

Residential Housing Market Activity

Jul. 2026 compared to a year ago



	MN Statewide	% Chg	Twin Cities Metro	% Chg	Minneapolis	% Chg	St. Paul	% Chg
New Listings	10,810	+9.1%	7,388	+8.0%	573	+4.6%	379	+5.6%
Pending Sales	6,889	+2.7%	4,534	+3.0%	392	+9.8%	237	-4.8%
Closed Sales	7,666	+11.2%	5,071	+10.5%	475	+16.7%	277	+8.2%
Median Sales Price	\$375,000	+2.7%	\$408,000	+3.3%	\$375,000	+5.9%	\$300,000	-0.5%
Days on Market	48	+4.3%	40	0.0%	43	-2.3%	41	+41.4%
% of List Price Rec'd	98.3%	-0.1%	99.1%	-0.2%	99.7%	-0.5%	99.8%	-0.9%
Inventory	20,084	+9.1%	11,586	+6.7%	1,037	+6.9%	585	+5.4%
Months Supply	3.5	+6.1%	3.0	+7.1%	3.1	+10.7%	2.6	+4.0%

*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 Infosparcs where status changes are updated more frequently

Note: All data from participating MN MLSs.
Data are deemed reliable but are not gauranteed.
Valid as of 8/12/26.

Residential Housing Market Activity Across Minnesota

July 2026



	GAAAR (Alexandria)		% Chg	GLAR (Brainerd)		% Chg	ICBR (Grand Rapids)		% Chg	LCAR (Detroit Lakes)		% Chg	LRAR (Fergus Falls)		% Chg
New Listings	141		-4.1%	800		+7.8%	166		+15.3%	130		-4.4%	139		-14.7%
Pending Sales	104		-8.8%	578		+10.1%	122		-9.0%	107		+18.9%	123		-1.6%
Closed Sales	114		+25.3%	633		+16.8%	133		+7.3%	106		+2.9%	134		+19.6%
Median Sales Price	\$335,000		+11.1%	\$329,950		-5.7%	\$319,500		+4.8%	\$350,000		-11.4%	\$300,000		-1.2%
Days on Market	44		+8.0%	48		-3.9%	57		+0.3%	55		-10.9%	54		-14.7%
Pct of List Price Rec'd	96.7%		+2.4%	96.4%		+0.0%	97.0%		+1.2%	94.3%		-0.1%	95.5%		-0.3%
Inventory	334		-5.9%	2,013		+3.2%	436		+12.1%	451		+3.0%	501		-0.6%
Months Supply	4.0		-10.9%	5.0		-2.5%	5.6		+14.8%	6.6		-6.3%	5.9		-3.7%

	LSAR (Duluth/N. Shore)		% Chg	NWMAR (Bemidji)		% Chg	RAOR (Hibbing/Virginia)		% Chg	RASM (Mankato)		% Chg	SCAAR (St. Cloud)		% Chg
New Listings	467		+2.2%	169		+9.0%	174		+37.0%	272		+31.4%	213		+17.7%
Pending Sales	304		-10.1%	125		+16.8%	46		-55.3%	152		-7.9%	141		+22.6%
Closed Sales	392		+2.1%	119		-0.8%	91		-9.0%	160		-8.6%	154		+31.6%
Median Sales Price	\$312,750		+2.0%	\$269,900		+1.8%	\$190,000		-23.8%	\$286,950		+4.3%	\$299,400		+5.4%
Days on Market	27		-19.9%	61		-21.5%	79		-9.4%	84		+11.5%	42		-0.2%
Pct of List Price Rec'd	97.5%		-0.1%	96.4%		+2.1%	94.7%		-1.9%	96.6%		-0.5%	98.1%		+0.3%
Inventory	1,207		+17.5%	557		-7.2%	420		+28.8%	552		+39.4%	372		+3.6%
Months Supply	4.4		+18.1%	6.4		-14.1%	5.9		+44.7%	4.0		+40.1%	3.1		-7.3%

	SEMR (Rochester)		% Chg	WCAR (Willmar)		% Chg	7-County Twin Cities		% Chg	16-County Twin Cities		% Chg	MN Statewide		% Chg
New Listings	705		+13.2%	373		+11.0%	6,120		+7.9%	7,388		+8.0%	10,810		+9.1%
Pending Sales	514		+6.6%	269		0.0%	3,751		+1.9%	4,534		+3.0%	6,889		+2.7%
Closed Sales	575		+13.6%	268		+6.3%	4,234		+11.0%	5,071		+10.5%	7,666		+11.2%
Median Sales Price	\$329,900		+8.2%	\$219,000		+9.5%	\$410,000		+2.5%	\$408,000		+3.3%	\$375,000		+2.7%
Days on Market	41		+18.4%	61		+16.7%	39		0.0%	40		0.0%	48		+4.3%
Pct of List Price Rec'd	97.3%		-0.4%	95.3%		-0.1%	99.3%		-0.1%	99.1%		-0.2%	98.3%		-0.1%
Inventory	1,535		+22.9%	1,009		+21.4%	9,445		+8.5%	11,586		+6.7%	20,084		+9.1%
Months Supply	3.4		+16.7%	4.6		+17.7%	2.9		+7.4%	3.0		+7.1%	3.5		+6.1%

All change is year-over-year

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**Statewide DOM will differ from other reports since it's updated more recently and uses CDOM instead of DOM

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