



# Monthly Indicators

## February 2026

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

## Activity Snapshot

**+ 17.5%**      **+ 2.6%**      **+ 17.4%**

One-Year Change in **Closed Sales**      One-Year Change in **Median Sales Price**      One-Year Change in **Homes for Sale**

Activity Overview	<b>2</b>
New Listings	<b>3</b>
Pending Sales	<b>4</b>
Closed Sales	<b>5</b>
Days on Market Until Sale	<b>6</b>
Median Sales Price	<b>7</b>
Average Sales Price	<b>8</b>
Percent of Original List Price Received	<b>9</b>
Housing Affordability Index	<b>10</b>
Inventory of Homes for Sale	<b>11</b>
Months Supply of Inventory	<b>12</b>
Area Overview	<b>13</b>

# Activity Overview

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



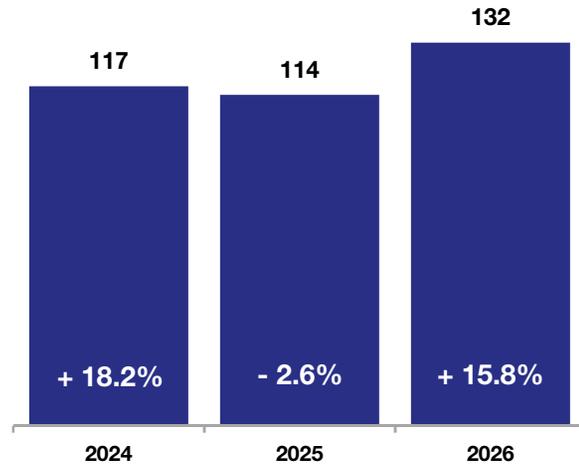
Key Metrics	Historical Sparkbars	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		114	<b>132</b>	+ 15.8%	213	<b>239</b>	+ 12.2%
<b>Pending Sales</b>		100	<b>90</b>	- 10.0%	185	<b>173</b>	- 6.5%
<b>Closed Sales</b>		63	<b>74</b>	+ 17.5%	162	<b>171</b>	+ 5.6%
<b>Days on Market</b>		107	<b>112</b>	+ 4.7%	97	<b>104</b>	+ 7.2%
<b>Median Sales Price</b>		\$251,000	<b>\$257,500</b>	+ 2.6%	\$245,000	<b>\$265,000</b>	+ 8.2%
<b>Avg. Sales Price</b>		\$281,105	<b>\$269,894</b>	- 4.0%	\$270,222	<b>\$288,936</b>	+ 6.9%
<b>Pct. of Orig. Price Received</b>		94.8%	<b>93.6%</b>	- 1.3%	94.1%	<b>94.3%</b>	+ 0.2%
<b>Affordability Index</b>		114	<b>118</b>	+ 3.5%	116	<b>115</b>	- 0.9%
<b>Homes for Sale</b>		304	<b>357</b>	+ 17.4%	--	<b>--</b>	--
<b>Months Supply</b>		2.2	<b>2.6</b>	+ 18.2%	--	<b>--</b>	--

# New Listings

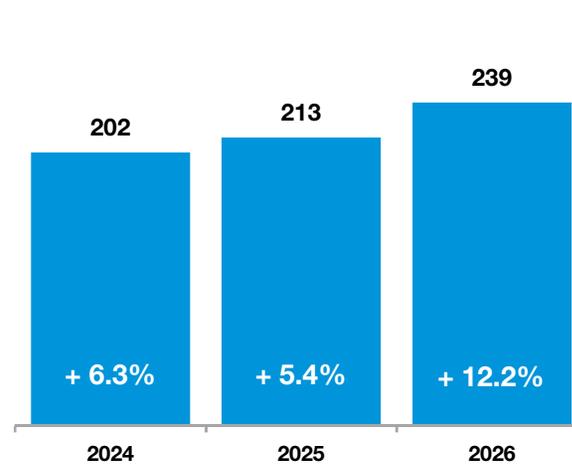
A count of the properties that have been newly listed on the market in a given month.



## February

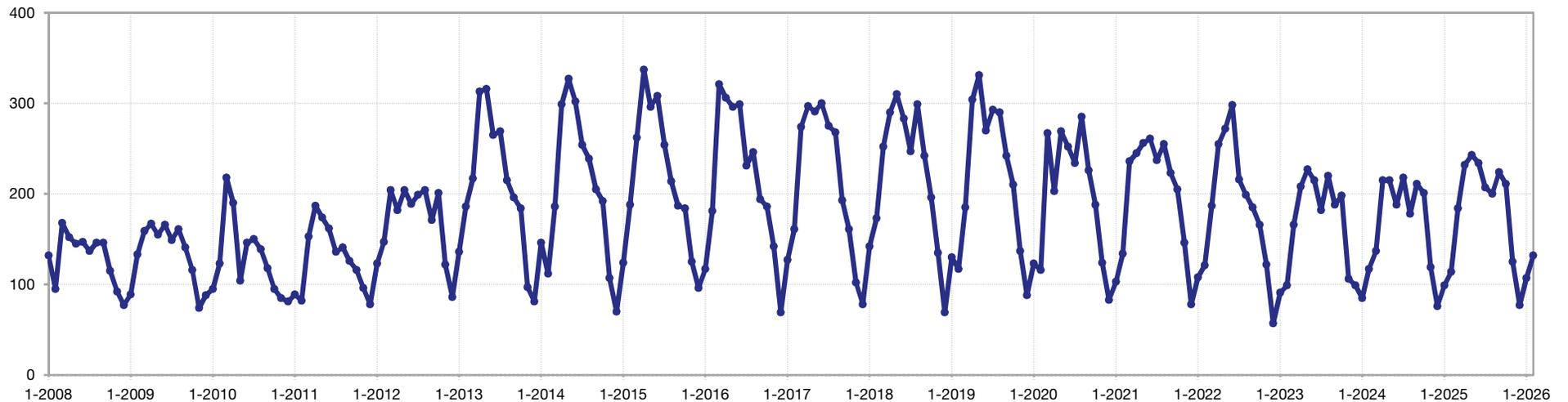


## Year to Date



	New Listings	Prior Year	Percent Change
March 2025	184	137	+34.3%
April 2025	232	215	+7.9%
May 2025	243	215	+13.0%
June 2025	234	188	+24.5%
July 2025	207	218	-5.0%
August 2025	200	178	+12.4%
September 2025	224	211	+6.2%
October 2025	211	201	+5.0%
November 2025	125	119	+5.0%
December 2025	77	76	+1.3%
January 2026	107	99	+8.1%
<b>February 2026</b>	<b>132</b>	<b>114</b>	<b>+15.8%</b>
12-Month Avg	181	164	+10.4%

## Historical New Listings by Month

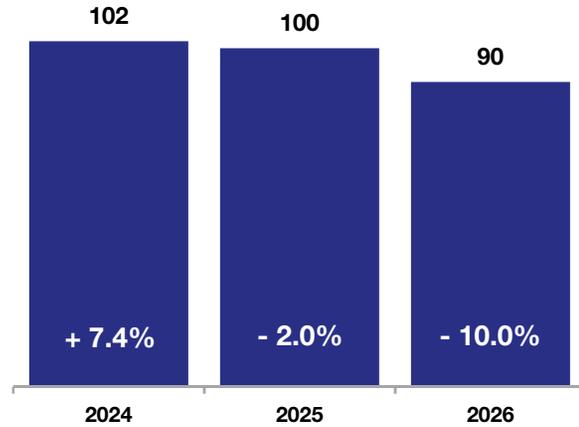


# Pending Sales

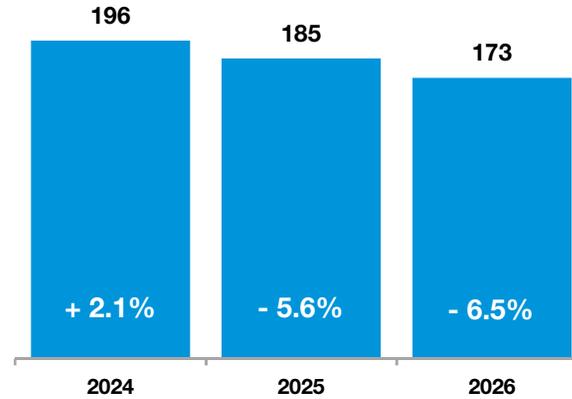
A count of the properties on which offers have been accepted in a given month.



## February

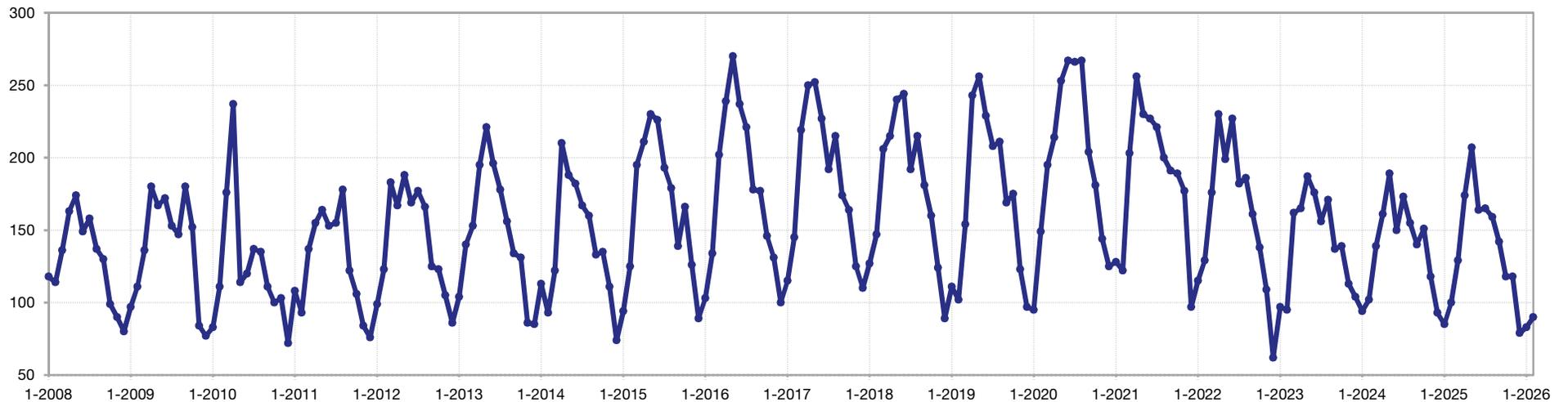


## Year to Date



	Pending Sales	Prior Year	Percent Change
March 2025	129	139	-7.2%
April 2025	174	161	+8.1%
May 2025	207	189	+9.5%
June 2025	164	150	+9.3%
July 2025	165	173	-4.6%
August 2025	159	155	+2.6%
September 2025	142	140	+1.4%
October 2025	118	151	-21.9%
November 2025	118	118	0.0%
December 2025	79	93	-15.1%
January 2026	83	85	-2.4%
<b>February 2026</b>	<b>90</b>	<b>100</b>	<b>-10.0%</b>
12-Month Avg	136	138	-1.4%

## Historical Pending Sales by Month

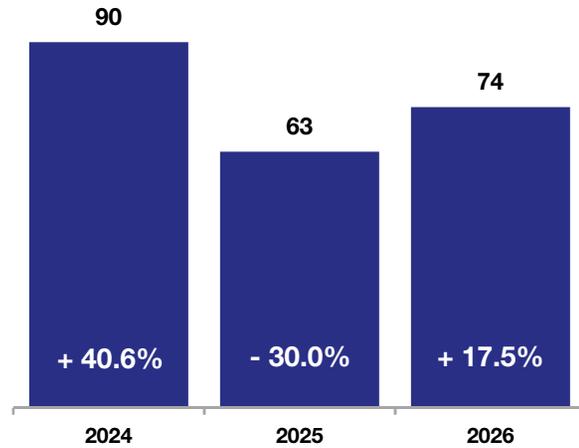


# Closed Sales

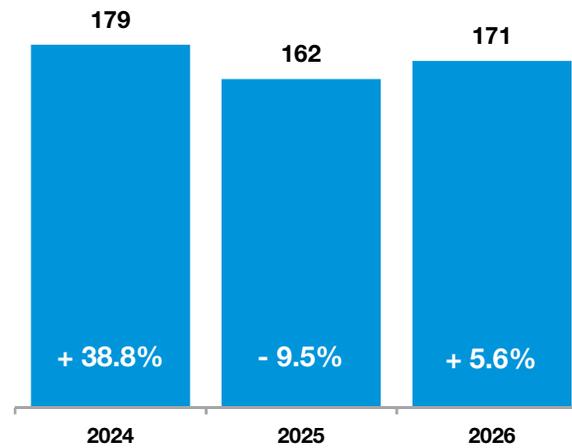
A count of the actual sales that closed in a given month.



## February

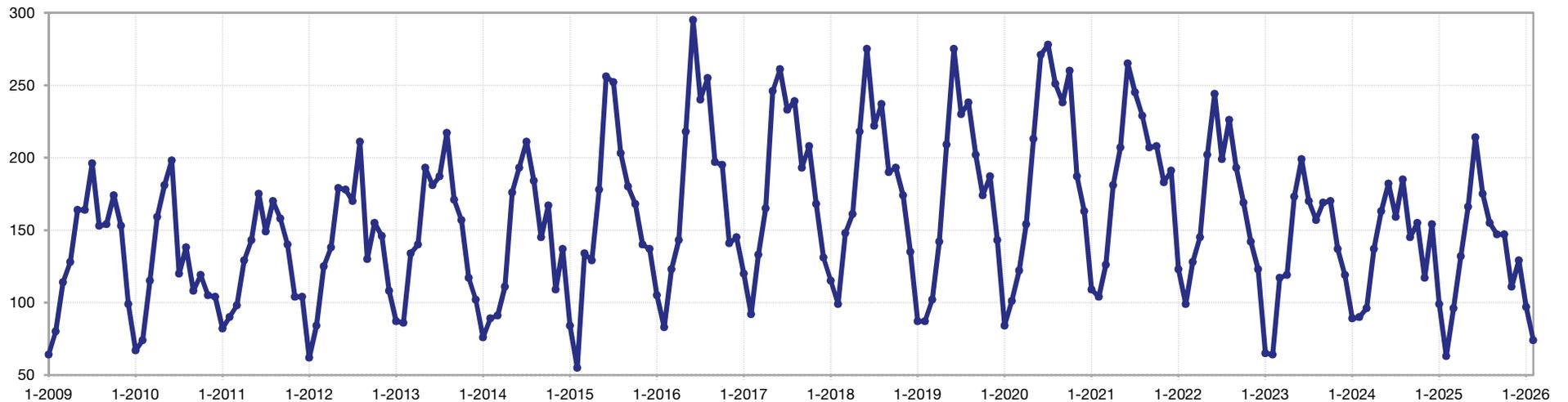


## Year to Date



Closed Sales	Prior Year	Percent Change	
March 2025	96	96	0.0%
April 2025	132	137	-3.6%
May 2025	166	163	+1.8%
June 2025	214	182	+17.6%
July 2025	175	159	+10.1%
August 2025	155	185	-16.2%
September 2025	147	145	+1.4%
October 2025	147	155	-5.2%
November 2025	111	117	-5.1%
December 2025	129	154	-16.2%
January 2026	97	99	-2.0%
<b>February 2026</b>	<b>74</b>	<b>63</b>	<b>+17.5%</b>
12-Month Avg	137	138	-0.7%

## Historical Closed Sales by Month

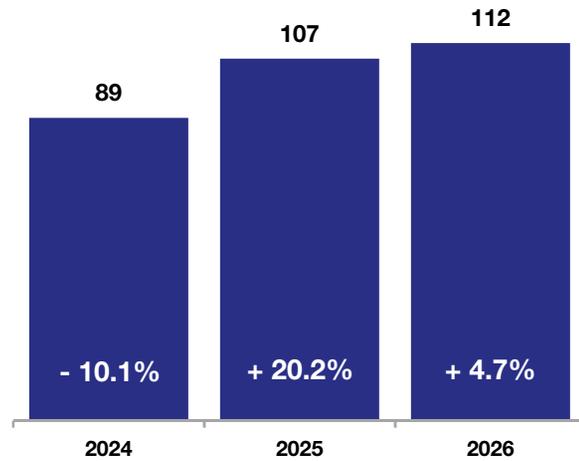


# Days on Market Until Sale

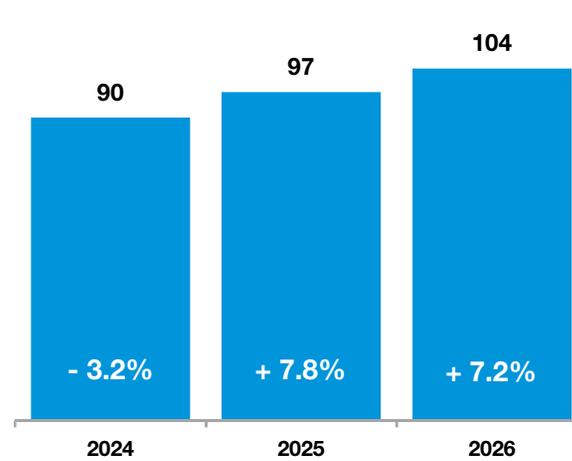
Average number of days between when a property is listed and when an offer is accepted in a given month.



## February

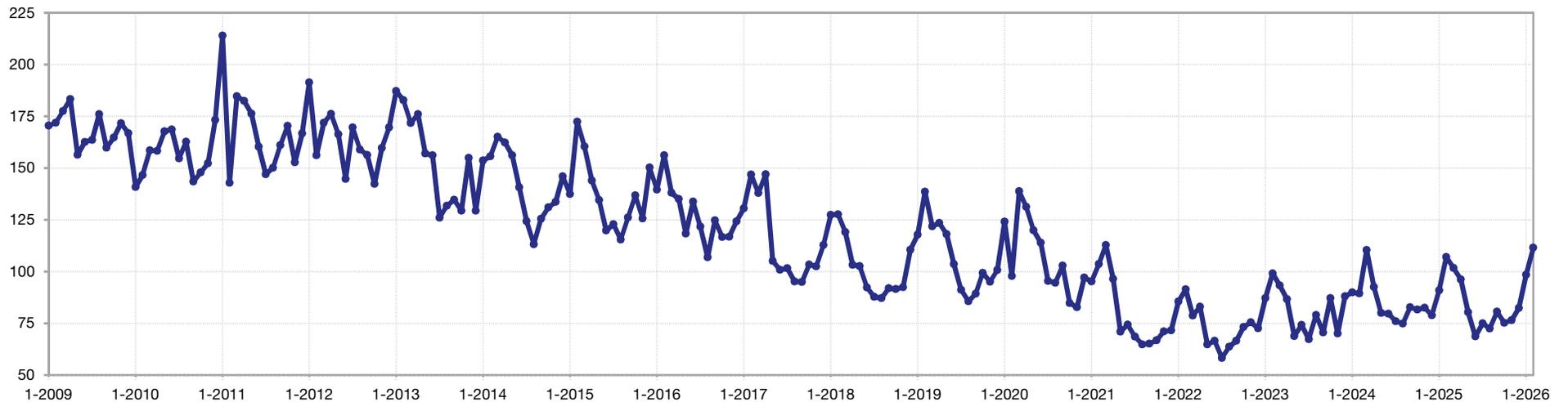


## Year to Date



Days on Market	Prior Year	Percent Change
March 2025	110	-7.3%
April 2025	93	+3.2%
May 2025	80	0.0%
June 2025	80	-13.8%
July 2025	76	-1.3%
August 2025	75	-4.0%
September 2025	83	-2.4%
October 2025	82	-8.5%
November 2025	82	-7.3%
December 2025	79	+3.8%
January 2026	91	+7.7%
<b>February 2026</b>	<b>107</b>	<b>+4.7%</b>
12-Month Avg	85	-1.2%

## Historical Days on Market Until Sale by Month

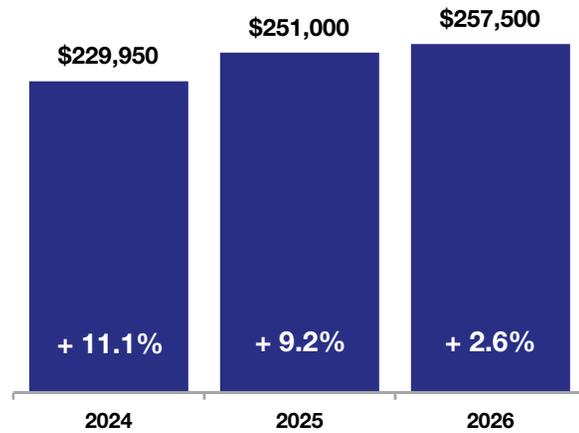


# Median Sales Price

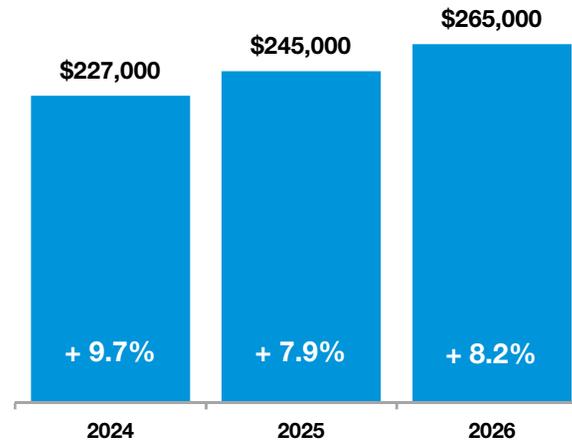
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## February

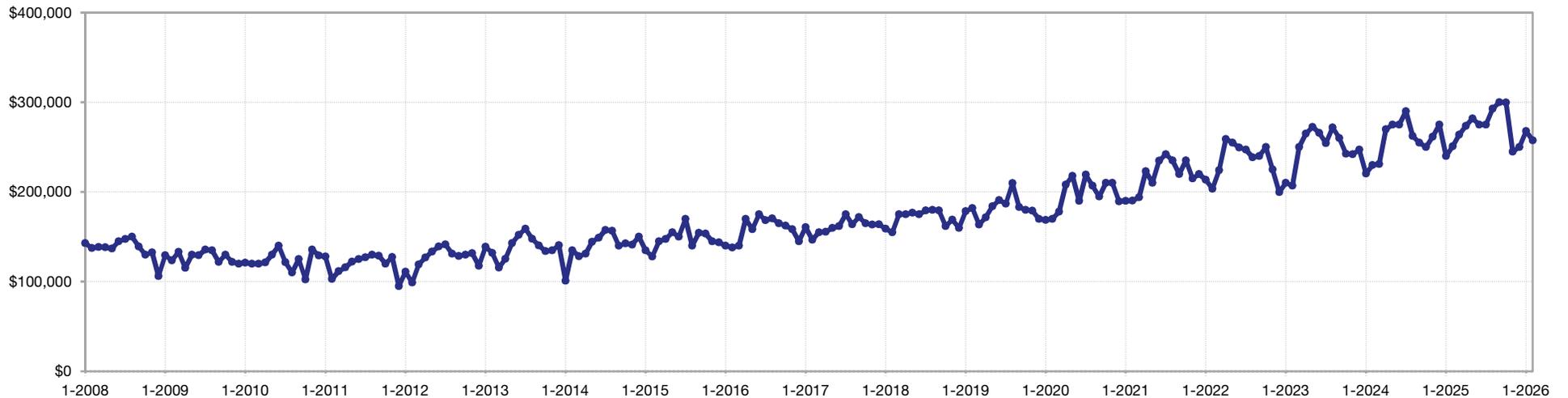


## Year to Date



	Median Sales Price	Prior Year	Percent Change
March 2025	\$264,000	\$231,000	+14.3%
April 2025	\$273,500	\$269,900	+1.3%
May 2025	\$282,000	\$275,000	+2.5%
June 2025	\$275,000	\$275,000	0.0%
July 2025	\$275,000	\$290,000	-5.2%
August 2025	\$293,000	\$262,500	+11.6%
September 2025	\$300,000	\$255,000	+17.6%
October 2025	\$299,900	\$250,000	+20.0%
November 2025	\$245,000	\$261,500	-6.3%
December 2025	\$250,000	\$275,000	-9.1%
January 2026	\$268,000	\$240,000	+11.7%
<b>February 2026</b>	<b>\$257,500</b>	<b>\$251,000</b>	<b>+2.6%</b>
12-Month Avg	\$273,575	\$261,325	+4.7%

## Historical Median Sales Price by Month

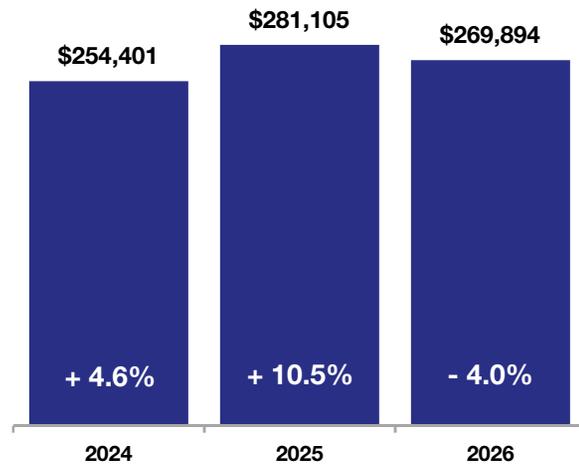


# Average Sales Price

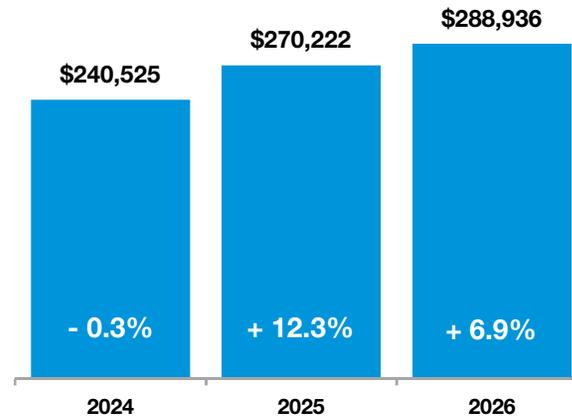
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## February



## Year to Date



	Avg. Sales Price	Prior Year	Percent Change
March 2025	\$299,109	\$242,611	+23.3%
April 2025	\$287,441	\$281,994	+1.9%
May 2025	\$301,607	\$307,734	-2.0%
June 2025	\$317,187	\$296,798	+6.9%
July 2025	\$321,604	\$314,840	+2.1%
August 2025	\$332,856	\$292,214	+13.9%
September 2025	\$329,939	\$289,998	+13.8%
October 2025	\$314,604	\$275,854	+14.0%
November 2025	\$285,650	\$285,502	+0.1%
December 2025	\$277,641	\$295,420	-6.0%
January 2026	\$303,462	\$263,296	+15.3%
<b>February 2026</b>	<b>\$269,894</b>	<b>\$281,105</b>	<b>-4.0%</b>
12-Month Avg	\$303,416	\$285,614	+6.2%

## Historical Average Sales Price by Month

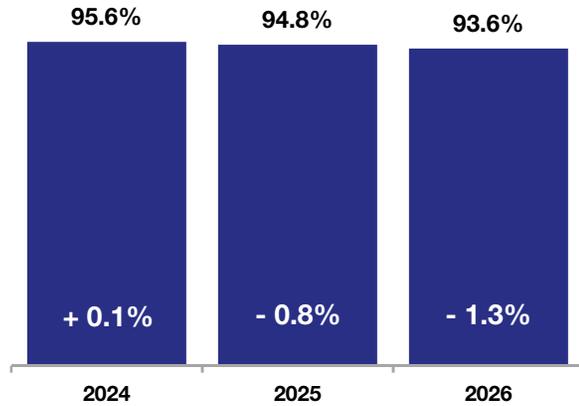


# Percent of Original List Price Received

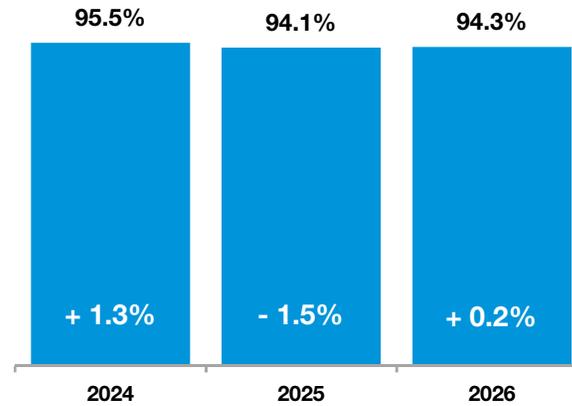
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## February

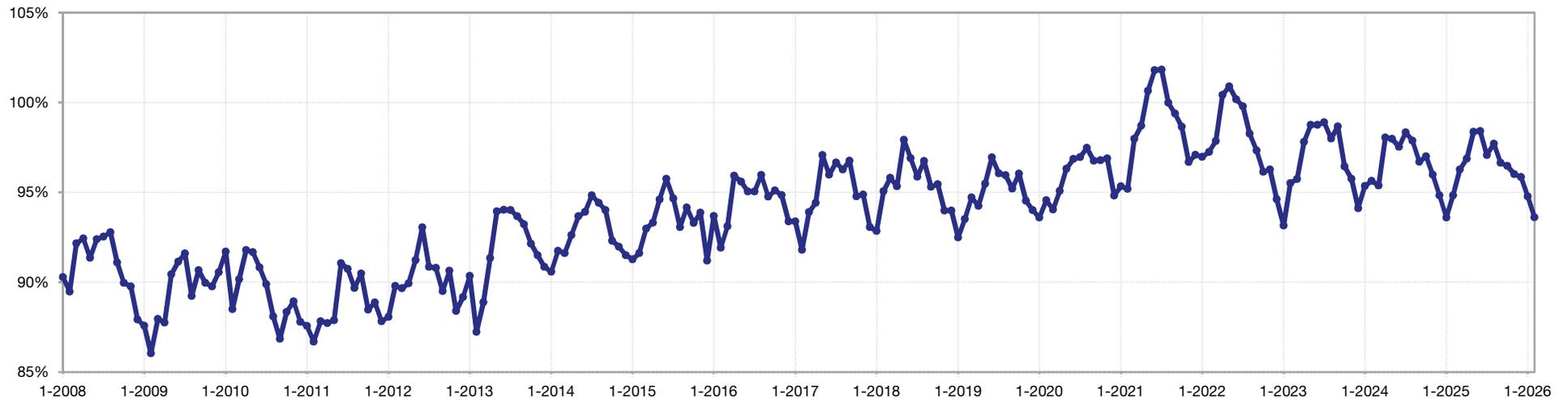


## Year to Date



	Pct. of Orig. Price Received	Prior Year	Percent Change
March 2025	96.3%	95.4%	+0.9%
April 2025	96.9%	98.1%	-1.2%
May 2025	98.4%	98.0%	+0.4%
June 2025	98.4%	97.5%	+0.9%
July 2025	97.1%	98.3%	-1.2%
August 2025	97.7%	97.9%	-0.2%
September 2025	96.6%	96.7%	-0.1%
October 2025	96.5%	97.0%	-0.5%
November 2025	96.0%	96.0%	0.0%
December 2025	95.8%	94.8%	+1.1%
January 2026	94.8%	93.6%	+1.3%
<b>February 2026</b>	<b>93.6%</b>	<b>94.8%</b>	<b>-1.3%</b>
12-Month Avg	96.5%	96.5%	0.0%

## Historical Percent of Original List Price Received by Month

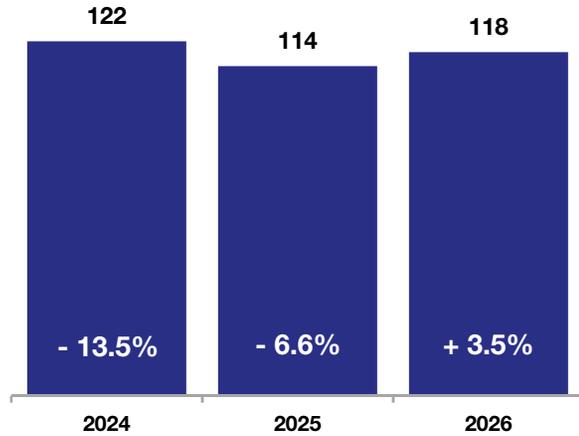


# Housing Affordability Index

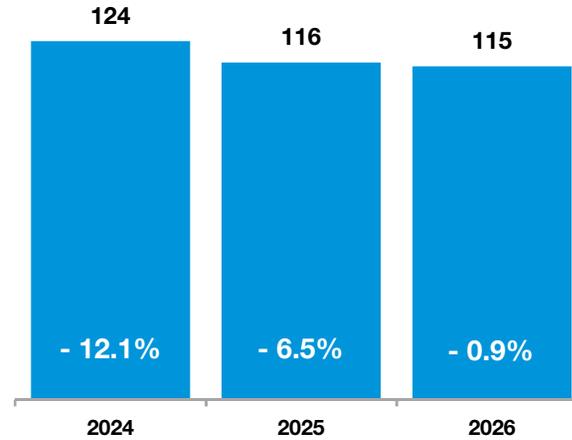
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## February



## Year to Date



	Affordability Index	Prior Year	Percent Change
March 2025	109	122	-10.7%
April 2025	104	102	+2.0%
May 2025	100	101	-1.0%
June 2025	104	103	+1.0%
July 2025	104	98	+6.1%
August 2025	99	111	-10.8%
September 2025	99	119	-16.8%
October 2025	100	116	-13.8%
November 2025	122	109	+11.9%
December 2025	120	103	+16.5%
January 2026	113	117	-3.4%
<b>February 2026</b>	<b>118</b>	<b>114</b>	<b>+3.5%</b>
12-Month Avg	108	110	-1.8%

## Historical Housing Affordability Index by Month

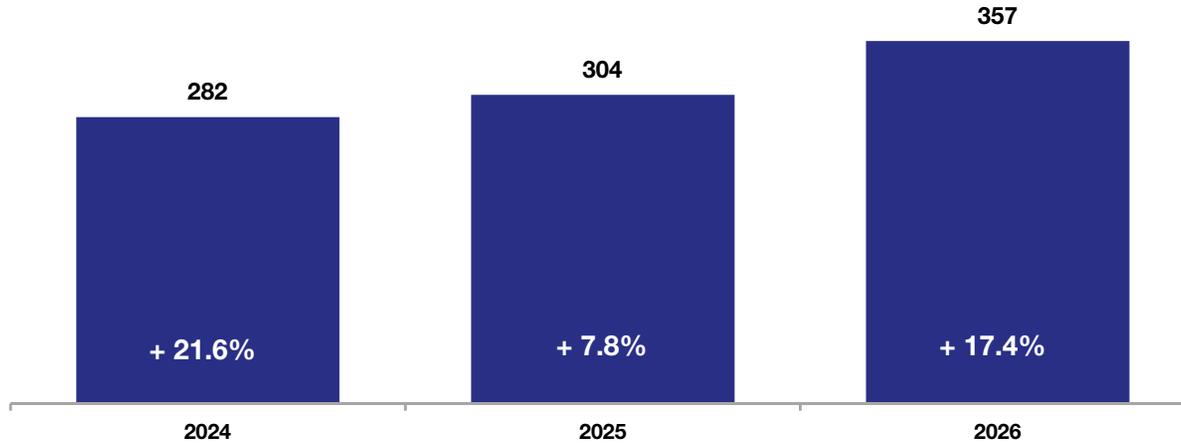


# Inventory of Homes for Sale

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

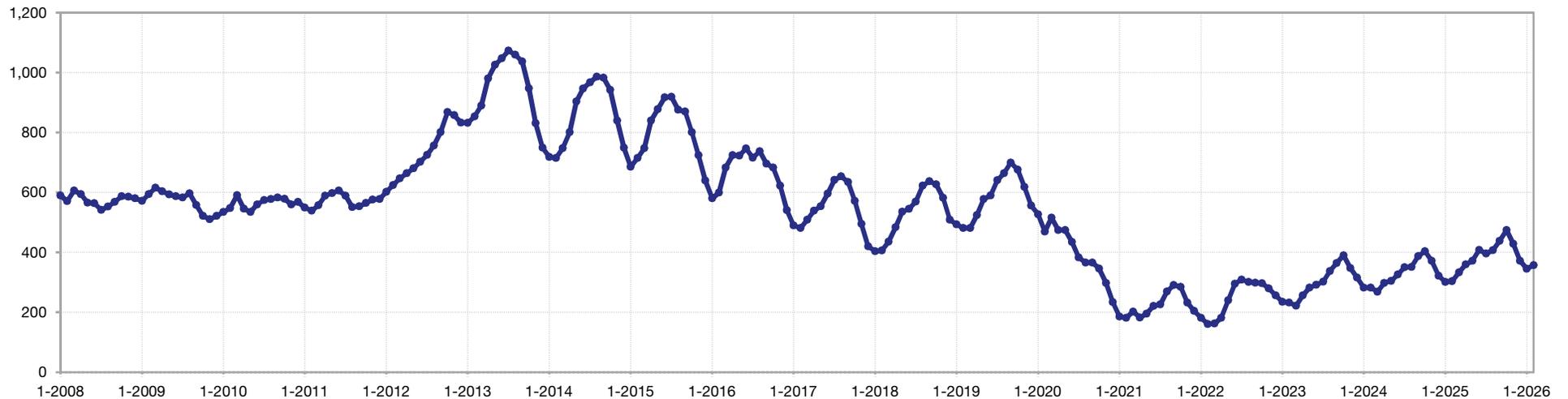


## February



Homes for Sale	Prior Year	Percent Change
March 2025	268	+24.3%
April 2025	298	+20.8%
May 2025	305	+22.0%
June 2025	326	+25.2%
July 2025	350	+13.1%
August 2025	351	+16.0%
September 2025	387	+13.2%
October 2025	404	+17.3%
November 2025	372	+15.3%
December 2025	322	+15.5%
January 2026	301	+14.6%
<b>February 2026</b>	<b>304</b>	<b>+17.4%</b>
12-Month Avg	391	+17.8%

## Historical Inventory of Homes for Sale by Month

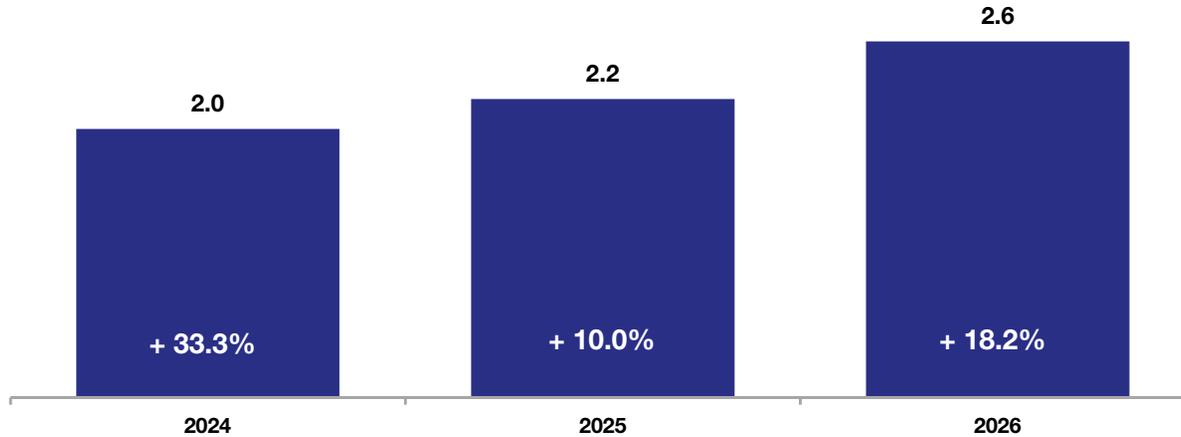


# Months Supply of Inventory

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.

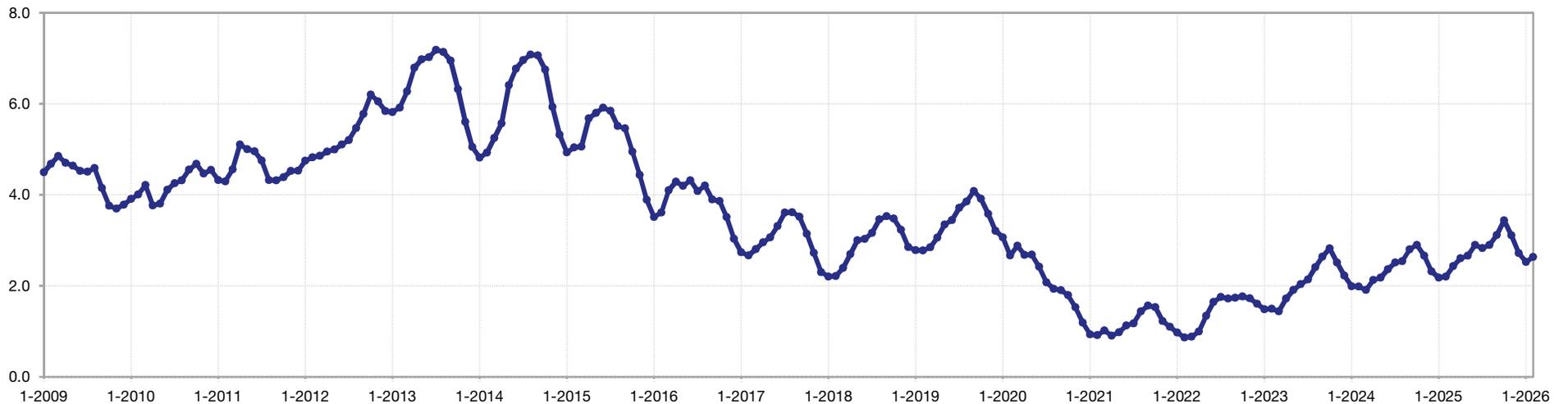


## February



Months Supply		Prior Year	Percent Change
March 2025	2.4	1.9	+26.3%
April 2025	2.6	2.1	+23.8%
May 2025	2.7	2.2	+22.7%
June 2025	2.9	2.4	+20.8%
July 2025	2.8	2.5	+12.0%
August 2025	2.9	2.5	+16.0%
September 2025	3.1	2.8	+10.7%
October 2025	3.4	2.9	+17.2%
November 2025	3.1	2.7	+14.8%
December 2025	2.7	2.3	+17.4%
January 2026	2.5	2.2	+13.6%
<b>February 2026</b>	<b>2.6</b>	<b>2.2</b>	<b>+18.2%</b>
12-Month Avg	2.8	2.4	+16.7%

## Historical Months Supply of Inventory by Month



# Area Overview

New Listings, Closed Sales, and Median Sales Price are based on year-to-date (YTD) figures.  
Homes for Sale and Months Supply are based on monthly figures.



	New Listings			Closed Sales			Median Sales Price			Homes for Sale			Months Supply		
	YTD 2025	YTD 2026	+ / -	YTD 2025	YTD 2026	+ / -	YTD 2025	YTD 2026	+ / -	2-2025	2-2026	+ / -	2-2025	2-2026	+ / -
Blue Earth	9	12	+33.3%	5	9	+80.0%	\$170,000	\$189,000	+11.2%	10	16	+60.0%	2.4	3.9	+66.5%
Eagle Lake	4	3	-25.0%	3	6	+100.0%	\$343,500	\$302,750	-11.9%	4	7	+75.0%	1.2	2.3	+93.4%
Elysian	5	2	-60.0%	3	0	-100.0%	\$294,900	\$0	-100.0%	7	3	-57.1%	3.2	2.3	-26.7%
Fairmont	6	1	-83.3%	4	2	-50.0%	\$292,500	\$198,950	-32.0%	7	6	-14.3%	2.5	3.2	+24.8%
Janesville	3	5	+66.7%	1	1	0.0%	\$575,000	\$320,000	-44.3%	5	5	0.0%	2.4	1.9	-21.0%
Lake Crystal	3	8	+166.7%	2	7	+250.0%	\$136,650	\$325,000	+137.8%	5	8	+60.0%	1.5	2.0	+33.3%
Le Sueur	2	1	-50.0%	0	1	--	\$0	\$210,000	--	6	7	+16.7%	2.1	2.0	-4.3%
Madison Lake	3	11	+266.7%	4	5	+25.0%	\$425,000	\$350,000	-17.6%	9	15	+66.7%	2.3	4.3	+88.2%
Mankato	47	53	+12.8%	38	48	+26.3%	\$288,750	\$301,500	+4.4%	72	75	+4.2%	2.3	2.2	-2.8%
Mapleton	1	2	+100.0%	1	1	0.0%	\$275,000	\$162,000	-41.1%	2	5	+150.0%	1.0	2.3	+136.3%
New Ulm	14	22	+57.1%	12	12	0.0%	\$247,450	\$245,500	-0.8%	17	20	+17.6%	1.3	1.6	+25.7%
Nicollet	3	3	0.0%	1	0	-100.0%	\$262,000	\$0	-100.0%	1	5	+400.0%	0.7	2.9	+337.5%
North Mankato	20	14	-30.0%	17	12	-29.4%	\$260,000	\$378,121	+45.4%	30	24	-20.0%	2.0	1.7	-18.6%
Sleepy Eye	3	1	-66.7%	5	3	-40.0%	\$92,500	\$164,000	+77.3%	2	5	+150.0%	0.8	2.0	+154.6%
Springfield	0	1	--	0	0	--	\$0	\$0	--	0	1	--	0.0	1.0	--
Waseca	8	8	0.0%	9	4	-55.6%	\$215,000	\$309,950	+44.2%	12	6	-50.0%	2.3	1.0	-55.1%
Waterville	3	0	-100.0%	2	0	-100.0%	\$271,250	\$0	-100.0%	4	6	+50.0%	1.8	3.6	+100.0%
Windom	0	0	--	0	0	--	\$0	\$0	--	1	1	0.0%	0.0	0.0	--
Winnebago	1	5	+400.0%	2	4	+100.0%	\$263,750	\$126,500	-52.0%	1	6	+500.0%	0.6	3.0	+433.3%