Monthly Indicators

July 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 declined 2.4% from the previous month to a seasonally adjusted annual rate of 4.09 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast but declined in the West, South, and Midwest. Compared to a year earlier, existing-home sales rose 2.8%, with gains in the Midwest, South, and West while remaining unchanged in the Northeast.

New Listings in Southeast Minnesota were up 13.2 percent to 705. Pending Sales increased 6.6 percent to 514. Inventory grew 22.9 percent to 1,535 units.

Prices moved higher as the Median Sales Price was up 8.2 percent to $329,900. Days on Market increased 17.1 percent to 41 days. Months Supply of Inventory was up 17.2 percent to 3.4 months.

Nationally, the median existing-home price hit a new record of $440,600, a 1.8% increase from a year earlier, NAR reported. Home prices have now increased on an annual basis for 36 consecutive months, reflecting continued demand despite inventory remaining below historically balanced levels. Heading into July, there were 1.56 million properties for sale, down 0.6% month-over-month but up 1.3% from the same period last year, representing a 4.6-month supply at the current sales pace. Homes spent a median of 28 days on the market, with first-time homebuyers accounting for 33% of home purchases.

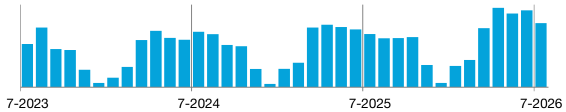
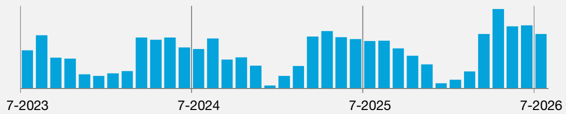
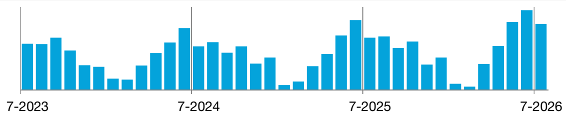
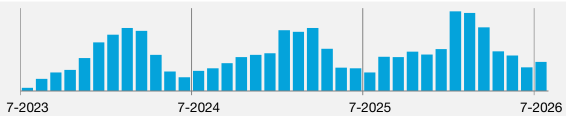
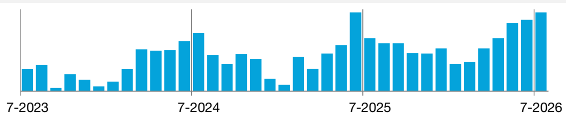
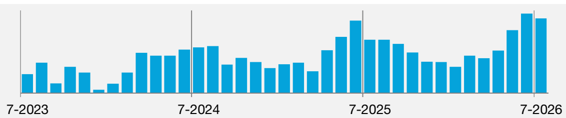
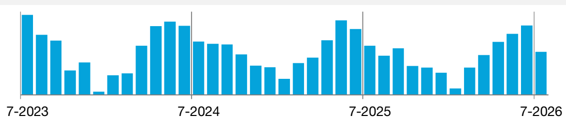
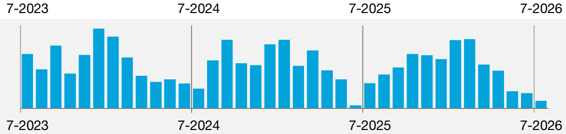
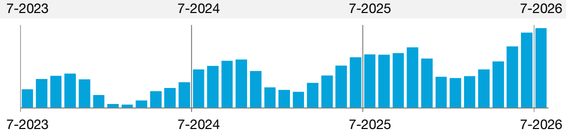
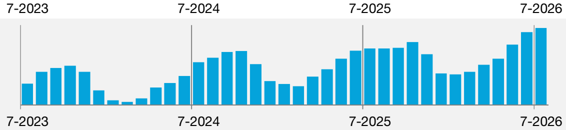
Activity Snapshot

+ 13.6%	+ 8.2%	+ 22.9%
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.

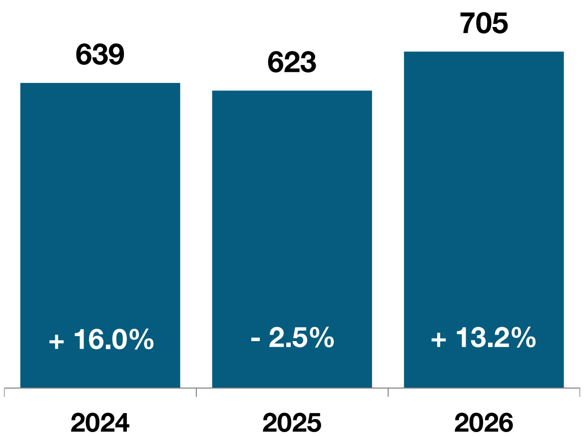
SEMR SOUTHEAST MINNESOTA REALTORS

Key Metrics	Historical Sparkbars	7-2025	7-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		623	**705**	+ 13.2%	4,096	**4,582**	+ 11.9%
Pending Sales		482	**514**	+ 6.6%	3,194	**3,406**	+ 6.6%
Closed Sales		506	**575**	+ 13.6%	2,960	**3,178**	+ 7.4%
Days on Market		35	**41**	+ 17.1%	45	**49**	+ 8.9%
Median Sales Price		$305,000	**$329,900**	+ 8.2%	$299,900	**$310,000**	+ 3.4%
Avg. Sales Price		$352,046	**$379,506**	+ 7.8%	$345,119	**$356,739**	+ 3.4%
Pct. of Orig. Price Received		97.7%	**97.3%**	- 0.4%	97.8%	**97.6%**	- 0.2%
Affordability Index		101	**94**	- 6.9%	102	**100**	- 2.0%
Homes for Sale		1,249	**1,535**	+ 22.9%	--	**--**	--
Months Supply		2.9	**3.4**	+ 17.2%	--	**--**	--

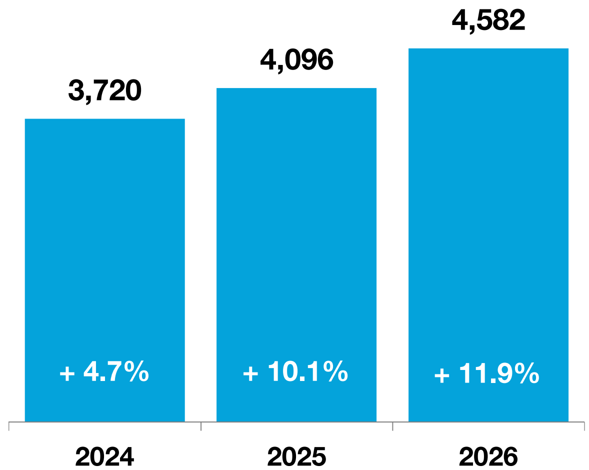
New Listings

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

July

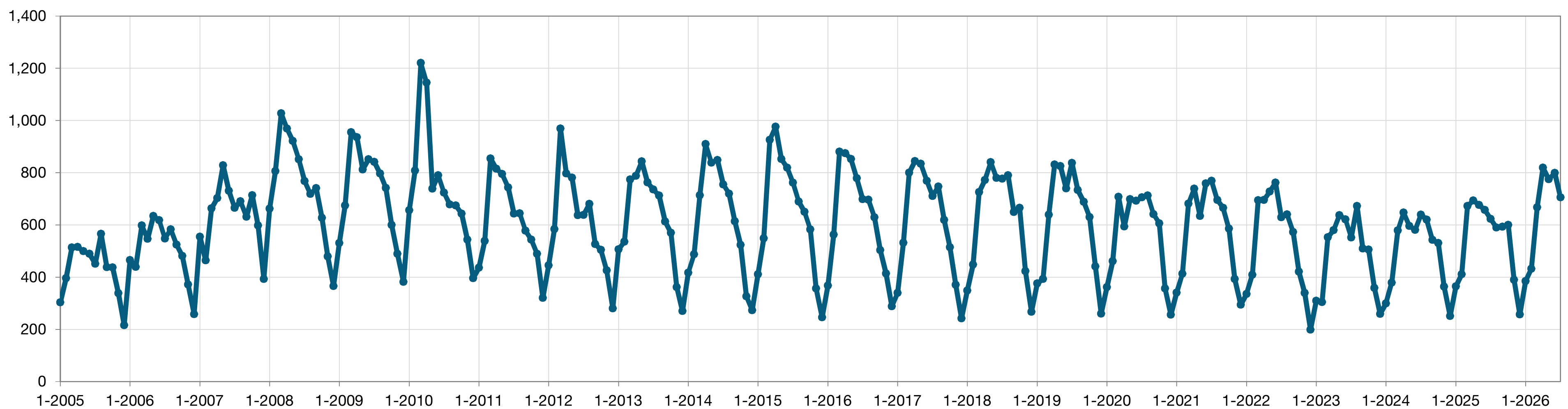


Year to Date



New Listings		Prior Year	Percent Change
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	799	657	+21.6%
July 2026	**705**	**623**	**+13.2%**
12-Month Avg	584	534	+9.4%

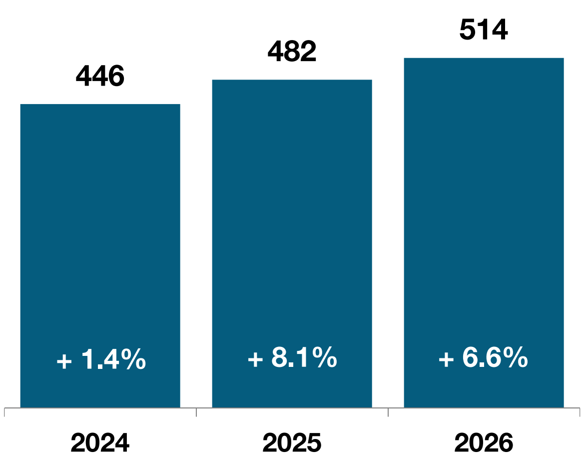
Historical New Listings by Month



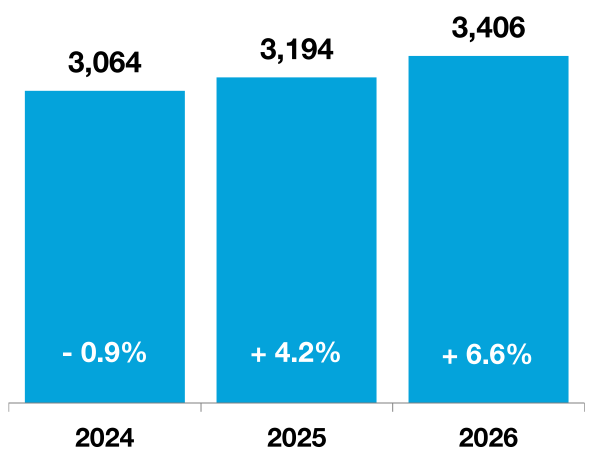
Pending Sales

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

July

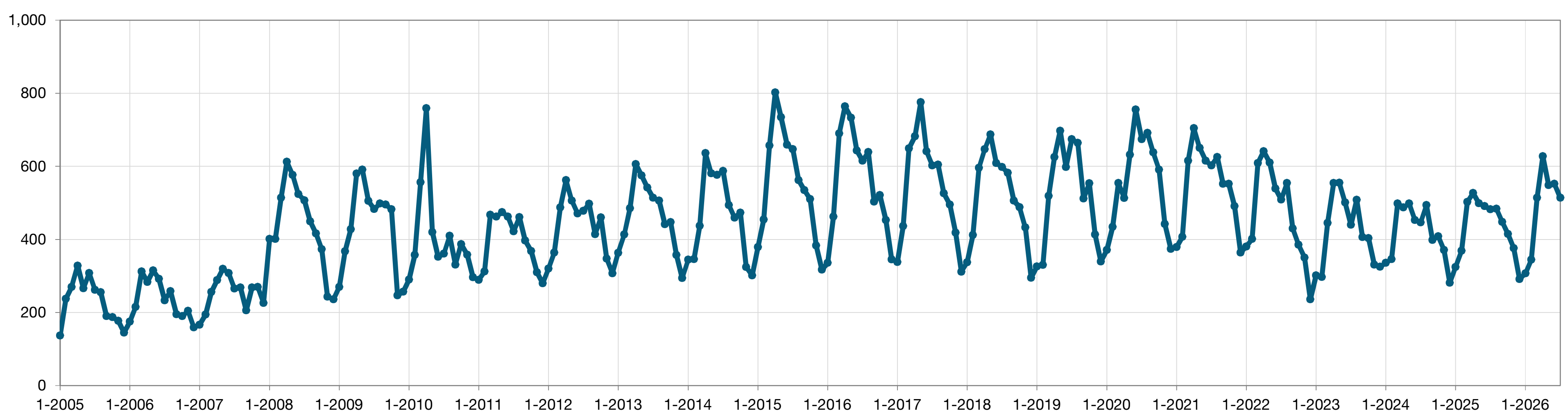


Year to Date



Pending Sales		Prior Year	Percent Change
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	548	499	+9.8%
June 2026	552	491	+12.4%
July 2026	**514**	**482**	**+6.6%**
12-Month Avg	452	429	+5.4%

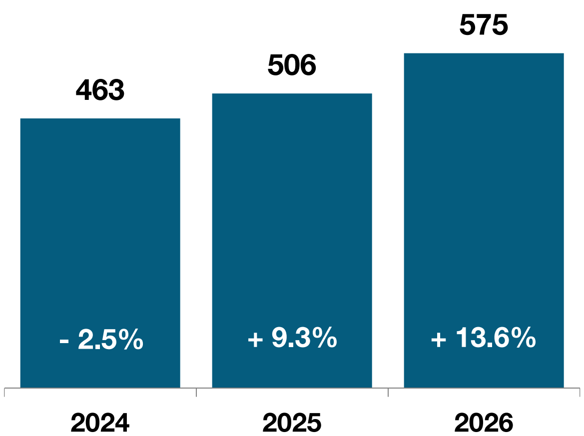
Historical Pending Sales by Month



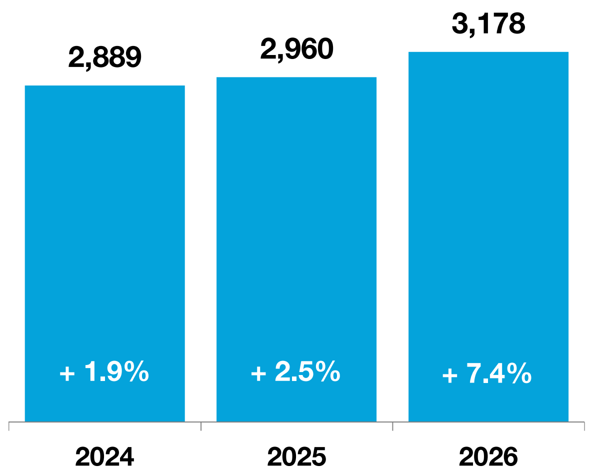
Closed Sales

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

July

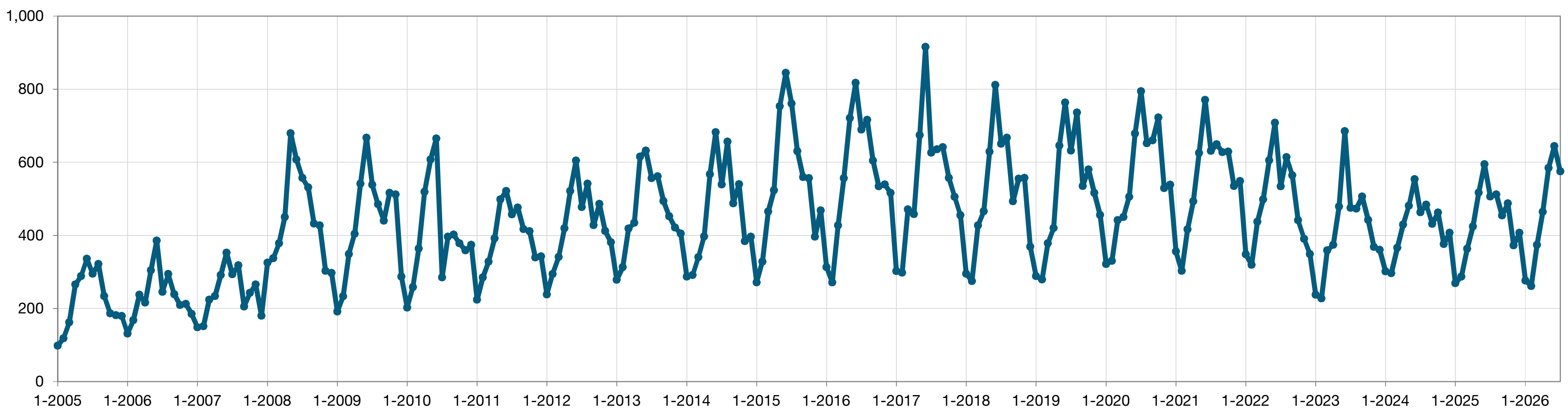


Year to Date



Closed Sales		Prior Year	Percent Change
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	644	594	+8.4%
July 2026	**575**	**506**	**+13.6%**
12-Month Avg	451	427	+5.6%

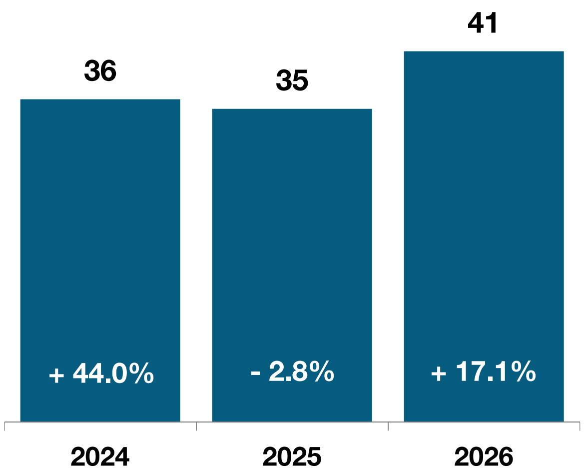
Historical Closed Sales by Month



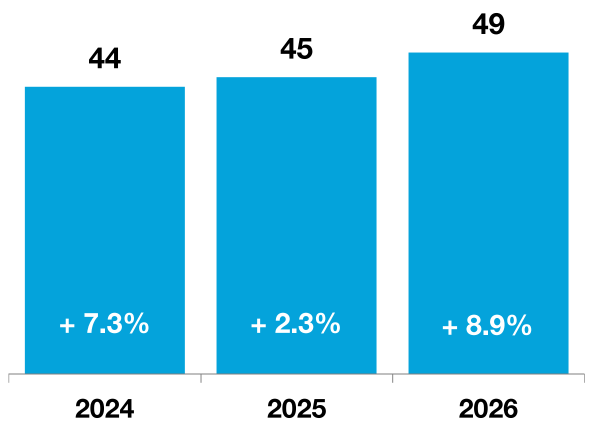
Days on Market Until Sale

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

July

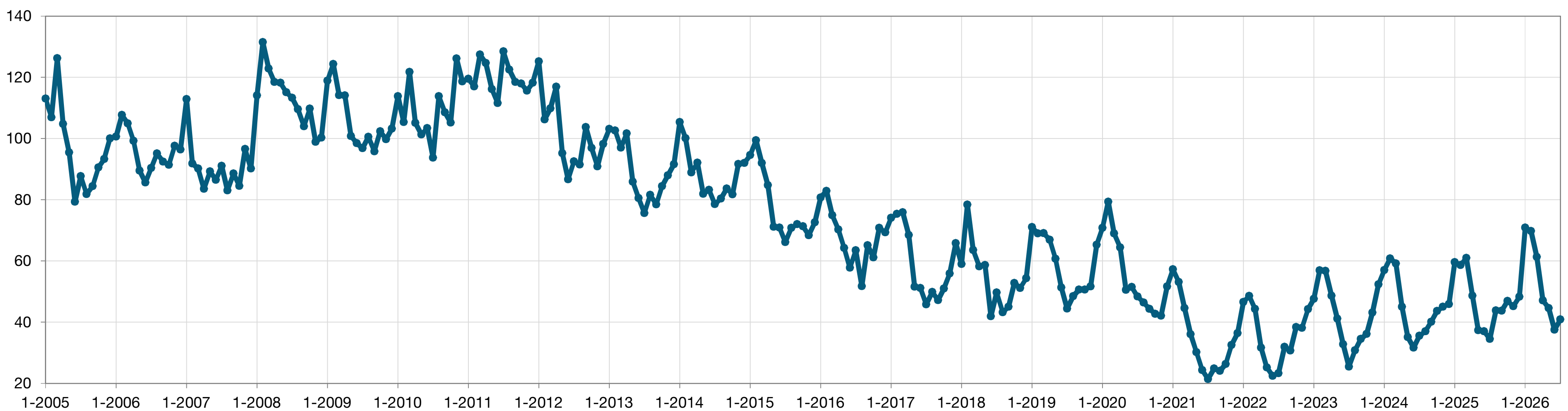


Year to Date



Days on Market		Prior Year	Percent Change
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%
July 2026	**41**	**35**	**+17.1%**
12-Month Avg	50	46	+8.7%

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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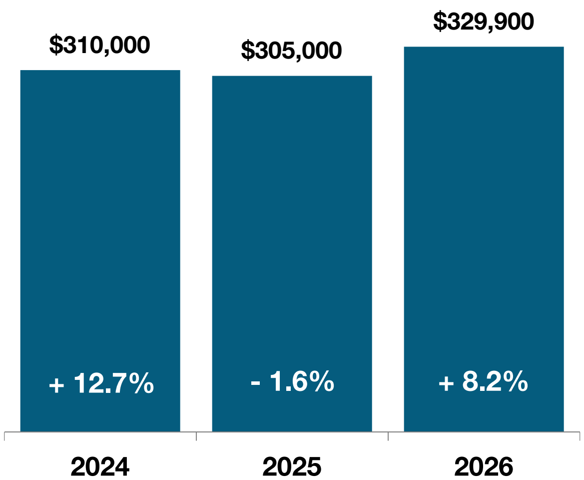
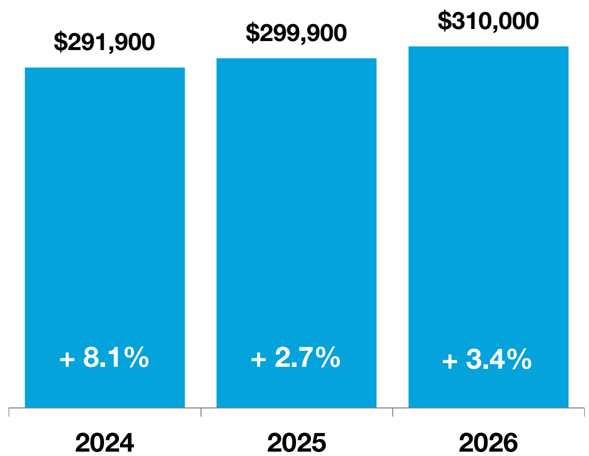
July

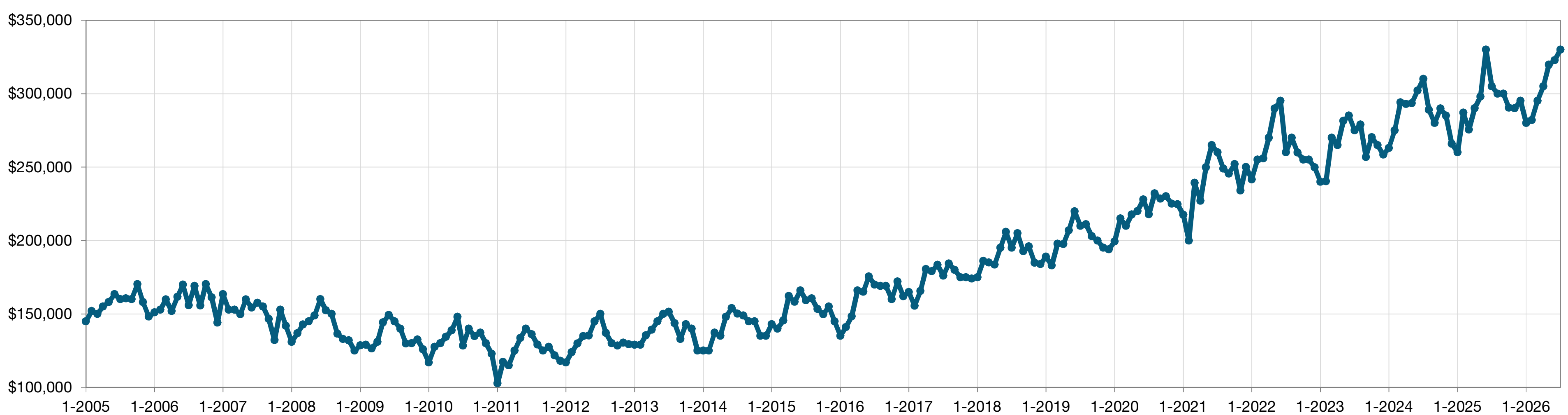


Year to Date



Median Sales Price		Prior Year	Percent Change
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	$322,725	$330,000	-2.2%
July 2026	**$329,900**	**$305,000**	**+8.2%**
12-Month Avg	$300,815	$287,933	+4.5%

Historical Median Sales Price by Month

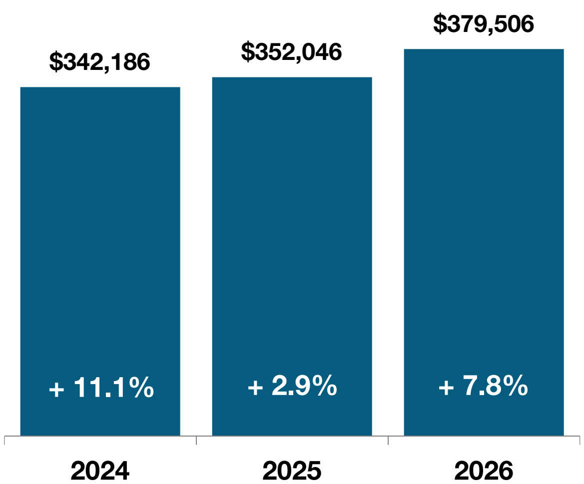


Average Sales Price

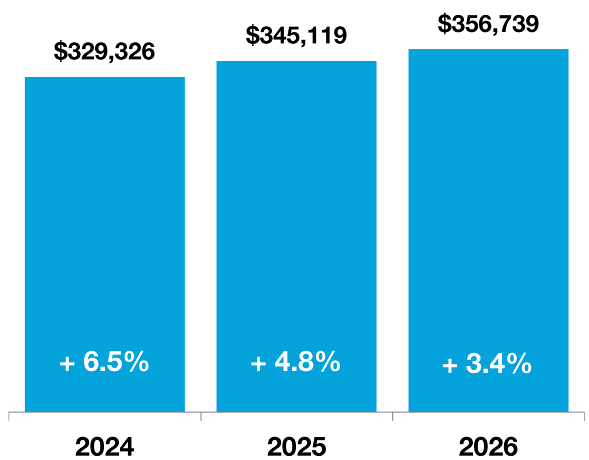
Average sales price for all closed sales, not accounting for seller concessions, in a given month.

SOUTHEAST MINNESOTA REALTORS

July

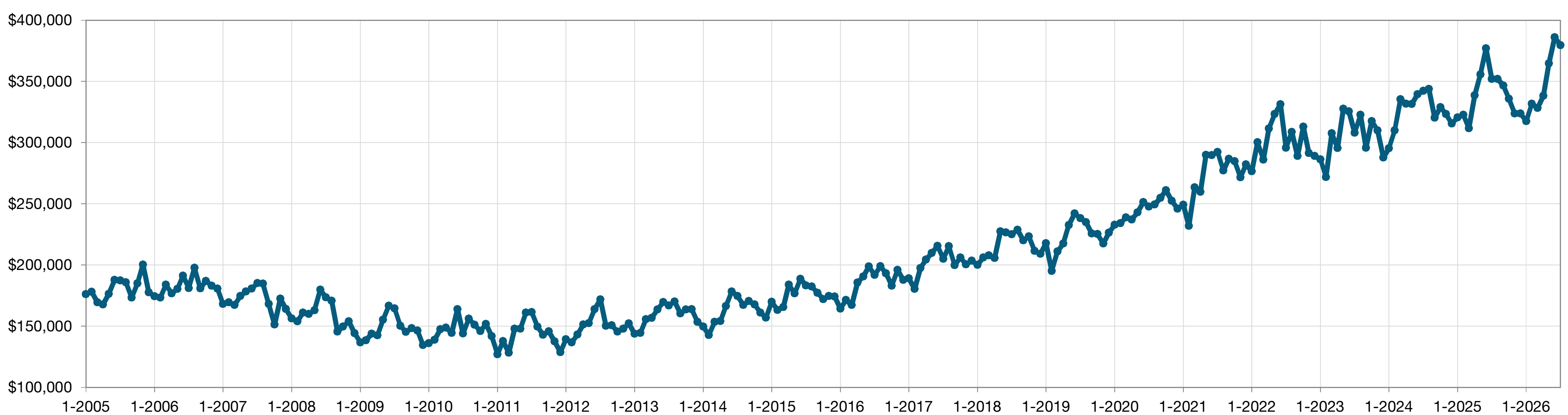


Year to Date



Avg. Sales Price		Prior Year	Percent Change
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	$386,008	$376,972	+2.4%
July 2026	**$379,506**	**$352,046**	**+7.8%**
12-Month Avg	$343,982	$334,193	+2.9%

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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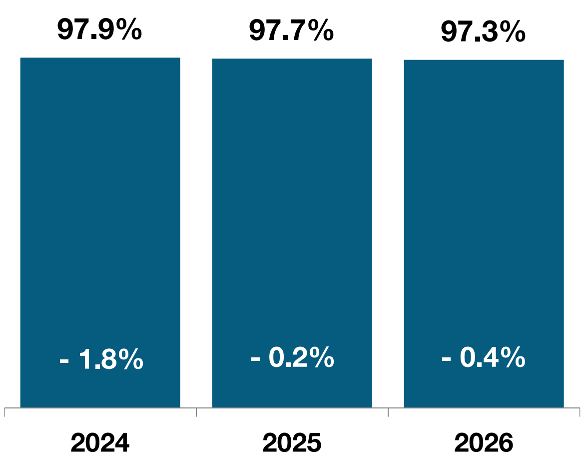
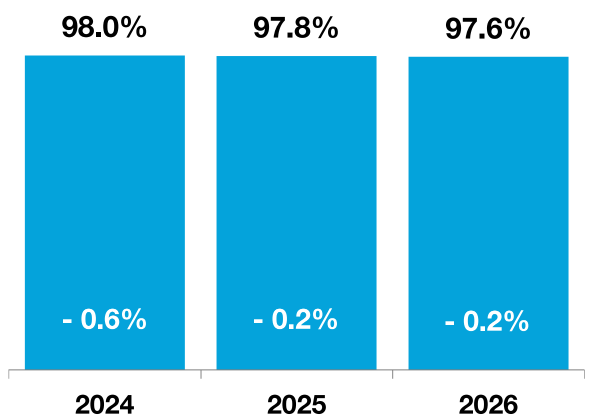
July

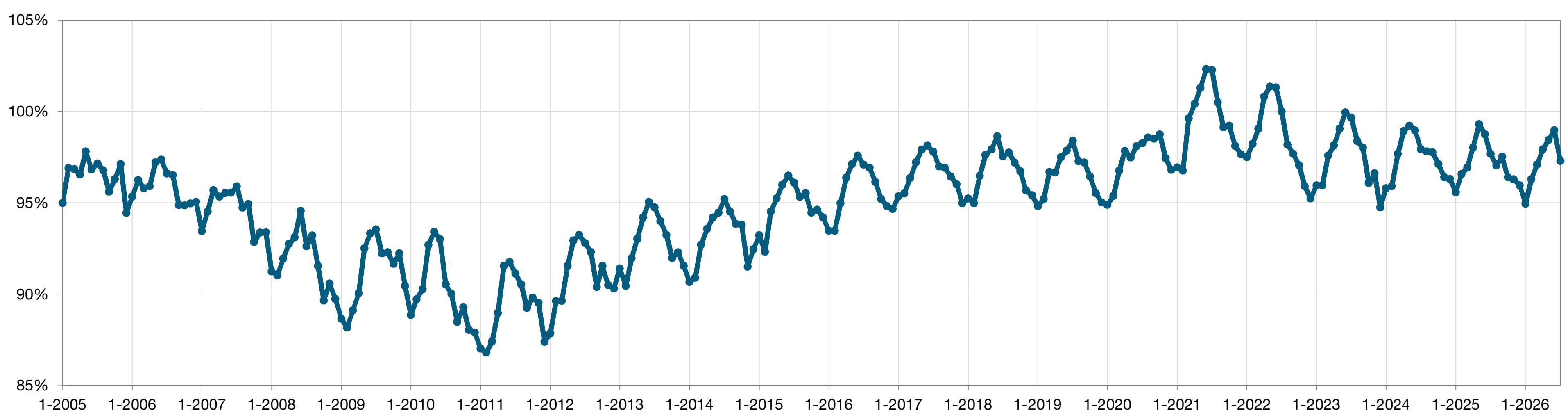


Year to Date



Pct. of Orig. Price Received		Prior Year	Percent Change
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	99.0%	98.7%	+0.3%
July 2026	**97.3%**	**97.7%**	**-0.4%**
12-Month Avg	97.0%	97.4%	-0.4%

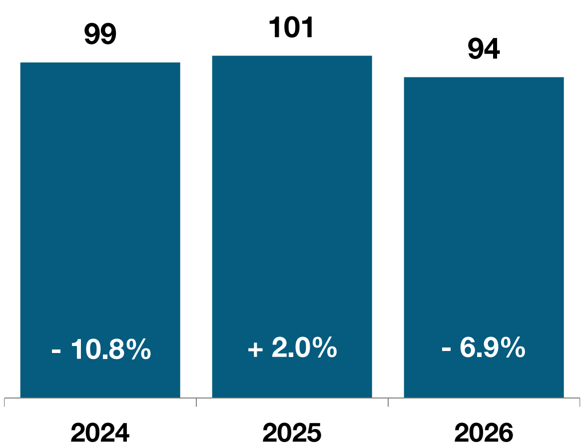
Historical Percent of Original List Price Received by Month



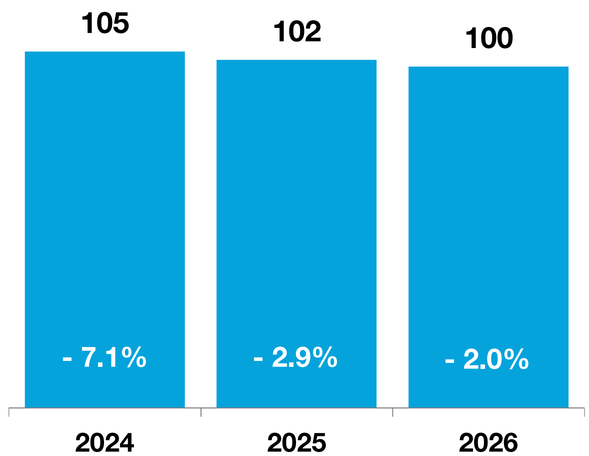
Housing Affordability Index

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.

July



Year to Date



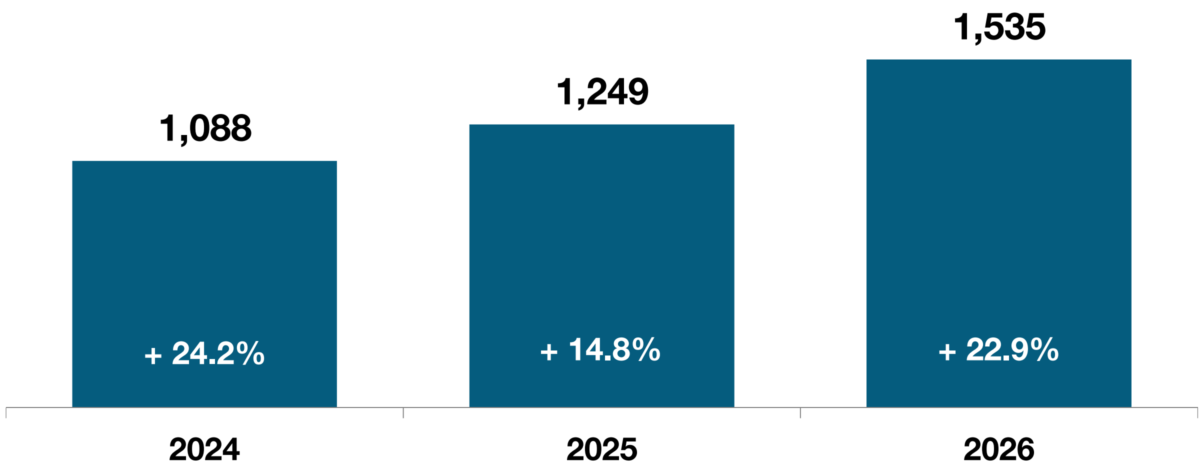
Affordability Index		Prior Year	Percent Change
August 2025	104	109	-4.6%
September 2025	106	116	-8.6%
October 2025	111	108	+2.8%
November 2025	111	107	+3.7%
December 2025	109	114	-4.4%
January 2026	116	116	0.0%
February 2026	116	107	+8.4%
March 2026	107	112	-4.5%
April 2026	105	105	0.0%
May 2026	98	102	-3.9%
June 2026	97	93	+4.3%
July 2026	**94**	**101**	**-6.9%**
12-Month Avg	106	107	-0.9%

Historical Housing Affordability Index by Month

Inventory of Homes for Sale

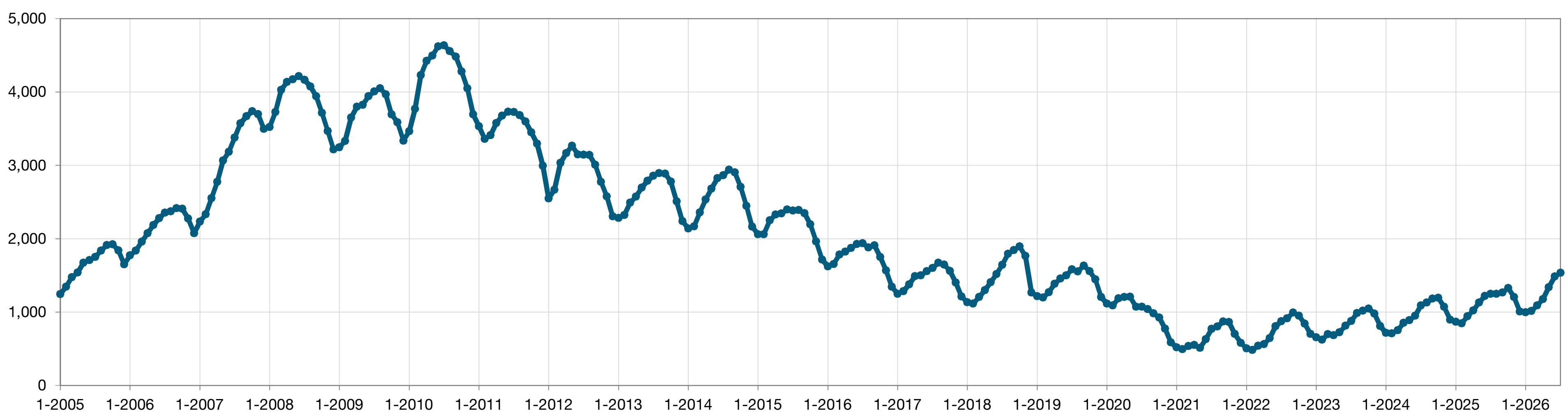
The number of properties available for sale in active status at the end of a given month.

July



Homes for Sale		Prior Year	Percent Change
August 2025	1,247	1,128	+10.5%
September 2025	1,266	1,183	+7.0%
October 2025	1,328	1,194	+11.2%
November 2025	1,205	1,072	+12.4%
December 2025	1,008	896	+12.5%
January 2026	996	866	+15.0%
February 2026	1,016	846	+20.1%
March 2026	1,090	944	+15.5%
April 2026	1,175	1,023	+14.9%
May 2026	1,336	1,130	+18.2%
June 2026	1,484	1,219	+21.7%
July 2026	**1,535**	**1,249**	**+22.9%**
12-Month Avg	1,224	1,063	+15.1%

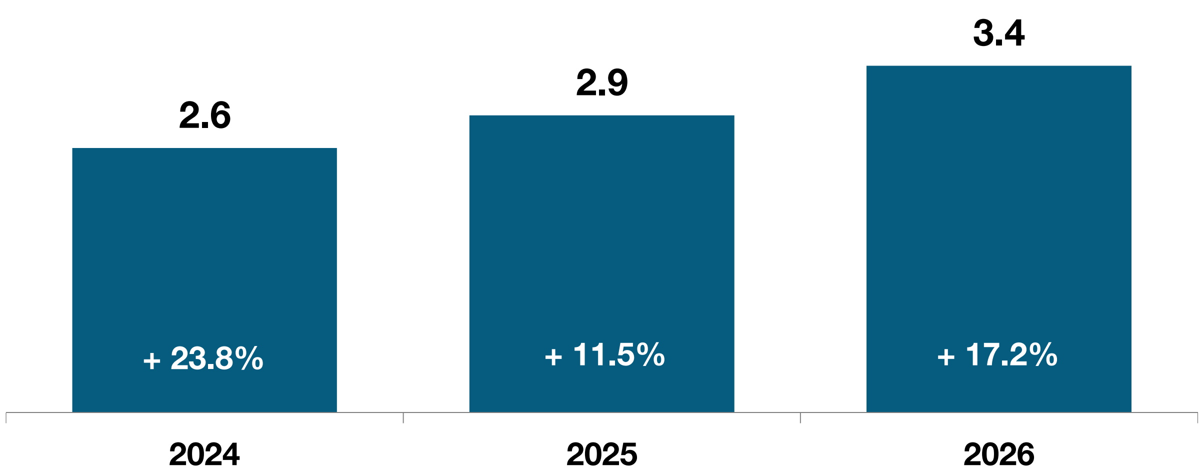
Historical Inventory of Homes for Sale by Month



Months Supply of Inventory

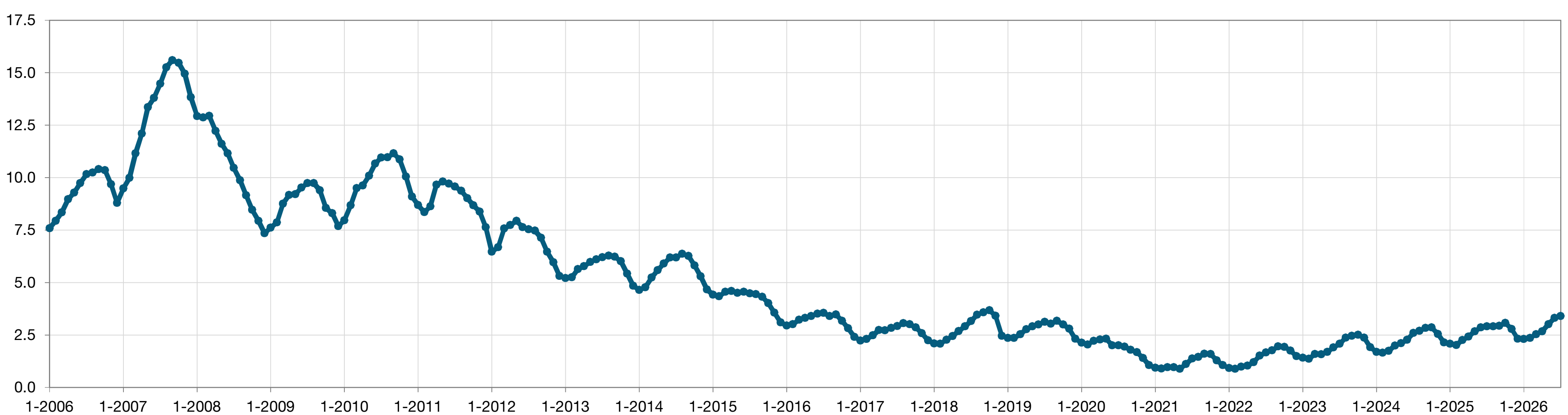
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

July



Months Supply		Prior Year	Percent Change
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	2.4	2.0	+20.0%
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	3.3	2.9	+13.8%
July 2026	**3.4**	**2.9**	**+17.2%**
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	+ / –	7-2025	7-2026	+ / –	7-2025	7-2026	+ / –
Albert Lea	179	217	+21.2%	130	150	+15.4%	$190,000	$192,574	+1.4%	77	92	+19.5%	3.9	4.1	+5.1%
Austin	263	296	+12.5%	170	208	+22.4%	$180,000	$210,000	+16.7%	84	88	+4.8%	2.9	2.8	-3.4%
Blooming Prairie	20	25	+25.0%	14	18	+28.6%	$228,000	$220,000	-3.5%	6	9	+50.0%	2.5	2.9	+16.0%
Byron	131	143	+9.2%	85	91	+7.1%	$353,000	$385,000	+9.1%	54	54	0.0%	4.9	4.8	-2.0%
Caledonia	26	23	-11.5%	26	22	-15.4%	$199,000	$229,250	+15.2%	10	5	-50.0%	3.3	1.5	-54.5%
Chatfield	35	26	-25.7%	23	18	-21.7%	$285,000	$272,500	-4.4%	18	14	-22.2%	4.6	3.7	-19.6%
Dodge Center	23	40	+73.9%	14	30	+114.3%	$220,000	$305,000	+38.6%	7	5	-28.6%	2.5	1.2	-52.0%
Grand Meadow	12	13	+8.3%	9	10	+11.1%	$230,000	$227,500	-1.1%	4	2	-50.0%	2.5	0.9	-64.0%
Hayfield	22	16	-27.3%	17	12	-29.4%	$265,000	$240,300	-9.3%	7	5	-28.6%	2.7	2.9	+7.4%
Kasson	63	100	+58.7%	57	80	+40.4%	$330,000	$355,000	+7.6%	16	24	+50.0%	1.8	2.2	+22.2%
La Crescent	29	42	+44.8%	28	28	0.0%	$327,760	$329,950	+0.7%	7	13	+85.7%	1.9	3.0	+57.9%
Lake City	84	97	+15.5%	57	45	-21.1%	$317,900	$304,500	-4.2%	38	51	+34.2%	4.9	6.3	+28.6%
Oronoco	19	22	+15.8%	10	17	+70.0%	$510,000	$543,678	+6.6%	7	10	+42.9%	3.9	3.5	-10.3%
Owatonna	260	309	+18.8%	190	222	+16.8%	$295,000	$281,750	-4.5%	76	100	+31.6%	2.7	3.2	+18.5%
Preston	22	18	-18.2%	17	13	-23.5%	$162,500	$209,900	+29.2%	7	10	+42.9%	2.5	3.8	+52.0%
Pine Island	43	68	+58.1%	34	51	+50.0%	$315,000	$335,000	+6.3%	12	23	+91.7%	2.5	3.4	+36.0%
Plainview	25	26	+4.0%	18	29	+61.1%	$229,950	$290,000	+26.1%	7	6	-14.3%	2.6	1.6	-38.5%
Rochester	1,492	1,627	+9.0%	1,081	1,085	+0.4%	$345,000	$360,000	+4.3%	360	507	+40.8%	2.4	3.4	+41.7%
Spring Valley	46	32	-30.4%	35	30	-14.3%	$289,900	$245,000	-15.5%	15	15	0.0%	2.5	3.2	+28.0%
Saint Charles	32	29	-9.4%	23	20	-13.0%	$248,600	$334,000	+34.4%	9	7	-22.2%	2.5	2.0	-20.0%
Stewartville	72	53	-26.4%	48	36	-25.0%	$287,500	$332,500	+15.7%	26	26	0.0%	3.5	4.0	+14.3%
Wabasha	44	55	+25.0%	27	31	+14.8%	$289,000	$300,000	+3.8%	21	23	+9.5%	5.9	4.8	-18.6%
Waseca	78	94	+20.5%	79	68	-13.9%	$216,500	$242,500	+12.0%	16	24	+50.0%	1.4	2.4	+71.4%
Winona	179	196	+9.5%	143	161	+12.6%	$225,000	$240,000	+6.7%	46	39	-15.2%	2.1	1.7	-19.0%
Zumbrota	44	66	+50.0%	39	44	+12.8%	$319,900	$354,450	+10.8%	11	25	+127.3%	2.0	4.7	+135.0%