025	Change	11-2024	11-2025	Change
37	39	+ 5.4%	73	74	+ 1.4%
40	51	+ 27.5%	75	81	+ 8.0%
72	94	+ 30.6%	109	168	+ 54.1%
40	45	+ 12.5%	74	77	+ 4.1%

Median Sales Price

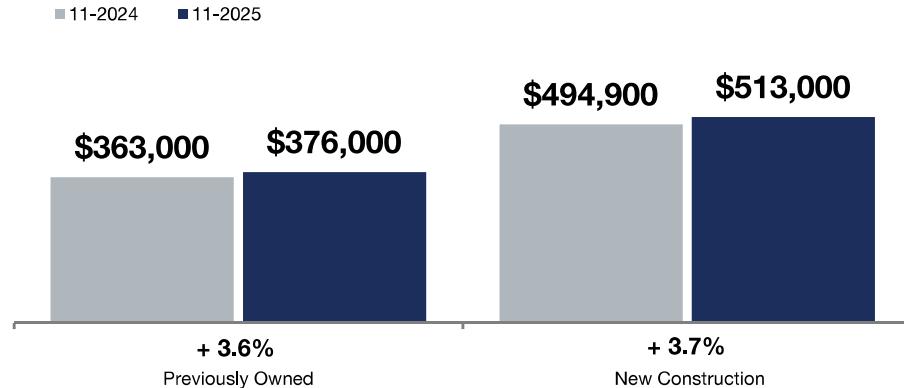
Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**



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

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%

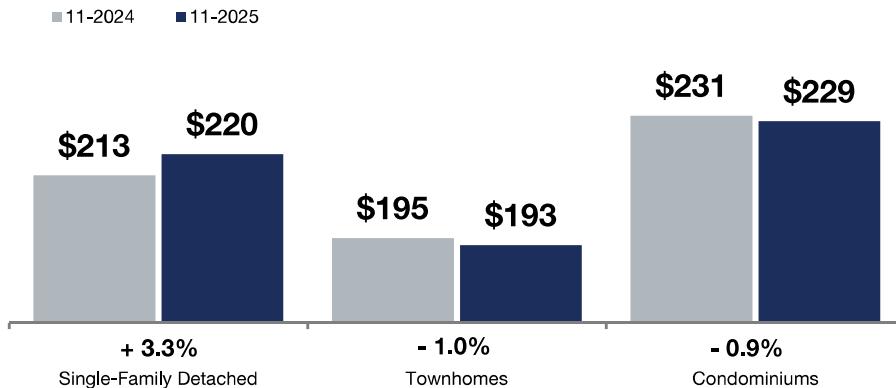
New Construction

Price Per Square Foot

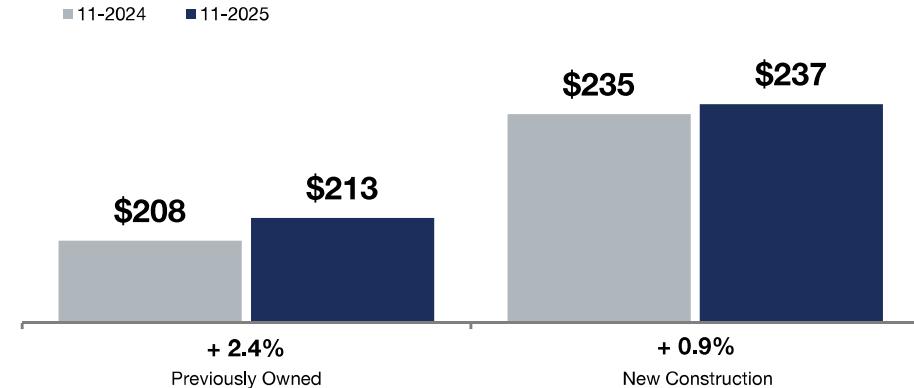
Average price of closed sales divided by the average square footage of closed sales. Based on a rolling 12-month average.



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

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

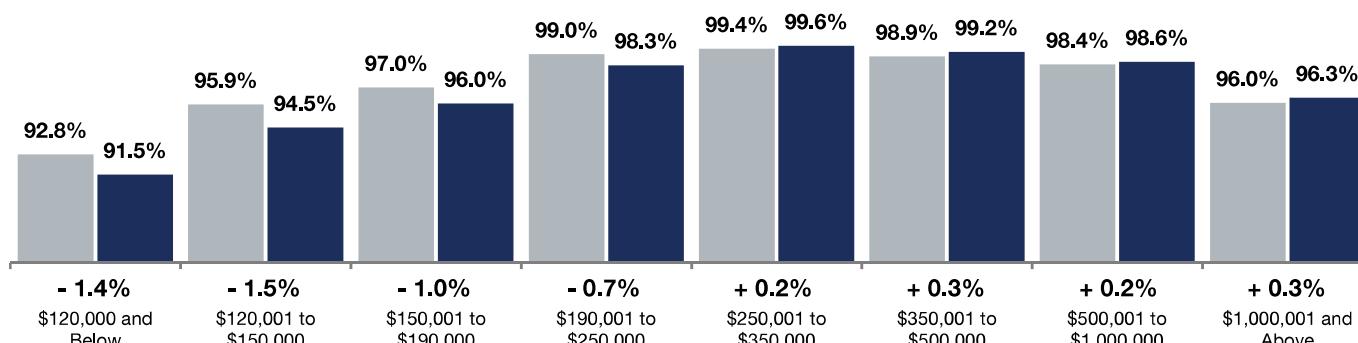
Percent of Original List Price Received



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.

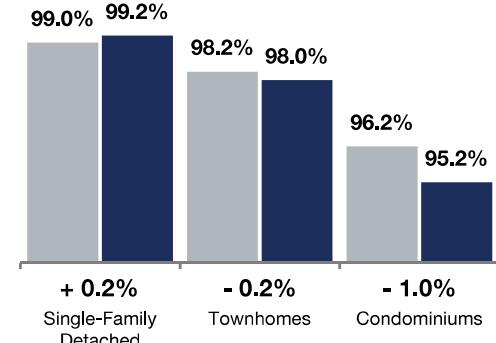
By Price Range

■ 11-2024 ■ 11-2025



By Property Type

■ 11-2024 ■ 11-2025



All Properties

By Price Range

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

Price Range	11-2024	11-2025	Change	11-2024	11-2025	Change
\$120,000 and Below	92.8%	91.5%	- 1.4%	100.0%	94.1%	- 5.9%
\$120,001 to \$150,000	95.9%	94.5%	- 1.5%	98.2%	93.2%	- 5.1%
\$150,001 to \$190,000	97.0%	96.0%	- 1.0%	89.6%	94.2%	+ 5.1%
\$190,001 to \$250,000	99.0%	98.3%	- 0.7%	102.0%	106.2%	+ 4.1%
\$250,001 to \$350,000	99.5%	99.6%	+ 0.1%	96.9%	99.3%	+ 2.5%
\$350,001 to \$500,000	99.1%	99.4%	+ 0.3%	97.6%	97.7%	+ 0.1%
\$500,001 to \$1,000,000	98.2%	98.5%	+ 0.3%	99.0%	98.8%	- 0.2%
\$1,000,001 and Above	95.0%	95.3%	+ 0.3%	100.1%	100.6%	+ 0.5%
All Price Ranges	98.7%	98.7%	0.0%	98.3%	98.6%	+ 0.3%

New Construction

By Property Type

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%

Property Type	11-2024	11-2025	Change	11-2024	11-2025	Change
Single-Family Detached	99.0%	99.3%	+ 0.3%	98.8%	98.7%	- 0.1%
Townhomes	98.5%	98.0%	- 0.5%	96.7%	97.7%	+ 1.0%
Condominiums	96.1%	95.2%	- 0.9%	99.4%	97.5%	- 1.9%
All Property Types	98.7%	98.7%	0.0%	98.3%	98.6%	+ 0.3%

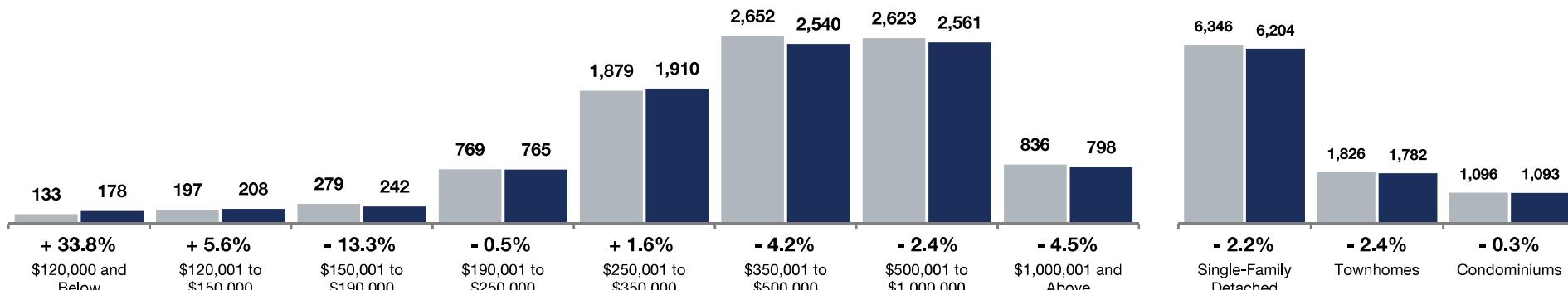
Inventory of Homes for Sale



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

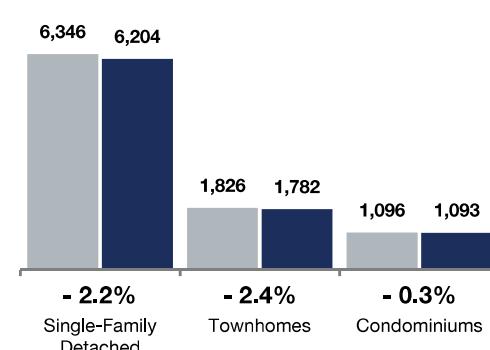
By Price Range

■ 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	11-2024	11-2025	Change
Single-Family Detached	129	176	+ 36.4%	4	2	- 50.0%
Townhomes	194	207	+ 6.7%	3	1	- 66.7%
Condominiums	277	240	- 13.4%	2	2	0.0%
All Properties	6,785	6,718	- 1.0%	2,588	2,491	- 3.7%

New Construction

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	11-2024	11-2025	Change
Single-Family Detached	4,332	4,221	- 2.6%	2,014	1,983	- 1.5%
Townhomes	1,322	1,363	+ 3.1%	504	419	- 16.9%
Condominiums	1,064	1,066	+ 0.2%	32	27	- 15.6%
All Property Types	6,785	6,718	- 1.0%	2,588	2,491	- 3.7%

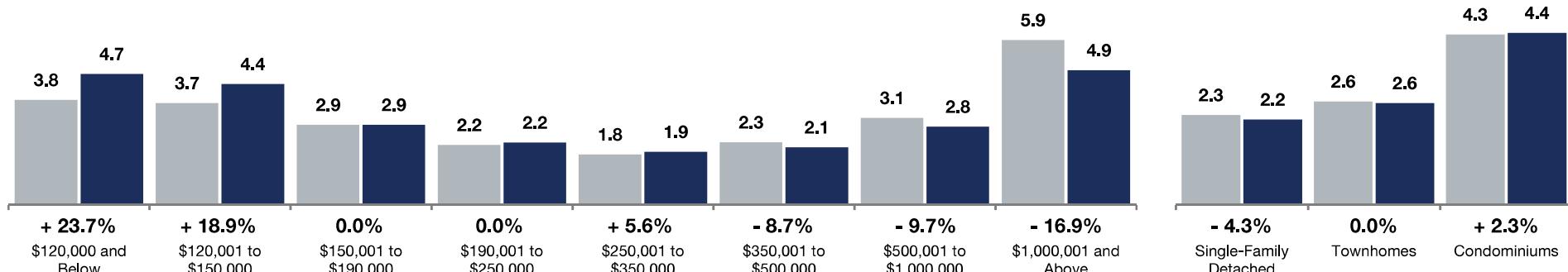
Months Supply of Inventory



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.

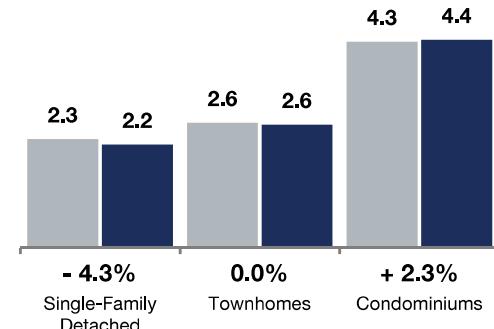
By Price Range

■ 11-2024 ■ 11-2025



By Property Type

■ 11-2024 ■ 11-2025



All Properties

By Price Range

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

Price Range	11-2024	11-2025	Change	11-2024	11-2025	Change
\$120,000 and Below	3.7	4.8	+ 29.7%	2.9	1.3	- 55.2%
\$120,001 to \$150,000	3.7	4.4	+ 18.9%	1.9	1.0	- 47.4%
\$150,001 to \$190,000	2.9	2.9	0.0%	1.7	2.0	+ 17.6%
\$190,001 to \$250,000	2.1	2.2	+ 4.8%	4.2	0.6	- 85.7%
\$250,001 to \$350,000	1.7	1.8	+ 5.9%	4.1	5.1	+ 24.4%
\$350,001 to \$500,000	1.8	1.6	- 11.1%	4.9	5.2	+ 6.1%
\$500,001 to \$1,000,000	2.3	1.9	- 17.4%	5.9	6.2	+ 5.1%
\$1,000,001 and Above	4.5	3.1	- 31.1%	11.8	12.6	+ 6.8%
All Price Ranges	2.1	2.0	- 4.8%	5.7	6.2	+ 8.8%

New Construction

By Property Type

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%

Property Type	11-2024	11-2025	Change	11-2024	11-2025	Change
Single-Family Detached	1.8	1.7	- 5.6%	6.1	6.3	+ 3.3%
Townhomes	2.3	2.2	- 4.3%	4.5	5.3	+ 17.8%
Condominiums	4.3	4.4	+ 2.3%	11.0	8.3	- 24.5%
All Property Types	2.1	2.0	- 4.8%	5.7	6.2	+ 8.8%