

Residential Housing Market Activity Across Minnesota

February 2026



	GAAAR (Alexandria)		GLAR (Brainerd)		ICBR (Grand Rapids)		LCAR (Detroit Lakes)		LRAR (Fergus Falls)	
		% Chg		% Chg		% Chg		% Chg		% Chg
New Listings	50	+2.0%	338	-3.2%	40	-45.9%	57	-5.0%	62	+19.2%
Pending Sales	44	+51.7%	240	+4.3%	29	-19.4%	31	+3.3%	45	-4.3%
Closed Sales	36	-21.7%	167	-19.7%	31	+40.9%	25	-30.6%	43	+10.3%
Median Sales Price	\$270,000	+3.1%	\$292,500	+2.6%	\$226,000	+7.6%	\$310,000	-1.0%	\$212,450	-7.6%
Days on Market	93	+4.9%	77	+10.5%	94	+21.0%	81	+8.6%	76	-14.0%
Pct of List Price Rec'd	92.8%	+1.6%	94.9%	+0.6%	95.3%	+1.7%	91.5%	-1.6%	92.1%	-0.2%
Inventory	166	-6.2%	1,079	-6.4%	228	-5.0%	266	+16.2%	252	-8.7%
Months Supply	2.1	-10.2%	2.8	-9.7%	2.9	-4.8%	4.1	+6.1%	3.0	-7.7%

	LSAR (Duluth/N. Shore)		NWMAR (Bemidji)		RAOR (Hibbing/Virginia)		RASM (Mankato)		SCAAR (St. Cloud)	
		% Chg		% Chg		% Chg		% Chg		% Chg
New Listings	197	+2.6%	71	0.0%	49	-15.5%	132	+15.8%	107	+25.9%
Pending Sales	122	-33.7%	55	-11.3%	24	-56.4%	90	-10.0%	91	+19.7%
Closed Sales	145	-3.3%	46	-8.0%	57	+46.2%	74	+17.5%	72	-1.4%
Median Sales Price	\$252,500	+2.2%	\$208,450	-22.2%	\$144,050	-10.0%	\$257,500	+2.6%	\$279,950	+0.3%
Days on Market	61	+12.0%	104	+9.4%	117	-17.0%	112	+4.3%	64	+8.6%
Pct of List Price Rec'd	95.0%	-0.2%	92.0%	-1.4%	91.7%	+0.8%	93.6%	-1.3%	96.2%	-0.3%
Inventory	688	+16.0%	376	-9.8%	238	+9.7%	357	+17.4%	248	+33.3%
Months Supply	2.5	+11.4%	4.6	-10.1%	3.2	+17.8%	2.6	+19.3%	2.2	+32.3%

	SEMR (Rochester)		WCAR (Willmar)		7-County Twin Cities		16-County Twin Cities		MN Statewide	
		% Chg		% Chg		% Chg		% Chg		% Chg
New Listings	428	+4.1%	231	+36.7%	3,825	-0.1%	4,570	+0.4%	6,214	+1.9%
Pending Sales	344	-6.8%	155	+6.2%	2,483	-4.6%	2,958	-3.5%	4,199	-3.2%
Closed Sales	258	-10.1%	117	-0.8%	1,830	-12.1%	2,200	-9.4%	3,217	-7.7%
Median Sales Price	\$282,200	-1.7%	\$175,000	+1.2%	\$380,000	-1.9%	\$380,000	0.0%	\$339,900	-1.5%
Days on Market	70	+18.7%	88	+19.5%	68	+1.5%	69	0.0%	74	-1.3%
Pct of List Price Rec'd	96.3%	-0.3%	92.1%	-0.2%	97.4%	-0.5%	97.4%	-0.3%	96.4%	-0.4%
Inventory	971	+14.8%	714	+18.2%	6,422	+2.3%	7,946	+2.0%	13,106	+3.7%
Months Supply	2.3	+11.4%	3.4	+13.5%	2.0	0.0%	2.1	0.0%	2.3	0.0%

All change is year-over-year

*The 7- and 16-county Twin Cities regions and statewide figures 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 3/11/26.

Residential Housing Market Activity

Feb. 2026 compared to a year ago



	MN Statewide	% Chg	Twin Cities Metro	% Chg	Minneapolis	% Chg	St. Paul	% Chg
New Listings	6,214	+1.9%	4,570	+0.4%	393	-7.5%	265	+7.3%
Pending Sales	4,199	-3.2%	2,958	-3.5%	251	-12.8%	187	+4.5%
Closed Sales	3,217	-7.7%	2,200	-9.4%	180	-18.2%	129	-7.9%
Median Sales Price	\$339,900	-1.5%	\$380,000	0.0%	\$317,250	-5.7%	\$290,000	-1.3%
Days on Market	74	-1.3%	69	0.0%	73	-9.9%	70	+20.7%
% of List Price Rec'd	96.4%	-0.4%	97.4%	-0.3%	97.9%	+0.8%	97.3%	-2.1%
Inventory	13,106	+3.7%	7,946	+2.0%	728	-5.1%	458	+21.2%
Months Supply	2.3	0.0%	2.1	0.0%	2.2	0.0%	2.1	+23.5%

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