

Weekly Market Activity Report



MINNEAPOLIS AREA Association
of REALTORS®

Week of May 11, 2009

A free research tool from the **Minneapolis Area Association of REALTORS®**
Brought to you by the unique data-sharing traditions of the REALTOR® community

THE Skinny

Not everyone is thrilled by increasing numbers, but what they represent in the Twin Cities housing market is nothing to worry for **108 minutes** over. Two increases—pending sales and housing affordability—are indicating improvement in the local housing market.

There were 1,120 pending sales for the week ending May 2, a healthy 26.3 percent above last year at this time. The Housing Affordability Index, now at 219, is 45.5 percent above where it was a year ago.

Active listings continue to underwhelm at 26,450, a decrease of 19.5 percent from last year. The lower figure, coupled with increased sales, has in turn helped to create a Supply Demand Ratio of 5.02 for April—31 percent lower than last year. Combining this with the 24.5 percent drop in Months Supply of Inventory over the past year could speak to the amount of houses (and foreclosures) remaining on the market that are selling through.

We don't want to get too far ahead of ourselves, but this could also usher in some new construction for the summer period. According to the Builders Association of the Twin Cities, there were 419 residential units permitted in April 2009, an increase of 43 percent over March 2009. You don't have to be able to read **hieroglyphics** to see that within these numbers there could be some optimism found in what was once **Lost**.

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New Listings

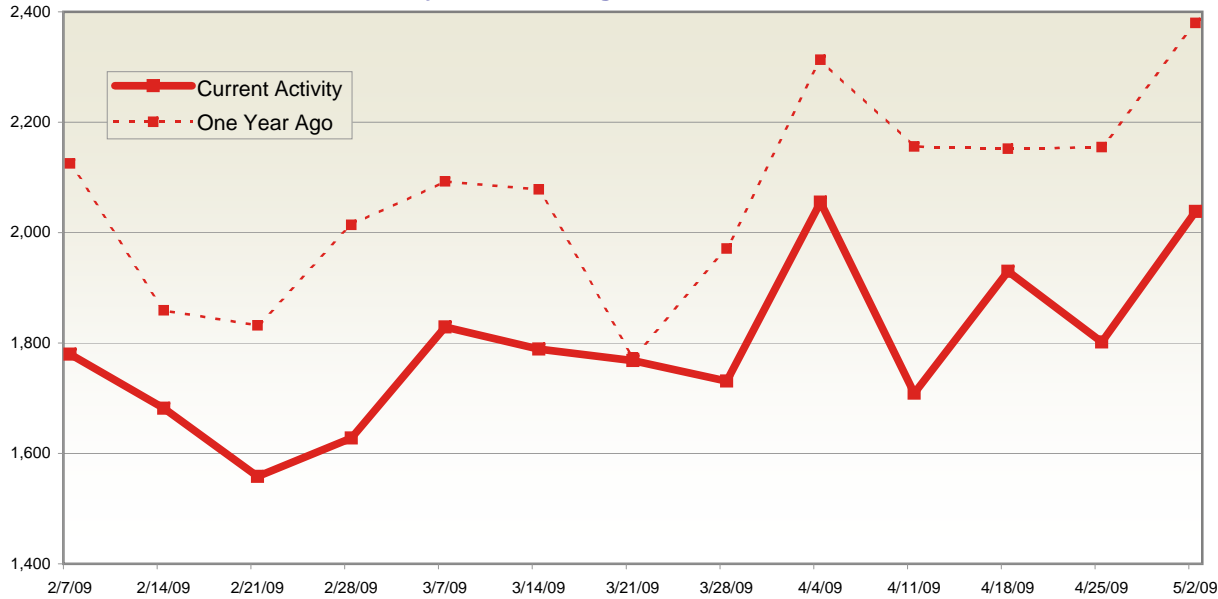
As of May 11, 2009

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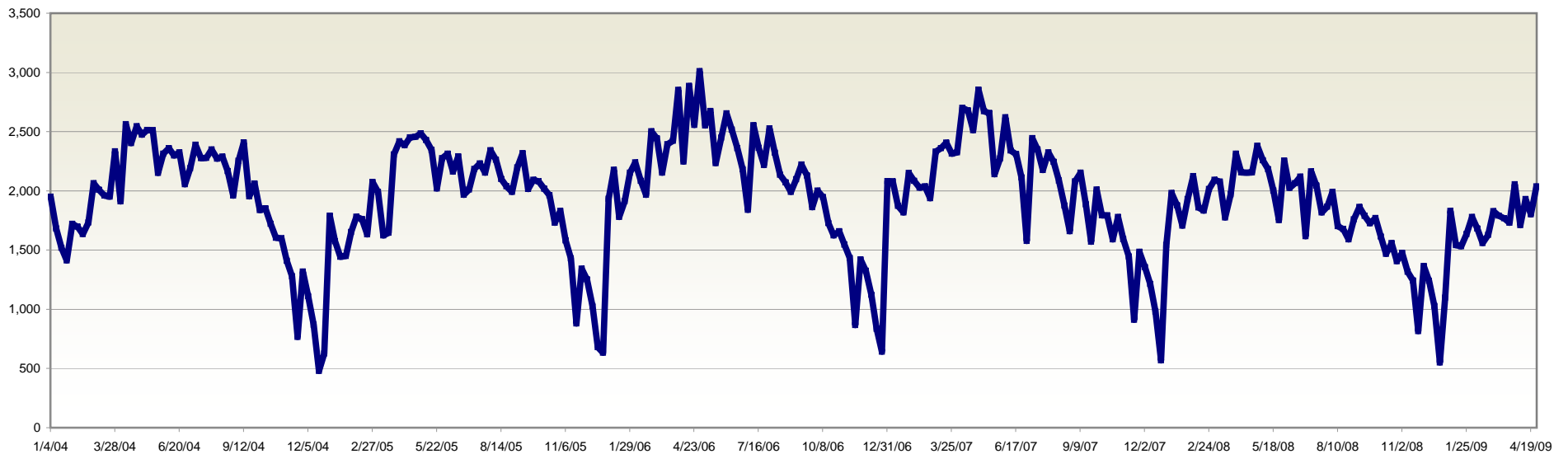
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Last Three Months Weekly New Listings



For the week ending:	Current Activity	One Year Ago	One Year Change
2/7/2009	1,780	2,125	- 16.2%
2/14/2009	1,682	1,859	- 9.5%
2/21/2009	1,558	1,832	- 15.0%
2/28/2009	1,628	2,014	- 19.2%
3/7/2009	1,829	2,093	- 12.6%
3/14/2009	1,789	2,078	- 13.9%
3/21/2009	1,768	1,774	- 0.3%
3/28/2009	1,731	1,971	- 12.2%
4/4/2009	2,055	2,313	- 11.2%
4/11/2009	1,709	2,156	- 20.7%
4/18/2009	1,930	2,152	- 10.3%
4/25/2009	1,802	2,155	- 16.4%
5/2/2009	2,038	2,380	- 14.4%
3-Month Total:	23,299	26,902	- 13.4%

Historical New Listings



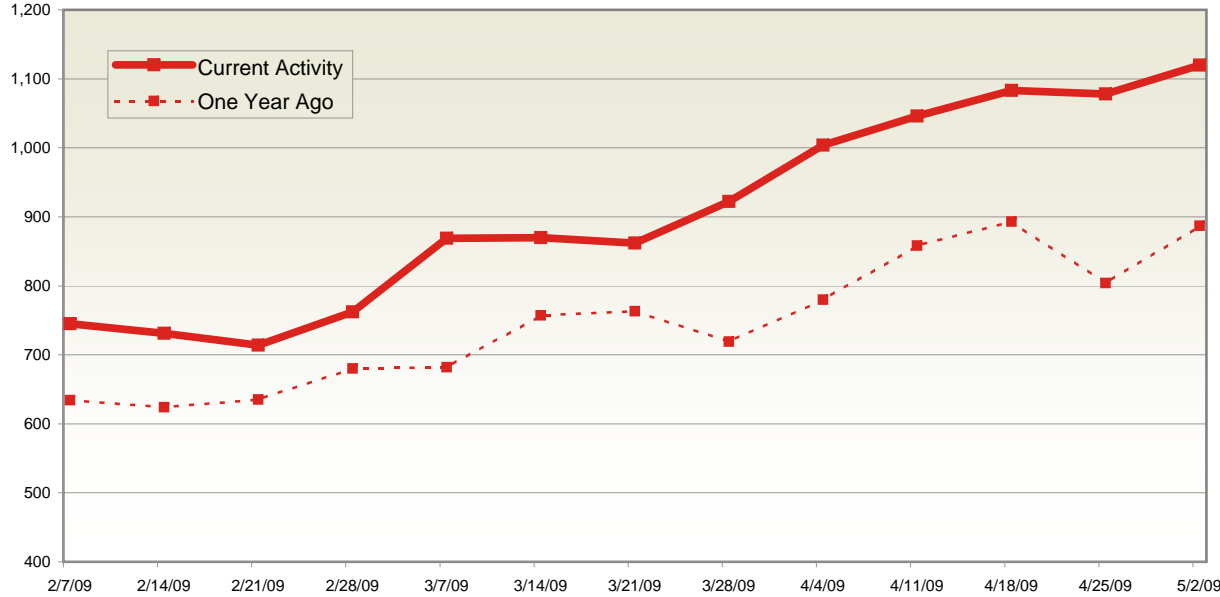
Pending Sales

As of May 11, 2009

Weekly Market Activity Report 



Last Three Months Weekly Pending Sales



For the week ending:	Current Activity	One Year Ago	One Year Change
2/7/2009	745	634	+ 17.5%
2/14/2009	731	624	+ 17.1%
2/21/2009	714	635	+ 12.4%
2/28/2009	762	680	+ 12.1%
3/7/2009	869	682	+ 27.4%
3/14/2009	870	757	+ 14.9%
3/21/2009	862	763	+ 13.0%
3/28/2009	922	719	+ 28.2%
4/4/2009	1,004	780	+ 28.7%
4/11/2009	1,046	858	+ 21.9%
4/18/2009	1,083	893	+ 21.3%
4/25/2009	1,078	804	+ 34.1%
5/2/2009	1,120	887	+ 26.3%
3-Month Total:	11,806	9,716	+ 21.5%

Historical Pending Sales



Active Listings for Sale

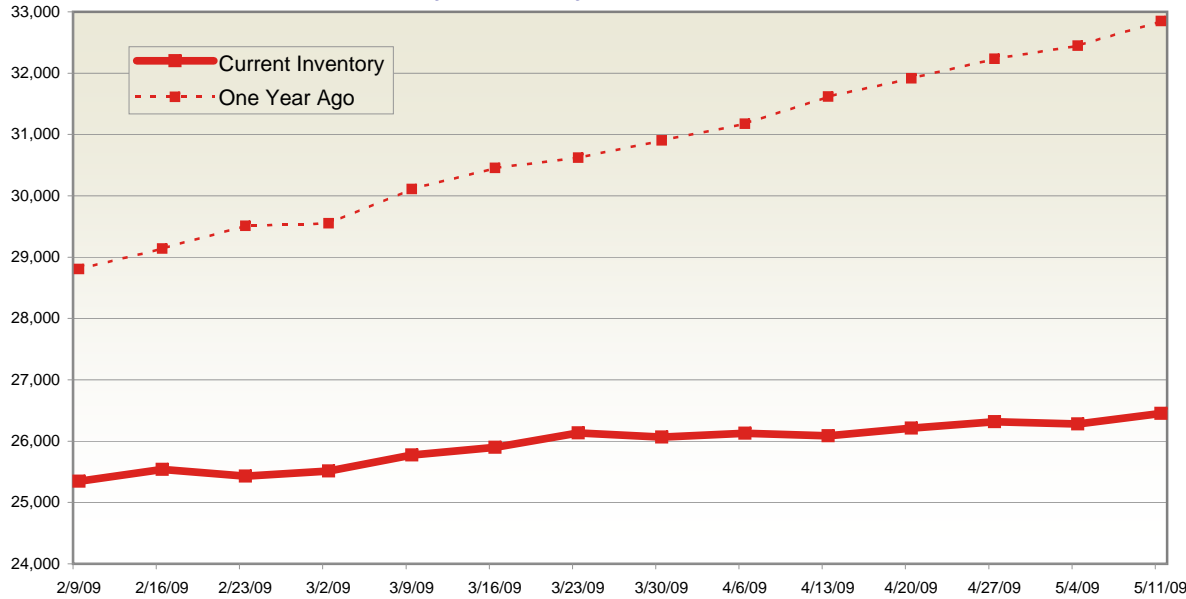
As of May 11, 2009

Weekly Market Activity Report



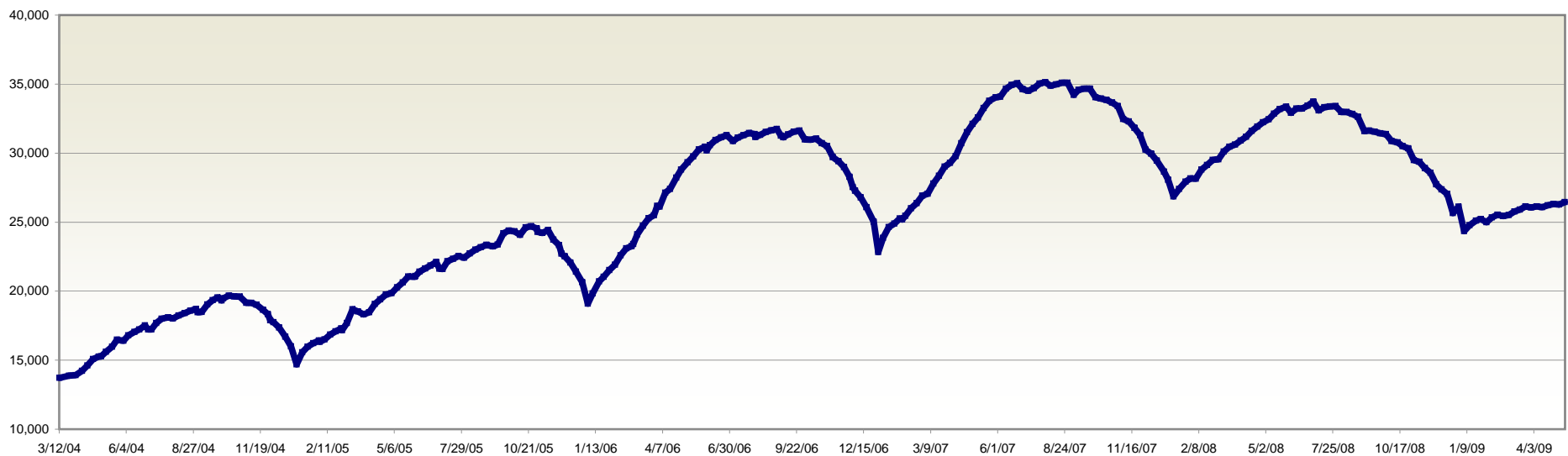
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Last Three Months Weekly Inventory for Sale



Inventory as of:	Current Inventory	One Year Ago	One Year Change
2/9/2009	25,348	28,803	- 12.0%
2/16/2009	25,537	29,141	- 12.4%
2/23/2009	25,432	29,509	- 13.8%
3/2/2009	25,513	29,551	- 13.7%
3/9/2009	25,776	30,112	- 14.4%
3/16/2009	25,901	30,453	- 14.9%
3/23/2009	26,133	30,619	- 14.7%
3/30/2009	26,064	30,904	- 15.7%
4/6/2009	26,131	31,176	- 16.2%
4/13/2009	26,085	31,615	- 17.5%
4/20/2009	26,210	31,915	- 17.9%
4/27/2009	26,318	32,234	- 18.4%
5/4/2009	26,281	32,448	- 19.0%
5/11/2009	26,450	32,849	- 19.5%
3-Month Avg:	25,987	30,964	- 16.1%

Historical Weekly Inventory for Sale



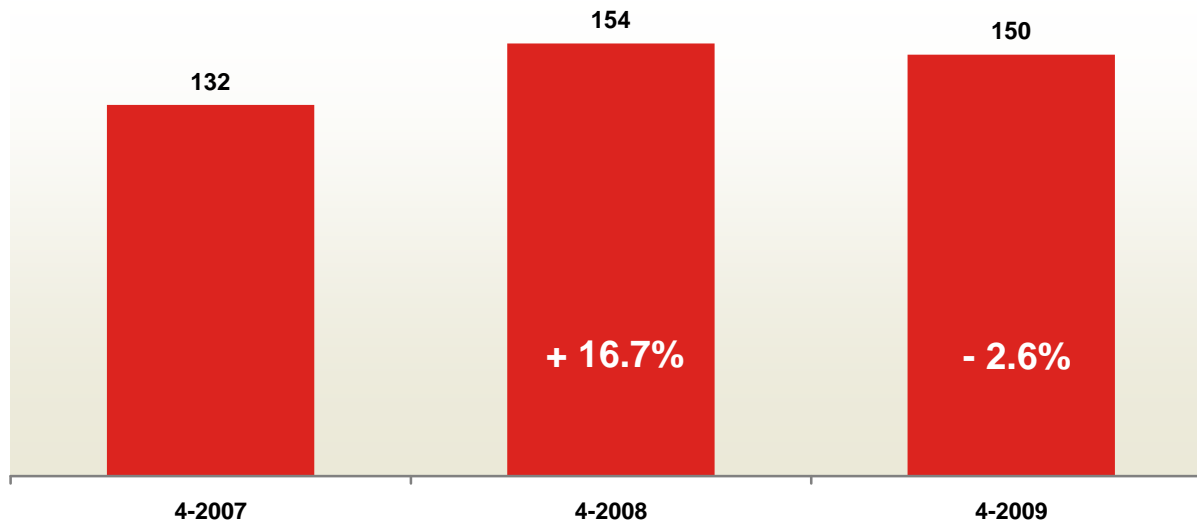
Days on Market Until Sale

April 2009 — 150

Weekly Market
Activity Report

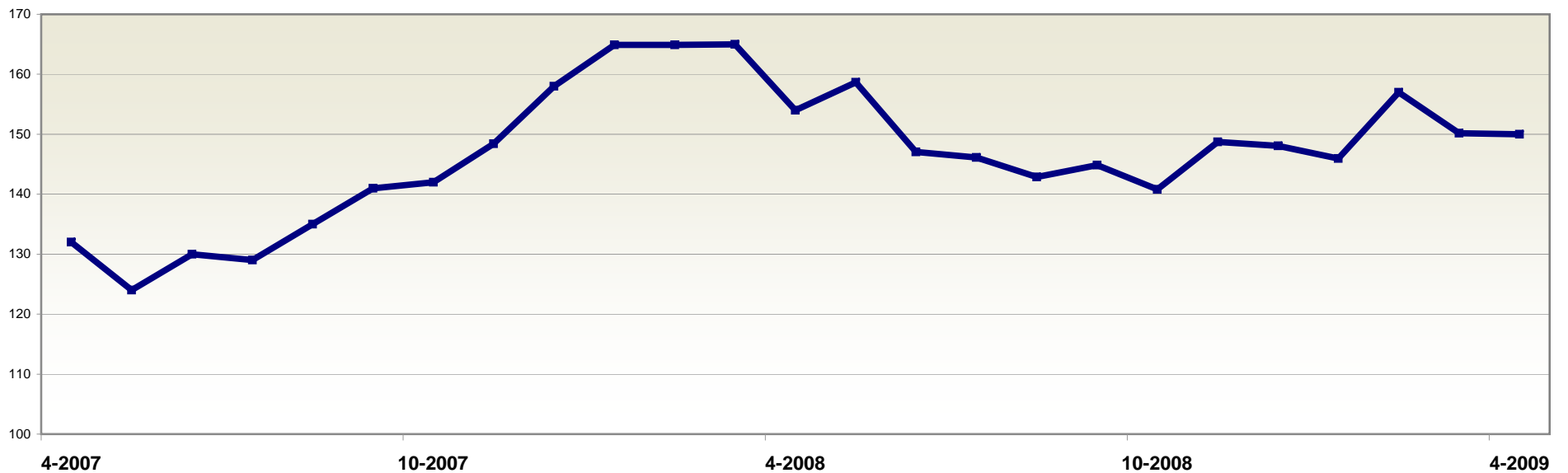


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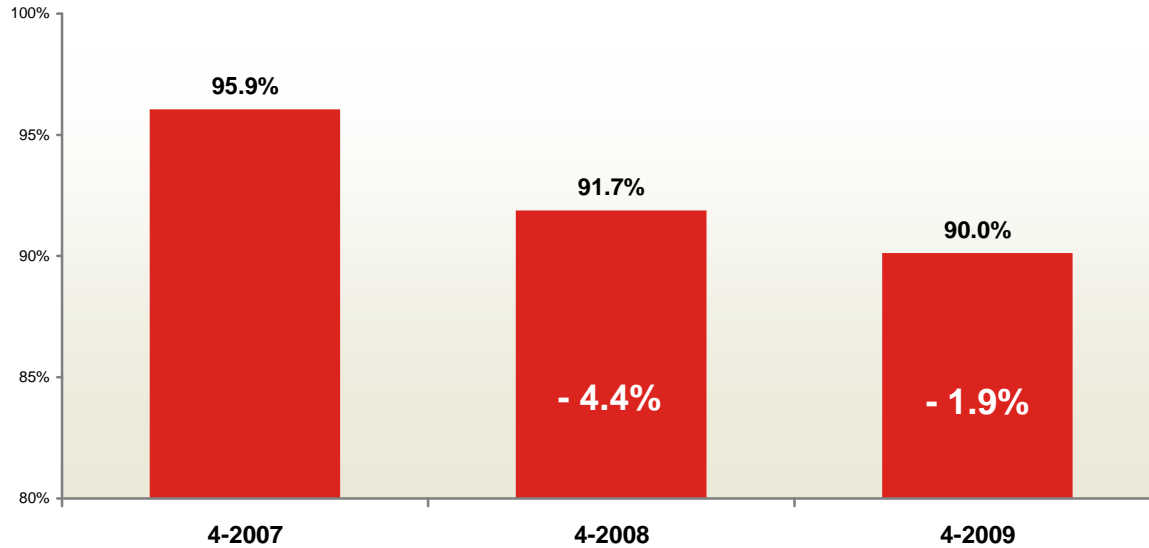
Month	Current Year	One Year Previous	One Year Change
5-2008	159	124	+ 27.9%
6-2008	147	130	+ 13.1%
7-2008	146	129	+ 13.3%
8-2008	143	135	+ 5.8%
9-2008	145	141	+ 2.7%
10-2008	141	142	- 0.8%
11-2008	149	148	+ 0.2%
12-2008	148	158	- 6.3%
1-2009	146	165	- 11.5%
2-2009	157	165	- 4.8%
3-2009	150	165	- 9.0%
4-2009	150	154	- 2.6%
12-Month Avg:	148	146	+ 1.4%

Two Year Picture: Days on Market Until Sale



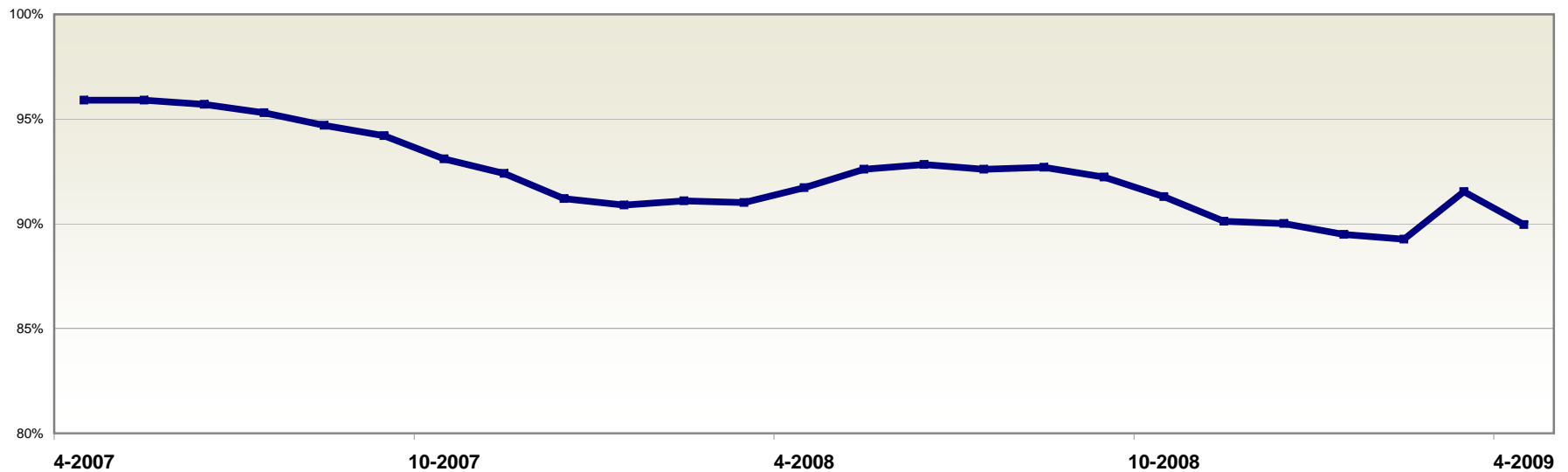
Percent of Original List Price Received at Sale

April 2009 — 90.0%



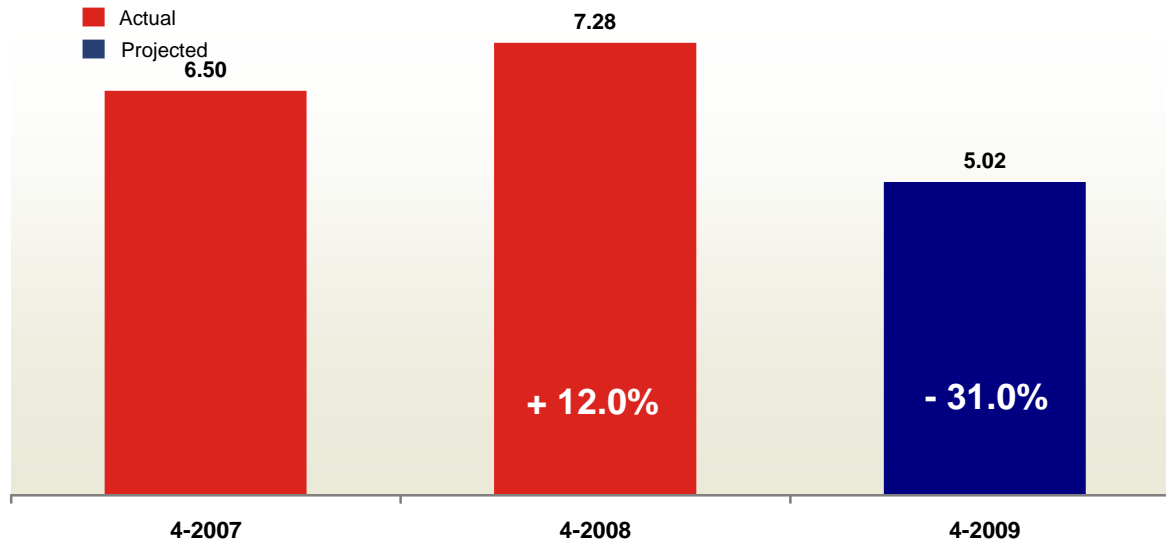
Month	Current Year	One Year Previous	One Year Change
5-2008	92.6%	95.9%	- 3.4%
6-2008	92.8%	95.7%	- 3.0%
7-2008	92.6%	95.3%	- 2.8%
8-2008	92.7%	94.7%	- 2.1%
9-2008	92.2%	94.2%	- 2.1%
10-2008	91.3%	93.1%	- 1.9%
11-2008	90.1%	92.4%	- 2.5%
12-2008	90.0%	91.2%	- 1.3%
1-2009	89.5%	90.9%	- 1.6%
2-2009	89.3%	91.1%	- 2.0%
3-2009	91.5%	91.0%	+ 0.6%
4-2009	90.0%	91.7%	- 1.9%
12-Month Avg:	91.2%	93.1%	- 2.0%

Two Year Picture: Percent of Original List Price Received at Sale



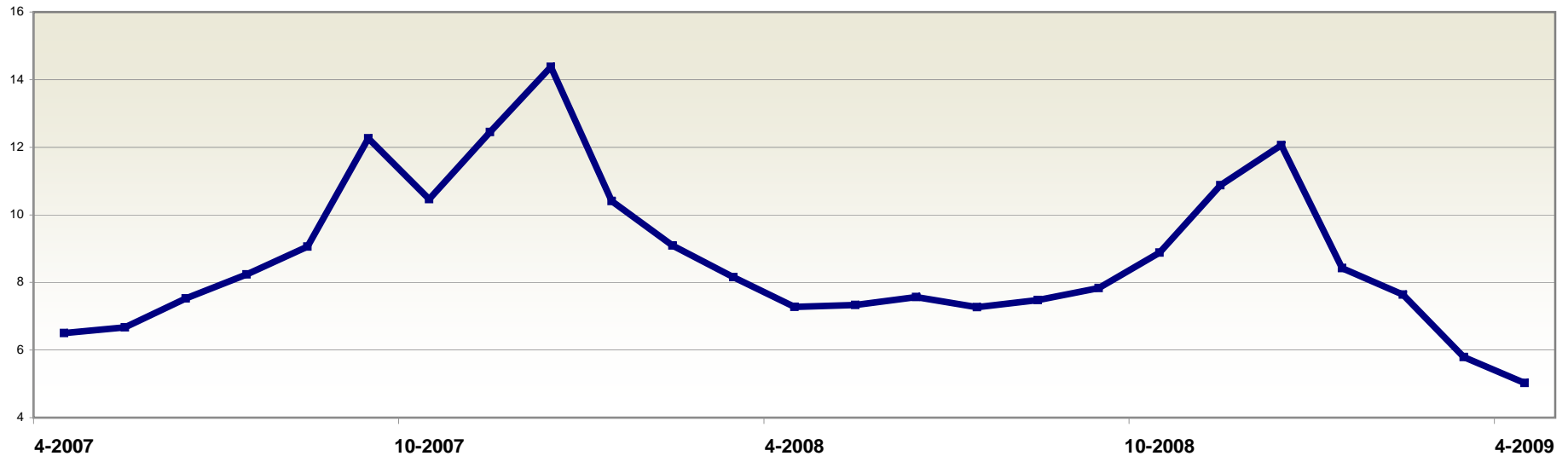
Supply Demand Ratio

April 2009 — 5.02 Houses Per Buyer



Month	Current Year	One Year Previous	One Year Change
5-2008	7.33	6.67	+ 9.9%
6-2008	7.57	7.53	+ 0.5%
7-2008	7.27	8.24	- 11.8%
8-2008	7.48	9.06	- 17.4%
9-2008	7.83	12.26	- 36.1%
10-2008	8.88	10.46	- 15.1%
11-2008	10.88	12.45	- 12.6%
12-2008	12.06	14.38	- 16.1%
1-2009	8.43	10.41	- 19.1%
2-2009	7.64	9.09	- 16.0%
3-2009	5.79	8.16	- 29.1%
4-2009	5.02	7.28	- 31.0%
12-Month Avg:	8.01	9.67	- 17.1%

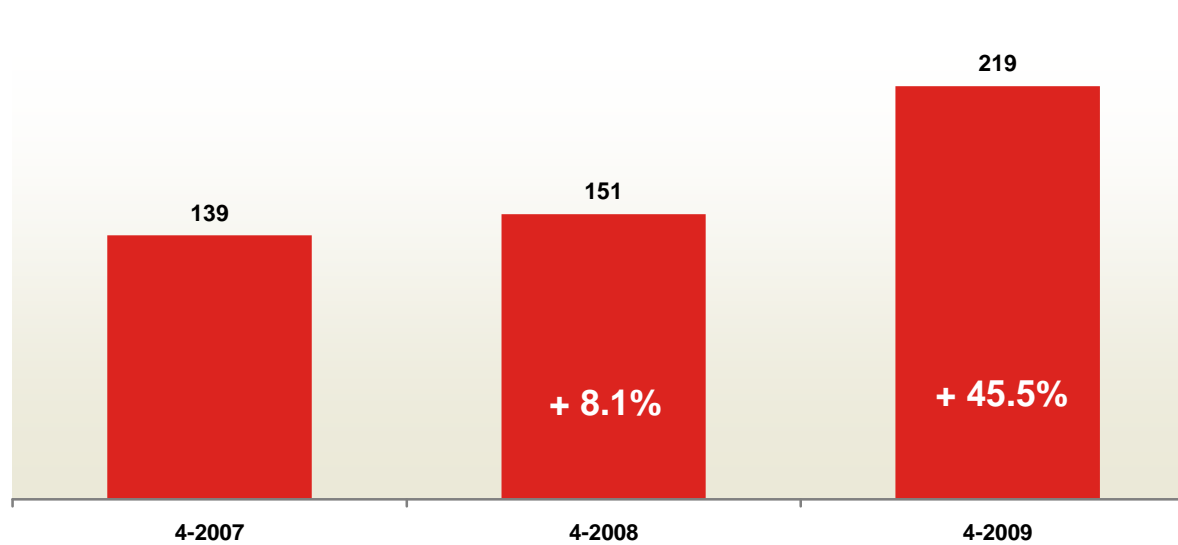
Two Year Picture: Supply-Demand Ratio



Housing Affordability Index

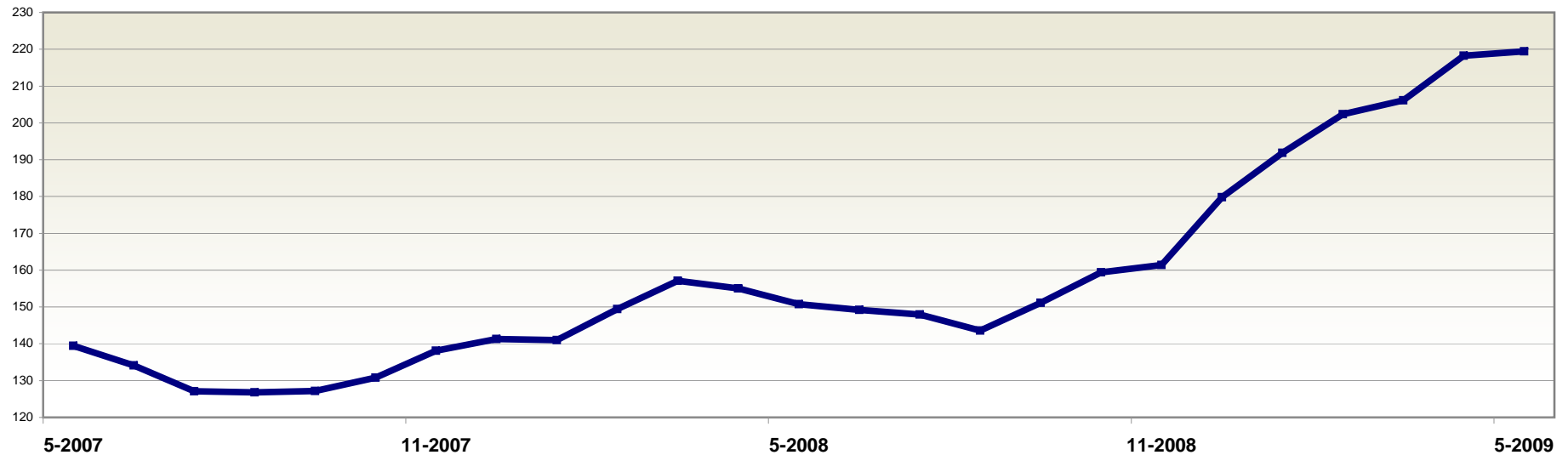
May 2009 — 219

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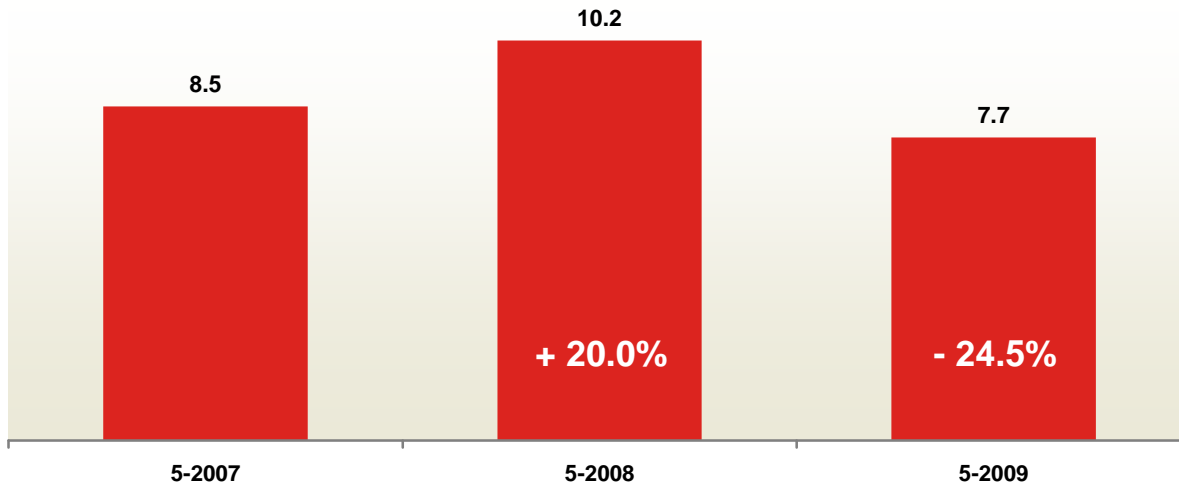
Month	Current Year	One Year Previous	One Year Change
6-2008	149	134	+ 11.2%
7-2008	148	127	+ 16.4%
8-2008	144	127	+ 13.2%
9-2008	151	127	+ 18.8%
10-2008	159	131	+ 21.9%
11-2008	161	138	+ 16.9%
12-2008	180	141	+ 27.3%
1-2009	192	141	+ 36.1%
2-2009	202	149	+ 35.4%
3-2009	206	157	+ 31.2%
4-2009	218	155	+ 40.8%
5-2009	219	151	+ 45.5%
12-Month Avg:	178	140	+ 26.9%

Two Year Picture: Housing Affordability Index



Months Supply of Inventory

May 2009 — 7.7 Months



Month	Current Year	One Year Previous	One Year Change
6-2008	10.4	9.2	+ 13.0%
7-2008	10.6	9.6	+ 10.4%
8-2008	10.5	9.7	+ 8.2%
9-2008	9.9	9.9	- 0.0%
10-2008	9.5	9.9	- 4.0%
11-2008	9.0	9.5	- 5.3%
12-2008	8.5	9.3	- 8.6%
1-2009	7.6	8.3	- 8.4%
2-2009	7.7	8.9	- 13.5%
3-2009	7.8	9.2	- 15.2%
4-2009	7.7	9.6	- 19.8%
5-2009	7.7	10.2	- 24.5%
12-Month Avg:	8.9	9.4	- 5.6%

Two Year Picture: Months Supply of Inventory

