

# Residential Housing Market Activity Across Minnesota

December 2025



	<b>GAAAR (Alexandria)</b>		% Chg	<b>GLAR (Brainerd)</b>		% Chg	<b>ICBR (Grand Rapids)</b>		% Chg	<b>LCAR (Detroit Lakes)</b>		% Chg	<b>LRAR (Fergus Falls)</b>		% 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%

  

	<b>LSAR (Duluth/N. Shore)</b>		% Chg	<b>NWMAR (Bemidji)</b>		% Chg	<b>RAOR (Hibbing/Virginia)</b>		% Chg	<b>RASM (Mankato)</b>		% Chg	<b>SCAAR (St. Cloud)</b>		% 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%

  

	<b>SEMR (Rochester)</b>		% Chg	<b>WCAR (Willmar)</b>		% Chg	<b>7-County Twin Cities</b>		% Chg	<b>16-County Twin Cities</b>		% Chg	<b>MN Statewide</b>		% 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

Note: All data from participating MN MLSs.  
Data are deemed reliable but are not gauranteed.

Valid as of 1/13/26.