

Weekly Market Activity Report



MINNEAPOLIS AREA Association
of REALTORS®

Week of September 14, 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



In 2008, Labor Day fell on September 1; this year, it fell on September 7. That six-day gap is enough to make our year-over-year comparisons of weekly market activity look a little goofy this week. For instance, for the week ending September 5, there were a whopping 42.9 percent more pending sales than there were a year ago, but this is only because Labor Day—a holiday that notoriously silences the local real estate market for several days—fell during that week last year and didn't this year. Expect similar confusion next week.

Independent of these numerical oddities, sales are still extremely robust as the days remaining on the first-time buyer tax credit continues to tick down. 78...77...76...

New metrics updated this week:

Housing Affordability Index: At 195, it towers over last year's affordability by 29.1 percent. Falling prices continue to do their job, at least for buyers.

Months Supply of Inventory: The 6.9 months of inventory available is 30.3 percent below this time last year.

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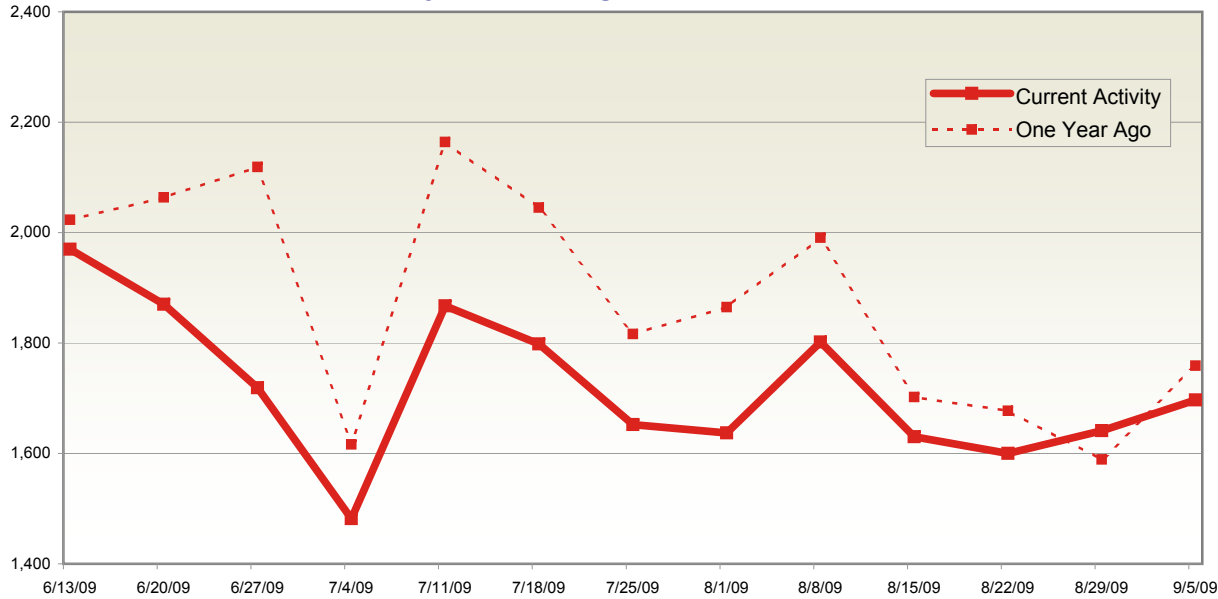
New Listings

As of September 14, 2009

Weekly Market Activity Report 

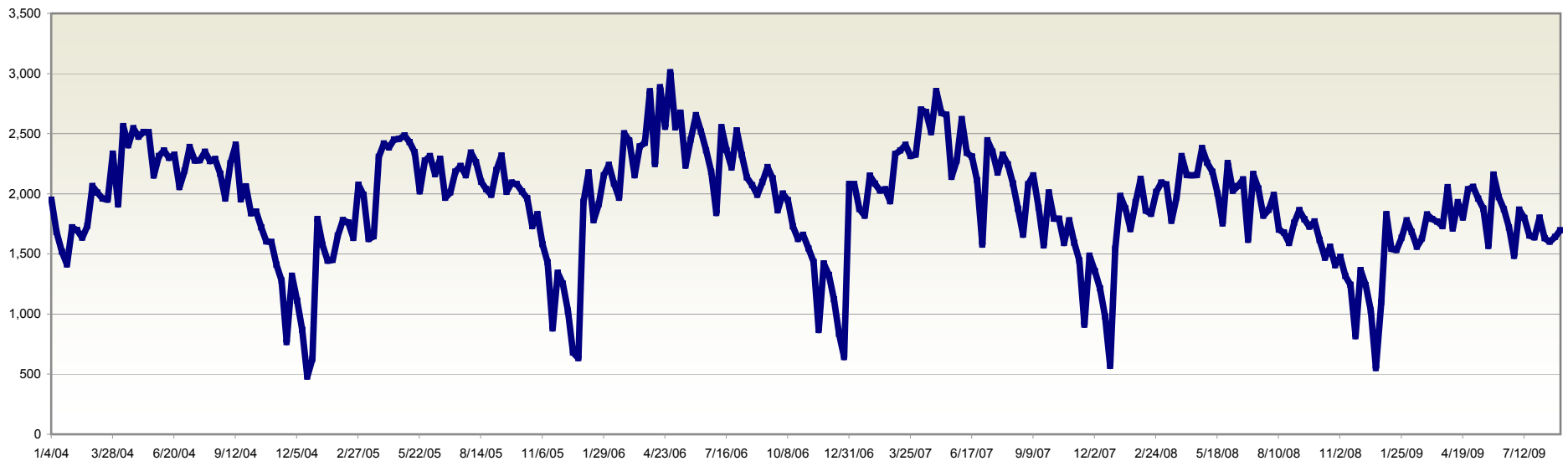


Last Three Months Weekly New Listings



For the week ending:	Current Activity	One Year Ago	One Year Change
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%
8/22/2009	1,600	1,677	- 4.6%
8/29/2009	1,641	1,589	+ 3.3%
9/5/2009	1,697	1,759	- 3.5%
3-Month Total:	22,365	24,430	- 8.5%

Historical New Listings



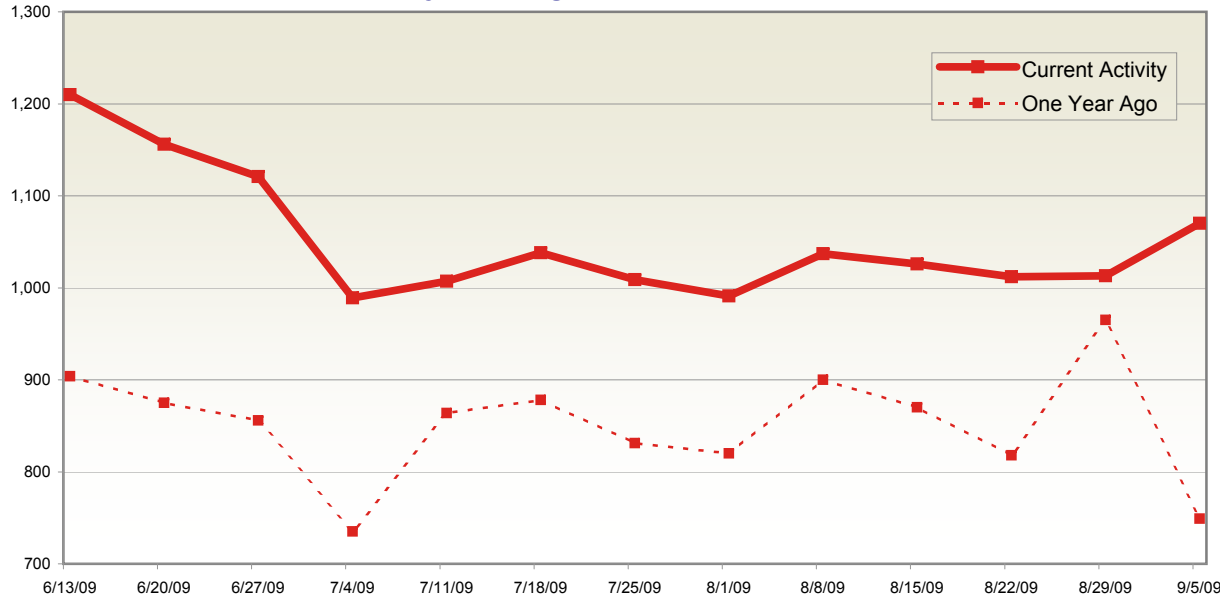
Pending Sales

As of September 14, 2009

Weekly Market Activity Report

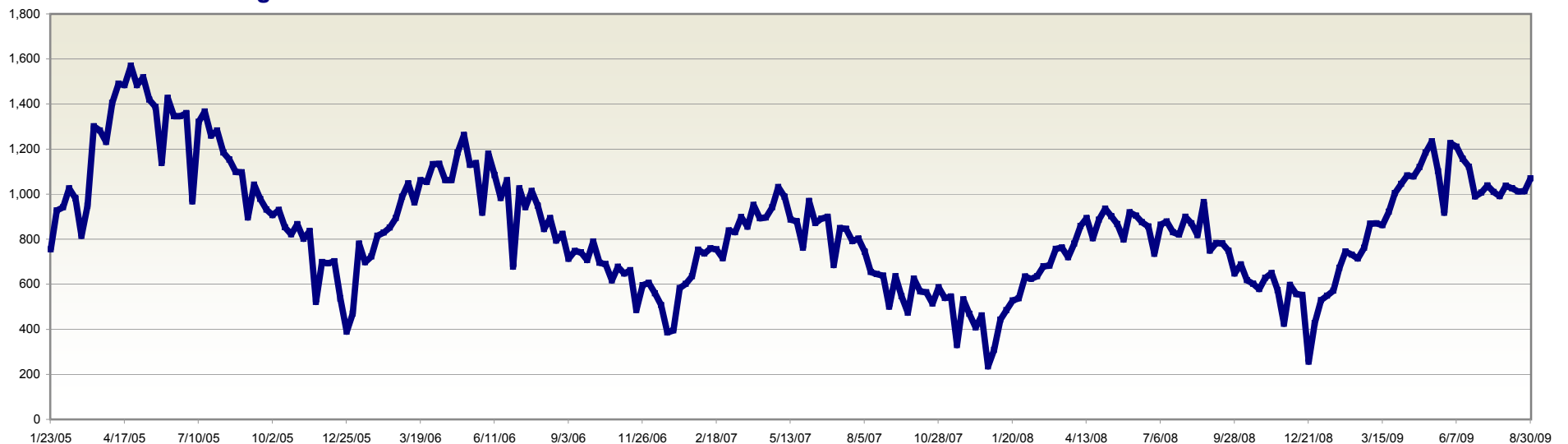


Last Three Months Weekly Pending Sales



For the week ending:	Current Activity	One Year Ago	One Year Change
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%
8/22/2009	1,012	818	+ 23.7%
8/29/2009	1,013	965	+ 5.0%
9/5/2009	1,070	749	+ 42.9%
3-Month Total:	13,679	11,065	+ 23.6%

Historical Pending Sales



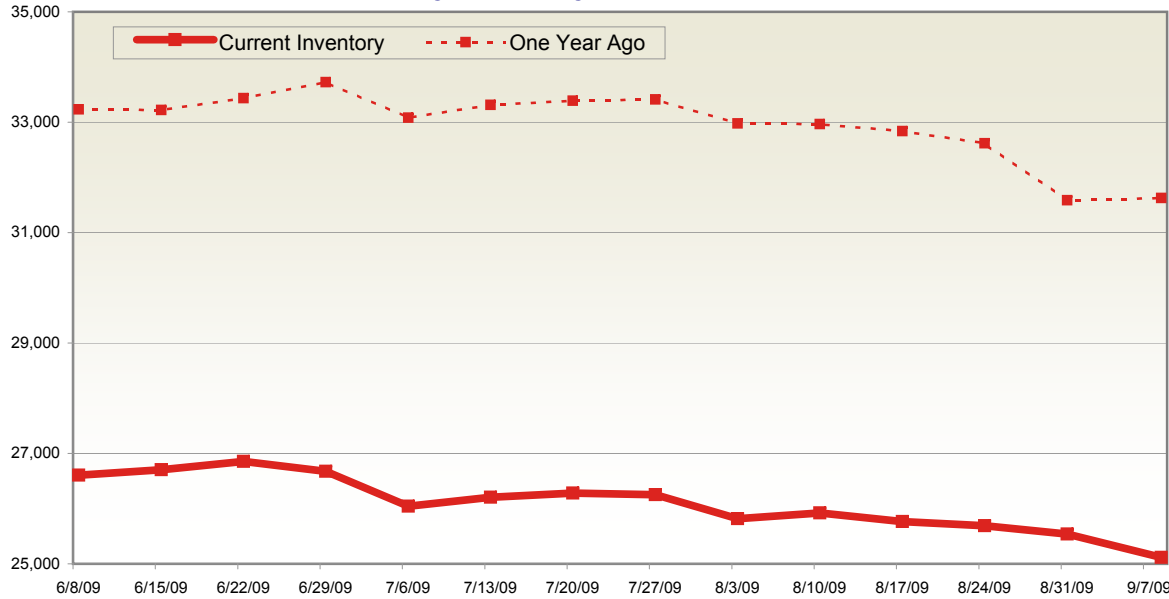
Active Listings for Sale

As of September 14, 2009

Weekly Market Activity Report 

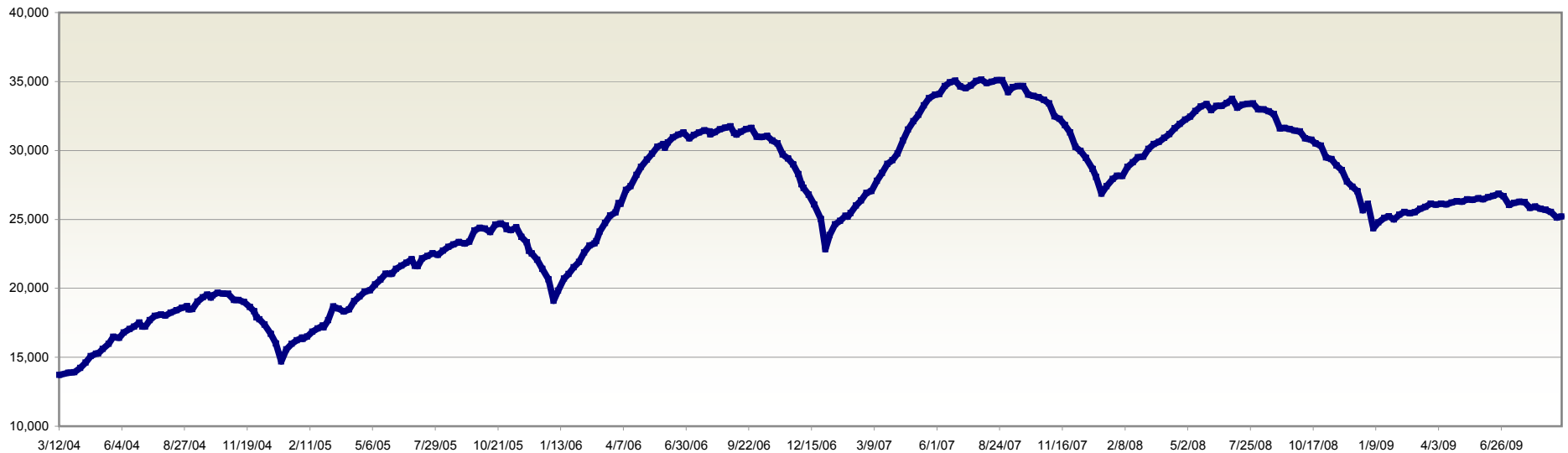


Last Three Months Weekly Inventory for Sale



Inventory as of:	Current Inventory	One Year Ago	One Year Change
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%
8/24/2009	25,691	32,616	- 21.2%
8/31/2009	25,538	31,586	- 19.1%
9/8/2009	25,117	31,624	- 20.6%
3-Month Avg:	26,067	32,937	- 20.9%

Historical Weekly Inventory for Sale



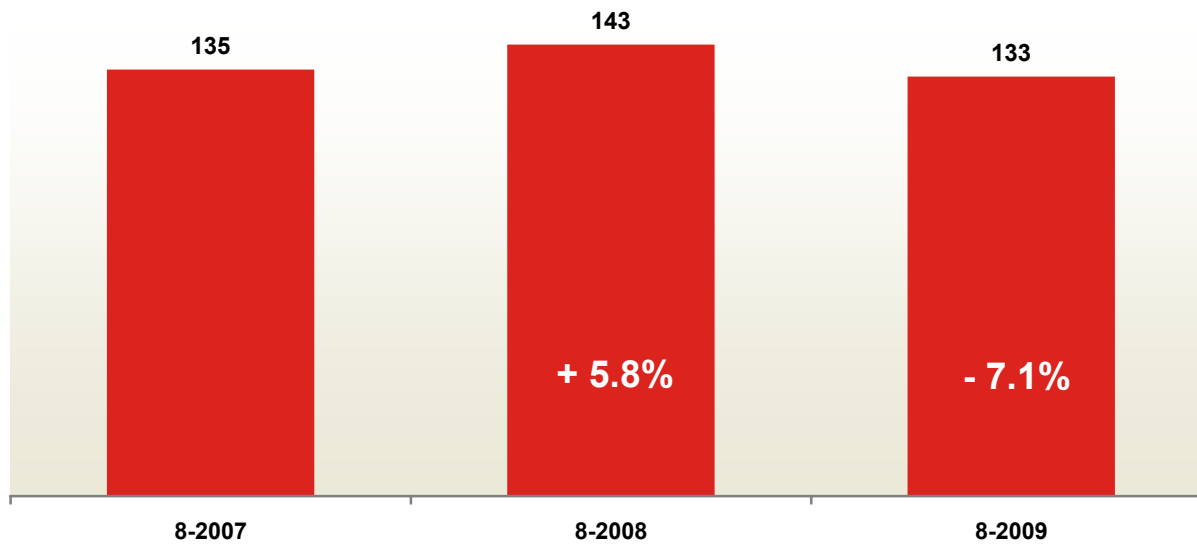
Days on Market Until Sale

August 2009 — 133

Weekly Market
Activity Report

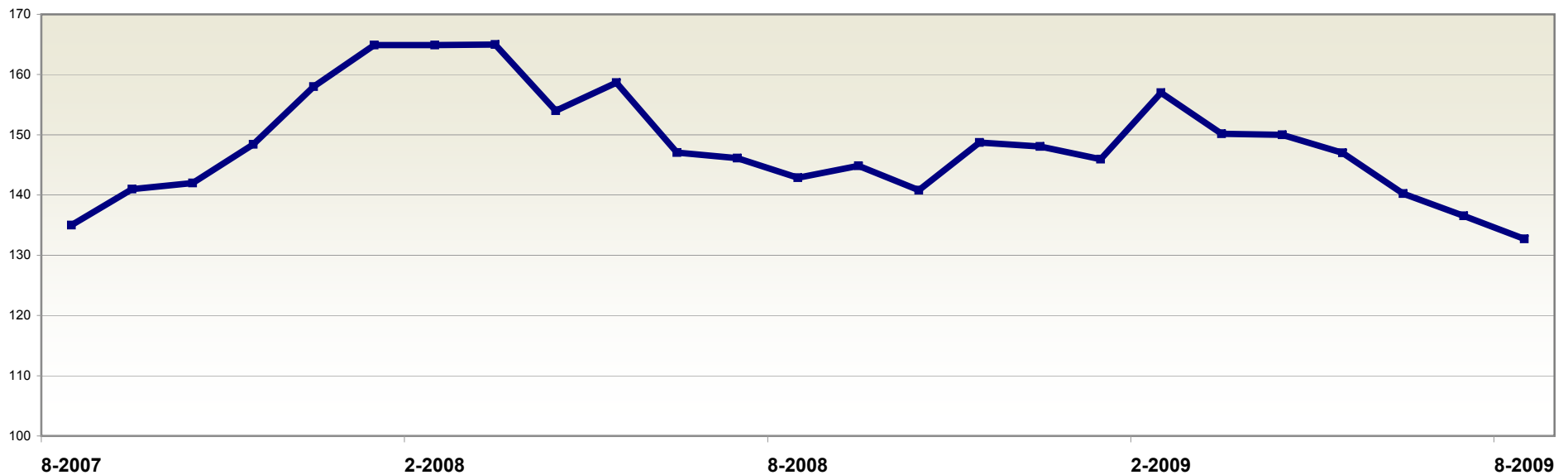


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Month	Current Year	One Year Previous	One Year Change
9-2008	145	141	+ 2.7%
10-2008	141	142	- 0.8%
11-2008	149	148	+ 0.2%
12-2008	148	158	- 6.3%
1-2009	146	165	- 11.5%
2-2009	157	165	- 4.8%
3-2009	150	165	- 9.0%
4-2009	150	154	- 2.6%
5-2009	147	159	- 7.3%
6-2009	140	147	- 4.6%
7-2009	137	146	- 6.6%
8-2009	133	143	- 7.1%
12-Month Avg:	145	153	- 5.0%

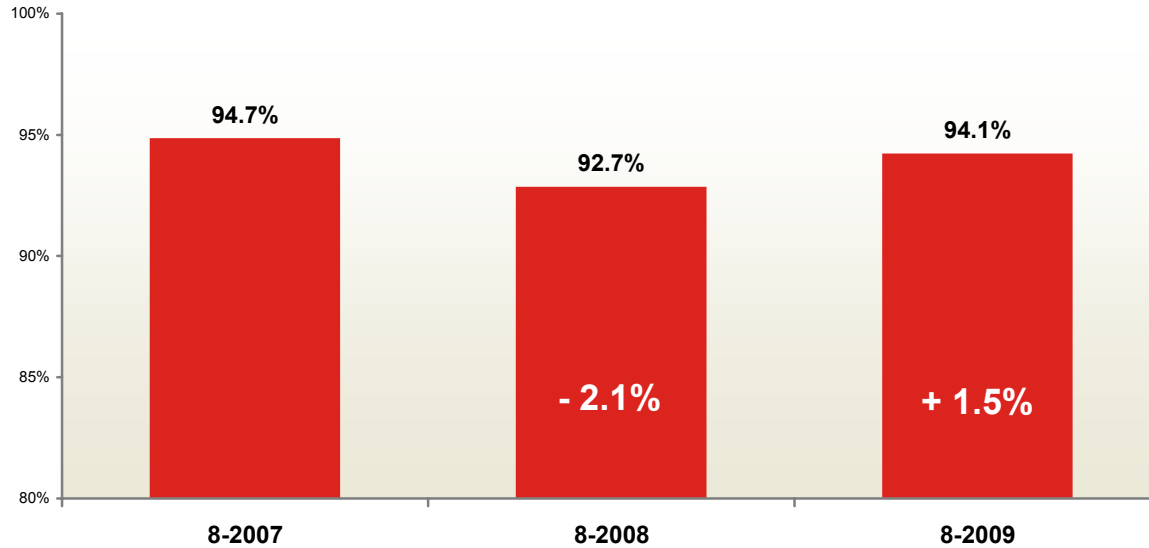
Two Year Picture: Days on Market Until Sale



Percent of Original List Price Received at Sale

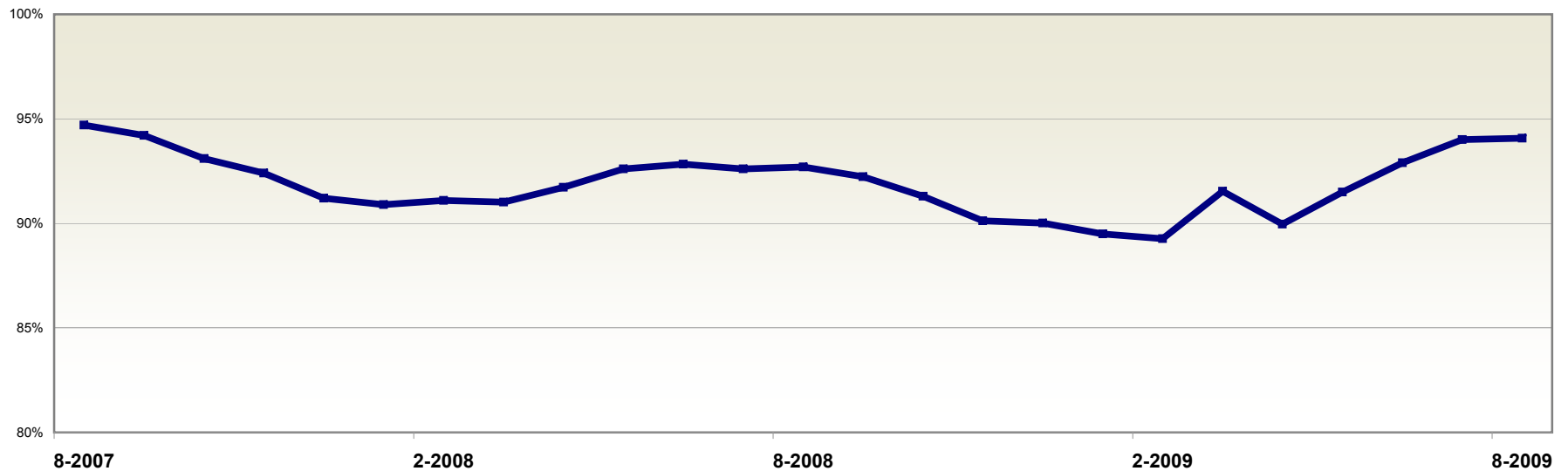
August 2009 — 94.1%

Weekly Market Activity Report 



Month	Current Year	One Year Previous	One Year Change
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%
8-2009	94.1%	92.7%	+ 1.5%
12-Month Avg:	91.4%	92.2%	- 0.9%

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



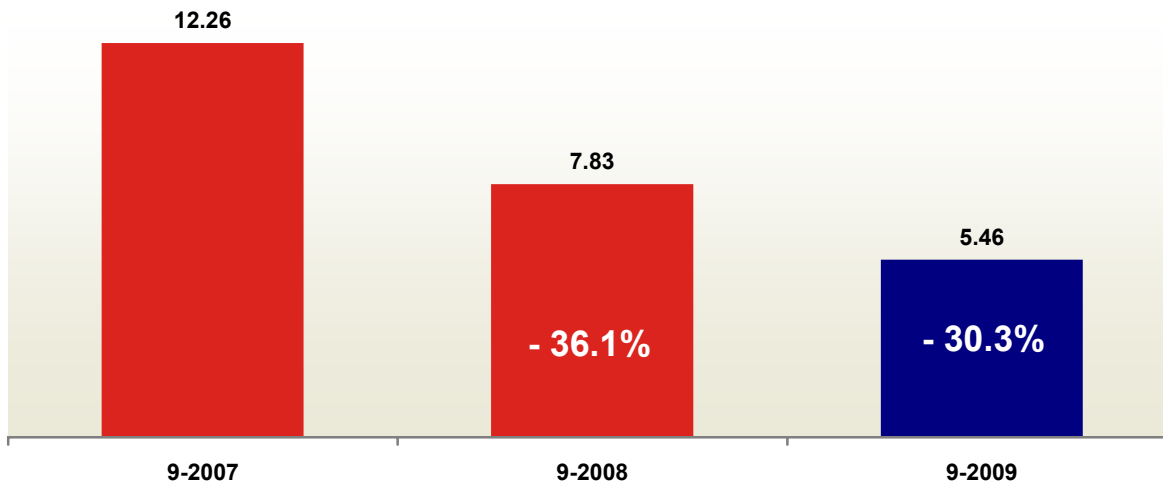
Supply Demand Ratio

September 2009 — 5.46 Houses Per Buyer

Weekly Market Activity Report 

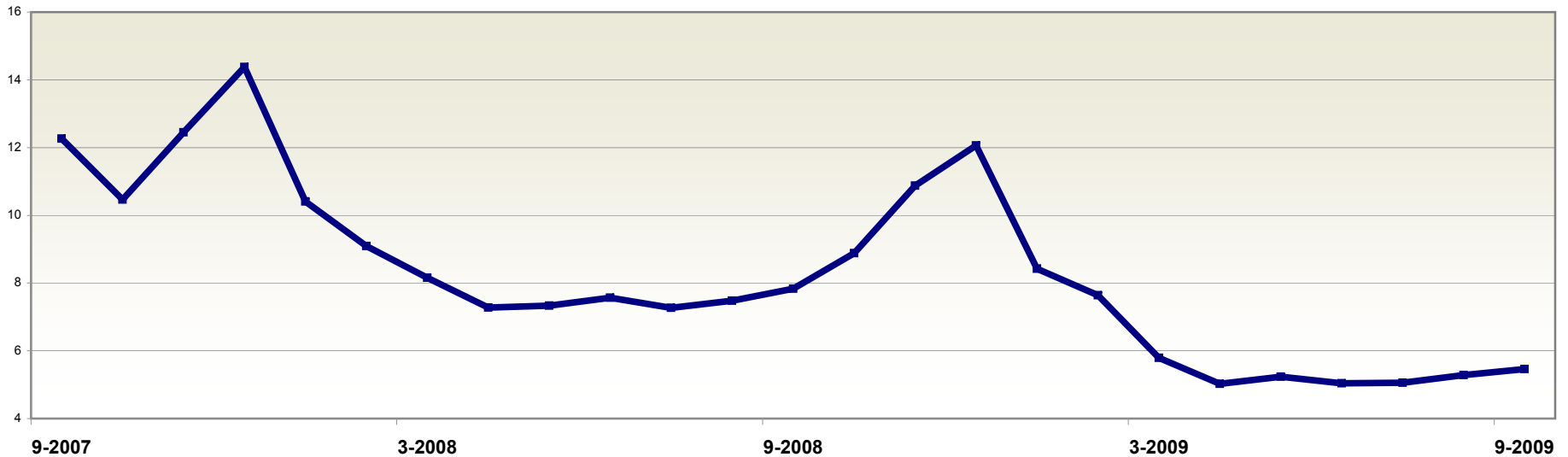


■ Actual
■ Projected



Month	Current Year	One Year Previous	One Year Change
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	5.28	7.48	- 29.4%
9-2009	5.46	7.83	- 30.3%
12-Month Avg:	7.06	9.14	- 22.7%

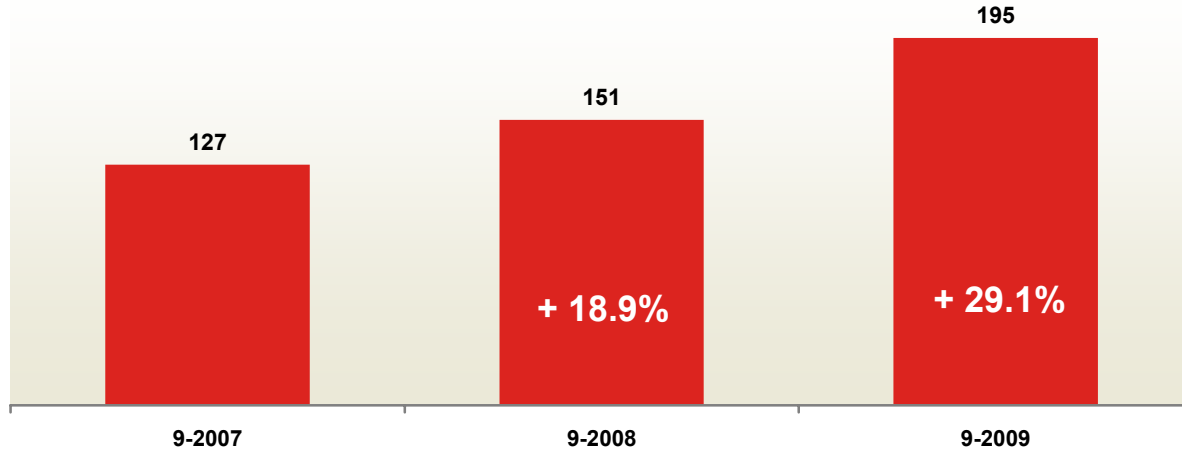
Two Year Picture: Supply-Demand Ratio



Housing Affordability Index

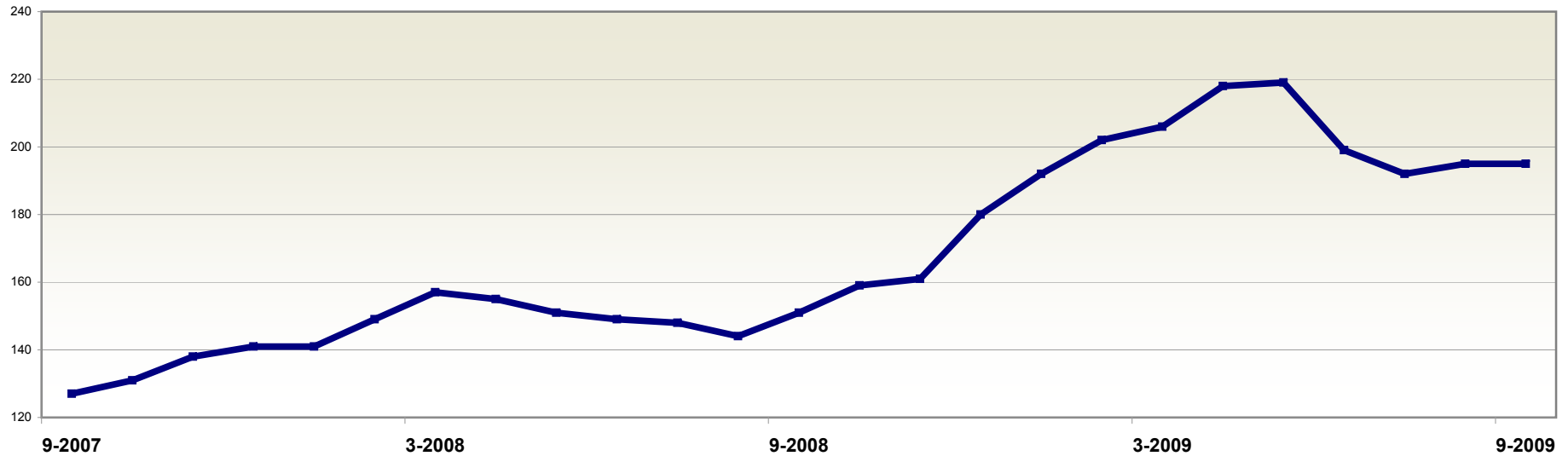
September 2009 — 195

Weekly Market Activity Report 



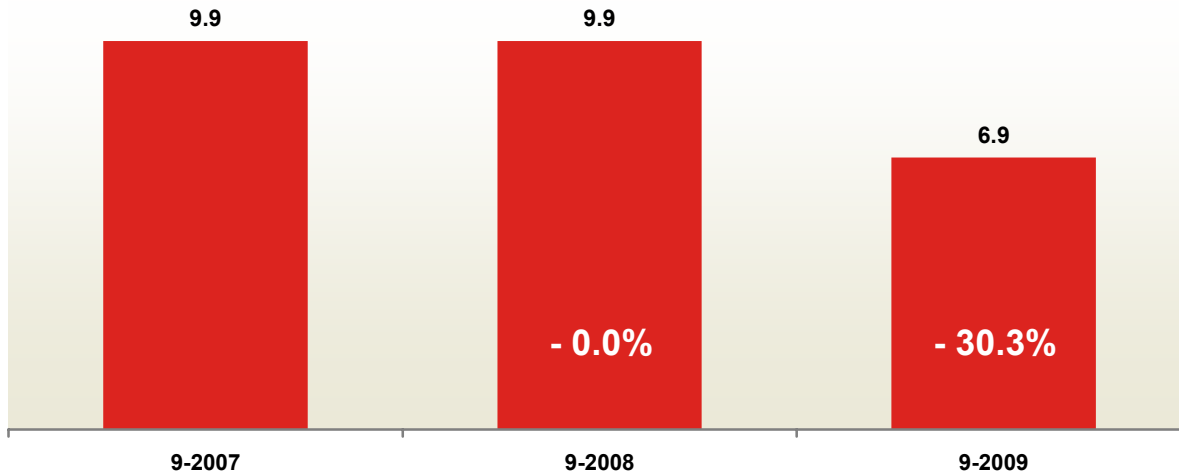
Month	Current Year	One Year Previous	One Year Change
10-2008	159	131	+ 21.4%
11-2008	161	138	+ 16.7%
12-2008	180	141	+ 27.7%
1-2009	192	141	+ 36.2%
2-2009	202	149	+ 35.6%
3-2009	206	157	+ 31.2%
4-2009	218	155	+ 40.6%
5-2009	219	151	+ 45.0%
6-2009	199	149	+ 33.6%
7-2009	192	148	+ 29.7%
8-2009	195	144	+ 35.4%
9-2009	195	151	+ 29.1%
12-Month Avg:	193	146	+ 32.1%

Two Year Picture: Housing Affordability Index



Months Supply of Inventory

September 2009 — 6.9 Months



Month	Current Year	One Year Previous	One Year Change
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%
9-2009	6.9	9.9	- 30.3%
12-Month Avg:	7.9	9.7	- 18.7%

Two Year Picture: Months Supply of Inventory

