



MINNEAPOLIS AREA Association
of REALTORS®

NEWS RELEASE

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Contact: Greg Sax, Communications Manager
Minneapolis Area Association of REALTORS®
952.988.3123 (office)
612.860.2668 (cell)
gregs@mplsrealtor.com

Jeff Allen, Research Manager
Minneapolis Area Association of REALTORS®
952.988.3126 (office)
612.702.4101 (cell)
jeffa@mplsrealtor.com

Foreclosures and short sales maintain market share

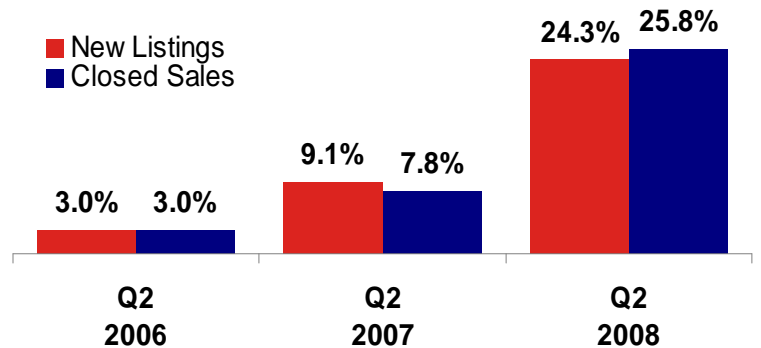
MAAR releases Q2 2008 update to “Foreclosures and Short Sales in the Twin Cities Housing Market”

Minneapolis, Minnesota (August 14, 2008) – Foreclosures and short sales (i.e., lender-mediated properties) don’t appear to be leaving the Twin Cities housing market anytime soon, according to a new research report released by the Minneapolis Area Association of REALTORS® (MAAR) based on data from the Regional Multiple Listing Service of Minnesota, Inc (RMLS).

The report is an expanded second-quarter (Q2) of 2008 update to the previous report—entitled “Foreclosures and Short Sales in the Twin Cities Housing Market”—and builds upon the unique methodology, providing new and deeper analysis on the role of lender-mediated properties by city, neighborhood, property type and price range. This detailed look at the market reveals the following and more:

- Over the past year, the inventory of lender-mediated properties for sale has almost doubled, while traditional inventory has declined by 16 percent.
- Of all current active properties for sale, 21.7 percent are foreclosures or short sales.
- Traditional homes continue to hold their value better than foreclosures and short sales. The Q2 median sales price of foreclosures and short sales has fallen by 11.7 percent in the last two years while traditional homes have had a 3.4 percent decline.
- The prevalence of lender-mediated homes varies greatly from area to area. A full index of MLS areas and cities is included in the report.

Share of Activity That is Lender-Mediated



“Lender-mediated properties are going to be with us for awhile,” said Kevin Knudsen, MAAR President. “Having accurate and detailed information on their impact is crucial for buyers and sellers in today’s market.”

The full report can be found on the front page of the Minneapolis Area Association of REALTORS® website at www.mplsrealtor.com. The full report includes more analysis and an explanation of the research methodology.

Established in 1887, the Minneapolis Area Association of REALTORS® (MAAR) is the leading regional advocate and provider of information services, research and education on the real estate industry for brokers, real estate professionals and the public. With more than 8,500 members, MAAR is one of the 25 largest local REALTOR® associations in the nation and serves the Twin Cities 13-county metro area and western Wisconsin.

Aaron Dickinson is an active REALTOR® with Edina Realty in Plymouth, MN. He serves as 2008 Chair of the MAAR Public Affairs Task Force and maintains a local real estate blog (www.twincitiesrealestateblog.com).

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