

Residential Housing Market Activity Across Minnesota



December 2025

	GAAAR (Alexandria)	% Chg	GLAR (Brainerd)	% Chg	ICBR (Grand Rapids)	% Chg	LCAR (Detroit Lakes)	% Chg	LRAR (Fergus Falls)	% Chg
New Listings	37	+2.8%	159	-20.1%	36	+20.0%	34	+78.9%	42	0.0%
Pending Sales	52	+20.9%	197	-13.2%	42	-25.0%	38	+15.2%	46	+9.5%
Closed Sales	76	+24.6%	314	+10.2%	63	+21.2%	49	+16.7%	78	+41.8%
Median Sales Price	\$315,000	+14.5%	\$295,000	-2.0%	\$250,000	+8.7%	\$332,500	+0.8%	\$297,000	+44.9%
Days on Market	76	+29.8%	59	-6.5%	68	-2.6%	64	-25.8%	85	+7.3%
Pct of List Price Rec'd	95.4%	+3.0%	95.1%	+0.6%	92.9%	-0.7%	93.1%	+1.5%	93.3%	+1.7%
Inventory	187	+3.3%	1,103	-6.2%	223	+2.3%	259	+9.7%	262	-7.4%
Months Supply	2.3	-0.4%	2.8	-9.4%	2.9	+5.6%	3.9	+3.3%	3.1	-5.1%

	LSAR (Duluth/N. Shore)	% Chg	NWMAR (Bemidji)	% Chg	RAOR (Hibbing/Virginia)	% Chg	RASM (Mankato)	% Chg	SCAAR (St. Cloud)	% Chg
New Listings	114	-18.6%	39	+5.4%	44	+22.2%	77	+1.3%	79	+31.7%
Pending Sales	112	-32.9%	43	0.0%	22	-54.2%	72	-22.6%	71	-11.3%
Closed Sales	247	+16.0%	59	+9.3%	57	-16.2%	126	-18.2%	113	+9.7%
Median Sales Price	\$275,000	+3.8%	\$214,000	-12.5%	\$174,500	-2.0%	\$250,000	-9.1%	\$272,250	+0.9%
Days on Market	41	-3.3%	87	-11.2%	93	+1.0%	83	+5.0%	44	-11.1%
Pct of List Price Rec'd	94.8%	-0.0%	93.3%	-1.2%	91.3%	-0.2%	95.9%	+1.1%	96.8%	+0.8%
Inventory	768	+12.4%	397	-7.5%	295	+21.9%	382	+18.6%	251	+28.1%
Months Supply	2.8	+7.4%	4.9	-5.7%	4.1	+36.4%	2.8	+21.3%	2.2	+28.5%

	SEMR (Rochester)	% Chg	WCAR (Willmar)	% Chg	7-County Twin Cities	% Chg	16-County Twin Cities	% Chg	MN Statewide	% Chg
New Listings	256	+2.0%	129	-0.8%	2,135	-2.5%	2,564	-4.0%	3,558	-2.4%
Pending Sales	296	+5.3%	143	+2.9%	1,920	-12.7%	2,352	-10.3%	3,406	-9.1%
Closed Sales	406	-0.2%	199	+2.6%	2,823	+0.3%	3,419	+1.8%	5,054	+3.1%
Median Sales Price	\$295,000	+11.0%	\$197,000	+14.2%	\$384,500	+2.5%	\$380,000	+2.7%	\$345,000	+3.0%
Days on Market	48	+5.3%	61	+3.0%	43	-2.3%	58	+3.6%	50	+2.0%
Pct of List Price Rec'd	96.0%	-0.4%	93.4%	+0.5%	96.9%	-0.2%	96.8%	-0.2%	96.2%	-0.1%
Inventory	958	+6.9%	676	+6.5%	5,773	-3.3%	7,216	-3.9%	12,550	-0.5%
Months Supply	2.2	+2.9%	3.2	+1.3%	1.8	-5.3%	1.9	-5.0%	2.2	-4.3%

All change is year-over-year

*The 7- and 16-county Twin Cities regions use CDOM while other regions use DOM

Note: All data from participating MN MLSs.
 Data are deemed reliable but are not guaranteed.
 May differ from other sources as this includes additional market activity.
 Valid as of 1/13/26.

Residential Housing Market Activity

Dec. 2025 compared to a year ago



	MN Statewide	% Chg	Twin Cities Metro	% Chg	Minneapolis	% Chg	St. Paul	% Chg
New Listings	3,558	-2.4%	2,564	-4.0%	195	-11.4%	137	+23.4%
Pending Sales	3,406	-9.1%	2,352	-10.3%	172	-30.4%	141	-19.4%
Closed Sales	5,054	+3.1%	3,419	+1.8%	261	-22.3%	202	+0.5%
Median Sales Price	\$345,000	+3.0%	\$380,000	+2.7%	\$340,000	+9.1%	\$292,450	+0.8%
Days on Market	50	+2.0%	58	+3.6%	63	+8.6%	42	-28.8%
% of List Price Rec'd	96.2%	-0.1%	96.8%	-0.2%	96.8%	-0.1%	97.3%	+0.4%
Inventory	12,550	-0.5%	7,216	-3.9%	617	-10.6%	416	+17.2%
Months Supply	2.2	-4.3%	1.9	-5.0%	1.8	-10.0%	1.9	+26.7%

*May differ from other sources as it reflects additional market activity

**The 7- and 16-county Twin Cities regions use CDOM while other MN regions use DOM

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