MINNEAPOLIS AREA REALTORS®

Weekly Market Activity Report

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

For Week Ending October 17, 2026

Publish Date: October 26, 2026 • All comparisons are to 2025

Housing inventory reached 1.60 million units in September, up 1.9% from August and 4.6% from a year earlier, a 4.8-month supply at the current sales pace, according to the National Association of REALTORS®. The median existing-home sales price was $417,500, up 1.3% from $412,300 a year earlier, the 39th consecutive month of year-over-year price gains. With a median of 33 days on market, up from 31 in August, NAR Chief Economist Lawrence Yun said higher inventory and lengthening days on market give buyers improved negotiating power.

In the Twin Cities region, for the week ending October 17:

- New Listings decreased 4.9% to 1,263
- Pending Sales decreased 19.2% to 683
- Inventory increased 12.7% to 12,600

For the month of September:

- Median Sales Price increased 1.3% to $395,000
- Days on Market increased 11.4% to 49
- Percent of Original List Price Received decreased 0.7% to 97.7%
- Months Supply of Homes For Sale increased 13.8% to 3.3

Quick Facts

- 4.9%	- 19.2%	+ 12.7%
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.

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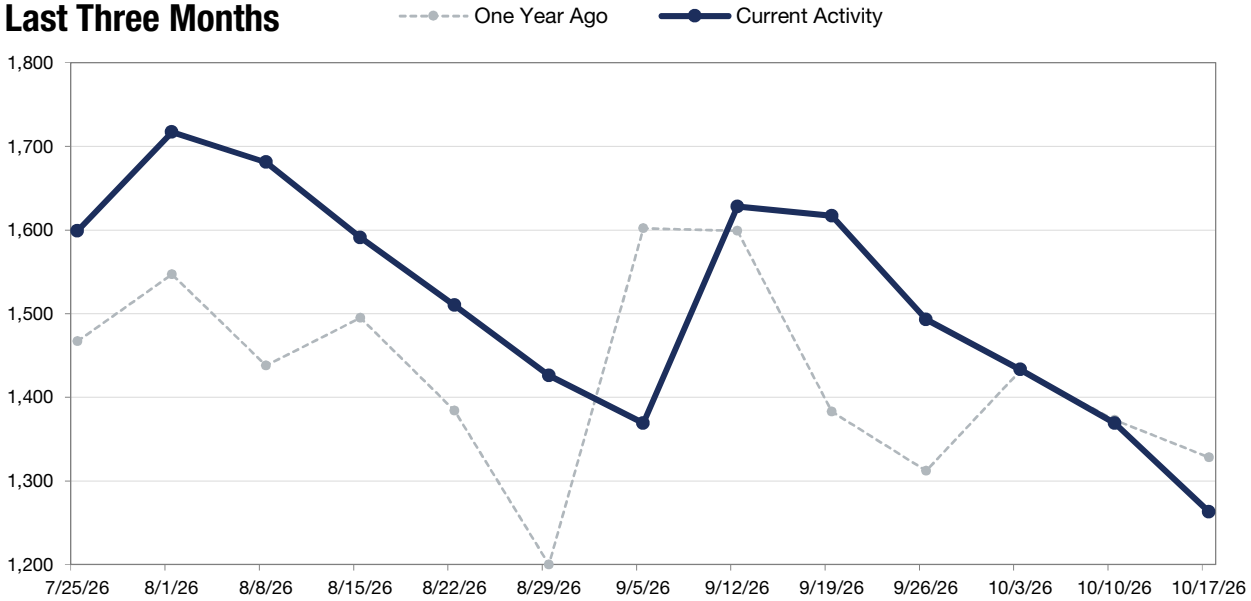
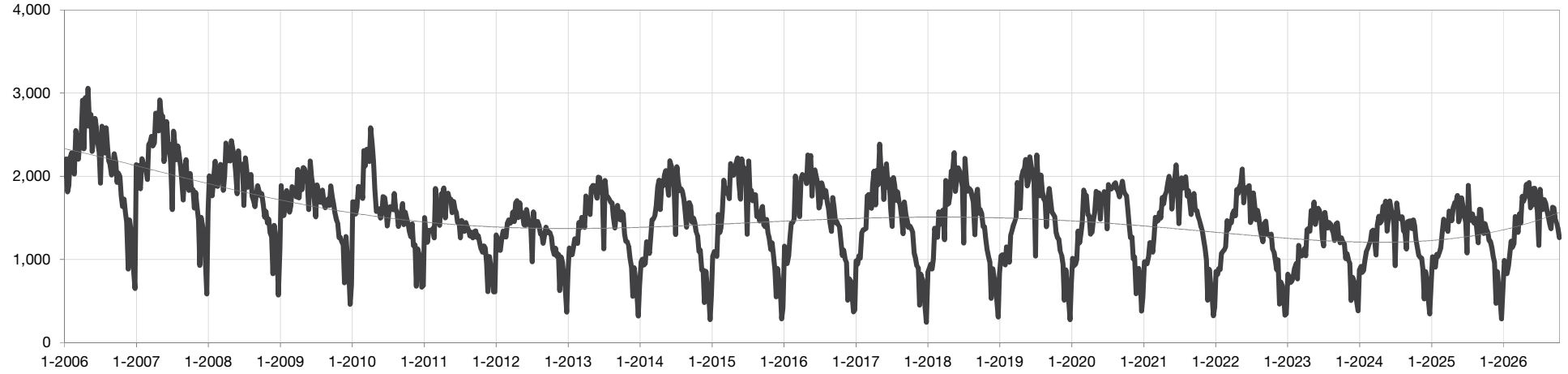
Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / –
7/25/2026	**1,599**	1,467	+ 9.0%
8/1/2026	**1,717**	1,547	+ 11.0%
8/8/2026	**1,681**	1,438	+ 16.9%
8/15/2026	**1,591**	1,495	+ 6.4%
8/22/2026	**1,510**	1,384	+ 9.1%
8/29/2026	**1,426**	1,200	+ 18.8%
9/5/2026	**1,369**	1,602	- 14.5%
9/12/2026	**1,628**	1,599	+ 1.8%
9/19/2026	**1,617**	1,383	+ 16.9%
9/26/2026	**1,493**	1,312	+ 13.8%
10/3/2026	**1,433**	1,432	+ 0.1%
10/10/2026	**1,369**	1,373	- 0.3%
10/17/2026	**1,263**	1,328	- 4.9%
3-Month Total	**19,696**	**18,560**	**+ 6.1%**

Historical New Listings



Pending Sales

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

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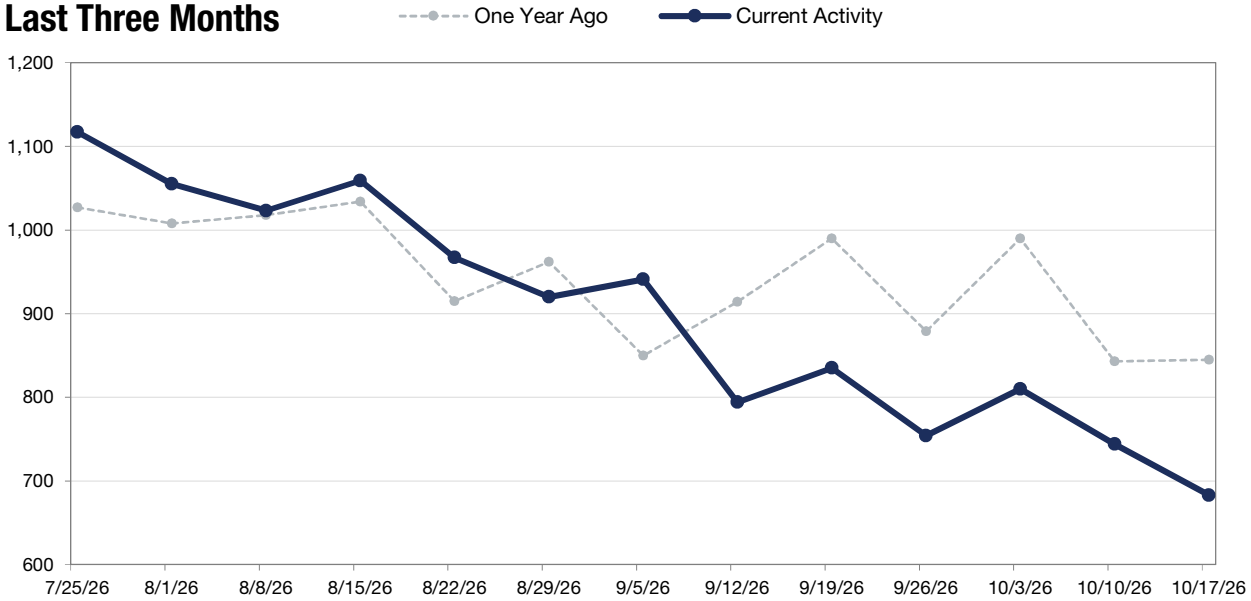
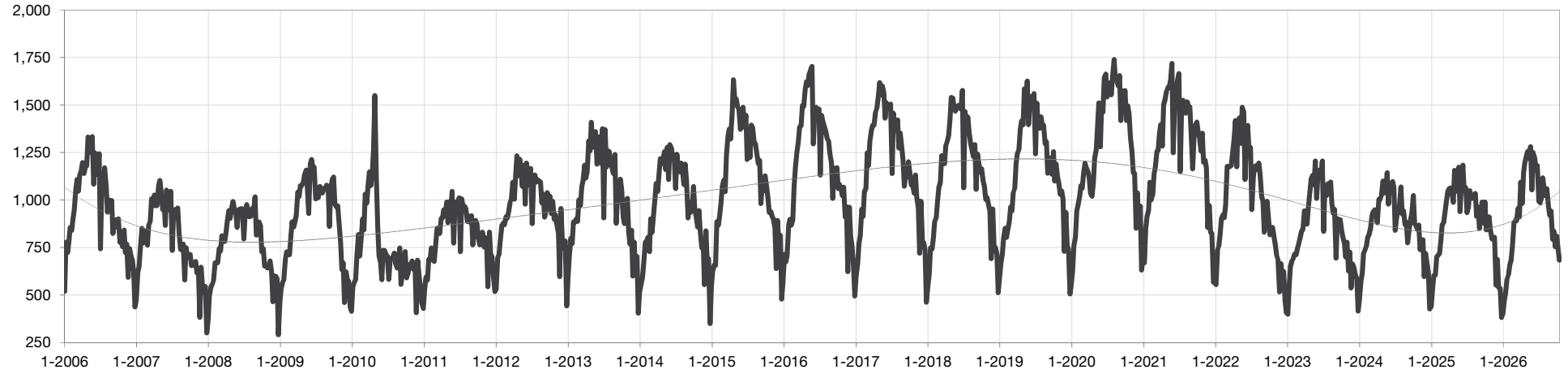
Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / –
7/25/2026	**1,117**	1,027	+ 8.8%
8/1/2026	**1,055**	1,008	+ 4.7%
8/8/2026	**1,023**	1,018	+ 0.5%
8/15/2026	**1,059**	1,034	+ 2.4%
8/22/2026	**967**	915	+ 5.7%
8/29/2026	**920**	962	- 4.4%
9/5/2026	**941**	850	+ 10.7%
9/12/2026	**794**	914	- 13.1%
9/19/2026	**835**	990	- 15.7%
9/26/2026	**754**	879	- 14.2%
10/3/2026	**810**	990	- 18.2%
10/10/2026	**744**	843	- 11.7%
10/17/2026	**683**	845	- 19.2%
3-Month Total	**11,702**	**12,275**	**- 4.7%**

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.

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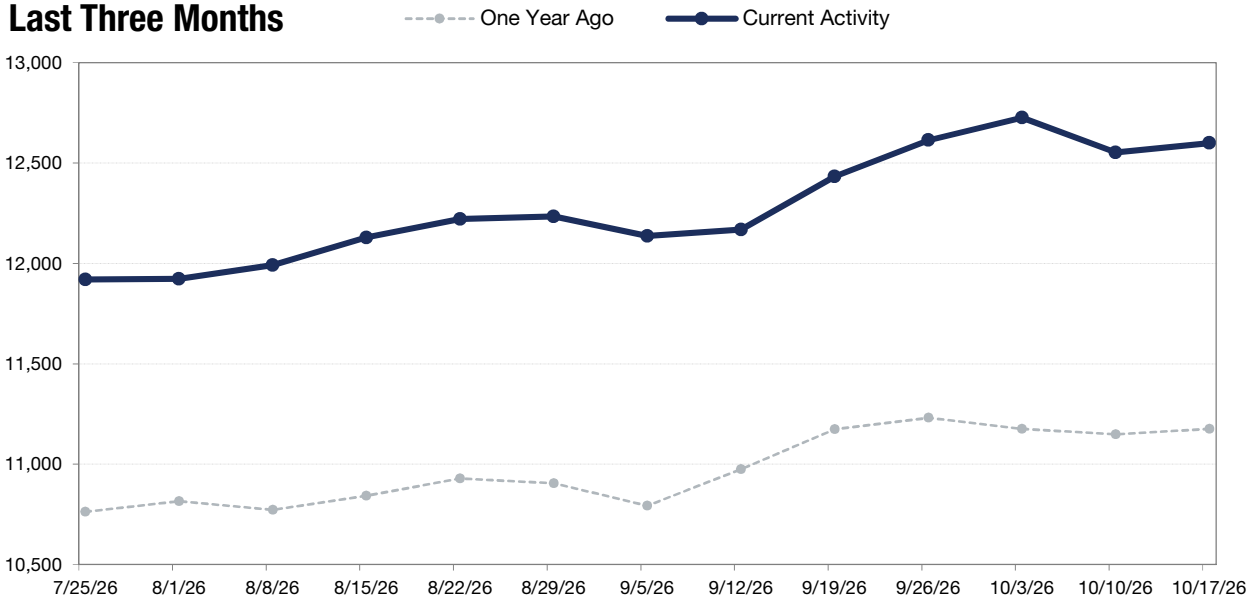
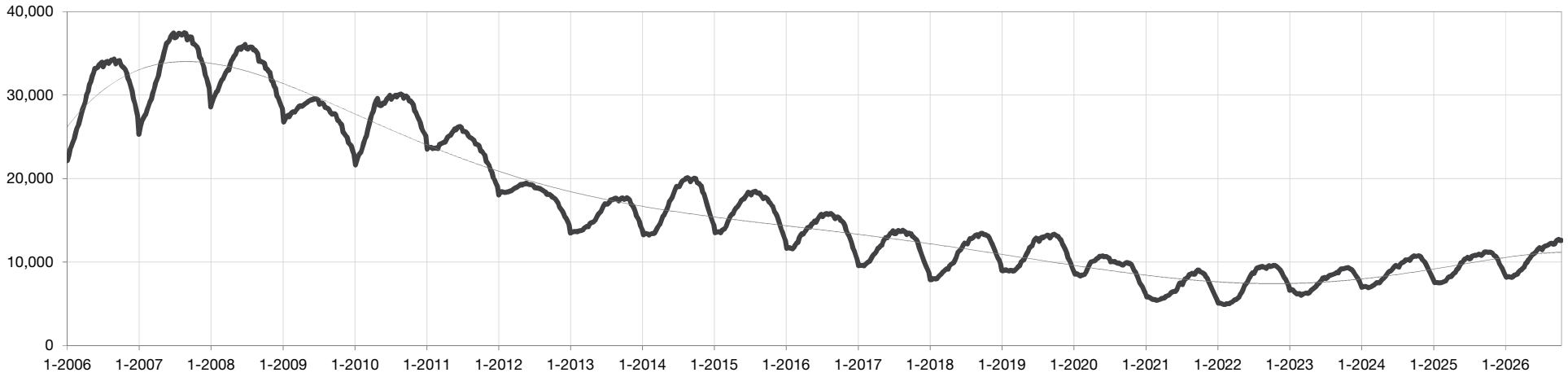
Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / –
7/25/2026	**11,920**	10,763	+ 10.7%
8/1/2026	**11,923**	10,815	+ 10.2%
8/8/2026	**11,992**	10,772	+ 11.3%
8/15/2026	**12,129**	10,843	+ 11.9%
8/22/2026	**12,221**	10,928	+ 11.8%
8/29/2026	**12,234**	10,905	+ 12.2%
9/5/2026	**12,137**	10,793	+ 12.5%
9/12/2026	**12,169**	10,975	+ 10.9%
9/19/2026	**12,433**	11,175	+ 11.3%
9/26/2026	**12,614**	11,231	+ 12.3%
10/3/2026	**12,726**	11,176	+ 13.9%
10/10/2026	**12,553**	11,148	+ 12.6%
10/17/2026	**12,600**	11,176	+ 12.7%
3-Month Avg	**12,281**	**10,977**	**+ 11.9%**

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.

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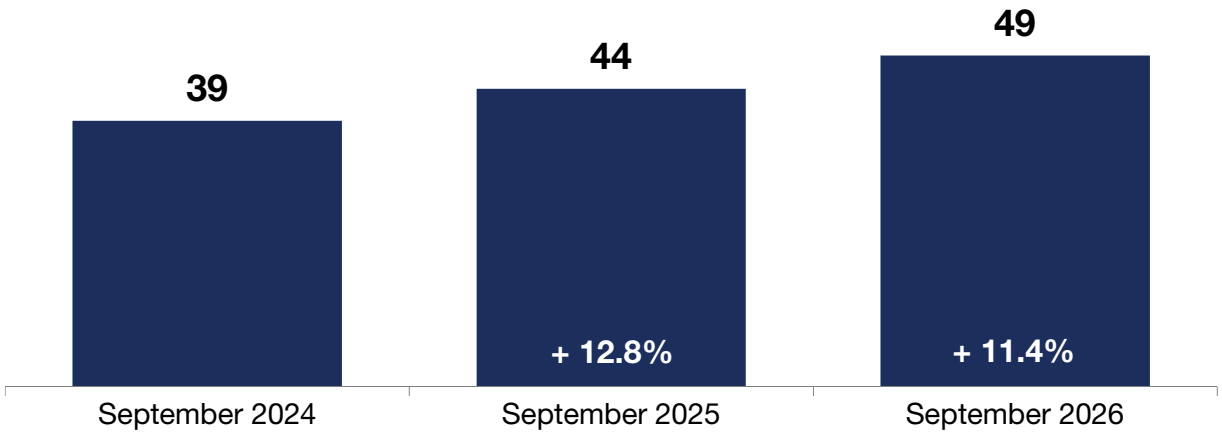
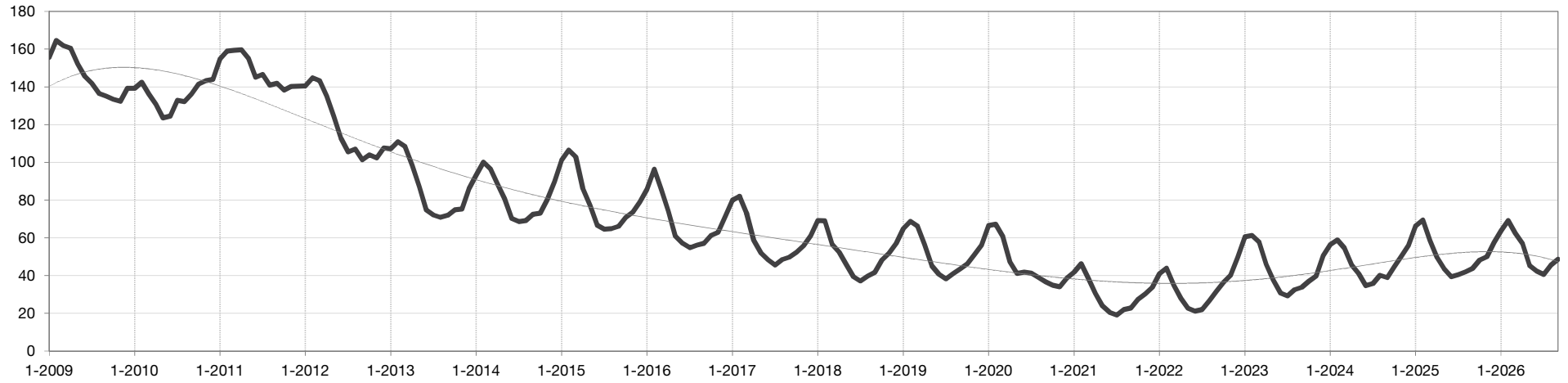
September



Month	Current Activity	One Year Previous	+ / –
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%
July 2026	**41**	40	+ 2.5%
August 2026	**45**	42	+ 7.1%
September 2026	**49**	44	+ 11.4%
12-Month Avg	**50**	**48**	**+ 4.2%**

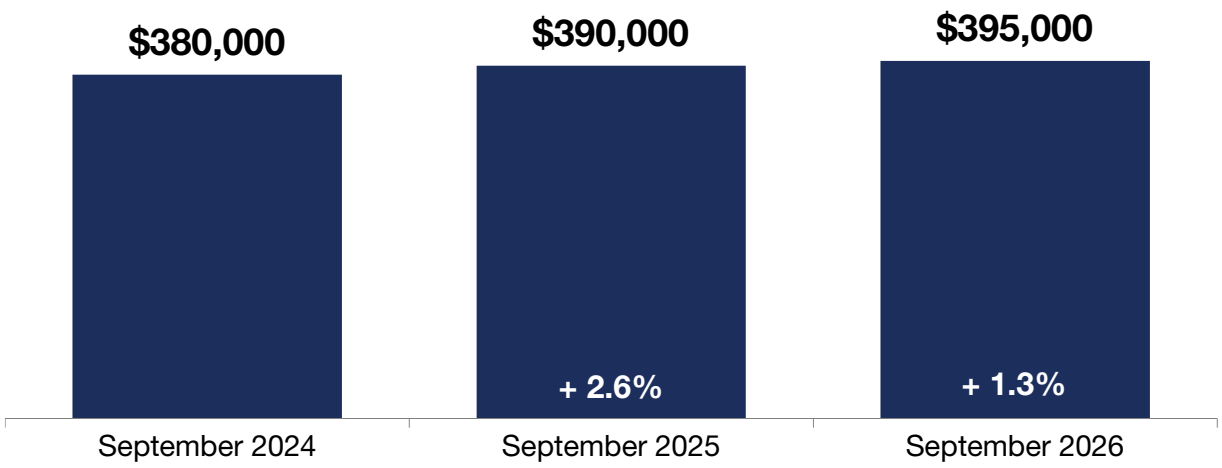
Historical Days on Market Until Sale



Median Sales Price

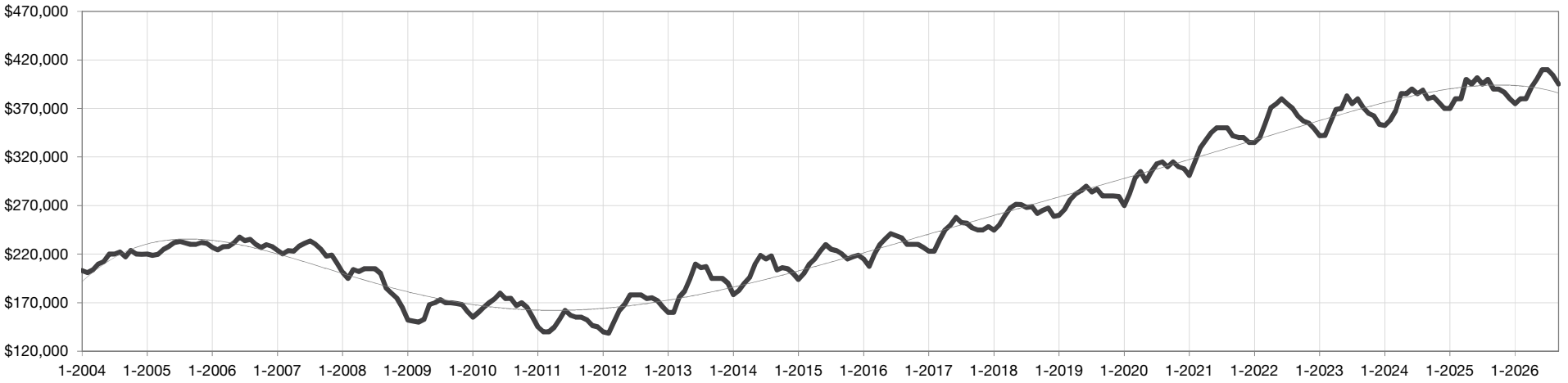
Median price point for all closed sales, not accounting for seller concessions, in a given month.

September



Month	Current Activity	One Year Previous	+ / –
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%
July 2026	**$409,900**	$395,000	+ 3.8%
August 2026	**$404,044**	$400,000	+ 1.0%
September 2026	**$395,000**	$390,000	+ 1.3%
12-Month Med	**$395,000**	**$390,000**	**+ 1.3%**

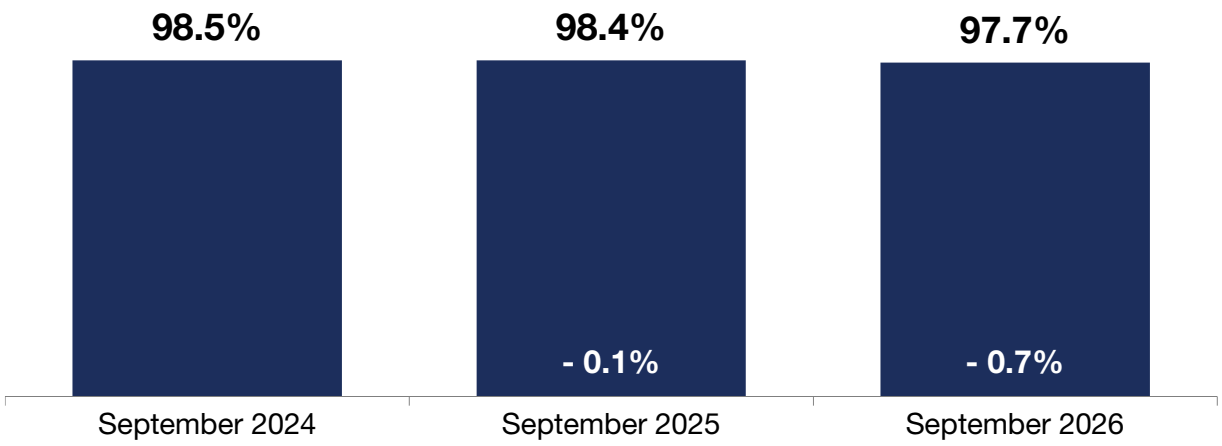
Historical Median Sales Price



Percent of Original List Price Received

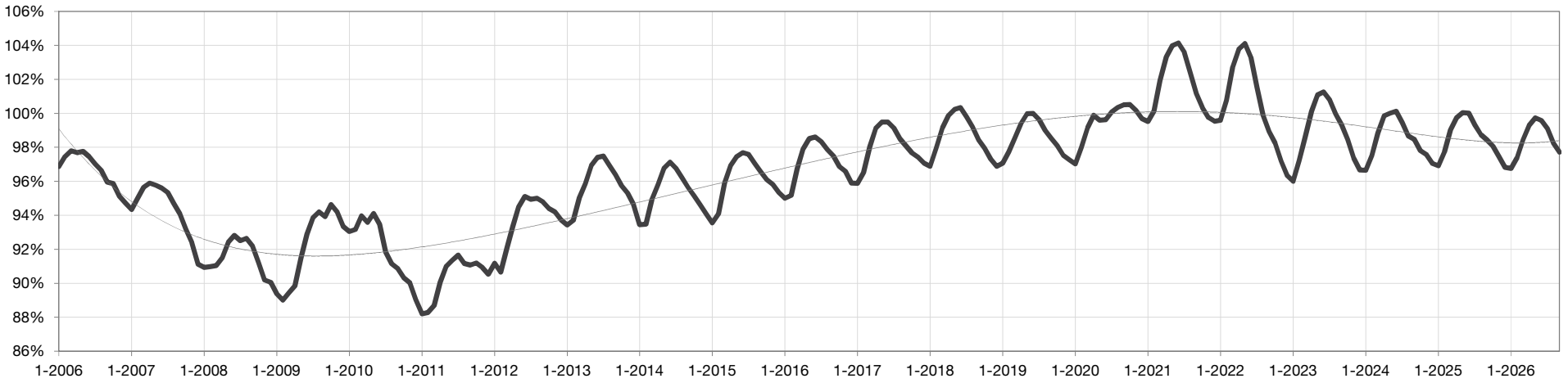
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

September



Month	Current Activity	One Year Previous	+ / –
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%
July 2026	**99.1%**	99.3%	- 0.2%
August 2026	**98.2%**	98.8%	- 0.6%
September 2026	**97.7%**	98.4%	- 0.7%
12-Month Avg	**98.4%**	**98.7%**	**- 0.3%**

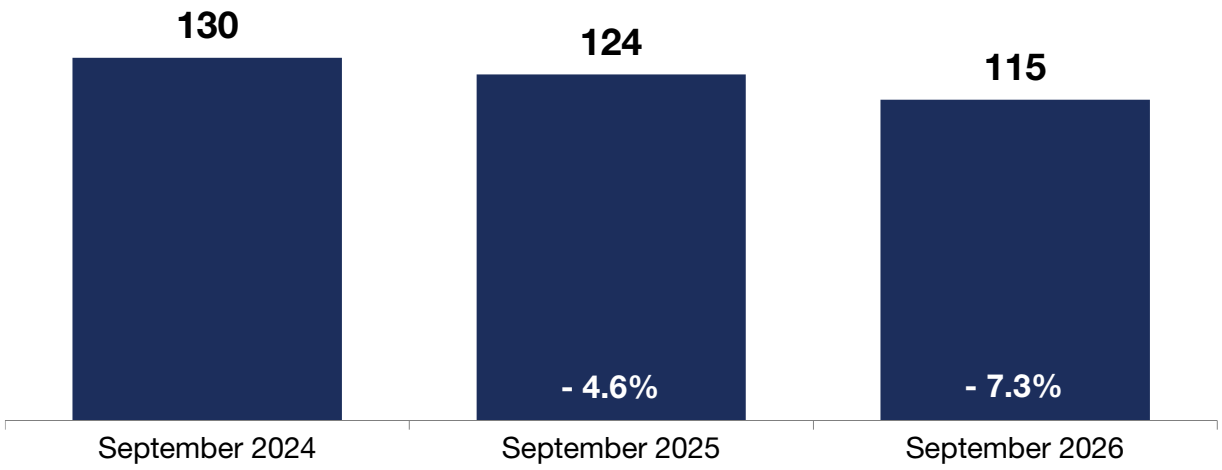
Historical Percent of Original List Price Received



Housing Affordability Index

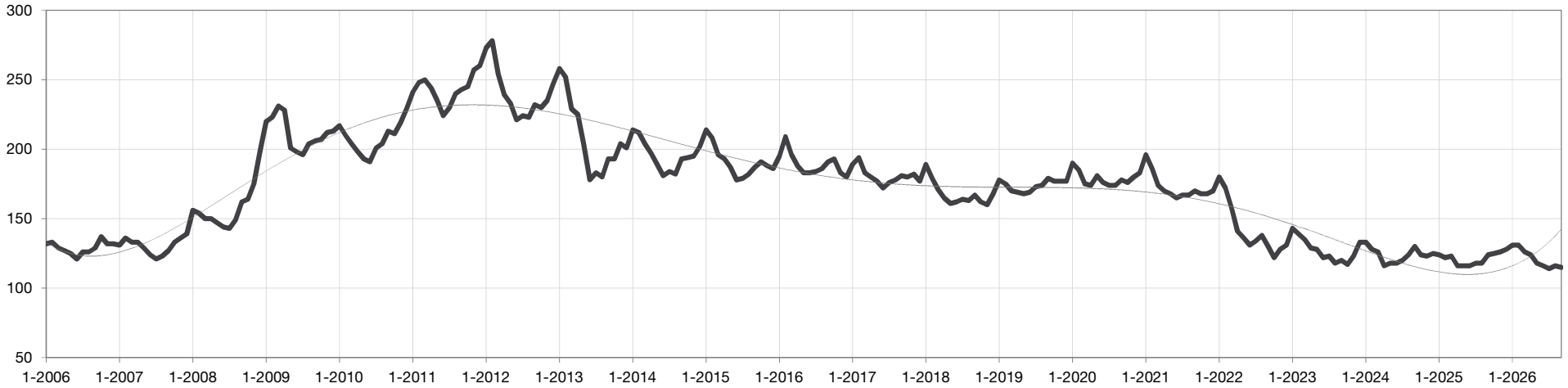
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

September



Month	Current Activity	One Year Previous	+ / –
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%
July 2026	**114**	118	- 3.4%
August 2026	**116**	118	- 1.7%
September 2026	**115**	124	- 7.3%
12-Month Avg	**123**	**121**	**+ 1.7%**

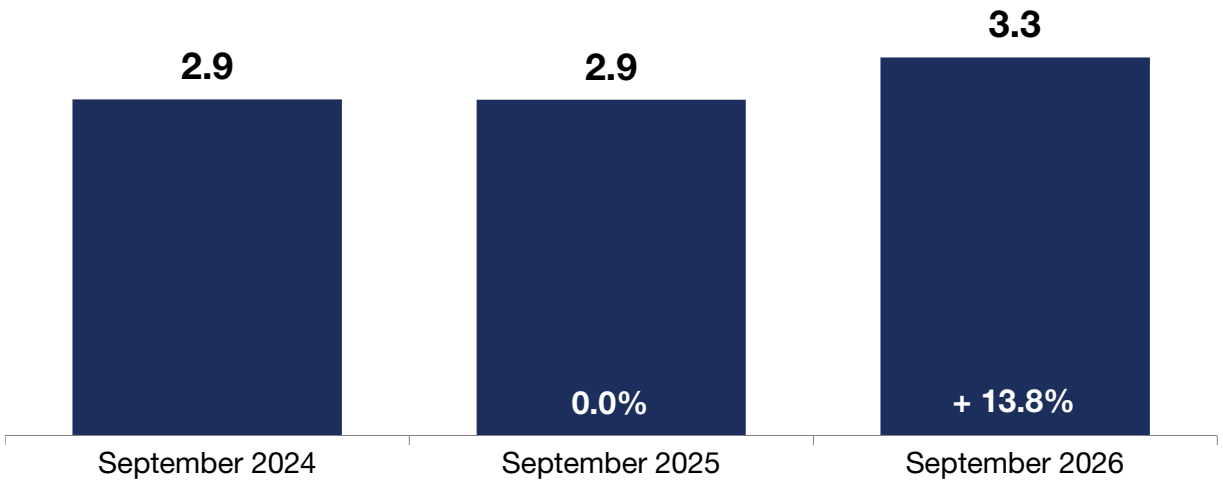
Historical Housing Affordability Index

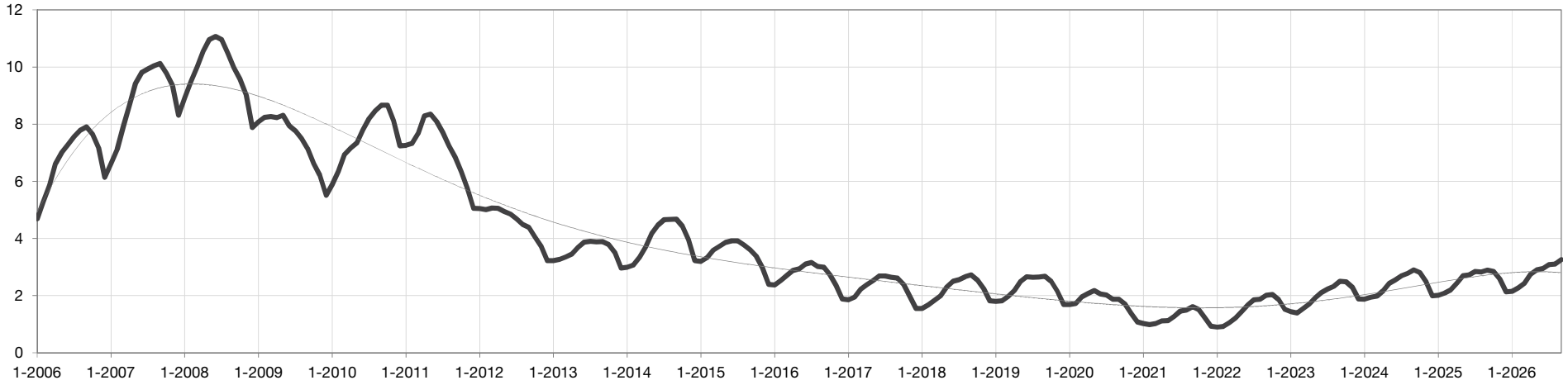


Months Supply of Homes for Sale

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.

September



Month	Current Activity	One Year Previous	+ / –
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	**2.2**	2.0	+ 10.0%
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%
July 2026	**3.1**	2.8	+ 10.7%
August 2026	**3.1**	2.8	+ 10.7%
September 2026	**3.3**	2.9	+ 13.8%
12-Month Avg	**2.7**	**2.5**	**+ 8.0%**

Historical Months Supply of Homes for Sale