

# Residential Housing Market Activity Across Minnesota

May 2026



	GAAAR (Alexandria)		GLAR (Brainerd)		ICBR (Grand Rapids)		LCAR (Detroit Lakes)		LRAR (Fergus Falls)	
		% Chg		% Chg		% Chg		% Chg		% Chg
New Listings	177	-8.8%	977	+9.9%	208	+20.2%	177	+7.9%	223	+19.3%
Pending Sales	116	-6.5%	536	+7.6%	96	-22.0%	80	-11.1%	96	-16.5%
Closed Sales	104	+19.5%	478	+12.7%	76	-16.5%	73	+1.4%	93	-10.6%
Median Sales Price	\$325,000	+20.4%	\$319,000	+6.4%	\$332,000	+32.3%	\$391,000	+38.7%	\$238,000	-24.2%
Days on Market	45	-13.8%	57	+13.0%	56	-20.6%	68	+13.3%	60	-4.7%
Pct of List Price Rec'd	97.6%	+0.5%	96.9%	+0.5%	97.1%	+3.2%	95.8%	+1.3%	96.6%	-0.8%
Inventory	293	-6.1%	1,832	+2.9%	393	+5.9%	436	+12.7%	500	+10.4%
Months Supply	3.6	-11.8%	4.7	-1.0%	5.1	+9.5%	6.7	+3.7%	6.0	+10.5%

	LSAR (Duluth/N. Shore)		NWMAR (Bemidji)		RAOR (Hibbing/Virginia)		RASM (Mankato)		SCAAR (St. Cloud)	
		% Chg		% Chg		% Chg		% Chg		% Chg
New Listings	603	+5.8%	179	+1.1%	144	-13.3%	245	+0.8%	181	-9.5%
Pending Sales	307	-15.2%	116	+30.3%	42	-58.0%	174	-15.9%	147	+14.0%
Closed Sales	280	-1.4%	91	+2.2%	88	+17.3%	204	+22.9%	162	+10.2%
Median Sales Price	\$289,125	-4.0%	\$239,000	+6.2%	\$161,500	-2.1%	\$269,950	-4.3%	\$303,000	+4.5%
Days on Market	39	+26.2%	103	+23.6%	117	+14.4%	69	-13.6%	46	+62.6%
Pct of List Price Rec'd	97.9%	-1.4%	93.7%	-0.2%	94.0%	-1.6%	98.1%	-0.3%	98.5%	-0.9%
Inventory	1,056	+21.1%	476	-17.4%	343	+29.9%	440	+18.3%	337	+10.5%
Months Supply	3.9	+19.3%	5.5	-24.6%	4.8	+47.2%	3.2	+19.1%	2.9	+3.4%

	SEMR (Rochester)		WCAR (Willmar)		7-County Twin Cities		16-County Twin Cities		MN Statewide	
		% Chg		% Chg		% Chg		% Chg		% Chg
New Listings	769	+13.8%	349	-12.1%	6,229	+4.0%	7,479	+4.3%	11,250	+4.5%
Pending Sales	554	+11.0%	255	+0.4%	4,416	+11.1%	5,254	+10.6%	7,624	+6.8%
Closed Sales	577	+11.6%	260	+9.2%	3,957	0.0%	4,713	+0.0%	6,985	+2.8%
Median Sales Price	\$319,950	+7.4%	\$203,500	+1.8%	\$400,304	+0.1%	\$399,000	+1.0%	\$362,495	+0.7%
Days on Market	45	+19.6%	59	-1.6%	43	+4.9%	45	+2.3%	54	+10.2%
Pct of List Price Rec'd	98.4%	-0.9%	95.9%	+0.1%	99.9%	-0.4%	99.7%	-0.3%	98.9%	-0.4%
Inventory	1,299	+15.0%	874	+12.1%	8,574	+4.4%	10,600	+4.0%	17,992	+6.0%
Months Supply	2.9	+9.3%	4.1	+8.4%	2.7	+3.8%	2.8	+3.7%	3.1	+3.3%

All change is year-over-year

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

\*\*Statewide DOM will differ from other reports since it's updated more recently and uses CDOM instead of 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 6/09/26.

# Residential Housing Market Activity

May 2026 compared to a year ago



	<b>MN Statewide</b>	<b>% Chg</b>	<b>Twin Cities Metro</b>	<b>% Chg</b>	<b>Minneapolis</b>	<b>% Chg</b>	<b>St. Paul</b>	<b>% Chg</b>
New Listings	11,250	+4.5%	7,479	+4.3%	663	+5.4%	399	+4.5%
Pending Sales	7,624	+6.8%	5,254	+10.6%	478	+16.3%	303	+9.8%
Closed Sales	6,985	+2.8%	4,713	+0.0%	445	-1.5%	295	+17.1%
Median Sales Price	\$362,495	+0.7%	\$399,000	+1.0%	\$370,000	-2.6%	\$300,000	-4.3%
Days on Market	54	+10.2%	45	+2.3%	50	0.0%	40	-11.1%
% of List Price Rec'd	98.9%	-0.4%	99.7%	-0.3%	100.1%	-0.9%	100.0%	-1.5%
Inventory	17,992	+6.0%	10,600	+4.0%	1,040	+5.6%	538	+10.2%
Months Supply	3.1	+3.3%	2.8	+3.7%	3.2	+14.3%	2.4	+9.1%

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

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

\*\*\*Pending sales for Mpls+StP are sourced from Infosparks where status changes are updated more frequently

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Valid as of 6/09/26.