MINNEAPOLIS AREA REALTORS®

Weekly Market Activity Report

A RESEARCH TOOL FROM **MINNEAPOLIS AREA REALTORS®**

For Week Ending March 1, 2025

Publish Date: March 10, 2025 • All comparisons are to 2024

U.S. pending home sales slipped 4.6% month-over-month and 5.2% year-over-year, according to the National Association of REALTORS®. Economists polled by Reuters had forecast contract signings falling 1.3% for the month. Pending sales decreased on a monthly basis in the Midwest, South, and West but increased slightly in the Northeast, with sales down in all four regions year-over-year.

In the Twin Cities region, for the week ending March 1:

- New Listings increased 4.1% to 1,277
- Pending Sales decreased 0.7% to 845
- Inventory decreased 0.9% to 7,094

For the month of January:

- Median Sales Price increased 5.0% to $370,000
- Days on Market increased 17.9% to 66
- Percent of Original List Price Received increased 0.3% to 96.9%
- Months Supply of Homes For Sale remained flat at 1.9

Quick Facts

+ 4.1%	- 0.7%	- 0.9%
Change in **New Listings**	Change in **Pending Sales**	Change in **Inventory**

Metrics by Week

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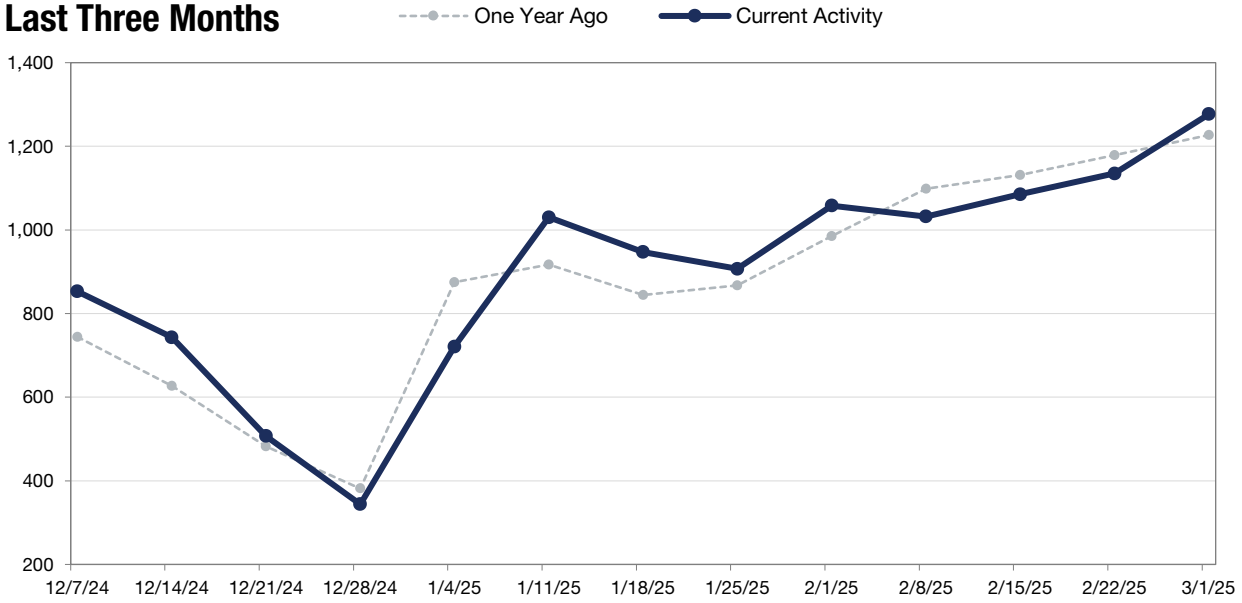
New Listings

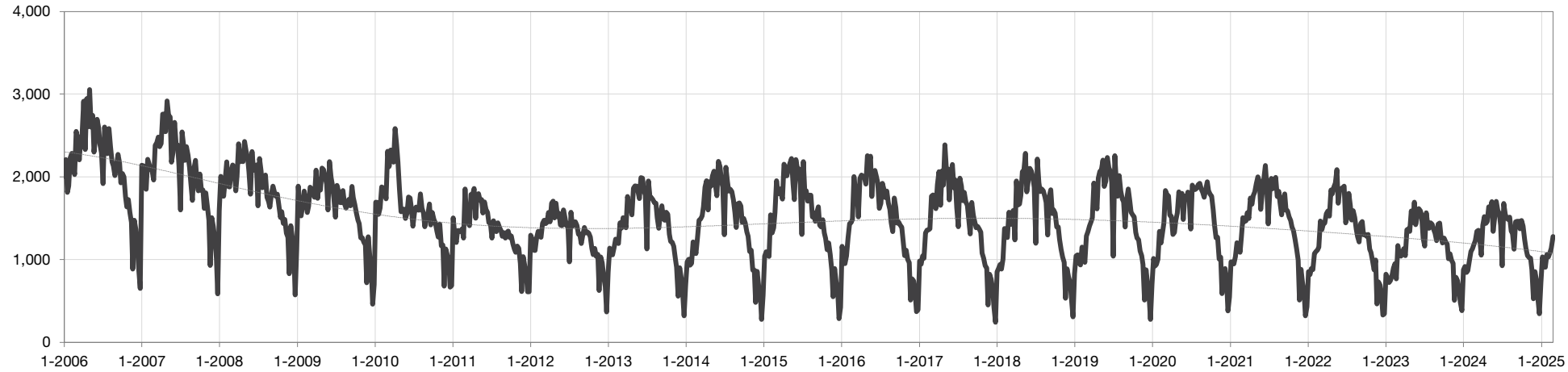
A count of the properties that have been newly listed on the market in a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / –
12/7/2024	**853**	744	+ 14.7%
12/14/2024	**743**	627	+ 18.5%
12/21/2024	**507**	482	+ 5.2%
12/28/2024	**344**	382	- 9.9%
1/4/2025	**721**	875	- 17.6%
1/11/2025	**1,030**	917	+ 12.3%
1/18/2025	**947**	844	+ 12.2%
1/25/2025	**907**	867	+ 4.6%
2/1/2025	**1,058**	985	+ 7.4%
2/8/2025	**1,032**	1,098	- 6.0%
2/15/2025	**1,085**	1,131	- 4.1%
2/22/2025	**1,135**	1,179	- 3.7%
3/1/2025	**1,277**	1,227	+ 4.1%
3-Month Total	**11,639**	**11,358**	**+ 2.5%**

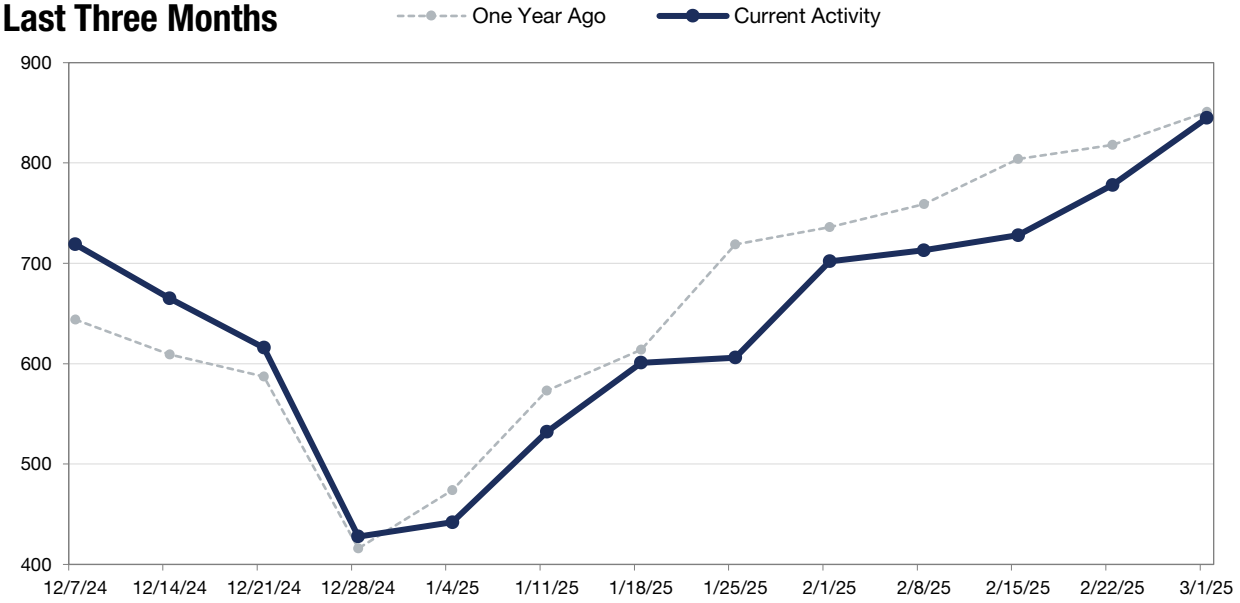
Historical New Listings



Pending Sales

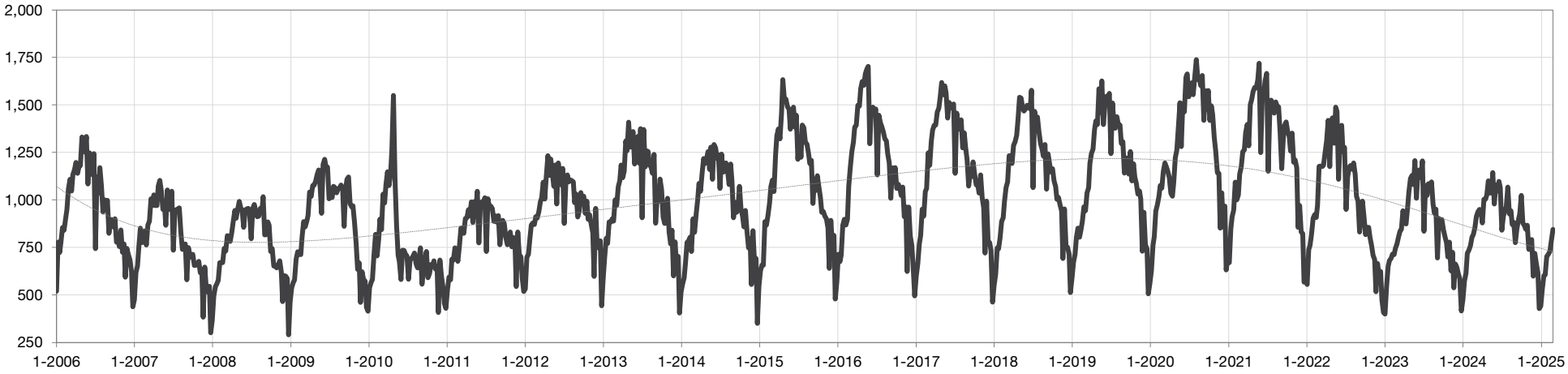
A count of the properties on which offers have been accepted in a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / –
12/7/2024	**719**	644	+ 11.6%
12/14/2024	**665**	609	+ 9.2%
12/21/2024	**616**	587	+ 4.9%
12/28/2024	**428**	416	+ 2.9%
1/4/2025	**442**	474	- 6.8%
1/11/2025	**532**	573	- 7.2%
1/18/2025	**601**	614	- 2.1%
1/25/2025	**606**	719	- 15.7%
2/1/2025	**702**	736	- 4.6%
2/8/2025	**713**	759	- 6.1%
2/15/2025	**728**	804	- 9.5%
2/22/2025	**778**	818	- 4.9%
3/1/2025	**845**	851	- 0.7%
3-Month Total	**8,375**	**8,604**	**- 2.7%**

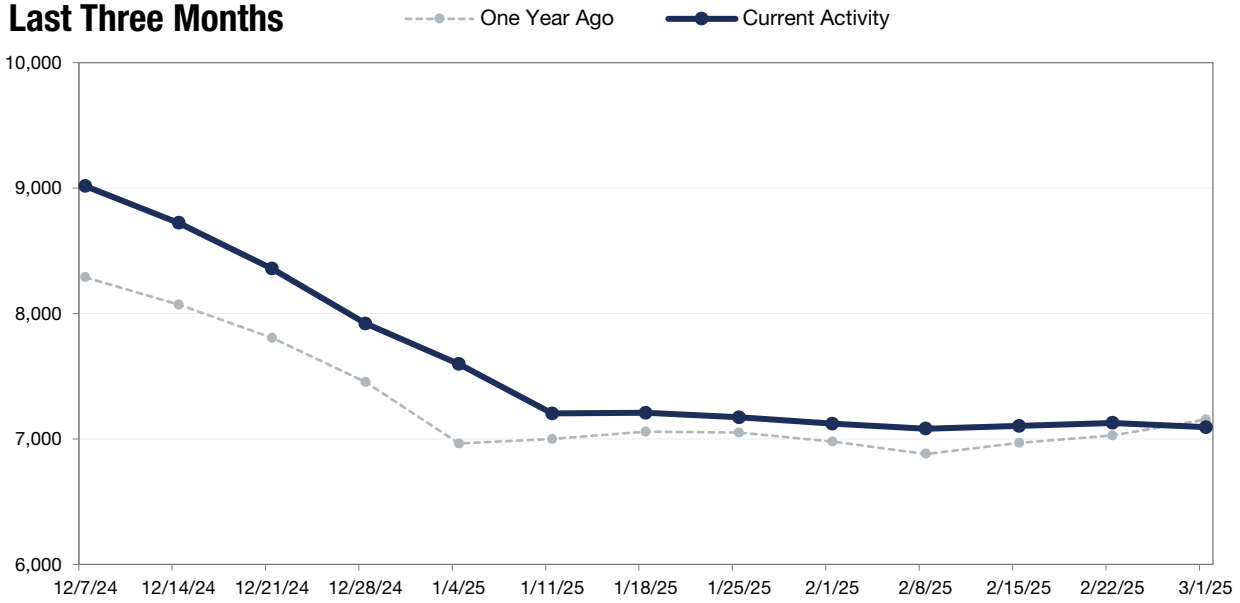
Historical Pending Sales



Inventory of Homes for Sale

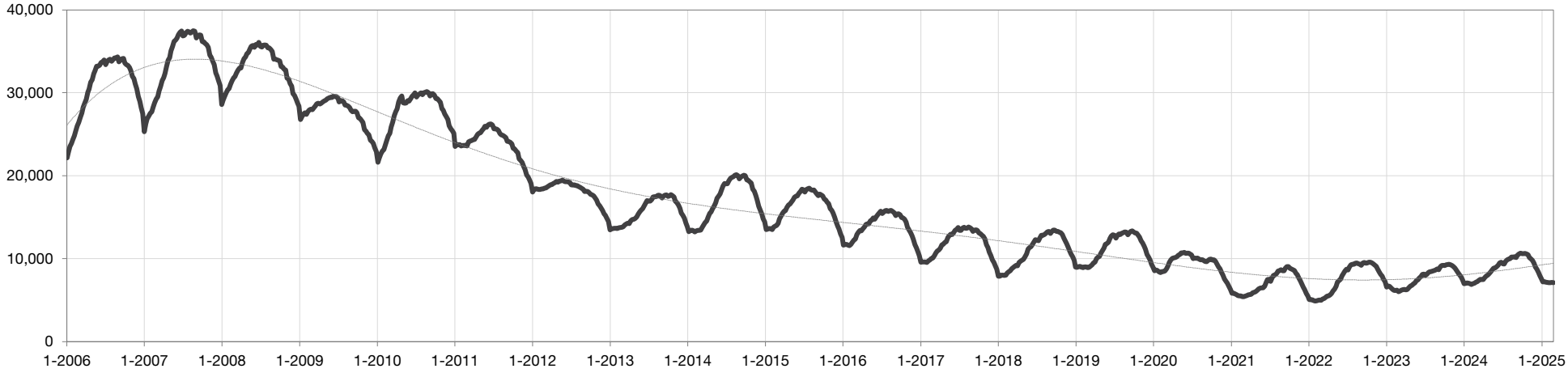
The number of properties available for sale in active status at the end of a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / –
12/7/2024	**9,015**	8,290	+ 8.7%
12/14/2024	**8,722**	8,070	+ 8.1%
12/21/2024	**8,357**	7,807	+ 7.0%
12/28/2024	**7,920**	7,455	+ 6.2%
1/4/2025	**7,597**	6,965	+ 9.1%
1/11/2025	**7,203**	6,999	+ 2.9%
1/18/2025	**7,208**	7,059	+ 2.1%
1/25/2025	**7,172**	7,050	+ 1.7%
2/1/2025	**7,121**	6,979	+ 2.0%
2/8/2025	**7,083**	6,882	+ 2.9%
2/15/2025	**7,104**	6,968	+ 2.0%
2/22/2025	**7,128**	7,027	+ 1.4%
3/1/2025	**7,094**	7,156	- 0.9%
3-Month Avg	**7,594**	**7,285**	**+ 4.2%**

Historical Inventory Levels



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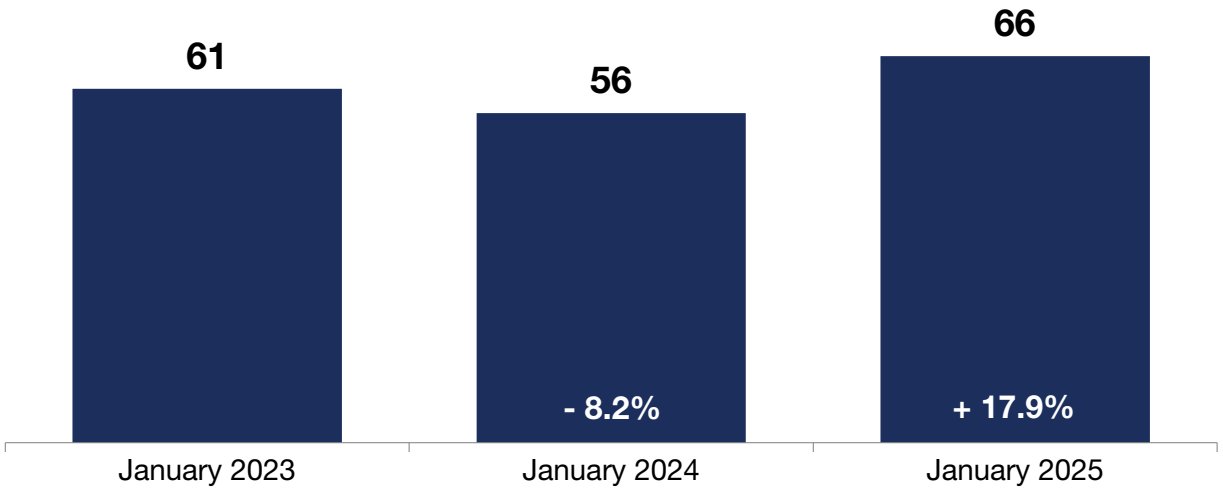
Days on Market Until Sale

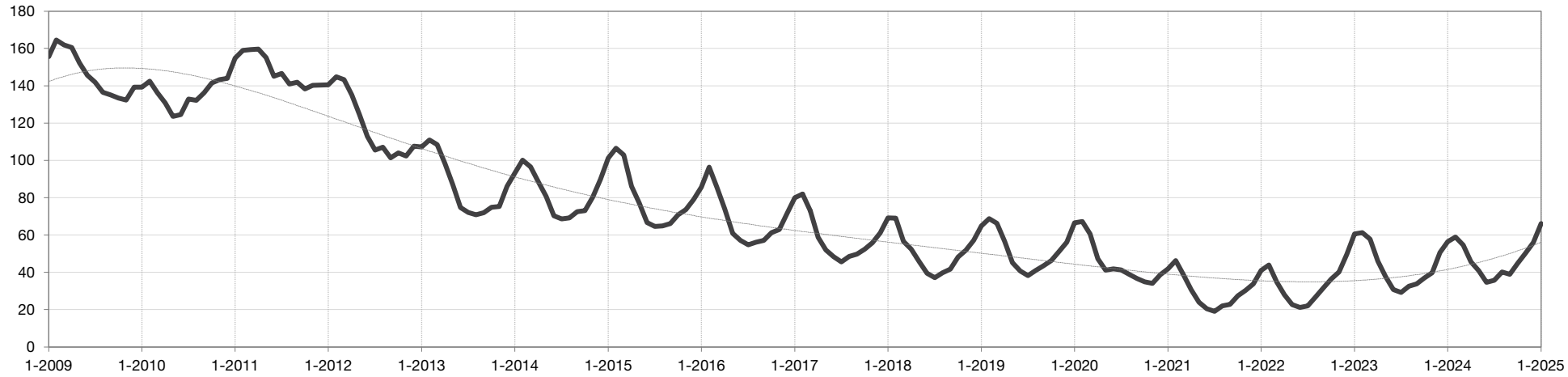
Average number of days between when a property is listed and when an offer is accepted in a given month.

January



Month	Current Activity	One Year Previous	+ / –
February 2024	**59**	61	- 3.3%
March 2024	**55**	58	- 5.2%
April 2024	**46**	46	0.0%
May 2024	**41**	38	+ 7.9%
June 2024	**35**	31	+ 12.9%
July 2024	**36**	29	+ 24.1%
August 2024	**40**	33	+ 21.2%
September 2024	**39**	34	+ 14.7%
October 2024	**45**	37	+ 21.6%
November 2024	**50**	40	+ 25.0%
December 2024	**56**	51	+ 9.8%
January 2025	**66**	56	+ 17.9%
12-Month Avg	**45**	**40**	**+ 12.5%**

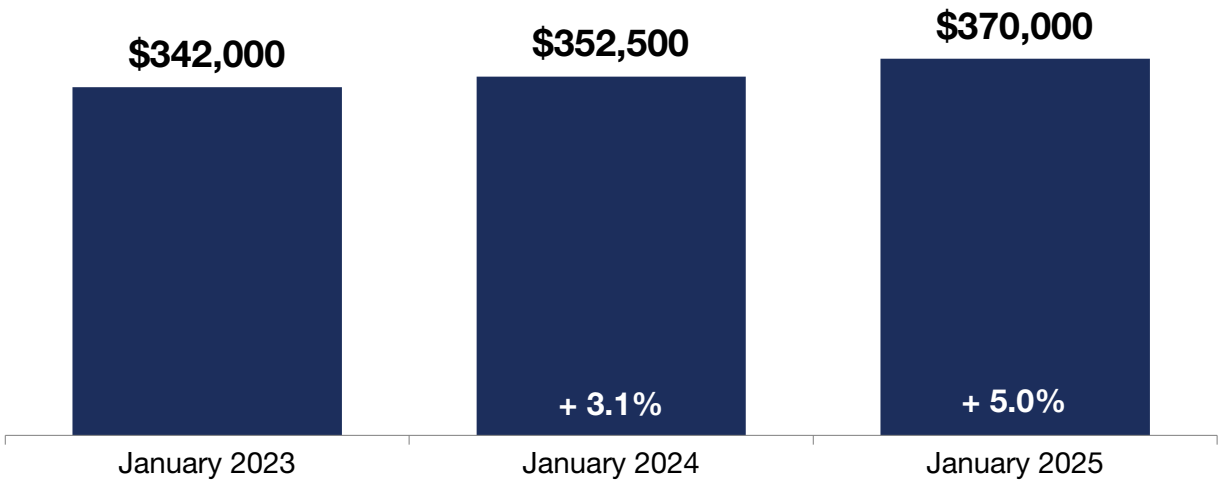
Historical Days on Market Until Sale



Median Sales Price

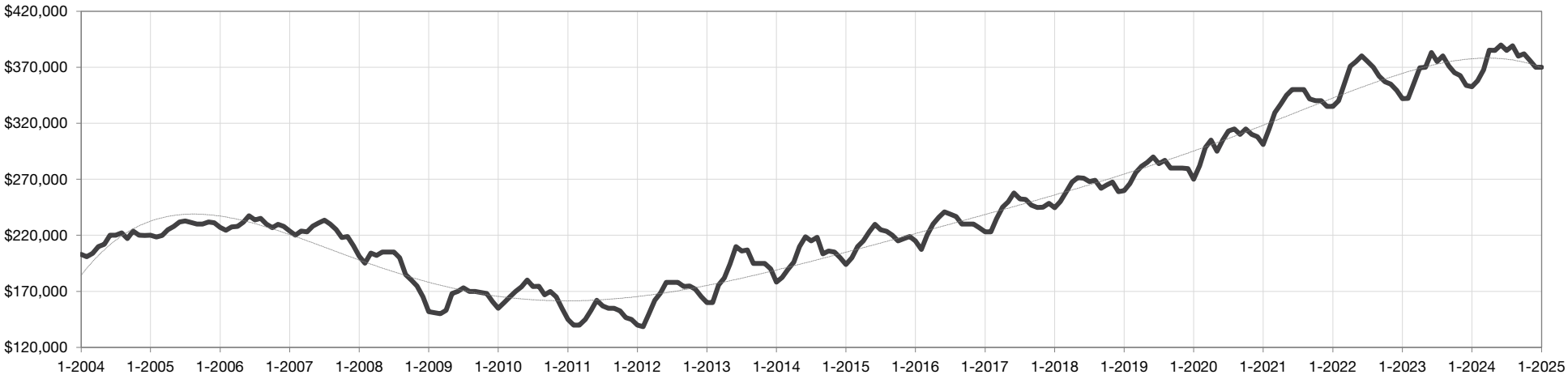
Median price point for all closed sales, not accounting for seller concessions, in a given month.

January



Month	Current Activity	One Year Previous	+ / –
February 2024	**$358,000**	$342,250	+ 4.6%
March 2024	**$367,500**	$356,000	+ 3.2%
April 2024	**$385,250**	$369,450	+ 4.3%
May 2024	**$385,000**	$370,000	+ 4.1%
June 2024	**$390,000**	$383,000	+ 1.8%
July 2024	**$385,000**	$375,000	+ 2.7%
August 2024	**$389,000**	$380,000	+ 2.4%
September 2024	**$379,900**	$371,000	+ 2.4%
October 2024	**$381,950**	$365,000	+ 4.6%
November 2024	**$376,000**	$362,600	+ 3.7%
December 2024	**$370,000**	$353,700	+ 4.6%
January 2025	**$370,000**	$352,500	+ 5.0%
12-Month Med	**$380,000**	**$369,035**	**+ 3.0%**

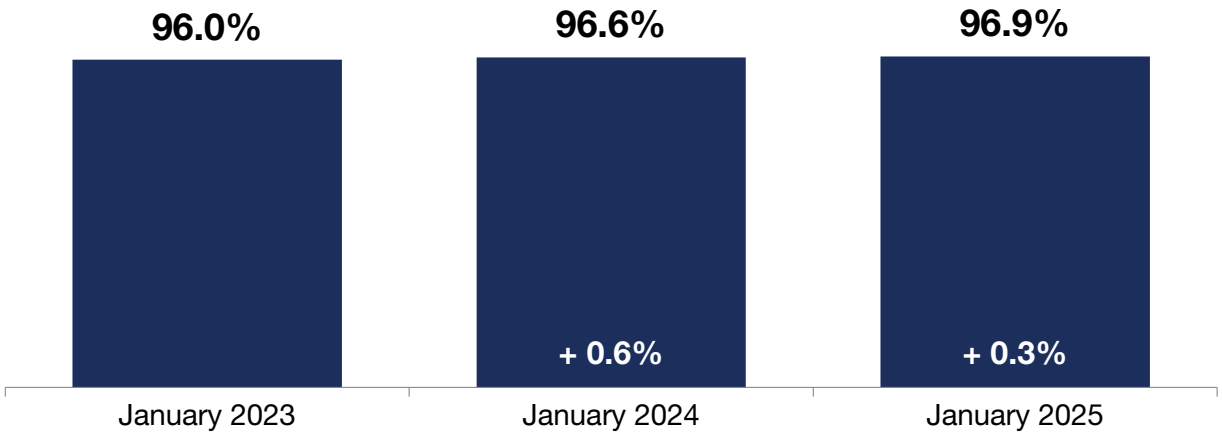
Historical Median Sales Price



Percent of Original List Price Received

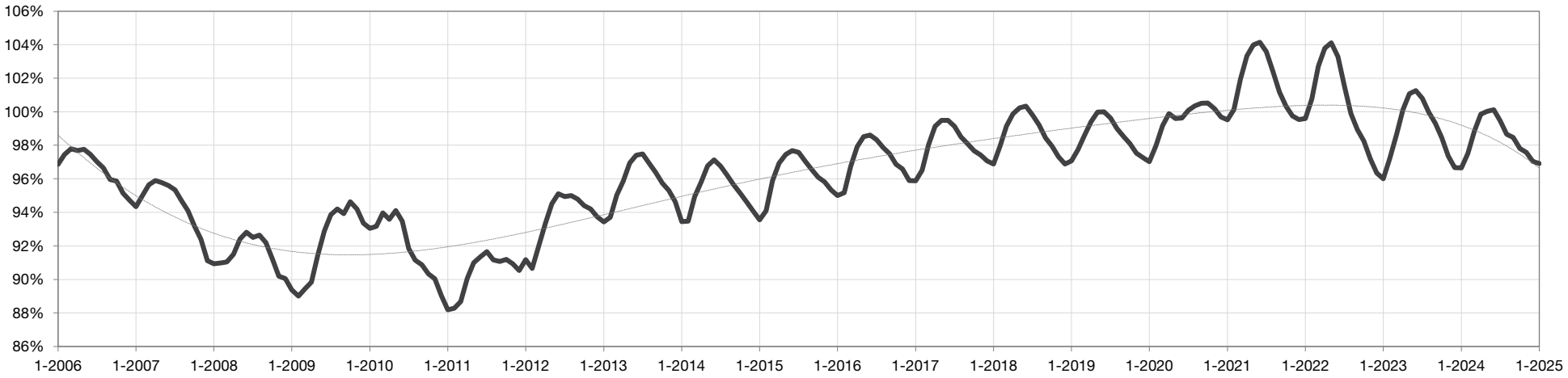
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

January



Month	Current Activity	One Year Previous	+ / –
February 2024	**97.5%**	97.2%	+ 0.3%
March 2024	**98.8%**	98.6%	+ 0.2%
April 2024	**99.9%**	100.1%	- 0.2%
May 2024	**100.0%**	101.1%	- 1.1%
June 2024	**100.1%**	101.3%	- 1.2%
July 2024	**99.5%**	100.8%	- 1.3%
August 2024	**98.7%**	100.0%	- 1.3%
September 2024	**98.5%**	99.3%	- 0.8%
October 2024	**97.8%**	98.5%	- 0.7%
November 2024	**97.6%**	97.4%	+ 0.2%
December 2024	**97.0%**	96.7%	+ 0.3%
January 2025	**96.9%**	96.6%	+ 0.3%
12-Month Avg	**98.7%**	**99.3%**	**- 0.6%**

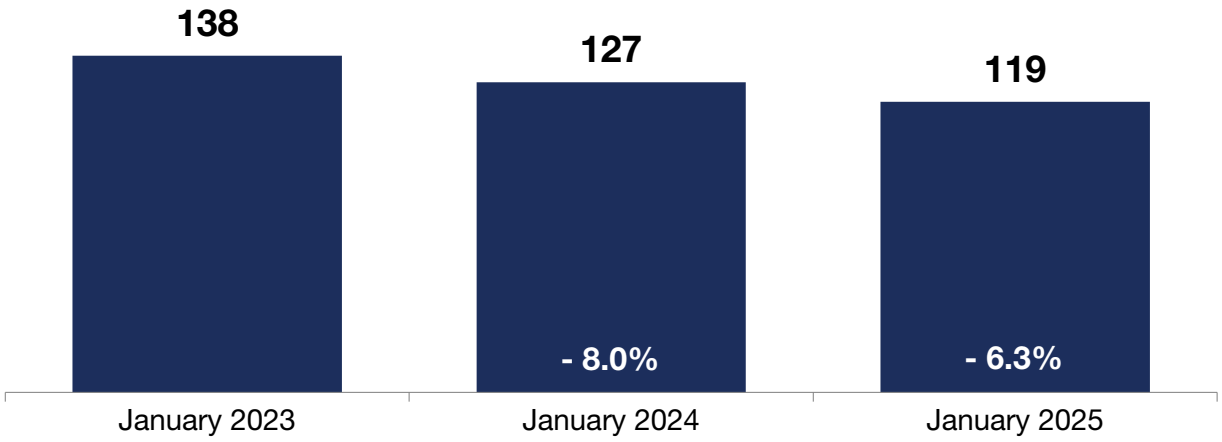
Historical Percent of Original List Price Received



Housing Affordability Index

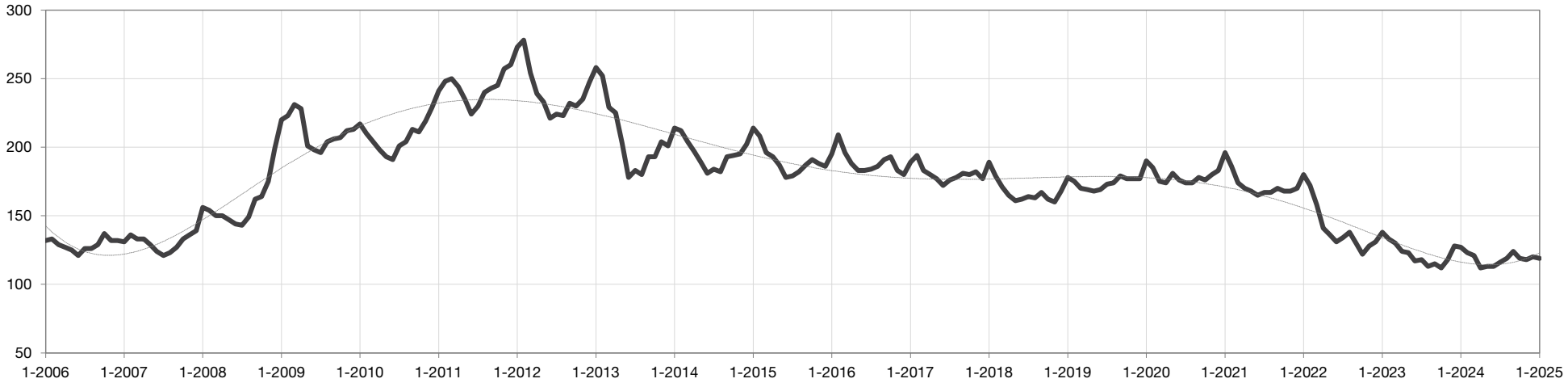
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

January



Month	Current Activity	One Year Previous	+ / –
February 2024	**123**	133	- 7.5%
March 2024	**121**	130	- 6.9%
April 2024	**112**	124	- 9.7%
May 2024	**113**	123	- 8.1%
June 2024	**113**	117	- 3.4%
July 2024	**116**	118	- 1.7%
August 2024	**119**	113	+ 5.3%
September 2024	**124**	115	+ 7.8%
October 2024	**119**	112	+ 6.3%
November 2024	**118**	118	0.0%
December 2024	**120**	128	- 6.3%
January 2025	**119**	127	- 6.3%
12-Month Avg	**118**	**122**	**- 3.3%**

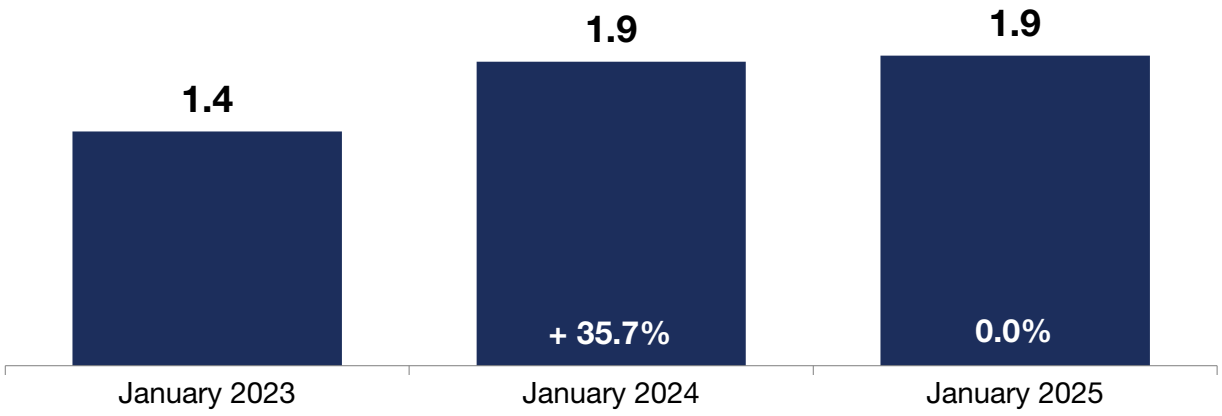
Historical Housing Affordability Index

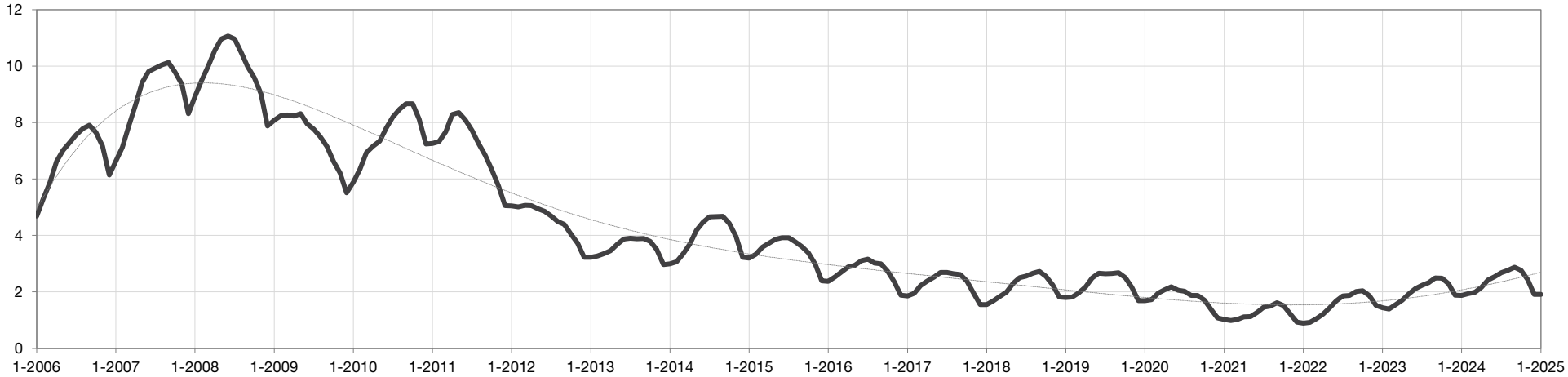


Months Supply of Homes for Sale

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.

January



Month	Current Activity	One Year Previous	+ / –
February 2024	**1.9**	1.4	+ 35.7%
March 2024	**2.0**	1.5	+ 33.3%
April 2024	**2.2**	1.7	+ 29.4%
May 2024	**2.4**	1.9	+ 26.3%
June 2024	**2.5**	2.1	+ 19.0%
July 2024	**2.7**	2.2	+ 22.7%
August 2024	**2.8**	2.3	+ 21.7%
September 2024	**2.9**	2.5	+ 16.0%
October 2024	**2.8**	2.5	+ 12.0%
November 2024	**2.4**	2.3	+ 4.3%
December 2024	**1.9**	1.9	0.0%
January 2025	**1.9**	1.9	0.0%
12-Month Avg	**2.4**	**2.0**	**+ 20.0%**

Historical Months Supply of Homes for Sale