

Monthly Indicators

May 2026

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

Based on residential market activity in the cities of St. Cloud, St. Joseph, Sartell, Sauk Rapids and Waite Park.

Activity Snapshot

+ 10.2% **+ 4.5%** **+ 10.5%**

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.



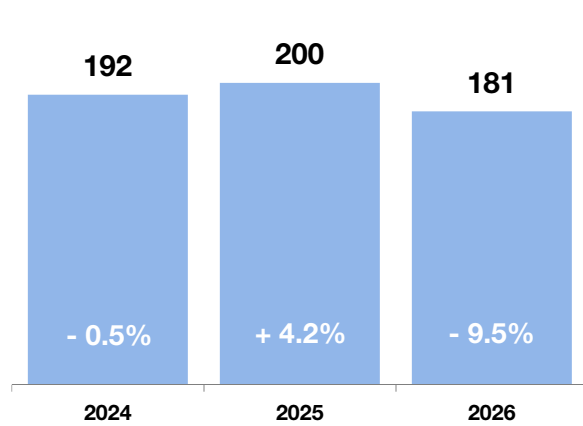
Key Metrics	Historical Sparkbars	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		200	181	- 9.5%	746	789	+ 5.8%
Pending Sales		129	147	+ 14.0%	536	595	+ 11.0%
Closed Sales		147	162	+ 10.2%	475	496	+ 4.4%
Days on Market		29	46	+ 58.6%	44	54	+ 22.7%
Median Sales Price		\$290,000	\$303,000	+ 4.5%	\$275,000	\$295,000	+ 7.3%
Avg. Sales Price		\$303,723	\$324,663	+ 6.9%	\$296,747	\$312,994	+ 5.5%
Pct. of Orig. Price Received		99.4%	98.5%	- 0.9%	98.0%	97.6%	- 0.4%
Affordability Index		91	89	- 2.2%	96	92	- 4.2%
Homes for Sale		305	337	+ 10.5%	--	--	--
Months Supply		2.8	2.9	+ 3.6%	--	--	--

New Listings

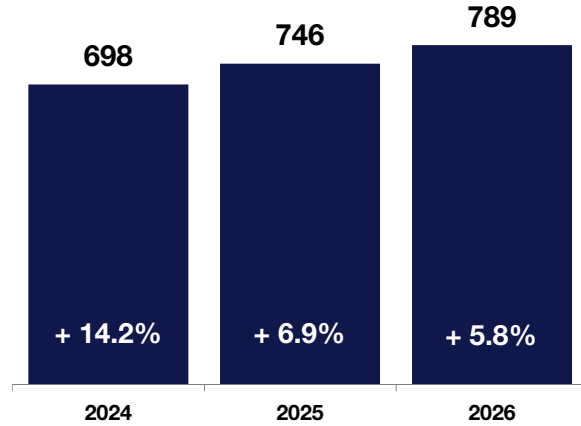
A count of the properties that have been newly listed on the market in a given month.



May

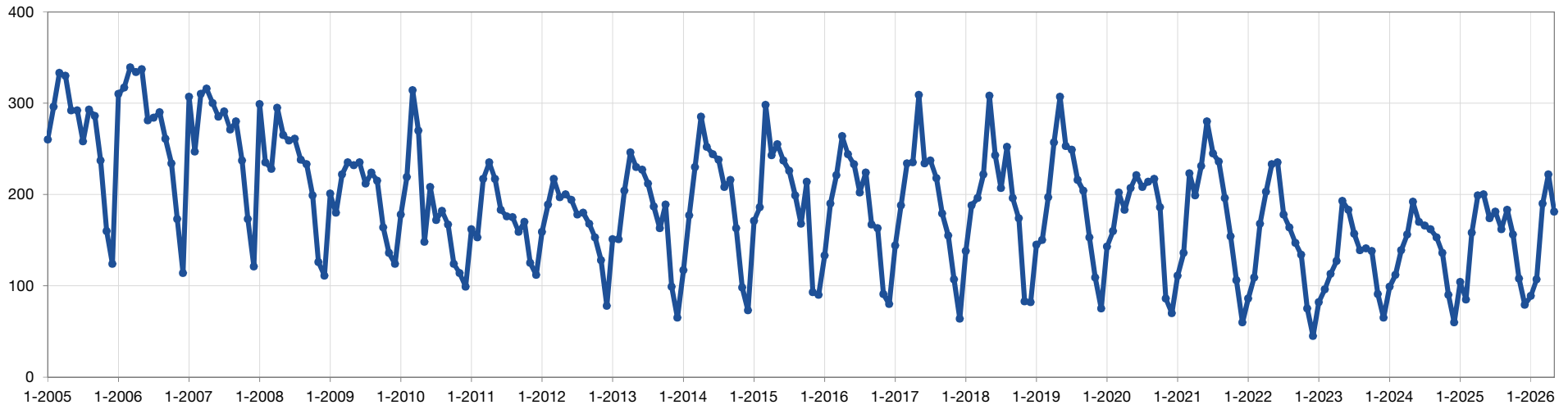


Year to Date



	New Listings	Prior Year	Percent Change
June 2025	174	170	+2.4%
July 2025	181	166	+9.0%
August 2025	162	162	0.0%
September 2025	183	153	+19.6%
October 2025	156	136	+14.7%
November 2025	108	90	+20.0%
December 2025	79	60	+31.7%
January 2026	89	104	-14.4%
February 2026	107	85	+25.9%
March 2026	190	158	+20.3%
April 2026	222	199	+11.6%
May 2026	181	200	-9.5%
12-Month Avg	153	140	+9.3%

Historical New Listings by Month

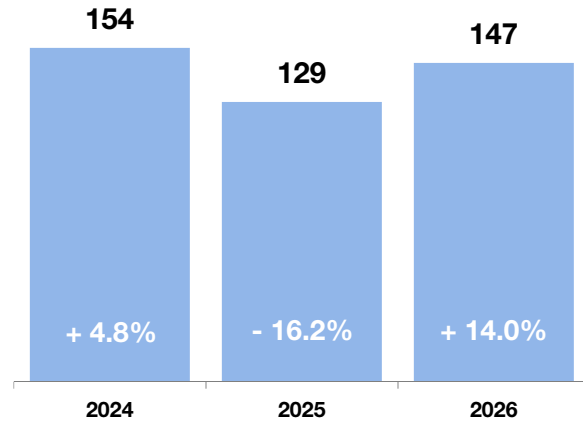


Pending Sales

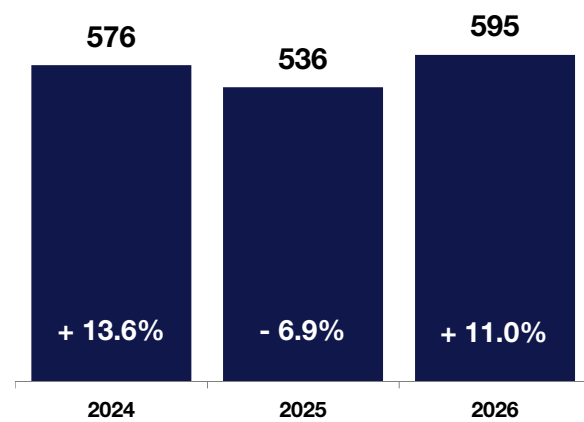
A count of the properties on which offers have been accepted in a given month.



May

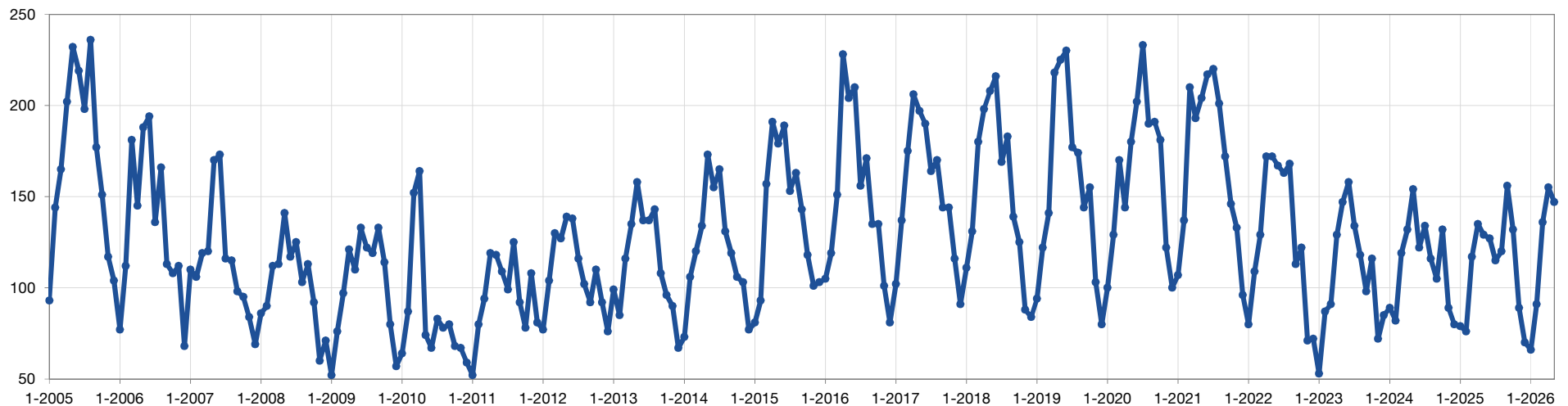


Year to Date



	Pending Sales	Prior Year	Percent Change
June 2025	127	122	+4.1%
July 2025	115	134	-14.2%
August 2025	120	116	+3.4%
September 2025	156	105	+48.6%
October 2025	132	132	0.0%
November 2025	89	89	0.0%
December 2025	70	80	-12.5%
January 2026	66	79	-16.5%
February 2026	91	76	+19.7%
March 2026	136	117	+16.2%
April 2026	155	135	+14.8%
May 2026	147	129	+14.0%
12-Month Avg	117	110	+6.4%

Historical Pending Sales by Month

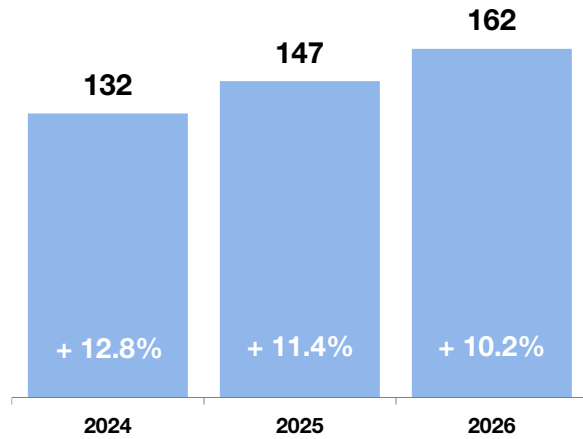


Closed Sales

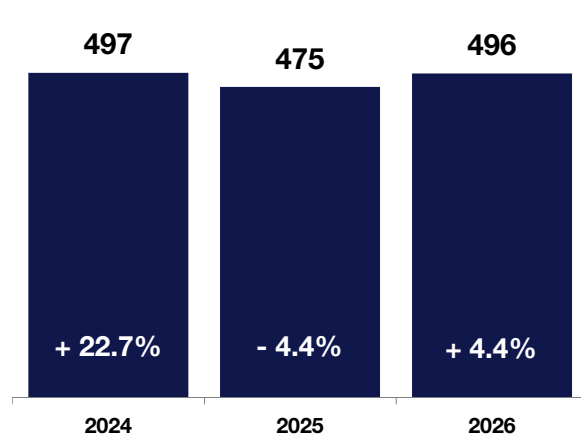
A count of the actual sales that closed in a given month.



May

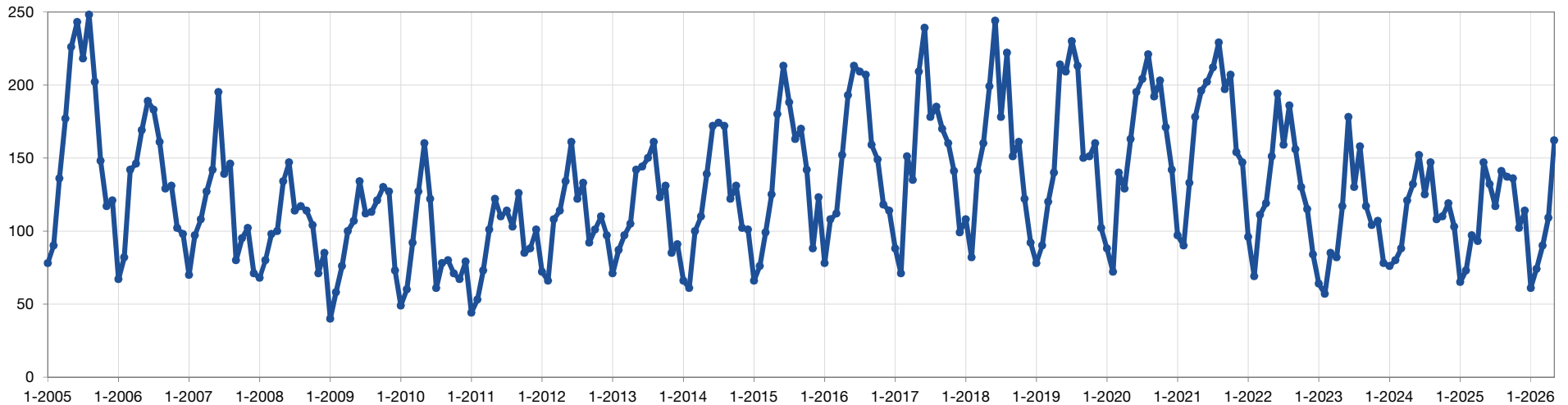


Year to Date



	Closed Sales	Prior Year	Percent Change
June 2025	132	152	-13.2%
July 2025	117	125	-6.4%
August 2025	141	147	-4.1%
September 2025	137	108	+26.9%
October 2025	136	110	+23.6%
November 2025	102	119	-14.3%
December 2025	114	103	+10.7%
January 2026	61	65	-6.2%
February 2026	74	73	+1.4%
March 2026	90	97	-7.2%
April 2026	109	93	+17.2%
May 2026	162	147	+10.2%
12-Month Avg	115	112	+2.7%

Historical Closed Sales by Month

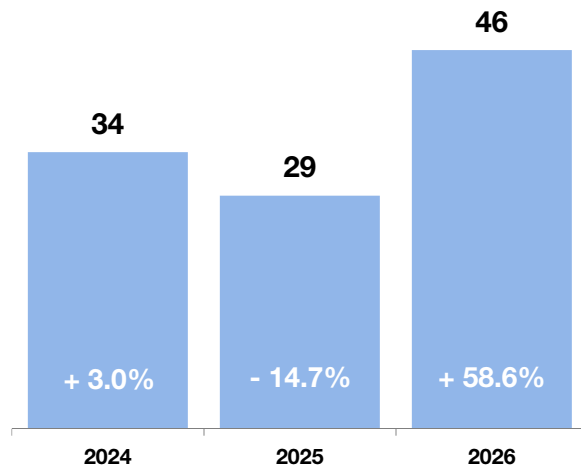


Days on Market Until Sale

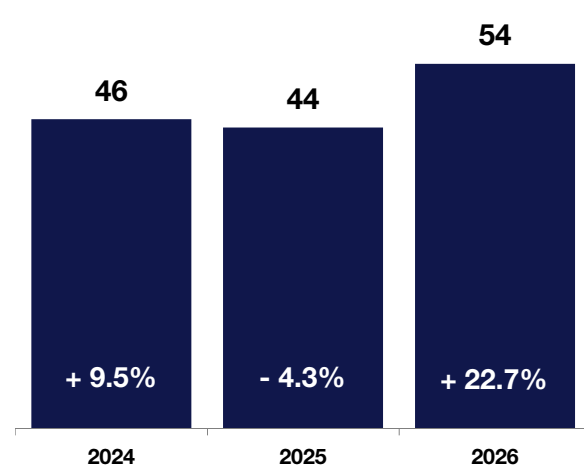
Average number of days between when a property is listed and when an offer is accepted in a given month.



May

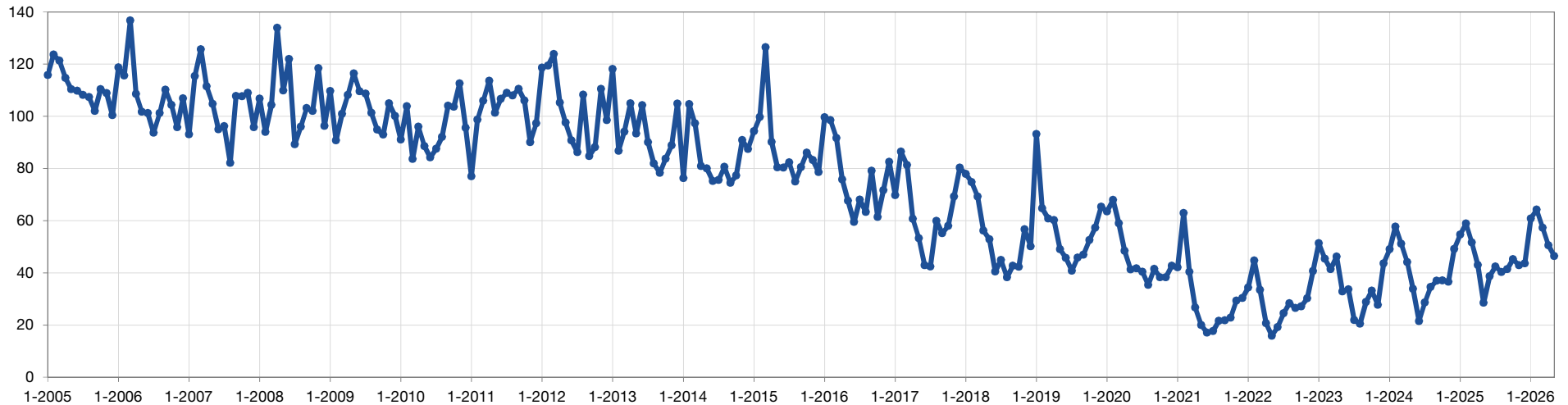


Year to Date



Days on Market	Prior Year	Percent Change
June 2025	21	+85.7%
July 2025	29	+44.8%
August 2025	34	+17.6%
September 2025	37	+10.8%
October 2025	37	+21.6%
November 2025	37	+16.2%
December 2025	49	-10.2%
January 2026	55	+10.9%
February 2026	59	+8.5%
March 2026	52	+9.6%
April 2026	43	+18.6%
May 2026	29	+58.6%
12-Month Avg	48	+20.0%

Historical Days on Market Until Sale by Month

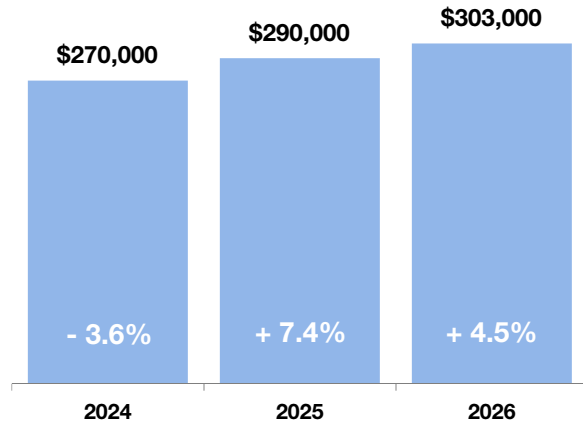


Median Sales Price

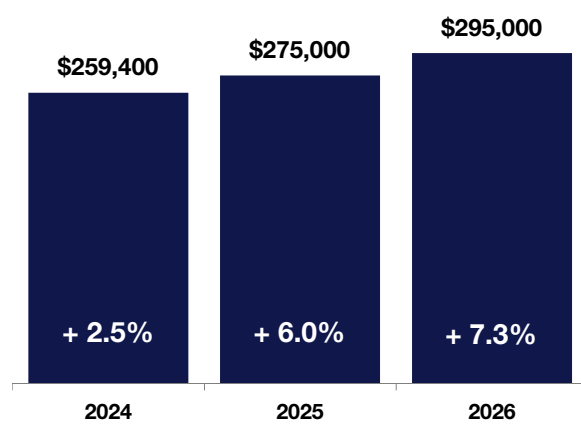
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



May

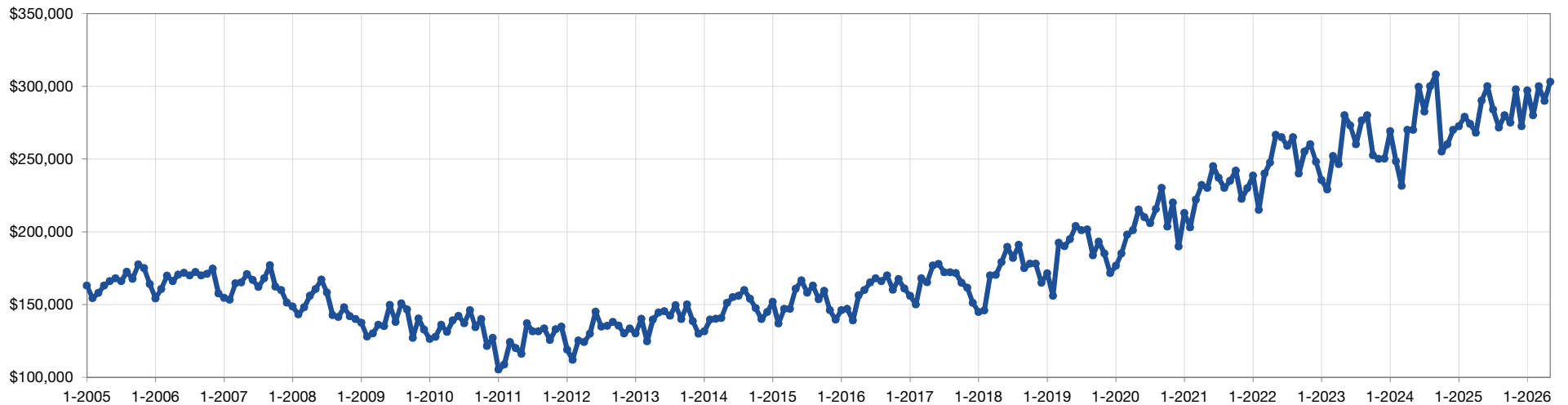


Year to Date



Month	Median Sales Price	Prior Year	Percent Change
June 2025	\$300,000	\$299,500	+0.2%
July 2025	\$284,000	\$282,500	+0.5%
August 2025	\$271,500	\$299,900	-9.5%
September 2025	\$280,000	\$308,000	-9.1%
October 2025	\$275,000	\$255,000	+7.8%
November 2025	\$297,725	\$260,000	+14.5%
December 2025	\$272,500	\$269,900	+1.0%
January 2026	\$297,000	\$272,500	+9.0%
February 2026	\$279,950	\$279,000	+0.3%
March 2026	\$300,000	\$274,000	+9.5%
April 2026	\$289,900	\$267,900	+8.2%
May 2026	\$303,000	\$290,000	+4.5%
12-Month Avg	\$287,548	\$279,850	+2.8%

Historical Median Sales Price by Month

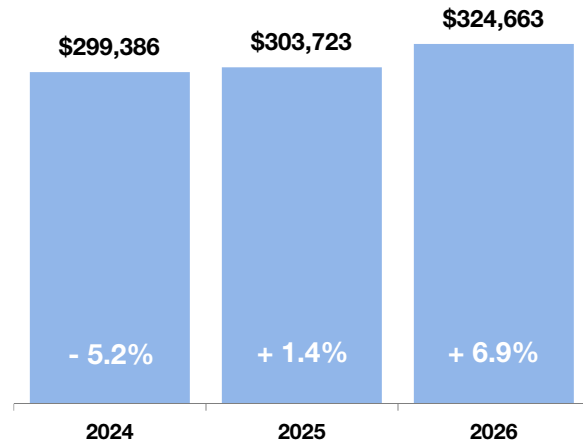


Average Sales Price

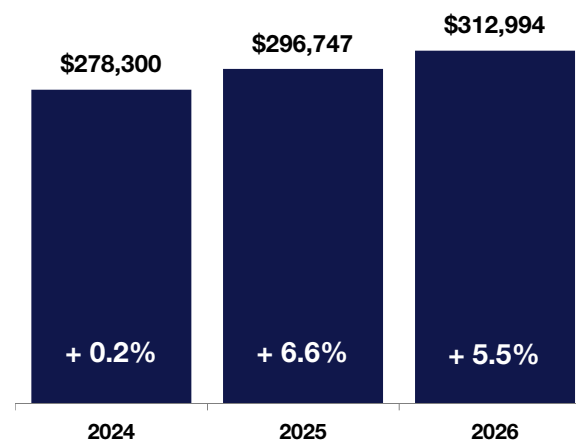
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



May

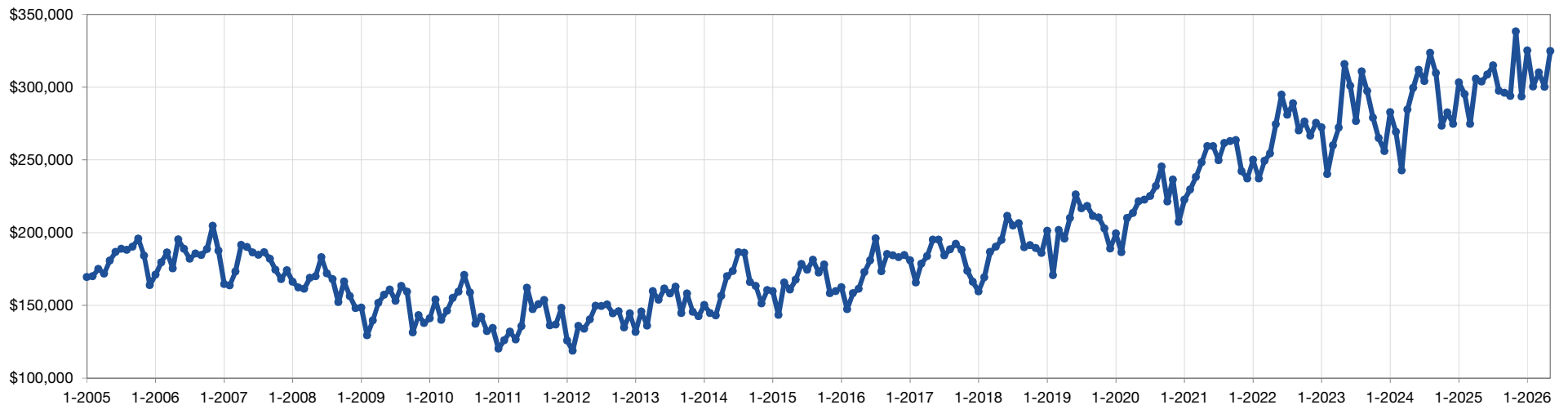


Year to Date



	Avg. Sales Price	Prior Year	Percent Change
June 2025	\$308,566	\$311,727	-1.0%
July 2025	\$314,813	\$304,002	+3.6%
August 2025	\$297,372	\$323,494	-8.1%
September 2025	\$296,036	\$309,554	-4.4%
October 2025	\$293,866	\$273,354	+7.5%
November 2025	\$338,154	\$282,494	+19.7%
December 2025	\$293,409	\$274,623	+6.8%
January 2026	\$325,064	\$303,163	+7.2%
February 2026	\$300,330	\$295,108	+1.8%
March 2026	\$310,016	\$274,566	+12.9%
April 2026	\$300,063	\$305,659	-1.8%
May 2026	\$324,663	\$303,723	+6.9%
12-Month Avg	\$308,529	\$296,789	+4.0%

Historical Average Sales Price by Month

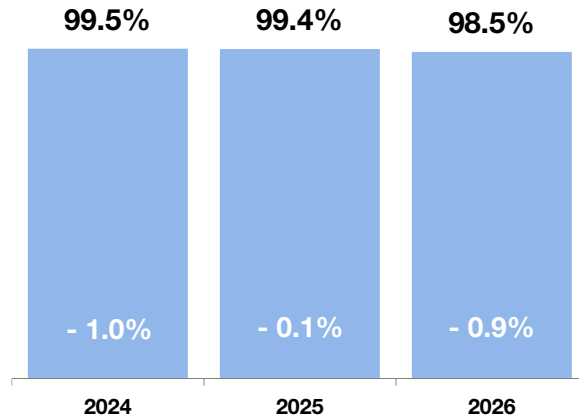


Percent of Original List Price Received

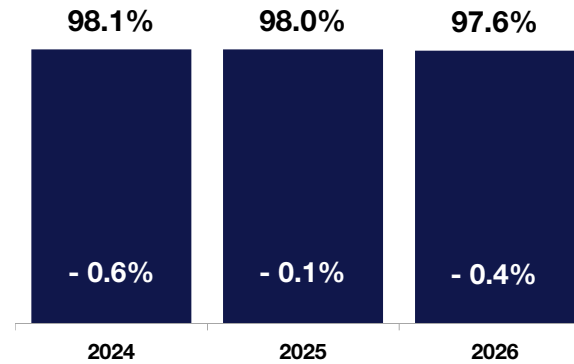


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

May

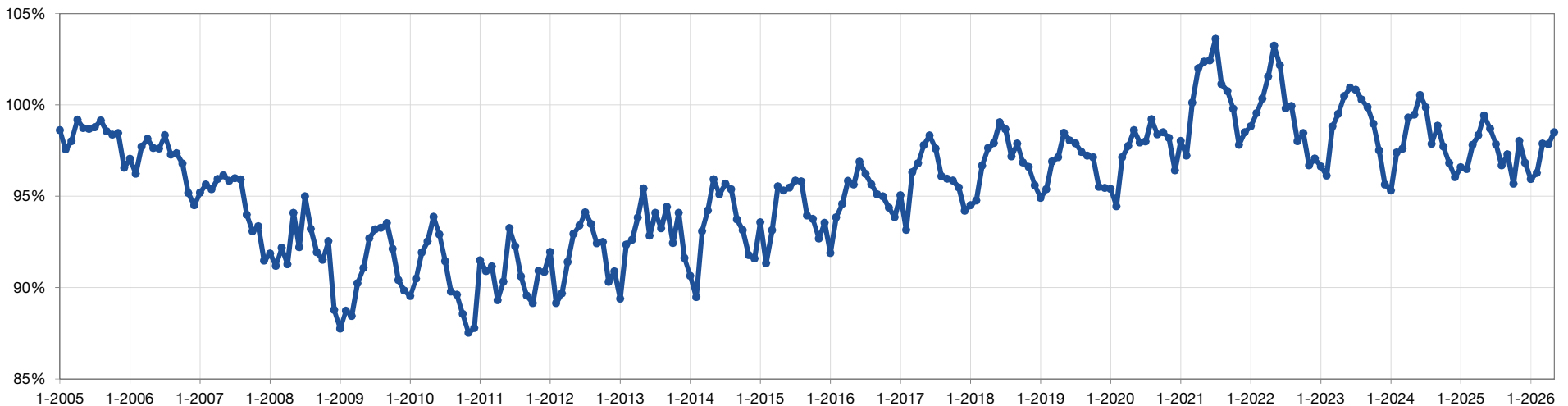


Year to Date



	Pct. of Orig. Price Received	Prior Year	Percent Change
June 2025	98.7%	100.5%	-1.8%
July 2025	97.8%	99.9%	-2.1%
August 2025	96.7%	97.9%	-1.2%
September 2025	97.3%	98.9%	-1.6%
October 2025	95.7%	97.7%	-2.0%
November 2025	98.0%	96.8%	+1.2%
December 2025	96.8%	96.0%	+0.8%
January 2026	95.9%	96.6%	-0.7%
February 2026	96.3%	96.5%	-0.2%
March 2026	97.9%	97.8%	+0.1%
April 2026	97.8%	98.3%	-0.5%
May 2026	98.5%	99.4%	-0.9%
12-Month Avg	97.3%	98.0%	-0.7%

Historical Percent of Original List Price Received by Month

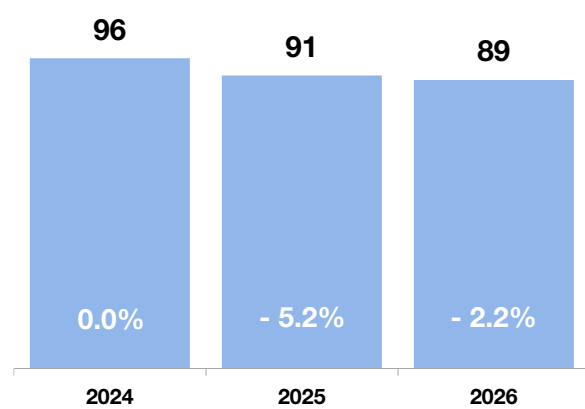


Housing Affordability Index

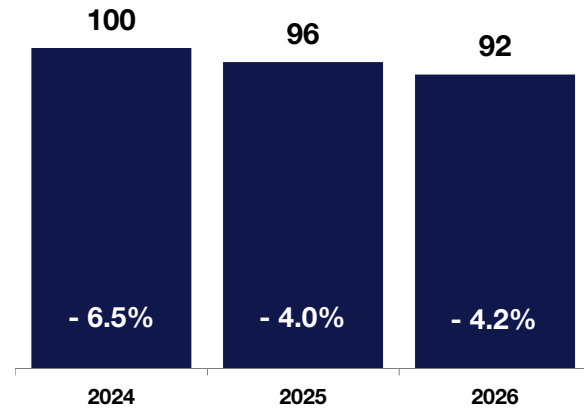


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

May

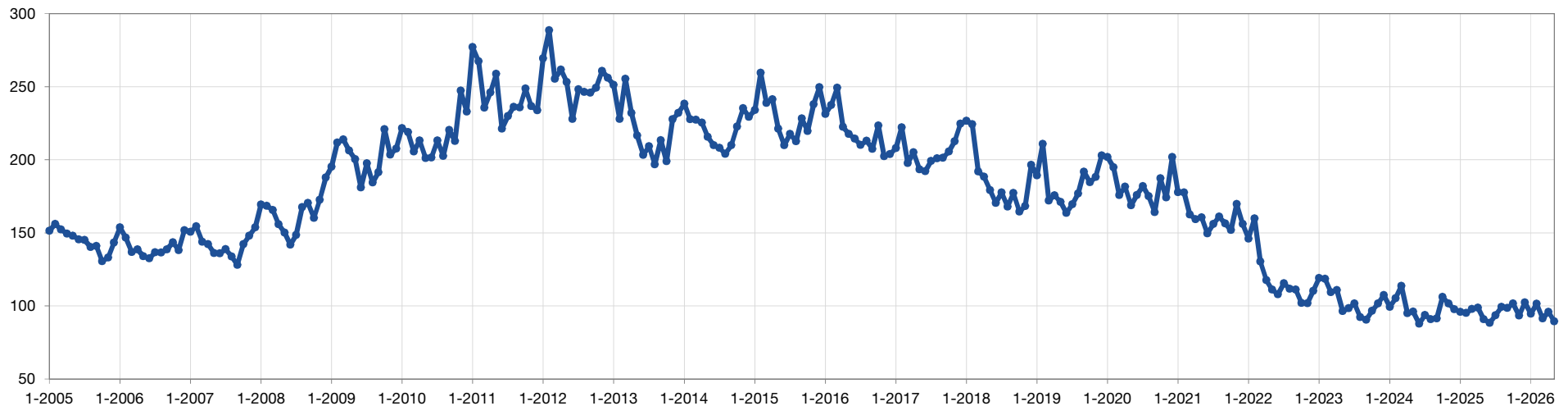


Year to Date



	Affordability Index	Prior Year	Percent Change
June 2025	88	88	0.0%
July 2025	94	94	0.0%
August 2025	99	91	+8.8%
September 2025	99	91	+8.8%
October 2025	102	106	-3.8%
November 2025	93	102	-8.8%
December 2025	102	98	+4.1%
January 2026	95	96	-1.0%
February 2026	101	95	+6.3%
March 2026	91	98	-7.1%
April 2026	96	99	-3.0%
May 2026	89	91	-2.2%
12-Month Avg	96	96	0.0%

Historical Housing Affordability Index by Month

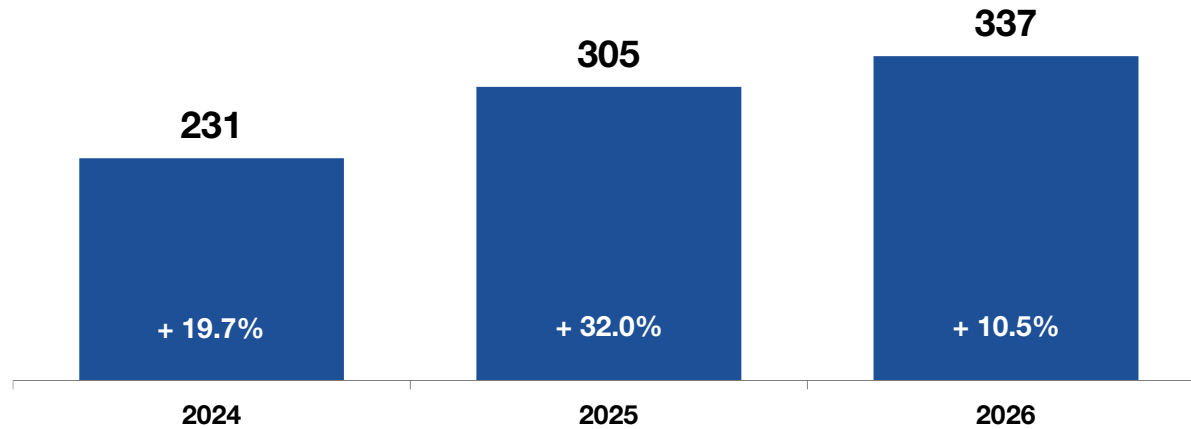


Inventory of Homes for Sale

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

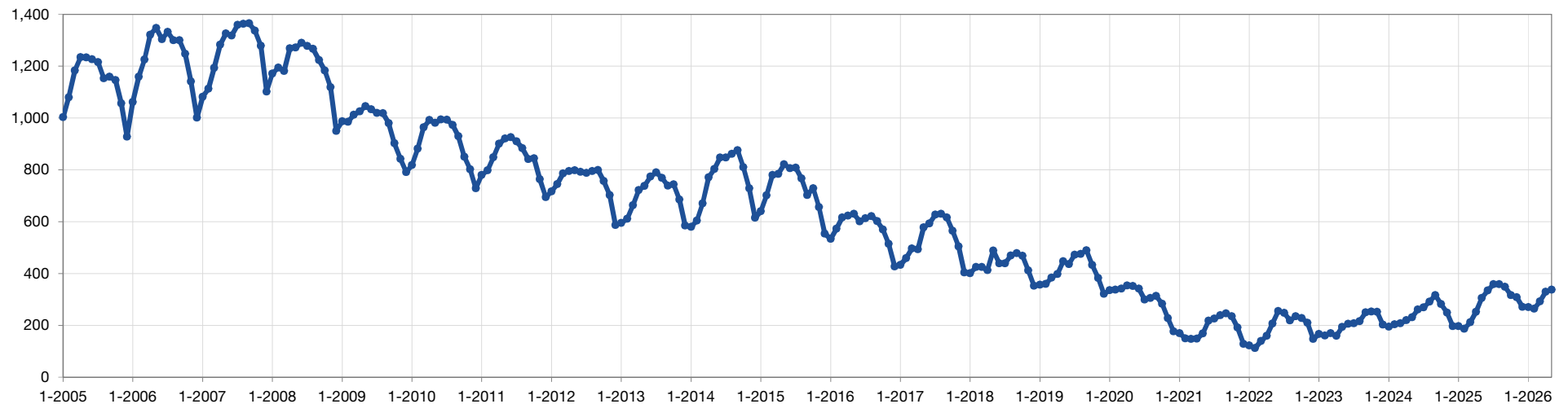


May



Homes for Sale		Prior Year	Percent Change
June 2025	334	261	+28.0%
July 2025	358	269	+33.1%
August 2025	358	291	+23.0%
September 2025	348	316	+10.1%
October 2025	316	282	+12.1%
November 2025	308	249	+23.7%
December 2025	271	196	+38.3%
January 2026	270	196	+37.8%
February 2026	264	186	+41.9%
March 2026	292	212	+37.7%
April 2026	329	252	+30.6%
May 2026	337	305	+10.5%
12-Month Avg	315	251	+25.5%

Historical Inventory of Homes for Sale by Month

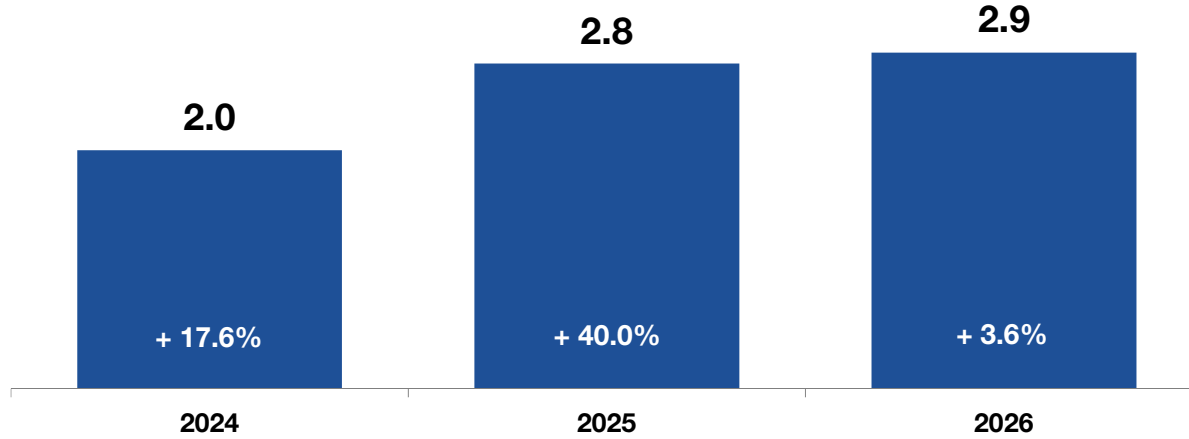


Months Supply of Inventory

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	3.0	2.4	+25.0%
July 2025	3.3	2.4	+37.5%
August 2025	3.3	2.6	+26.9%
September 2025	3.1	2.9	+6.9%
October 2025	2.8	2.5	+12.0%
November 2025	2.7	2.2	+22.7%
December 2025	2.4	1.7	+41.2%
January 2026	2.4	1.8	+33.3%
February 2026	2.4	1.7	+41.2%
March 2026	2.6	1.9	+36.8%
April 2026	2.8	2.3	+21.7%
May 2026	2.9	2.8	+3.6%
12-Month Avg	2.8	2.3	+21.7%

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	+ / -
Albany	12	19	+58.3%	11	15	+36.4%	\$300,000	\$290,000	-3.3%	5	8	+60.0%	1.7	2.6	+55.3%
Avon	25	27	+8.0%	18	15	-16.7%	\$357,500	\$300,000	-16.1%	9	10	+11.1%	2.5	2.4	-0.6%
Clearwater	32	31	-3.1%	18	15	-16.7%	\$322,450	\$355,000	+10.1%	12	14	+16.7%	2.5	3.6	+40.8%
Cold Spring	59	40	-32.2%	34	34	0.0%	\$312,075	\$379,000	+21.4%	25	16	-36.0%	3.3	2.2	-33.1%
Eden Lake Twp	8	7	-12.5%	2	0	-100.0%	\$303,500	\$0	-100.0%	7	5	-28.6%	4.7	2.9	-38.8%
Eden Valley	15	10	-33.3%	11	6	-45.5%	\$300,000	\$272,000	-9.3%	4	5	+25.0%	1.5	2.9	+100.5%
Fair Haven Twp	2	3	+50.0%	0	1	--	\$0	\$600,000	--	2	1	-50.0%	2.0	0.8	-62.5%
Foley	32	24	-25.0%	21	10	-52.4%	\$294,500	\$229,950	-21.9%	13	6	-53.8%	2.7	1.3	-52.2%
Freeport	6	9	+50.0%	1	4	+300.0%	\$309,000	\$222,500	-28.0%	4	6	+50.0%	2.7	3.2	+20.0%
Holdingford	12	8	-33.3%	7	6	-14.3%	\$308,000	\$271,500	-11.9%	4	3	-25.0%	1.7	2.0	+15.0%
Kimball	18	21	+16.7%	14	6	-57.1%	\$332,500	\$329,000	-1.1%	7	15	+114.3%	2.5	4.4	+73.3%
Maine Prairie Twp	3	5	+66.7%	0	2	--	\$0	\$388,700	--	1	1	0.0%	1.0	1.0	0.0%
Melrose	16	20	+25.0%	12	9	-25.0%	\$242,450	\$259,900	+7.2%	9	12	+33.3%	2.2	4.4	+100.0%
Paynesville	31	37	+19.4%	25	26	+4.0%	\$265,000	\$259,288	-2.2%	11	16	+45.5%	1.9	3.4	+79.2%
Rice	34	39	+14.7%	19	22	+15.8%	\$305,000	\$307,450	+0.8%	16	22	+37.5%	3.8	4.1	+5.8%
Richmond	41	32	-22.0%	22	14	-36.4%	\$324,450	\$312,425	-3.7%	19	16	-15.8%	3.8	2.8	-25.7%
Rockville	9	12	+33.3%	6	8	+33.3%	\$301,800	\$416,250	+37.9%	5	5	0.0%	2.9	2.0	-32.0%
Sartell	137	150	+9.5%	76	88	+15.8%	\$322,500	\$329,000	+2.0%	58	72	+24.1%	3.1	3.7	+19.3%
Sauk Centre	42	34	-19.0%	16	23	+43.8%	\$243,500	\$284,900	+17.0%	23	18	-21.7%	3.7	2.9	-22.8%
Sauk Rapids	86	102	+18.6%	57	64	+12.3%	\$290,000	\$303,000	+4.5%	32	35	+9.4%	2.4	2.4	-0.1%
Saint Cloud	451	435	-3.5%	287	277	-3.5%	\$249,000	\$280,000	+12.4%	187	187	0.0%	2.9	2.7	-5.7%
Saint Joseph	35	56	+60.0%	24	37	+54.2%	\$277,250	\$312,000	+12.5%	16	29	+81.3%	2.6	3.6	+40.1%
Saint Augusta	18	35	+94.4%	15	24	+60.0%	\$326,900	\$349,950	+7.1%	14	13	-7.1%	3.8	2.6	-33.0%
Waite Park	37	46	+24.3%	31	30	-3.2%	\$263,000	\$269,400	+2.4%	12	14	+16.7%	1.8	2.1	+21.1%
Wakefield Twp	4	5	+25.0%	3	1	-66.7%	\$510,000	\$400,000	-21.6%	1	3	+200.0%	0.8	3.0	+260.0%