

Monthly Indicators



February 2026

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

Despite improving affordability conditions, U.S. existing-home sales declined 8.4% to a seasonally adjusted annual rate of 3.91 million, a 4.4% drop from one year earlier, according to the National Association of REALTORS® (NAR). The slowdown followed a 5.1% increase the previous month and modest gains throughout the fall. Sales retreated month-over-month and year-over-year in all four regions.

New Listings in Southeast Minnesota were up 4.1 percent to 428. Pending Sales decreased 6.8 percent to 344. Inventory grew 14.8 percent to 971 units.

Prices moved lower as the Median Sales Price was down 1.7 percent to \$282,200. Days on Market increased 18.6 percent to 70 days. Months Supply of Inventory was up 15.0 percent to 2.3 months.

Nationally, the median existing-home price inched up 0.9% year-over-year to \$396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

Activity Snapshot

- 10.1% **- 1.7%** **+ 14.8%**

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.



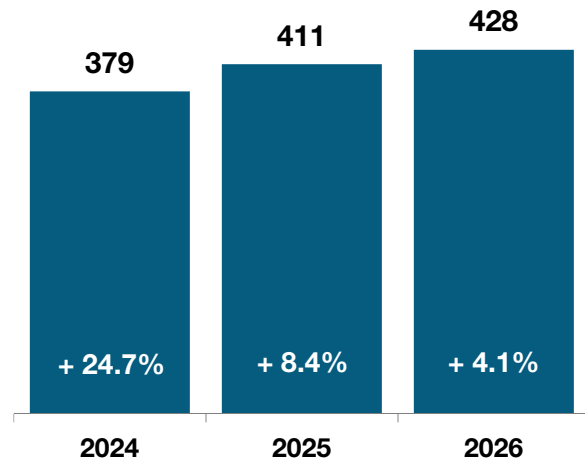
Key Metrics	Historical Sparkbars	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		411	428	+ 4.1%	775	813	+ 4.9%
Pending Sales		369	344	- 6.8%	693	660	- 4.8%
Closed Sales		287	258	- 10.1%	556	534	- 4.0%
Days on Market		59	70	+ 18.6%	59	70	+ 18.6%
Median Sales Price		\$287,000	\$282,200	- 1.7%	\$278,250	\$282,000	+ 1.3%
Avg. Sales Price		\$322,767	\$331,466	+ 2.7%	\$321,683	\$324,262	+ 0.8%
Pct. of Orig. Price Received		96.6%	96.3%	- 0.3%	96.1%	95.6%	- 0.5%
Affordability Index		107	116	+ 8.4%	110	116	+ 5.5%
Homes for Sale		846	971	+ 14.8%	--	--	--
Months Supply		2.0	2.3	+ 15.0%	--	--	--

New Listings

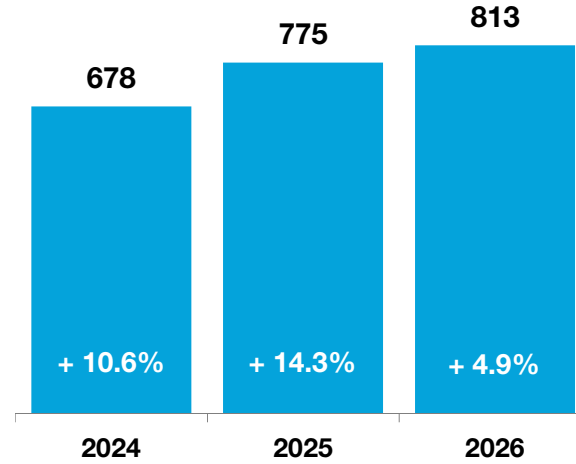
A count of the properties that have been newly listed on the market in a given month.



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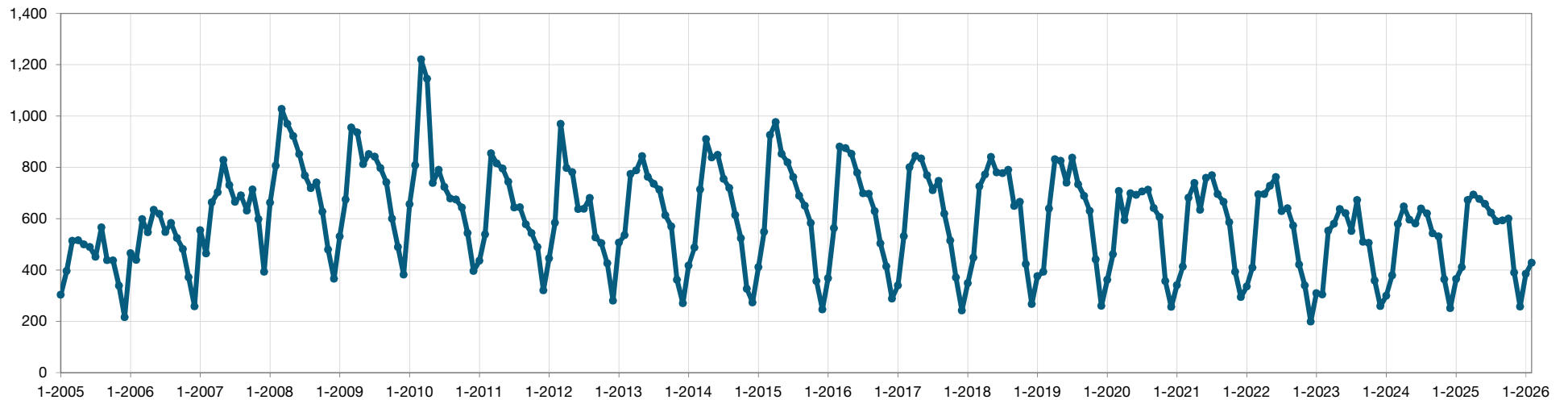


Year to Date



	New Listings	Prior Year	Percent Change
March 2025	672	579	+16.1%
April 2025	693	647	+7.1%
May 2025	676	596	+13.4%
June 2025	657	581	+13.1%
July 2025	623	639	-2.5%
August 2025	590	620	-4.8%
September 2025	593	542	+9.4%
October 2025	600	530	+13.2%
November 2025	390	363	+7.4%
December 2025	257	251	+2.4%
January 2026	385	364	+5.8%
February 2026	428	411	+4.1%
12-Month Avg	547	510	+7.3%

Historical New Listings by Month

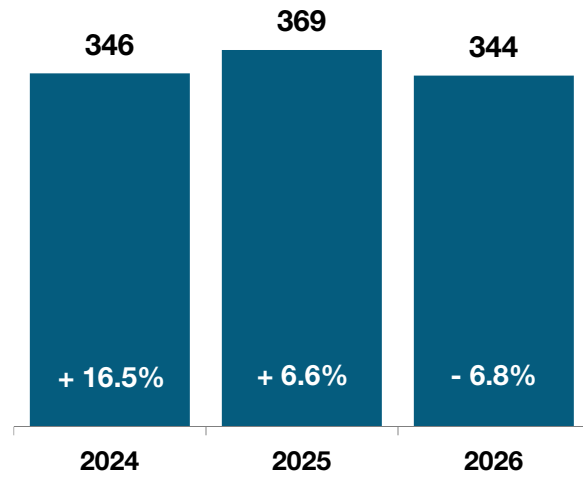


Pending Sales

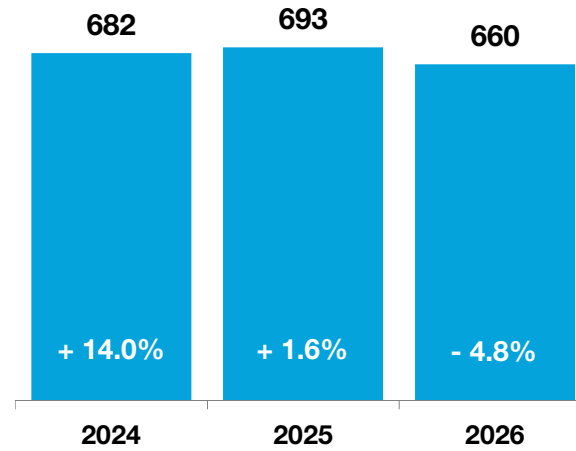
A count of the properties on which offers have been accepted in a given month.



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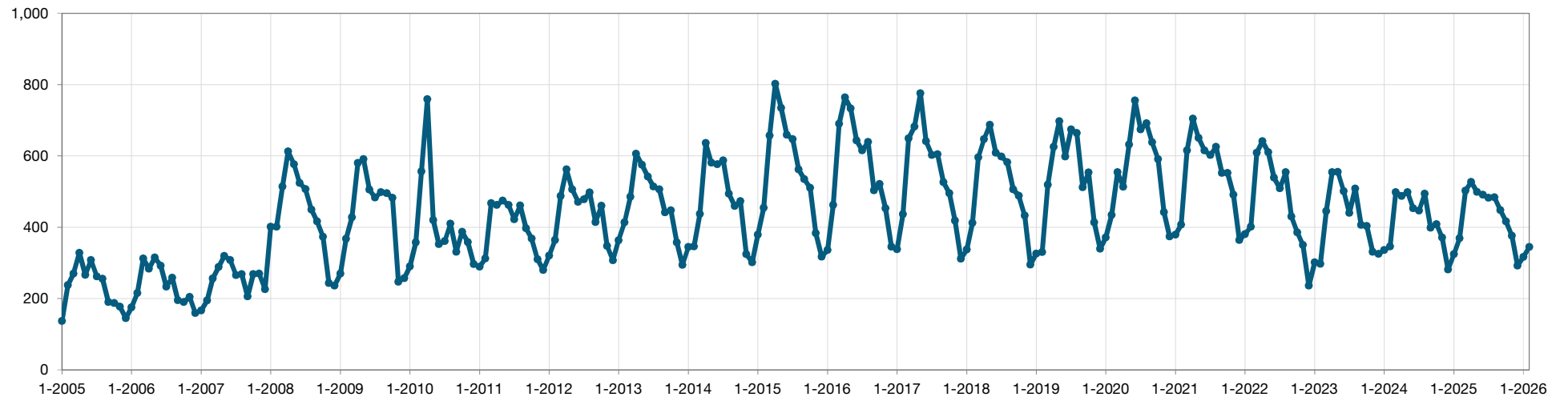


Year to Date



	Pending Sales	Prior Year	Percent Change
March 2025	502	498	+0.8%
April 2025	527	487	+8.2%
May 2025	499	498	+0.2%
June 2025	491	453	+8.4%
July 2025	482	446	+8.1%
August 2025	484	494	-2.0%
September 2025	448	398	+12.6%
October 2025	416	408	+2.0%
November 2025	376	371	+1.3%
December 2025	292	281	+3.9%
January 2026	316	324	-2.5%
February 2026	344	369	-6.8%
12-Month Avg	431	419	+2.9%

Historical Pending Sales by Month

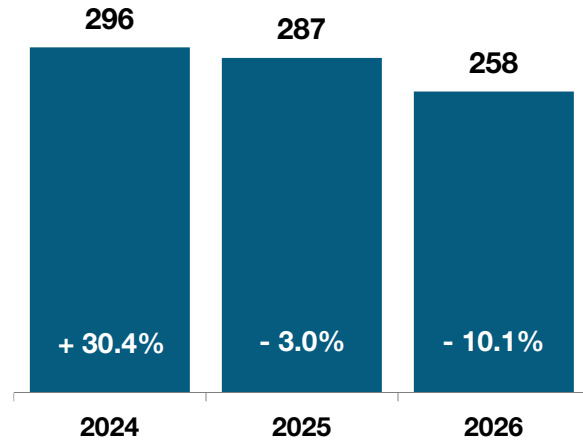


Closed Sales

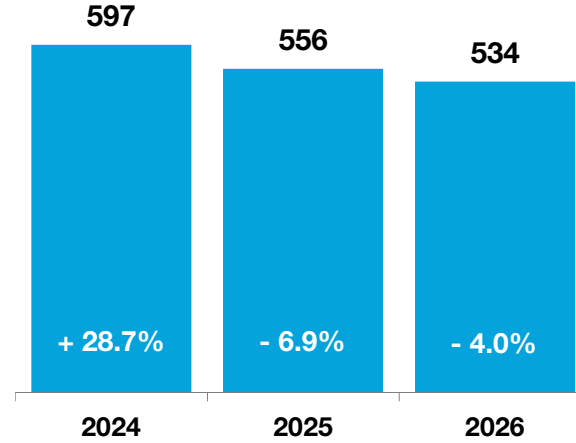
A count of the actual sales that closed in a given month.



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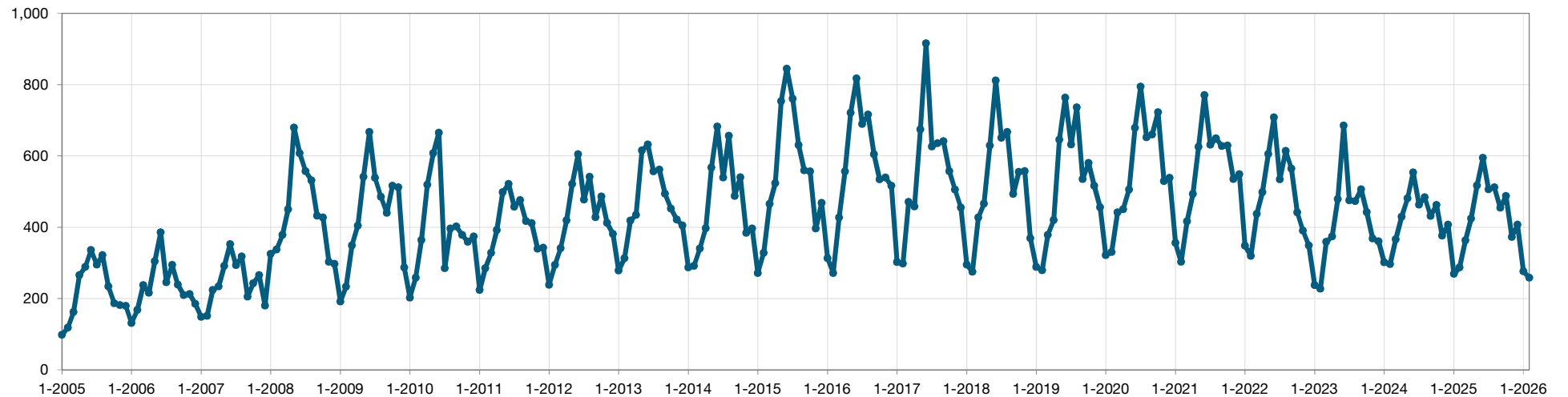


Year to Date



	Closed Sales	Prior Year	Percent Change
March 2025	363	366	-0.8%
April 2025	424	429	-1.2%
May 2025	517	481	+7.5%
June 2025	594	553	+7.4%
July 2025	506	463	+9.3%
August 2025	512	484	+5.8%
September 2025	454	431	+5.3%
October 2025	487	462	+5.4%
November 2025	372	376	-1.1%
December 2025	407	407	0.0%
January 2026	276	269	+2.6%
February 2026	258	287	-10.1%
12-Month Avg	431	417	+3.4%

Historical Closed Sales by Month

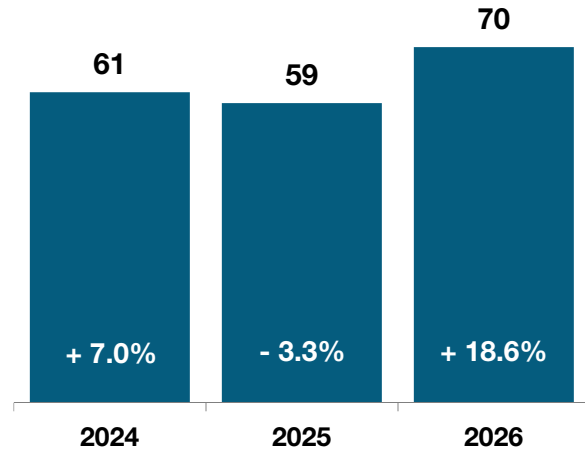


Days on Market Until Sale

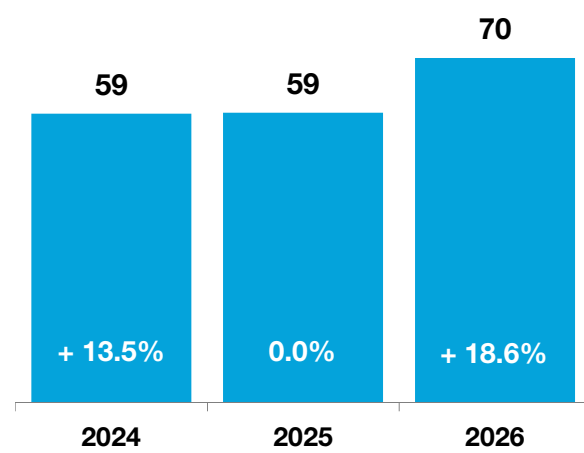
Average number of days between when a property is listed and when an offer is accepted in a given month.



February



Year to Date



Days on Market	Prior Year	Percent Change
March 2025	61	59 +3.4%
April 2025	49	45 +8.9%
May 2025	37	35 +5.7%
June 2025	37	32 +15.6%
July 2025	35	36 -2.8%
August 2025	44	37 +18.9%
September 2025	44	40 +10.0%
October 2025	47	44 +6.8%
November 2025	45	45 0.0%
December 2025	48	46 +4.3%
January 2026	71	60 +18.3%
February 2026	70	59 +18.6%
12-Month Avg	49	45 +8.9%

Historical Days on Market Until Sale by Month

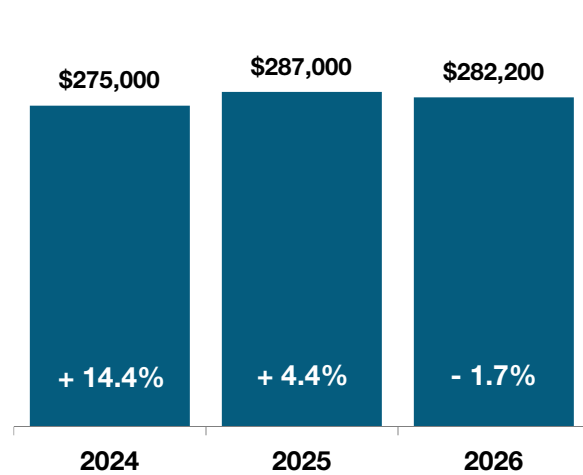


Median Sales Price

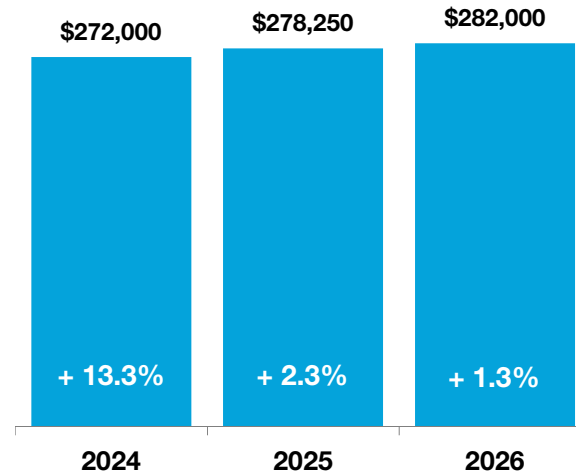
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



February



Year to Date



Month	Median Sales Price	Prior Year	Percent Change
March 2025	\$275,450	\$294,000	-6.3%
April 2025	\$290,000	\$293,000	-1.0%
May 2025	\$298,000	\$293,500	+1.5%
June 2025	\$330,000	\$302,000	+9.3%
July 2025	\$305,000	\$310,000	-1.6%
August 2025	\$300,000	\$289,000	+3.8%
September 2025	\$299,950	\$280,000	+7.1%
October 2025	\$290,500	\$289,900	+0.2%
November 2025	\$290,000	\$285,000	+1.8%
December 2025	\$295,000	\$265,850	+11.0%
January 2026	\$280,000	\$260,000	+7.7%
February 2026	\$282,200	\$287,000	-1.7%
12-Month Avg	\$294,675	\$287,438	+2.5%

Historical Median Sales Price by Month

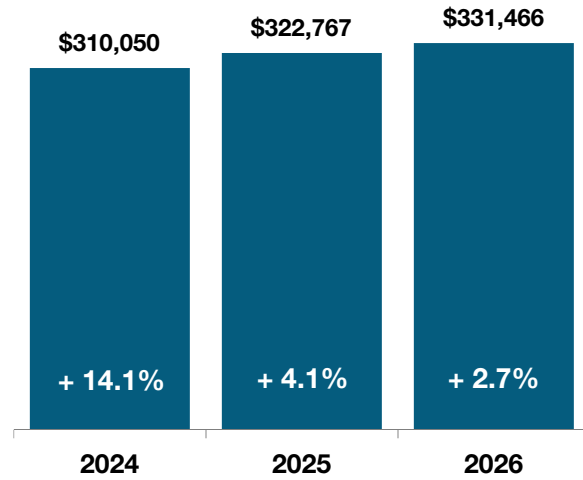


Average Sales Price

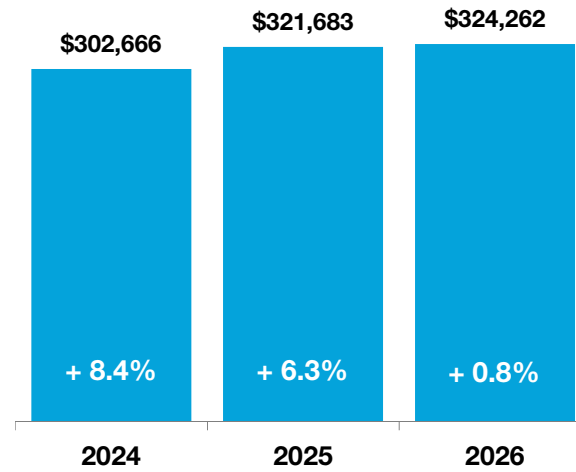
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



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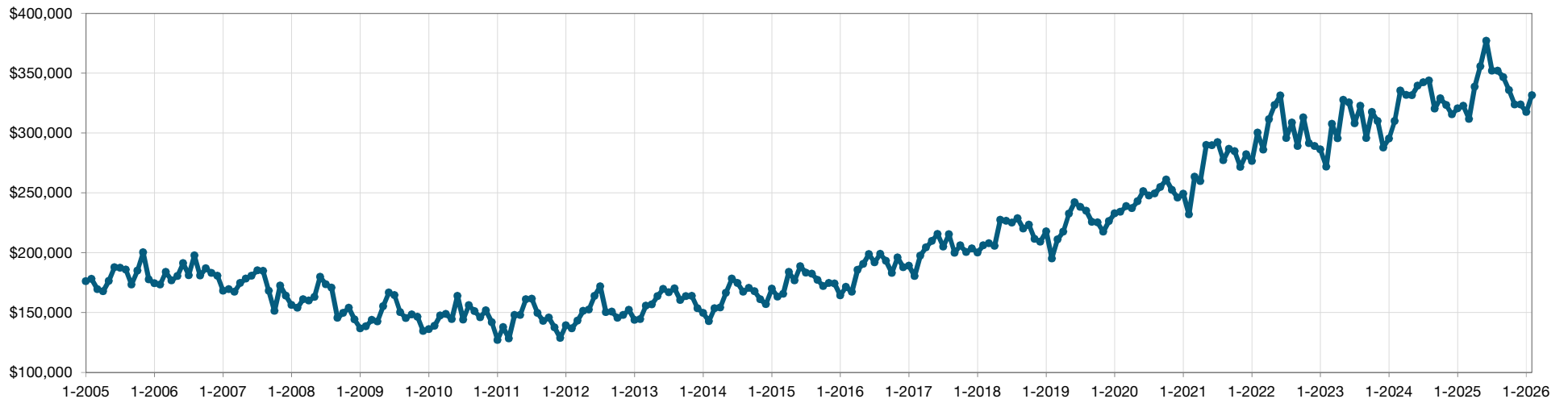


Year to Date



	Avg. Sales Price	Prior Year	Percent Change
March 2025	\$311,703	\$335,382	-7.1%
April 2025	\$338,716	\$331,759	+2.1%
May 2025	\$355,671	\$331,494	+7.3%
June 2025	\$376,972	\$339,557	+11.0%
July 2025	\$352,046	\$342,186	+2.9%
August 2025	\$352,071	\$343,808	+2.4%
September 2025	\$346,682	\$320,371	+8.2%
October 2025	\$335,802	\$328,872	+2.1%
November 2025	\$323,855	\$323,404	+0.1%
December 2025	\$323,656	\$315,458	+2.6%
January 2026	\$317,454	\$320,526	-1.0%
February 2026	\$331,466	\$322,767	+2.7%
12-Month Avg	\$338,841	\$329,632	+2.8%

Historical Average Sales Price by Month

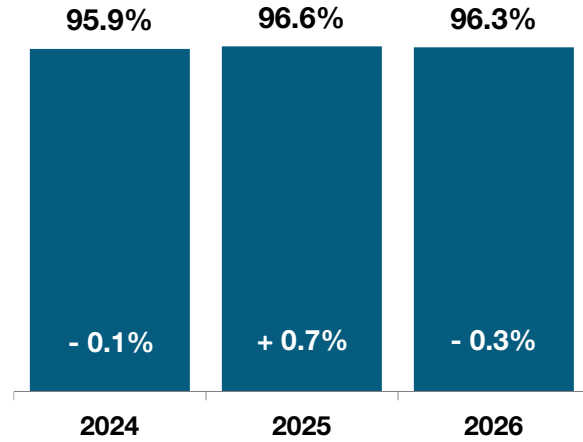


Percent of Original List Price Received

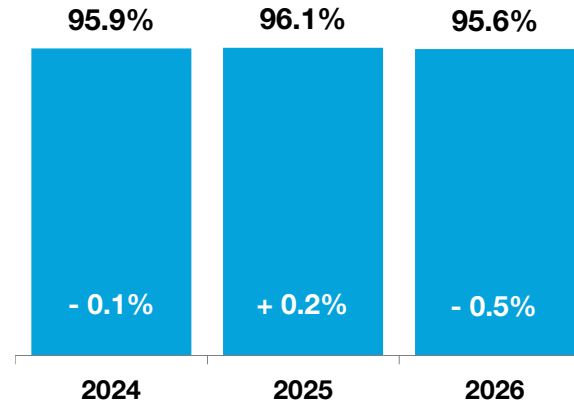
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



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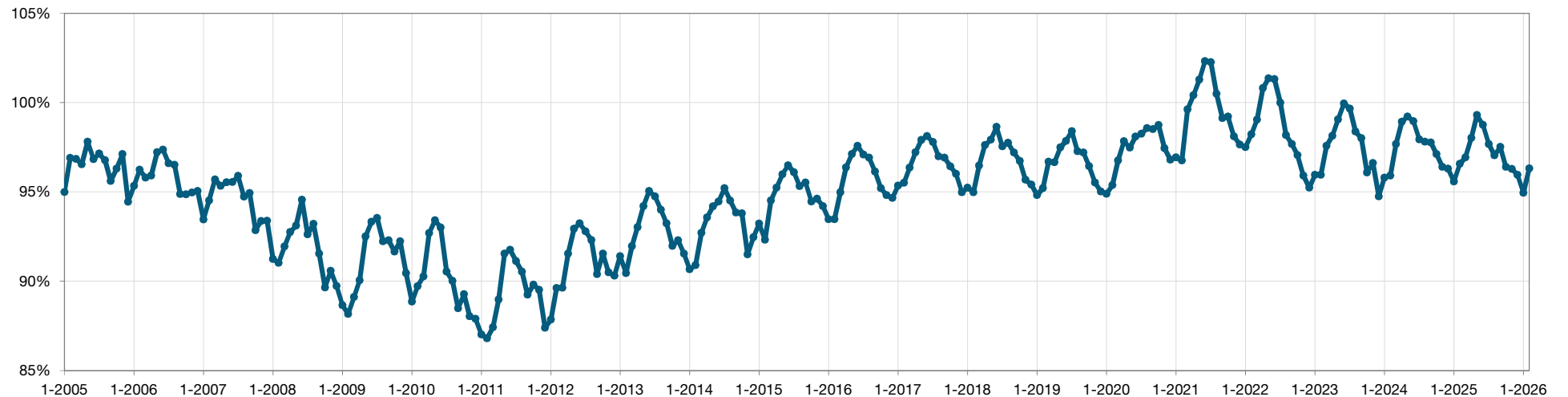


Year to Date



	Pct. of Orig. Price Received	Prior Year	Percent Change
March 2025	96.9%	97.7%	-0.8%
April 2025	98.0%	98.9%	-0.9%
May 2025	99.3%	99.2%	+0.1%
June 2025	98.7%	99.0%	-0.3%
July 2025	97.7%	97.9%	-0.2%
August 2025	97.0%	97.8%	-0.8%
September 2025	97.5%	97.8%	-0.3%
October 2025	96.4%	97.1%	-0.7%
November 2025	96.3%	96.4%	-0.1%
December 2025	96.0%	96.3%	-0.3%
January 2026	95.0%	95.6%	-0.6%
February 2026	96.3%	96.6%	-0.3%
12-Month Avg	97.1%	97.5%	-0.4%

Historical Percent of Original List Price Received by Month

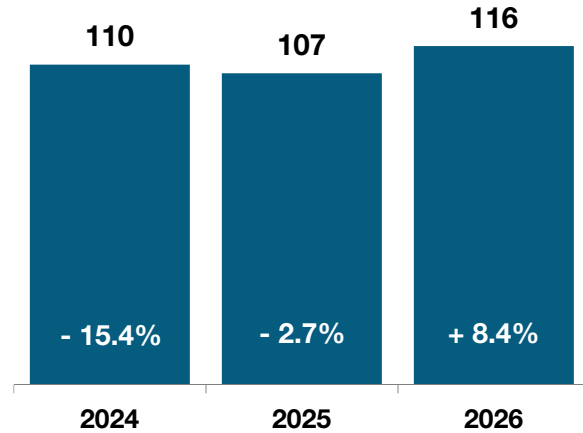


Housing Affordability Index

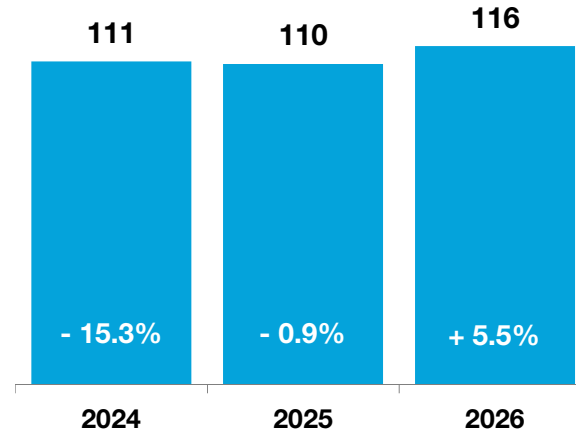
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



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Year to Date



	Affordability Index	Prior Year	Percent Change
March 2025	112	103	+8.7%
April 2025	105	101	+4.0%
May 2025	102	102	0.0%
June 2025	93	101	-7.9%
July 2025	101	99	+2.0%
August 2025	104	109	-4.6%
September 2025	106	116	-8.6%
October 2025	111	108	+2.8%
November 2025	111	107	+3.7%
December 2025	109	114	-4.4%
January 2026	116	116	0.0%
February 2026	116	107	+8.4%
12-Month Avg	107	107	0.0%

Historical Housing Affordability Index by Month

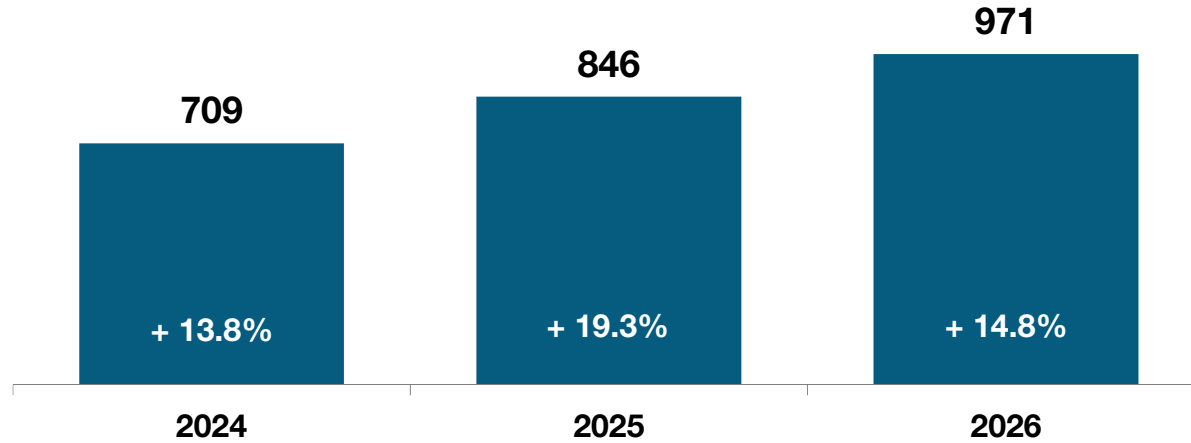


Inventory of Homes for Sale

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

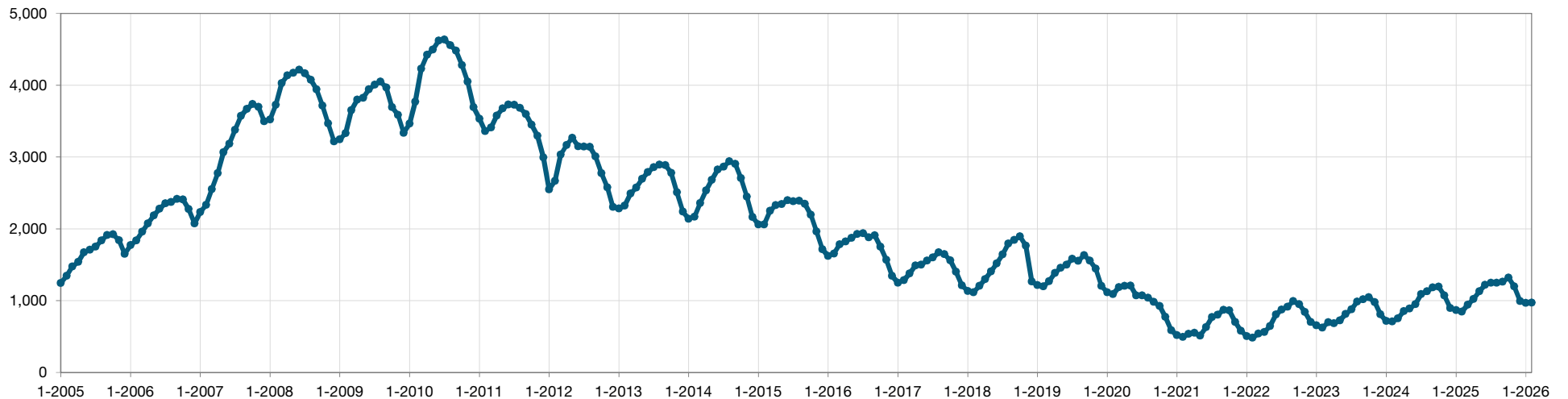


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Homes for Sale		Prior Year	Percent Change
March 2025	944	753	+25.4%
April 2025	1,023	853	+19.9%
May 2025	1,130	888	+27.3%
June 2025	1,218	950	+28.2%
July 2025	1,248	1,088	+14.7%
August 2025	1,246	1,128	+10.5%
September 2025	1,262	1,183	+6.7%
October 2025	1,320	1,194	+10.6%
November 2025	1,196	1,072	+11.6%
December 2025	992	896	+10.7%
January 2026	967	866	+11.7%
February 2026	971	846	+14.8%
12-Month Avg	1,126	976	+15.4%

Historical Inventory of Homes for Sale by Month

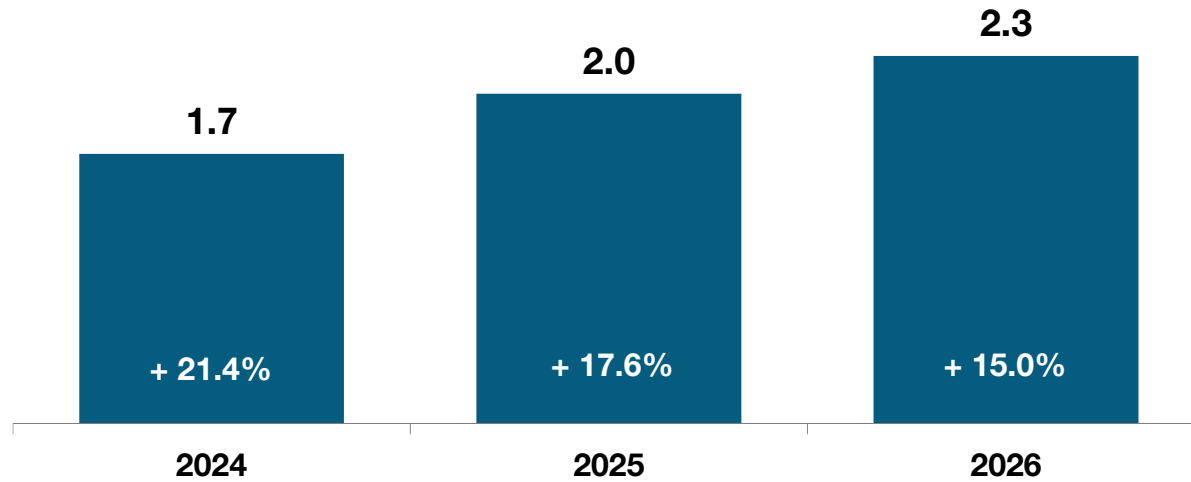


Months Supply of Inventory

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.

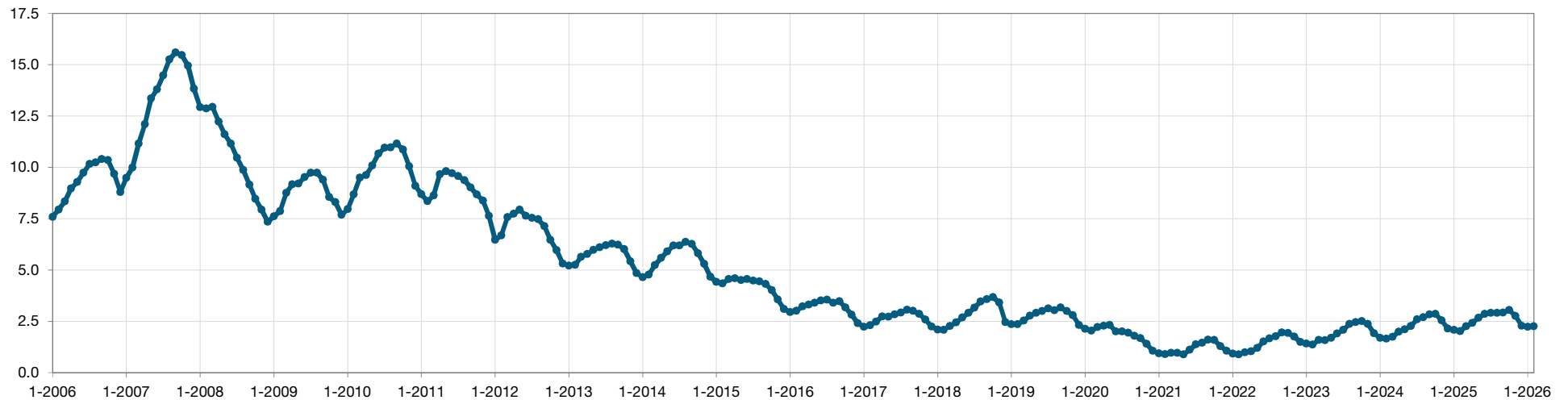


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Months Supply		Prior Year	Percent Change
March 2025	2.3	1.7	+35.3%
April 2025	2.4	2.0	+20.0%
May 2025	2.7	2.1	+28.6%
June 2025	2.9	2.3	+26.1%
July 2025	2.9	2.6	+11.5%
August 2025	2.9	2.7	+7.4%
September 2025	2.9	2.8	+3.6%
October 2025	3.0	2.9	+3.4%
November 2025	2.8	2.5	+12.0%
December 2025	2.3	2.1	+9.5%
January 2026	2.2	2.1	+4.8%
February 2026	2.3	2.0	+15.0%
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 2025	YTD 2026	+ / -	YTD 2025	YTD 2026	+ / -	YTD 2025	YTD 2026	+ / -	2-2025	2-2026	+ / -	2-2025	2-2026	+ / -
Albert Lea	22	41	+86.4%	26	38	+46.2%	\$192,250	\$181,000	-5.9%	45	56	+24.4%	2.3	2.6	+13.0%
Austin	41	51	+24.4%	36	44	+22.2%	\$155,000	\$201,000	+29.7%	37	64	+73.0%	1.3	2.2	+69.2%
Bloomington	3	3	0.0%	4	4	0.0%	\$217,500	\$209,500	-3.7%	3	5	+66.7%	1.0	1.7	+70.0%
Byron	20	32	+60.0%	20	10	-50.0%	\$379,000	\$319,250	-15.8%	30	31	+3.3%	3.2	2.7	-15.6%
Caledonia	6	4	-33.3%	4	4	0.0%	\$155,000	\$249,000	+60.6%	11	7	-36.4%	3.9	2.1	-46.2%
Chatfield	4	8	+100.0%	4	2	-50.0%	\$272,500	\$227,750	-16.4%	7	14	+100.0%	1.8	3.7	+105.6%
Dodge Center	3	7	+133.3%	4	3	-25.0%	\$220,000	\$505,000	+129.5%	3	6	+100.0%	0.9	2.2	+144.4%
Grand Meadow	3	4	+33.3%	2	2	0.0%	\$268,500	\$206,000	-23.3%	2	3	+50.0%	1.4	1.7	+21.4%
Hayfield	3	2	-33.3%	6	3	-50.0%	\$282,500	\$316,750	+12.1%	2	1	-50.0%	1.0	0.4	-60.0%
Kasson	16	23	+43.8%	17	11	-35.3%	\$326,000	\$355,000	+8.9%	12	26	+116.7%	1.2	3.2	+166.7%
La Crescent	7	7	0.0%	3	5	+66.7%	\$243,000	\$315,000	+29.6%	12	6	-50.0%	2.6	1.5	-42.3%
Lake City	17	11	-35.3%	11	8	-27.3%	\$302,000	\$319,200	+5.7%	26	20	-23.1%	3.7	2.3	-37.8%
Oronoco	3	6	+100.0%	0	5	--	\$0	\$442,500	--	3	7	+133.3%	1.2	3.0	+150.0%
Owatonna	48	47	-2.1%	36	32	-11.1%	\$272,450	\$263,000	-3.5%	55	61	+10.9%	2.1	2.2	+4.8%
Preston	3	1	-66.7%	3	3	0.0%	\$139,000	\$200,000	+43.9%	6	1	-83.3%	2.5	0.4	-84.0%
Pine Island	7	18	+157.1%	6	8	+33.3%	\$285,000	\$422,400	+48.2%	9	26	+188.9%	1.9	4.7	+147.4%
Plainview	8	4	-50.0%	2	8	+300.0%	\$242,450	\$305,000	+25.8%	6	5	-16.7%	2.0	1.5	-25.0%
Rochester	302	272	-9.9%	187	168	-10.2%	\$338,000	\$351,500	+4.0%	273	283	+3.7%	1.9	1.9	0.0%
Spring Valley	11	5	-54.5%	7	9	+28.6%	\$289,900	\$265,000	-8.6%	10	7	-30.0%	1.9	1.3	-31.6%
Saint Charles	6	7	+16.7%	5	2	-60.0%	\$265,000	\$393,000	+48.3%	8	5	-37.5%	2.5	1.5	-40.0%
Stewartville	14	13	-7.1%	5	3	-40.0%	\$320,000	\$295,000	-7.8%	22	14	-36.4%	3.0	1.8	-40.0%
Wabasha	6	12	+100.0%	6	5	-16.7%	\$265,000	\$290,000	+9.4%	7	15	+114.3%	1.7	3.6	+111.8%
Waseca	18	15	-16.7%	20	8	-60.0%	\$224,950	\$232,389	+3.3%	25	12	-52.0%	2.2	1.2	-45.5%
Winona	33	35	+6.1%	28	23	-17.9%	\$192,500	\$200,000	+3.9%	27	22	-18.5%	1.3	1.0	-23.1%
Zumbrota	16	8	-50.0%	5	6	+20.0%	\$270,000	\$350,000	+29.6%	7	16	+128.6%	1.1	4.0	+263.6%