

Weekly Market Activity Report



MINNEAPOLIS AREA Association
of REALTORS®

Week of August 24, 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

Let's take a trip in the WABAC Machine (pronounced "wayback") to see what our current market landscape looks like compared to years past.

The 1,026 signed purchase agreements for the week ending August 15? That's the most since 2005.

The 25,765 active listings for sale? The fewest since 2005.

The 1,630 new listings? Fewest since 2002.

In other words, buyer activity is growing and supply is shrinking. There are fewer homes available per buyer than at any point since 2005, and inventory should only continue to tighten through the remainder of the year.

Contents

New Listings	.....	2
Pending Sales	.....	3
Active Listings	.....	4
Days on Market Until Sale	.....	5
Percent of Original List Price Received at Sale	.....	6
Supply-Demand Ratio	.....	7
Housing Affordability Index	.....	8
Months Supply of Inventory	.....	9

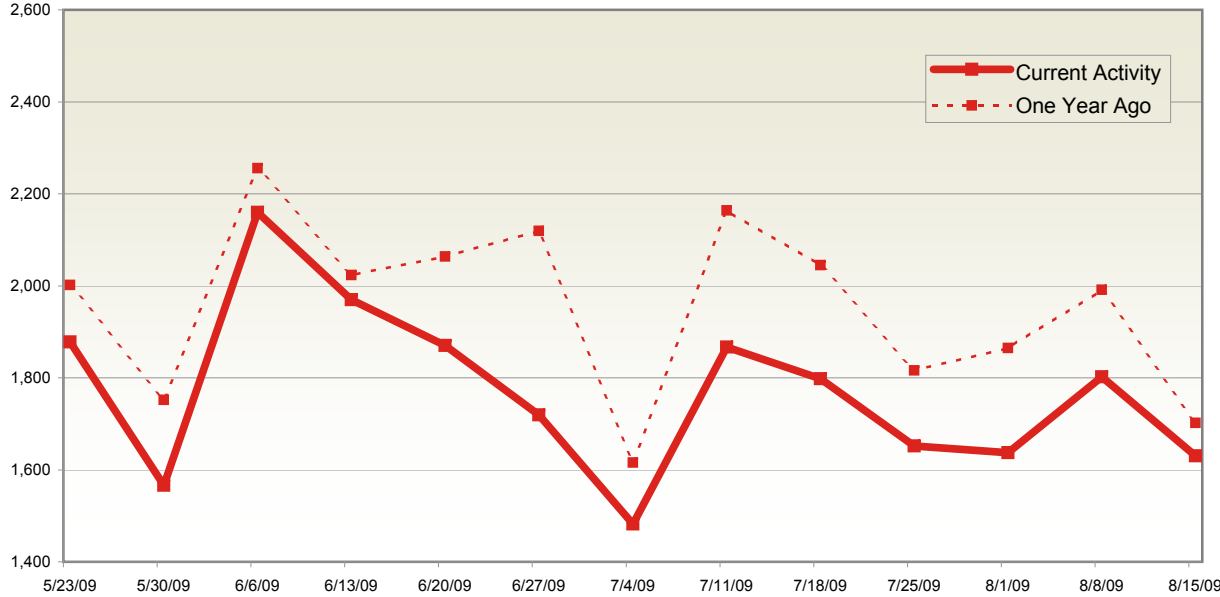
New Listings

As of August 24, 2009

Weekly Market Activity Report 

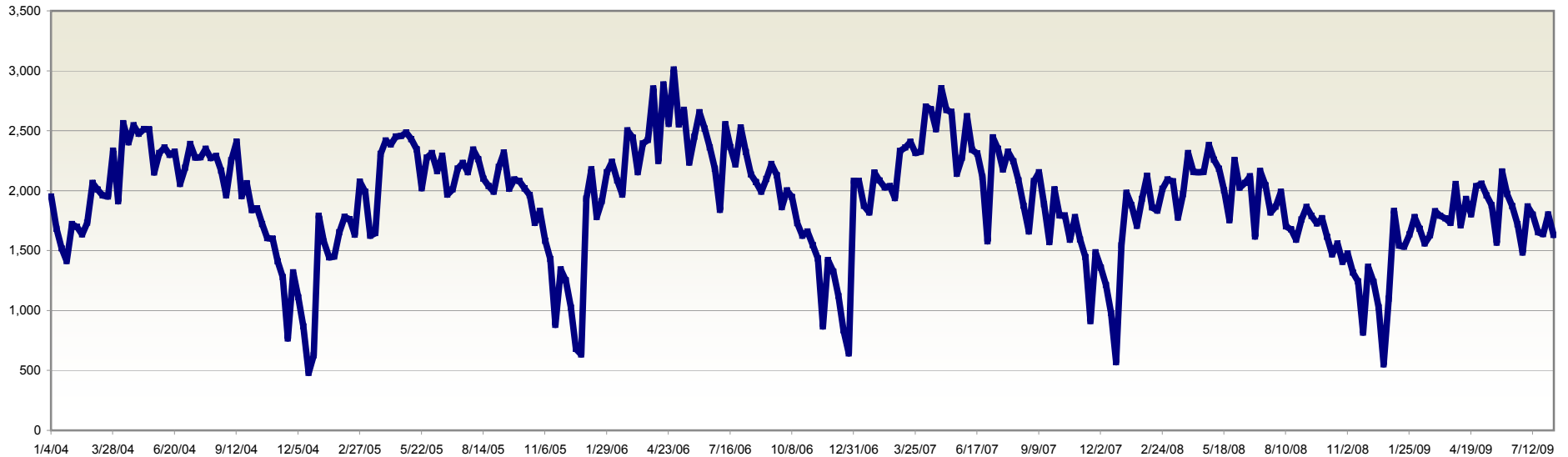


Last Three Months Weekly New Listings



For the week ending:	Current Activity	One Year Ago	One Year Change
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%
8/15/2009	1,630	1,702	- 4.2%
3-Month Total:	23,031	25,415	- 9.4%

Historical New Listings



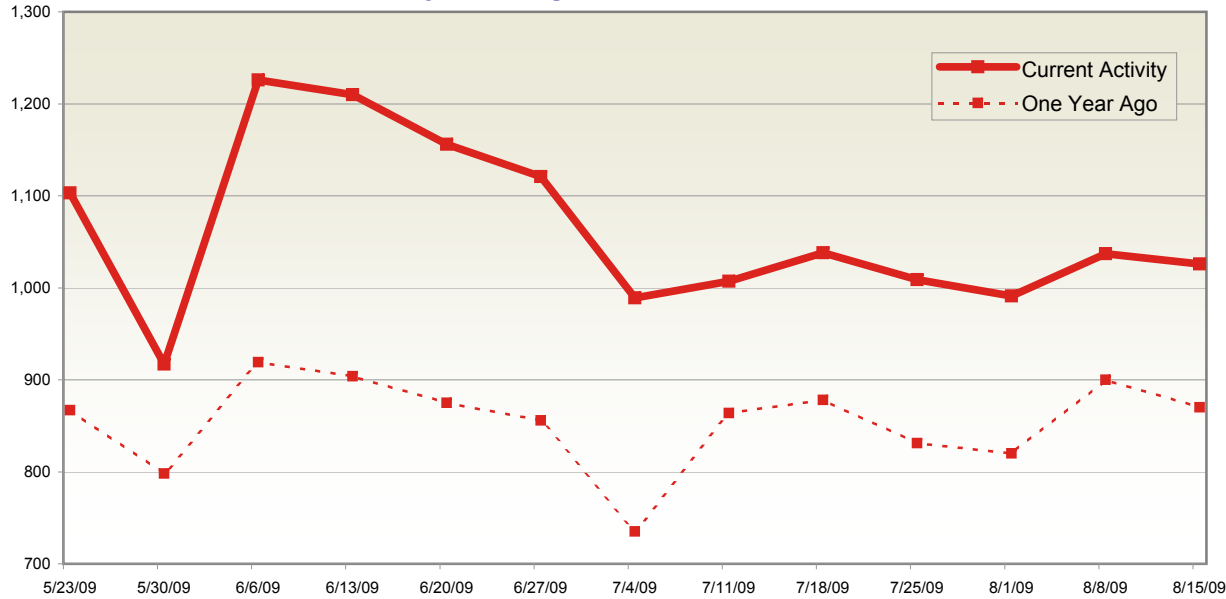
Pending Sales

As of August 24, 2009

Weekly Market Activity Report



Last Three Months Weekly Pending Sales



For the week ending:	Current Activity	One Year Ago	One Year Change
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%
8/15/2009	1,026	870	+ 17.9%
3-Month Total:	13,830	11,117	+ 24.4%

Historical Pending Sales



Active Listings for Sale

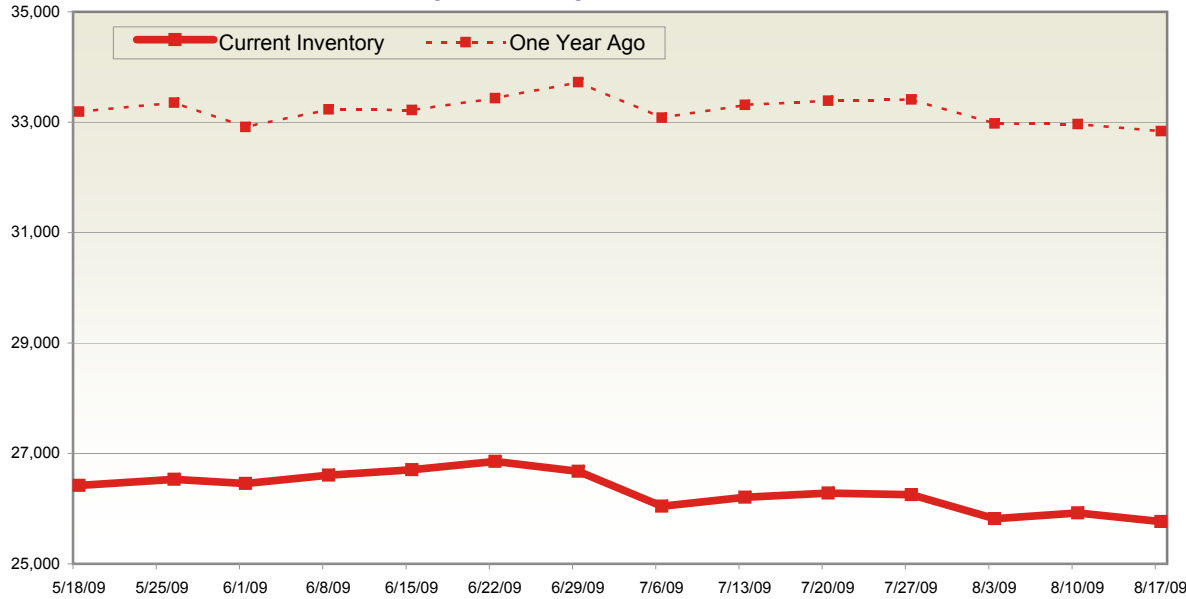
As of August 24, 2009

Weekly Market Activity Report



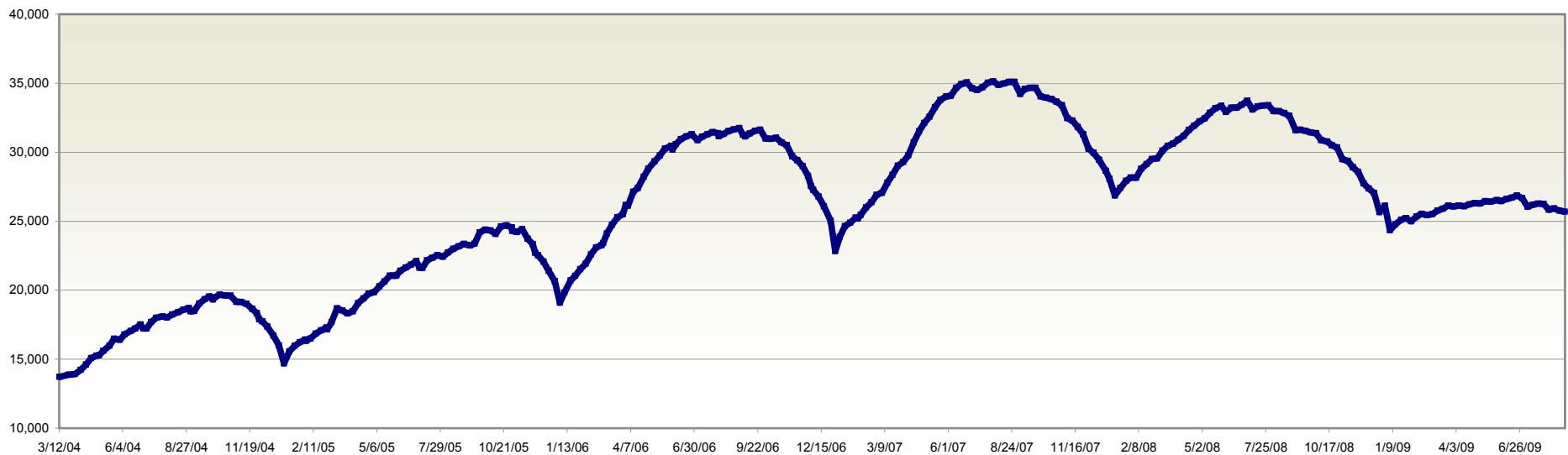
MINNEAPOLIS AREA Association of REALTORS®

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



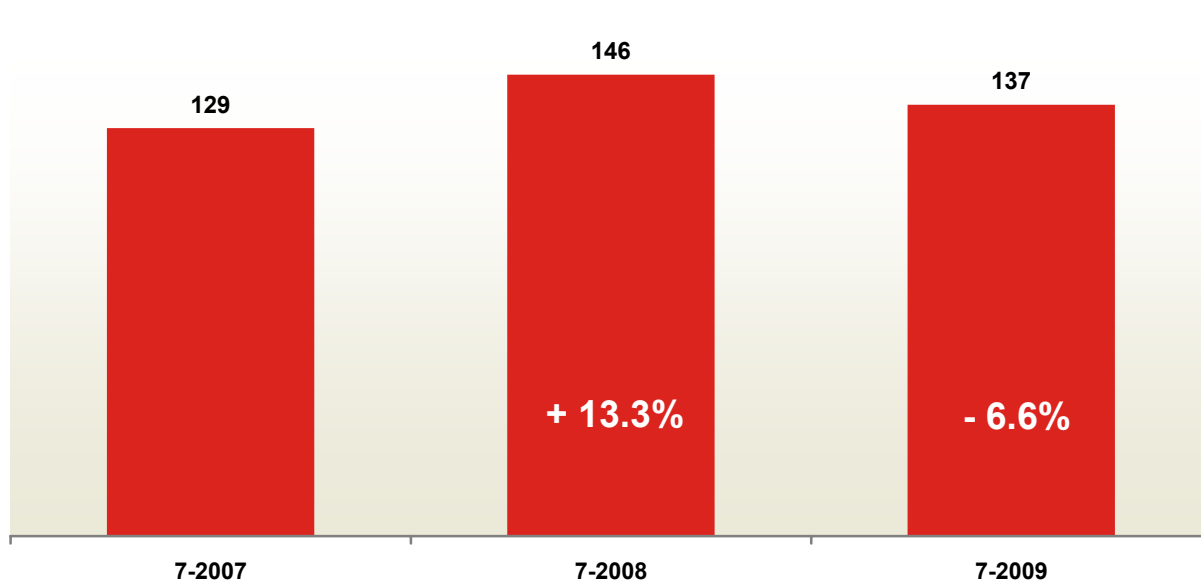
Days on Market Until Sale

July 2009 — 137

Weekly Market
Activity Report

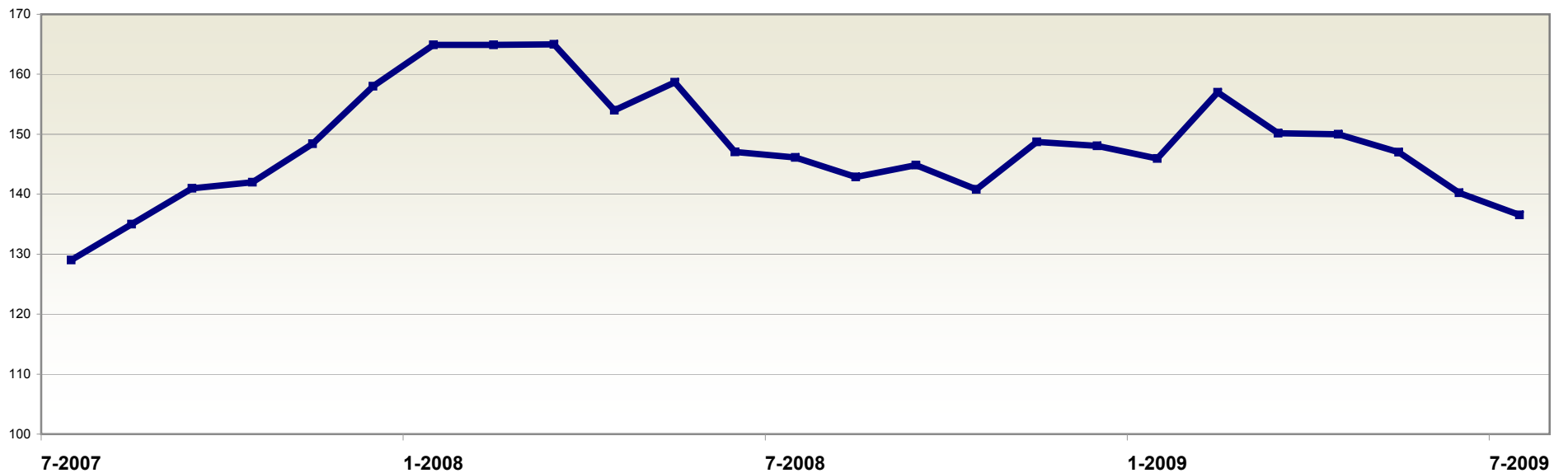


MINNEAPOLIS AREA Association
of REALTORS®



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



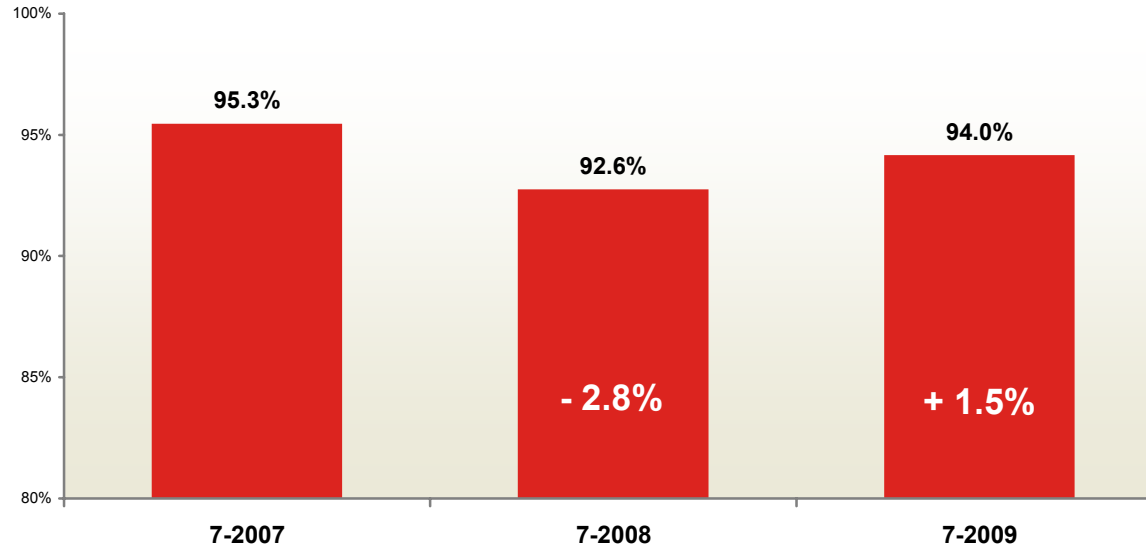
Percent of Original List Price Received at Sale

July 2009 — 94.0%

Weekly Market Activity Report 

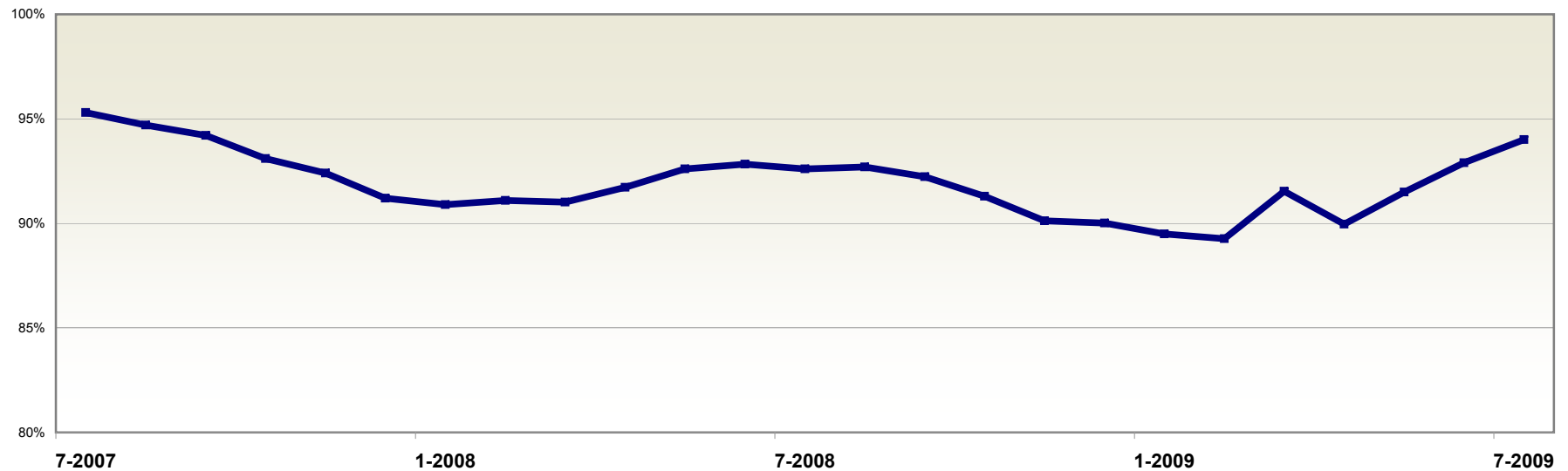


MINNEAPOLIS AREA Association of REALTORS®



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%

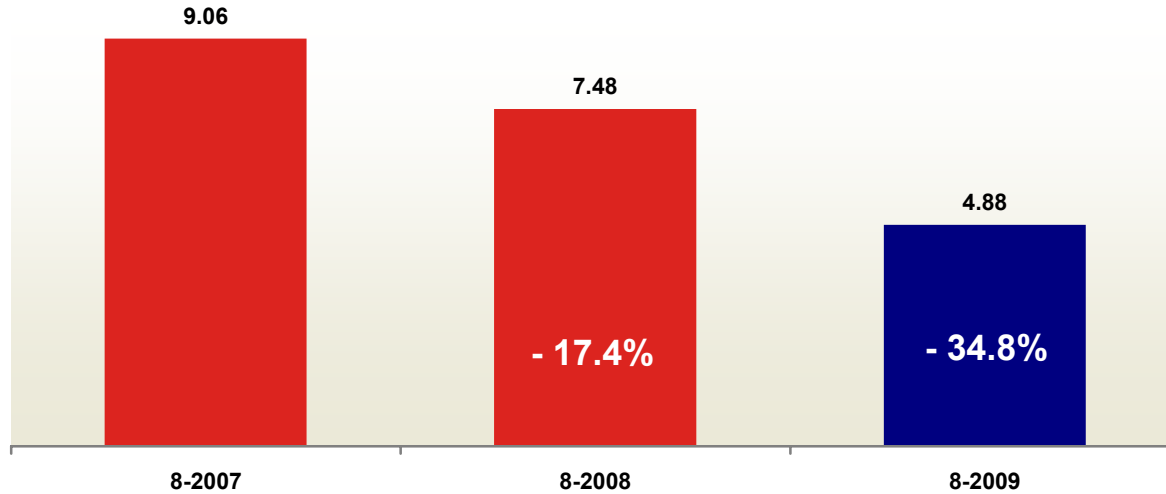
Two Year Picture: Percent of Original List Price Received at Sale



Supply Demand Ratio

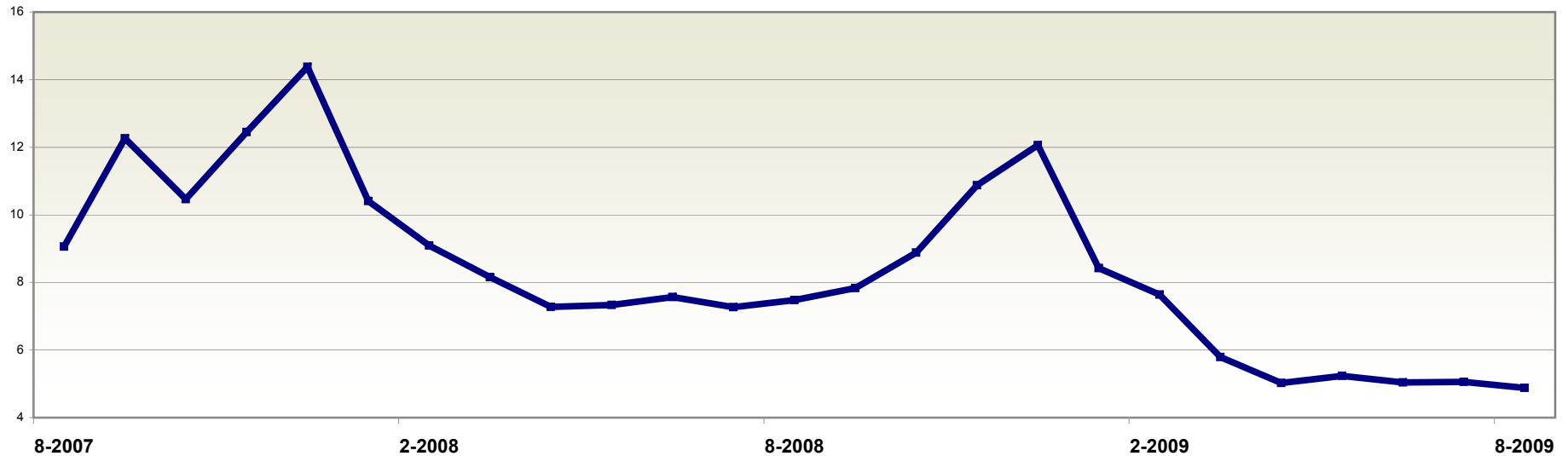
August 2009 — 4.88 Houses Per Buyer

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%

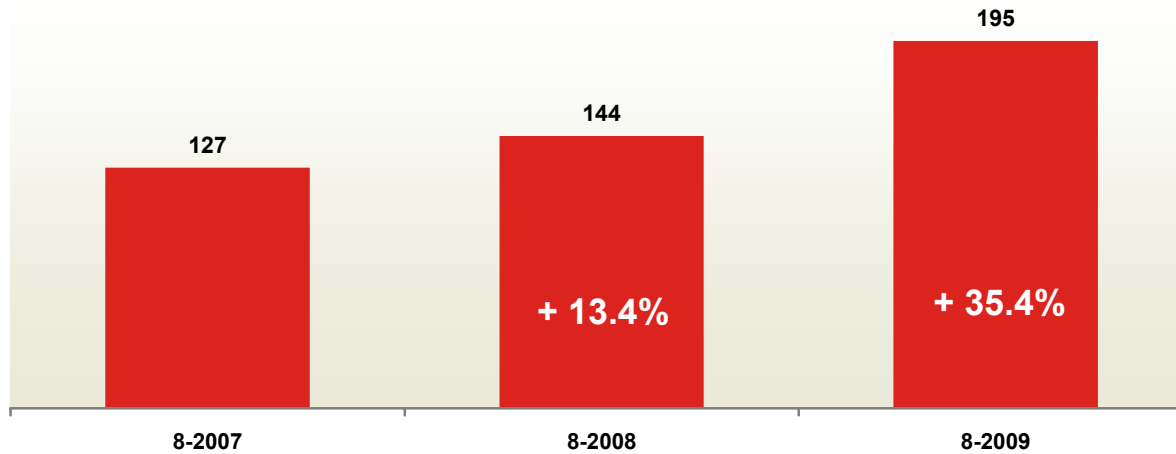
Two Year Picture: Supply-Demand Ratio



Housing Affordability Index

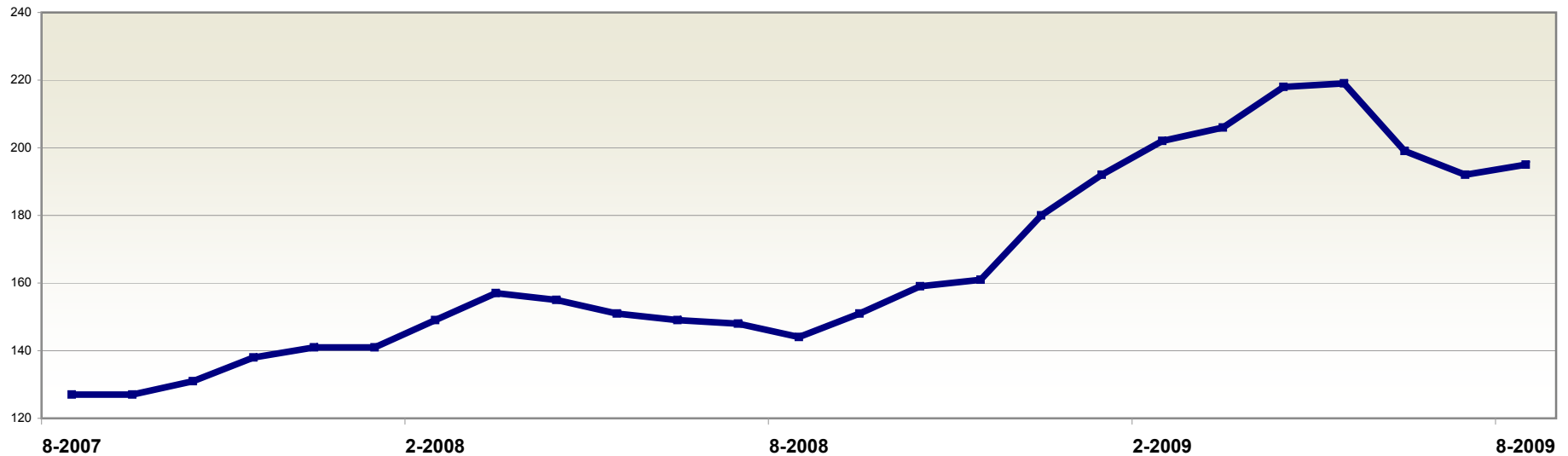
August 2009 — 195

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%

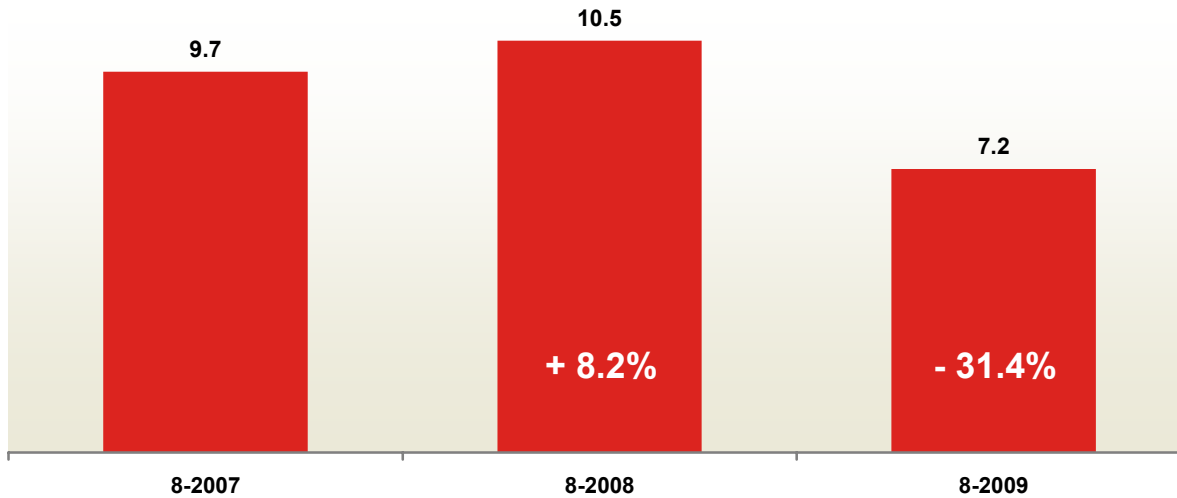
Two Year Picture: Housing Affordability Index



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

