

FORECLOSURES AND SHORT SALES IN THE TWIN CITIES HOUSING MARKET



MINNEAPOLIS AREA Association
of REALTORS®
Q4-2009 Update

Area 714:

St. Paul: Phalen

Lender-Mediated

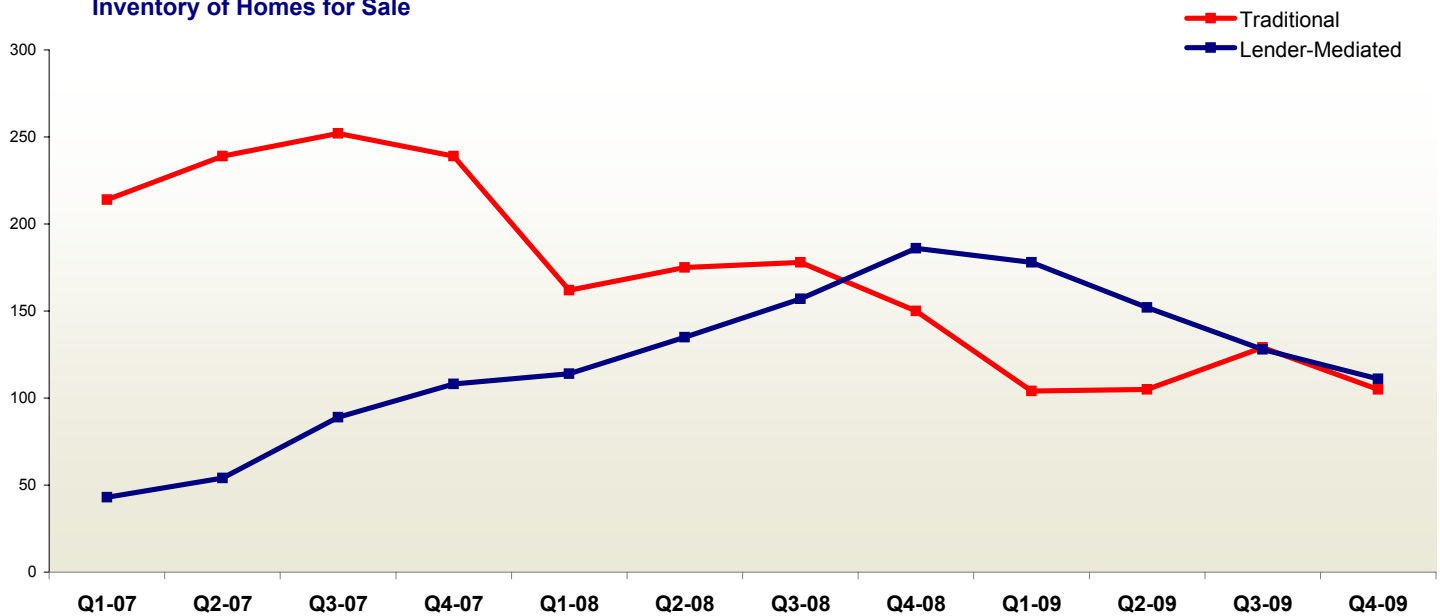
Traditional

	1-2009*	1-2010*	+/-	1-2009*	1-2010*	+/-
New Listings	557	467	- 16.2%	435	374	- 14.0%
Closed Sales	214	357	+ 66.8%	183	217	+ 18.6%
Inventory of Homes for Sale**	186	111	- 40.3%	150	105	- 30.0%
Months Supply of Inventory**	9.6	3.2	- 66.4%	8.5	4.3	- 49.8%

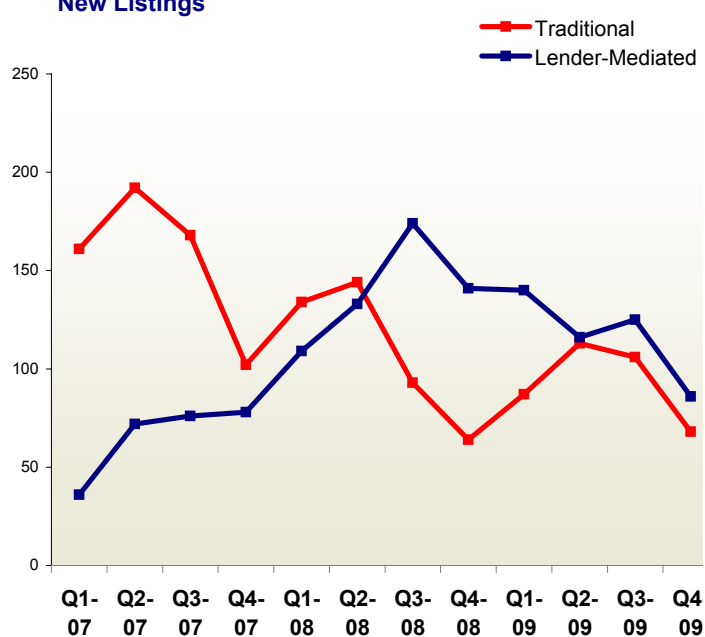
*For the prior twelve months through October

**As of the end of the period

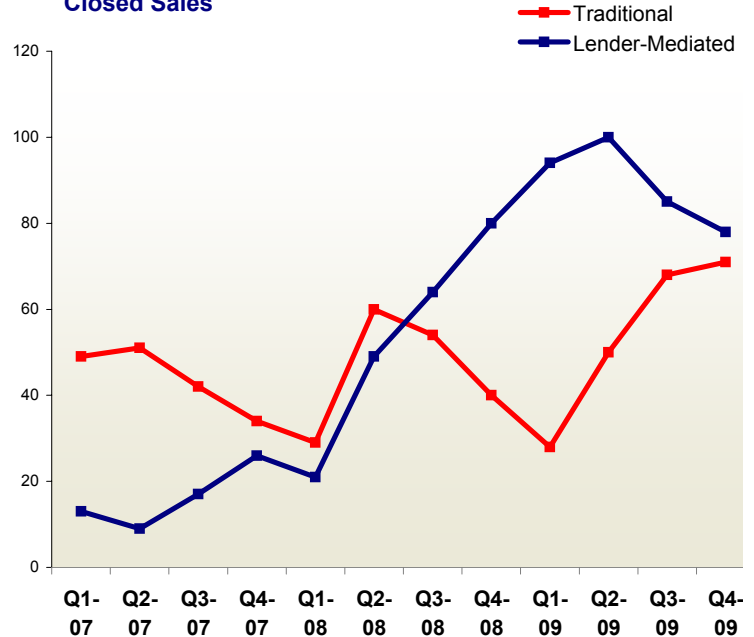
Inventory of Homes for Sale



New Listings



Closed Sales



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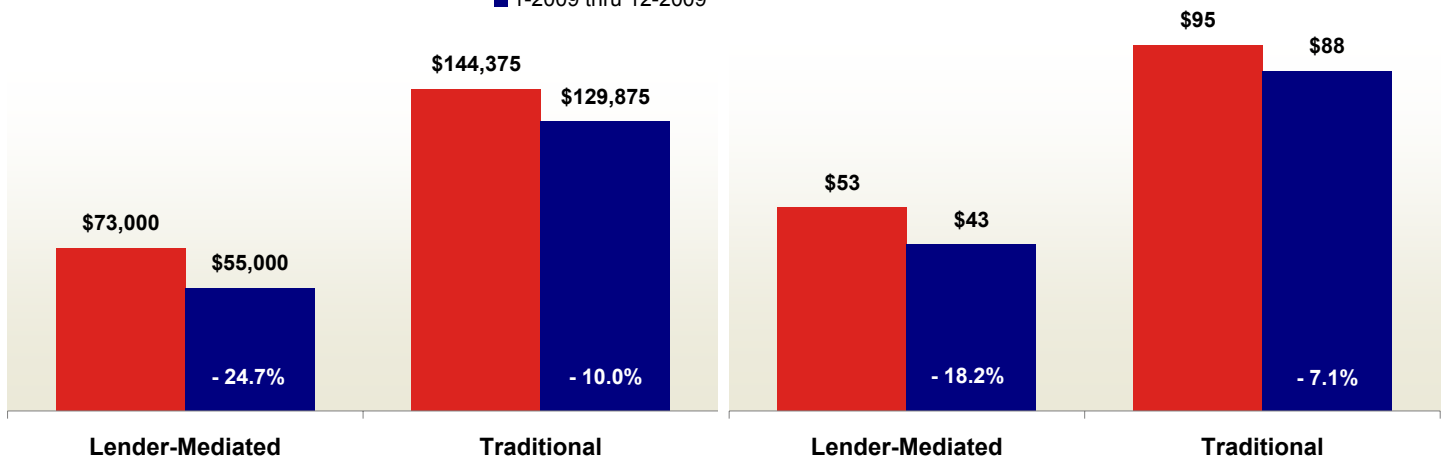
	1-2009*	1-2010*	+/-	1-2009*	1-2010*	+/-
Median Sales Price	\$73,000	\$55,000	- 24.7%	\$144,375	\$129,875	- 10.0%
Median Price Per Square Foot	\$53	\$43	- 18.2%	\$95	\$88	- 7.1%
Percent of Original List Price Received at Sale	84.3%	91.4%	+ 8.4%	91.4%	93.2%	+ 2.0%
Days on Market Until Sale	162	140	- 13.6%	140	132	- 6.2%

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

