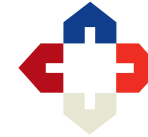


Weekly Market Activity Report



MINNEAPOLIS AREA Association
of REALTORS®

Week of August 17, 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

The Twin Cities housing market continues to regain a semblance of balance in supply and demand. For the week ending August 8, there were 1,802 new listings, down 9.5 percent from last year. There were also 1,037 purchase agreements signed (pending sales), up 15.2 percent above last year. The total inventory of homes available for sale is down 21.5 percent from a year ago.

The Housing Affordability Index (HAI) of 195 has begun to taper off from its high of 219 earlier this year, yet the current HAI still represents an increase of more than 30 percent from the boom years earlier this decade. Months Supply of Inventory currently sits at 7.2—down 31.4 percent from last year's mark of 10.5.

All in all, the see-saw is moving back towards equilibrium. This doesn't mean that everything is hunky-dory; sellers still face a challenging market, especially in the higher price ranges. But the overall shift is welcome news.

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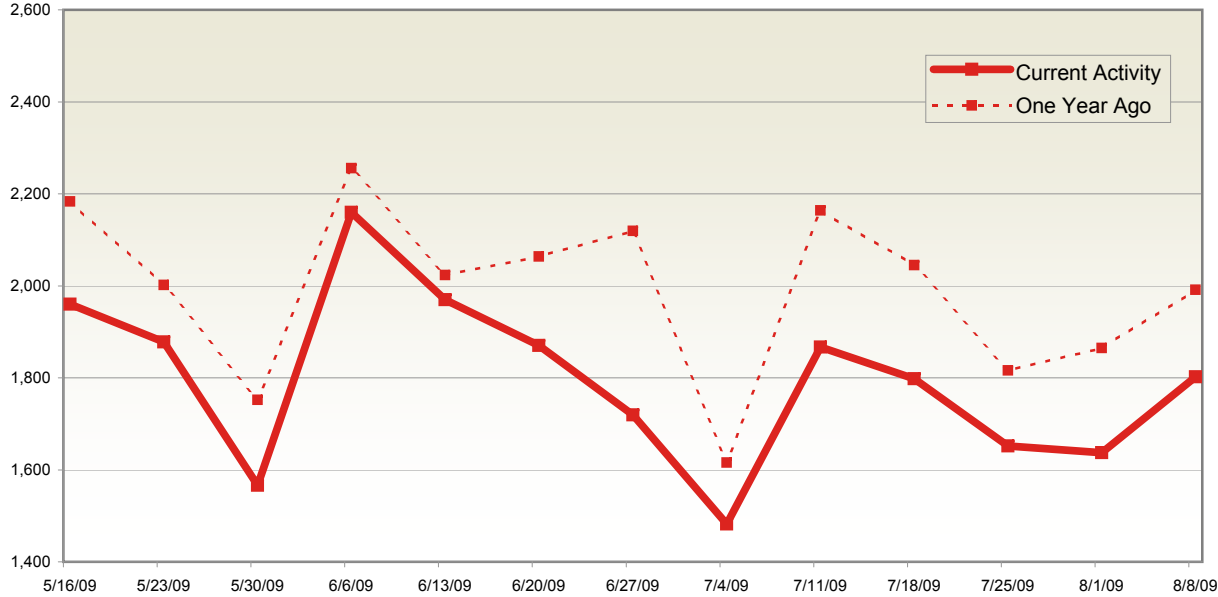
New Listings

As of August 17, 2009

Weekly Market Activity Report 

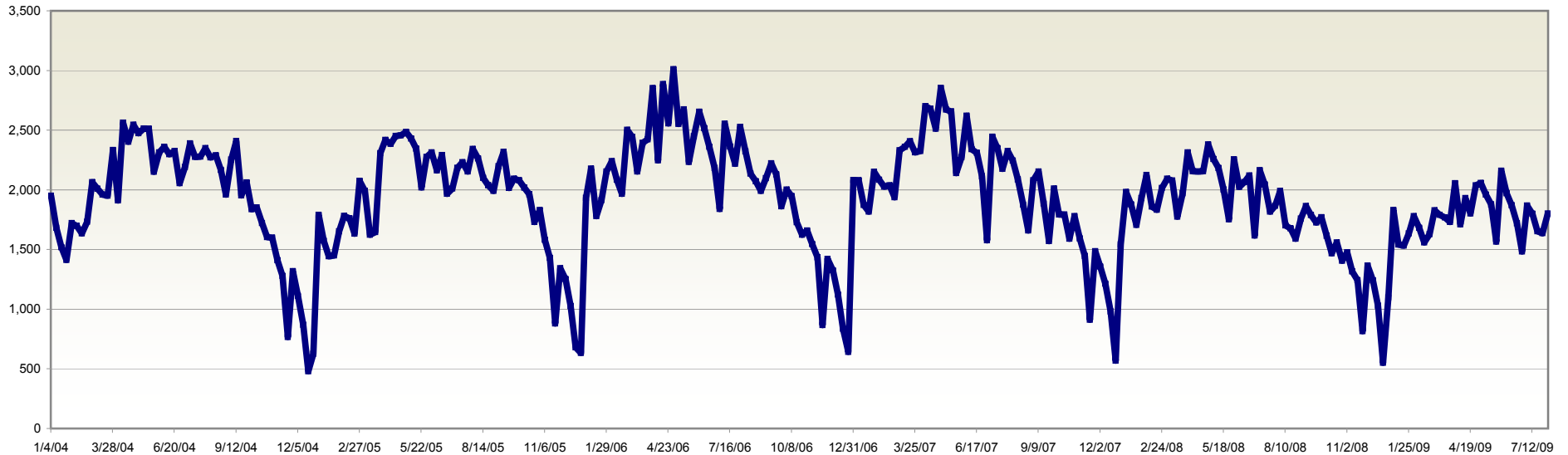


Last Three Months Weekly New Listings



For the week ending:	Current Activity	One Year Ago	One Year Change
5/16/2009	1,960	2,183	- 10.2%
5/23/2009	1,878	2,002	- 6.2%
5/30/2009	1,566	1,752	- 10.6%
6/6/2009	2,160	2,256	- 4.3%
6/13/2009	1,970	2,023	- 2.6%
6/20/2009	1,870	2,064	- 9.4%
6/27/2009	1,719	2,119	- 18.9%
7/4/2009	1,482	1,616	- 8.3%
7/11/2009	1,867	2,164	- 13.7%
7/18/2009	1,798	2,045	- 12.1%
7/25/2009	1,652	1,816	- 9.0%
8/1/2009	1,637	1,865	- 12.2%
8/8/2009	1,802	1,991	- 9.5%
3-Month Total:	23,361	25,896	- 9.8%

Historical New Listings



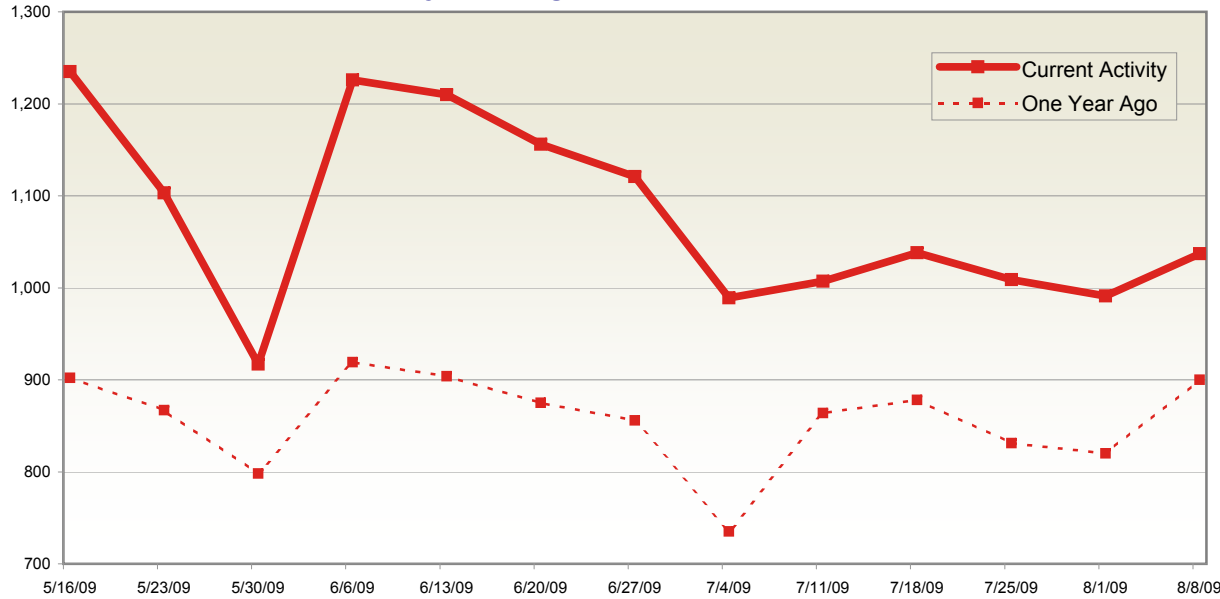
Pending Sales

As of August 17, 2009

Weekly Market Activity Report



Last Three Months Weekly Pending Sales



For the week ending:	Current Activity	One Year Ago	One Year Change
5/16/2009	1,235	902	+ 36.9%
5/23/2009	1,103	867	+ 27.2%
5/30/2009	917	798	+ 14.9%
6/6/2009	1,226	919	+ 33.4%
6/13/2009	1,210	904	+ 33.8%
6/20/2009	1,156	875	+ 32.1%
6/27/2009	1,121	856	+ 31.0%
7/4/2009	989	735	+ 34.6%
7/11/2009	1,007	864	+ 16.6%
7/18/2009	1,038	878	+ 18.2%
7/25/2009	1,009	831	+ 21.4%
8/1/2009	991	820	+ 20.9%
8/8/2009	1,037	900	+ 15.2%
3-Month Total:	14,039	11,149	+ 25.9%

Historical Pending Sales



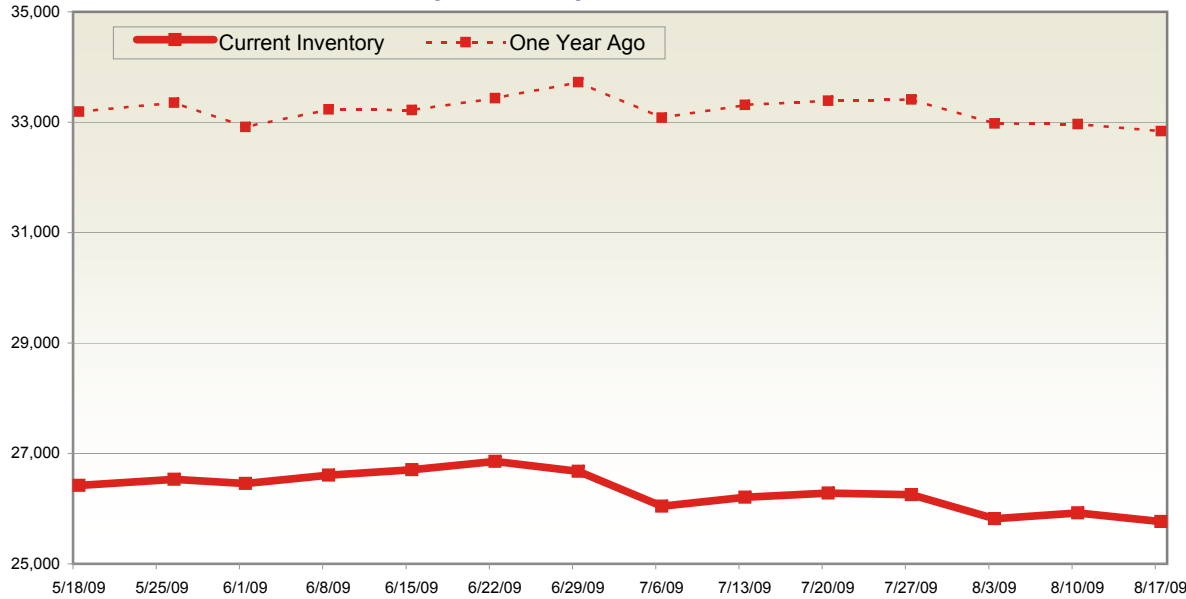
Active Listings for Sale

As of August 17, 2009

Weekly Market Activity Report 

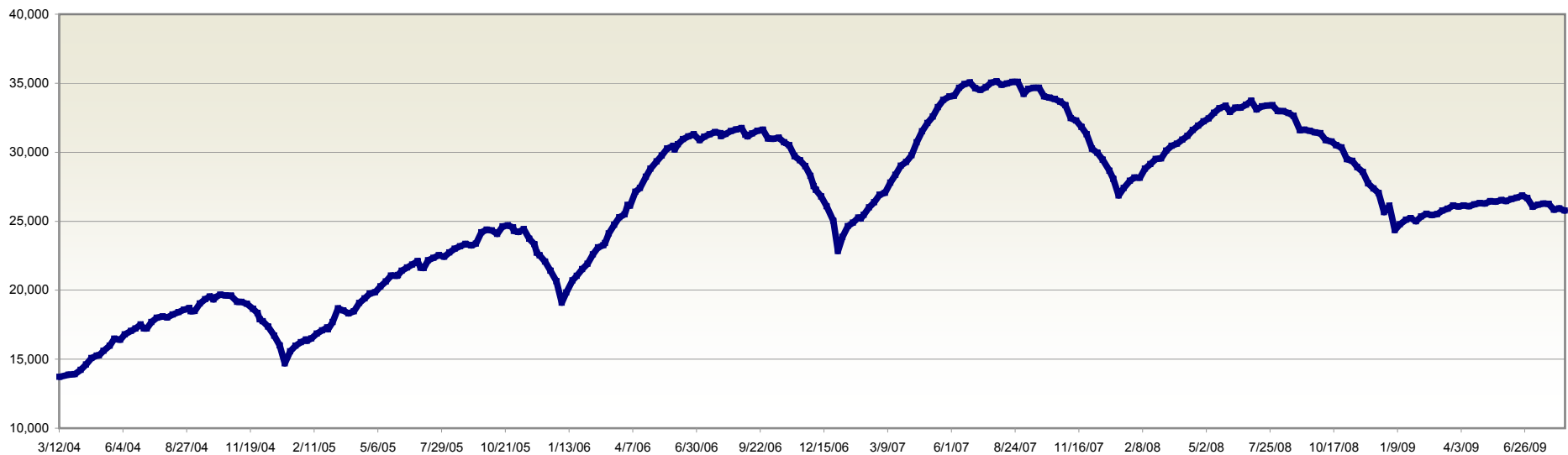


Last Three Months Weekly Inventory for Sale



Inventory as of:	Current Inventory	One Year Ago	One Year Change
5/18/2009	26,419	33,193	- 20.4%
5/26/2009	26,532	33,354	- 20.5%
6/1/2009	26,453	32,915	- 19.6%
6/8/2009	26,608	33,233	- 19.9%
6/15/2009	26,703	33,219	- 19.6%
6/22/2009	26,857	33,435	- 19.7%
6/29/2009	26,674	33,725	- 20.9%
7/6/2009	26,043	33,083	- 21.3%
7/13/2009	26,207	33,313	- 21.3%
7/20/2009	26,279	33,390	- 21.3%
7/27/2009	26,255	33,410	- 21.4%
8/3/2009	25,818	32,978	- 21.7%
8/10/2009	25,923	32,968	- 21.4%
8/17/2009	25,765	32,840	- 21.5%
3-Month Avg:	26,317	33,220	- 20.8%

Historical Weekly Inventory for Sale



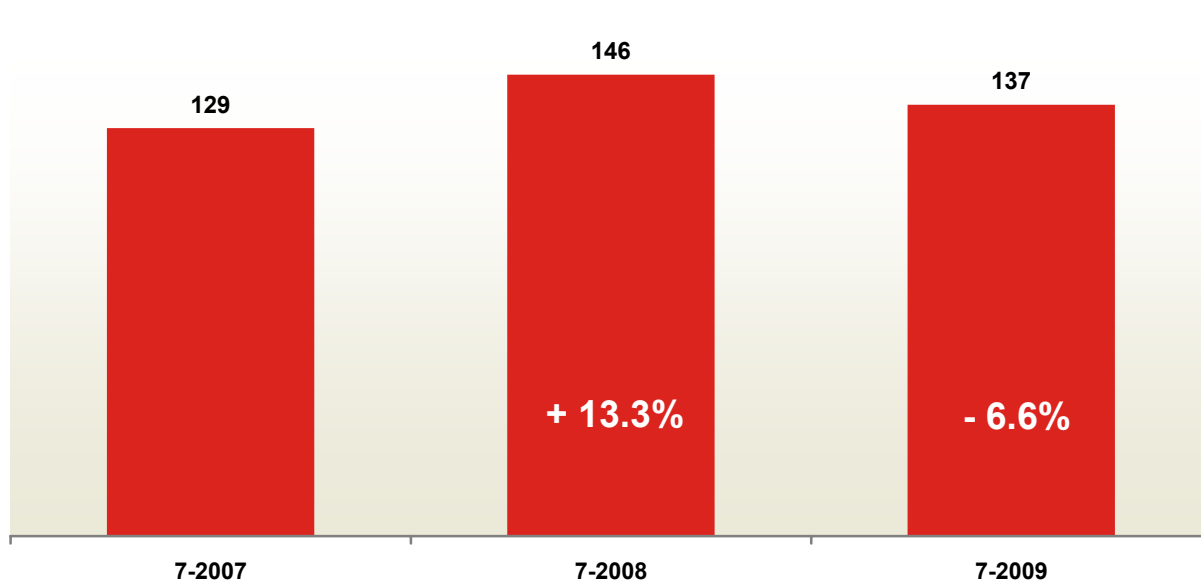
Days on Market Until Sale

July 2009 — 137

Weekly Market
Activity Report

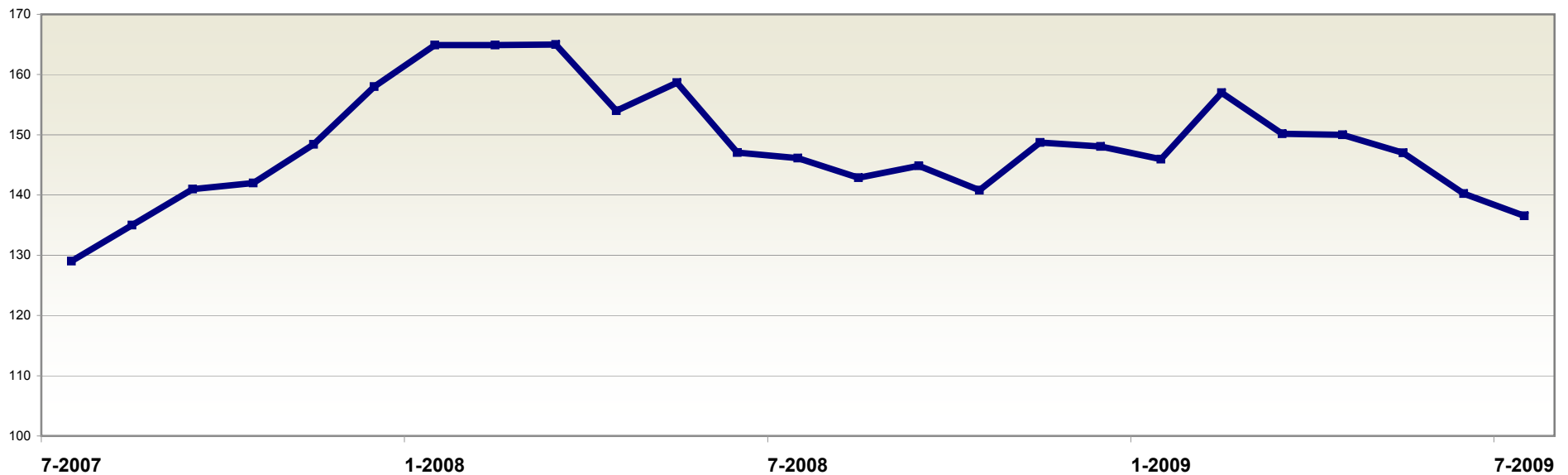


MINNEAPOLIS AREA Association
of REALTORS®



Month	Current Year	One Year Previous	One Year Change
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%
5-2009	147	159	- 7.3%
6-2009	140	147	- 4.6%
7-2009	137	146	- 6.6%
12-Month Avg:	146	152	- 4.0%

Two Year Picture: Days on Market Until Sale



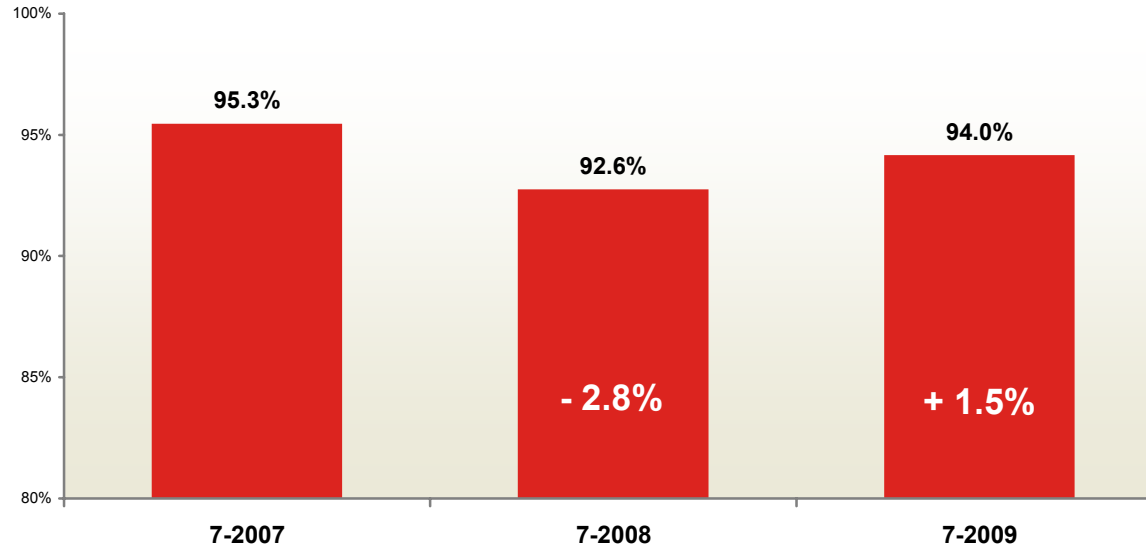
Percent of Original List Price Received at Sale

July 2009 — 94.0%

Weekly Market Activity Report 

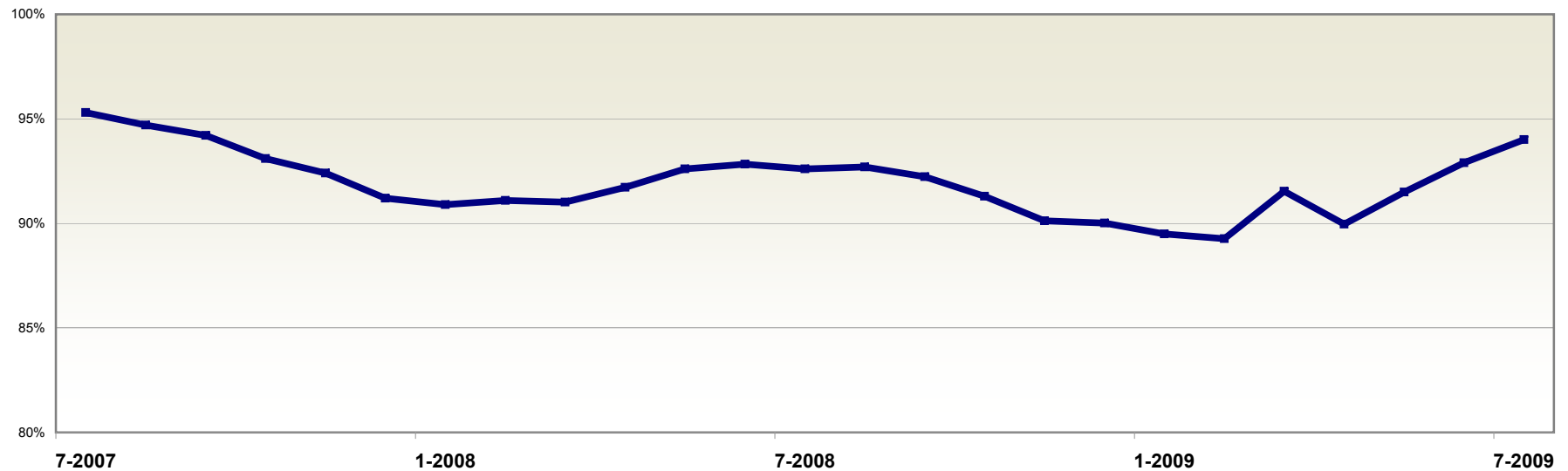


MINNEAPOLIS AREA Association of REALTORS®



Month	Current Year	One Year Previous	One Year Change
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%
5-2009	91.5%	92.6%	- 1.2%
6-2009	92.9%	92.8%	+ 0.1%
7-2009	94.0%	92.6%	+ 1.5%
12-Month Avg:	91.3%	92.4%	- 1.2%

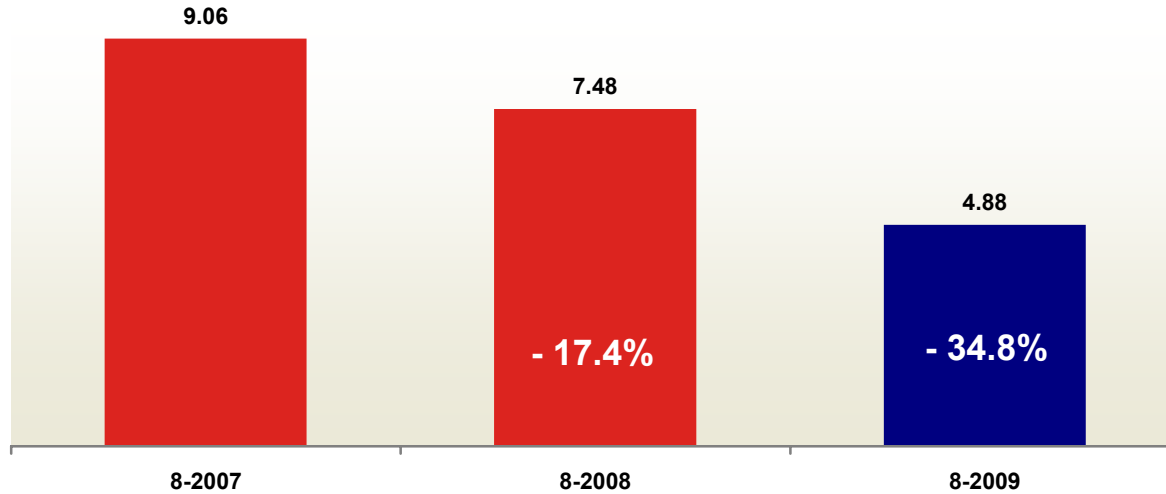
Two Year Picture: Percent of Original List Price Received at Sale



Supply Demand Ratio

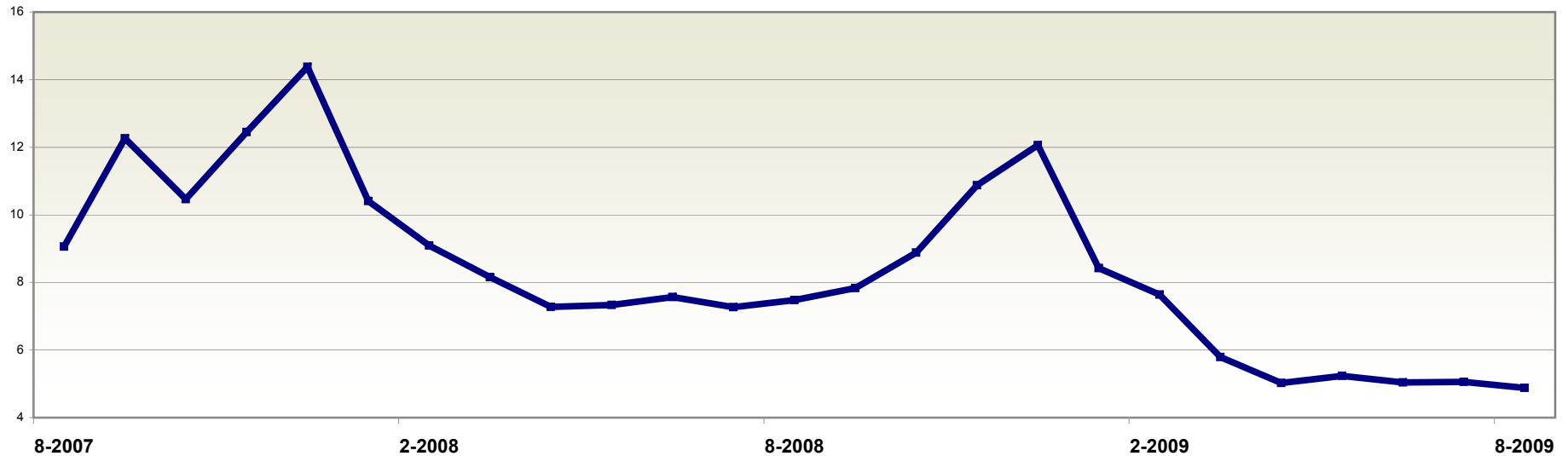
August 2009 — 4.88 Houses Per Buyer

Actual
Projected



Month	Current Year	One Year Previous	One Year Change
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%
5-2009	5.23	7.33	-28.6%
6-2009	5.04	7.57	-33.4%
7-2009	5.06	7.27	-30.4%
8-2009	4.88	7.48	-34.8%
12-Month Avg:	7.23	9.51	-24.0%

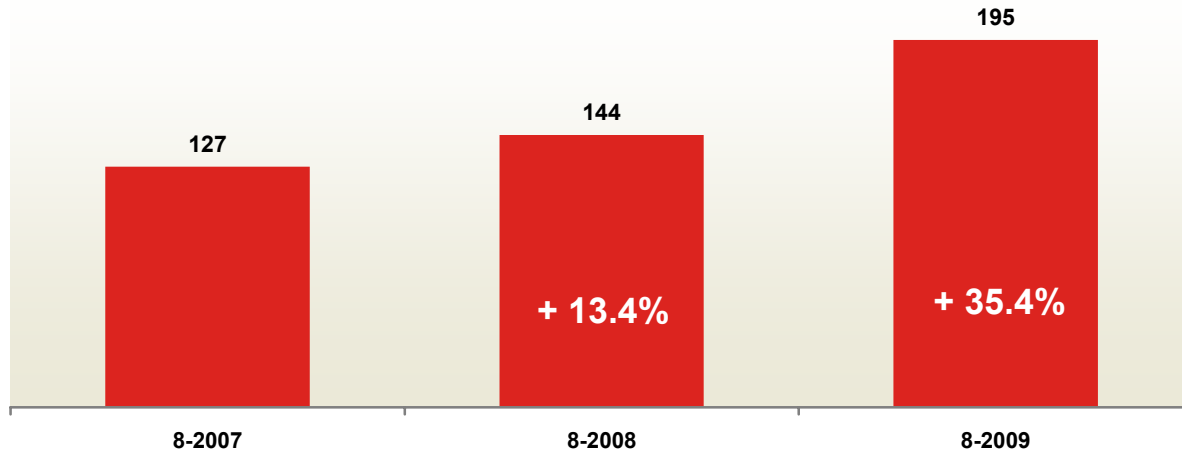
Two Year Picture: Supply-Demand Ratio



Housing Affordability Index

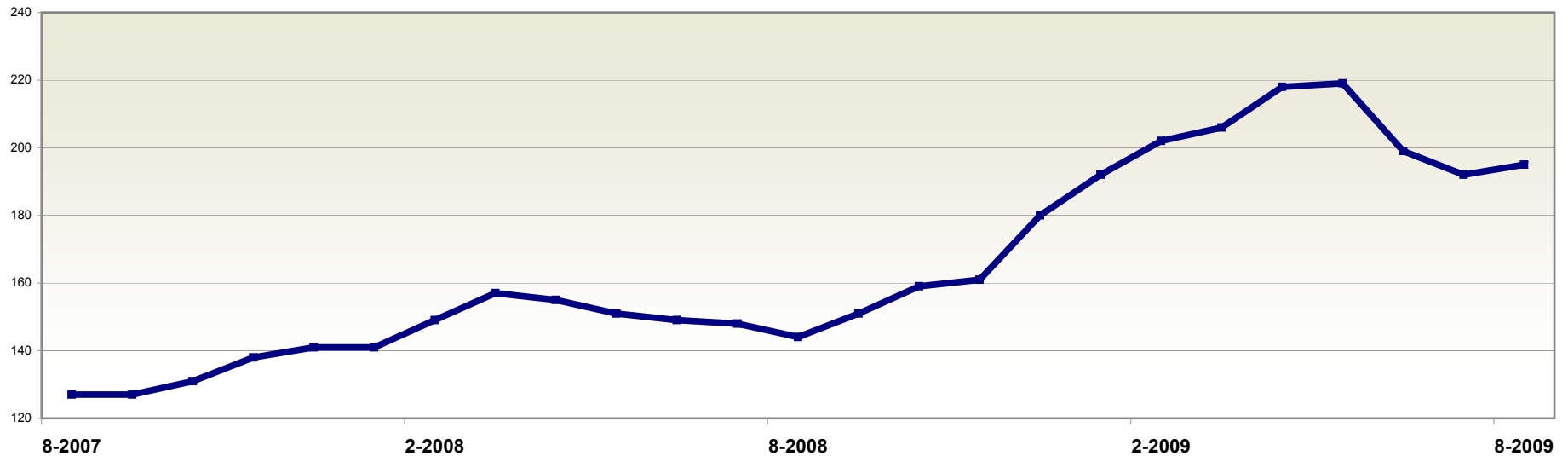
August 2009 — 195

Weekly Market Activity Report 



Month	Current Year	One Year Previous	One Year Change
9-2008	151	127	+ 18.9%
10-2008	159	131	+ 21.4%
11-2008	161	138	+ 16.7%
12-2008	180	141	+ 27.7%
1-2009	192	141	+ 36.2%
2-2009	202	149	+ 35.6%
3-2009	206	157	+ 31.2%
4-2009	218	155	+ 40.6%
5-2009	219	151	+ 45.0%
6-2009	199	149	+ 33.6%
7-2009	192	148	+ 29.7%
8-2009	195	144	+ 35.4%
12-Month Avg:	190	144	+ 31.4%

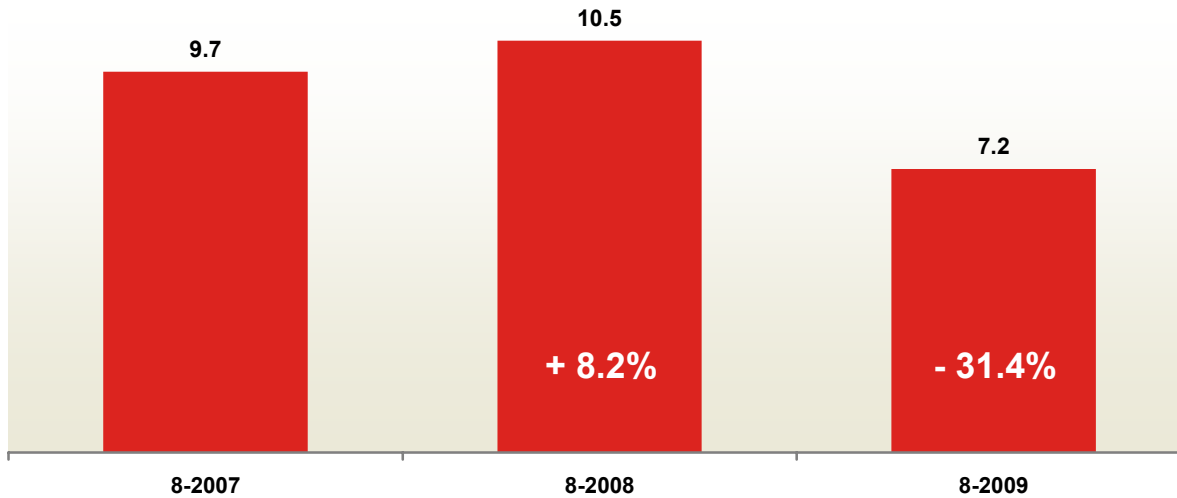
Two Year Picture: Housing Affordability Index



Months Supply of Inventory

August 2009 — 7.2 Months

Weekly Market Activity Report 



Month	Current Year	One Year Previous	One Year Change
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%
6-2009	7.6	10.4	- 26.9%
7-2009	7.3	10.6	- 31.1%
8-2009	7.2	10.5	- 31.4%
12-Month Avg:	8.1	9.7	- 16.2%

Two Year Picture: Months Supply of Inventory

