

FORECLOSURES AND SHORT SALES IN THE TWIN CITIES HOUSING MARKET



MINNEAPOLIS AREA Association
of REALTORS®
Q4-2009 Update

Area 394:

Carver County

Lender-Mediated

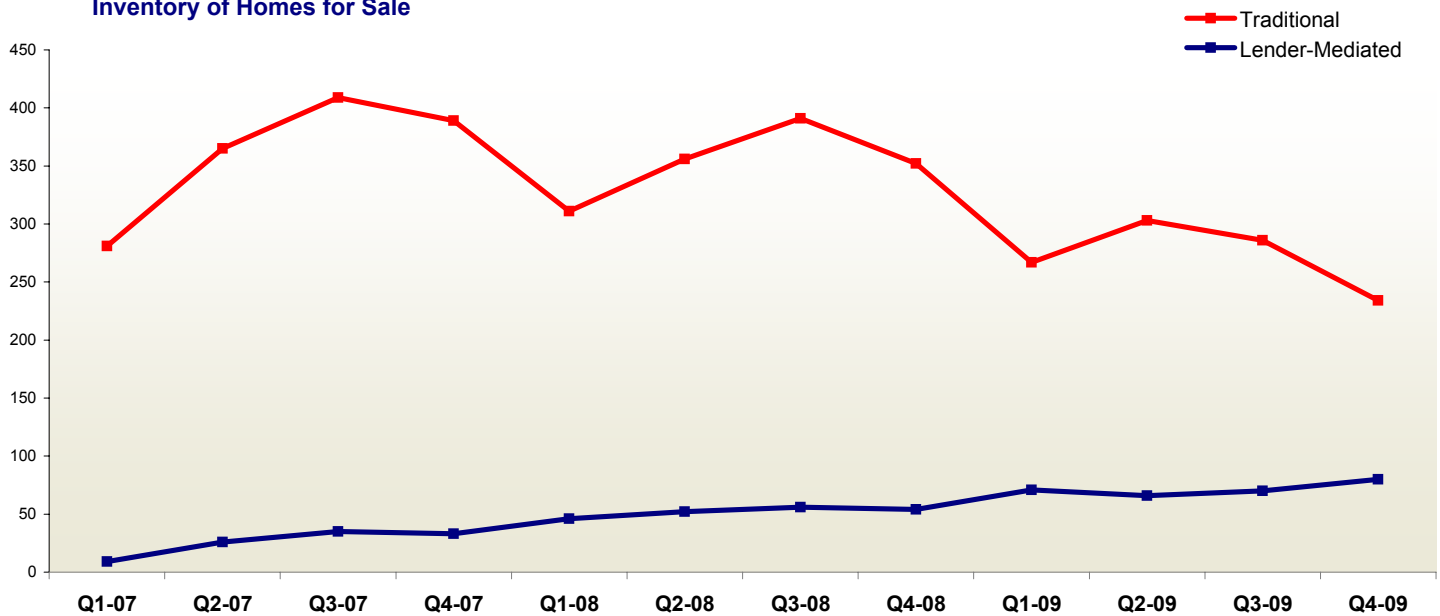
Traditional

	1-2009*	1-2010*	+/-	1-2009*	1-2010*	+/-
New Listings	177	243	+ 37.3%	853	689	- 19.2%
Closed Sales	90	146	+ 62.2%	307	259	- 15.6%
Inventory of Homes for Sale**	54	80	+ 48.1%	352	234	- 33.5%
Months Supply of Inventory**	9.1	6.1	- 32.4%	12.7	9.9	- 22.1%

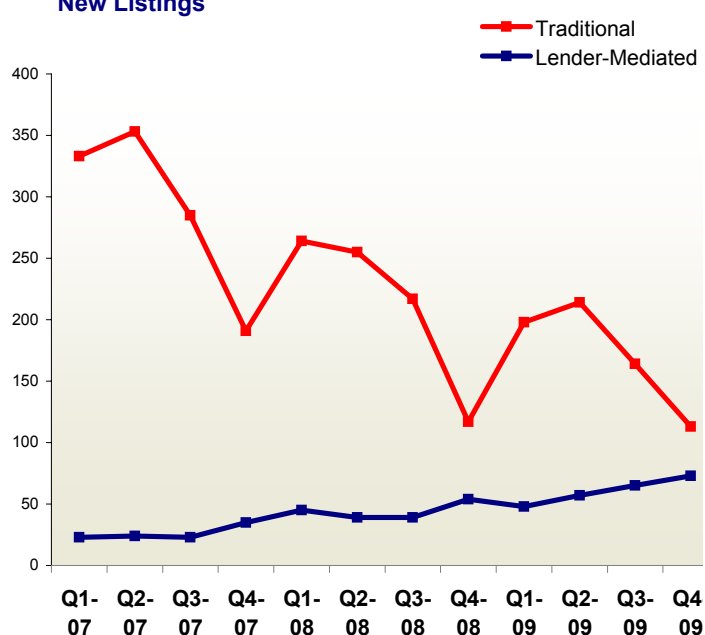
*For the prior twelve months through October

**As of the end of the period

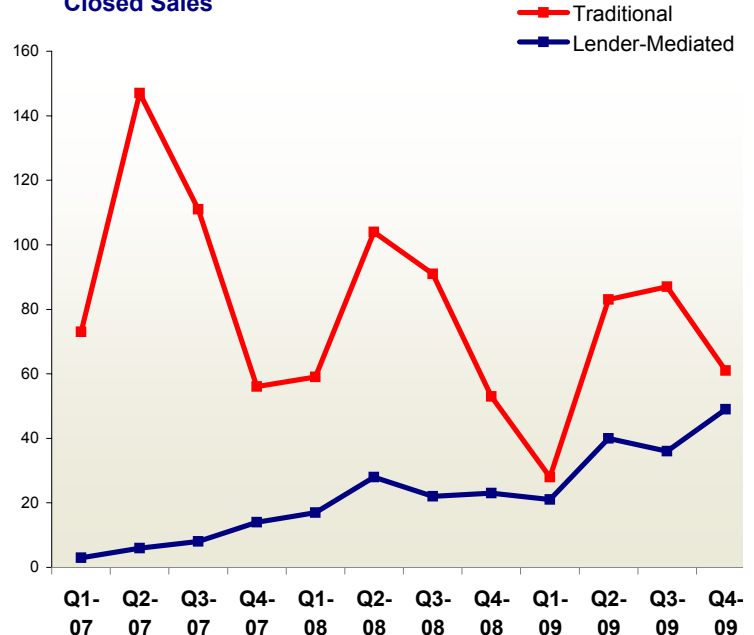
Inventory of Homes for Sale



New Listings



Closed Sales



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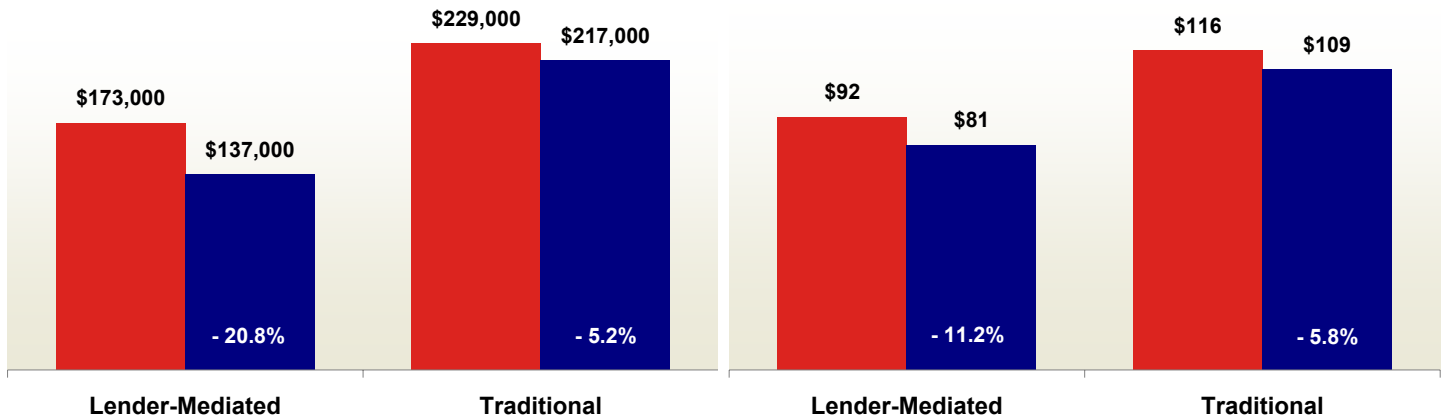
	1-2009*	1-2010*	+/-	1-2009*	1-2010*	+/-
Median Sales Price	\$173,000	\$137,000	- 20.8%	\$229,000	\$217,000	- 5.2%
Median Price Per Square Foot	\$92	\$81	- 11.2%	\$116	\$109	- 5.8%
Percent of Original List Price Received at Sale	88.3%	89.7%	+ 1.6%	93.9%	93.1%	- 0.9%
Days on Market Until Sale	175	148	- 15.1%	133	144	+ 8.7%

Median Sales Price

■ 1-2008 thru 12-2008
■ 1-2009 thru 12-2009

Median Price Per Square Foot

■ 1-2008 thru 12-2008
■ 1-2009 thru 12-2009



Percent of Original List Price Received

■ 1-2008 thru 12-2008
■ 1-2009 thru 12-2009

Days on Market Until Sale

■ 1-2008 thru 12-2008
■ 1-2009 thru 12-2009

