

FORECLOSURES AND SHORT SALES IN THE TWIN CITIES HOUSING MARKET



MINNEAPOLIS AREA Association
of REALTORS®
Q4-2009 Update

Area 373:

Golden Valley

Lender-Mediated

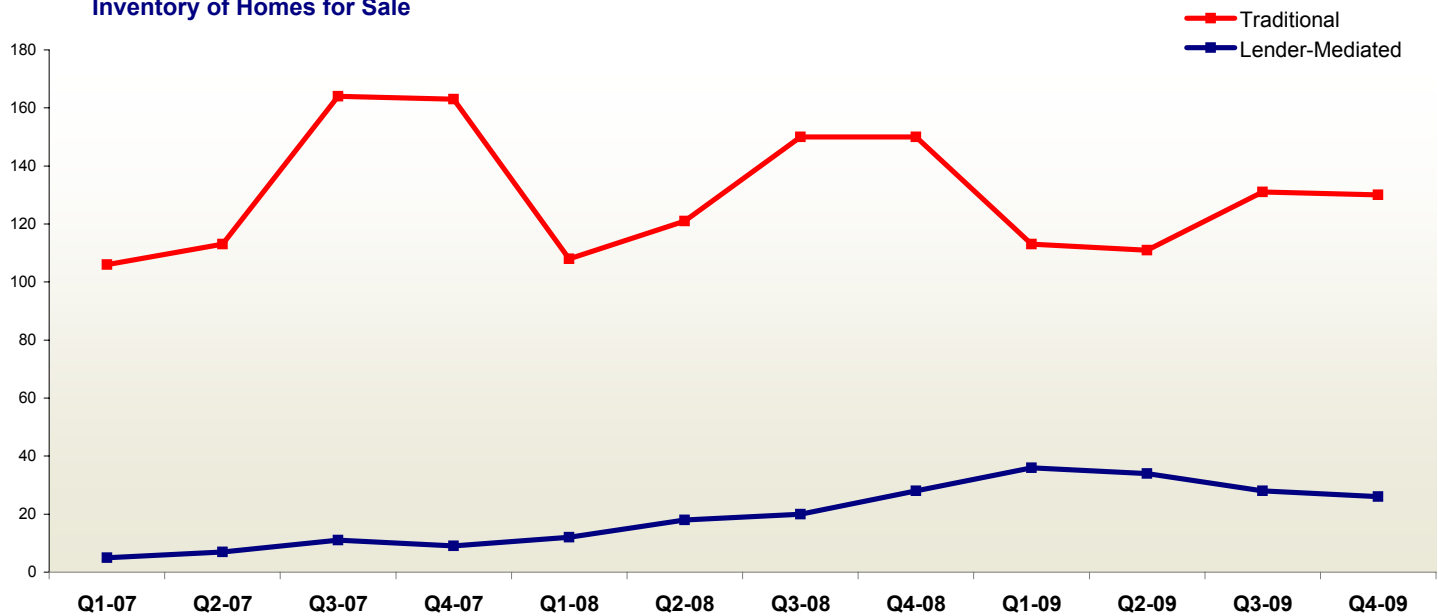
Traditional

	1-2009*	1-2010*	+/-	1-2009*	1-2010*	+/-
New Listings	84	95	+ 13.1%	443	380	- 14.2%
Closed Sales	29	73	+ 151.7%	190	182	- 4.2%
Inventory of Homes for Sale**	28	26	- 7.1%	150	130	- 13.3%
Months Supply of Inventory**	11.3	3.8	- 66.7%	9.2	6.3	- 31.7%

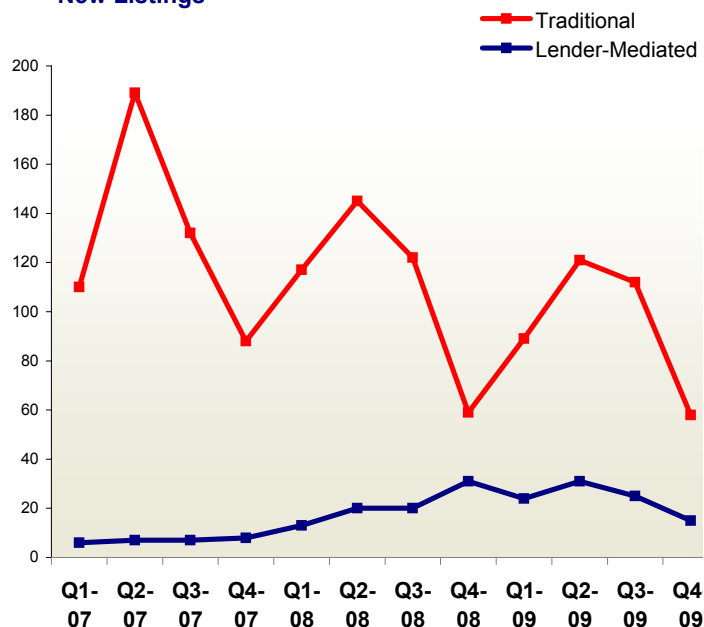
*For the prior twelve months through October

**As of the end of the period

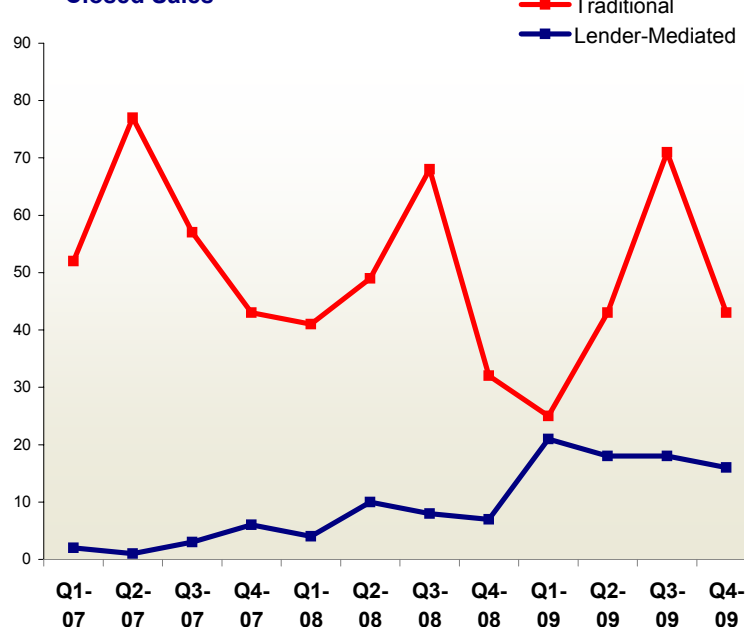
Inventory of Homes for Sale



New Listings



Closed Sales



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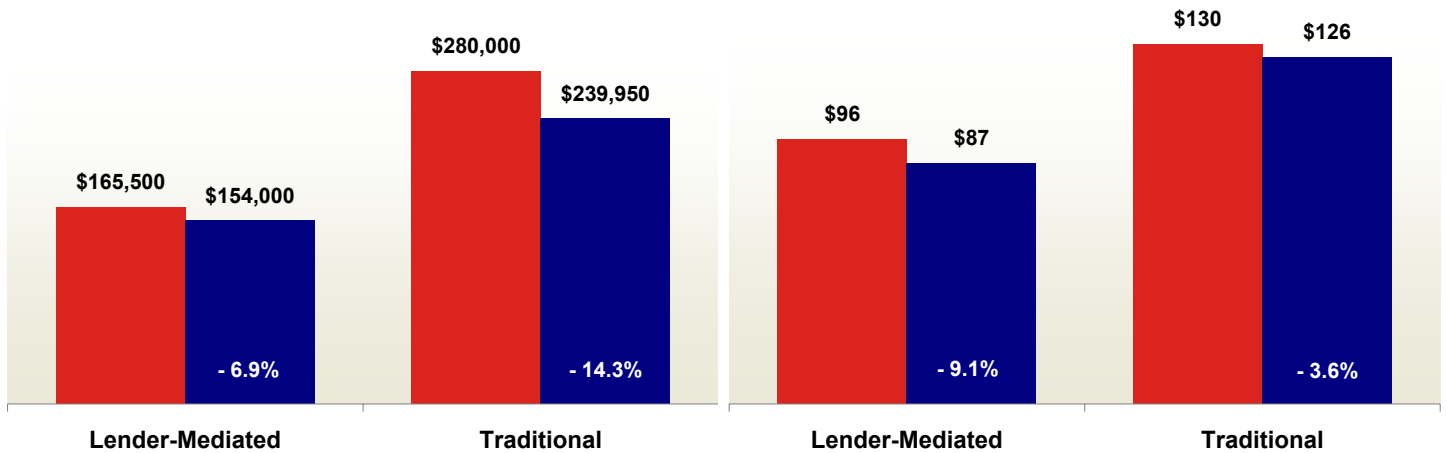
	1-2009*	1-2010*	+/-	1-2009*	1-2010*	+/-
Median Sales Price	\$165,500	\$154,000	- 6.9%	\$280,000	\$239,950	- 14.3%
Median Price Per Square Foot	\$96	\$87	- 9.1%	\$130	\$126	- 3.6%
Percent of Original List Price Received at Sale	89.9%	90.4%	+ 0.6%	93.3%	93.7%	+ 0.5%
Days on Market Until Sale	129	145	+ 12.4%	130	147	+ 13.3%

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

