



Monthly Indicators

June 2025

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

Activity Snapshot

+ 15.4%	0.0%	+ 27.6%
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One-Year Change in Closed Sales	One-Year Change in Median Sales Price	One-Year Change in Homes for Sale
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Activity Overview	2
New Listings	3
Pending Sales	4
Closed Sales	5
Days on Market Until Sale	6
Median Sales Price	7
Average Sales Price	8
Percent of Original List Price Received	9
Housing Affordability Index	10
Inventory of Homes for Sale	11
Months Supply of Inventory	12
Area Overview	13

Activity Overview

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



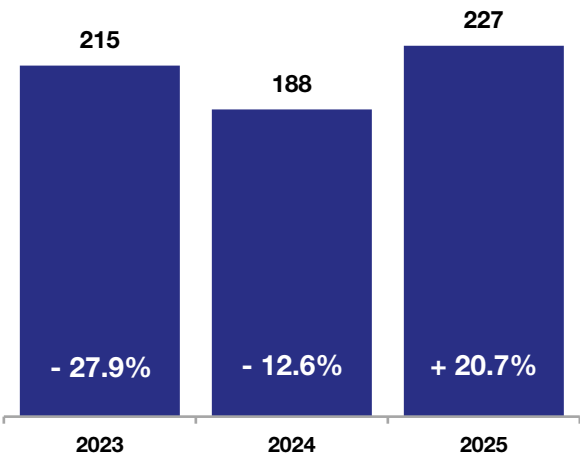
Key Metrics	Historical Sparkbars	6-2024	6-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		188	227	+ 20.7%	957	1,095	+ 14.4%
Pending Sales		150	152	+ 1.3%	835	844	+ 1.1%
Closed Sales		182	210	+ 15.4%	757	764	+ 0.9%
Days on Market		80	68	- 15.0%	88	86	- 2.3%
Median Sales Price		\$275,000	\$275,000	0.0%	\$255,000	\$269,450	+ 5.7%
Avg. Sales Price		\$296,798	\$318,350	+ 7.3%	\$276,295	\$296,755	+ 7.4%
Pct. of Orig. Price Received		97.5%	98.5%	+ 1.0%	97.0%	97.0%	0.0%
Affordability Index		103	104	+ 1.0%	111	106	- 4.5%
Homes for Sale		326	416	+ 27.6%	--	--	--
Months Supply		2.4	3.0	+ 25.0%	--	--	--

New Listings

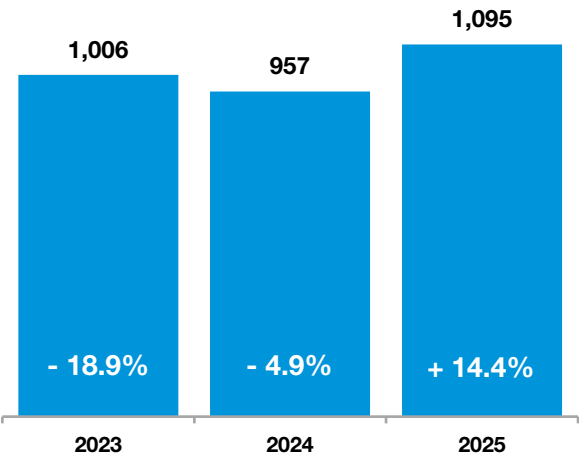
A count of the properties that have been newly listed on the market in a given month.



June

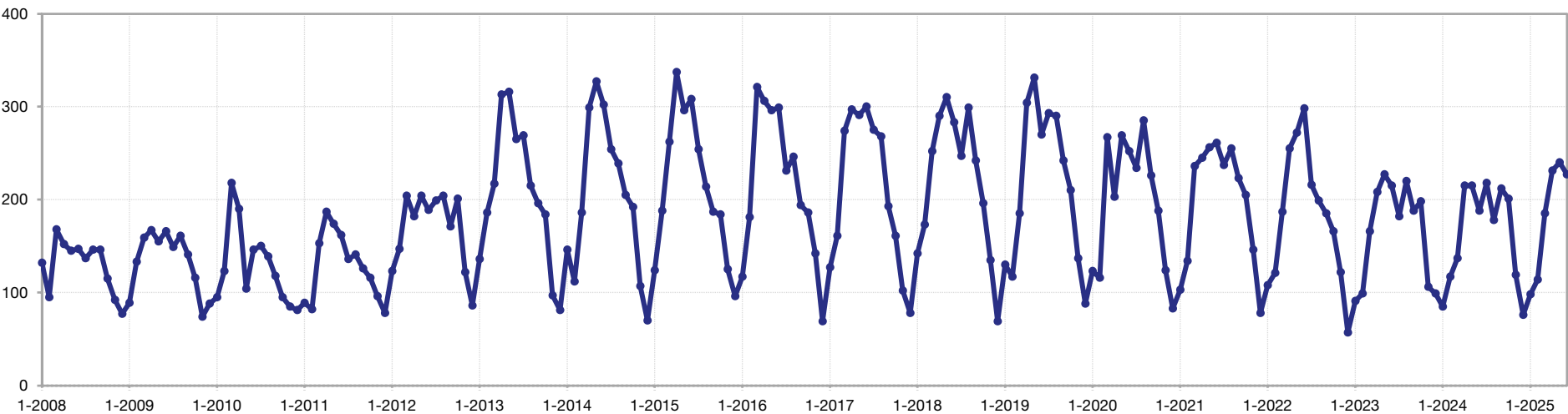


Year to Date



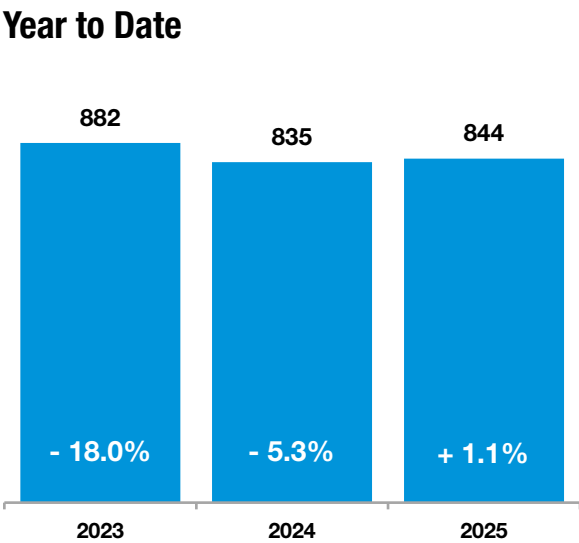
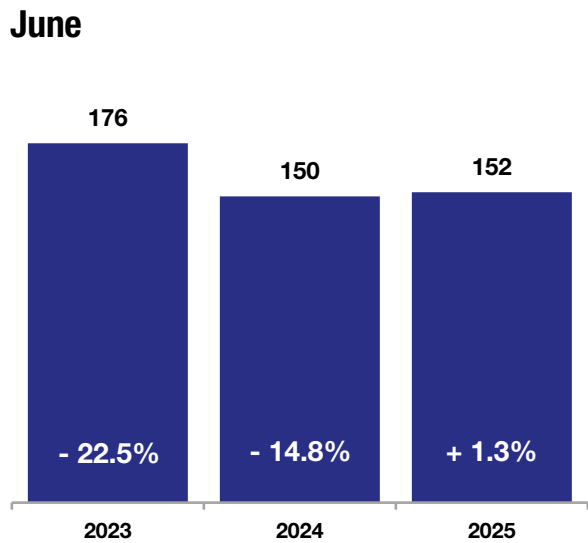
New Listings		Prior Year	Percent Change
July 2024	218	182	+19.8%
August 2024	178	220	-19.1%
September 2024	212	188	+12.8%
October 2024	201	198	+1.5%
November 2024	119	106	+12.3%
December 2024	76	99	-23.2%
January 2025	98	85	+15.3%
February 2025	114	117	-2.6%
March 2025	185	137	+35.0%
April 2025	231	215	+7.4%
May 2025	240	215	+11.6%
June 2025	227	188	+20.7%
12-Month Avg	175	163	+7.4%

Historical New Listings by Month



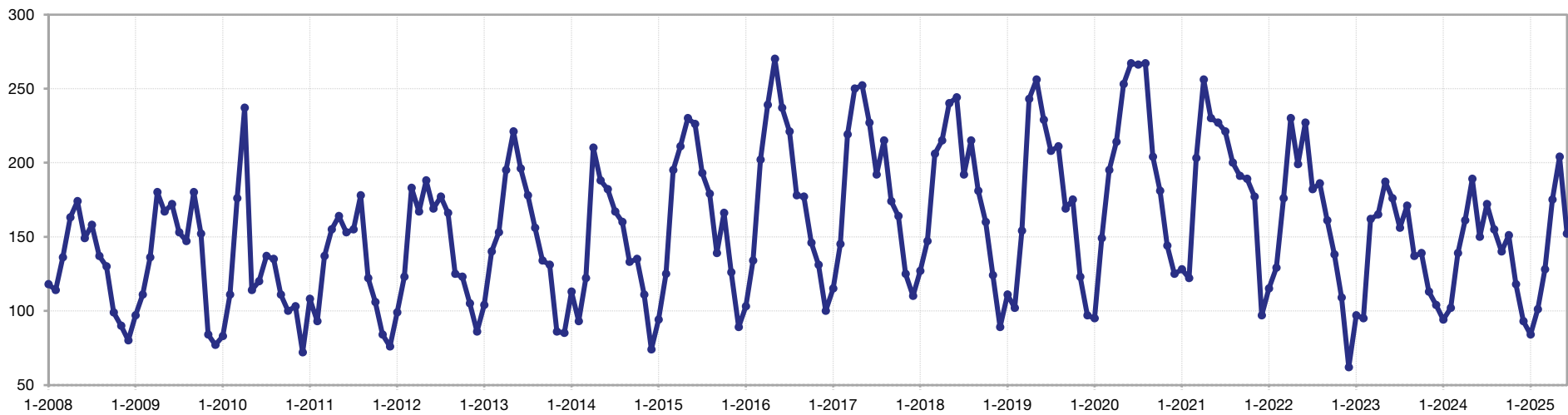
Pending Sales

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



Pending Sales		Prior Year	Percent Change
July 2024	172	156	+10.3%
August 2024	155	171	-9.4%
September 2024	140	137	+2.2%
October 2024	151	139	+8.6%
November 2024	118	113	+4.4%
December 2024	93	104	-10.6%
January 2025	84	94	-10.6%
February 2025	101	102	-1.0%
March 2025	128	139	-7.9%
April 2025	175	161	+8.7%
May 2025	204	189	+7.9%
June 2025	152	150	+1.3%
12-Month Avg	139	138	+0.7%

Historical Pending Sales by Month

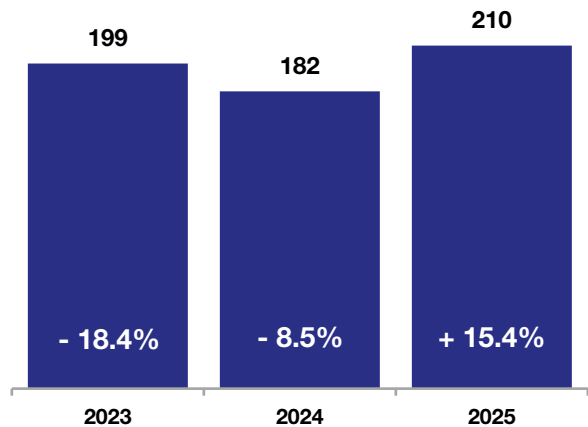


Closed Sales

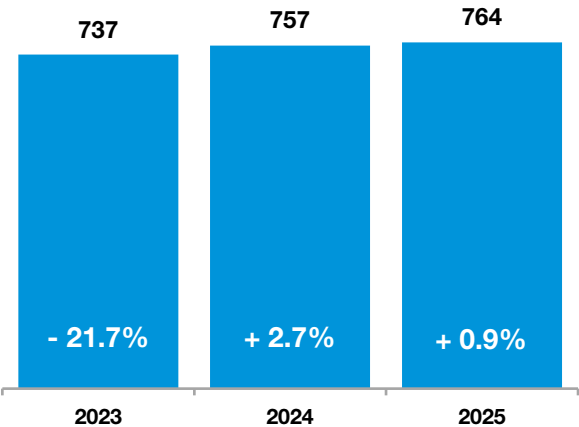
A count of the actual sales that closed in a given month.



June

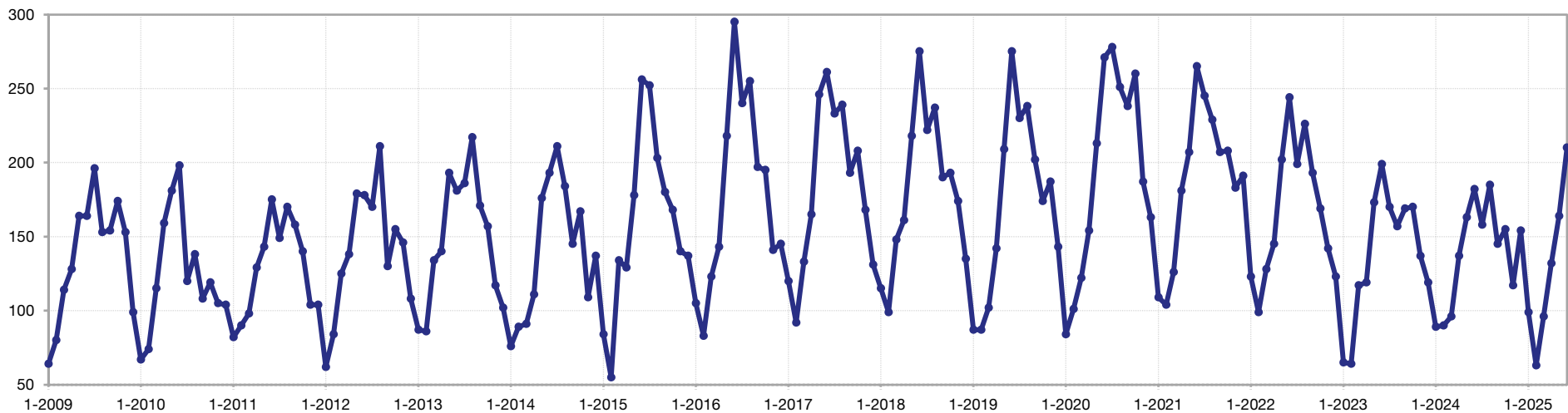


Year to Date



Closed Sales		Prior Year	Percent Change
July 2024	158	170	-7.1%
August 2024	185	157	+17.8%
September 2024	145	169	-14.2%
October 2024	155	170	-8.8%
November 2024	117	137	-14.6%
December 2024	154	119	+29.4%
January 2025	99	89	+11.2%
February 2025	63	90	-30.0%
March 2025	96	96	0.0%
April 2025	132	137	-3.6%
May 2025	164	163	+0.6%
June 2025	210	182	+15.4%
12-Month Avg	140	140	0.0%

Historical Closed Sales by Month

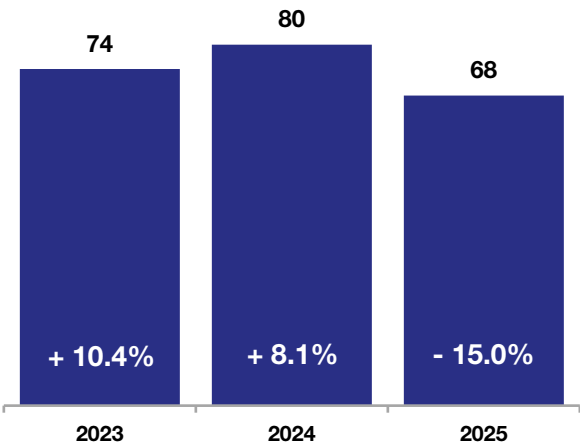


Days on Market Until Sale

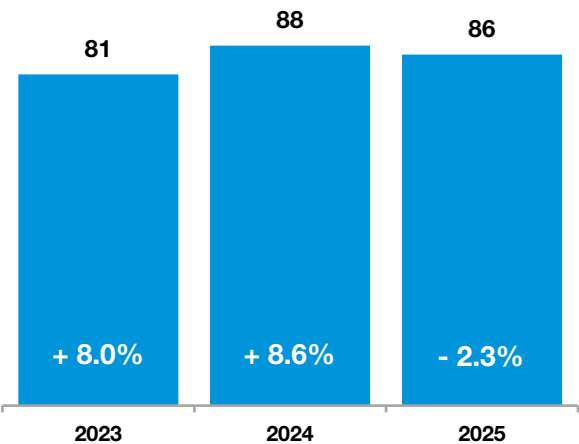
Average number of days between when a property is listed and when an offer is accepted in a given month.



June

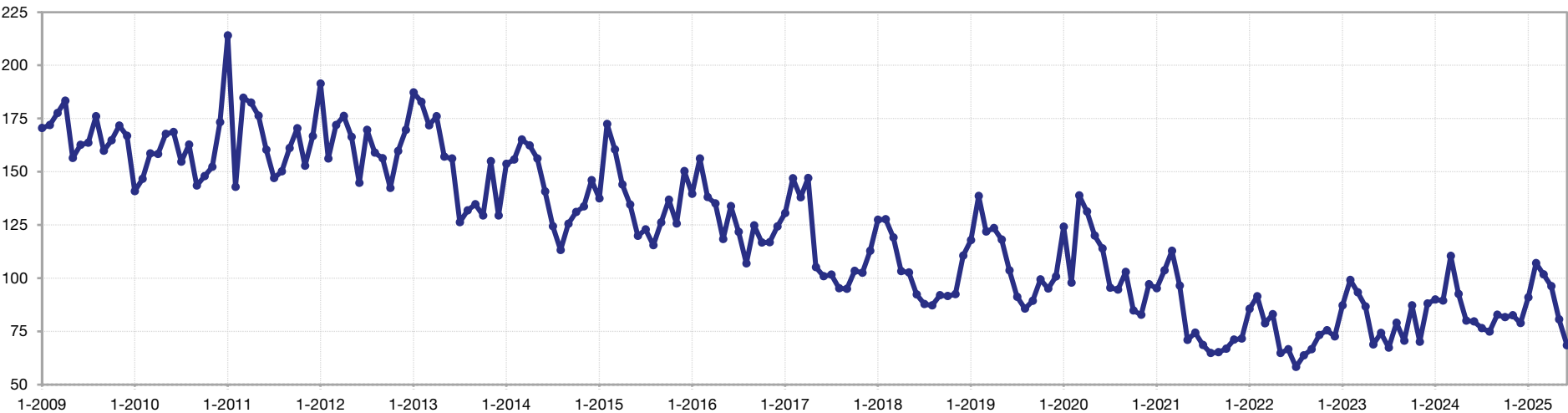


Year to Date



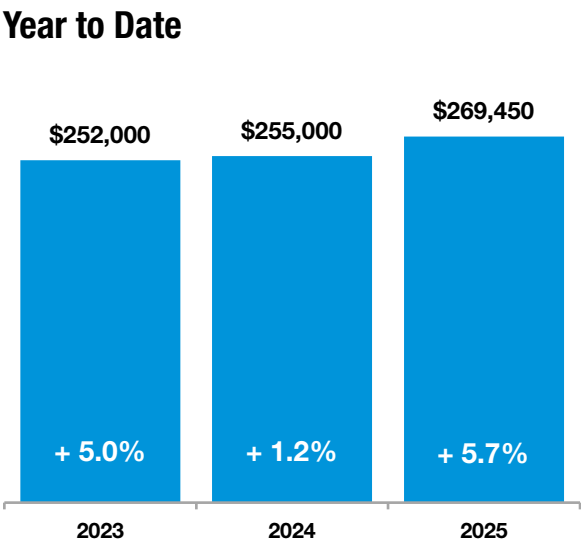
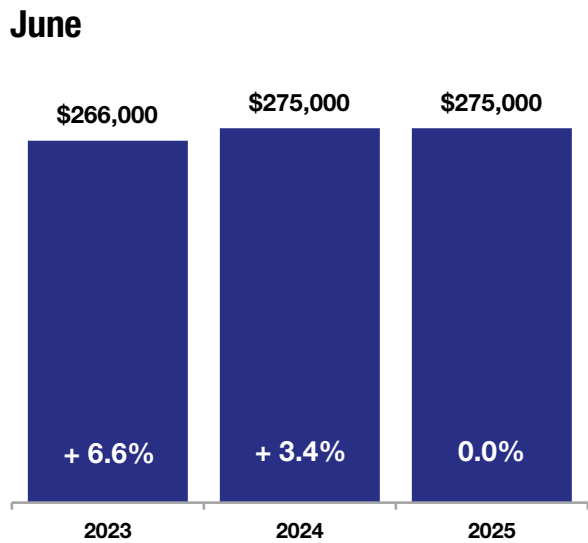
Days on Market		Prior Year	Percent Change
July 2024	76	67	+13.4%
August 2024	75	79	-5.1%
September 2024	83	71	+16.9%
October 2024	82	87	-5.7%
November 2024	82	70	+17.1%
December 2024	79	88	-10.2%
January 2025	91	90	+1.1%
February 2025	107	89	+20.2%
March 2025	102	110	-7.3%
April 2025	96	93	+3.2%
May 2025	81	80	+1.3%
June 2025	68	80	-15.0%
12-Month Avg	85	84	+1.2%

Historical Days on Market Until Sale by Month



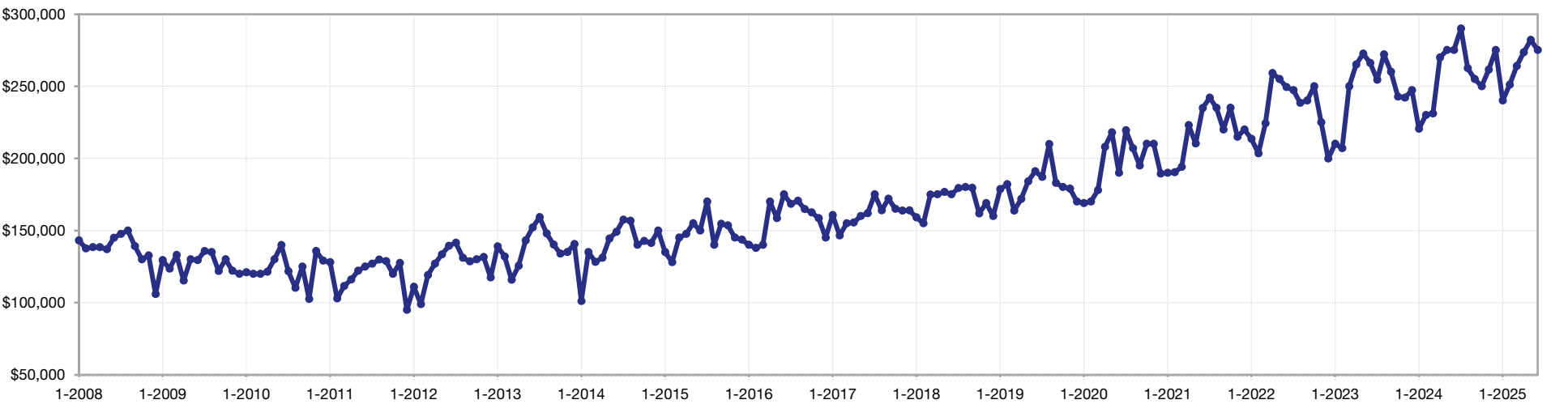
Median Sales Price

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



Median Sales Price	Prior Year	Percent Change
July 2024	\$290,000	\$254,500 +13.9%
August 2024	\$262,500	\$272,000 -3.5%
September 2024	\$255,000	\$260,000 -1.9%
October 2024	\$250,000	\$242,700 +3.0%
November 2024	\$261,500	\$242,000 +8.1%
December 2024	\$275,000	\$247,200 +11.2%
January 2025	\$240,000	\$220,500 +8.8%
February 2025	\$251,000	\$229,950 +9.2%
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%
12-Month Avg	\$264,958	\$251,646 +5.3%

Historical Median Sales Price by Month

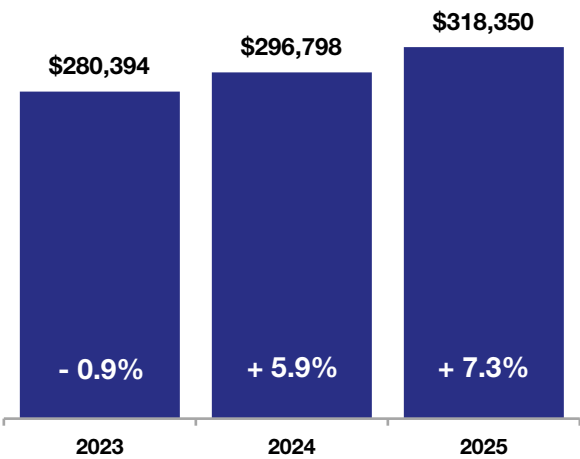


Average Sales Price

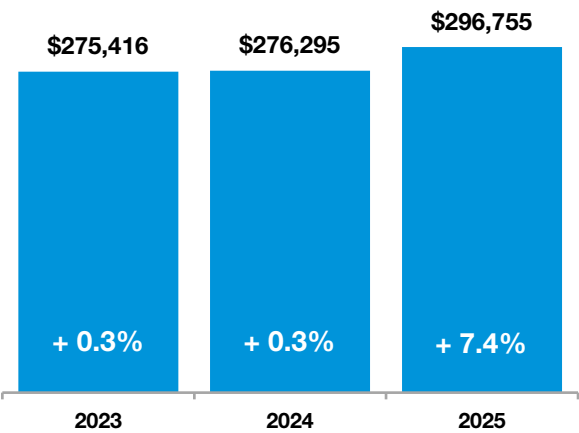
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



June

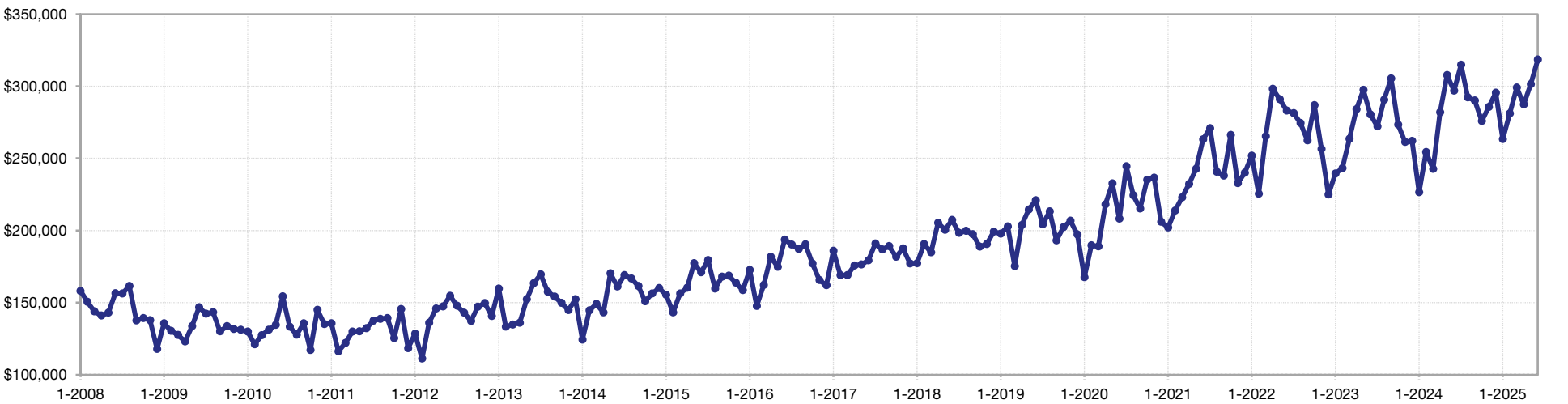


Year to Date



Avg. Sales Price	Prior Year	Percent Change
July 2024	\$314,903	\$272,142 +15.7%
August 2024	\$292,214	\$290,592 +0.6%
September 2024	\$289,998	\$305,364 -5.0%
October 2024	\$275,854	\$273,361 +0.9%
November 2024	\$285,502	\$261,323 +9.3%
December 2024	\$295,420	\$262,105 +12.7%
January 2025	\$263,296	\$226,493 +16.2%
February 2025	\$281,105	\$254,401 +10.5%
March 2025	\$299,109	\$242,611 +23.3%
April 2025	\$287,441	\$281,994 +1.9%
May 2025	\$301,430	\$307,734 -2.0%
June 2025	\$318,350	\$296,798 +7.3%
12-Month Avg	\$292,052	\$272,910 +7.0%

Historical Average Sales Price by Month

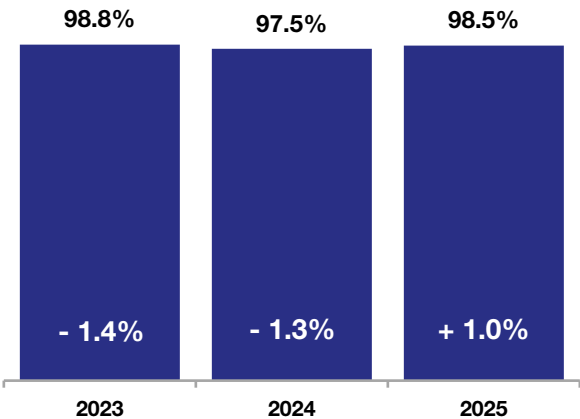


Percent of Original List Price Received

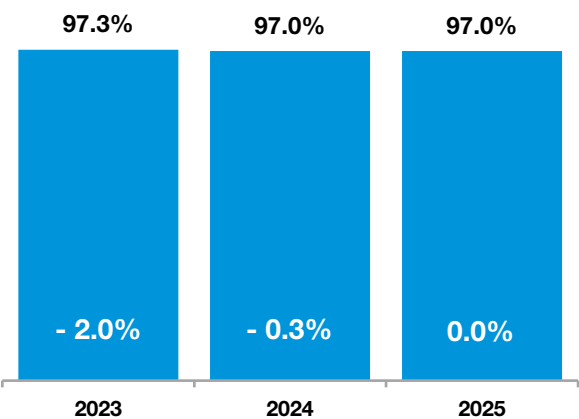
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



June

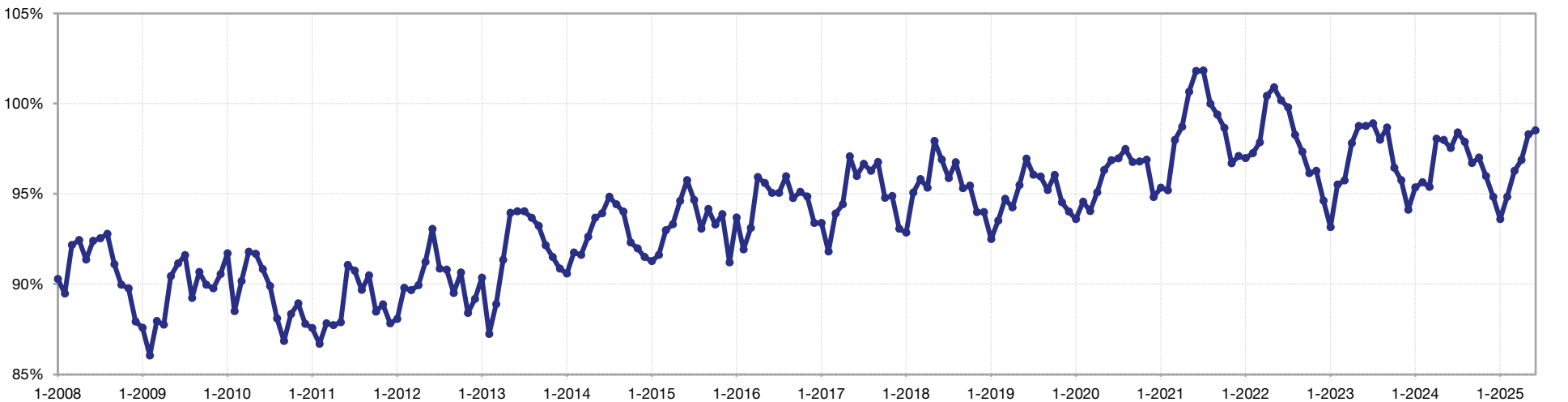


Year to Date



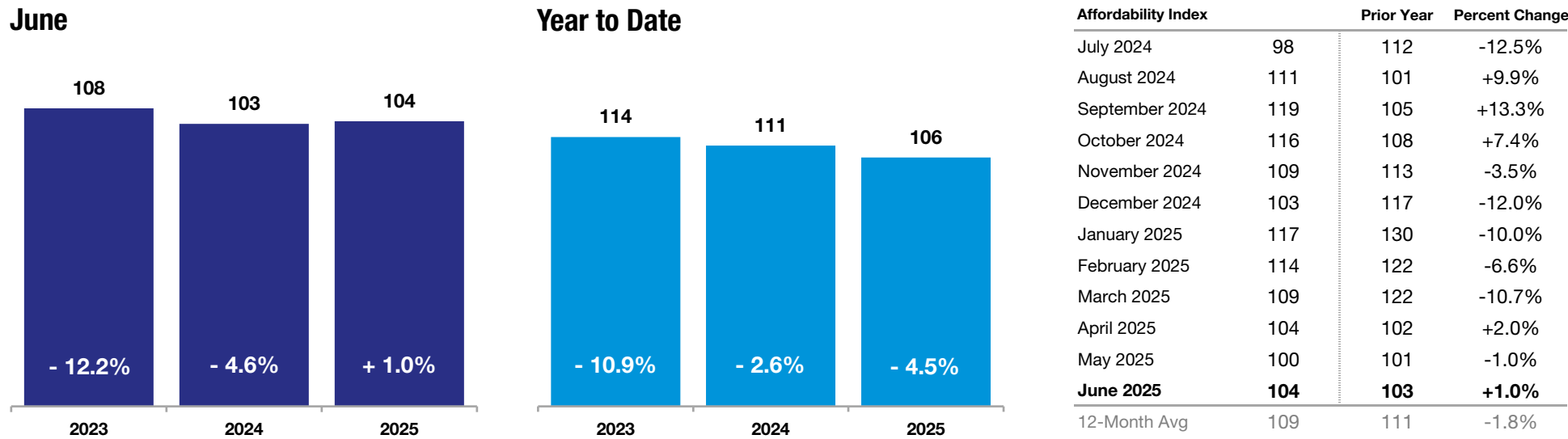
	Pct. of Orig. Price Received	Prior Year	Percent Change
July 2024	98.4%	98.9%	-0.5%
August 2024	97.9%	98.0%	-0.1%
September 2024	96.7%	98.7%	-2.0%
October 2024	97.0%	96.4%	+0.6%
November 2024	96.0%	95.8%	+0.2%
December 2024	94.8%	94.1%	+0.7%
January 2025	93.6%	95.3%	-1.8%
February 2025	94.8%	95.6%	-0.8%
March 2025	96.3%	95.4%	+0.9%
April 2025	96.9%	98.1%	-1.2%
May 2025	98.3%	98.0%	+0.3%
June 2025	98.5%	97.5%	+1.0%
12-Month Avg	96.6%	96.8%	-0.2%

Historical Percent of Original List Price Received by Month

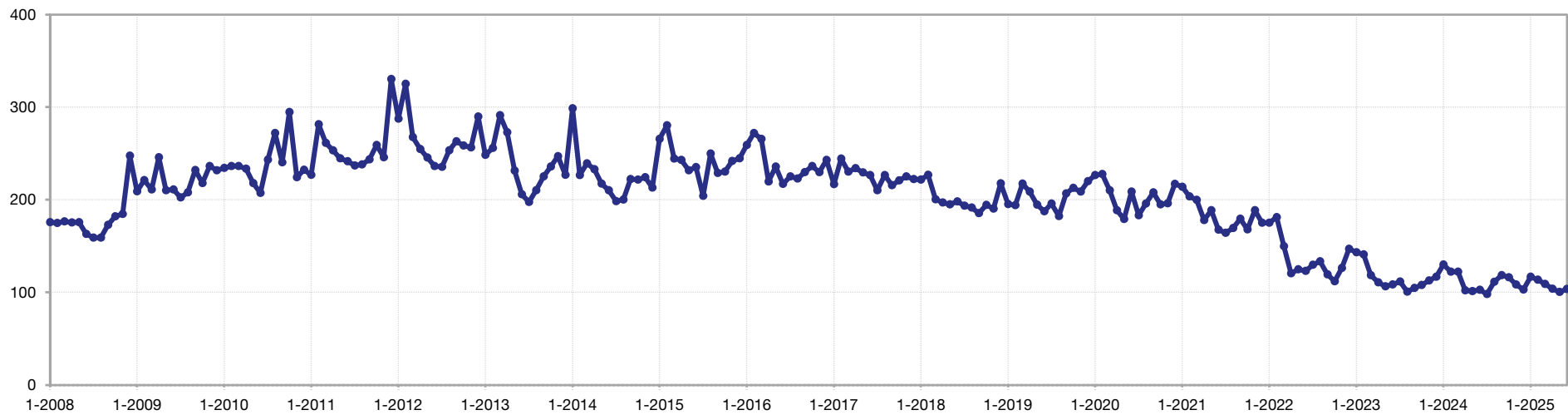


Housing Affordability Index

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.



Historical Housing Affordability Index by Month

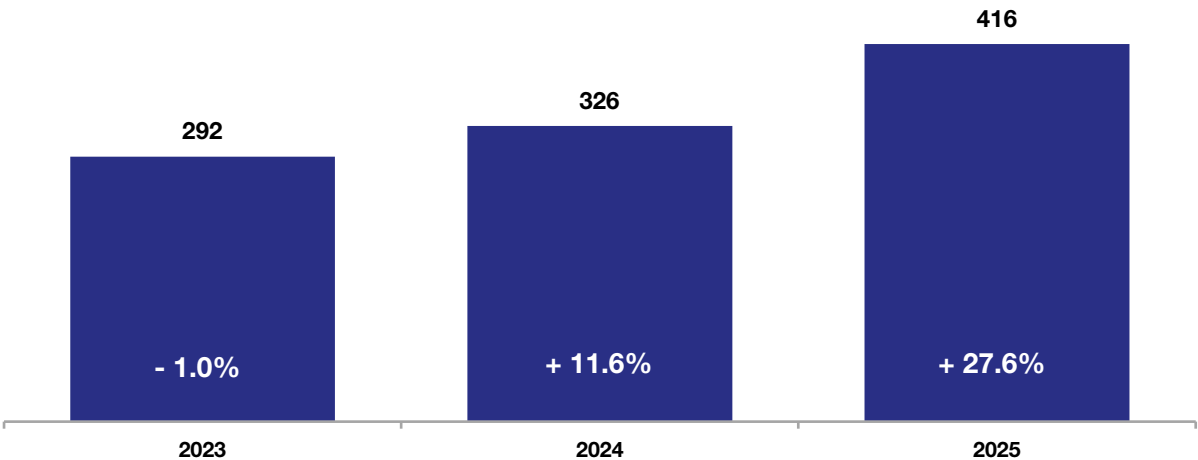


Inventory of Homes for Sale

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

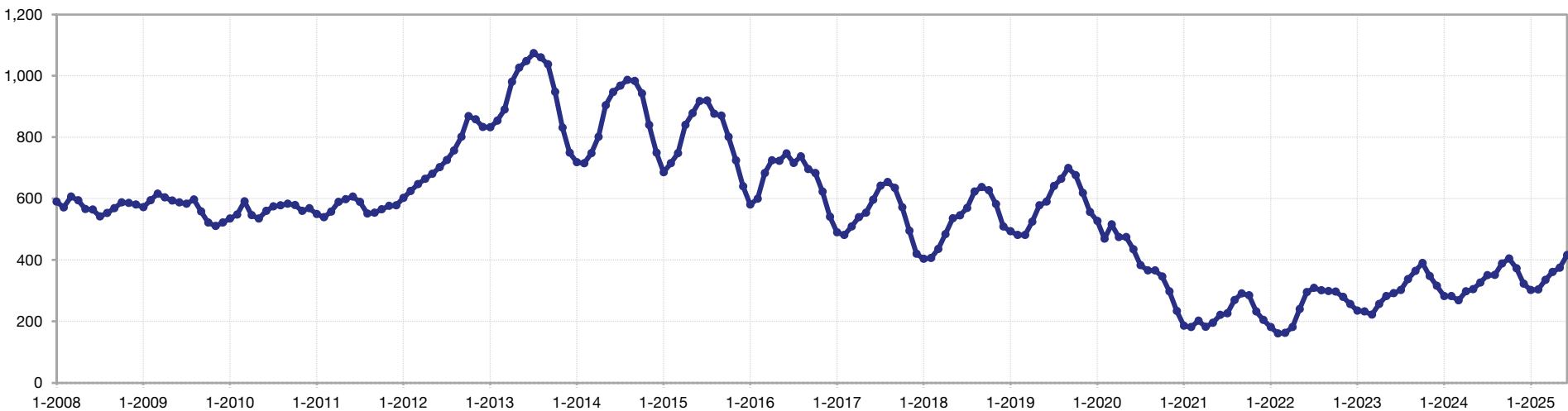


June



Homes for Sale		Prior Year	Percent Change
July 2024	350	302	+15.9%
August 2024	351	337	+4.2%
September 2024	388	364	+6.6%
October 2024	405	390	+3.8%
November 2024	373	348	+7.2%
December 2024	323	316	+2.2%
January 2025	302	282	+7.1%
February 2025	304	282	+7.8%
March 2025	335	268	+25.0%
April 2025	361	298	+21.1%
May 2025	374	305	+22.6%
June 2025	416	326	+27.6%
12-Month Avg	357	318	+12.3%

Historical Inventory of Homes for Sale by Month

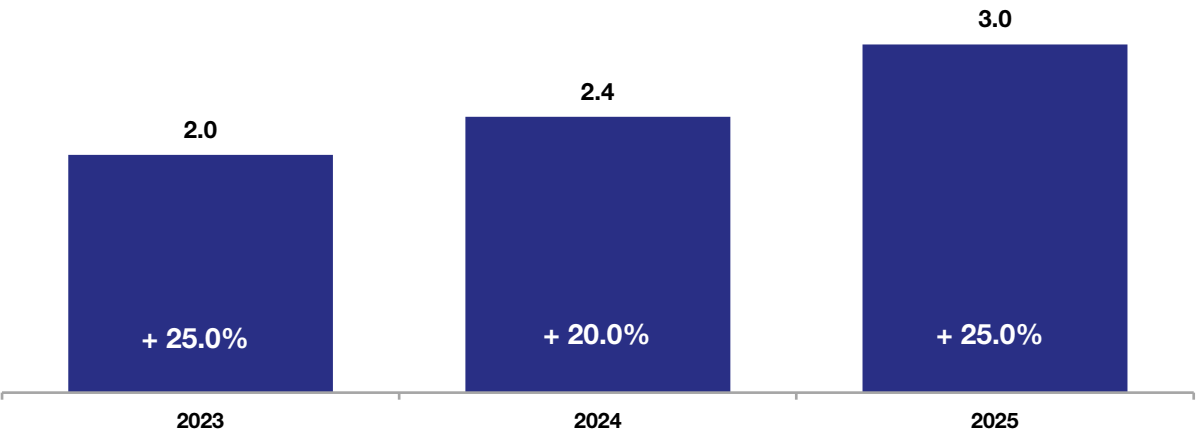


Months Supply of Inventory

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.

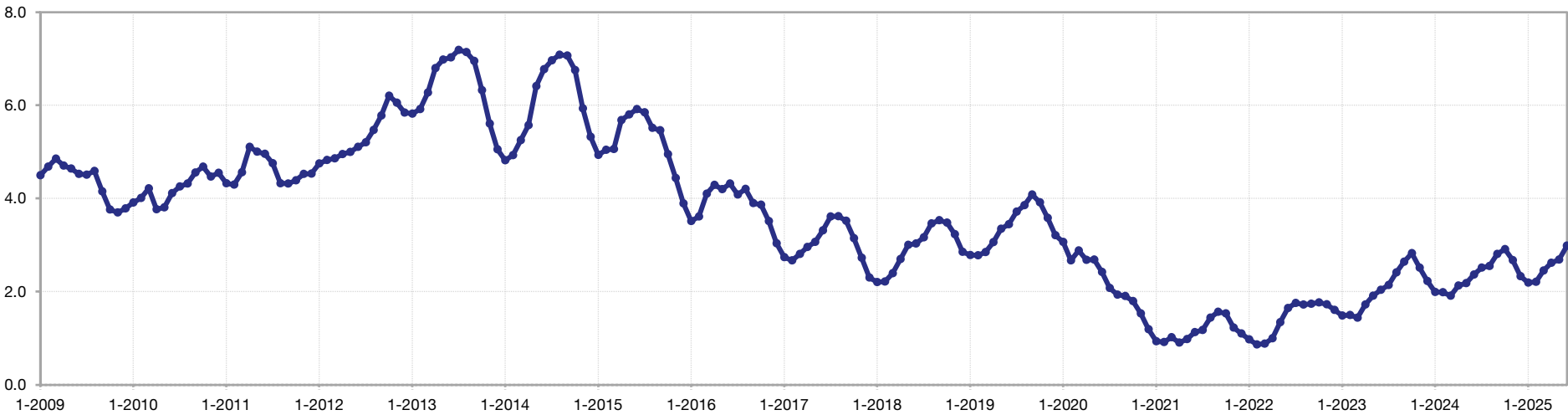


June



Months Supply		Prior Year	Percent Change
July 2024	2.5	2.1	+19.0%
August 2024	2.5	2.4	+4.2%
September 2024	2.8	2.6	+7.7%
October 2024	2.9	2.8	+3.6%
November 2024	2.7	2.5	+8.0%
December 2024	2.3	2.2	+4.5%
January 2025	2.2	2.0	+10.0%
February 2025	2.2	2.0	+10.0%
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	3.0	2.4	+25.0%
12-Month Avg	2.6	2.3	+13.0%

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 2024	YTD 2025	+ / -	YTD 2024	YTD 2025	+ / -	YTD 2024	YTD 2025	+ / -	6-2024	6-2025	+ / -	6-2024	6-2025	+ / -
Blue Earth	22	29	+31.8%	20	17	-15.0%	\$138,750	\$170,000	+22.5%	9	15	+66.7%	2.9	3.5	+18.6%
Eagle Lake	29	20	-31.0%	14	14	0.0%	\$338,500	\$356,000	+5.2%	14	6	-57.1%	4.5	1.7	-63.5%
Elysian	16	10	-37.5%	7	7	0.0%	\$275,000	\$370,000	+34.5%	8	3	-62.5%	3.7	1.6	-57.5%
Fairmont	18	17	-5.6%	14	14	0.0%	\$180,000	\$252,000	+40.0%	6	8	+33.3%	2.4	2.9	+24.4%
Janesville	13	19	+46.2%	20	16	-20.0%	\$208,875	\$293,750	+40.6%	3	4	+33.3%	1.1	1.6	+46.7%
Lake Crystal	20	27	+35.0%	18	15	-16.7%	\$220,000	\$233,000	+5.9%	7	13	+85.7%	2.2	3.6	+61.7%
Le Sueur	24	17	-29.2%	12	17	+41.7%	\$274,950	\$273,500	-0.5%	11	6	-45.5%	4.0	1.9	-51.4%
Madison Lake	37	34	-8.1%	19	16	-15.8%	\$351,500	\$465,000	+32.3%	16	19	+18.8%	4.2	5.9	+41.7%
Mankato	233	255	+9.4%	183	181	-1.1%	\$309,000	\$303,315	-1.8%	72	103	+43.1%	2.0	3.3	+68.1%
Mapleton	12	18	+50.0%	12	10	-16.7%	\$220,250	\$221,000	+0.3%	4	8	+100.0%	2.0	3.5	+73.9%
New Ulm	80	90	+12.5%	73	65	-11.0%	\$240,000	\$219,900	-8.4%	18	20	+11.1%	1.4	1.5	+4.9%
Nicollet	8	6	-25.0%	4	8	+100.0%	\$334,950	\$320,000	-4.5%	3	0	-100.0%	2.4	0.0	-100.0%
North Mankato	101	124	+22.8%	71	86	+21.1%	\$310,000	\$303,100	-2.2%	33	47	+42.4%	2.7	3.1	+15.8%
Sleepy Eye	14	18	+28.6%	16	15	-6.3%	\$152,450	\$170,000	+11.5%	3	4	+33.3%	1.0	1.5	+45.5%
Springfield	0	2	--	0	1	--	\$0	\$149,000	--	0	0	--	0.0	0.0	--
Waseca	30	43	+43.3%	26	37	+42.3%	\$220,000	\$215,000	-2.3%	5	11	+120.0%	1.0	1.8	+83.8%
Waterville	15	11	-26.7%	9	10	+11.1%	\$366,000	\$482,000	+31.7%	6	3	-50.0%	2.5	1.5	-39.3%
Windom	0	0	--	0	0	--	\$0	\$0	--	0	0	--	0.0	0.0	--
Winnebago	5	12	+140.0%	12	9	-25.0%	\$155,000	\$249,000	+60.6%	2	2	0.0%	1.0	0.9	-14.3%