MINNEAPOLIS AREA REALTORS®

Weekly Market Activity Report

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

For Week Ending July 18, 2026

Publish Date: July 27, 2026 • All comparisons are to 2025

Baby boomer homeowner households are projected to decline from approximately 32 million in 2022 to about 23 million by 2035, a net reduction of 9.2 million households, according to Freddie Mac. While baby boomers represent roughly 20% of the U.S. population, they accounted for 42% of homebuyers in 2025, according to the National Association of REALTORS®, making the aging of the baby boomer generation a significant factor shaping the housing market.

In the Twin Cities region, for the week ending July 18:

- New Listings increased 8.6% to 1,616
- Pending Sales decreased 5.4% to 992
- Inventory increased 6.8% to 11,418

For the month of June:

- Median Sales Price increased 2.1% to $410,000
- Days on Market increased 7.7% to 42
- Percent of Original List Price Received decreased 0.4% to 99.6%
- Months Supply of Homes For Sale increased 7.4% to 2.9

Quick Facts

+ 8.6%	- 5.4%	+ 6.8%
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

Days on Market Until Sale 5
Median Sales Price 6
Percent of Original List Price Received 7
Housing Affordability Index 8
Months Supply of Homes for Sale 9

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New Listings

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

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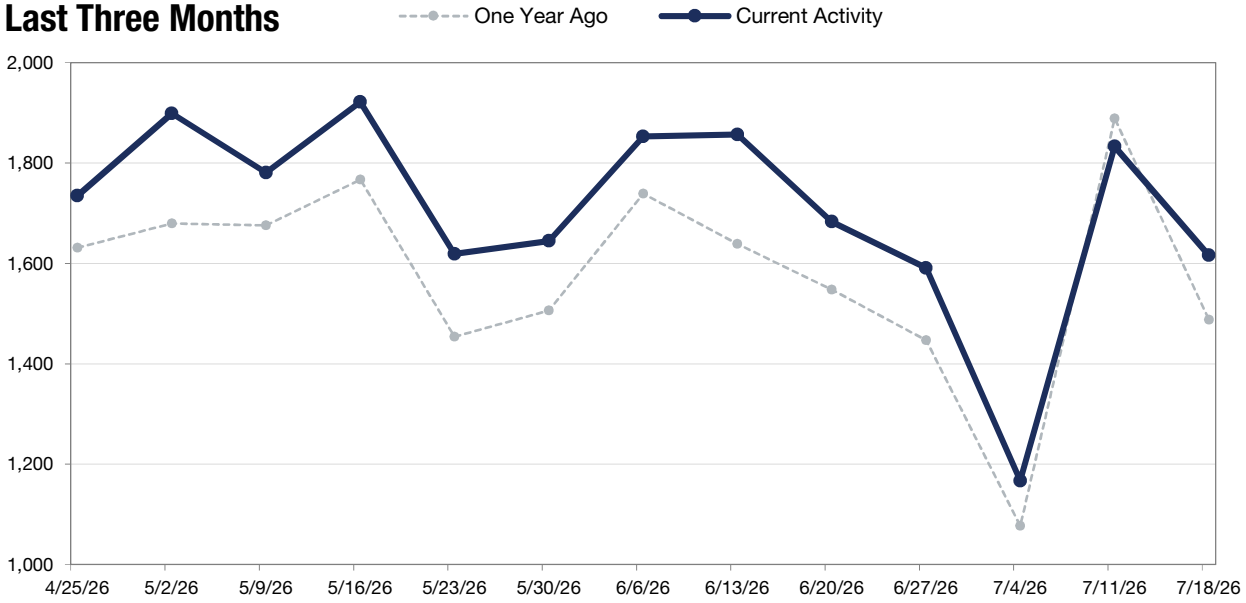
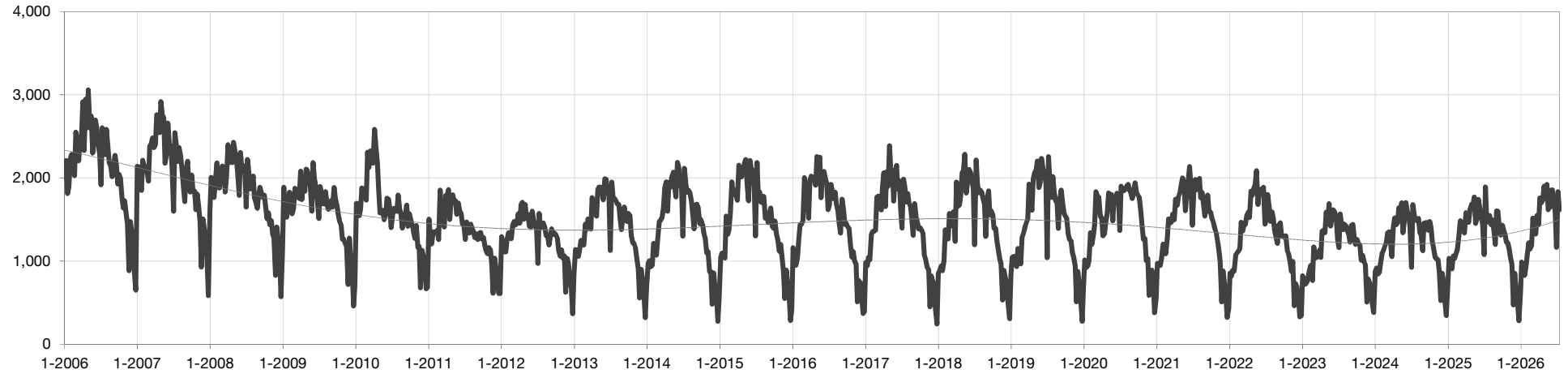
Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / –
4/25/2026	**1,735**	1,631	+ 6.4%
5/2/2026	**1,899**	1,680	+ 13.0%
5/9/2026	**1,781**	1,676	+ 6.3%
5/16/2026	**1,922**	1,767	+ 8.8%
5/23/2026	**1,619**	1,454	+ 11.3%
5/30/2026	**1,645**	1,506	+ 9.2%
6/6/2026	**1,853**	1,739	+ 6.6%
6/13/2026	**1,857**	1,639	+ 13.3%
6/20/2026	**1,683**	1,548	+ 8.7%
6/27/2026	**1,591**	1,447	+ 10.0%
7/4/2026	**1,167**	1,077	+ 8.4%
7/11/2026	**1,833**	1,889	- 3.0%
7/18/2026	**1,616**	1,488	+ 8.6%
3-Month Total	**22,201**	**20,541**	**+ 8.1%**

Historical New Listings



Pending Sales

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

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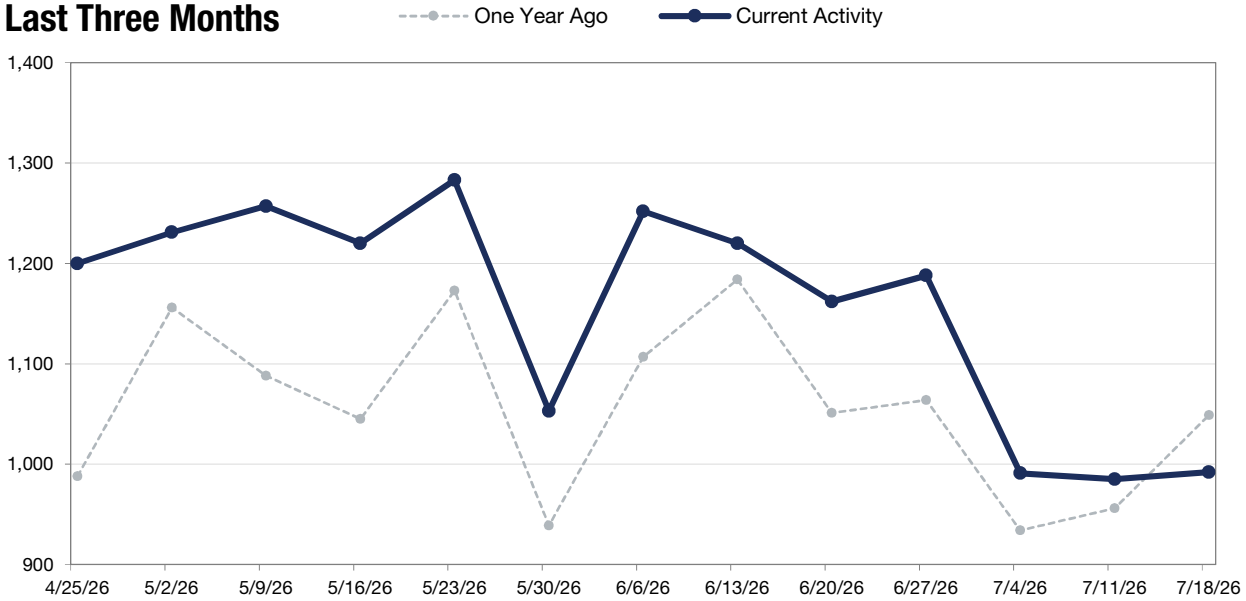
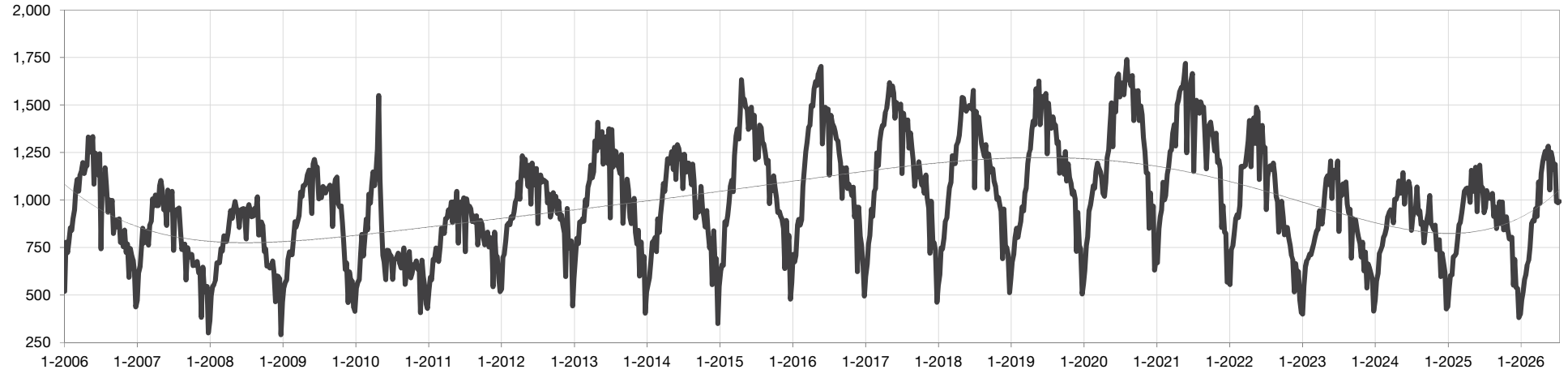
Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / –
4/25/2026	**1,200**	988	+ 21.5%
5/2/2026	**1,231**	1,156	+ 6.5%
5/9/2026	**1,257**	1,088	+ 15.5%
5/16/2026	**1,220**	1,045	+ 16.7%
5/23/2026	**1,283**	1,173	+ 9.4%
5/30/2026	**1,053**	939	+ 12.1%
6/6/2026	**1,252**	1,107	+ 13.1%
6/13/2026	**1,220**	1,184	+ 3.0%
6/20/2026	**1,162**	1,051	+ 10.6%
6/27/2026	**1,188**	1,064	+ 11.7%
7/4/2026	**991**	934	+ 6.1%
7/11/2026	**985**	956	+ 3.0%
7/18/2026	**992**	1,049	- 5.4%
3-Month Total	**15,034**	**13,734**	**+ 9.5%**

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.

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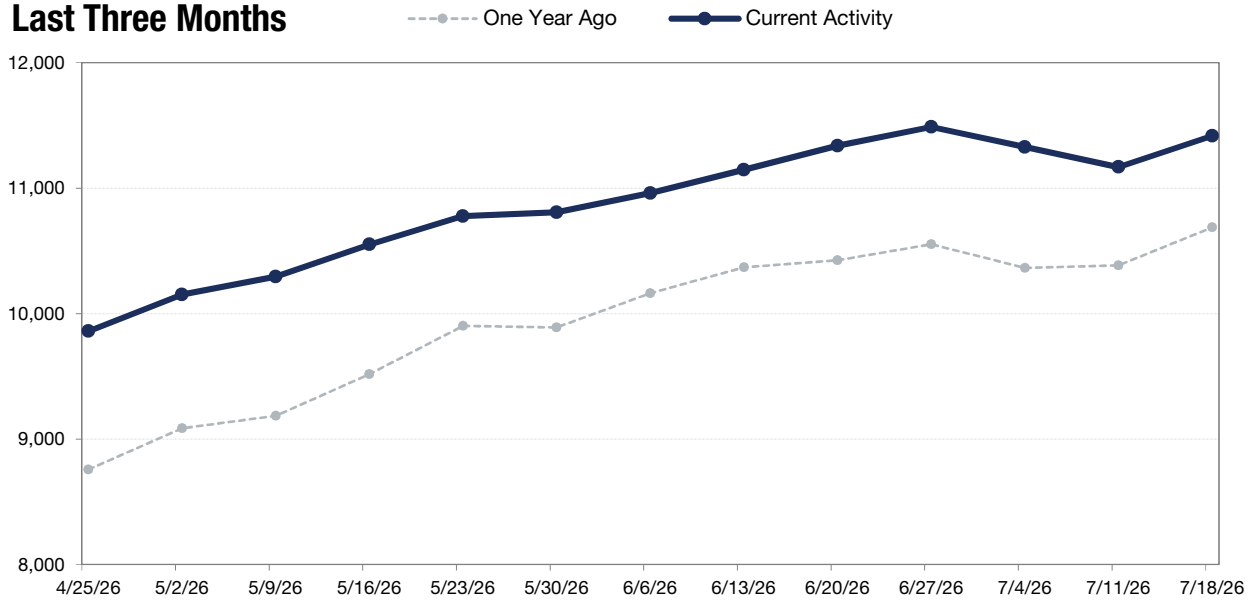
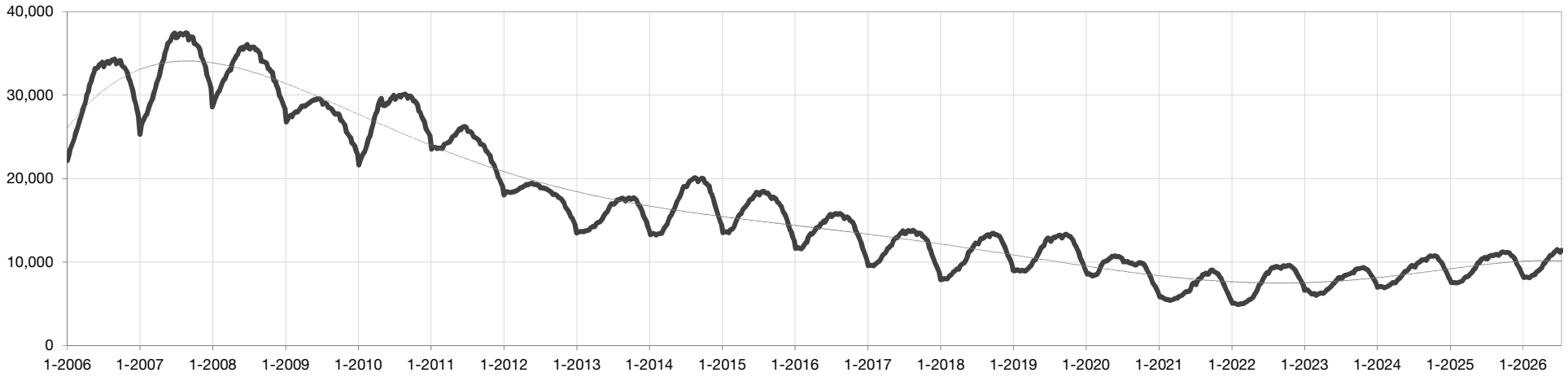
Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / –
4/25/2026	**9,860**	8,758	+ 12.6%
5/2/2026	**10,152**	9,087	+ 11.7%
5/9/2026	**10,295**	9,185	+ 12.1%
5/16/2026	**10,551**	9,517	+ 10.9%
5/23/2026	**10,777**	9,903	+ 8.8%
5/30/2026	**10,808**	9,889	+ 9.3%
6/6/2026	**10,961**	10,164	+ 7.8%
6/13/2026	**11,147**	10,370	+ 7.5%
6/20/2026	**11,338**	10,426	+ 8.7%
6/27/2026	**11,488**	10,553	+ 8.9%
7/4/2026	**11,328**	10,365	+ 9.3%
7/11/2026	**11,169**	10,385	+ 7.5%
7/18/2026	**11,418**	10,688	+ 6.8%
3-Month Avg	**10,869**	**9,945**	**+ 9.3%**

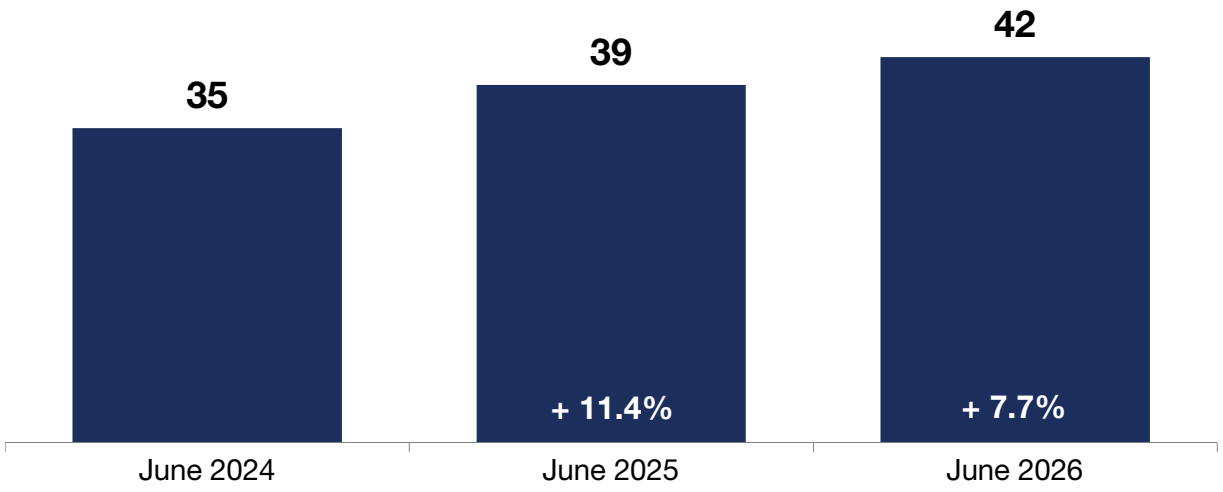
Historical Inventory Levels



Days on Market Until Sale

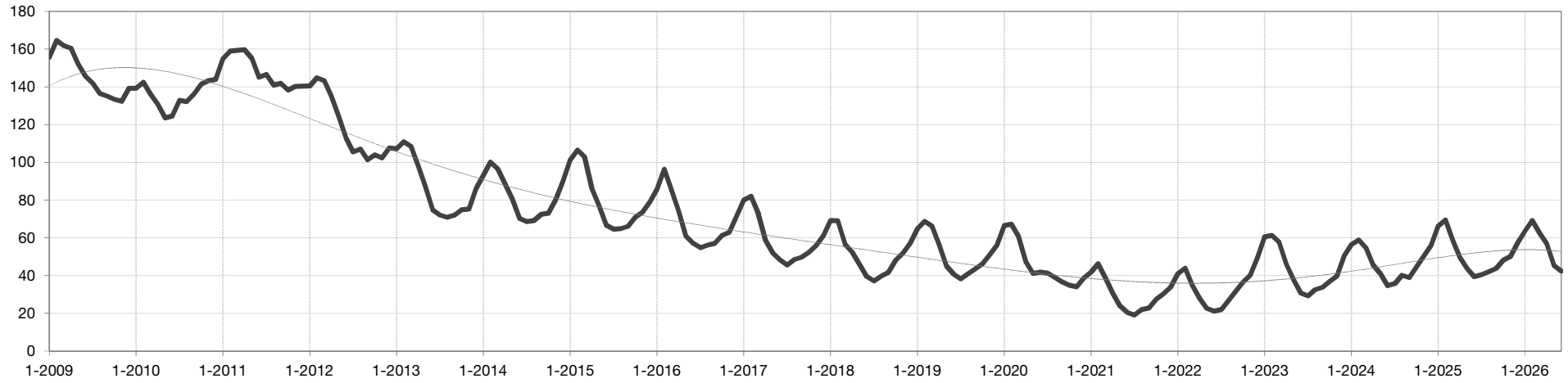
Average number of days between when a property is listed and when an offer is accepted in a given month.

June



Month	Current Activity	One Year Previous	+ / –
July 2025	**40**	36	+ 11.1%
August 2025	**42**	40	+ 5.0%
September 2025	**44**	39	+ 12.8%
October 2025	**48**	45	+ 6.7%
November 2025	**50**	50	0.0%
December 2025	**58**	56	+ 3.6%
January 2026	**64**	66	- 3.0%
February 2026	**69**	69	0.0%
March 2026	**63**	59	+ 6.8%
April 2026	**57**	50	+ 14.0%
May 2026	**45**	44	+ 2.3%
June 2026	**42**	39	+ 7.7%
12-Month Avg	**50**	**47**	**+ 6.4%**

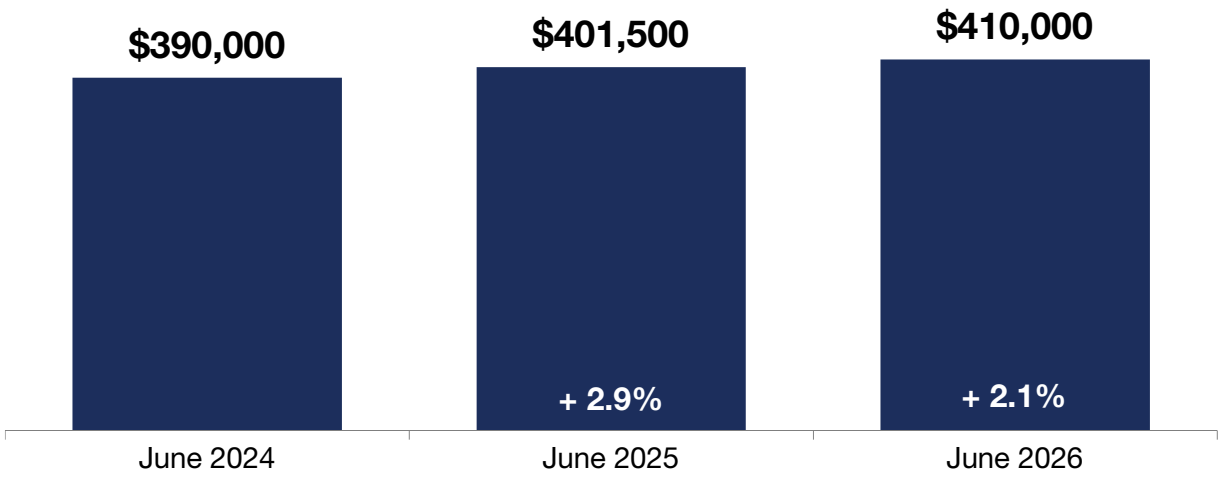
Historical Days on Market Until Sale



Median Sales Price

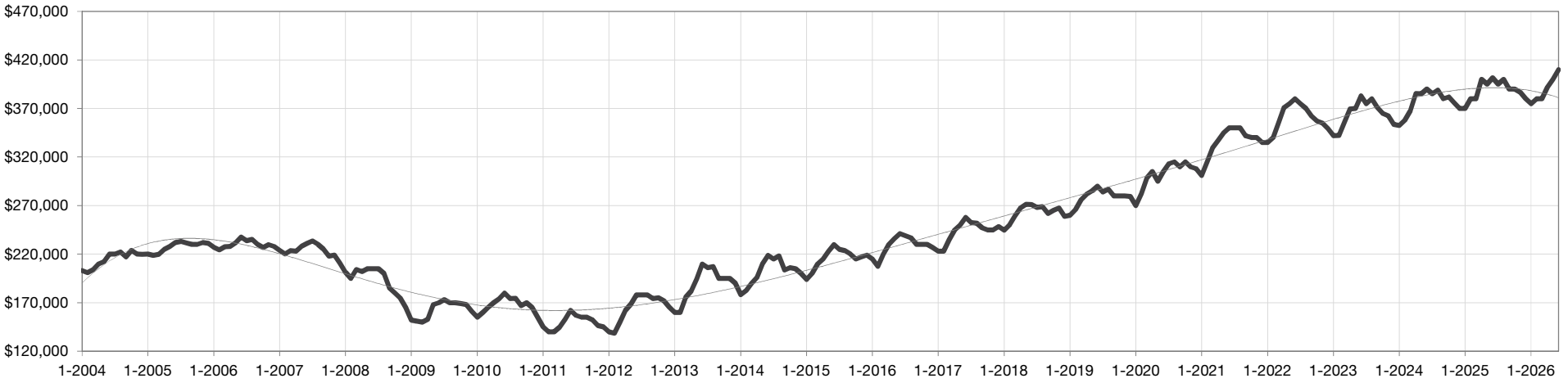
Median price point for all closed sales, not accounting for seller concessions, in a given month.

June



Month	Current Activity	One Year Previous	+ / –
July 2025	**$395,000**	$385,000	+ 2.6%
August 2025	**$400,000**	$389,000	+ 2.8%
September 2025	**$390,000**	$380,000	+ 2.6%
October 2025	**$390,000**	$381,950	+ 2.1%
November 2025	**$386,824**	$376,000	+ 2.9%
December 2025	**$380,000**	$370,000	+ 2.7%
January 2026	**$375,000**	$370,000	+ 1.4%
February 2026	**$380,000**	$380,000	0.0%
March 2026	**$380,000**	$380,000	0.0%
April 2026	**$392,000**	$399,900	- 2.0%
May 2026	**$399,900**	$395,000	+ 1.2%
June 2026	**$410,000**	$401,500	+ 2.1%
12-Month Med	**$390,500**	**$385,000**	**+ 1.4%**

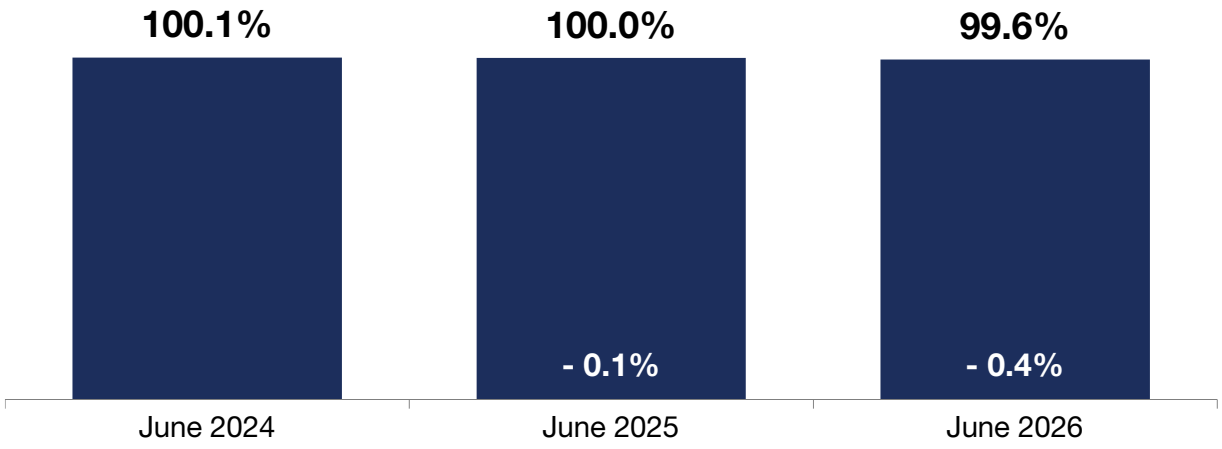
Historical Median Sales Price



Percent of Original List Price Received

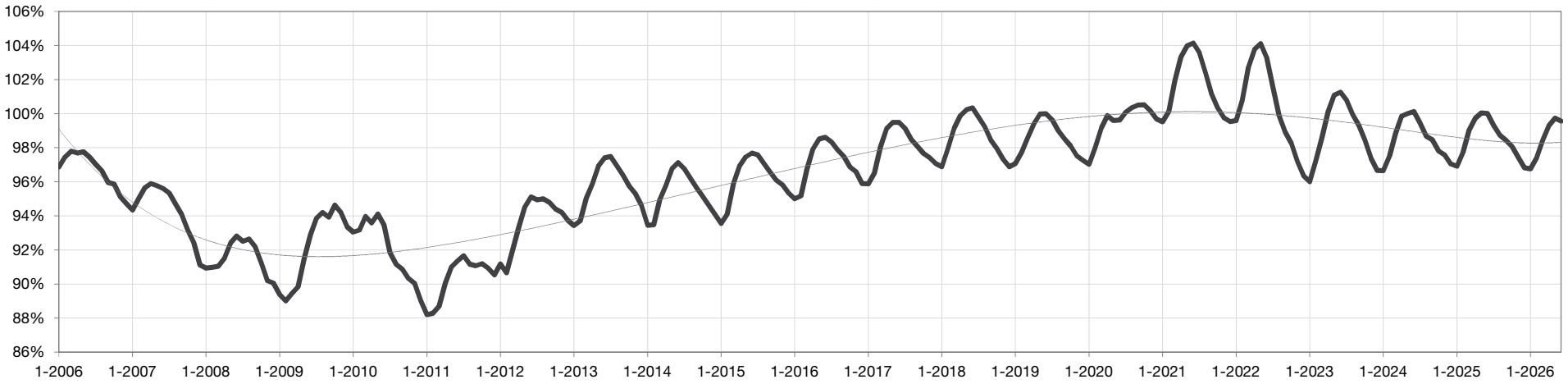
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

June



Month	Current Activity	One Year Previous	+ / –
July 2025	**99.3%**	99.5%	- 0.2%
August 2025	**98.8%**	98.7%	+ 0.1%
September 2025	**98.4%**	98.5%	- 0.1%
October 2025	**98.1%**	97.8%	+ 0.3%
November 2025	**97.5%**	97.6%	- 0.1%
December 2025	**96.8%**	97.0%	- 0.2%
January 2026	**96.8%**	96.9%	- 0.1%
February 2026	**97.4%**	97.7%	- 0.3%
March 2026	**98.5%**	99.0%	- 0.5%
April 2026	**99.3%**	99.7%	- 0.4%
May 2026	**99.7%**	100.0%	- 0.3%
June 2026	**99.6%**	100.0%	- 0.4%
12-Month Avg	**98.6%**	**98.7%**	**- 0.1%**

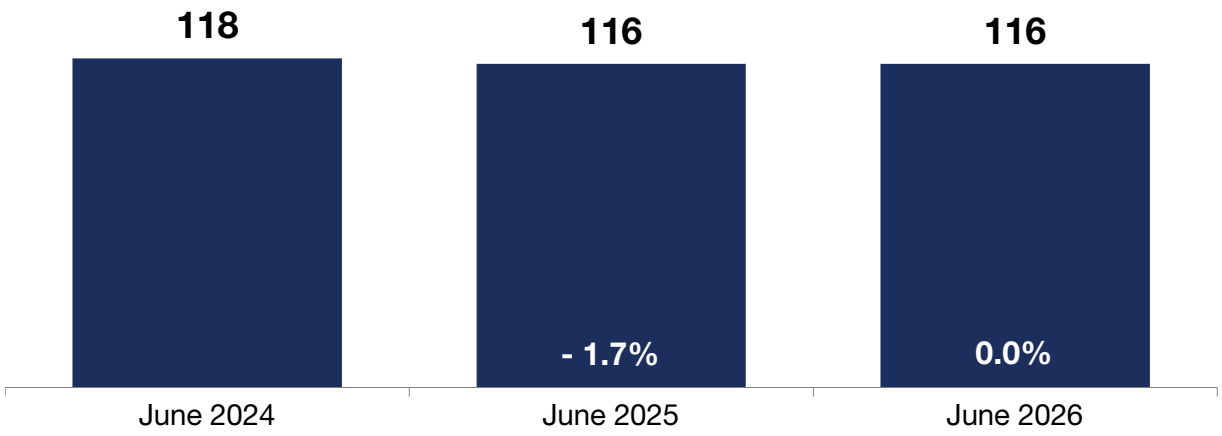
Historical Percent of Original List Price Received



Housing Affordability Index

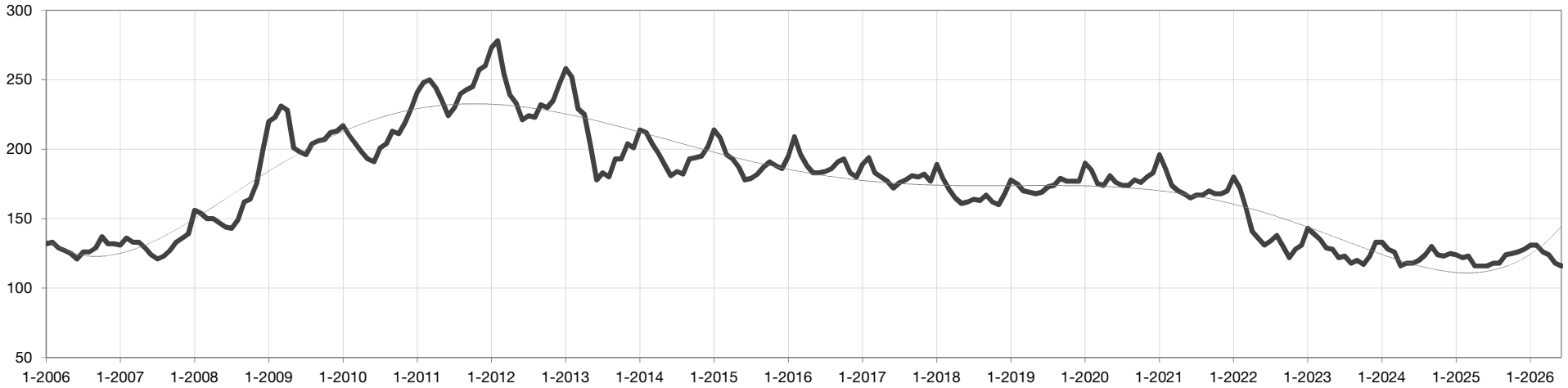
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

June



Month	Current Activity	One Year Previous	+ / –
July 2025	**118**	120	- 1.7%
August 2025	**118**	124	- 4.8%
September 2025	**124**	130	- 4.6%
October 2025	**125**	124	+ 0.8%
November 2025	**126**	123	+ 2.4%
December 2025	**128**	125	+ 2.4%
January 2026	**131**	124	+ 5.6%
February 2026	**131**	122	+ 7.4%
March 2026	**126**	123	+ 2.4%
April 2026	**124**	116	+ 6.9%
May 2026	**118**	116	+ 1.7%
June 2026	**116**	116	0.0%
12-Month Avg	**124**	**122**	**+ 1.6%**

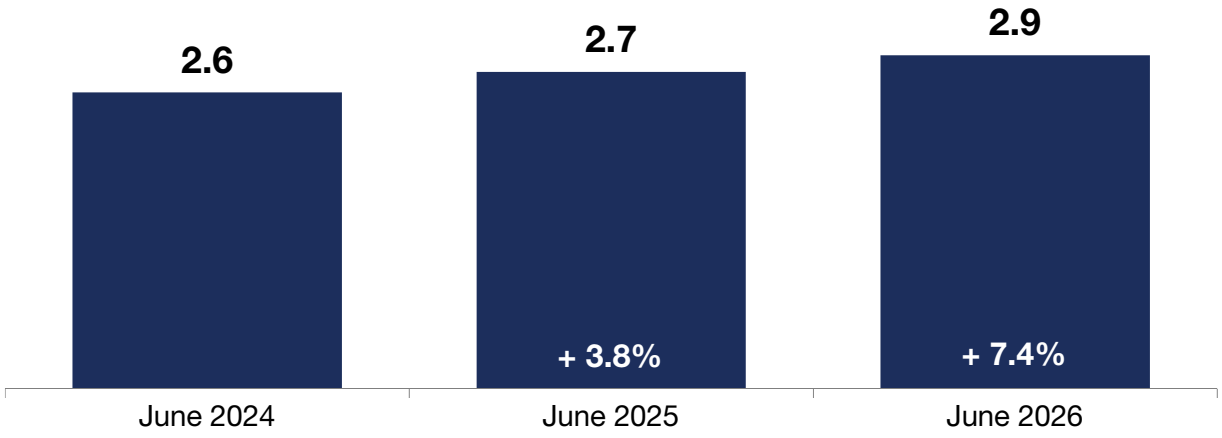
Historical Housing Affordability Index

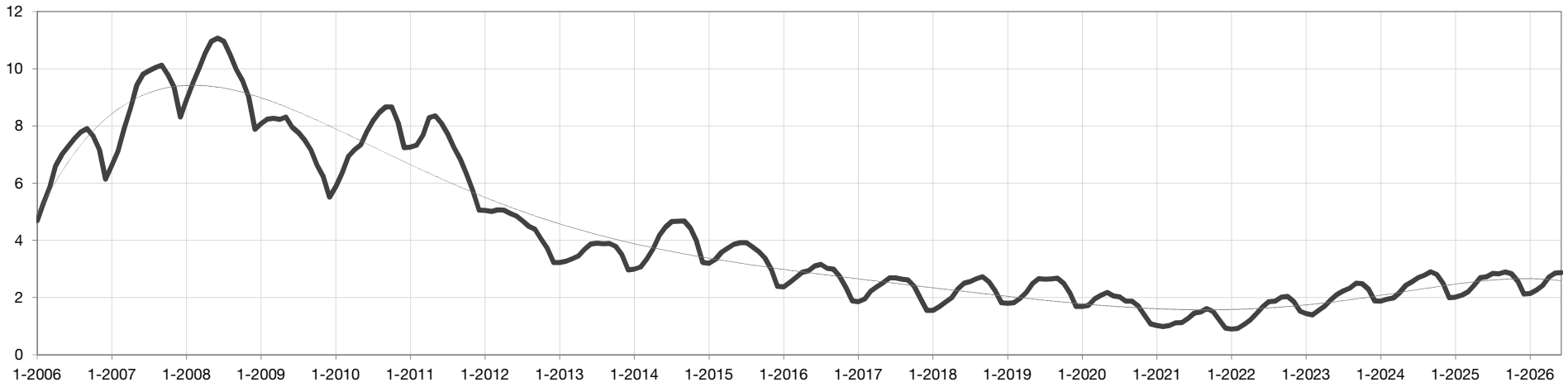


Months Supply of Homes for Sale

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.

June



Month	Current Activity	One Year Previous	+ / –
July 2025	**2.8**	2.7	+ 3.7%
August 2025	**2.8**	2.8	0.0%
September 2025	**2.9**	2.9	0.0%
October 2025	**2.8**	2.8	0.0%
November 2025	**2.6**	2.5	+ 4.0%
December 2025	**2.1**	2.0	+ 5.0%
January 2026	**2.1**	2.0	+ 5.0%
February 2026	**2.3**	2.1	+ 9.5%
March 2026	**2.4**	2.2	+ 9.1%
April 2026	**2.7**	2.4	+ 12.5%
May 2026	**2.9**	2.7	+ 7.4%
June 2026	**2.9**	2.7	+ 7.4%
12-Month Avg	**2.6**	**2.5**	**+ 4.0%**

Historical Months Supply of Homes for Sale