

Local Market Update for January 2024

A Research Tool Provided by the Minnesota REALTORS®

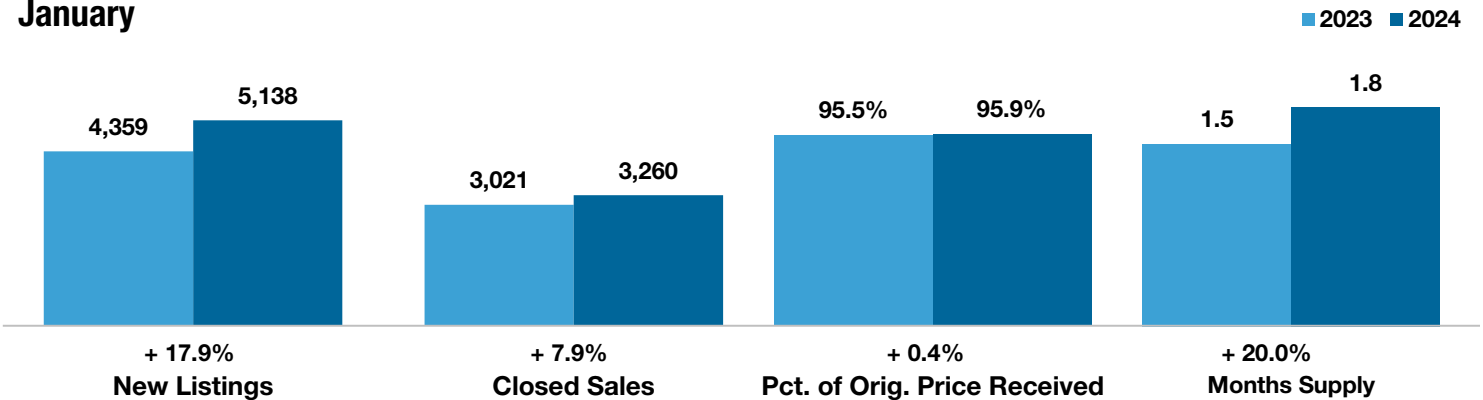


Entire State

Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	4,359	5,138	+ 17.9%	4,359	5,138	+ 17.9%
Pending Sales	3,636	3,915	+ 7.7%	3,636	3,915	+ 7.7%
Closed Sales	3,021	3,260	+ 7.9%	3,021	3,260	+ 7.9%
Median Sales Price*	\$305,800	\$315,000	+ 3.0%	\$305,800	\$315,000	+ 3.0%
Percent of Original List Price Received*	95.5%	95.9%	+ 0.4%	95.5%	95.9%	+ 0.4%
Days on Market Until Sale	52	52	0.0%	52	52	0.0%
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--

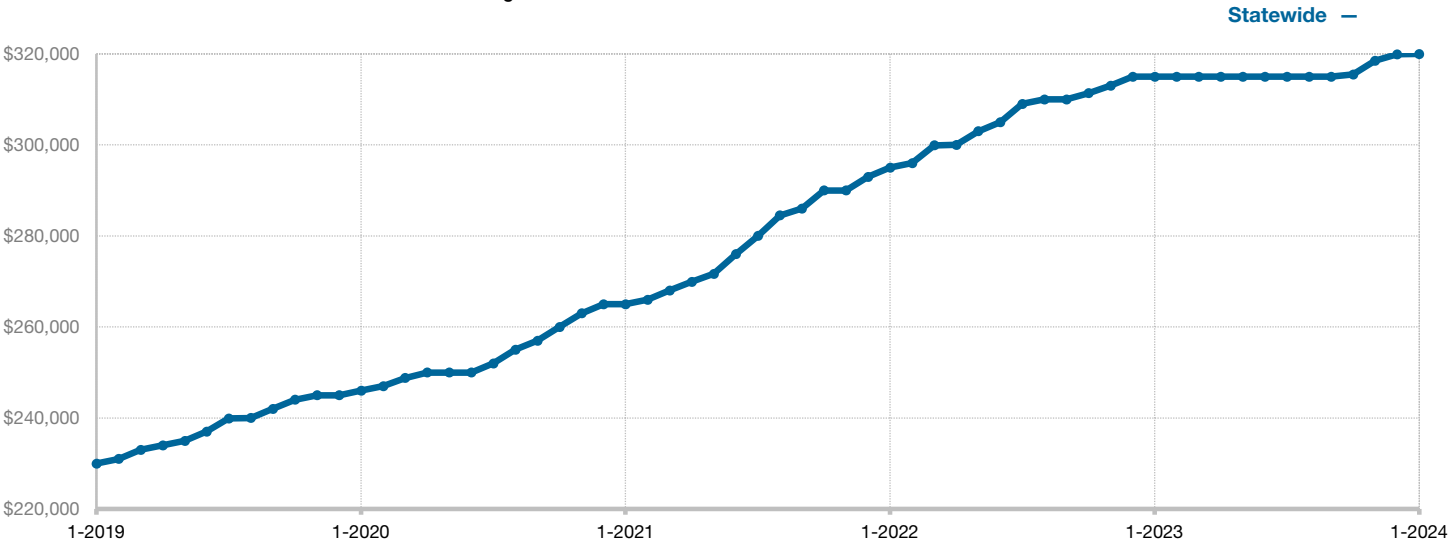
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

January



Historical Median Sales Price

Rolling 12-Month Calculation



Monthly Indicators



January 2024

Residential real estate activity composed of single-family properties, townhomes and condominiums combined. Percent changes are calculated using rounded figures.

Activity Snapshot

+ 7.9%	+ 3.0%	+ 17.9%
One-Year Change in Closed Sales	One-Year Change in Median Sales Price	One-Year Change in New Listings

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Activity Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	1-2023	1-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		4,359	5,138	+ 17.9%	4,359	5,138	+ 17.9%
Pending Sales		3,636	3,915	+ 7.7%	3,636	3,915	+ 7.7%
Closed Sales		3,021	3,260	+ 7.9%	3,021	3,260	+ 7.9%
Days on Market		52	52	0.0%	52	52	0.0%
Median Sales Price		\$305,800	\$315,000	+ 3.0%	\$305,800	\$315,000	+ 3.0%
Avg. Sales Price		\$365,241	\$366,732	+ 0.4%	\$365,241	\$366,732	+ 0.4%
Pct. of Orig. Price Received		95.5%	95.9%	+ 0.4%	95.5%	95.9%	+ 0.4%
Affordability Index		111	103	- 7.2%	111	103	- 7.2%
Homes for Sale*		9,406	10,068	+ 7.0%	--	--	--
Months Supply*		1.5	1.8	+ 20.0%	--	--	--

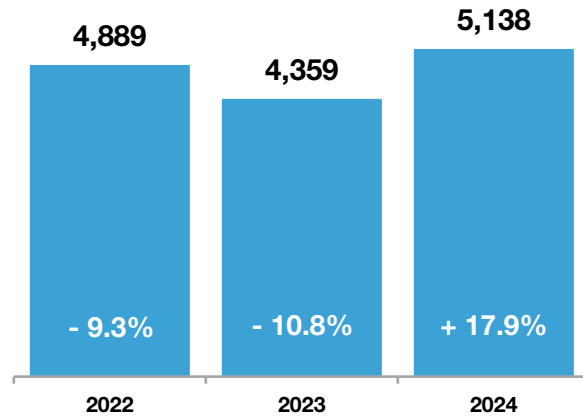
* Statewide inventory before 2012 was overstated due to changes made in NorthstarMLS. However, an "Expired" field was made available in 2012 by some multiple listing services, allowing expired listings to be separated from active listings, providing more accurate views of inventory and supply.

New Listings

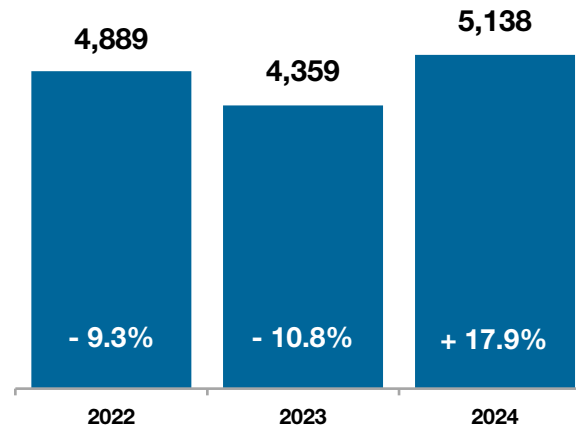
A count of the properties that have been newly listed on the market in a given month.



January

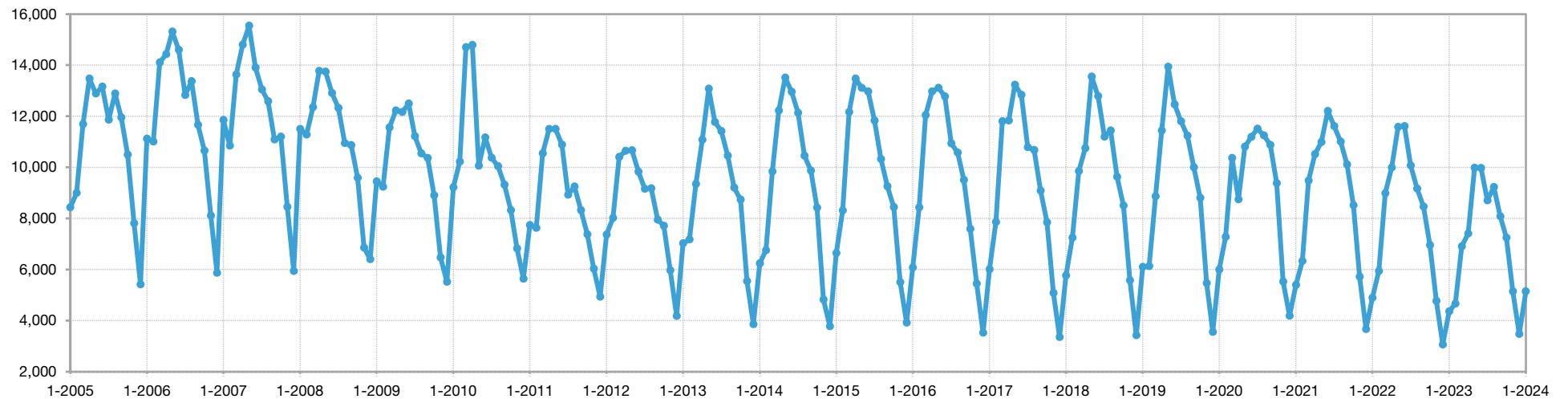


Year to Date



New Listings		Prior Year	Percent Change
February 2023	4,655	5,936	-21.6%
March 2023	6,900	8,983	-23.2%
April 2023	7,401	9,987	-25.9%
May 2023	9,977	11,573	-13.8%
June 2023	9,973	11,603	-14.0%
July 2023	8,703	10,067	-13.5%
August 2023	9,222	9,163	+0.6%
September 2023	8,076	8,455	-4.5%
October 2023	7,241	6,956	+4.1%
November 2023	5,138	4,769	+7.7%
December 2023	3,468	3,065	+13.1%
January 2024	5,138	4,359	+17.9%
12-Month Avg	7,158	7,910	-9.5%

Historical New Listings by Month

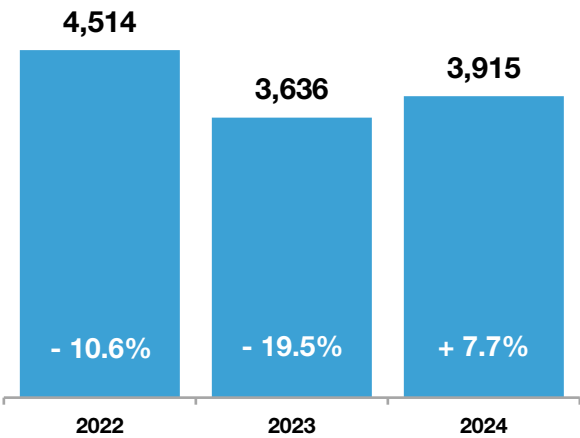


Pending Sales

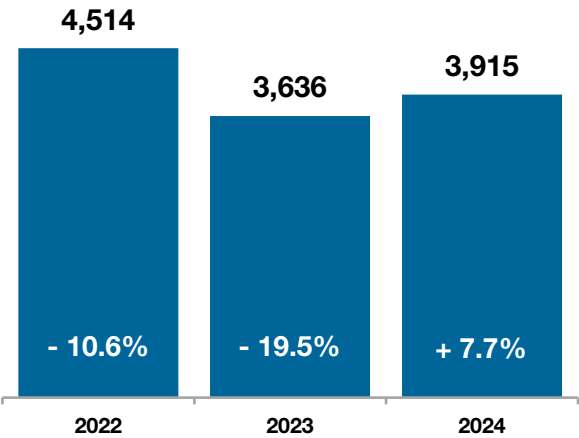
A count of the properties on which offers have been accepted in a given month.



January

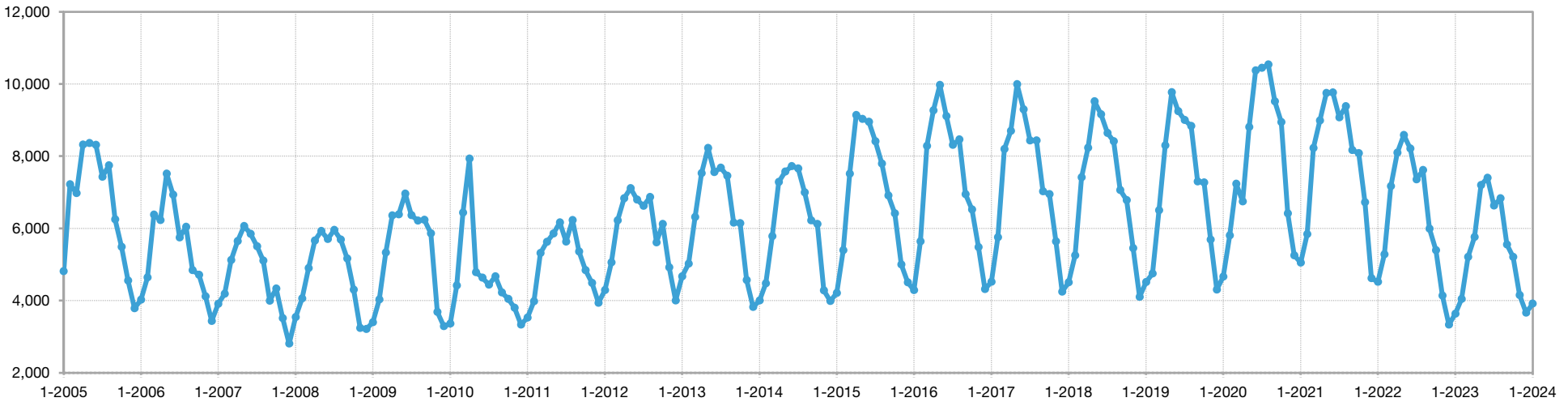


Year to Date



Pending Sales		Prior Year	Percent Change
February 2023	4,046	5,277	-23.3%
March 2023	5,209	7,166	-27.3%
April 2023	5,761	8,092	-28.8%
May 2023	7,196	8,582	-16.2%
June 2023	7,399	8,210	-9.9%
July 2023	6,632	7,355	-9.8%
August 2023	6,831	7,615	-10.3%
September 2023	5,551	5,992	-7.4%
October 2023	5,207	5,394	-3.5%
November 2023	4,153	4,137	+0.4%
December 2023	3,662	3,330	+10.0%
January 2024	3,915	3,636	+7.7%
12-Month Avg	5,464	6,232	-12.3%

Historical Pending Sales by Month

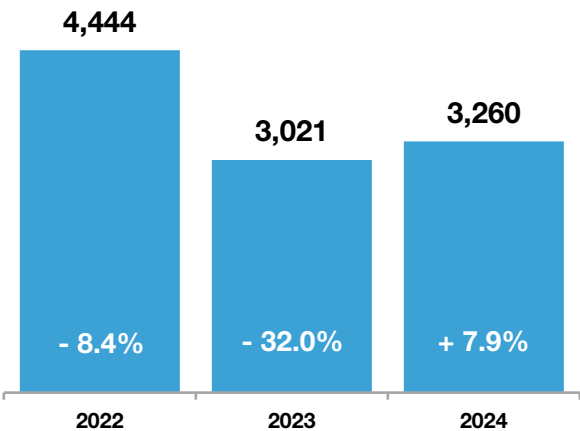


Closed Sales

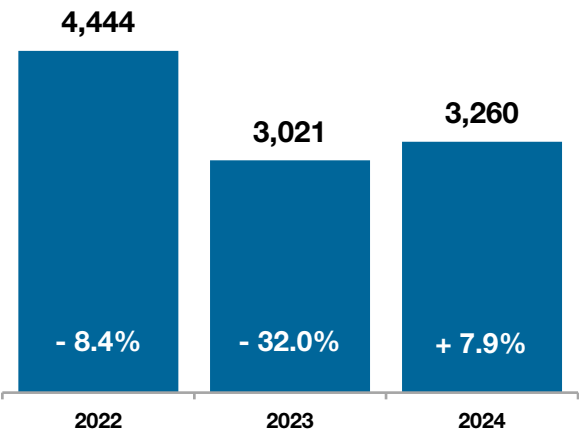
A count of the actual sales that closed in a given month.



January

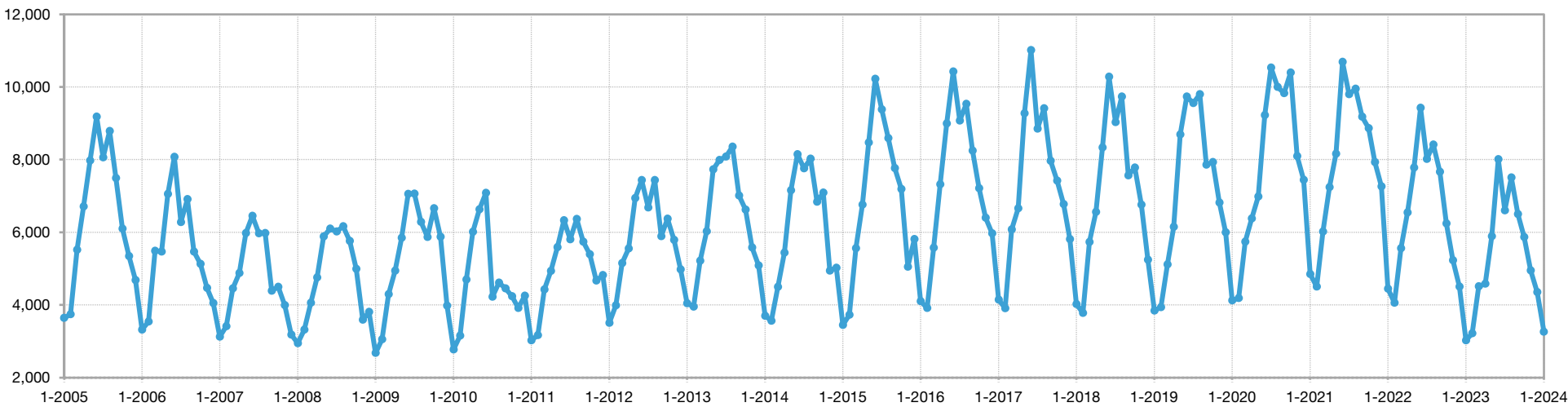


Year to Date



Closed Sales		Prior Year	Percent Change
February 2023	3,215	4,055	-20.7%
March 2023	4,507	5,558	-18.9%
April 2023	4,583	6,544	-30.0%
May 2023	5,889	7,778	-24.3%
June 2023	8,011	9,419	-14.9%
July 2023	6,599	8,018	-17.7%
August 2023	7,502	8,408	-10.8%
September 2023	6,496	7,660	-15.2%
October 2023	5,866	6,238	-6.0%
November 2023	4,946	5,228	-5.4%
December 2023	4,350	4,506	-3.5%
January 2024	3,260	3,021	+7.9%
12-Month Avg	5,435	6,369	-14.7%

Historical Closed Sales by Month

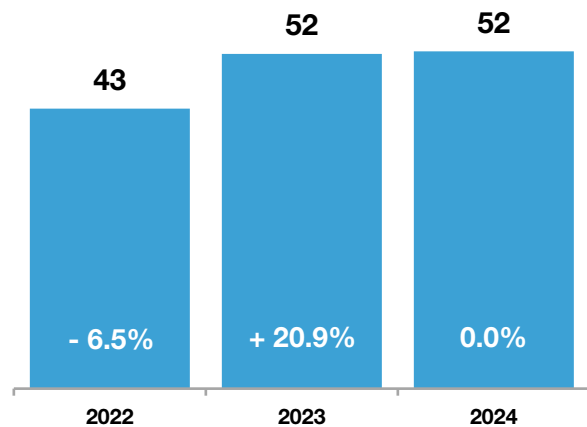


Days on Market Until Sale

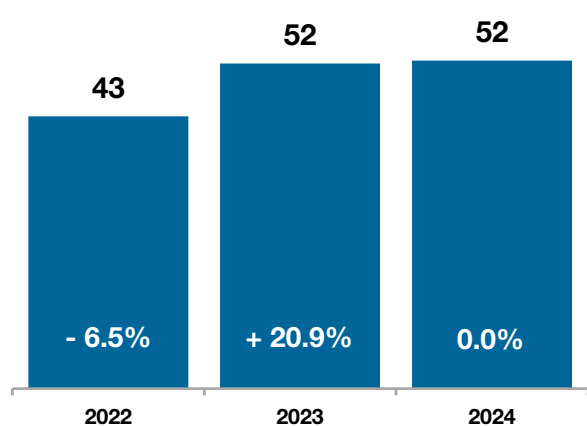
Average number of days between when a property is listed and when an offer is accepted in a given month.



January

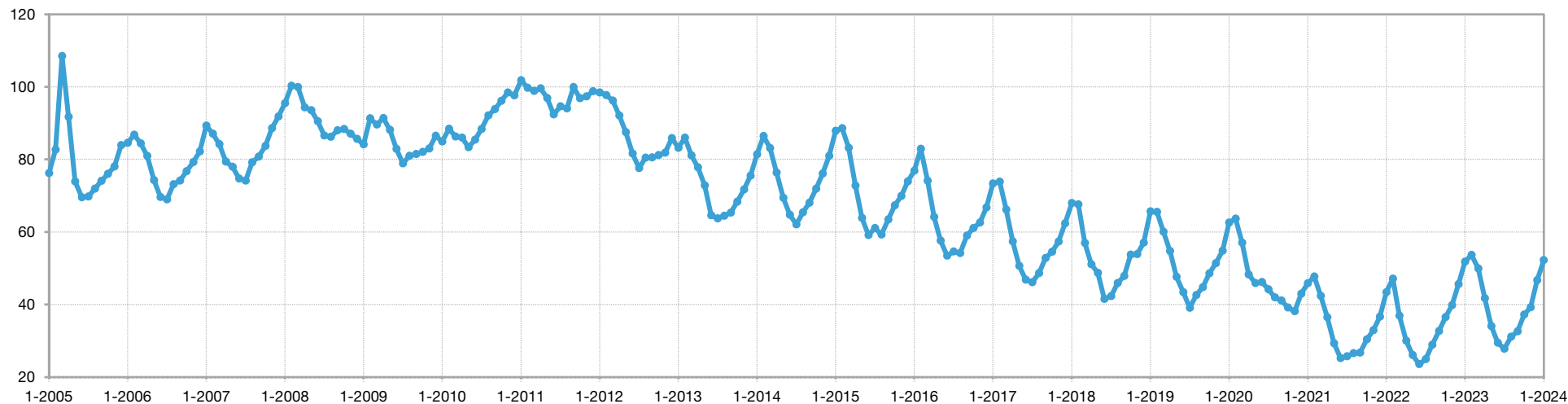


Year to Date



Days on Market		Prior Year	Percent Change
February 2023	54	47	+14.9%
March 2023	50	37	+35.1%
April 2023	42	30	+40.0%
May 2023	34	26	+30.8%
June 2023	29	24	+20.8%
July 2023	28	25	+12.0%
August 2023	31	29	+6.9%
September 2023	33	33	0.0%
October 2023	37	36	+2.8%
November 2023	39	40	-2.5%
December 2023	47	46	+2.2%
January 2024	52	52	0.0%
12-Month Avg	40	35	+14.3%

Historical Days on Market Until Sale by Month

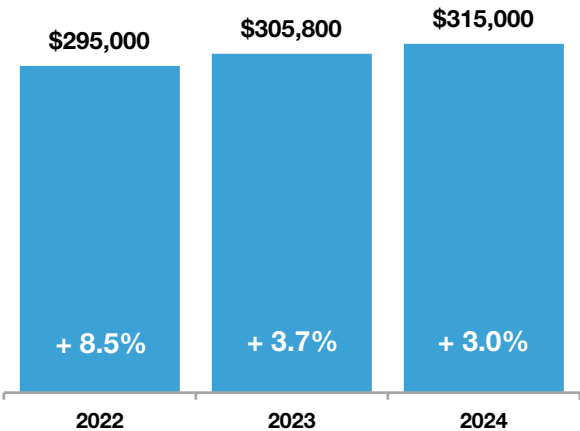


Median Sales Price

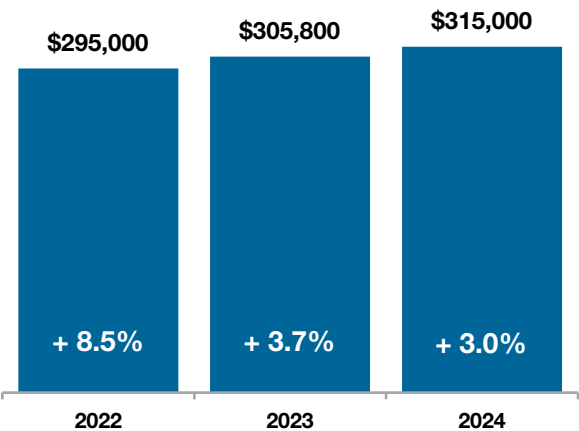
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



January

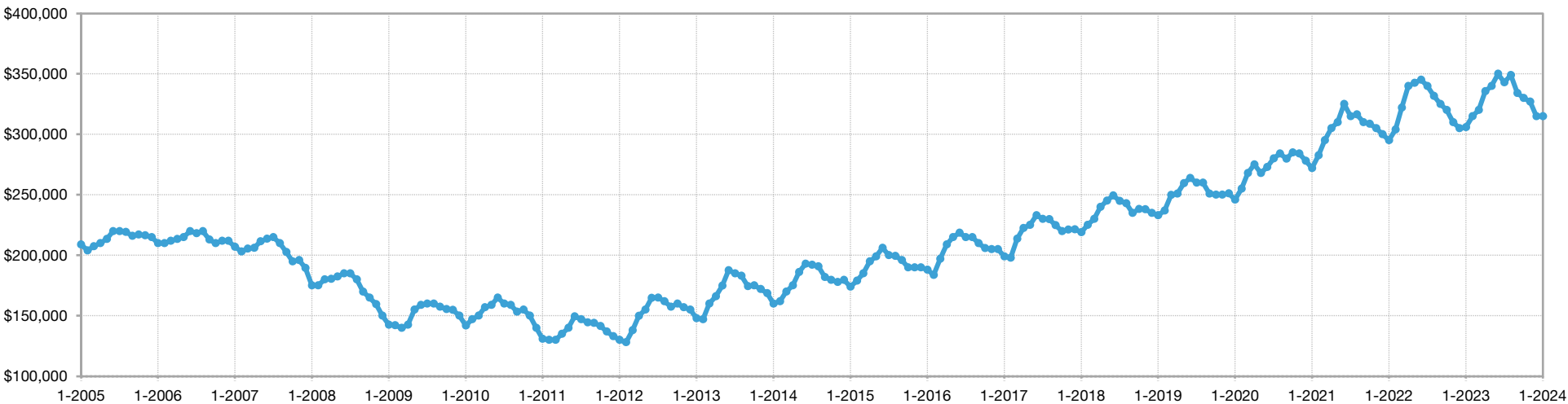


Year to Date



Median Sales Price		Prior Year	Percent Change
February 2023	\$315,000	\$304,000	+3.6%
March 2023	\$320,000	\$322,000	-0.6%
April 2023	\$335,500	\$340,000	-1.3%
May 2023	\$340,000	\$342,500	-0.7%
June 2023	\$350,000	\$345,000	+1.4%
July 2023	\$342,995	\$339,900	+0.9%
August 2023	\$349,000	\$331,750	+5.2%
September 2023	\$334,005	\$325,000	+2.8%
October 2023	\$330,000	\$320,000	+3.1%
November 2023	\$326,900	\$310,000	+5.5%
December 2023	\$315,000	\$305,000	+3.3%
January 2024	\$315,000	\$305,800	+3.0%
12-Month Avg	\$331,117	\$324,246	+2.1%

Historical Median Sales Price by Month

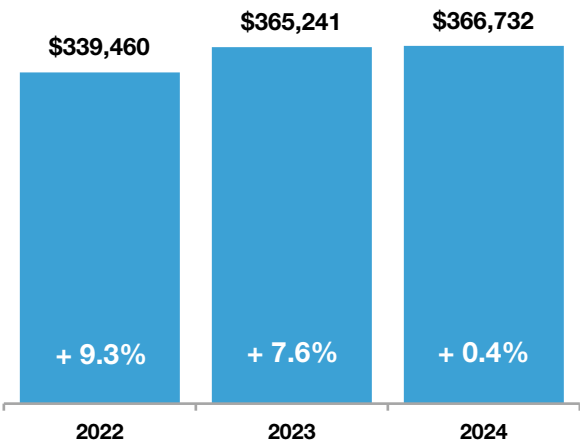


Average Sales Price

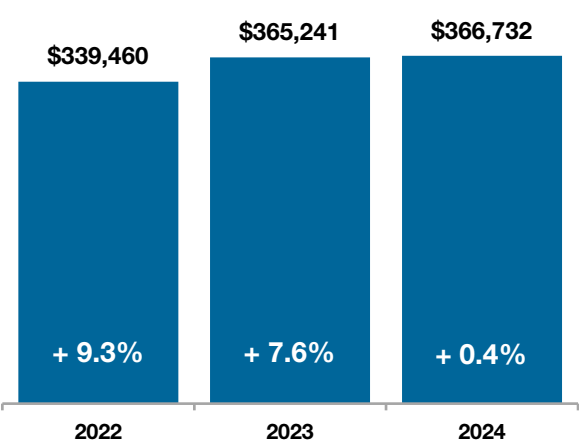
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



January

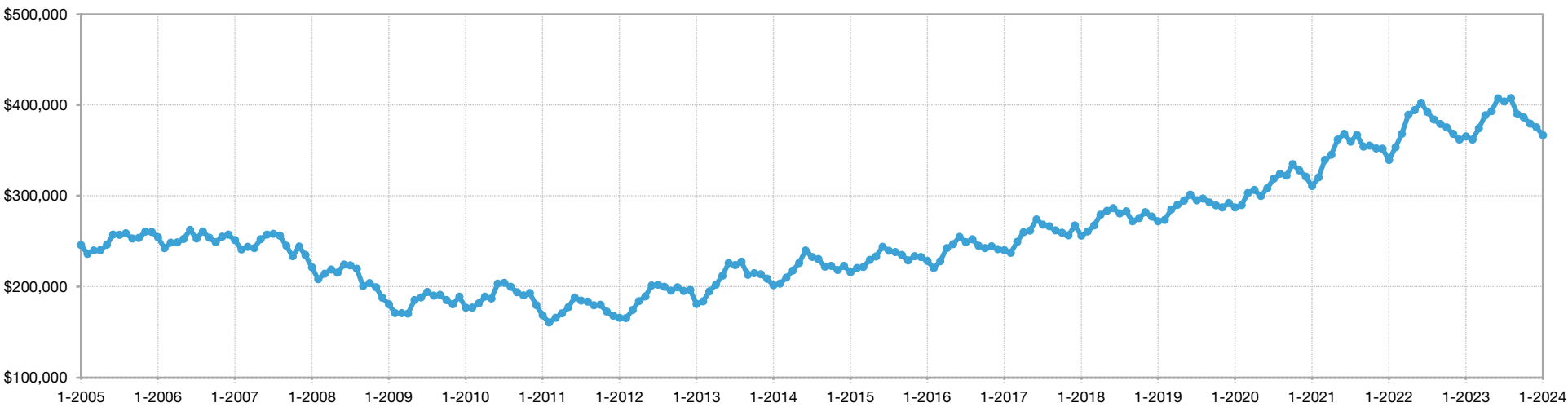


Year to Date



Average Sales Price		Prior Year	Percent Change
February 2023	\$361,937	\$353,430	+2.4%
March 2023	\$374,211	\$368,087	+1.7%
April 2023	\$388,465	\$389,064	-0.2%
May 2023	\$393,131	\$394,278	-0.3%
June 2023	\$407,197	\$402,499	+1.2%
July 2023	\$403,939	\$392,419	+2.9%
August 2023	\$407,519	\$384,071	+6.1%
September 2023	\$389,839	\$379,189	+2.8%
October 2023	\$386,375	\$375,254	+3.0%
November 2023	\$379,469	\$368,237	+3.1%
December 2023	\$375,456	\$361,791	+3.8%
January 2024	\$366,732	\$365,241	+0.4%
12-Month Avg	\$386,189	\$377,797	+2.2%

Historical Average Sales Price by Month

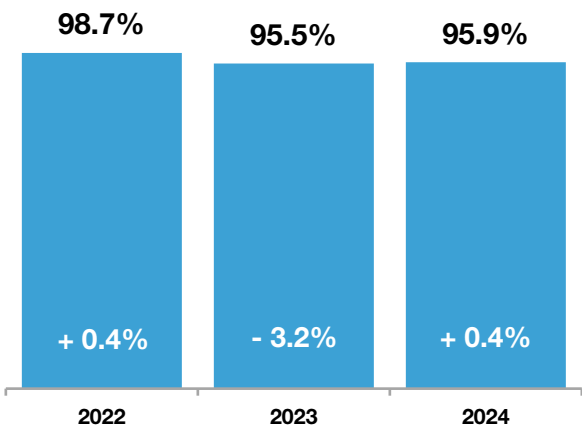


Percent of Original List Price Received

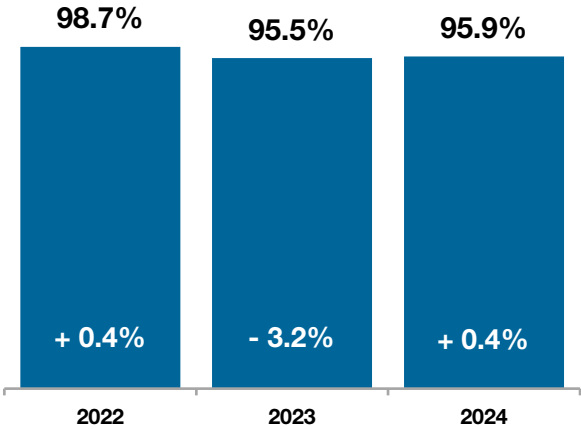


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

January

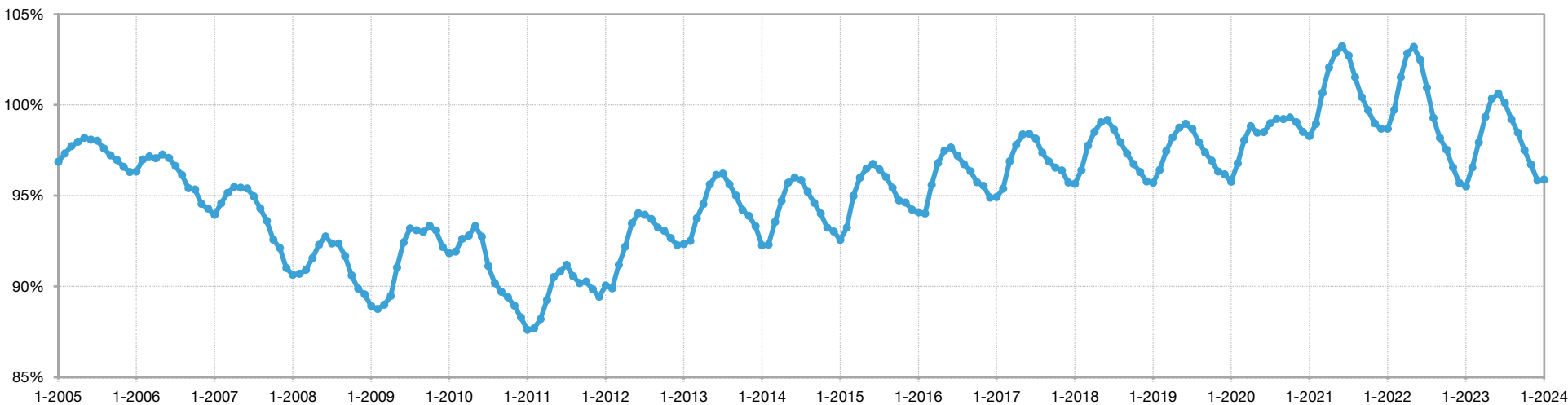


Year to Date



	Pct. of Orig. Price Received	Prior Year	Percent Change
February 2023	96.5%	99.7%	-3.2%
March 2023	97.9%	101.5%	-3.5%
April 2023	99.3%	102.8%	-3.4%
May 2023	100.3%	103.2%	-2.8%
June 2023	100.6%	102.5%	-1.9%
July 2023	100.1%	101.0%	-0.9%
August 2023	99.2%	99.3%	-0.1%
September 2023	98.5%	98.2%	+0.3%
October 2023	97.5%	97.5%	0.0%
November 2023	96.7%	96.6%	+0.1%
December 2023	95.8%	95.7%	+0.1%
January 2024	95.9%	95.5%	+0.4%
12-Month Avg	98.2%	99.5%	-1.3%

Historical Percent of Original List Price Received by Month

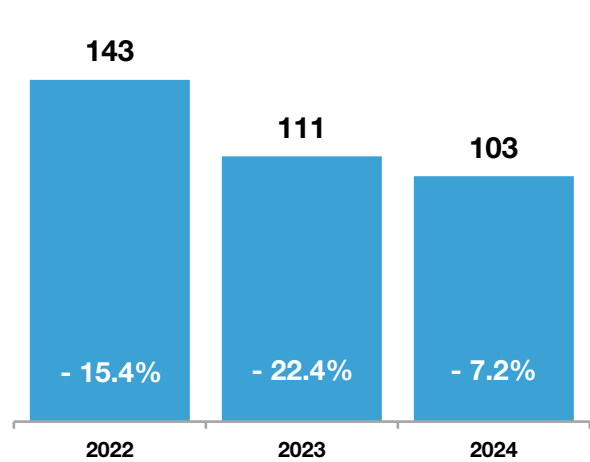


Housing Affordability Index

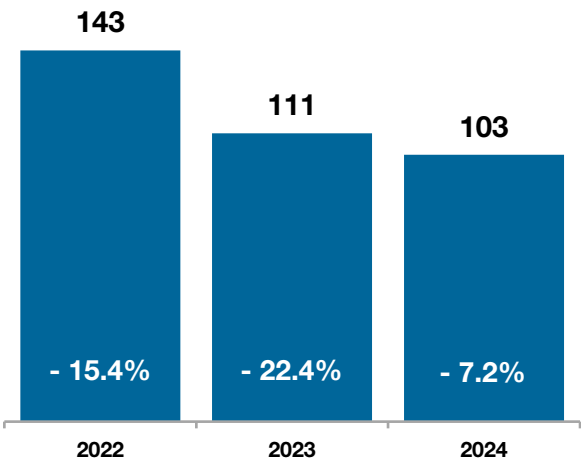


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

January

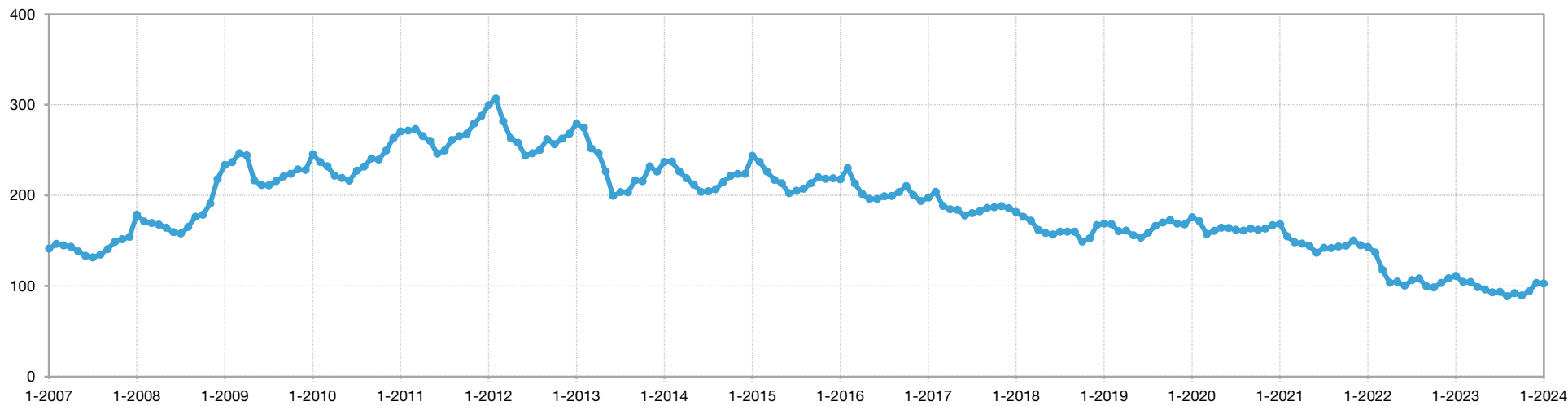


Year to Date



Affordability Index		Prior Year	Percent Change
February 2023	104	137	-24.1%
March 2023	104	118	-11.9%
April 2023	99	104	-4.8%
May 2023	96	105	-8.6%
June 2023	93	100	-7.0%
July 2023	93	107	-13.1%
August 2023	89	108	-17.6%
September 2023	92	99	-7.1%
October 2023	89	98	-9.2%
November 2023	94	103	-8.7%
December 2023	103	109	-5.5%
January 2024	103	111	-7.2%
12-Month Avg	97	108	-10.2%

Historical Housing Affordability Index by Month

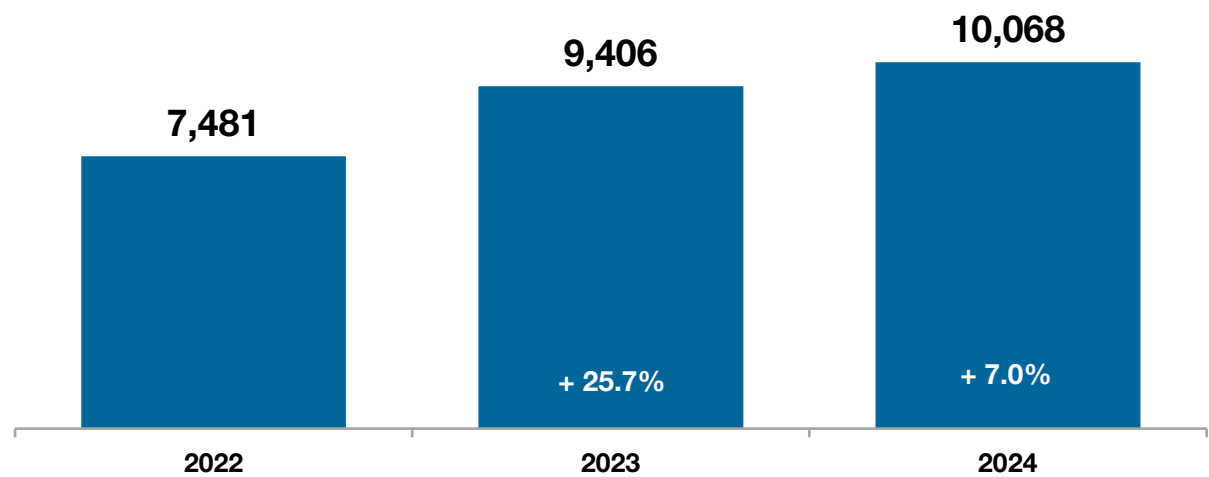


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

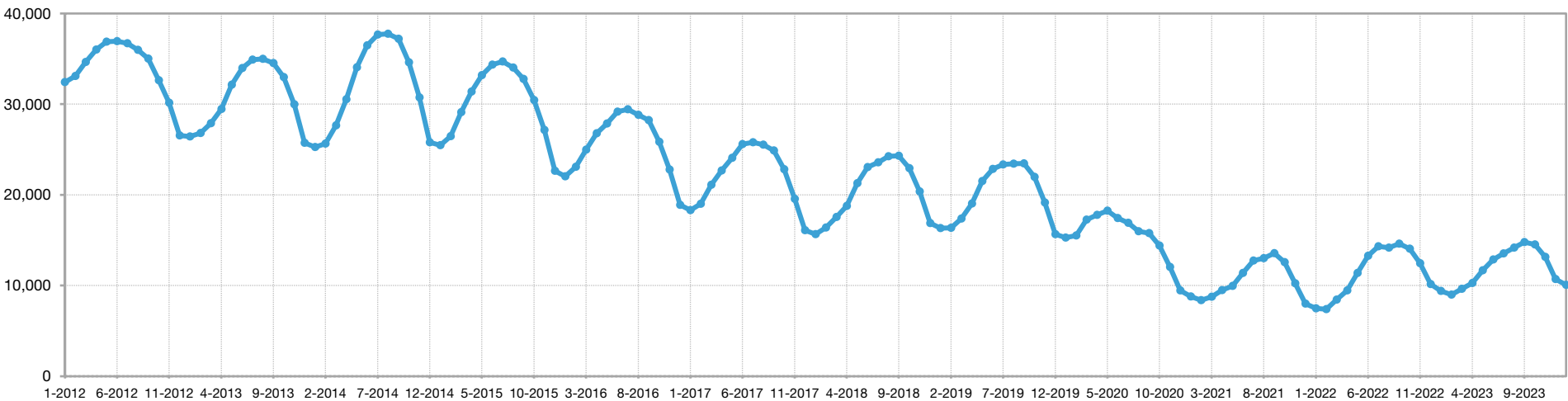


January



Homes for Sale		Prior Year	Percent Change
February 2023	8,978	7,400	+21.3%
March 2023	9,640	8,438	+14.2%
April 2023	10,261	9,467	+8.4%
May 2023	11,673	11,384	+2.5%
June 2023	12,869	13,268	-3.0%
July 2023	13,526	14,308	-5.5%
August 2023	14,159	14,174	-0.1%
September 2023	14,788	14,613	+1.2%
October 2023	14,516	14,058	+3.3%
November 2023	13,164	12,465	+5.6%
December 2023	10,703	10,149	+5.5%
January 2024	10,068	9,406	+7.0%

Historical Inventory of Homes for Sale by Month



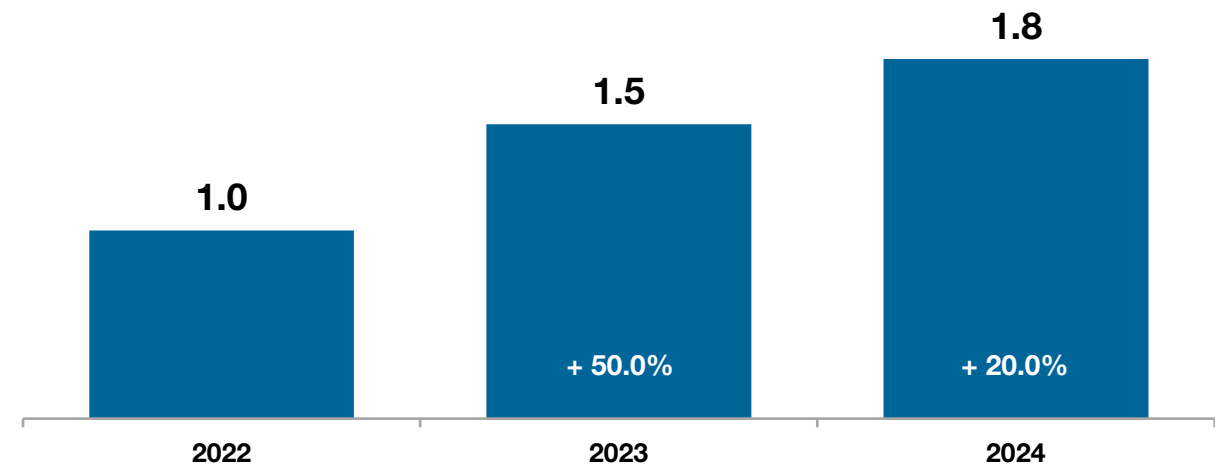
Note: Statewide inventory before 2012 was overstated due to changes made in NorthstarMLS. However, an "Expired" field was made available in 2012 by some multiple listing services, allowing expired listings to be separated from active listings, providing a more accurate view of inventory.

Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

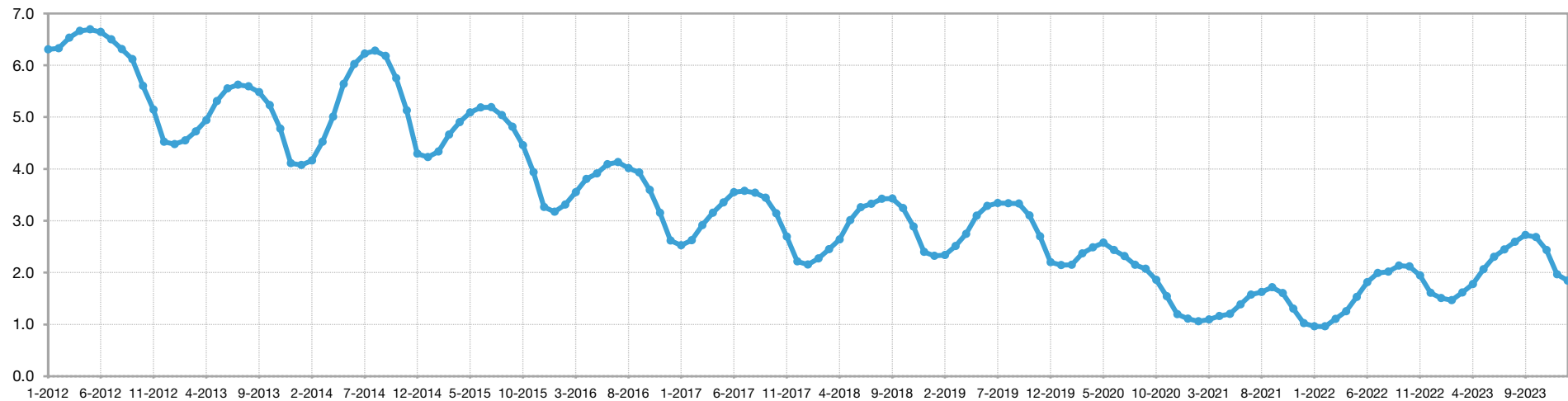


January



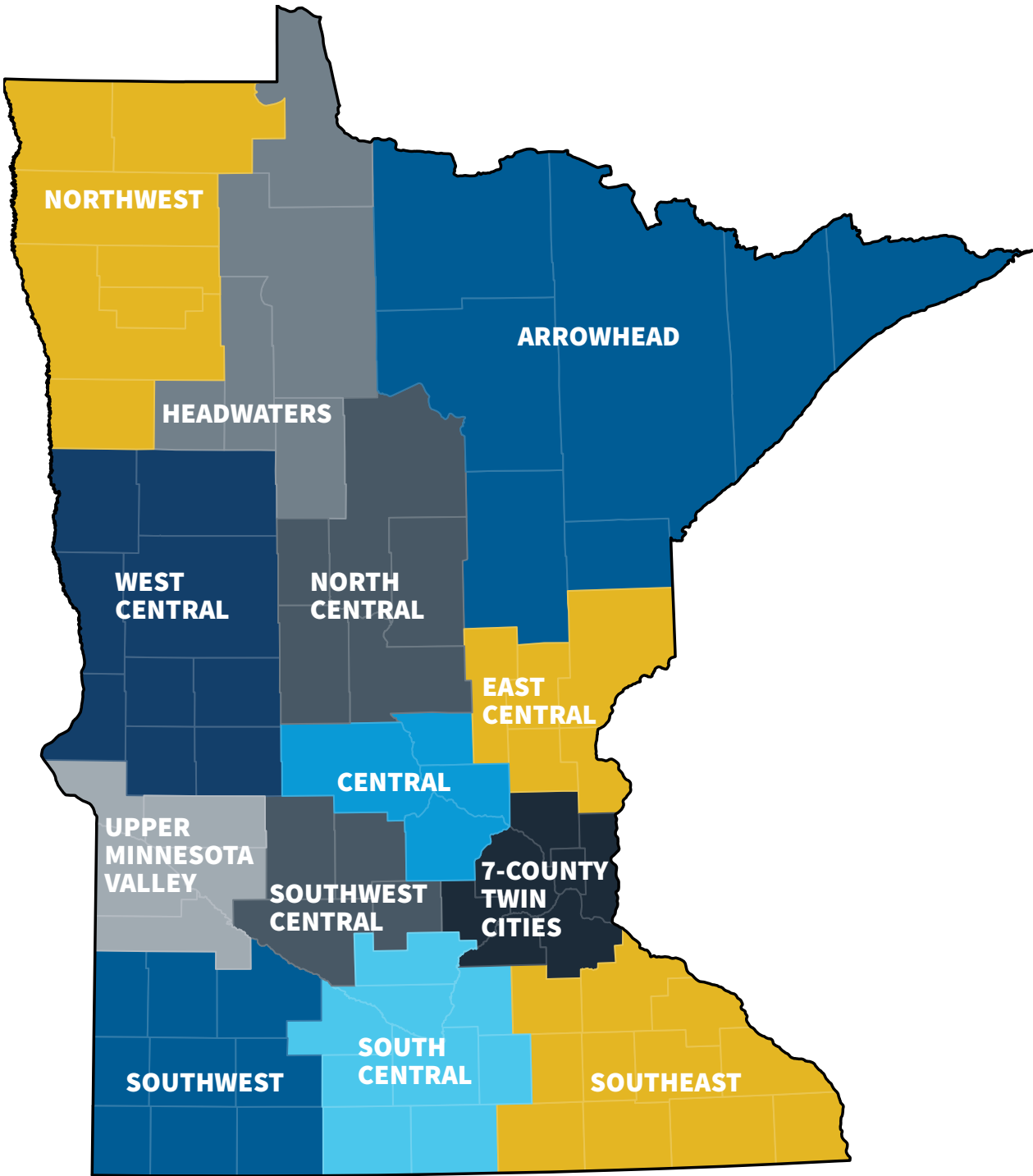
Months Supply		Prior Year	Percent Change
February 2023	1.5	1.0	+50.0%
March 2023	1.6	1.1	+45.5%
April 2023	1.8	1.3	+38.5%
May 2023	2.1	1.5	+40.0%
June 2023	2.3	1.8	+27.8%
July 2023	2.4	2.0	+20.0%
August 2023	2.6	2.0	+30.0%
September 2023	2.7	2.1	+28.6%
October 2023	2.7	2.1	+28.6%
November 2023	2.4	1.9	+26.3%
December 2023	2.0	1.6	+25.0%
January 2024	1.8	1.5	+20.0%

Historical Months Supply of Inventory by Month



Note: Statewide inventory before 2012 was overstated due to changes made in NorthstarMLS. However, an "Expired" field was made available in 2012 by some multiple listing services, allowing expired listings to be separated from active listings, providing a more accurate view of supply.

Minnesota Regional Development Organizations



Local Market Update for January 2024

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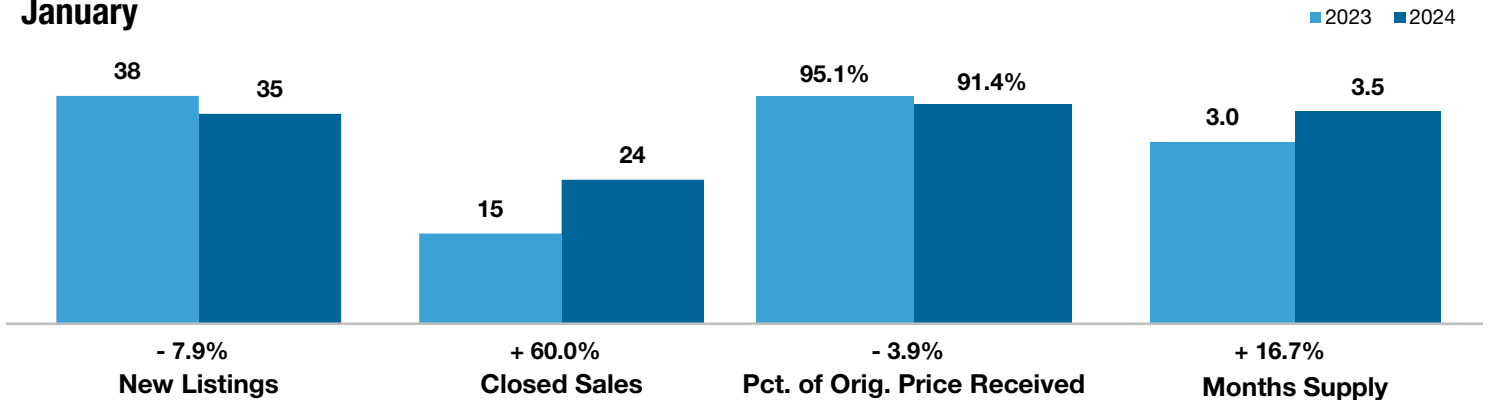


1 – Northwest Region

Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	38	35	- 7.9%	38	35	- 7.9%
Pending Sales	27	27	0.0%	27	27	0.0%
Closed Sales	15	24	+ 60.0%	15	24	+ 60.0%
Median Sales Price*	\$140,000	\$160,000	+ 14.3%	\$140,000	\$160,000	+ 14.3%
Percent of Original List Price Received*	95.1%	91.4%	- 3.9%	95.1%	91.4%	- 3.9%
Days on Market Until Sale	52	73	+ 40.4%	52	73	+ 40.4%
Months Supply of Inventory	3.0	3.5	+ 16.7%	--	--	--

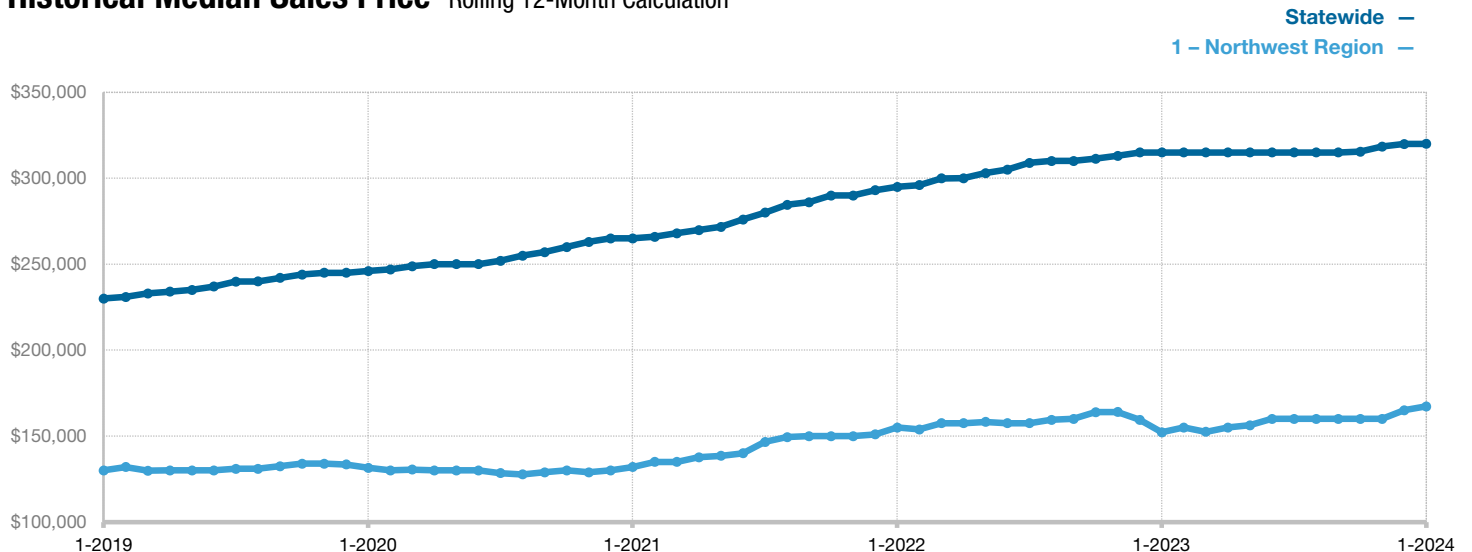
* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

January



Historical Median Sales Price

Rolling 12-Month Calculation



Current as of February 7, 2024. All data from the multiple listing services in the state of Minnesota. Report © 2024 ShowingTime. Percent changes are calculated using rounded figures.

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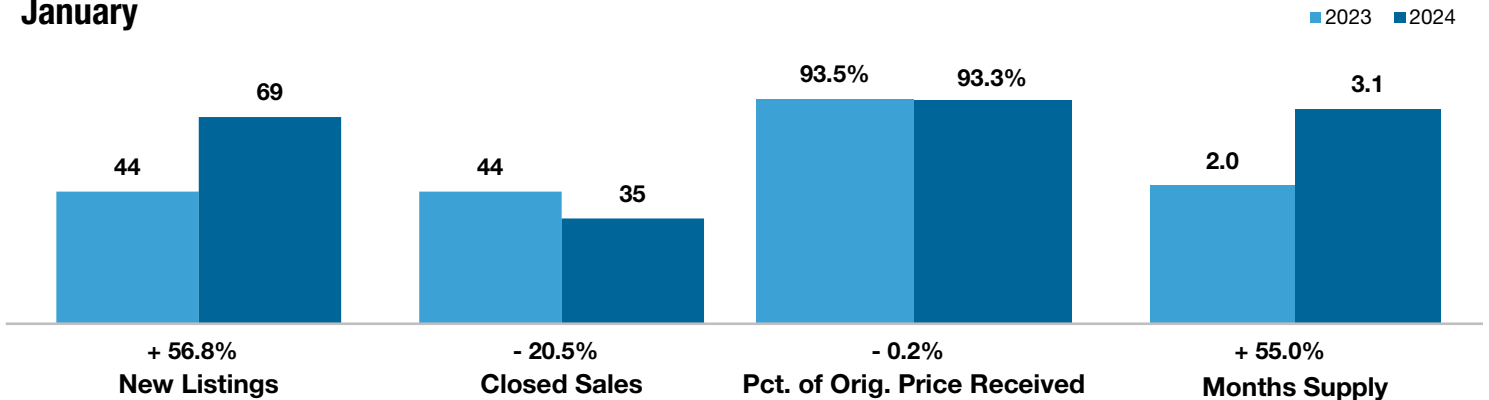


2 – Headwaters Region

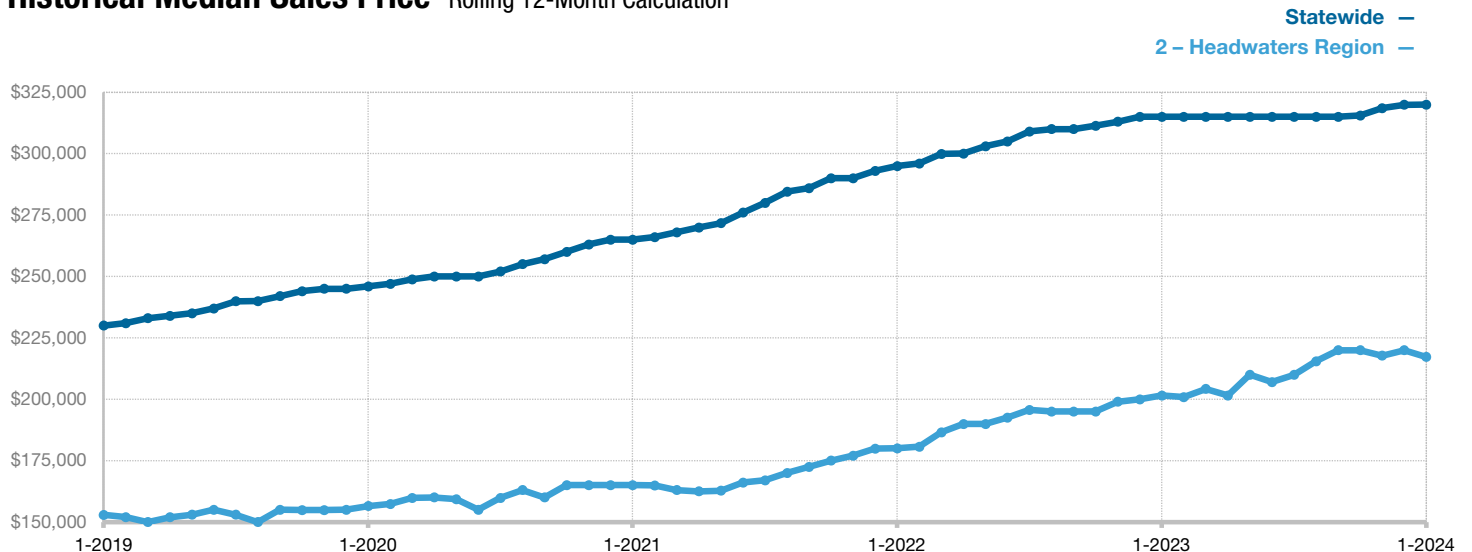
Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	44	69	+ 56.8%	44	69	+ 56.8%
Pending Sales	43	53	+ 23.3%	43	53	+ 23.3%
Closed Sales	44	35	- 20.5%	44	35	- 20.5%
Median Sales Price*	\$265,000	\$240,000	- 9.4%	\$265,000	\$240,000	- 9.4%
Percent of Original List Price Received*	93.5%	93.3%	- 0.2%	93.5%	93.3%	- 0.2%
Days on Market Until Sale	47	87	+ 85.1%	47	87	+ 85.1%
Months Supply of Inventory	2.0	3.1	+ 55.0%	--	--	--

* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

January



Historical Median Sales Price Rolling 12-Month Calculation



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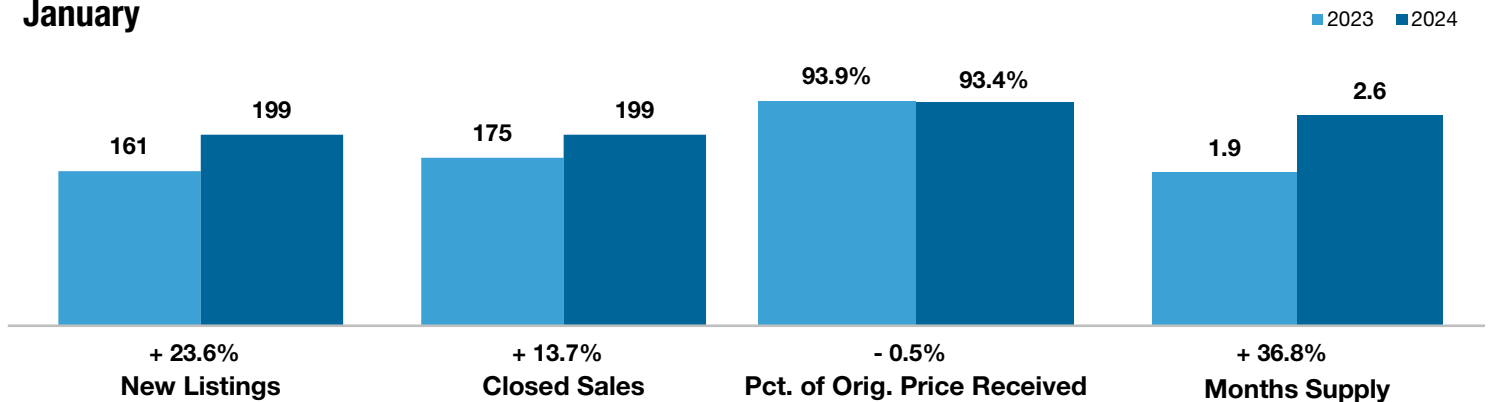


3 – Arrowhead Region

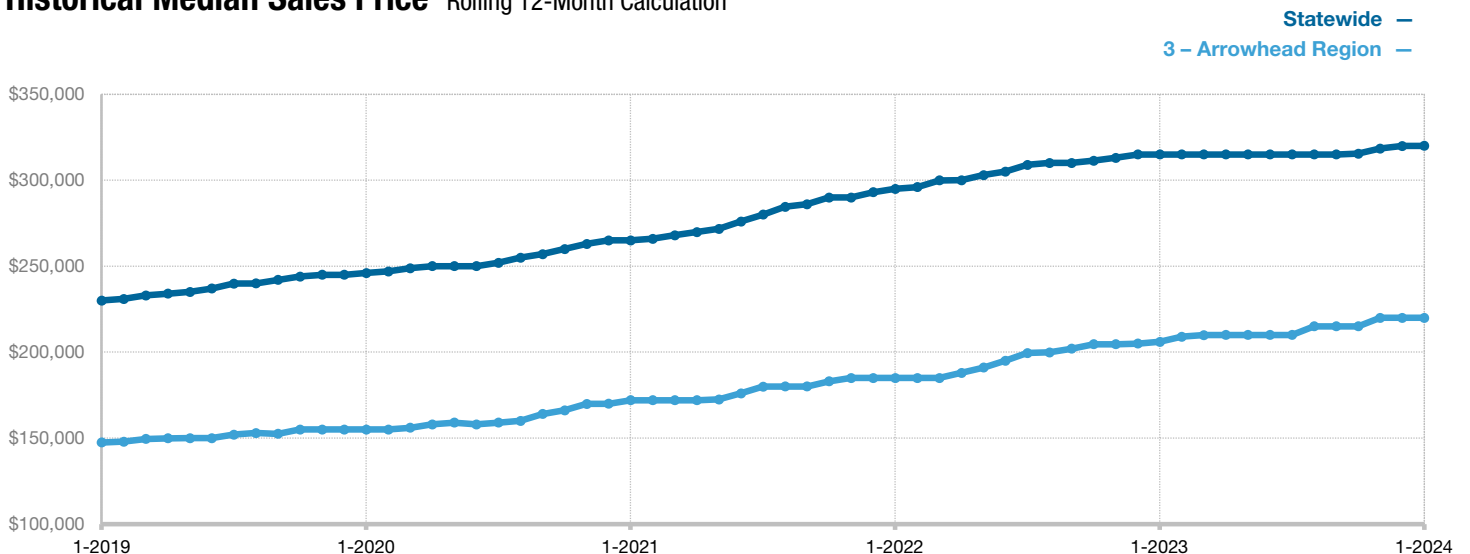
Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	161	199	+ 23.6%	161	199	+ 23.6%
Pending Sales	182	170	- 6.6%	182	170	- 6.6%
Closed Sales	175	199	+ 13.7%	175	199	+ 13.7%
Median Sales Price*	\$202,000	\$230,000	+ 13.9%	\$202,000	\$230,000	+ 13.9%
Percent of Original List Price Received*	93.9%	93.4%	- 0.5%	93.9%	93.4%	- 0.5%
Days on Market Until Sale	53	58	+ 9.4%	53	58	+ 9.4%
Months Supply of Inventory	1.9	2.6	+ 36.8%	--	--	--

* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

January



Historical Median Sales Price Rolling 12-Month Calculation



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Local Market Update for January 2024

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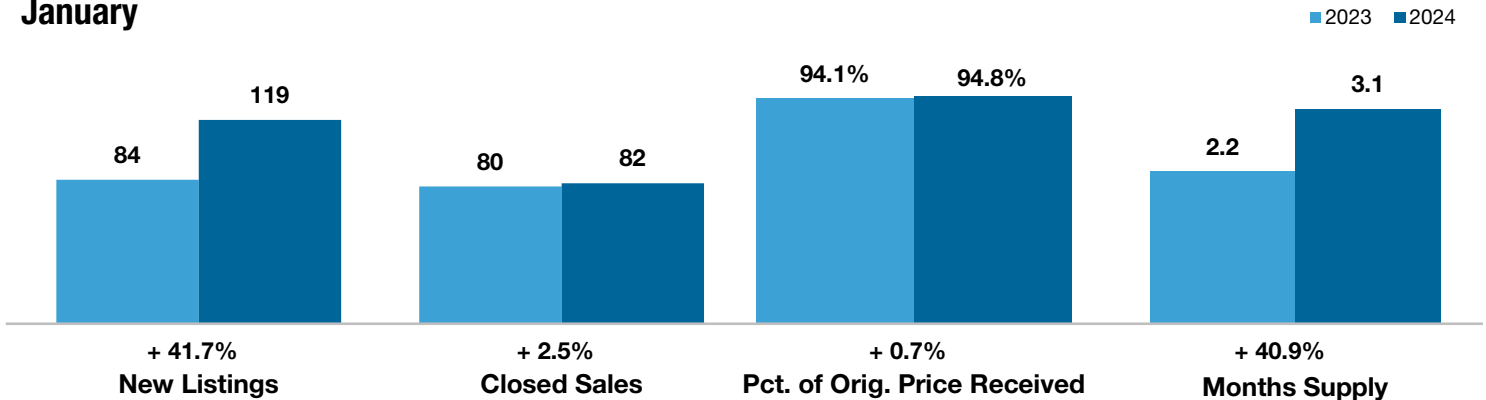


4 – West Central Region

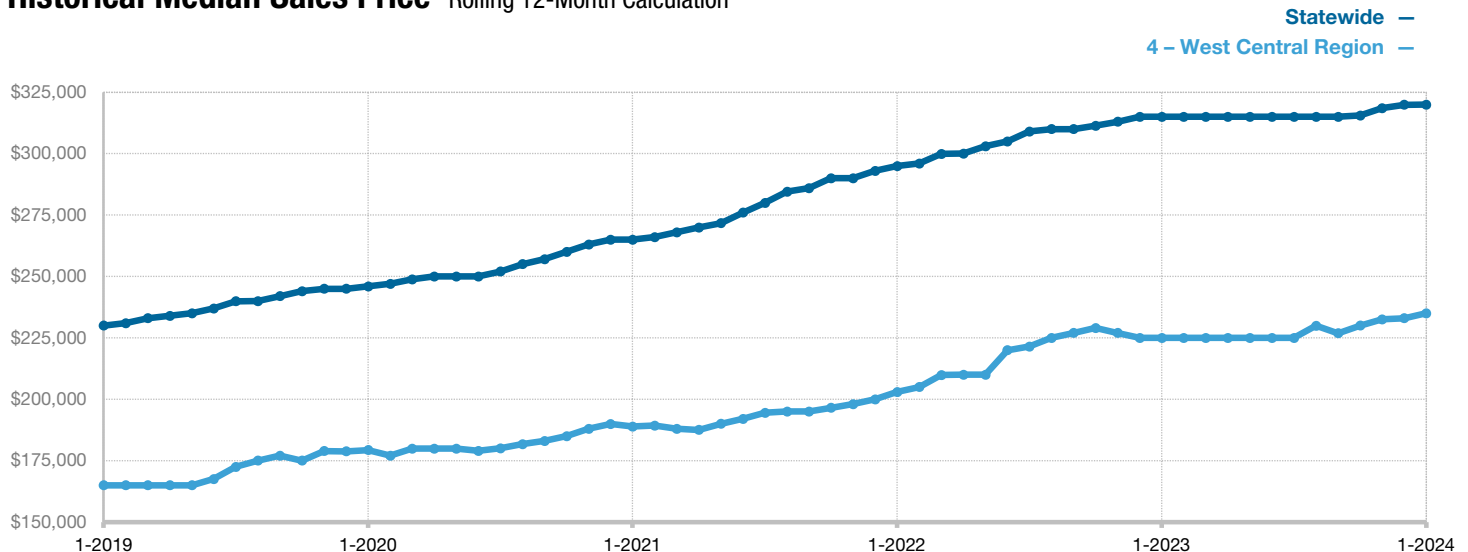
Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	84	119	+ 41.7%	84	119	+ 41.7%
Pending Sales	104	98	- 5.8%	104	98	- 5.8%
Closed Sales	80	82	+ 2.5%	80	82	+ 2.5%
Median Sales Price*	\$220,000	\$258,000	+ 17.3%	\$220,000	\$258,000	+ 17.3%
Percent of Original List Price Received*	94.1%	94.8%	+ 0.7%	94.1%	94.8%	+ 0.7%
Days on Market Until Sale	64	67	+ 4.7%	64	67	+ 4.7%
Months Supply of Inventory	2.2	3.1	+ 40.9%	--	--	--

* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

January



Historical Median Sales Price Rolling 12-Month Calculation



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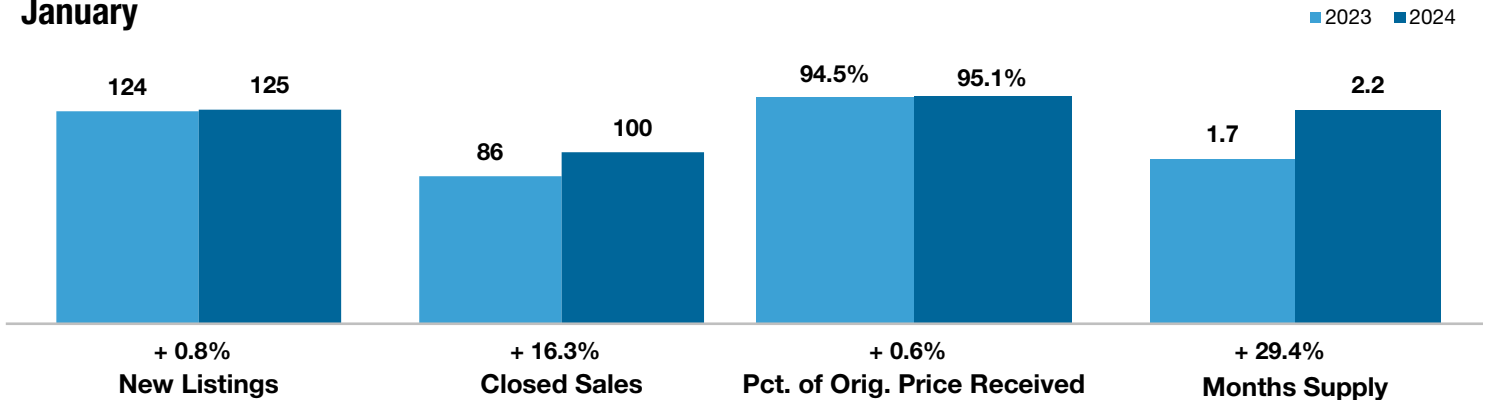


5 – North Central Region

Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	124	125	+ 0.8%	124	125	+ 0.8%
Pending Sales	112	104	- 7.1%	112	104	- 7.1%
Closed Sales	86	100	+ 16.3%	86	100	+ 16.3%
Median Sales Price*	\$246,500	\$230,000	- 6.7%	\$246,500	\$230,000	- 6.7%
Percent of Original List Price Received*	94.5%	95.1%	+ 0.6%	94.5%	95.1%	+ 0.6%
Days on Market Until Sale	56	48	- 14.3%	56	48	- 14.3%
Months Supply of Inventory	1.7	2.2	+ 29.4%	--	--	--

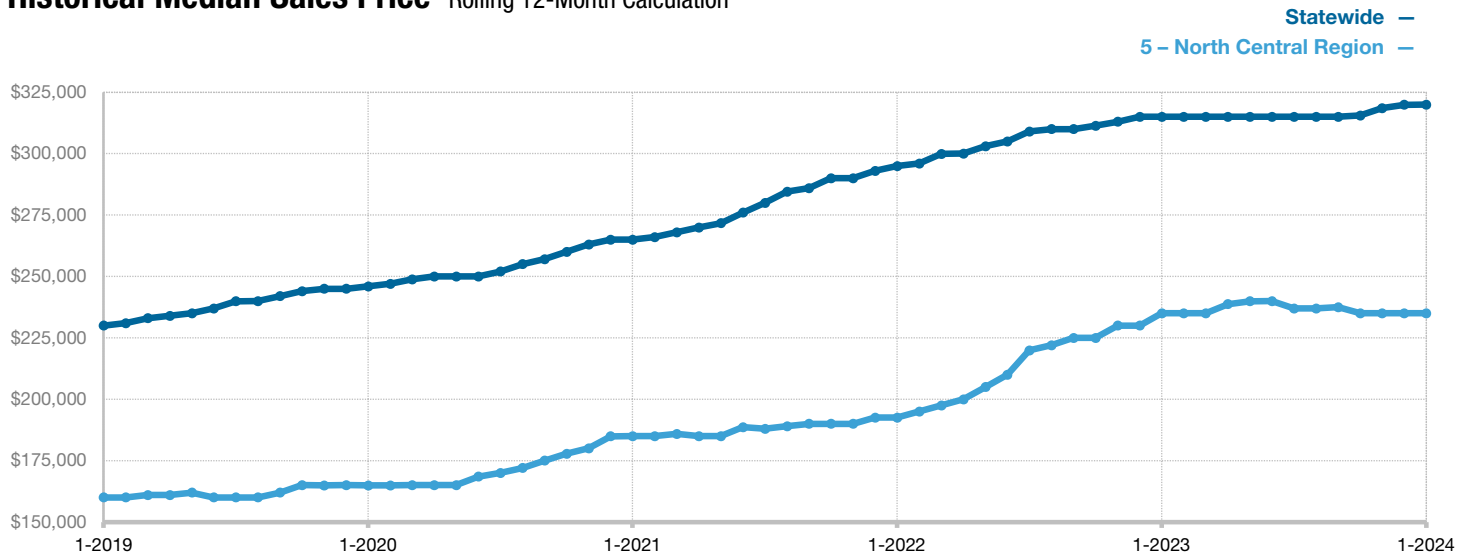
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January



Historical Median Sales Price

Rolling 12-Month Calculation



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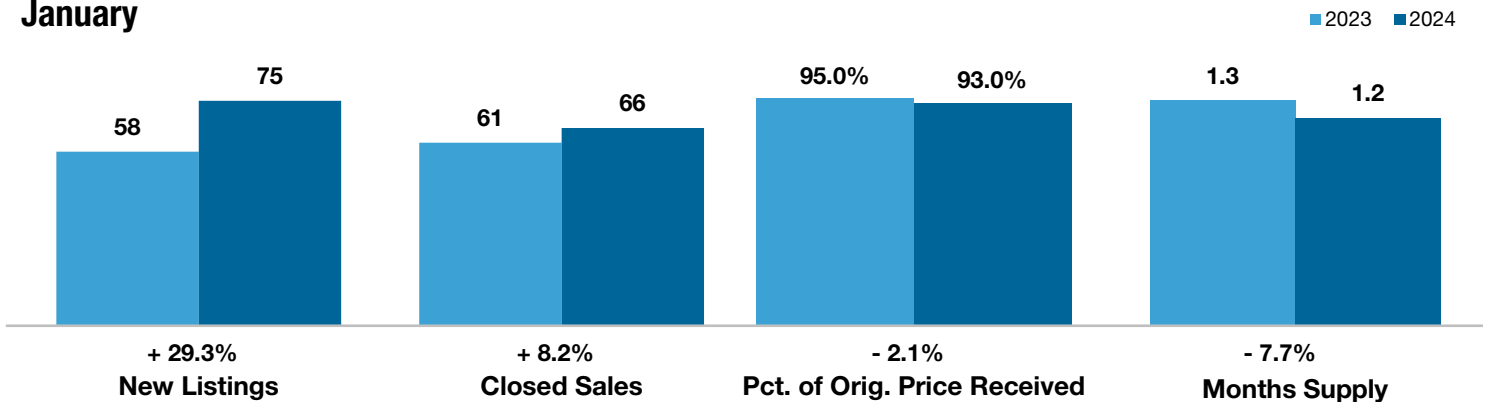


6E – Southwest Central Region

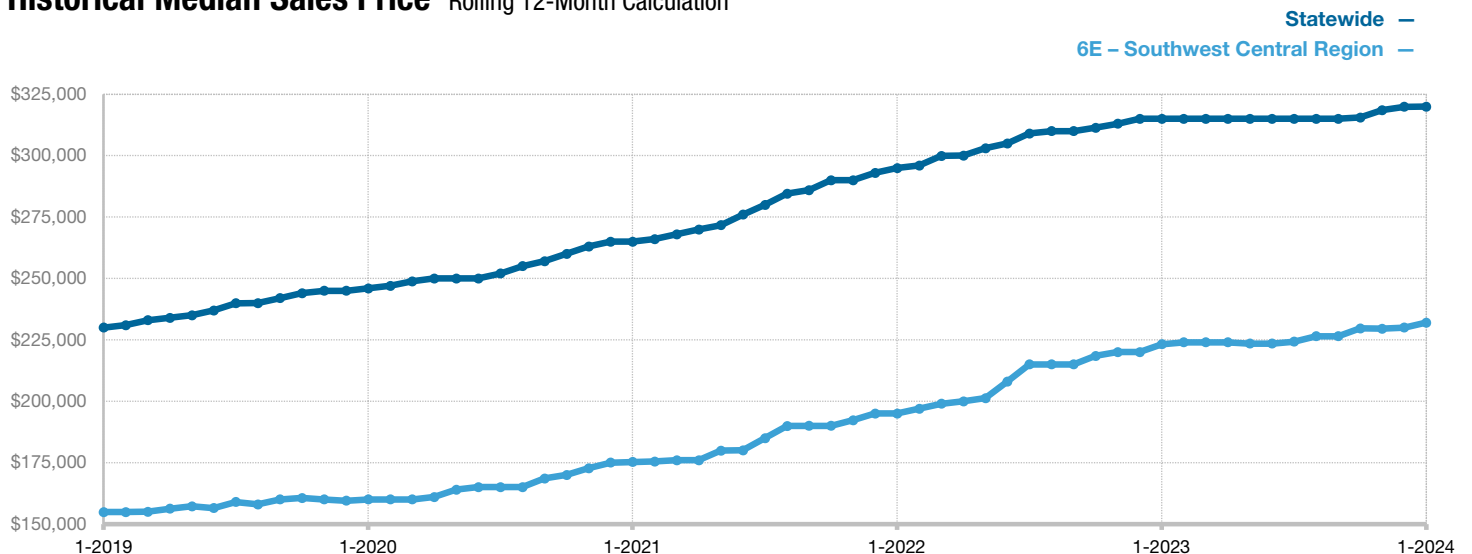
Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	58	75	+ 29.3%	58	75	+ 29.3%
Pending Sales	56	86	+ 53.6%	56	86	+ 53.6%
Closed Sales	61	66	+ 8.2%	61	66	+ 8.2%
Median Sales Price*	\$192,750	\$235,000	+ 21.9%	\$192,750	\$235,000	+ 21.9%
Percent of Original List Price Received*	95.0%	93.0%	- 2.1%	95.0%	93.0%	- 2.1%
Days on Market Until Sale	42	61	+ 45.2%	42	61	+ 45.2%
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--

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January



Historical Median Sales Price Rolling 12-Month Calculation



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Local Market Update for January 2024

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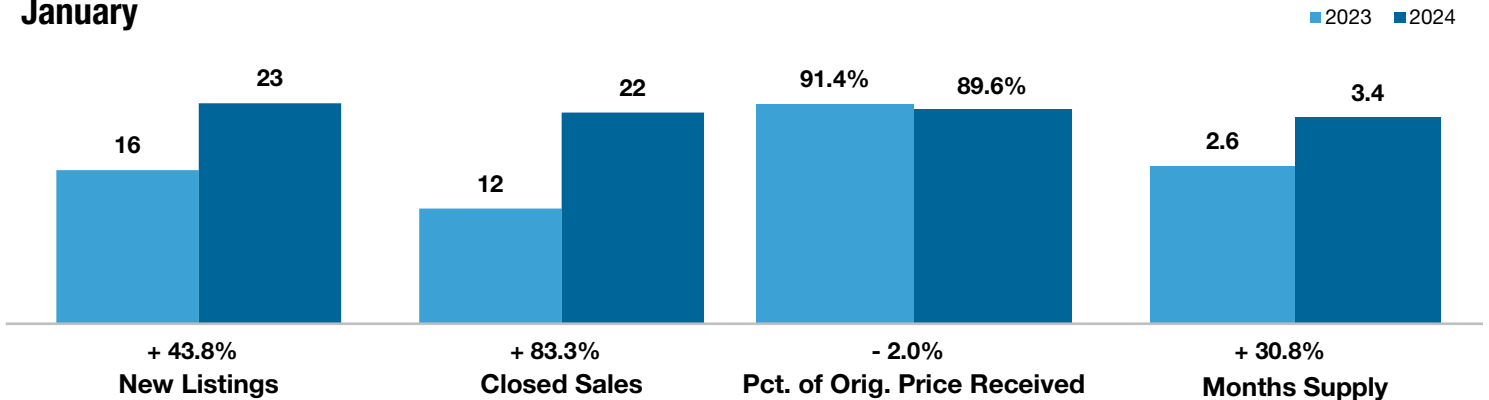


6W – Upper Minnesota Valley Region

Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	16	23	+ 43.8%	16	23	+ 43.8%
Pending Sales	13	21	+ 61.5%	13	21	+ 61.5%
Closed Sales	12	22	+ 83.3%	12	22	+ 83.3%
Median Sales Price*	\$158,100	\$133,883	- 15.3%	\$158,100	\$133,883	- 15.3%
Percent of Original List Price Received*	91.4%	89.6%	- 2.0%	91.4%	89.6%	- 2.0%
Days on Market Until Sale	69	72	+ 4.3%	69	72	+ 4.3%
Months Supply of Inventory	2.6	3.4	+ 30.8%	--	--	--

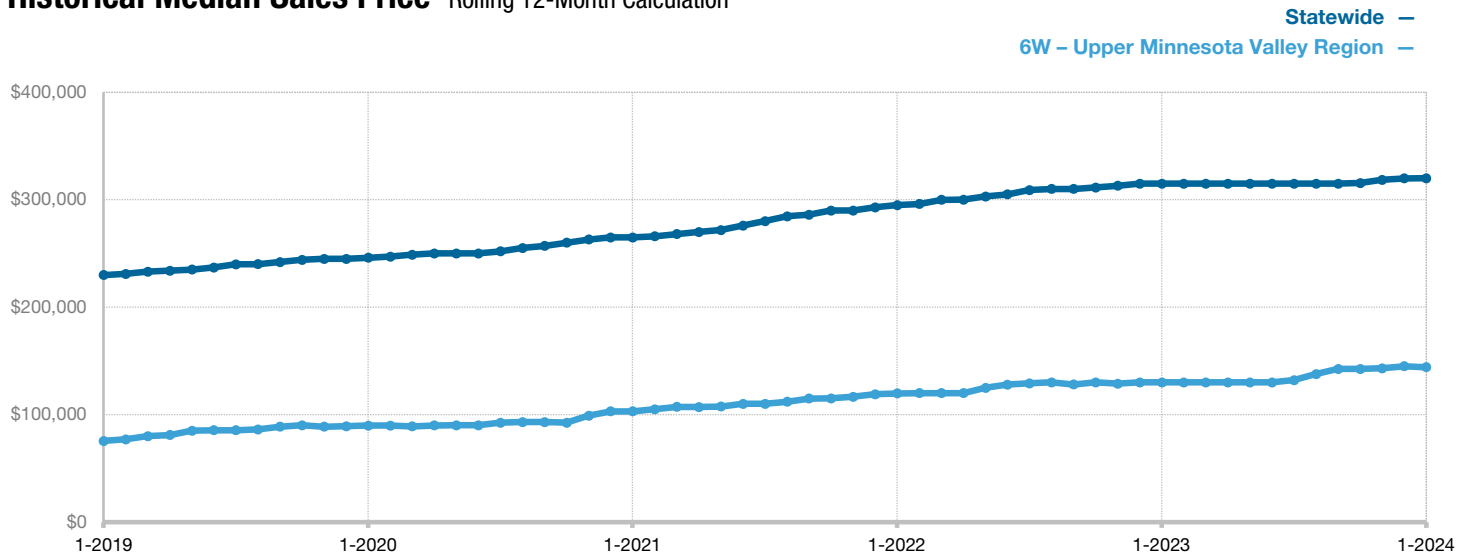
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January



Historical Median Sales Price

Rolling 12-Month Calculation



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Local Market Update for January 2024

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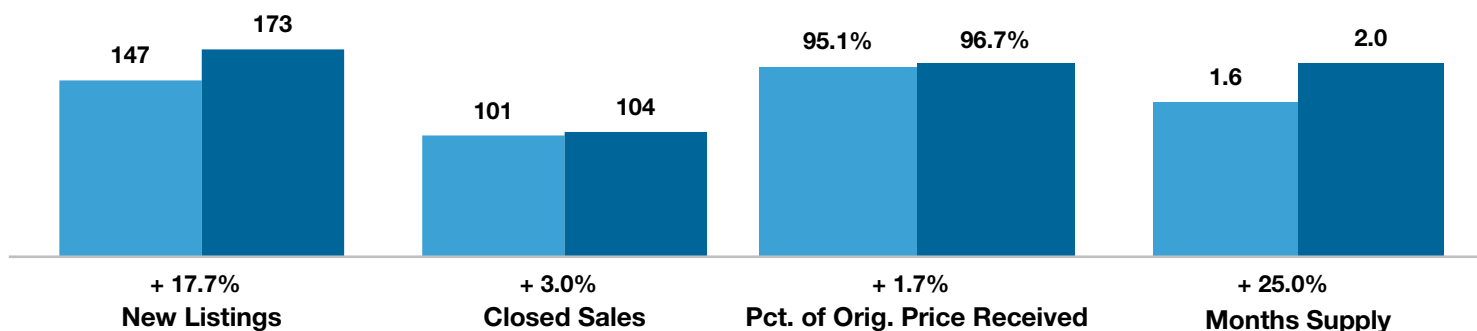
7E – East Central Region

Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	147	173	+ 17.7%	147	173	+ 17.7%
Pending Sales	121	110	- 9.1%	121	110	- 9.1%
Closed Sales	101	104	+ 3.0%	101	104	+ 3.0%
Median Sales Price*	\$303,500	\$315,000	+ 3.8%	\$303,500	\$315,000	+ 3.8%
Percent of Original List Price Received*	95.1%	96.7%	+ 1.7%	95.1%	96.7%	+ 1.7%
Days on Market Until Sale	53	50	- 5.7%	53	50	- 5.7%
Months Supply of Inventory	1.6	2.0	+ 25.0%	--	--	--

* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

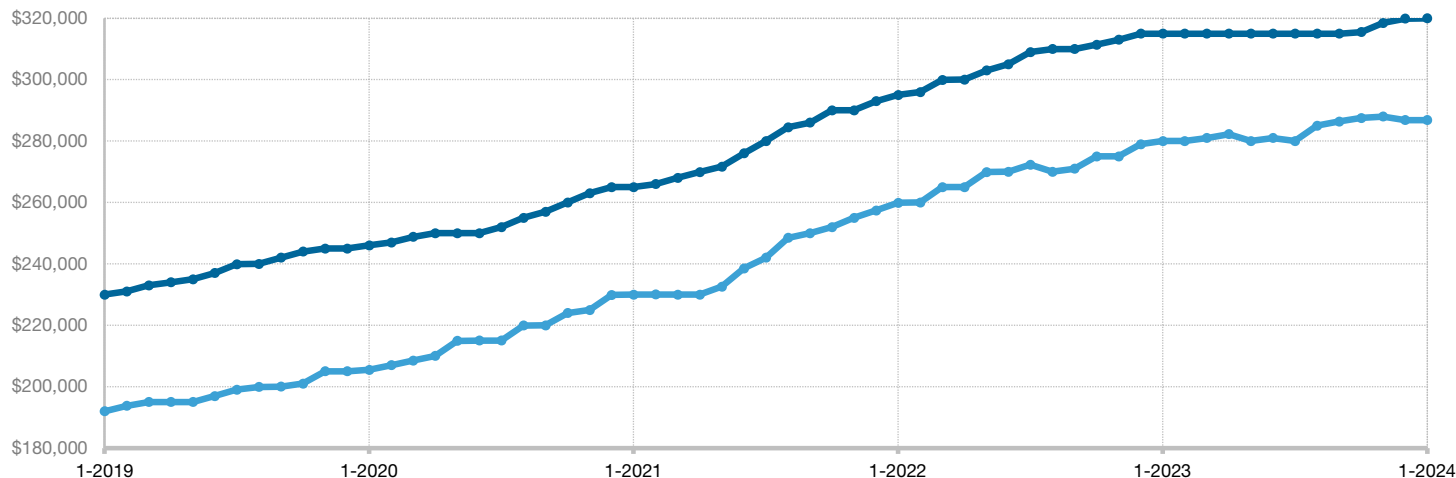
January

■ 2023 ■ 2024



Historical Median Sales Price Rolling 12-Month Calculation

Statewide —
7E – East Central Region —



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Local Market Update for January 2024

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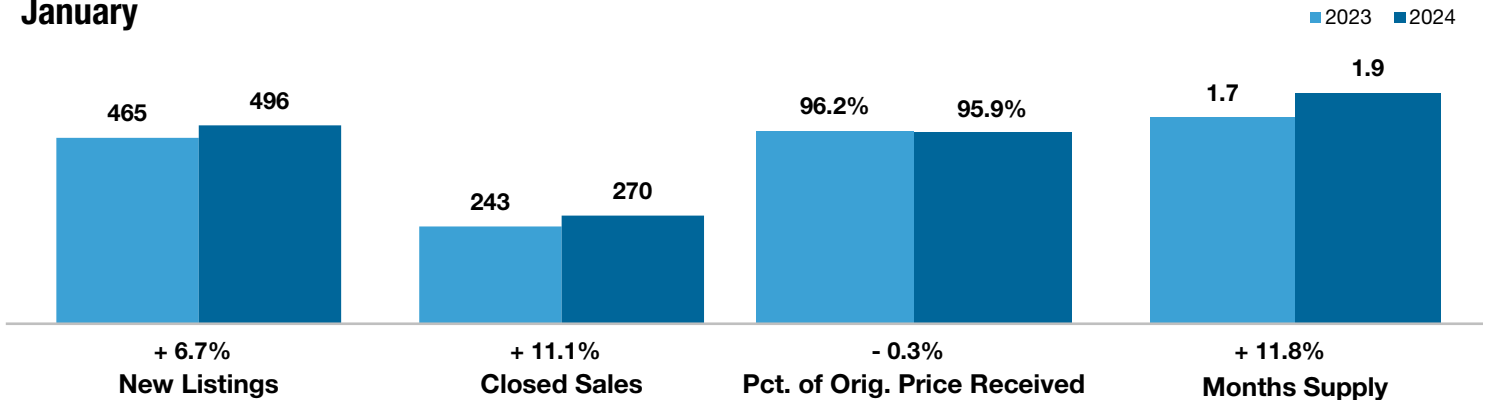


7W – Central Region

Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	465	496	+ 6.7%	465	496	+ 6.7%
Pending Sales	292	325	+ 11.3%	292	325	+ 11.3%
Closed Sales	243	270	+ 11.1%	243	270	+ 11.1%
Median Sales Price*	\$319,900	\$320,000	+ 0.0%	\$319,900	\$320,000	+ 0.0%
Percent of Original List Price Received*	96.2%	95.9%	- 0.3%	96.2%	95.9%	- 0.3%
Days on Market Until Sale	51	55	+ 7.8%	51	55	+ 7.8%
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--

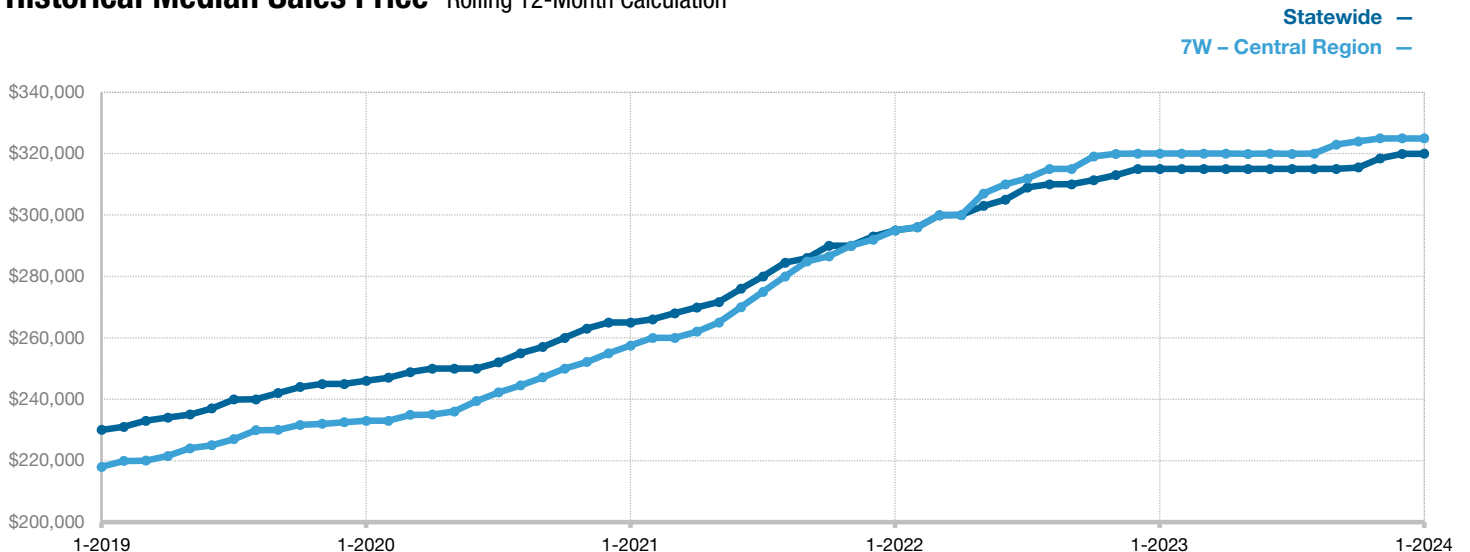
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January



Historical Median Sales Price

Rolling 12-Month Calculation



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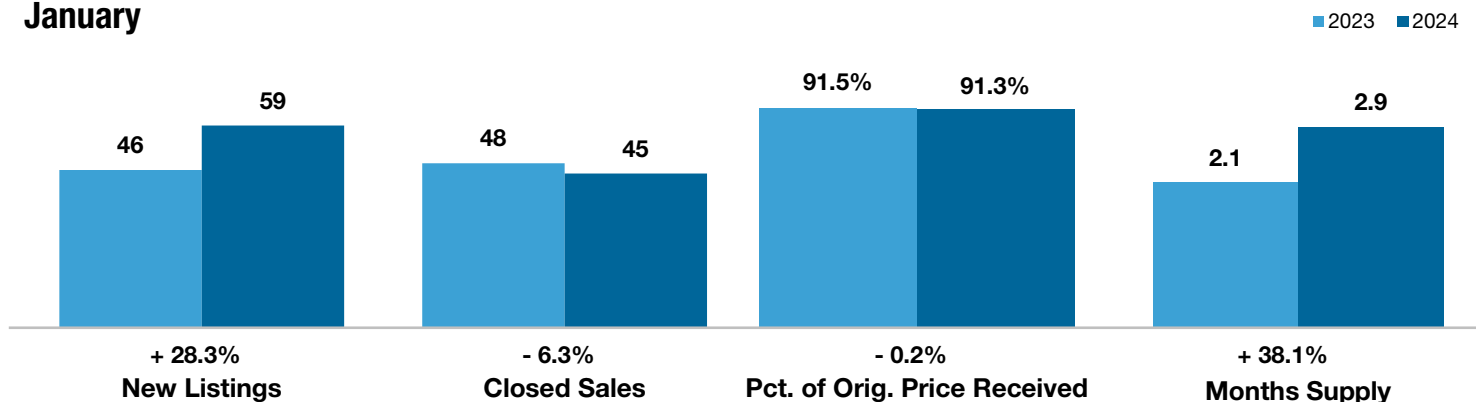


8 – Southwest Region

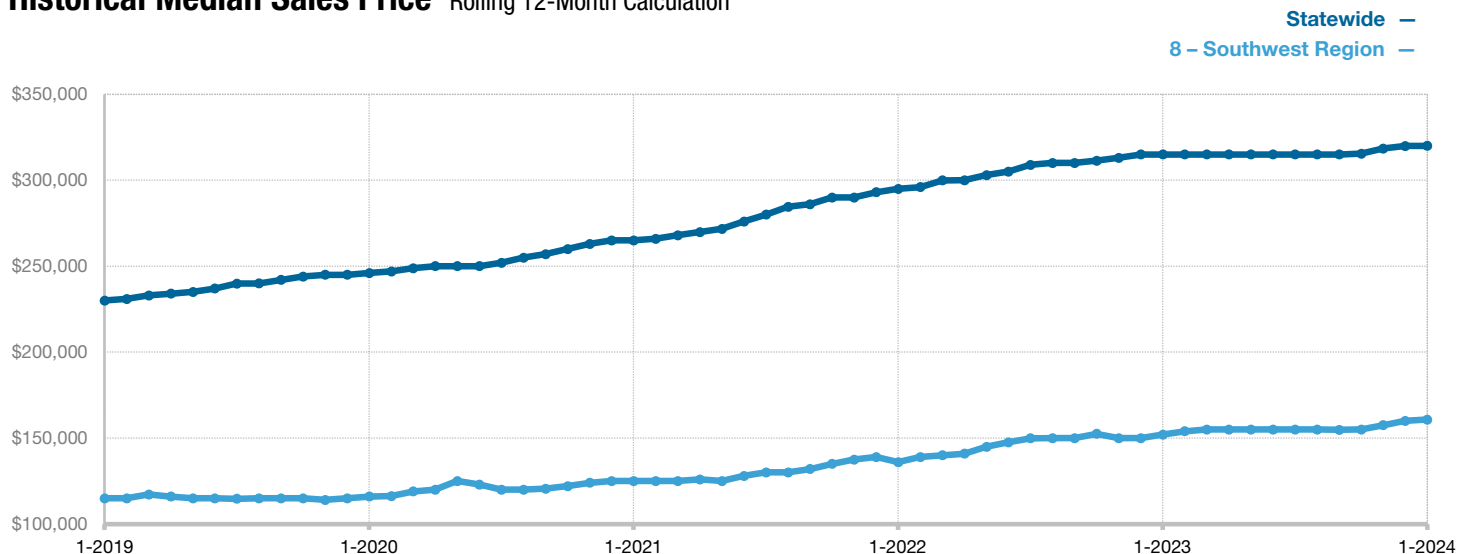
Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	46	59	+ 28.3%	46	59	+ 28.3%
Pending Sales	48	53	+ 10.4%	48	53	+ 10.4%
Closed Sales	48	45	- 6.3%	48	45	- 6.3%
Median Sales Price*	\$141,000	\$137,500	- 2.5%	\$141,000	\$137,500	- 2.5%
Percent of Original List Price Received*	91.5%	91.3%	- 0.2%	91.5%	91.3%	- 0.2%
Days on Market Until Sale	61	65	+ 6.6%	61	65	+ 6.6%
Months Supply of Inventory	2.1	2.9	+ 38.1%	--	--	--

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January



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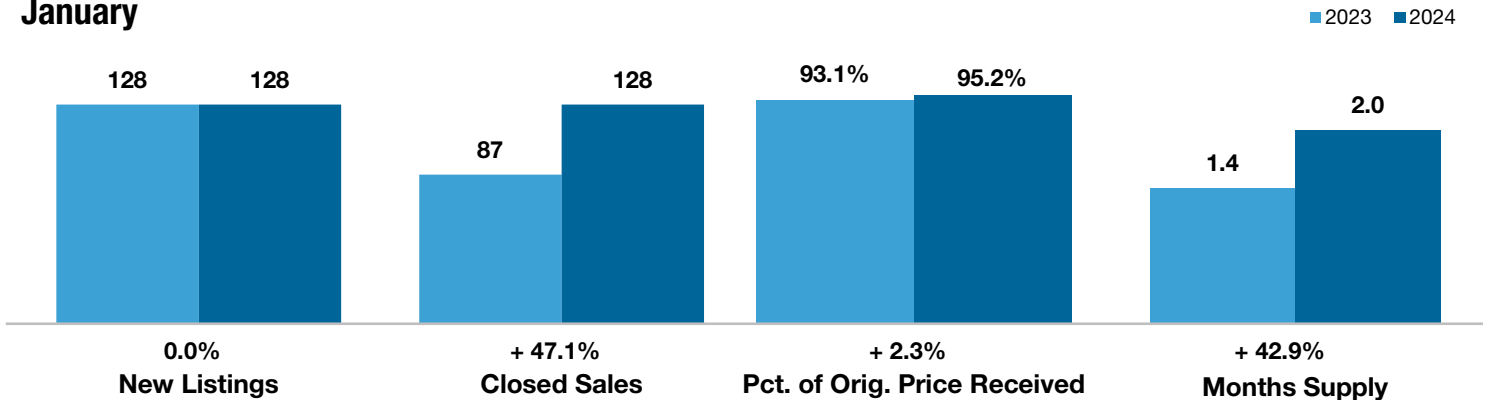


9 – South Central Region

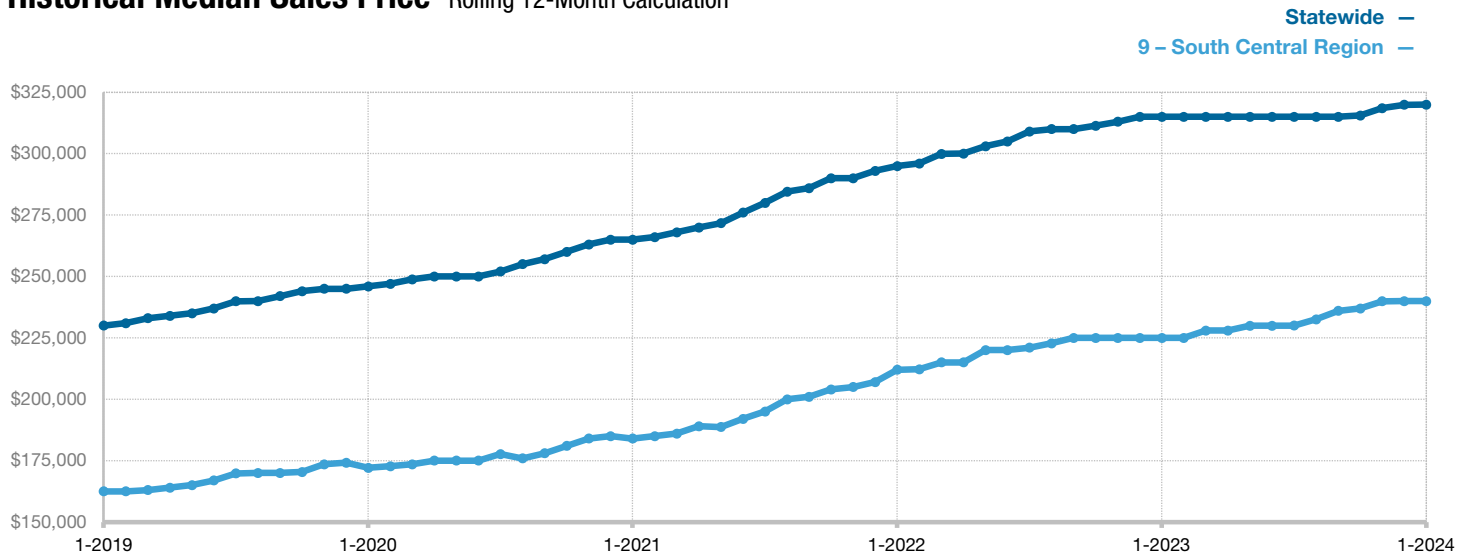
Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	128	128	0.0%	128	128	0.0%
Pending Sales	141	127	- 9.9%	141	127	- 9.9%
Closed Sales	87	128	+ 47.1%	87	128	+ 47.1%
Median Sales Price*	\$200,000	\$219,750	+ 9.9%	\$200,000	\$219,750	+ 9.9%
Percent of Original List Price Received*	93.1%	95.2%	+ 2.3%	93.1%	95.2%	+ 2.3%
Days on Market Until Sale	73	73	0.0%	73	73	0.0%
Months Supply of Inventory	1.4	2.0	+ 42.9%	--	--	--

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January



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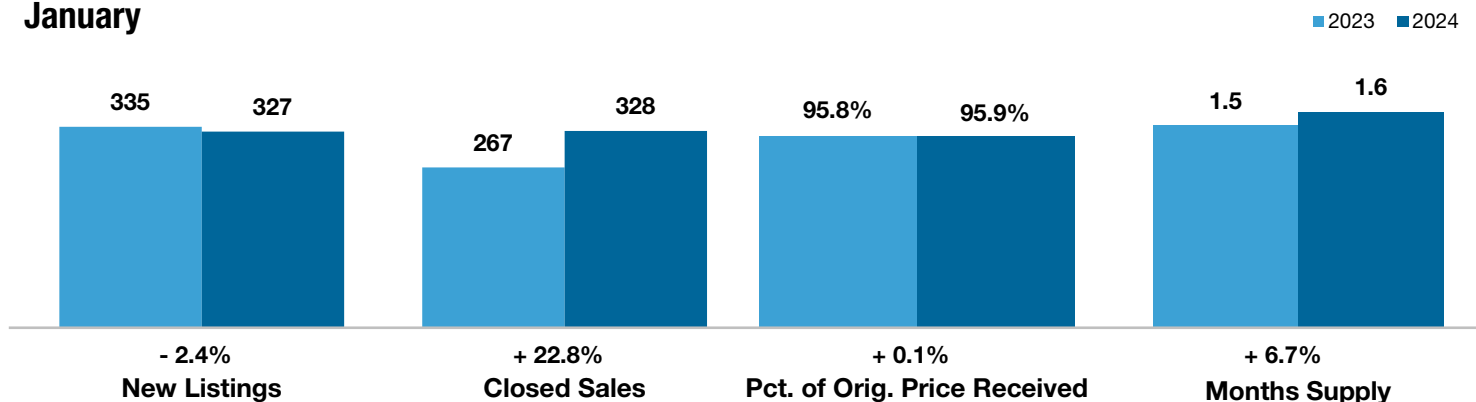


10 – Southeast Region

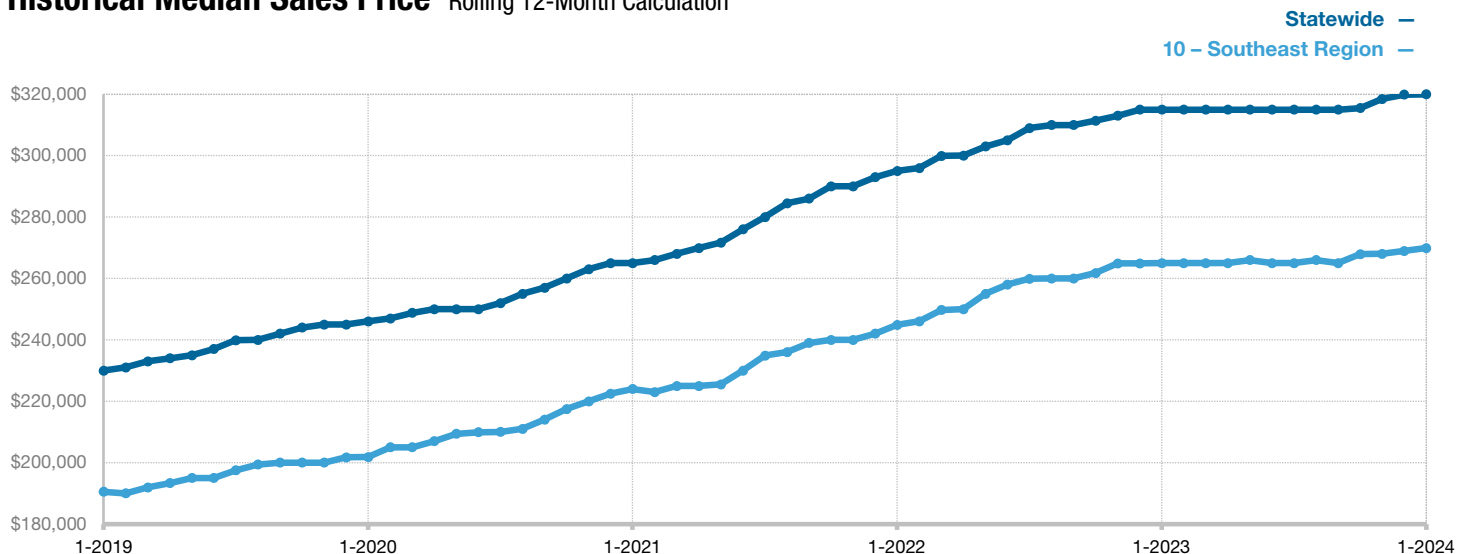
Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	335	327	- 2.4%	335	327	- 2.4%
Pending Sales	328	376	+ 14.6%	328	376	+ 14.6%
Closed Sales	267	328	+ 22.8%	267	328	+ 22.8%
Median Sales Price*	\$244,500	\$268,900	+ 10.0%	\$244,500	\$268,900	+ 10.0%
Percent of Original List Price Received*	95.8%	95.9%	+ 0.1%	95.8%	95.9%	+ 0.1%
Days on Market Until Sale	50	57	+ 14.0%	50	57	+ 14.0%
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--

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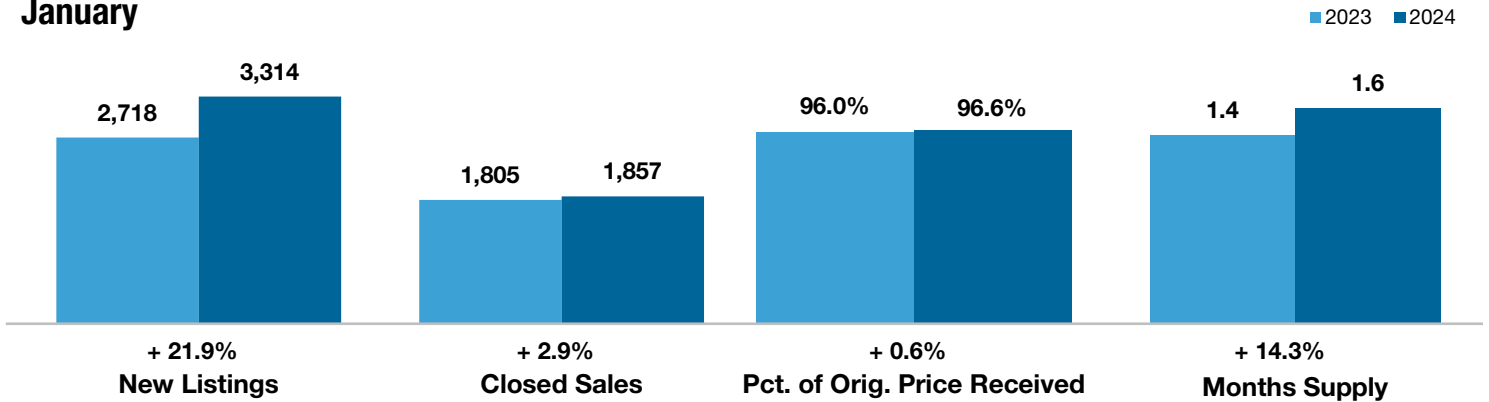


11 – 7-County Twin Cities Region

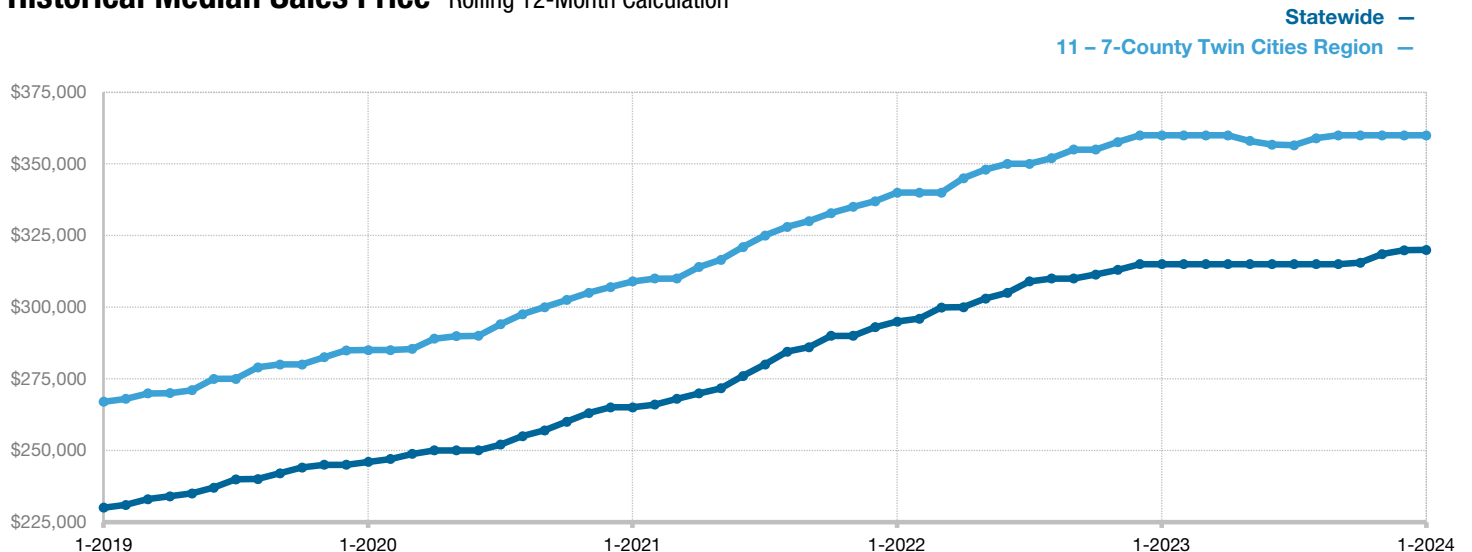
Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	2,718	3,314	+ 21.9%	2,718	3,314	+ 21.9%
Pending Sales	2,173	2,370	+ 9.1%	2,173	2,370	+ 9.1%
Closed Sales	1,805	1,857	+ 2.9%	1,805	1,857	+ 2.9%
Median Sales Price*	\$343,990	\$352,250	+ 2.4%	\$343,990	\$352,250	+ 2.4%
Percent of Original List Price Received*	96.0%	96.6%	+ 0.6%	96.0%	96.6%	+ 0.6%
Days on Market Until Sale	50	47	- 6.0%	50	47	- 6.0%
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--

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