



Monthly Indicators

May 2026

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

Activity Snapshot

+ 22.9% **- 4.3%** **+ 18.3%**

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

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.



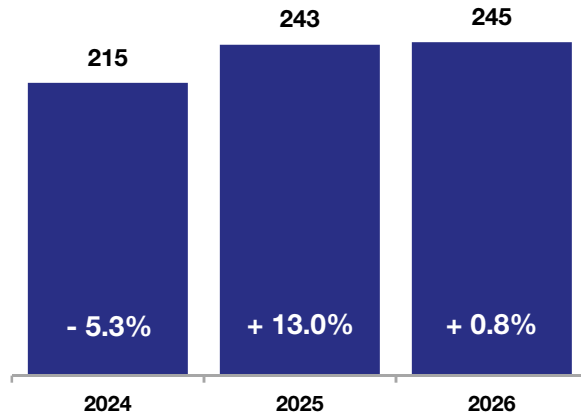
Key Metrics	Historical Sparkbars	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		243	245	+ 0.8%	872	954	+ 9.4%
Pending Sales		207	174	- 15.9%	695	713	+ 2.6%
Closed Sales		166	204	+ 22.9%	556	614	+ 10.4%
Days on Market		80	69	- 13.8%	93	89	- 4.3%
Median Sales Price		\$282,000	\$269,950	- 4.3%	\$265,250	\$269,900	+ 1.8%
Avg. Sales Price		\$301,607	\$286,790	- 4.9%	\$288,668	\$290,328	+ 0.6%
Pct. of Orig. Price Received		98.4%	98.1%	- 0.3%	96.4%	96.0%	- 0.4%
Affordability Index		100	108	+ 8.0%	107	108	+ 0.9%
Homes for Sale		372	440	+ 18.3%	--	--	--
Months Supply		2.7	3.2	+ 18.5%	--	--	--

New Listings

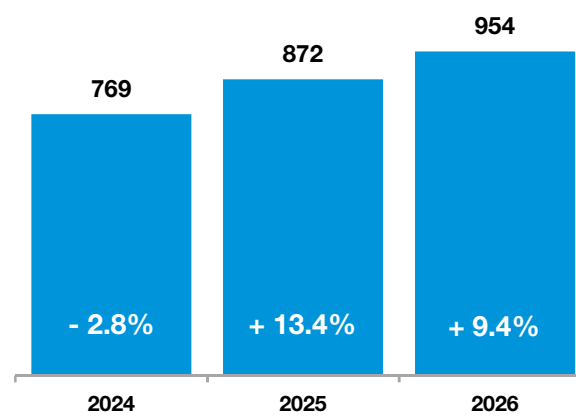
A count of the properties that have been newly listed on the market in a given month.



May

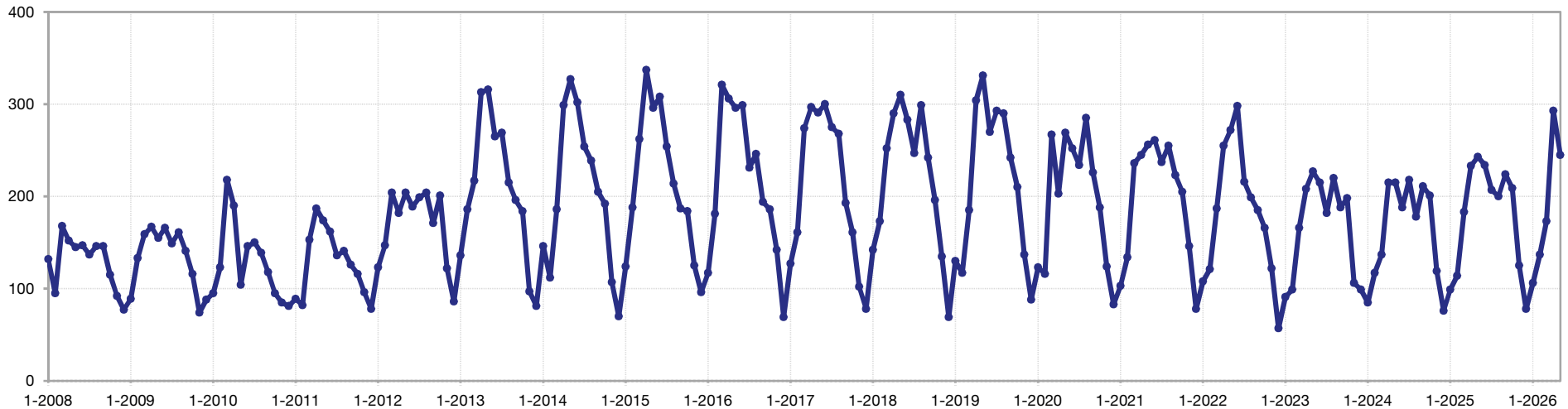


Year to Date



	New Listings	Prior Year	Percent Change
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	173	183	-5.5%
April 2026	293	233	+25.8%
May 2026	245	243	+0.8%
12-Month Avg	186	172	+8.1%

Historical New Listings by Month

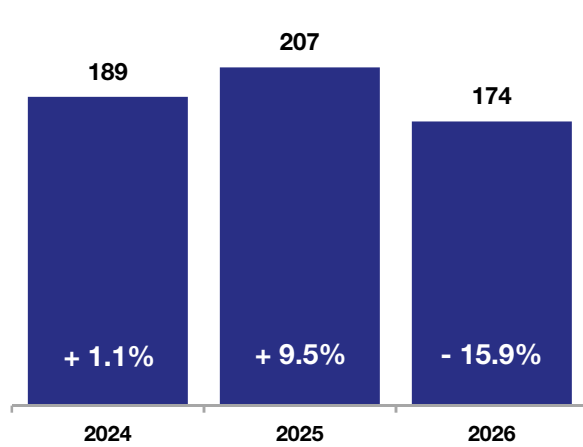


Pending Sales

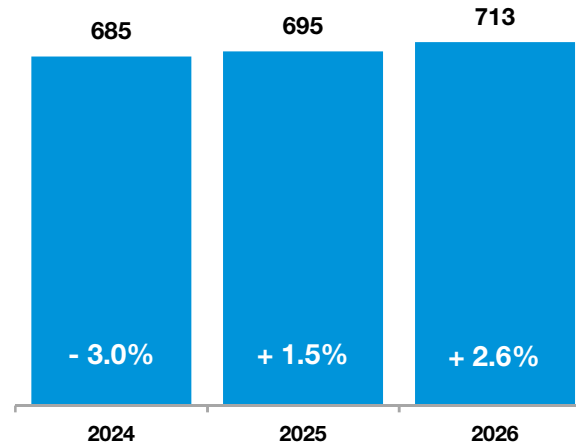
A count of the properties on which offers have been accepted in a given month.



May

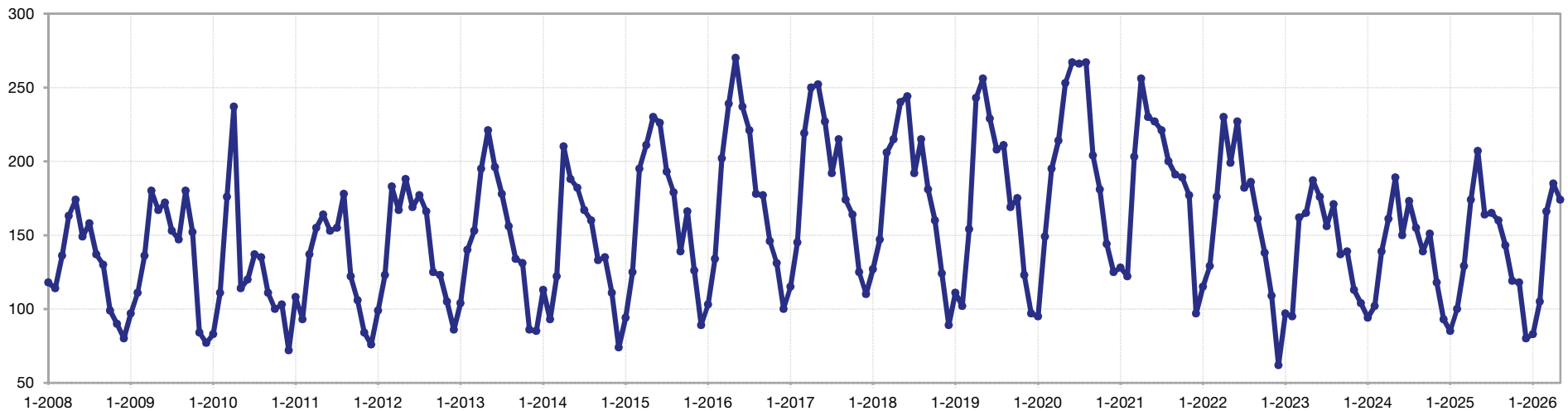


Year to Date



	Pending Sales	Prior Year	Percent Change
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	83	85	-2.4%
February 2026	105	100	+5.0%
March 2026	166	129	+28.7%
April 2026	185	174	+6.3%
May 2026	174	207	-15.9%
12-Month Avg	139	140	-0.7%

Historical Pending Sales by Month

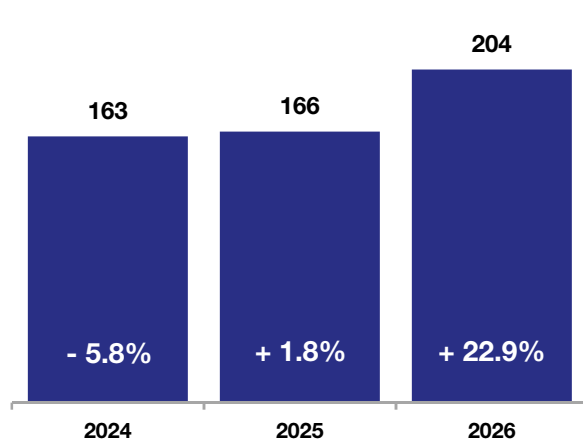


Closed Sales

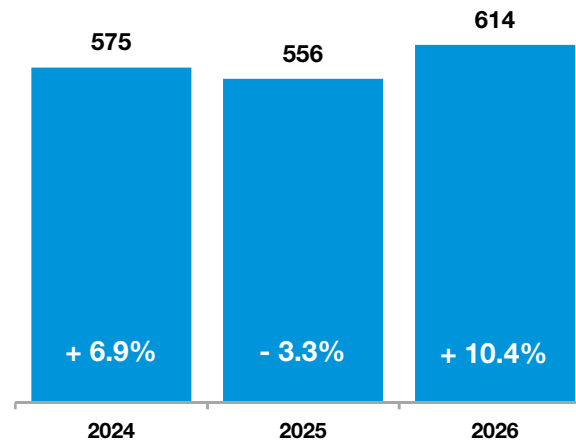
A count of the actual sales that closed in a given month.



May

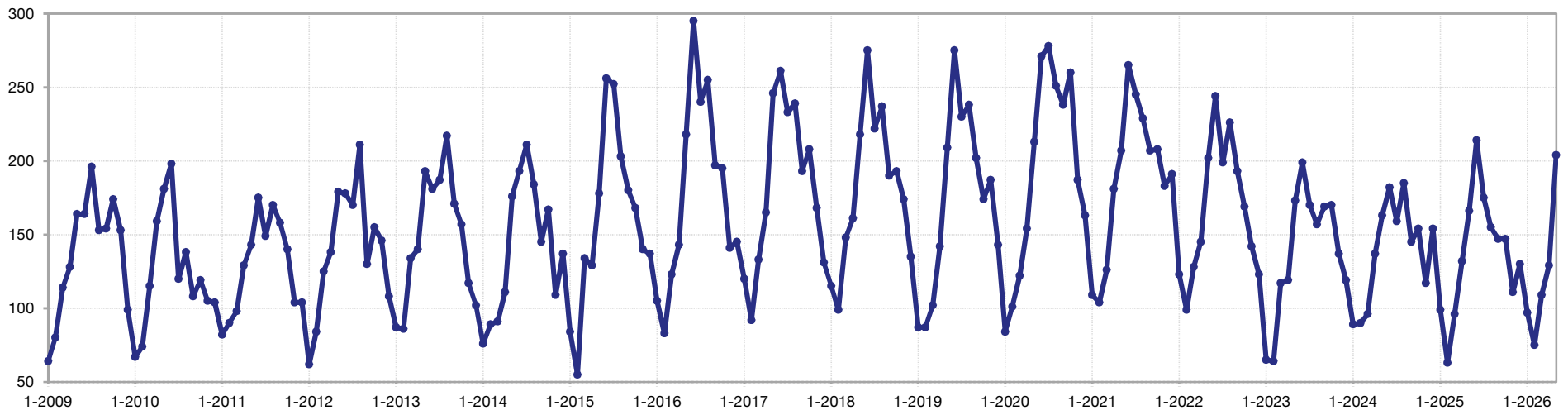


Year to Date



	Closed Sales	Prior Year	Percent Change
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	109	96	+13.5%
April 2026	129	132	-2.3%
May 2026	204	166	+22.9%
12-Month Avg	141	138	+2.2%

Historical Closed Sales by Month

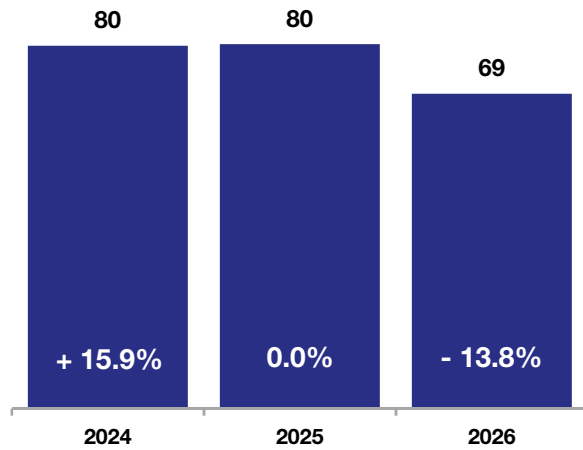


Days on Market Until Sale

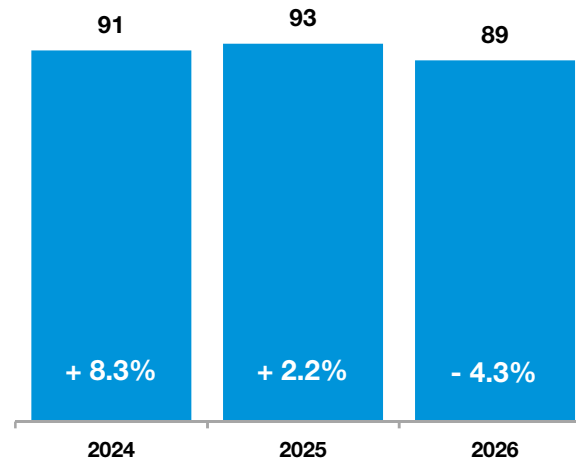
Average number of days between when a property is listed and when an offer is accepted in a given month.



May

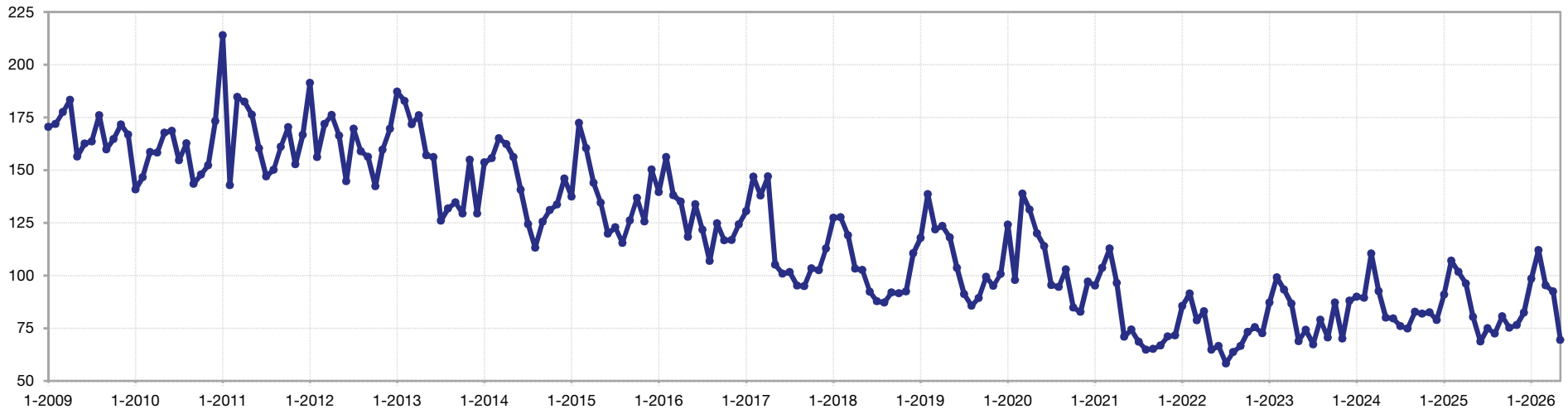


Year to Date



Days on Market	Prior Year	Percent Change
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%
February 2026	107	+4.7%
March 2026	102	-6.9%
April 2026	96	-4.2%
May 2026	80	-13.8%
12-Month Avg	86	-3.5%

Historical Days on Market Until Sale by Month

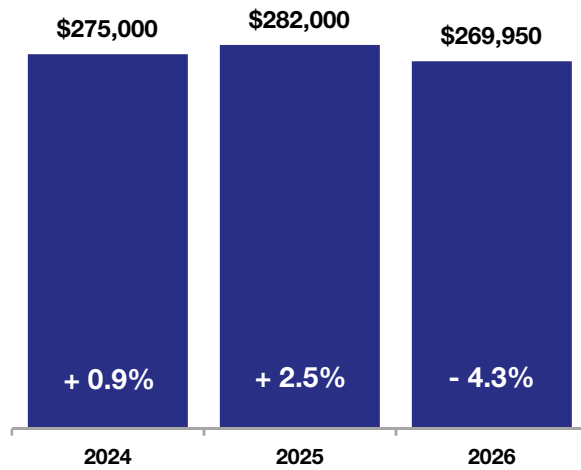


Median Sales Price

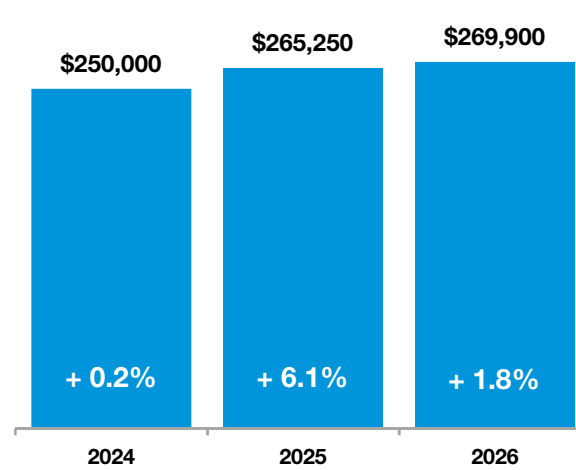
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



May

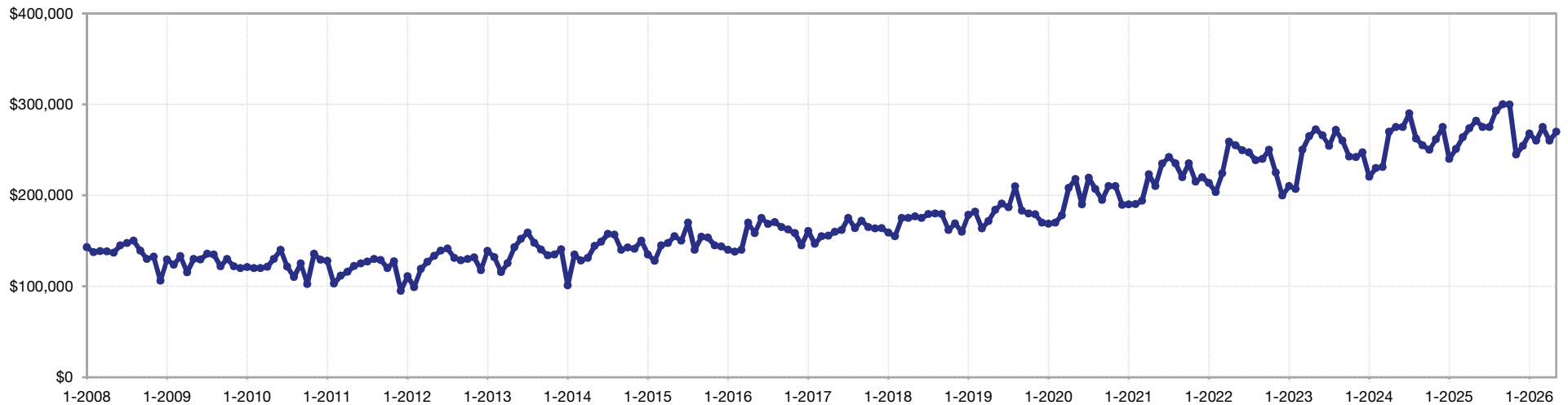


Year to Date



Month	Median Sales Price	Prior Year	Percent Change
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%
May 2026	\$269,950	\$282,000	-4.3%
12-Month Avg	\$272,946	\$264,958	+3.0%

Historical Median Sales Price by Month

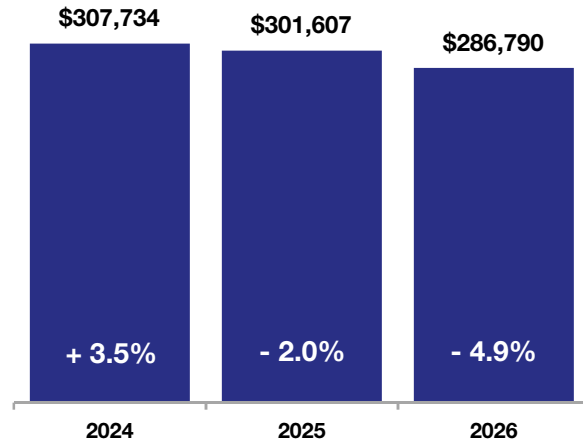


Average Sales Price

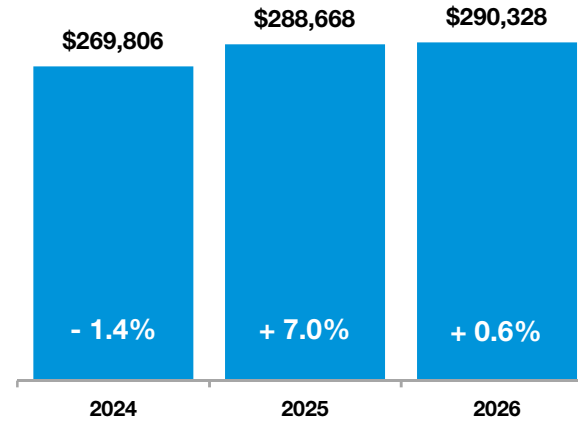
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



May

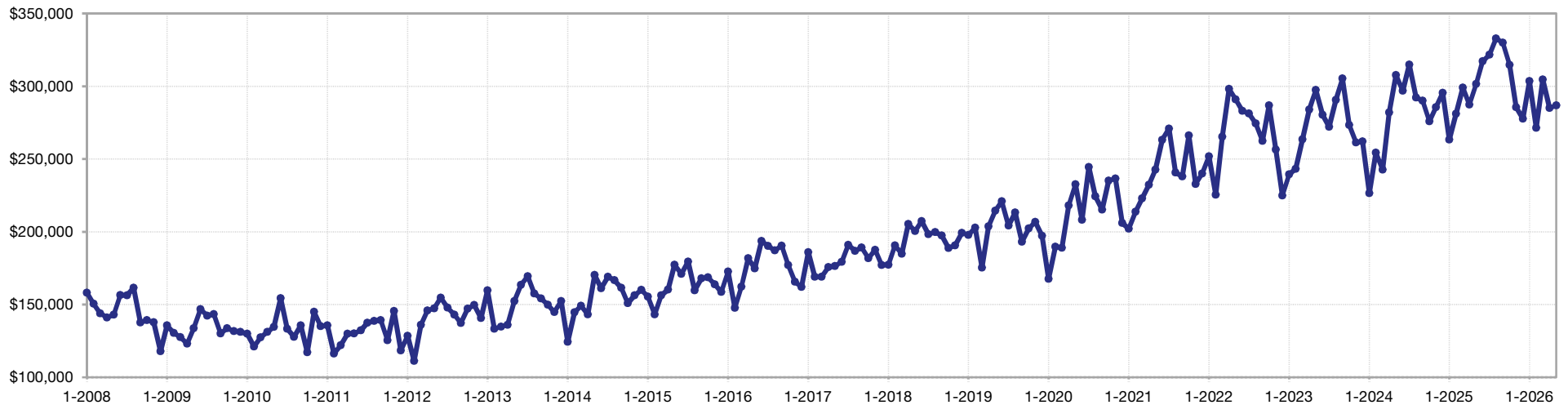


Year to Date



	Avg. Sales Price	Prior Year	Percent Change
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	\$304,540	\$299,109	+1.8%
April 2026	\$285,071	\$287,441	-0.8%
May 2026	\$286,790	\$301,607	-4.9%
12-Month Avg	\$302,562	\$290,270	+4.2%

Historical Average Sales Price by Month

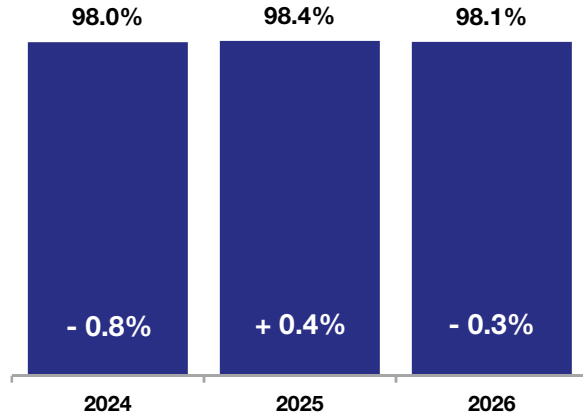


Percent of Original List Price Received

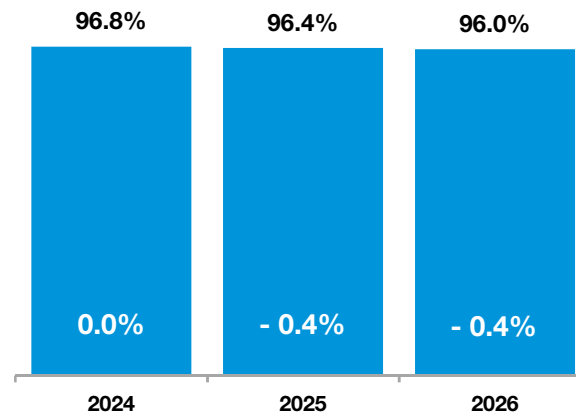
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



May

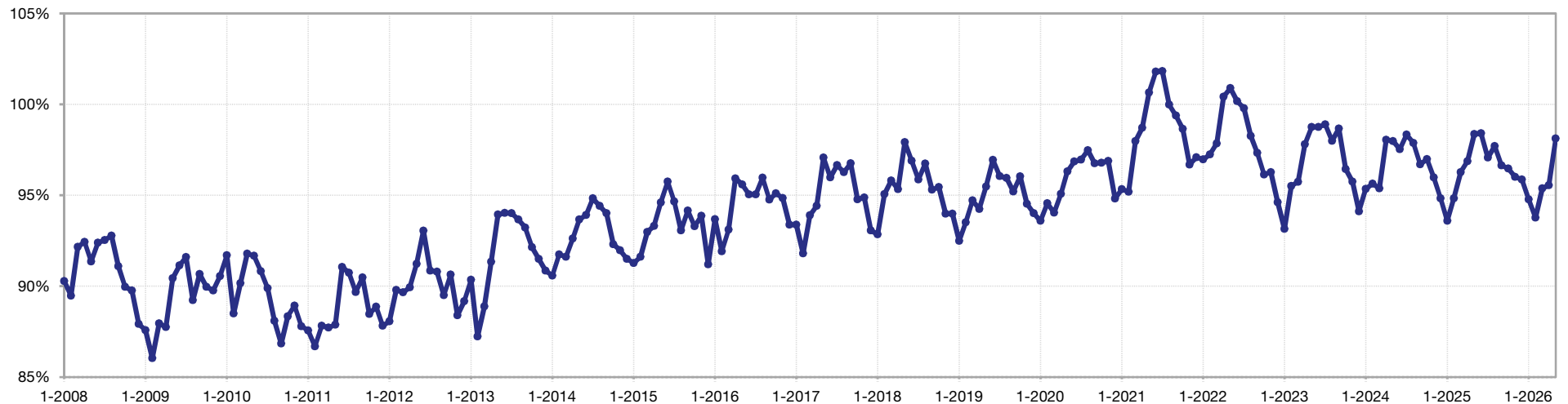


Year to Date



	Pct. of Orig. Price Received	Prior Year	Percent Change
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	95.5%	96.9%	-1.4%
May 2026	98.1%	98.4%	-0.3%
12-Month Avg	96.3%	96.5%	-0.2%

Historical Percent of Original List Price Received by Month

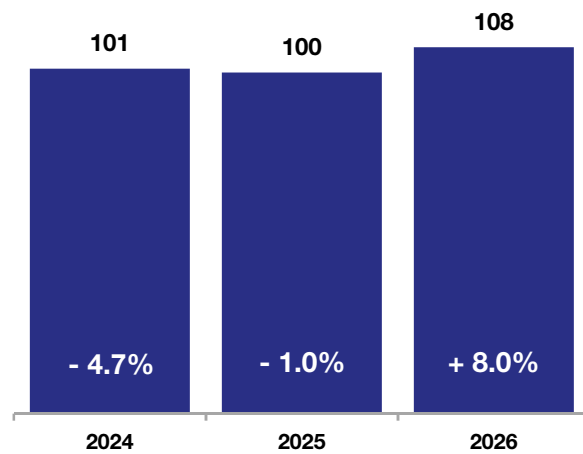


Housing Affordability Index

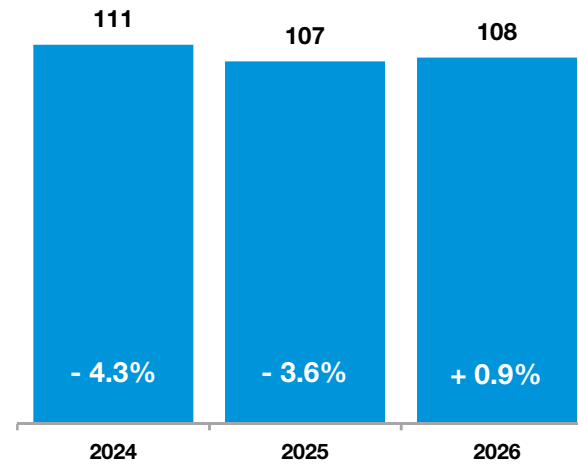
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



May

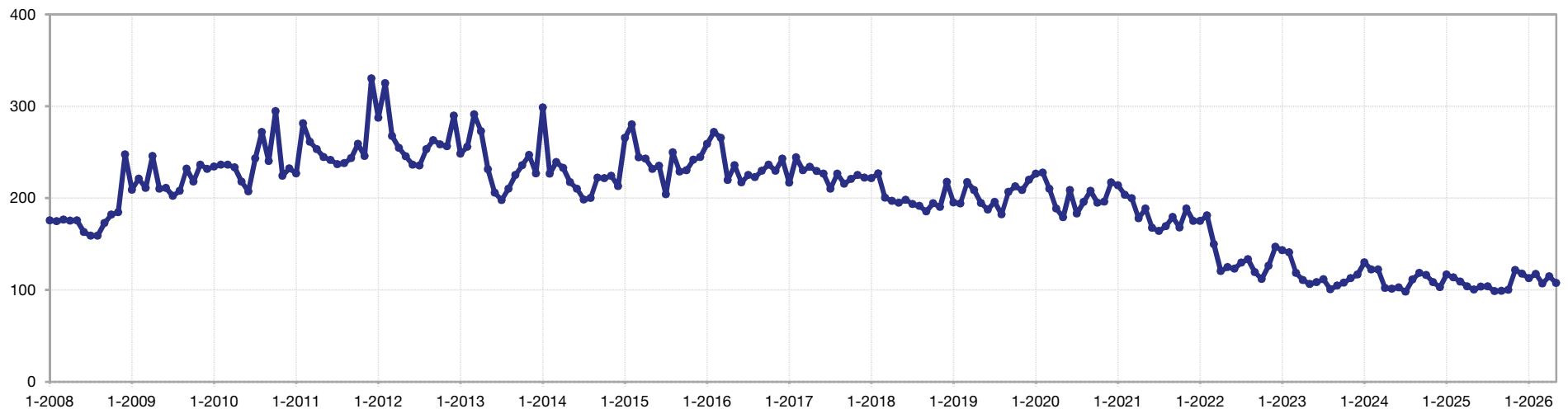


Year to Date



	Affordability Index	Prior Year	Percent Change
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%
May 2026	108	100	+8.0%
12-Month Avg	109	109	0.0%

Historical Housing Affordability Index by Month

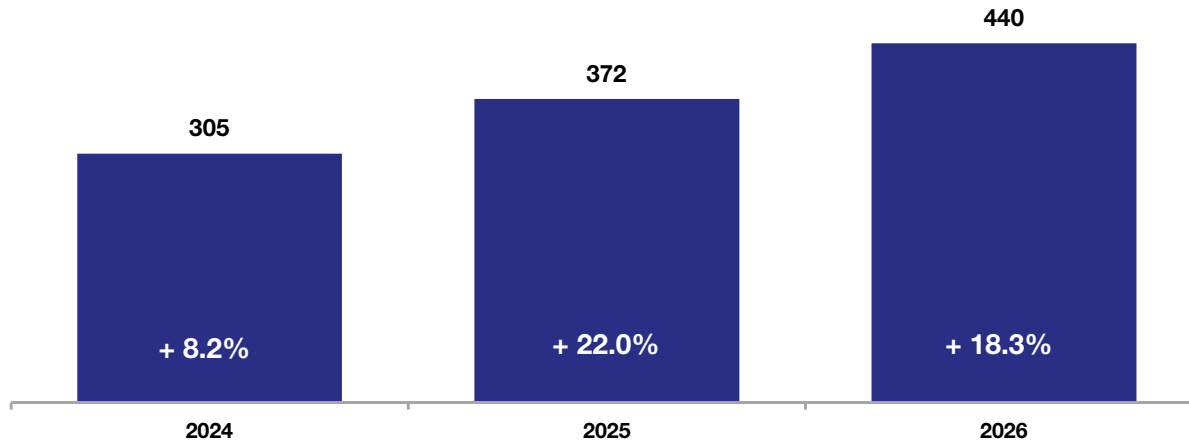


Inventory of Homes for Sale

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

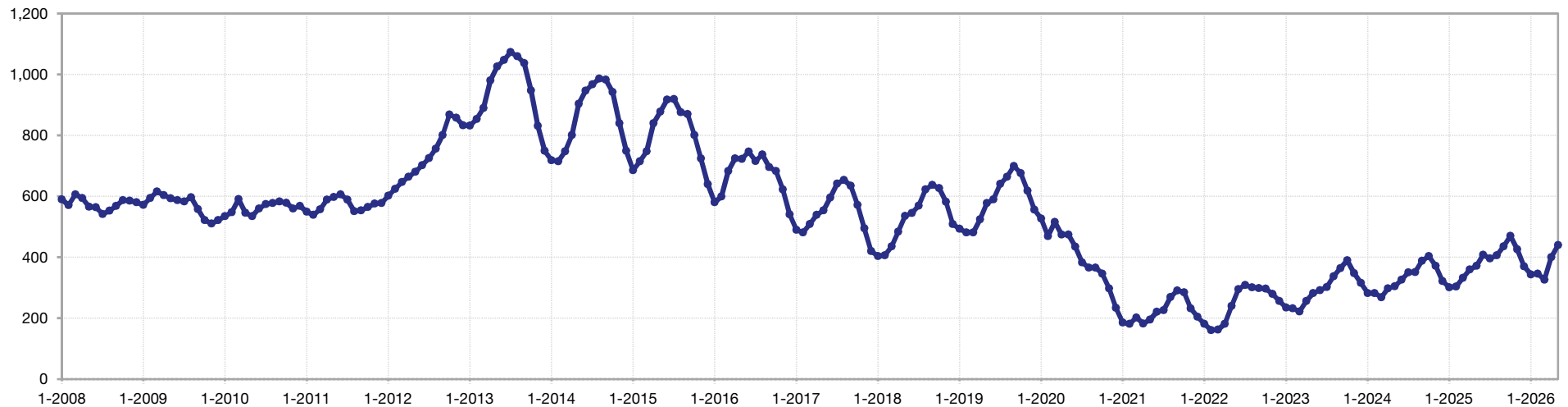


May



Homes for Sale		Prior Year	Percent Change
June 2025	408	326	+25.2%
July 2025	396	350	+13.1%
August 2025	406	351	+15.7%
September 2025	436	388	+12.4%
October 2025	470	404	+16.3%
November 2025	426	372	+14.5%
December 2025	370	322	+14.9%
January 2026	343	301	+14.0%
February 2026	346	304	+13.8%
March 2026	326	332	-1.8%
April 2026	400	360	+11.1%
May 2026	440	372	+18.3%
12-Month Avg	397	349	+13.8%

Historical Inventory of Homes for Sale by Month

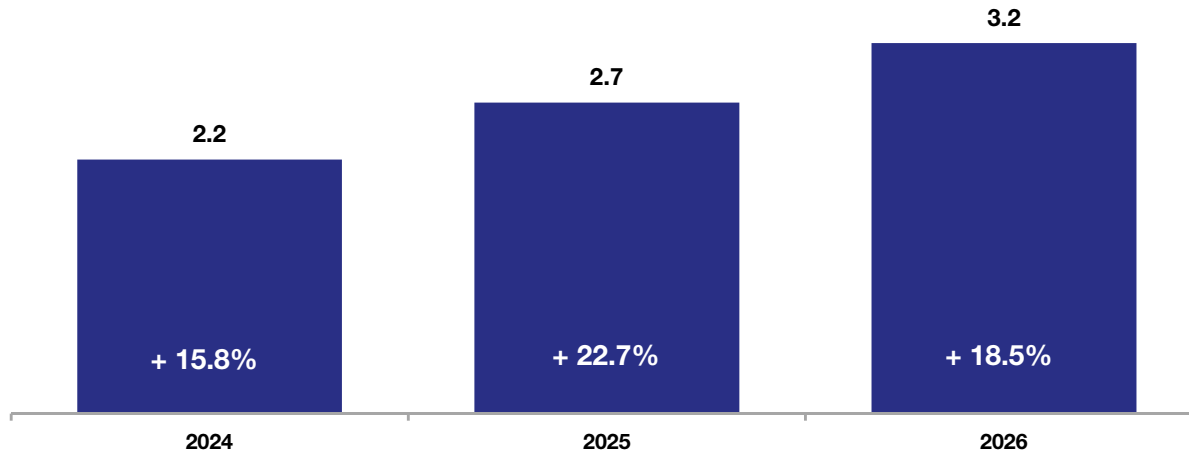


Months Supply of Inventory

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.

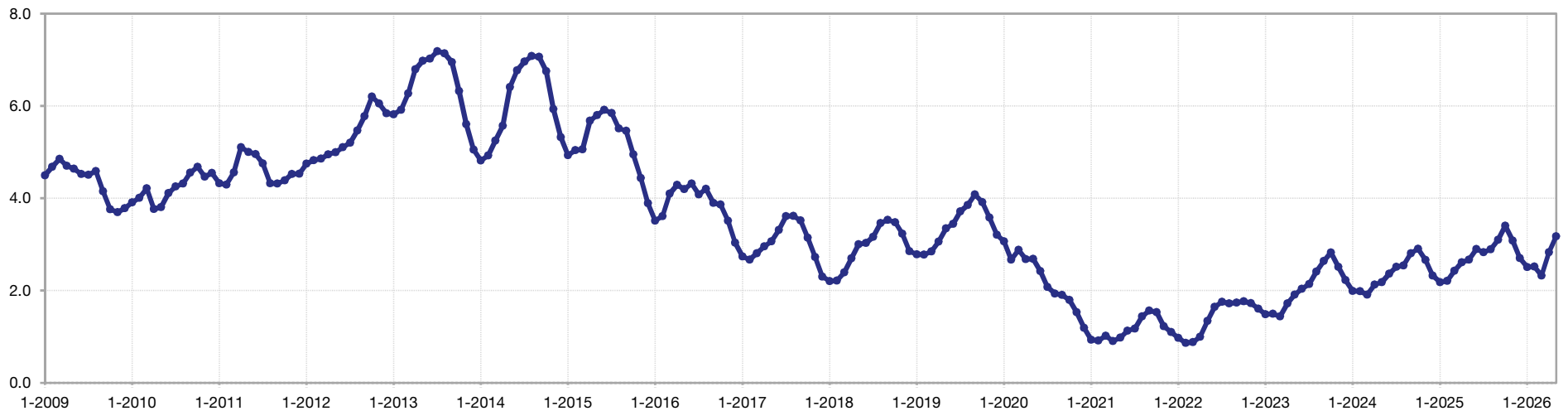


May



Months Supply		Prior Year	Percent Change
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	2.3	2.4	-4.2%
April 2026	2.8	2.6	+7.7%
May 2026	3.2	2.7	+18.5%
12-Month Avg	2.9	2.5	+16.0%

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	+ / -	5-2025	5-2026	+ / -	5-2025	5-2026	+ / -
Blue Earth	20	30	+50.0%	14	26	+85.7%	\$169,500	\$177,000	+4.4%	10	13	+30.0%	2.3	2.8	+20.7%
Eagle Lake	14	18	+28.6%	9	17	+88.9%	\$350,000	\$377,500	+7.9%	5	5	0.0%	1.5	1.4	-7.1%
Elysian	9	12	+33.3%	5	6	+20.0%	\$298,600	\$602,500	+101.8%	4	7	+75.0%	2.1	4.8	+128.8%
Fairmont	17	7	-58.8%	13	4	-69.2%	\$260,000	\$174,950	-32.7%	9	6	-33.3%	3.5	3.7	+6.0%
Janesville	15	16	+6.7%	13	12	-7.7%	\$292,500	\$308,250	+5.4%	3	3	0.0%	1.2	1.2	-1.8%
Lake Crystal	18	22	+22.2%	10	19	+90.0%	\$196,500	\$205,000	+4.3%	7	8	+14.3%	1.8	2.0	+11.4%
Le Sueur	16	23	+43.8%	12	8	-33.3%	\$268,500	\$277,450	+3.3%	6	17	+183.3%	1.8	5.7	+206.9%
Madison Lake	26	44	+69.2%	9	11	+22.2%	\$374,000	\$350,000	-6.4%	16	25	+56.3%	4.6	6.4	+39.9%
Mankato	195	225	+15.4%	134	144	+7.5%	\$315,193	\$297,000	-5.8%	83	100	+20.5%	2.6	2.9	+14.0%
Mapleton	16	19	+18.8%	6	12	+100.0%	\$187,450	\$232,400	+24.0%	8	7	-12.5%	3.5	2.5	-27.6%
New Ulm	77	77	0.0%	46	56	+21.7%	\$212,925	\$262,650	+23.4%	27	23	-14.8%	2.1	1.9	-7.8%
Nicollet	6	5	-16.7%	6	4	-33.3%	\$311,500	\$375,000	+20.4%	0	0	--	0.0	0.0	--
North Mankato	102	107	+4.9%	62	59	-4.8%	\$296,250	\$325,000	+9.7%	47	43	-8.5%	3.2	2.9	-11.0%
Sleepy Eye	14	9	-35.7%	10	9	-10.0%	\$130,750	\$200,000	+53.0%	4	7	+75.0%	1.5	3.5	+133.3%
Springfield	2	1	-50.0%	0	2	--	\$0	\$237,500	--	1	0	-100.0%	1.0	0.0	-100.0%
St. Peter	61	61	0.0%	38	31	-18.4%	\$288,000	\$293,000	+1.7%	20	31	+55.0%	2.1	3.4	+64.9%
Waseca	35	35	0.0%	27	25	-7.4%	\$223,000	\$225,000	+0.9%	8	11	+37.5%	1.3	2.1	+56.8%
Waterville	10	6	-40.0%	9	8	-11.1%	\$499,000	\$252,500	-49.4%	4	4	0.0%	1.9	2.6	+35.0%
Windom	0	1	--	0	0	--	\$0	\$0	--	0	2	--	0.0	0.0	--
Winnebago	10	9	-10.0%	5	9	+80.0%	\$127,500	\$125,000	-2.0%	3	2	-33.3%	1.3	1.2	-13.2%