



Monthly Indicators

April 2026

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

Activity Snapshot

- 3.0% **- 4.9%** **+ 13.9%**

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

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



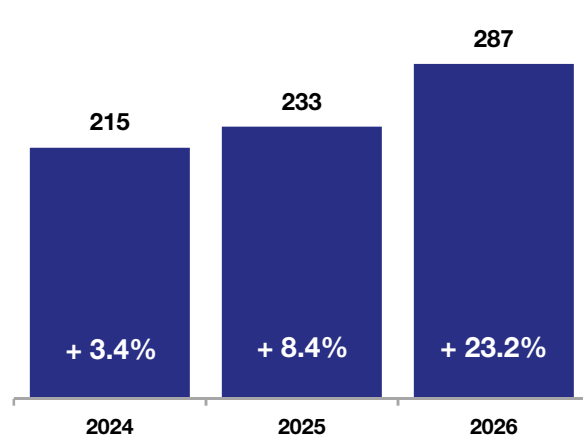
Key Metrics	Historical Sparkbars	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		233	287	+ 23.2%	629	702	+ 11.6%
Pending Sales		174	170	- 2.3%	488	519	+ 6.4%
Closed Sales		132	128	- 3.0%	390	408	+ 4.6%
Days on Market		96	91	- 5.2%	98	98	0.0%
Median Sales Price		\$273,500	\$260,000	- 4.9%	\$256,460	\$267,750	+ 4.4%
Avg. Sales Price		\$287,441	\$285,462	- 0.7%	\$283,161	\$291,847	+ 3.1%
Pct. of Orig. Price Received		96.9%	95.6%	- 1.3%	95.6%	95.0%	- 0.6%
Affordability Index		104	115	+ 10.6%	111	111	0.0%
Homes for Sale		360	410	+ 13.9%	--	--	--
Months Supply		2.6	2.9	+ 11.5%	--	--	--

New Listings

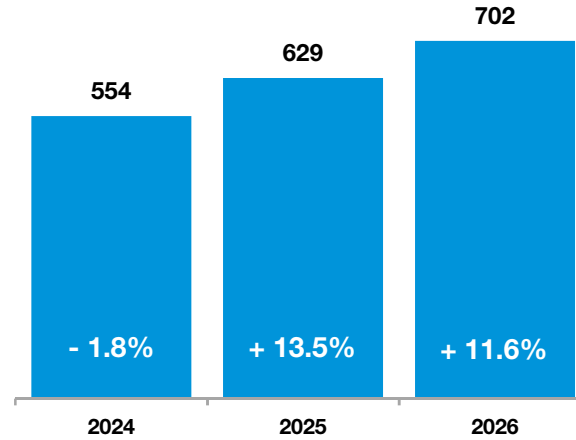
A count of the properties that have been newly listed on the market in a given month.



April

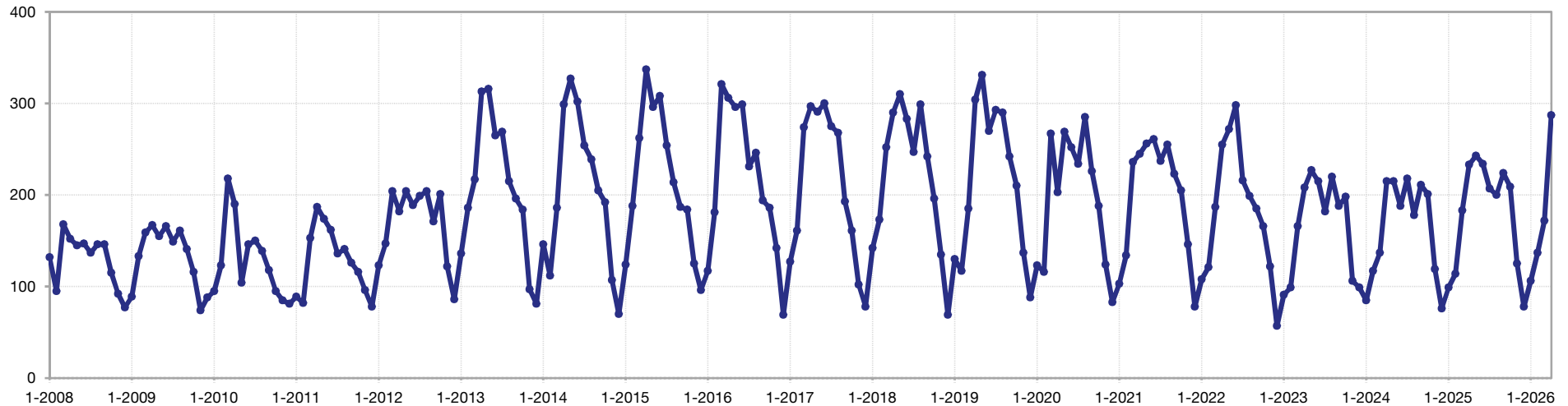


Year to Date



	New Listings	Prior Year	Percent Change
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	209	201	+4.0%
November 2025	125	119	+5.0%
December 2025	78	76	+2.6%
January 2026	106	99	+7.1%
February 2026	137	114	+20.2%
March 2026	172	183	-6.0%
April 2026	287	233	+23.2%
12-Month Avg	185	170	+8.8%

Historical New Listings by Month

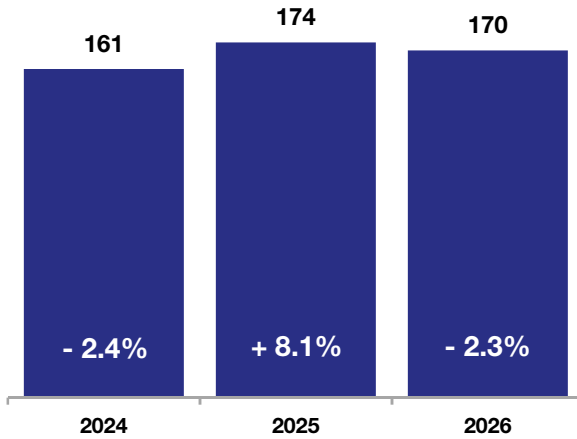


Pending Sales

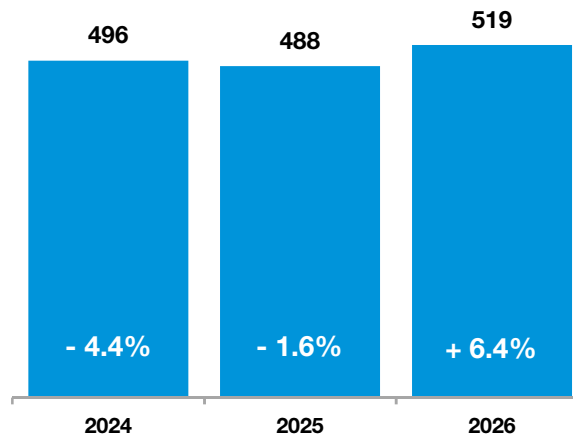
A count of the properties on which offers have been accepted in a given month.



April

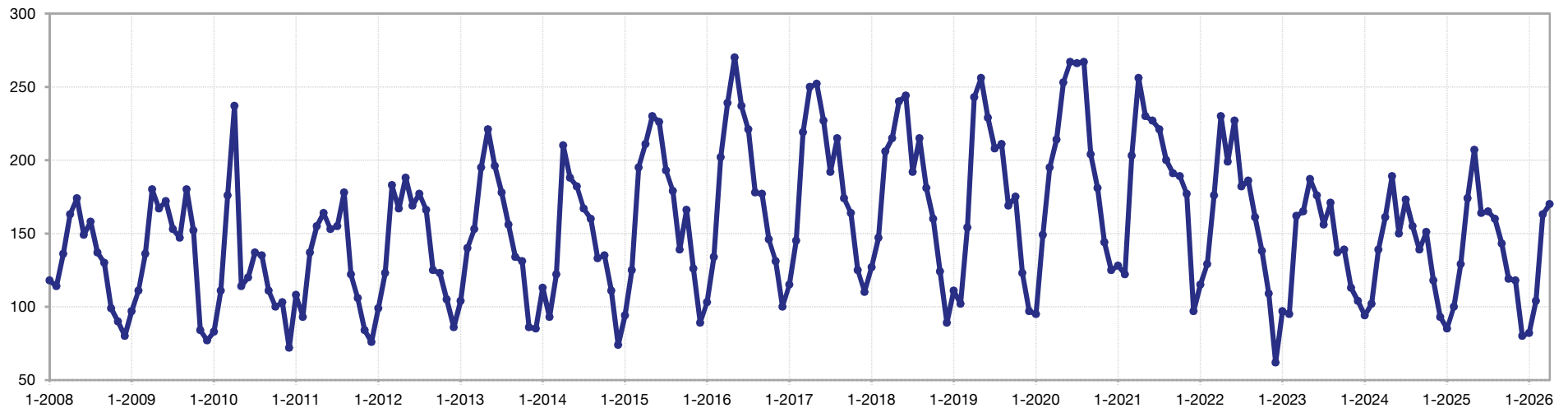


Year to Date



	Pending Sales	Prior Year	Percent Change
May 2025	207	189	+9.5%
June 2025	164	150	+9.3%
July 2025	165	173	-4.6%
August 2025	160	155	+3.2%
September 2025	143	139	+2.9%
October 2025	119	151	-21.2%
November 2025	118	118	0.0%
December 2025	80	93	-14.0%
January 2026	82	85	-3.5%
February 2026	104	100	+4.0%
March 2026	163	129	+26.4%
April 2026	170	174	-2.3%
12-Month Avg	140	138	+1.4%

Historical Pending Sales by Month

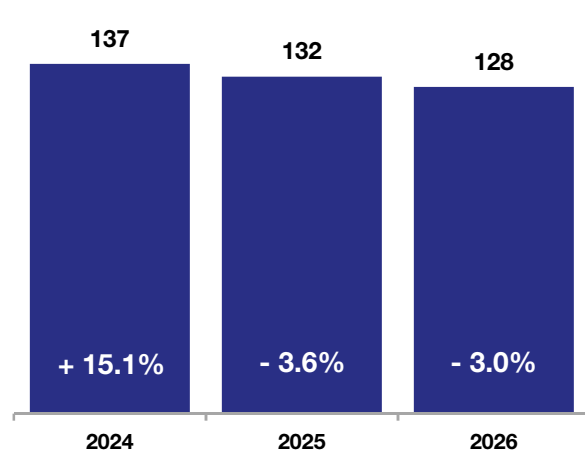


Closed Sales

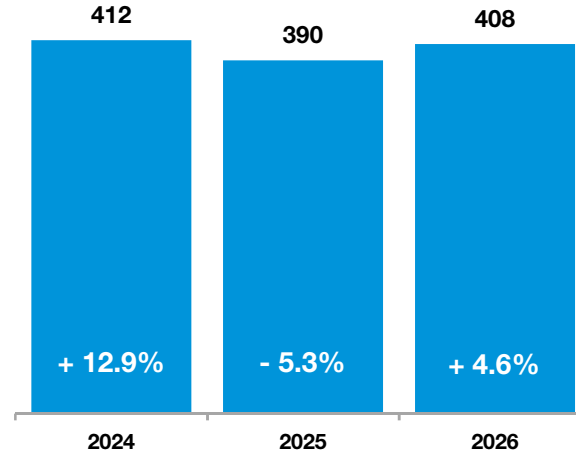
A count of the actual sales that closed in a given month.



April

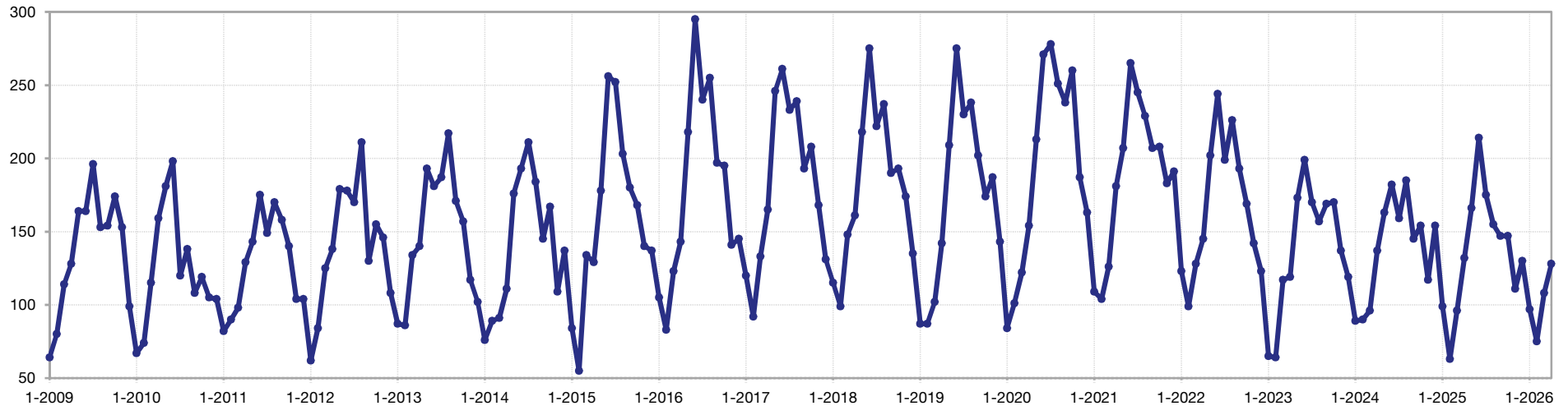


Year to Date



Closed Sales	Prior Year	Percent Change
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	154 -4.5%
November 2025	111	117 -5.1%
December 2025	130	154 -15.6%
January 2026	97	99 -2.0%
February 2026	75	63 +19.0%
March 2026	108	96 +12.5%
April 2026	128	132 -3.0%
12-Month Avg	138	137 +0.7%

Historical Closed Sales by Month

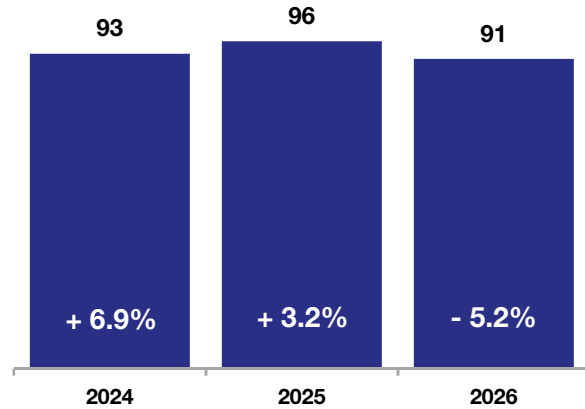


Days on Market Until Sale

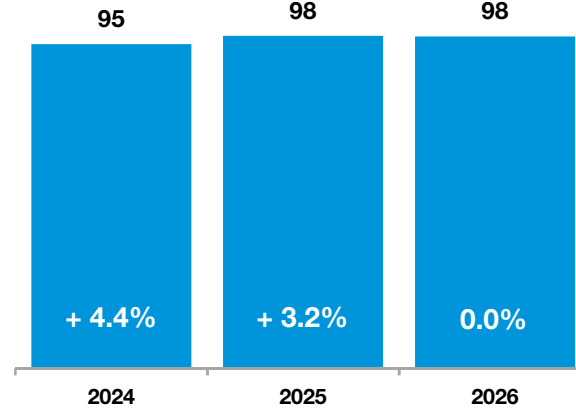
Average number of days between when a property is listed and when an offer is accepted in a given month.



April

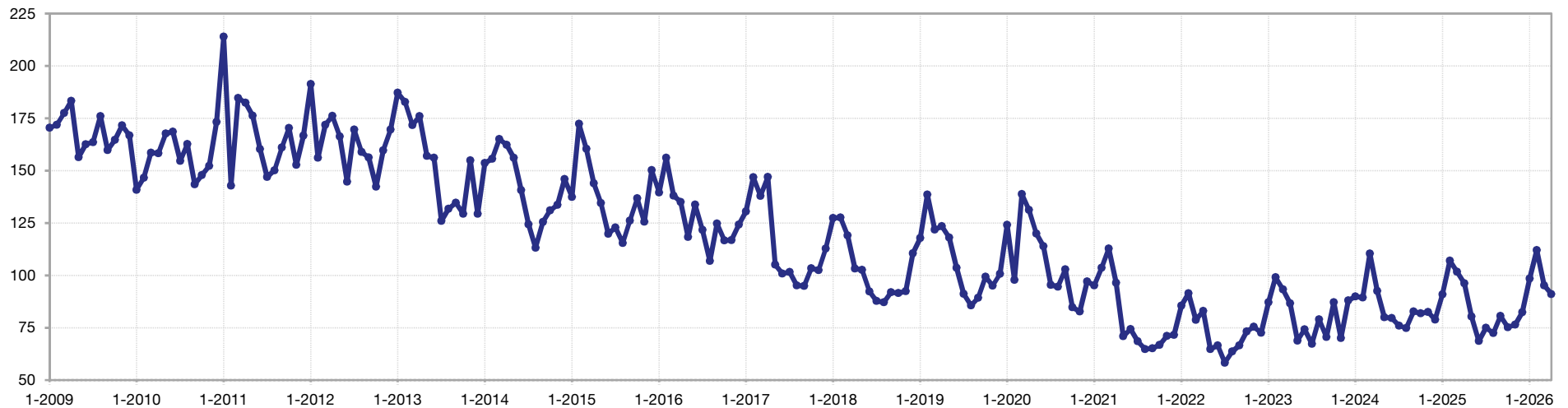


Year to Date



Days on Market	Prior Year	Percent Change
May 2025	80	0.0%
June 2025	69	-13.8%
July 2025	75	-1.3%
August 2025	72	-4.0%
September 2025	81	-2.4%
October 2025	75	-8.5%
November 2025	76	-7.3%
December 2025	82	+3.8%
January 2026	98	+7.7%
February 2026	112	+4.7%
March 2026	95	-6.9%
April 2026	91	-5.2%
12-Month Avg	84	-2.3%

Historical Days on Market Until Sale by Month

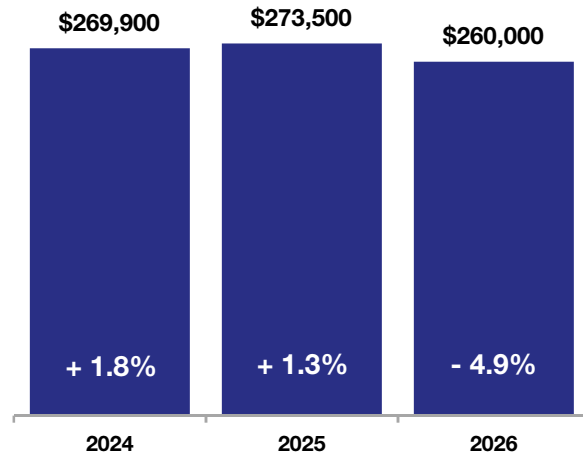


Median Sales Price

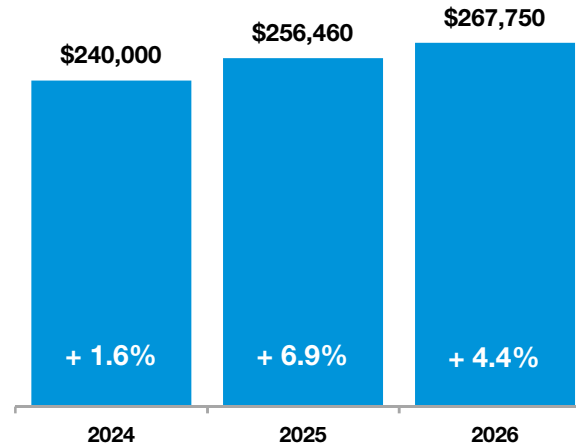
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



April

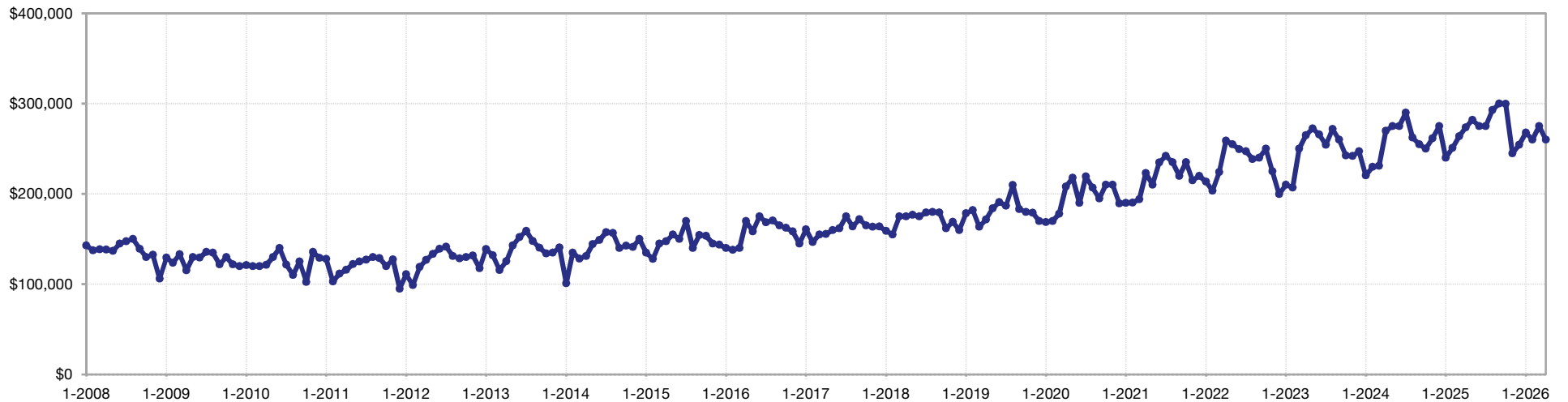


Year to Date



Month	Median Sales Price	Prior Year	Percent Change
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	\$254,500	\$275,000	-7.5%
January 2026	\$268,000	\$240,000	+11.7%
February 2026	\$260,000	\$251,000	+3.6%
March 2026	\$275,000	\$264,000	+4.2%
April 2026	\$260,000	\$273,500	-4.9%
12-Month Avg	\$273,950	\$264,375	+3.6%

Historical Median Sales Price by Month

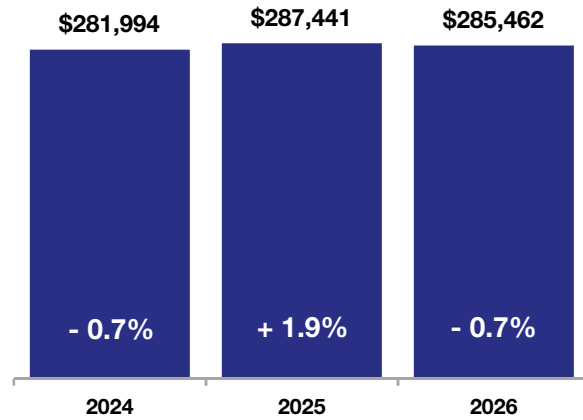


Average Sales Price

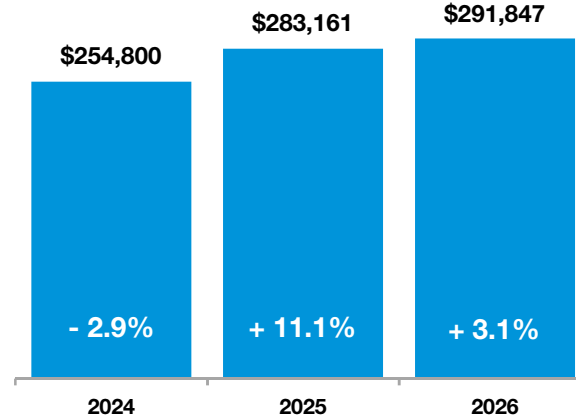
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



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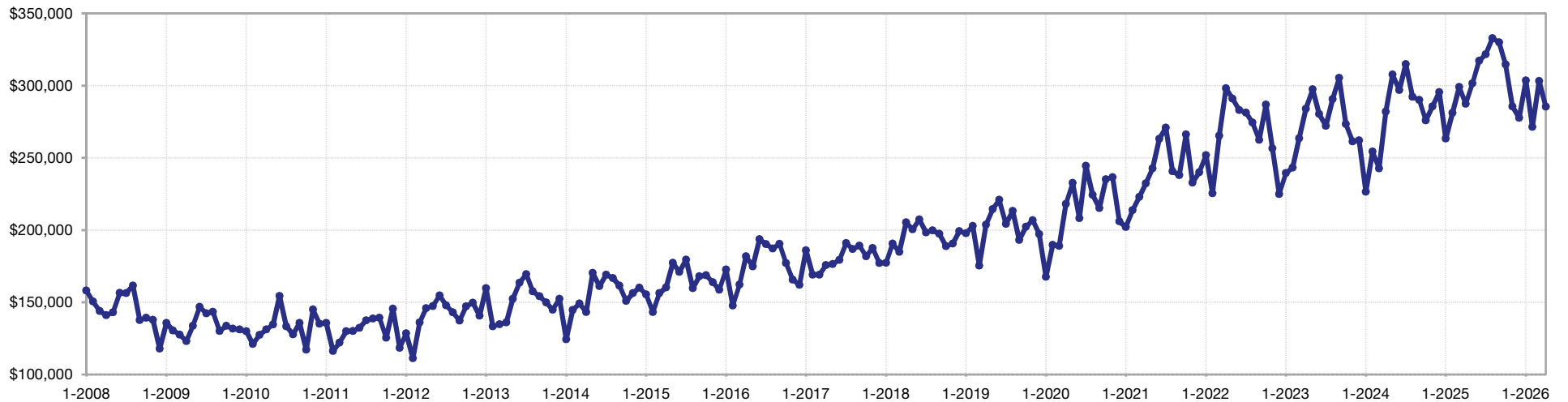


Year to Date



	Avg. Sales Price	Prior Year	Percent Change
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	\$275,907	+14.0%
November 2025	\$285,650	\$285,502	+0.1%
December 2025	\$277,682	\$295,420	-6.0%
January 2026	\$303,462	\$263,296	+15.3%
February 2026	\$271,355	\$281,105	-3.5%
March 2026	\$303,212	\$299,109	+1.4%
April 2026	\$285,462	\$287,441	-0.7%
12-Month Avg	\$303,718	\$290,780	+4.4%

Historical Average Sales Price by Month

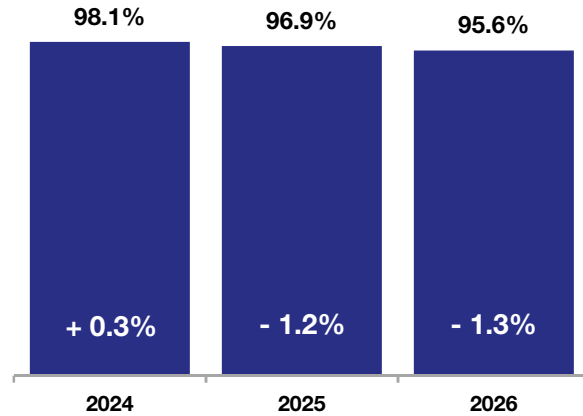


Percent of Original List Price Received

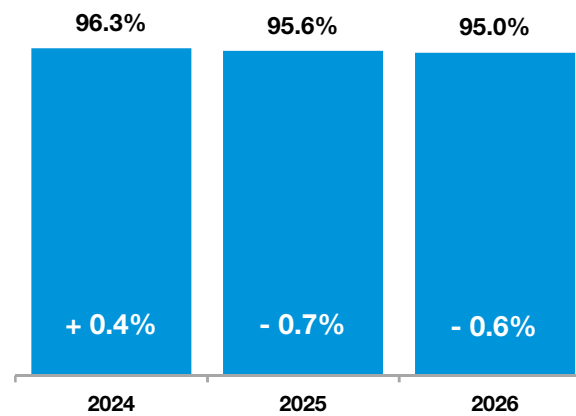
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



April

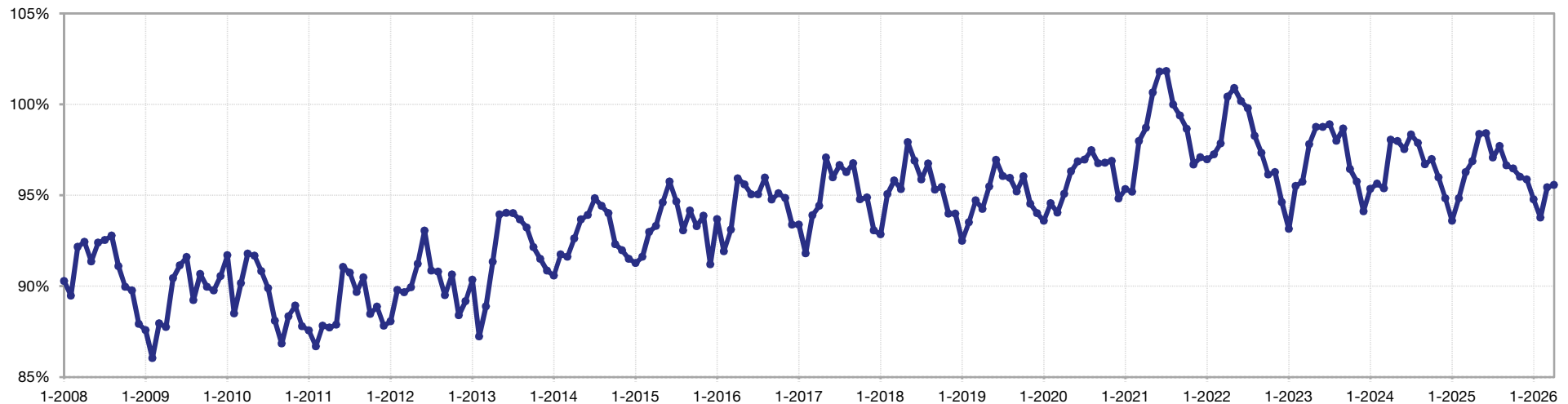


Year to Date



	Pct. of Orig. Price Received	Prior Year	Percent Change
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	95.9%	94.8%	+1.2%
January 2026	94.8%	93.6%	+1.3%
February 2026	93.8%	94.8%	-1.1%
March 2026	95.4%	96.3%	-0.9%
April 2026	95.6%	96.9%	-1.3%
12-Month Avg	96.3%	96.5%	-0.2%

Historical Percent of Original List Price Received by Month

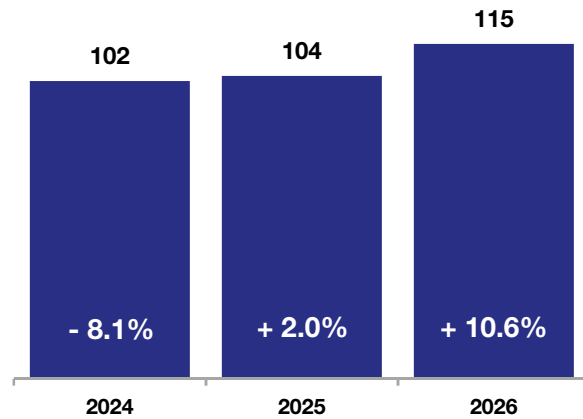


Housing Affordability Index

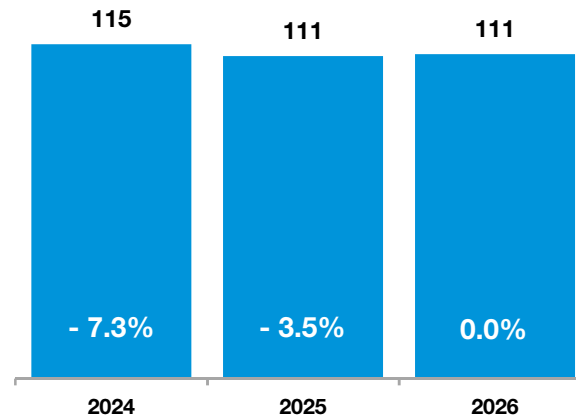
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



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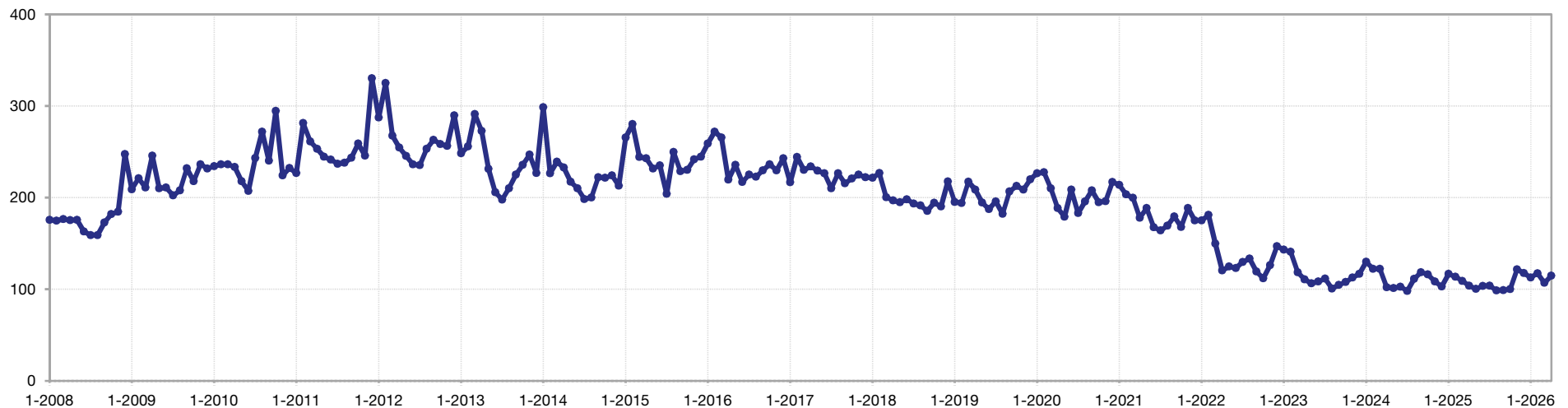


Year to Date



	Affordability Index	Prior Year	Percent Change
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	118	103	+14.6%
January 2026	113	117	-3.4%
February 2026	117	114	+2.6%
March 2026	107	109	-1.8%
April 2026	115	104	+10.6%
12-Month Avg	108	109	-0.9%

Historical Housing Affordability Index by Month

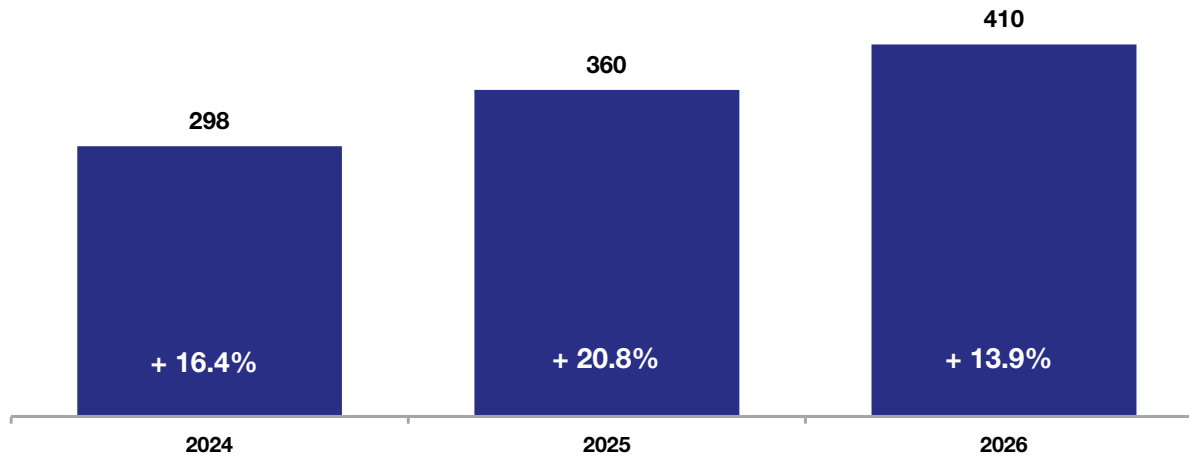


Inventory of Homes for Sale

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

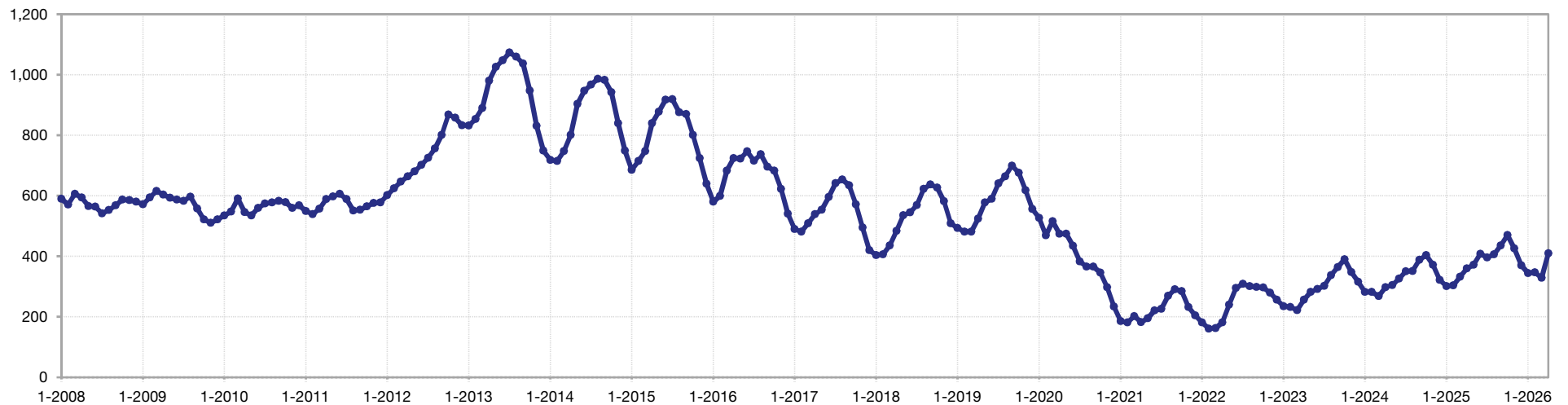


April



Homes for Sale	Prior Year	Percent Change
May 2025	305	+22.0%
June 2025	326	+25.2%
July 2025	350	+13.1%
August 2025	351	+15.7%
September 2025	388	+12.4%
October 2025	404	+16.3%
November 2025	372	+14.5%
December 2025	322	+14.9%
January 2026	301	+14.3%
February 2026	304	+14.1%
March 2026	332	-0.9%
April 2026	360	+13.9%
12-Month Avg	393	+14.6%

Historical Inventory of Homes for Sale by Month

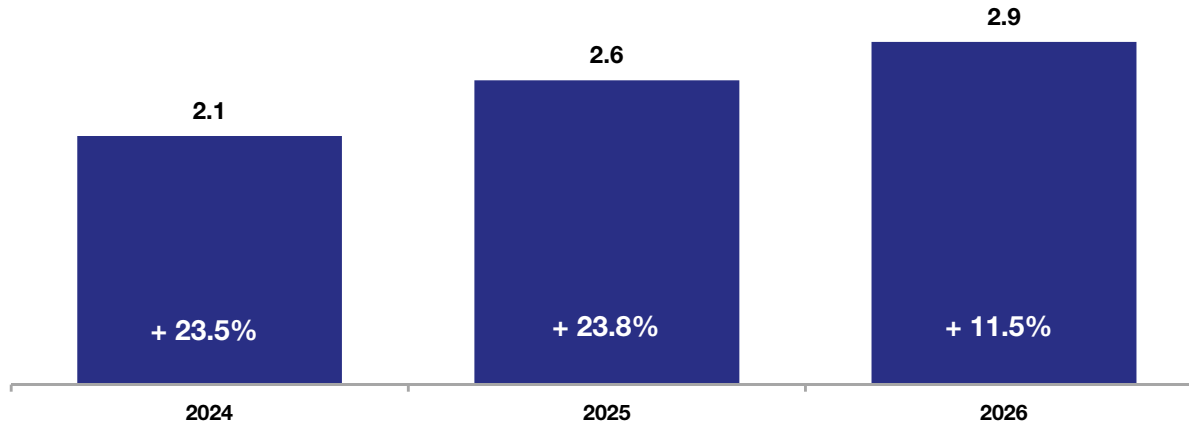


Months Supply of Inventory

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.

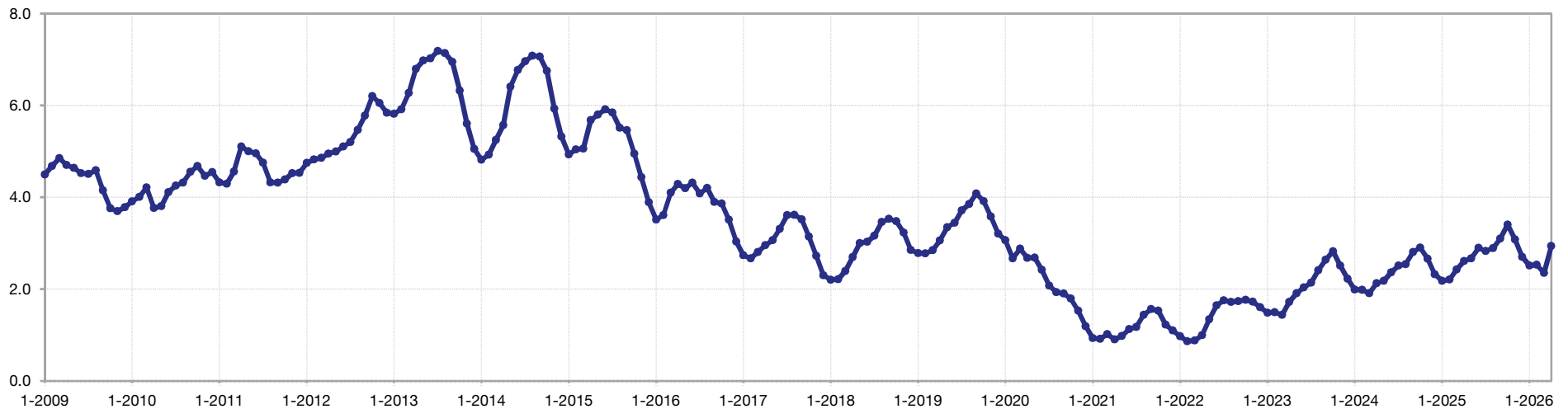


April



Months Supply		Prior Year	Percent Change
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%
February 2026	2.5	2.2	+13.6%
March 2026	2.4	2.4	0.0%
April 2026	2.9	2.6	+11.5%
12-Month Avg	2.8	2.5	+12.0%

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 2025	YTD 2026	+ / -	YTD 2025	YTD 2026	+ / -	YTD 2025	YTD 2026	+ / -	4-2025	4-2026	+ / -	4-2025	4-2026	+ / -
Blue Earth	16	23	+43.8%	10	21	+110.0%	\$172,500	\$180,000	+4.3%	10	10	0.0%	2.4	2.1	-10.7%
Eagle Lake	12	16	+33.3%	6	11	+83.3%	\$366,000	\$377,500	+3.1%	5	7	+40.0%	1.4	2.2	+50.8%
Elysian	6	8	+33.3%	4	3	-25.0%	\$332,450	\$850,000	+155.7%	4	3	-25.0%	1.9	1.9	-1.0%
Fairmont	12	2	-83.3%	10	2	-80.0%	\$271,250	\$198,950	-26.7%	7	3	-57.1%	2.7	1.7	-36.7%
Janesville	13	13	0.0%	7	6	-14.3%	\$275,000	\$271,500	-1.3%	5	3	-40.0%	2.0	1.2	-41.1%
Lake Crystal	16	18	+12.5%	6	15	+150.0%	\$176,700	\$205,000	+16.0%	7	10	+42.9%	1.9	2.7	+43.7%
Le Sueur	12	14	+16.7%	8	4	-50.0%	\$296,500	\$279,000	-5.9%	7	16	+128.6%	2.2	5.7	+156.8%
Madison Lake	17	27	+58.8%	7	8	+14.3%	\$374,000	\$390,000	+4.3%	16	25	+56.3%	5.3	6.9	+28.9%
Mankato	150	173	+15.3%	95	96	+1.1%	\$310,000	\$300,000	-3.2%	90	100	+11.1%	2.9	2.9	+2.4%
Mapleton	10	15	+50.0%	4	2	-50.0%	\$187,450	\$228,000	+21.6%	9	8	-11.1%	4.7	2.7	-43.7%
New Ulm	47	57	+21.3%	31	40	+29.0%	\$215,000	\$269,950	+25.6%	23	21	-8.7%	1.8	1.7	-7.5%
Nicollet	5	5	0.0%	4	3	-25.0%	\$288,500	\$380,000	+31.7%	1	1	0.0%	0.7	0.5	-32.6%
North Mankato	73	73	0.0%	42	35	-16.7%	\$295,000	\$335,750	+13.8%	39	34	-12.8%	2.7	2.3	-16.2%
Sleepy Eye	7	5	-28.6%	8	6	-25.0%	\$109,000	\$225,500	+106.9%	2	7	+250.0%	0.8	2.7	+247.8%
Springfield	2	1	-50.0%	0	2	--	\$0	\$237,500	--	2	0	-100.0%	2.0	0.0	-100.0%
Waseca	24	27	+12.5%	18	17	-5.6%	\$213,000	\$200,000	-6.1%	9	9	0.0%	1.5	1.6	+4.4%
Waterville	9	4	-55.6%	6	4	-33.3%	\$430,000	\$270,000	-37.2%	6	3	-50.0%	2.9	1.7	-40.9%
Windom	0	1	--	0	0	--	\$0	\$0	--	0	2	--	0.0	0.0	--
Winnebago	4	6	+50.0%	3	8	+166.7%	\$299,000	\$134,250	-55.1%	1	2	+100.0%	0.5	1.0	+96.4%