Monthly Indicators

June 2026

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

U.S. existing-home sales rose 3.2% month-over-month and year-over-year to a seasonally adjusted annual rate of 4.17 million units, the National Association of REALTORS® (NAR) reported, marking the highest level since December 2025. Regionally, sales increased from the previous month in the Northeast, Midwest, and South, while remaining flat in the West. On a year-over-year basis, sales grew in the Midwest, South, and West but declined in the Northeast.

New Listings in Southeast Minnesota were up 19.8 percent to 787. Pending Sales increased 14.5 percent to 562. Inventory grew 18.7 percent to 1,446 units.

Prices moved lower as the Median Sales Price was down 3.0 percent to $320,000. Days on Market increased 2.7 percent to 38 days. Months Supply of Inventory was up 10.3 percent to 3.2 months.

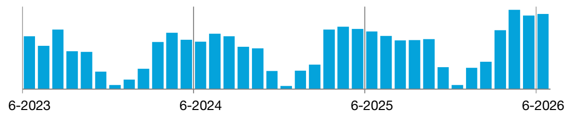
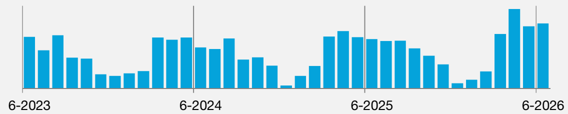
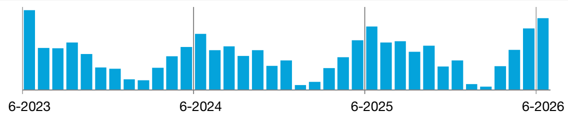
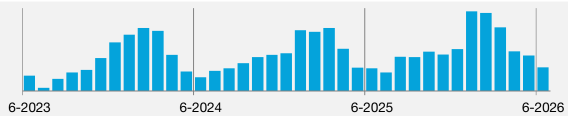
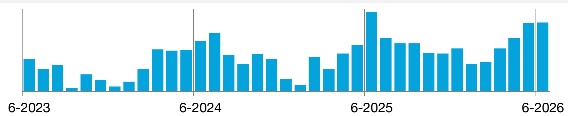
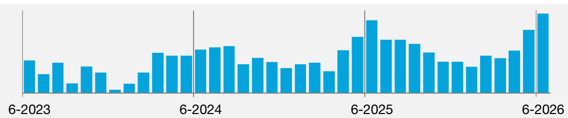
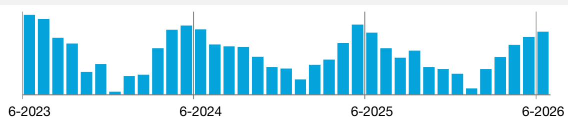
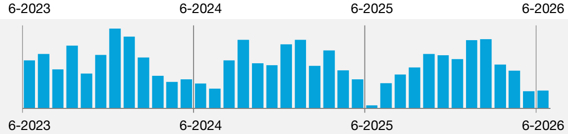
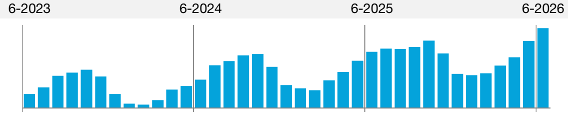
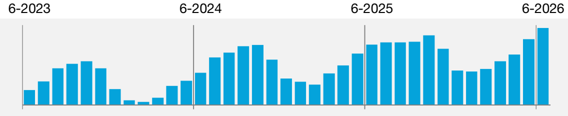
Nationally, there were 1.55 million homes available for sale heading into June, a 3.3% increase from the previous month and 0.6% higher than one year earlier, representing a 4.5-month supply at the current sales pace, according to NAR. Home prices also rose, with the median existing-home price climbing to $429,300 nationwide, an all-time high for the month and 1.3% higher than a year earlier.

Activity Snapshot

+ 7.7%	- 3.0%	+ 18.7%
One-Year Change in **Closed Sales**	One-Year Change in **Median Sales Price**	One-Year Change in **Homes for Sale**

Activity Overview

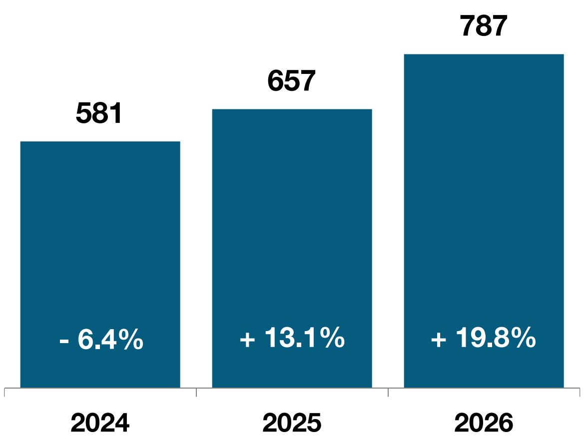
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	6-2025	6-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		657	**787**	+ 19.8%	3,473	**3,865**	+ 11.3%
Pending Sales		491	**562**	+ 14.5%	2,712	**2,903**	+ 7.0%
Closed Sales		594	**640**	+ 7.7%	2,454	**2,599**	+ 5.9%
Days on Market		37	**38**	+ 2.7%	48	**51**	+ 6.3%
Median Sales Price		$330,000	**$320,000**	- 3.0%	$298,575	**$305,000**	+ 2.2%
Avg. Sales Price		$376,972	**$385,913**	+ 2.4%	$343,693	**$351,595**	+ 2.3%
Pct. of Orig. Price Received		98.7%	**98.8%**	+ 0.1%	97.9%	**97.7%**	- 0.2%
Affordability Index		93	**98**	+ 5.4%	103	**103**	0.0%
Homes for Sale		1,218	**1,446**	+ 18.7%	--	**--**	--
Months Supply		2.9	**3.2**	+ 10.3%	--	**--**	--

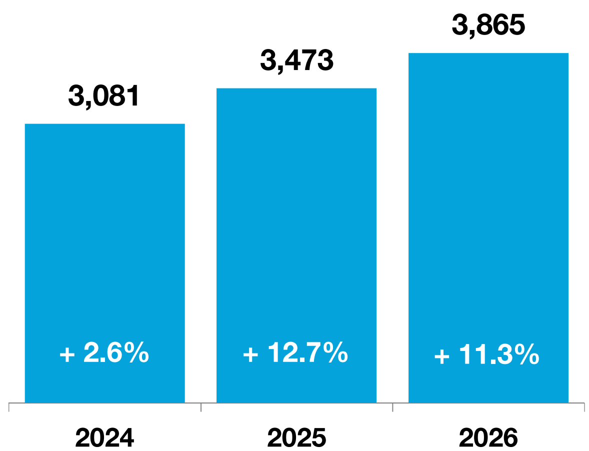
New Listings

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

June

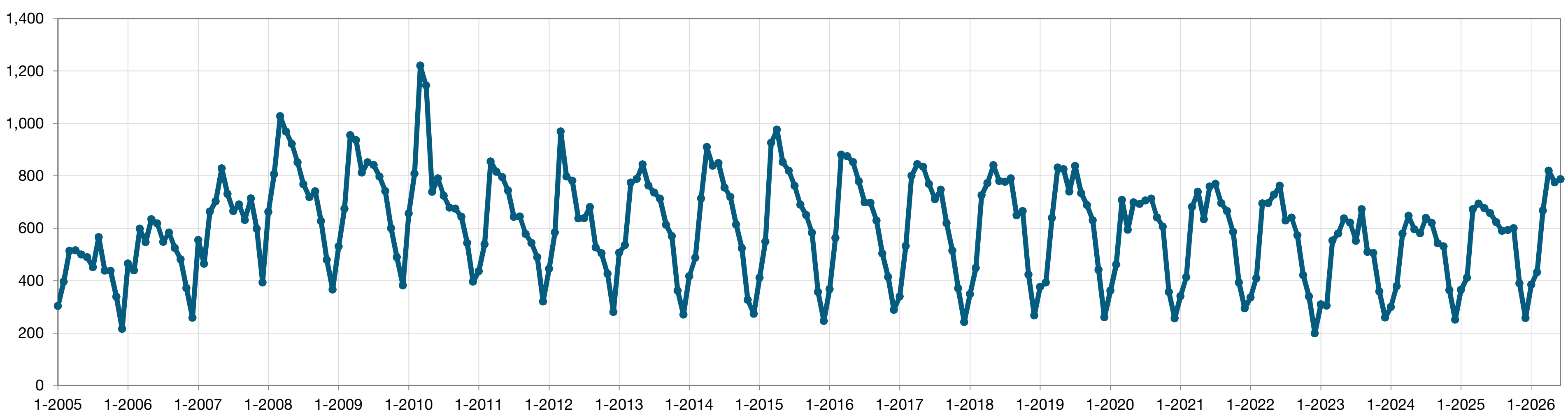


Year to Date



New Listings		Prior Year	Percent Change
July 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	432	411	+5.1%
March 2026	667	672	-0.7%
April 2026	819	693	+18.2%
May 2026	775	676	+14.6%
June 2026	**787**	**657**	**+19.8%**
12-Month Avg	577	535	+7.9%

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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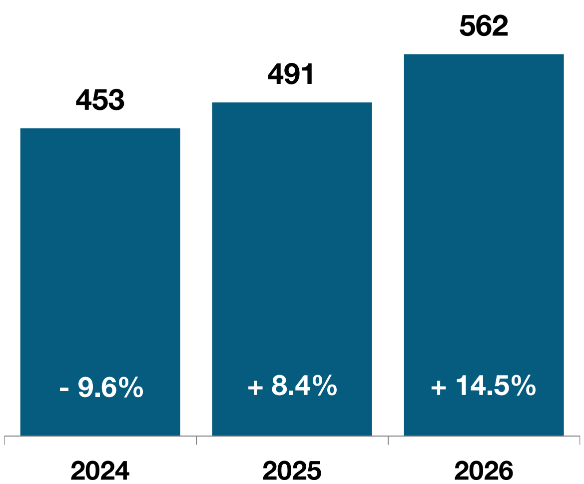
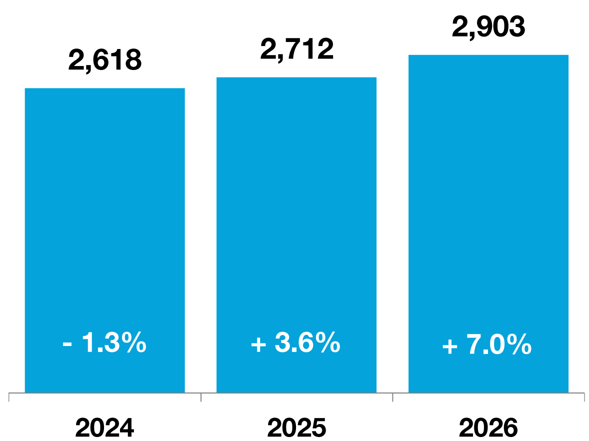
June

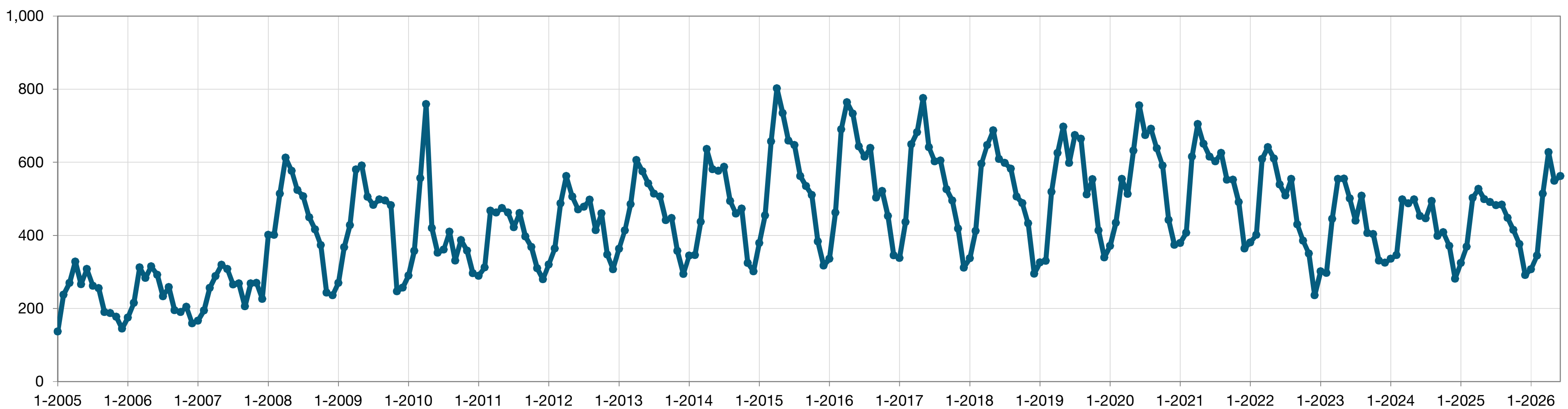


Year to Date



Pending Sales		Prior Year	Percent Change
July 2025	482	446	+8.1%
August 2025	484	494	-2.0%
September 2025	448	398	+12.6%
October 2025	415	408	+1.7%
November 2025	376	371	+1.3%
December 2025	291	281	+3.6%
January 2026	307	324	-5.2%
February 2026	344	369	-6.8%
March 2026	514	502	+2.4%
April 2026	627	527	+19.0%
May 2026	549	499	+10.0%
June 2026	**562**	**491**	**+14.5%**
12-Month Avg	450	426	+5.6%

Historical Pending Sales by Month



Closed Sales

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

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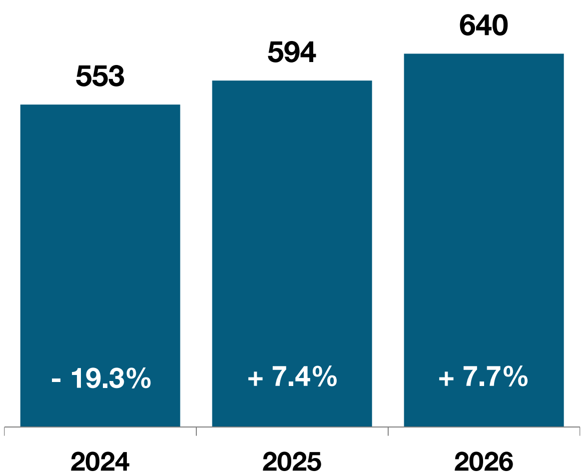
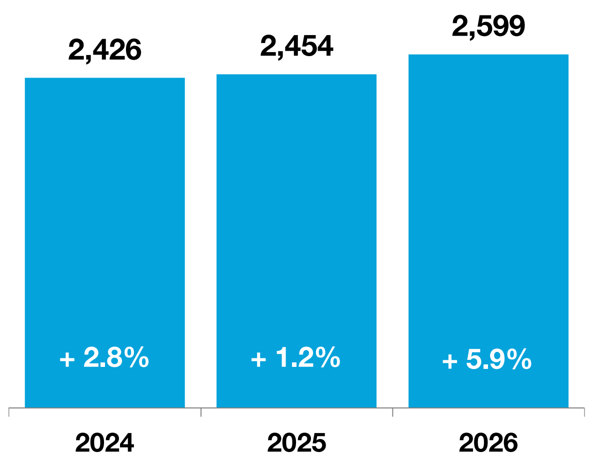
June

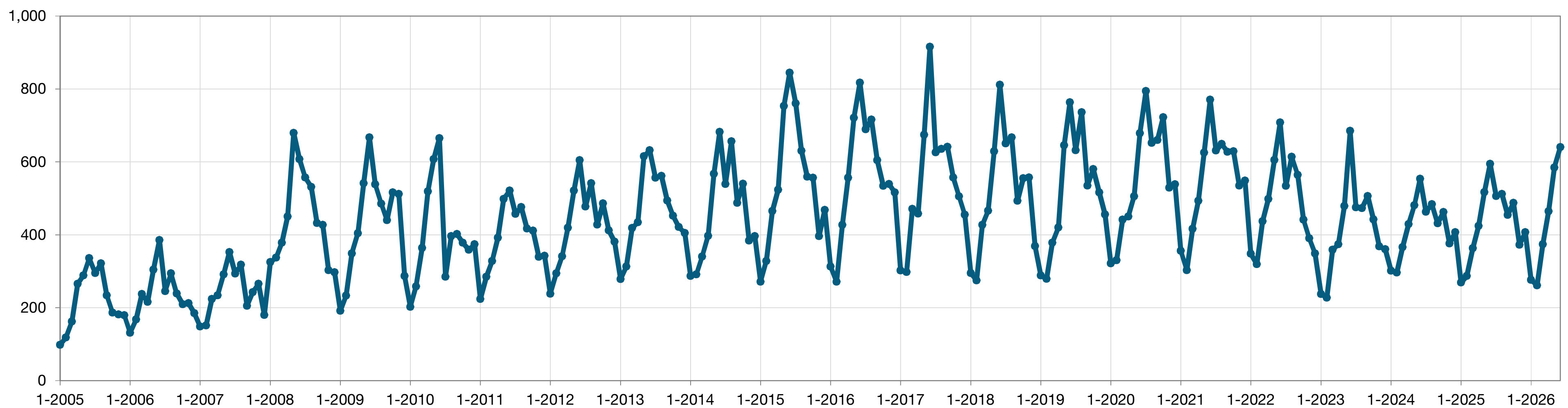


Year to Date



Closed Sales		Prior Year	Percent Change
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	261	287	-9.1%
March 2026	374	363	+3.0%
April 2026	464	424	+9.4%
May 2026	584	517	+13.0%
June 2026	**640**	**594**	**+7.7%**
12-Month Avg	445	423	+5.2%

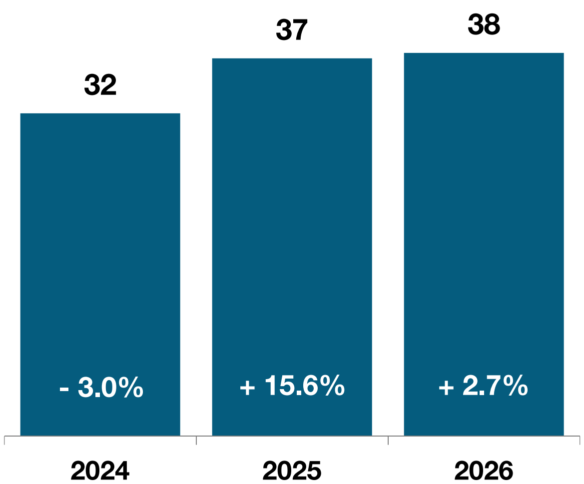
Historical Closed Sales by Month



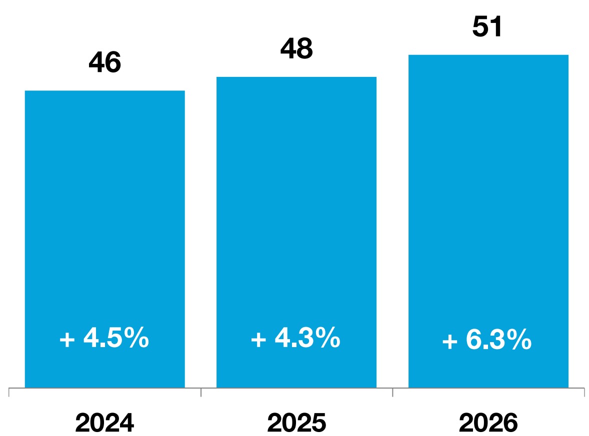
Days on Market Until Sale

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

June

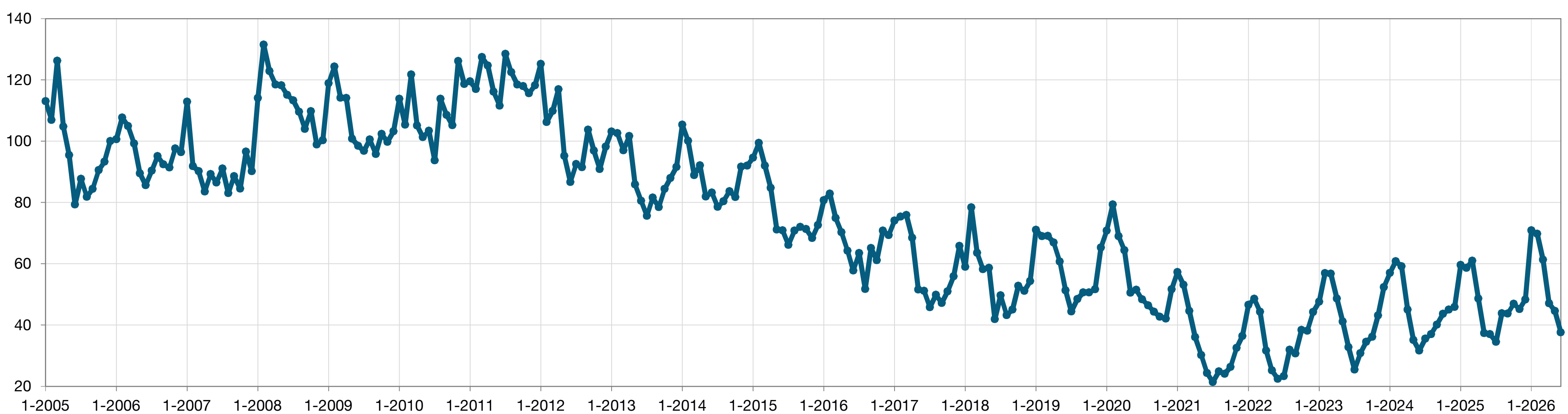


Year to Date



Days on Market		Prior Year	Percent Change
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%
March 2026	61	61	0.0%
April 2026	47	49	-4.1%
May 2026	45	37	+21.6%
June 2026	**38**	**37**	**+2.7%**
12-Month Avg	49	46	+6.5%

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.

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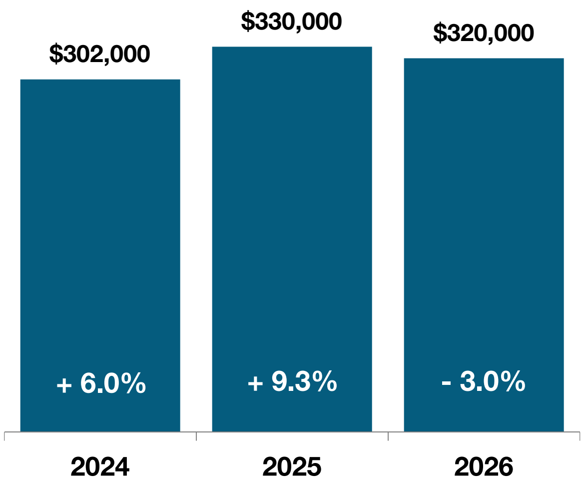
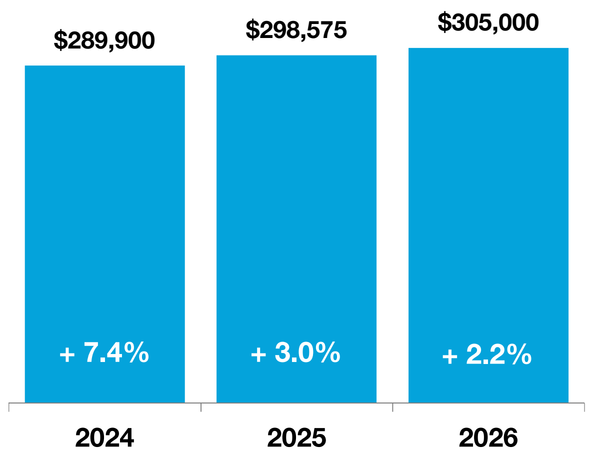
June

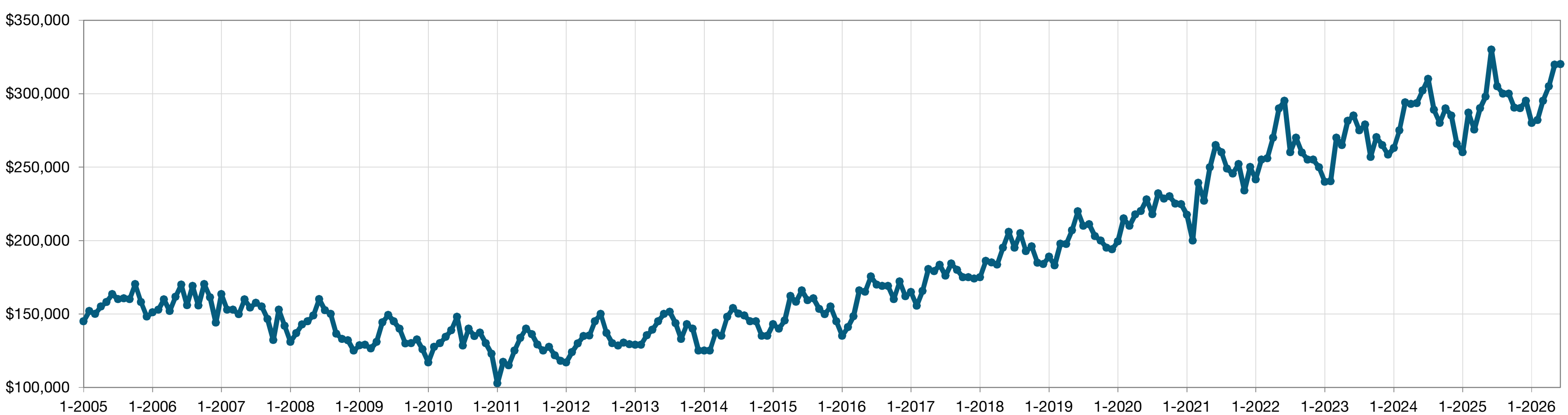


Year to Date



Median Sales Price		Prior Year	Percent Change
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	$282,000	$287,000	-1.7%
March 2026	$295,000	$275,450	+7.1%
April 2026	$305,000	$290,000	+5.2%
May 2026	$319,700	$298,000	+7.3%
June 2026	**$320,000**	**$330,000**	**-3.0%**
12-Month Avg	$298,513	$288,350	+3.5%

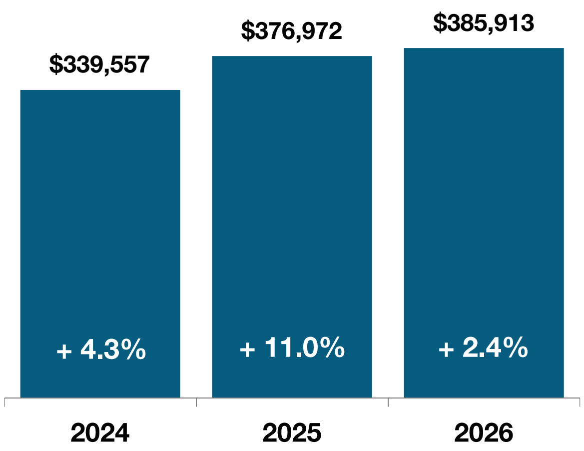
Historical Median Sales Price by Month



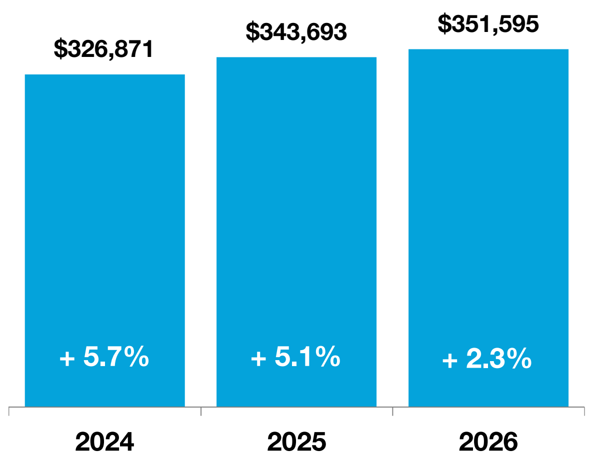
Average Sales Price

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

June

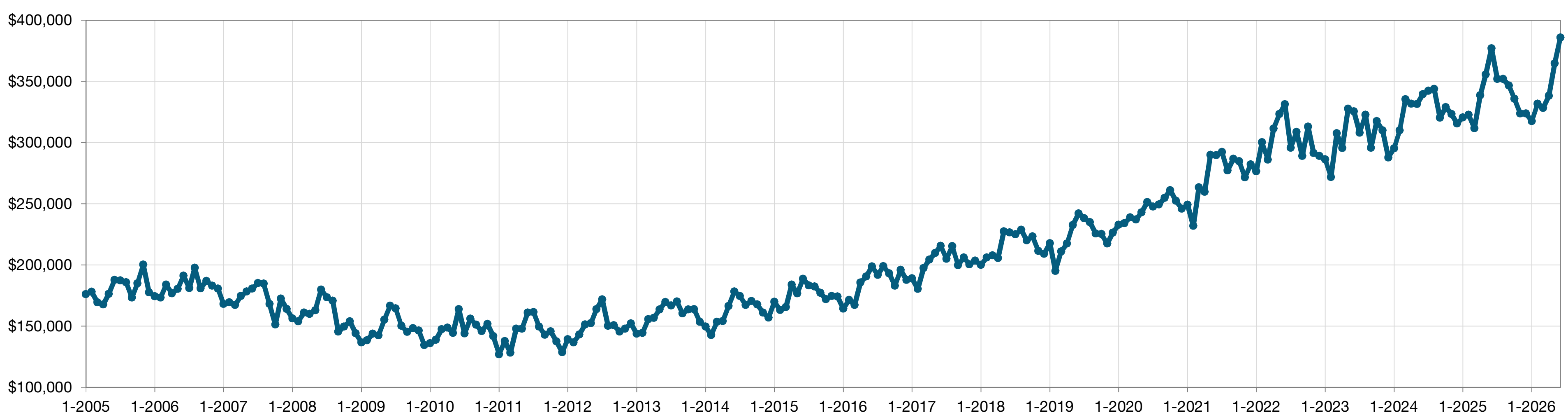


Year to Date



Avg. Sales Price		Prior Year	Percent Change
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	$331,693	$322,767	+2.8%
March 2026	$328,196	$311,703	+5.3%
April 2026	$338,180	$338,716	-0.2%
May 2026	$364,675	$355,671	+2.5%
June 2026	**$385,913**	**$376,972**	**+2.4%**
12-Month Avg	$341,685	$333,371	+2.5%

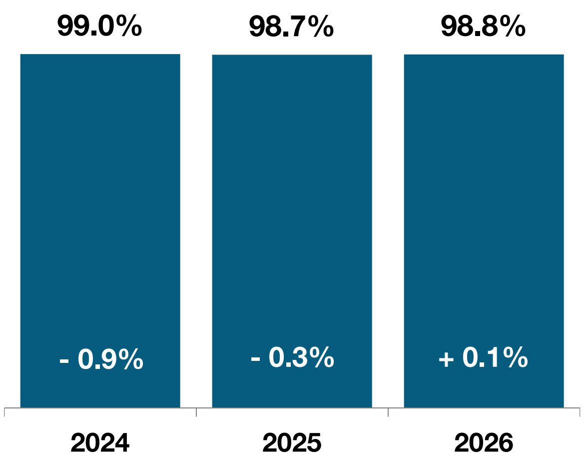
Historical Average Sales Price by Month



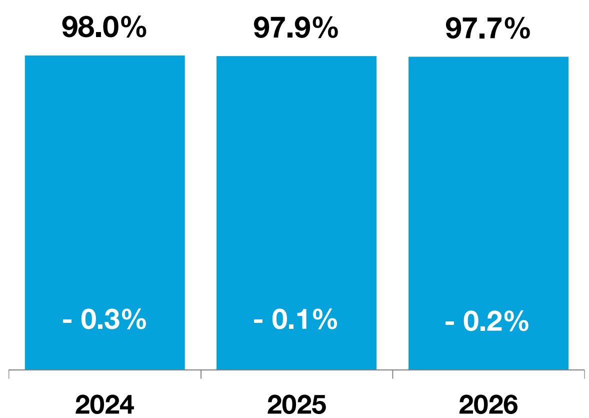
Percent of Original List Price Received

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

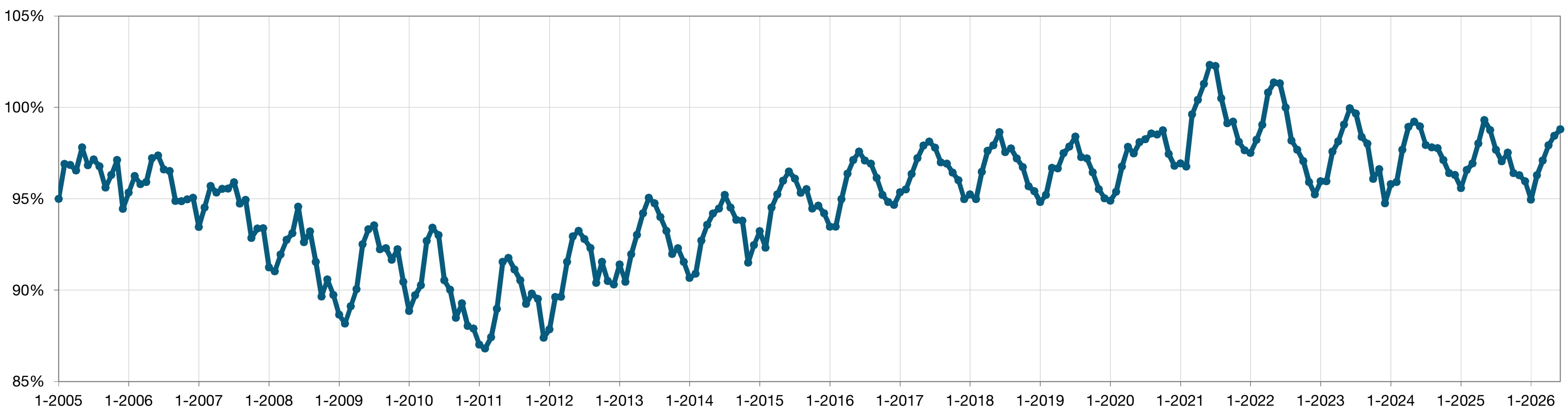


Year to Date



Pct. of Orig. Price Received		Prior Year	Percent Change
July 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%
March 2026	97.1%	96.9%	+0.2%
April 2026	97.9%	98.0%	-0.1%
May 2026	98.4%	99.3%	-0.9%
June 2026	**98.8%**	**98.7%**	**+0.1%**
12-Month Avg	97.0%	97.4%	-0.4%

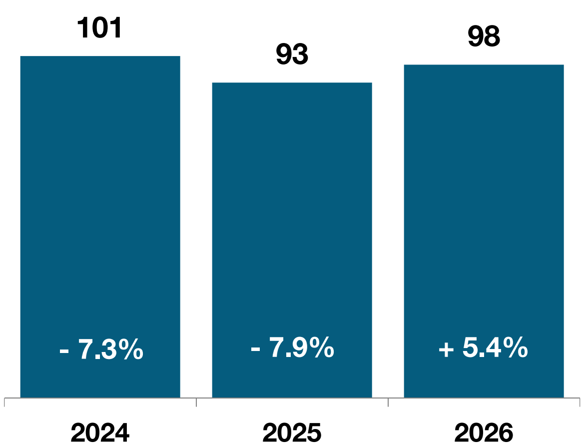
Historical Percent of Original List Price Received by Month



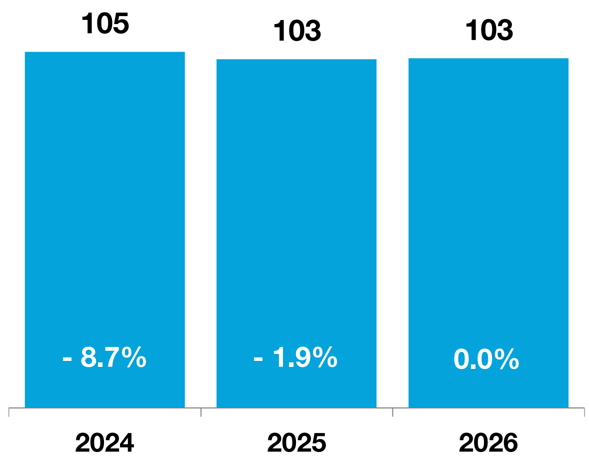
Housing Affordability Index

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.

June

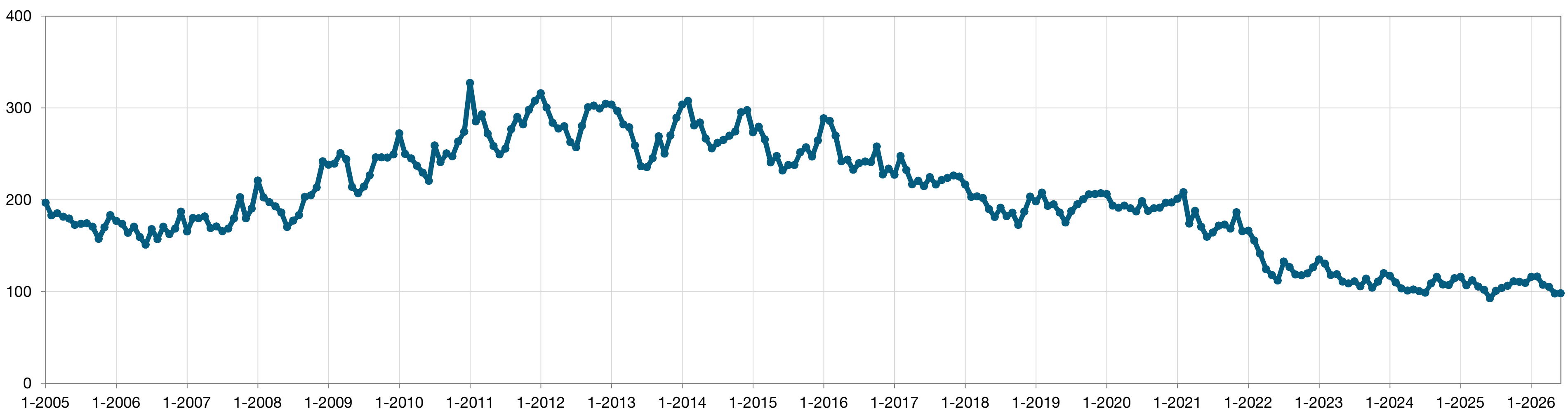


Year to Date



Affordability Index		Prior Year	Percent Change
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%
March 2026	107	112	-4.5%
April 2026	105	105	0.0%
May 2026	98	102	-3.9%
June 2026	**98**	**93**	**+5.4%**
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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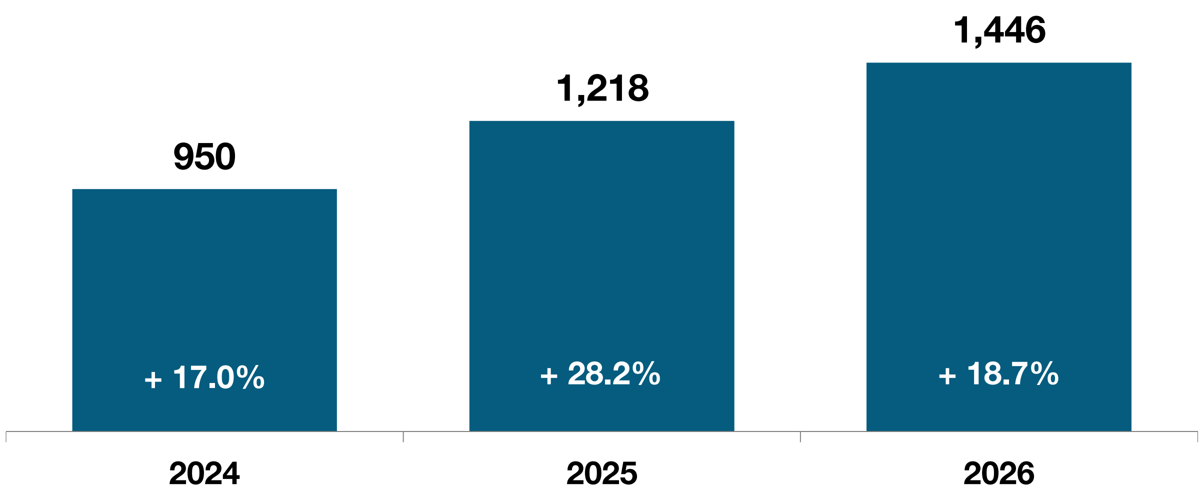
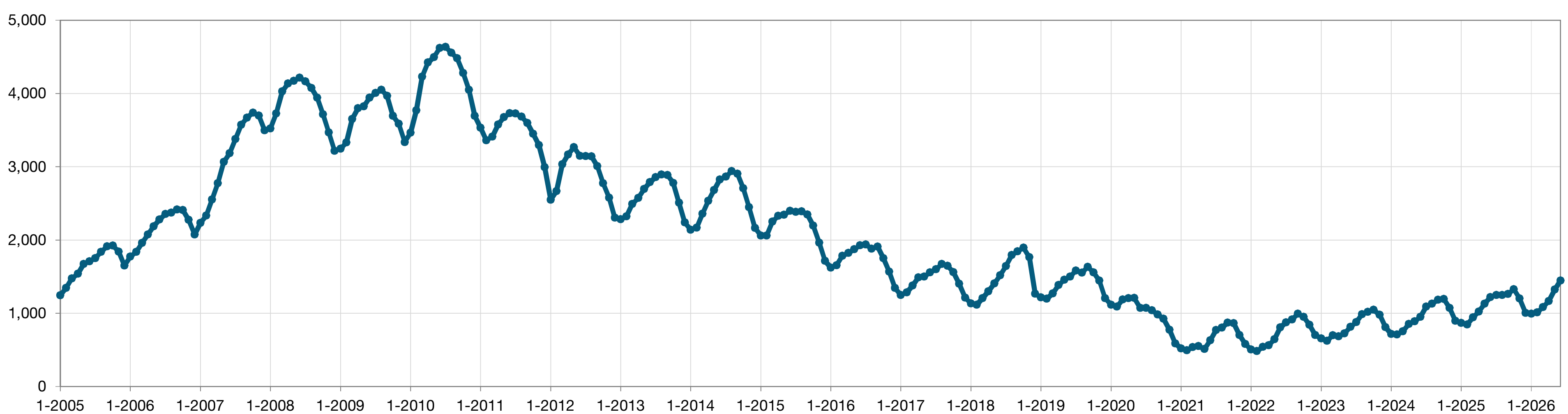
June



Homes for Sale		Prior Year	Percent Change
July 2025	1,248	1,088	+14.7%
August 2025	1,246	1,128	+10.5%
September 2025	1,263	1,183	+6.8%
October 2025	1,325	1,194	+11.0%
November 2025	1,202	1,072	+12.1%
December 2025	1,005	896	+12.2%
January 2026	992	866	+14.5%
February 2026	1,010	846	+19.4%
March 2026	1,084	944	+14.8%
April 2026	1,166	1,023	+14.0%
May 2026	1,323	1,130	+17.1%
June 2026	**1,446**	**1,218**	**+18.7%**
12-Month Avg	1,193	1,049	+13.7%

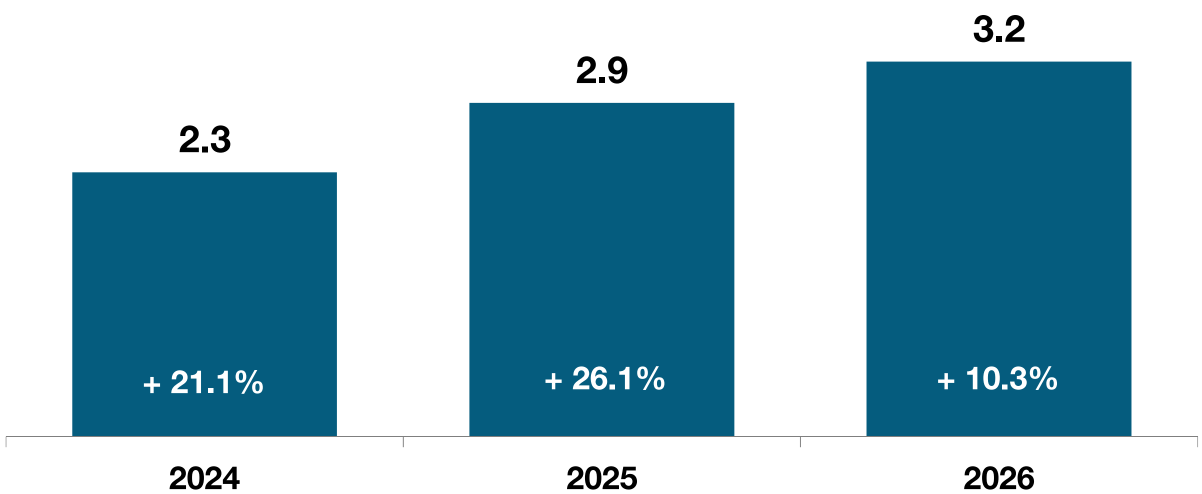
Historical Inventory of Homes for Sale by Month



Months Supply of Inventory

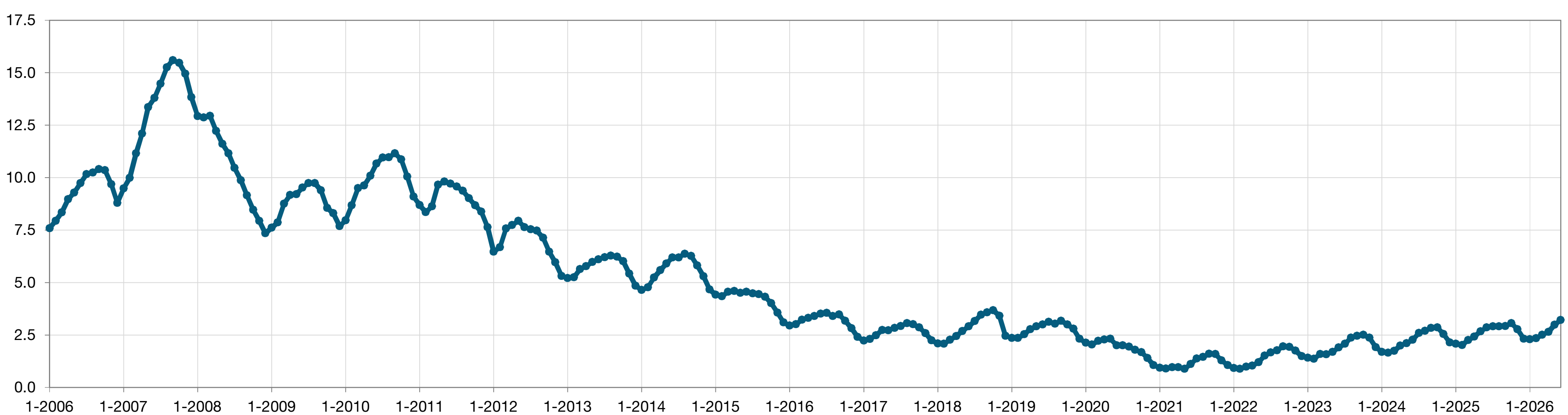
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

June



Months Supply		Prior Year	Percent Change
July 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	3.1	2.9	+6.9%
November 2025	2.8	2.5	+12.0%
December 2025	2.3	2.1	+9.5%
January 2026	2.3	2.1	+9.5%
February 2026	2.3	2.0	+15.0%
March 2026	2.5	2.3	+8.7%
April 2026	2.7	2.4	+12.5%
May 2026	3.0	2.7	+11.1%
June 2026	**3.2**	**2.9**	**+10.3%**
12-Month Avg	2.7	2.5	+8.0%

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.

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	New Listings			Closed Sales			Median Sales Price			Homes for Sale			Months Supply		
	YTD 2025	YTD 2026	+ / –	YTD 2025	YTD 2026	+ / –	YTD 2025	YTD 2026	+ / –	6-2025	6-2026	+ / –	6-2025	6-2026	+ / –
Albert Lea	136	178	**+30.9%**	102	122	**+19.6%**	$193,250	$193,874	**+0.3%**	64	94	**+46.9%**	3.3	4.3	**+30.3%**
Austin	219	247	**+12.8%**	142	168	**+18.3%**	$179,000	$205,000	**+14.5%**	86	83	**-3.5%**	3.1	2.6	**-16.1%**
Blooming Prairie	15	21	**+40.0%**	11	15	**+36.4%**	$226,000	$220,000	**-2.7%**	6	8	**+33.3%**	2.8	2.4	**-14.3%**
Byron	116	125	**+7.8%**	76	72	**-5.3%**	$354,000	$372,500	**+5.2%**	57	47	**-17.5%**	5.3	4.1	**-22.6%**
Caledonia	23	21	**-8.7%**	24	19	**-20.8%**	$196,500	$228,500	**+16.3%**	10	8	**-20.0%**	3.2	2.5	**-21.9%**
Chatfield	27	20	**-25.9%**	18	16	**-11.1%**	$280,000	$272,500	**-2.7%**	14	11	**-21.4%**	3.6	2.9	**-19.4%**
Dodge Center	18	38	**+111.1%**	10	27	**+170.0%**	$265,000	$312,000	**+17.7%**	6	13	**+116.7%**	2.0	3.3	**+65.0%**
Grand Meadow	9	11	**+22.2%**	8	9	**+12.5%**	$244,000	$265,000	**+8.6%**	3	2	**-33.3%**	1.9	0.9	**-52.6%**
Hayfield	16	10	**-37.5%**	15	9	**-40.0%**	$295,000	$245,000	**-16.9%**	5	2	**-60.0%**	2.3	1.1	**-52.2%**
Kasson	51	82	**+60.8%**	48	61	**+27.1%**	$330,000	$344,450	**+4.4%**	11	19	**+72.7%**	1.1	1.8	**+63.6%**
La Crescent	25	33	**+32.0%**	22	16	**-27.3%**	$315,260	$308,500	**-2.1%**	5	10	**+100.0%**	1.4	2.4	**+71.4%**
Lake City	78	84	**+7.7%**	41	36	**-12.2%**	$305,000	$303,450	**-0.5%**	41	50	**+22.0%**	5.3	6.2	**+17.0%**
Oronoco	14	22	**+57.1%**	8	15	**+87.5%**	$499,950	$543,678	**+8.7%**	7	10	**+42.9%**	3.5	3.5	**0.0%**
Owatonna	213	249	**+16.9%**	164	183	**+11.6%**	$299,500	$285,000	**-4.8%**	75	81	**+8.0%**	2.7	2.6	**-3.7%**
Preston	15	14	**-6.7%**	14	11	**-21.4%**	$161,250	$200,000	**+24.0%**	4	5	**+25.0%**	1.5	1.8	**+20.0%**
Pine Island	33	64	**+93.9%**	26	47	**+80.8%**	$292,450	$335,000	**+14.5%**	14	23	**+64.3%**	3.4	3.2	**-5.9%**
Plainview	19	20	**+5.3%**	14	25	**+78.6%**	$242,450	$300,000	**+23.7%**	4	5	**+25.0%**	1.5	1.4	**-6.7%**
Rochester	1,304	1,400	**+7.4%**	902	896	**-0.7%**	$341,925	$355,000	**+3.8%**	374	468	**+25.1%**	2.5	3.1	**+24.0%**
Spring Valley	41	24	**-41.5%**	32	25	**-21.9%**	$292,450	$242,000	**-17.3%**	16	9	**-43.8%**	2.7	1.8	**-33.3%**
Saint Charles	26	27	**+3.8%**	19	15	**-21.1%**	$260,000	$332,000	**+27.7%**	8	7	**-12.5%**	2.2	2.0	**-9.1%**
Stewartville	62	42	**-32.3%**	39	24	**-38.5%**	$275,000	$350,000	**+27.3%**	22	22	**0.0%**	2.9	3.5	**+20.7%**
Wabasha	39	46	**+17.9%**	25	25	**0.0%**	$289,000	$300,000	**+3.8%**	20	22	**+10.0%**	5.3	4.8	**-9.4%**
Waseca	71	84	**+18.3%**	69	56	**-18.8%**	$216,500	$246,000	**+13.6%**	22	29	**+31.8%**	1.9	3.0	**+57.9%**
Winona	147	159	**+8.2%**	112	125	**+11.6%**	$218,550	$234,750	**+7.4%**	38	41	**+7.9%**	1.8	1.8	**0.0%**
Zumbrota	40	54	**+35.0%**	34	34	**0.0%**	$318,450	$346,000	**+8.7%**	12	21	**+75.0%**	2.1	4.1	**+95.2%**