

# Weekly Market Activity Report



MINNEAPOLIS AREA Association  
of REALTORS®

Week of October 5, 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



Fall is officially on in the Twin Cities, but it hasn't slowed the housing market as much as usual. After the school year begins, we typically see a drop in buyer activity, but the 2009 fall market is remaining robust due in large part to the final weeks of the tax credit for first-time home buyers. There were 1,056 pending sales for the week ending September 26, up 41 percent from the same week last year.

As a direct result, inventory is dropping like a stone. There are approximately 24,500 homes for sale in the 13-county metro area, down more than 20 percent from a year ago.

The October 2009 Supply-Demand Ratio (SDR) comes in at 6.88 houses per buyer, down 22.5 percent from last year. The SDR has shown year-over-year drops of 30 percent or more for the past few months, but we're projecting that the year-over-year decline for October will be smaller because pending sales are likely to be significantly lower if the federal tax credit for first-time buyers is not extended. If the credit goes \*poof\*, it will remove buyers from the market.

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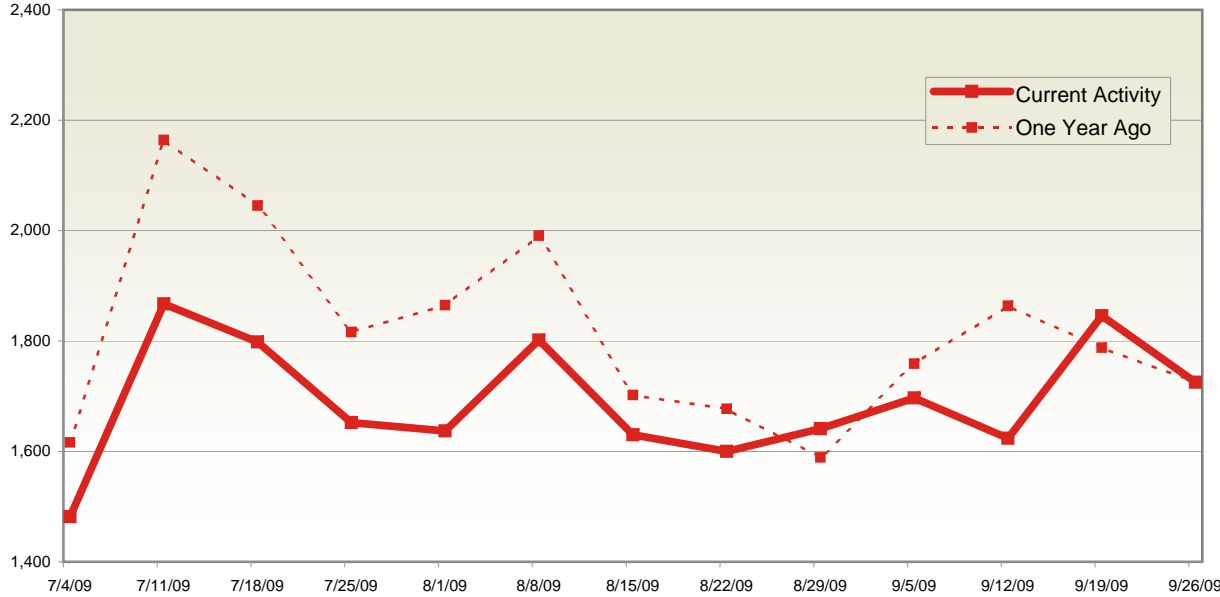
# New Listings

As of October 5, 2009

Weekly Market Activity Report 

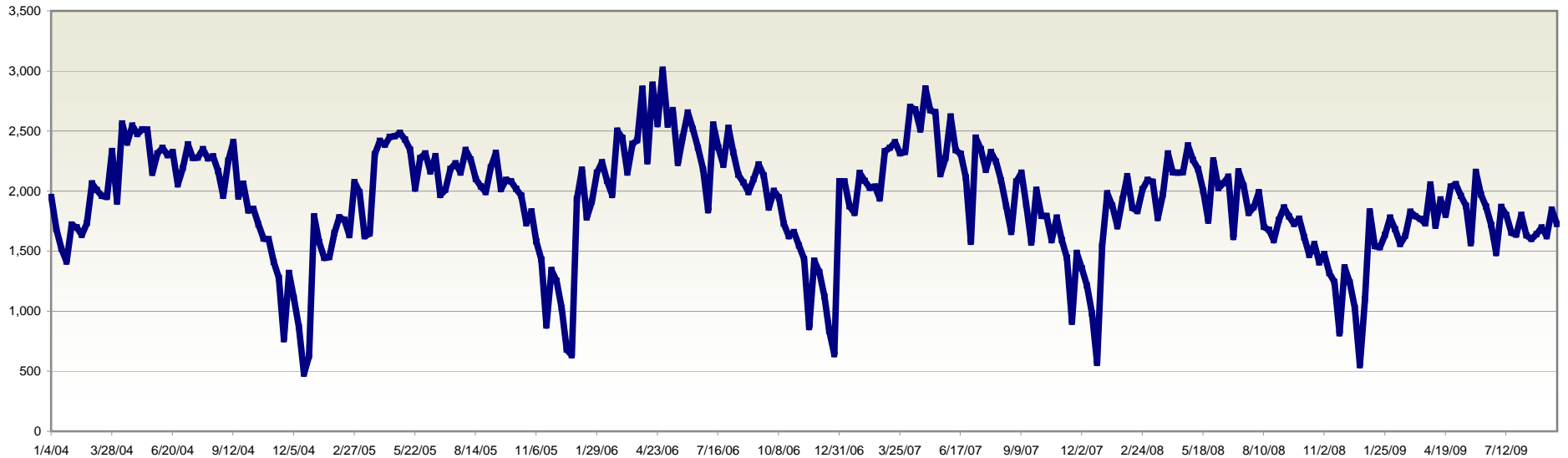


## Last Three Months Weekly New Listings



For the week ending:	Current Activity	One Year Ago	One Year Change
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%
9/12/2009	1,624	1,864	- 12.9%
9/19/2009	1,846	1,788	+ 3.2%
9/26/2009	1,725	1,725	- 0.0%
<b>3-Month Total:</b>	<b>22,001</b>	<b>23,601</b>	<b>- 6.8%</b>

## Historical New Listings



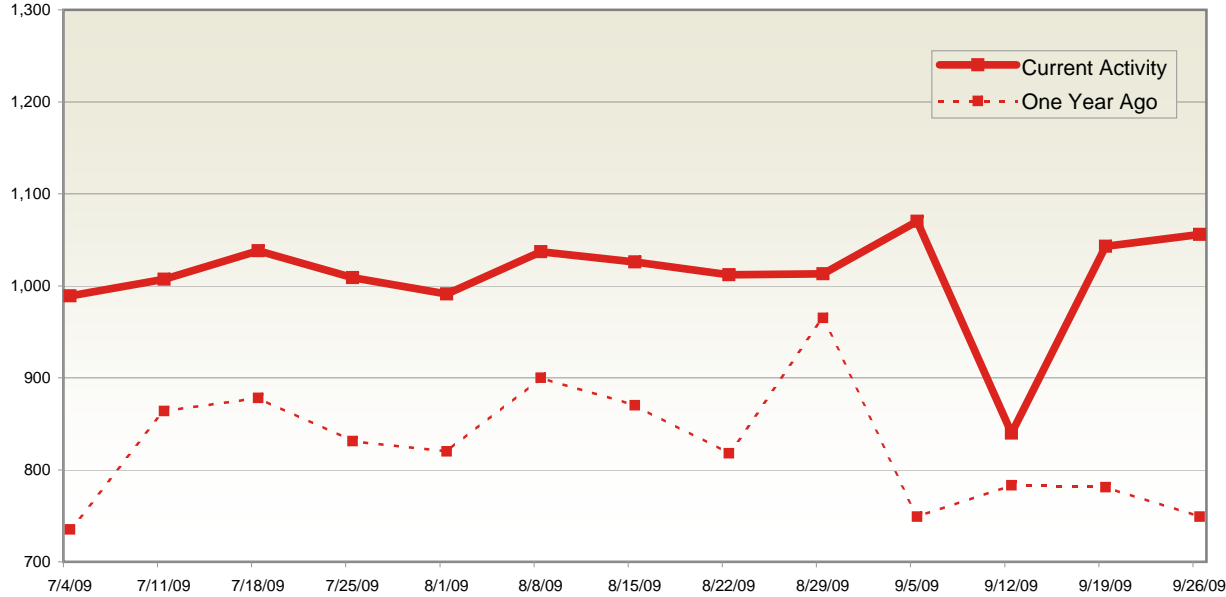
# Pending Sales

As of October 5, 2009

Weekly Market Activity Report



## Last Three Months Weekly Pending Sales



For the week ending:	Current Activity	One Year Ago	One Year Change
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%
9/12/2009	840	783	+ 7.3%
9/19/2009	1,043	781	+ 33.5%
9/26/2009	1,056	749	+ 41.0%
<b>3-Month Total:</b>	<b>13,131</b>	<b>10,743</b>	<b>+ 22.2%</b>

## Historical Pending Sales



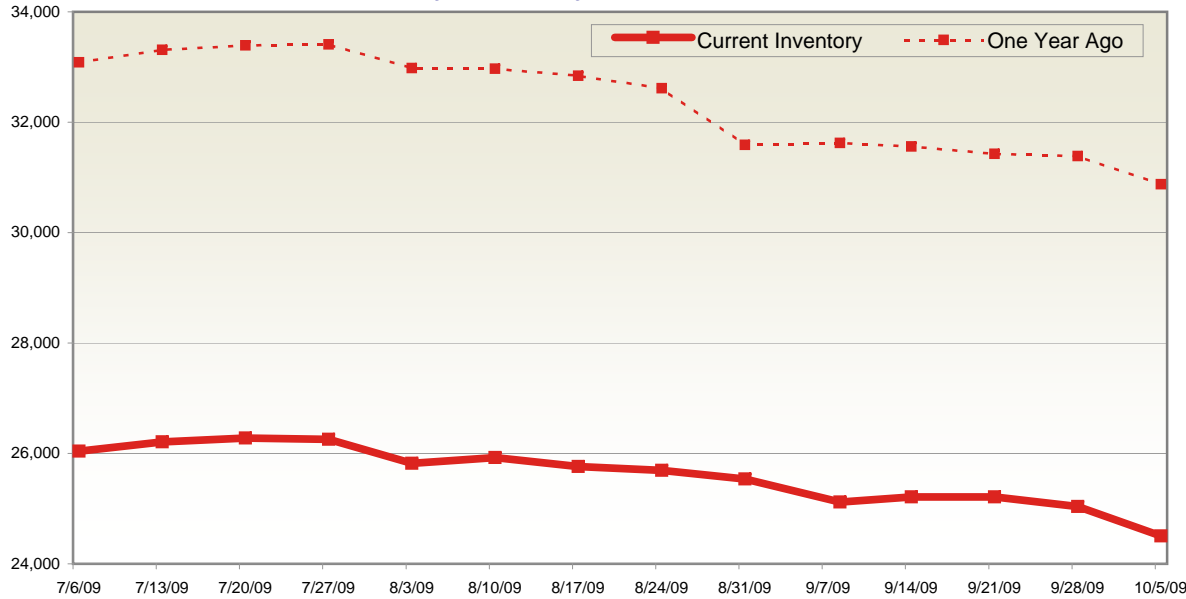
# Active Listings for Sale

As of October 5, 2009

Weekly Market Activity Report 

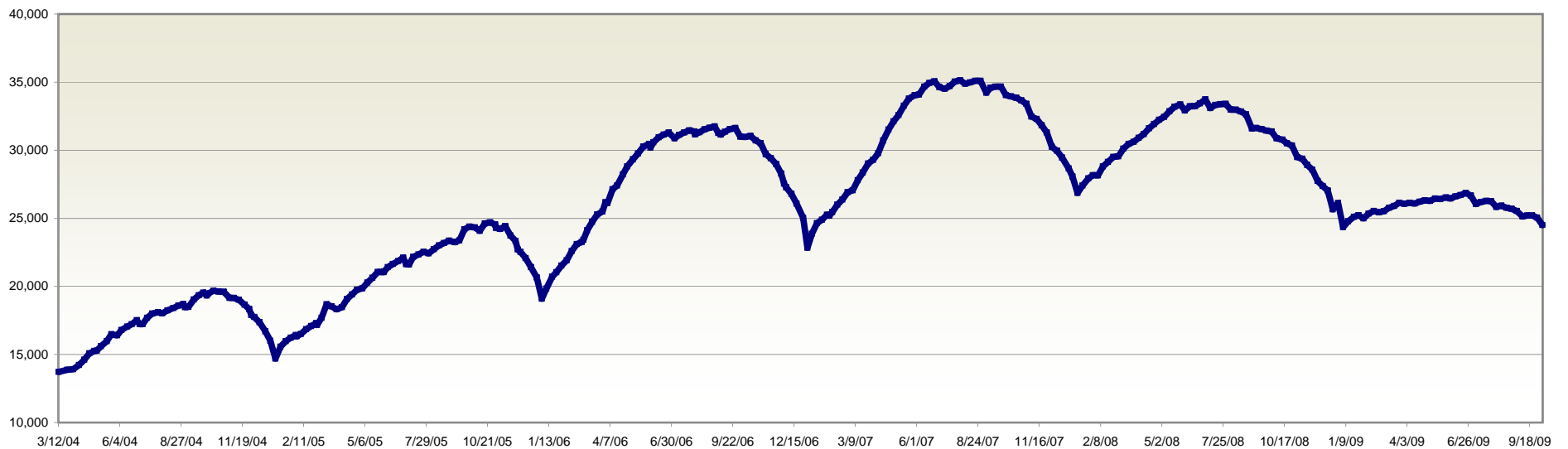


## Last Three Months Weekly Inventory for Sale



Inventory as of:	Current Inventory	One Year Ago	One Year Change
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%
9/14/2009	25,212	31,558	- 20.1%
9/21/2009	25,212	31,426	- 19.8%
9/28/2009	25,039	31,384	- 20.2%
10/5/2009	24,503	30,873	- 20.6%
<b>3-Month Avg:</b>	<b>25,581</b>	<b>32,305</b>	<b>- 20.8%</b>

## Historical Weekly Inventory for Sale



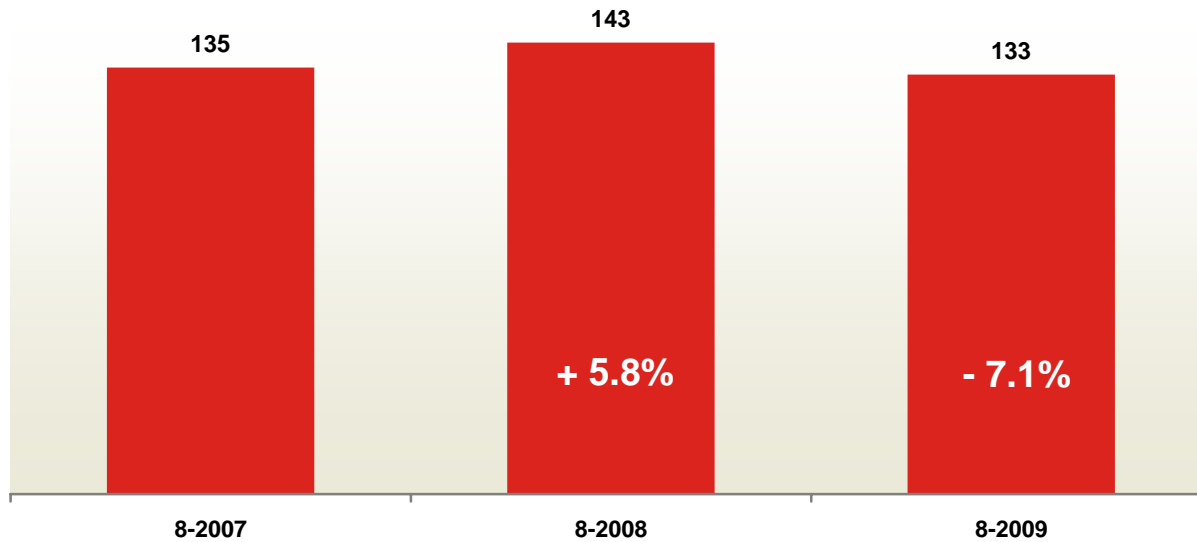
# Days on Market Until Sale

August 2009 — 133

Weekly Market  
Activity Report

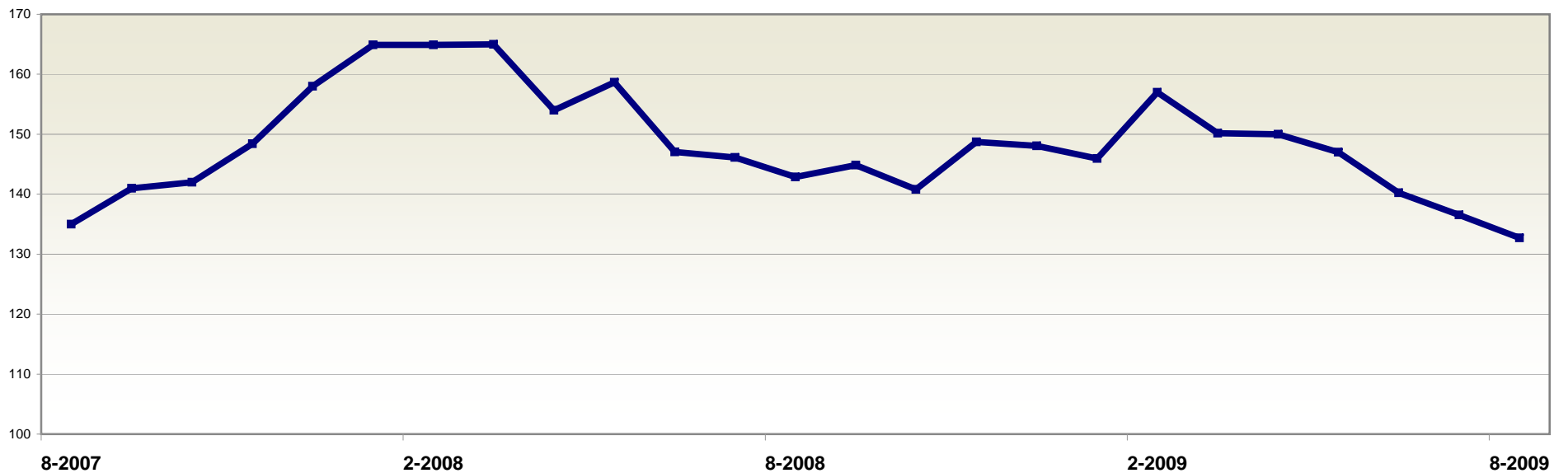


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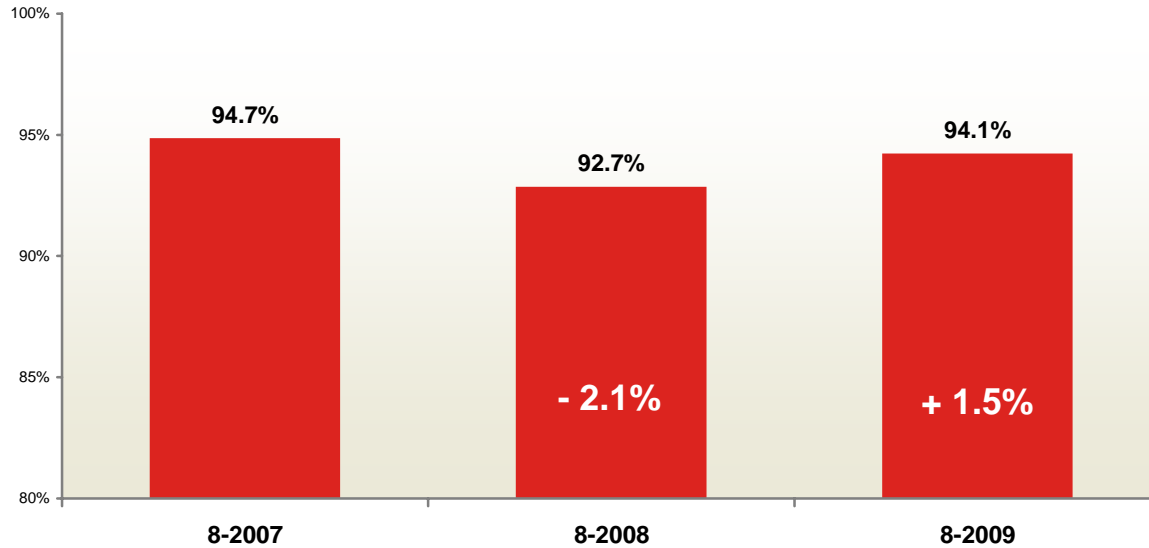
Month	Current Year	One Year Previous	One Year Change
9-2008	145	141	+ 2.7%
10-2008	141	142	- 0.8%
11-2008	149	148	+ 0.2%
12-2008	148	158	- 6.3%
1-2009	146	165	- 11.5%
2-2009	157	165	- 4.8%
3-2009	150	165	- 9.0%
4-2009	150	154	- 2.6%
5-2009	147	159	- 7.3%
6-2009	140	147	- 4.6%
7-2009	137	146	- 6.6%
8-2009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

## Two Year Picture: Days on Market Until Sale



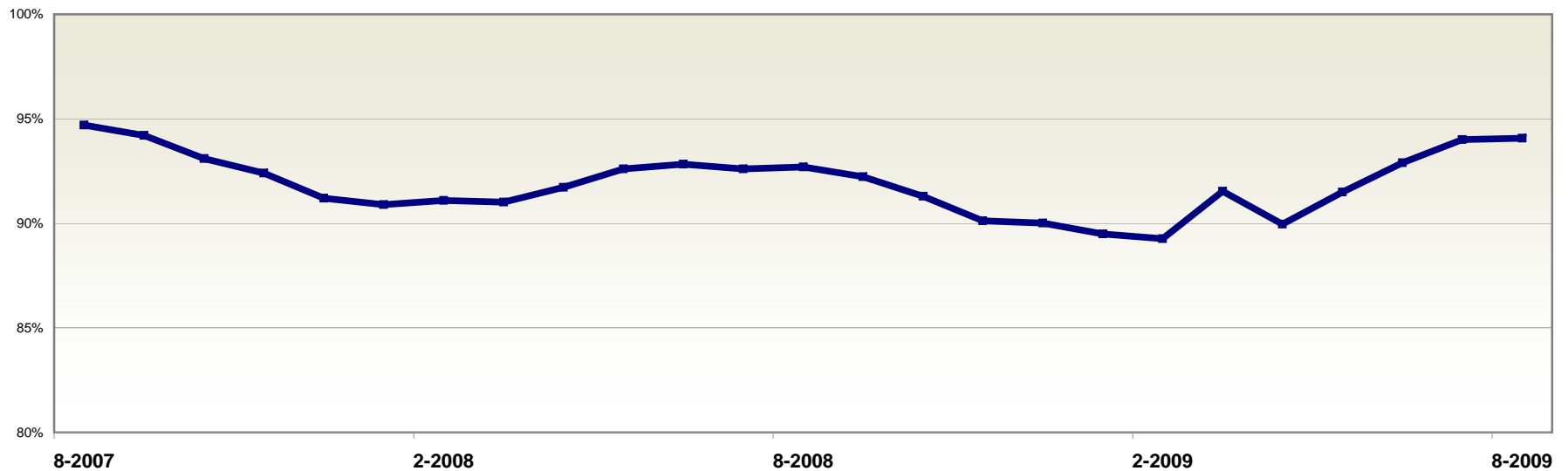
# Percent of Original List Price Received at Sale

August 2009 — 94.1%



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%

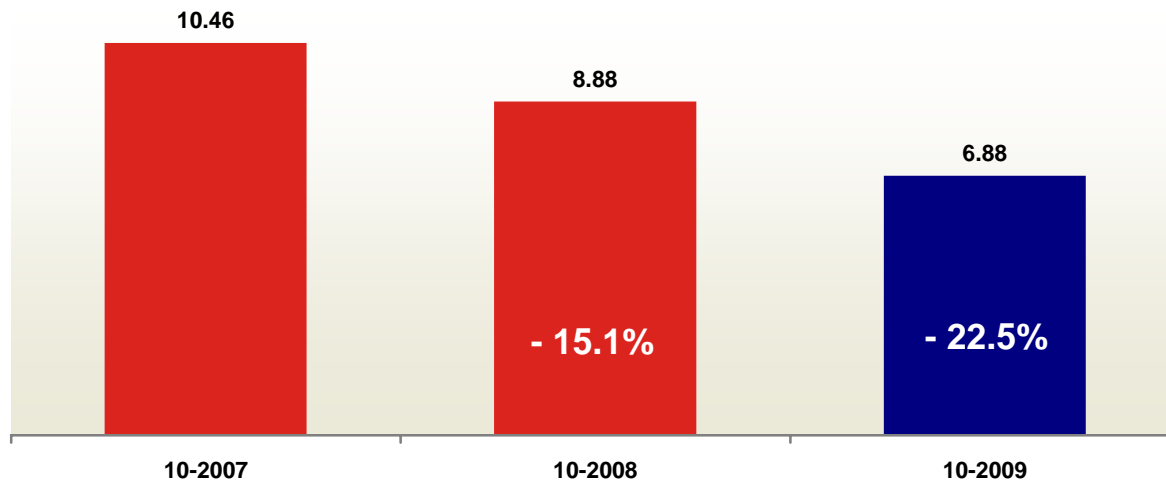
## Two Year Picture: Percent of Original List Price Received at Sale



# Supply Demand Ratio

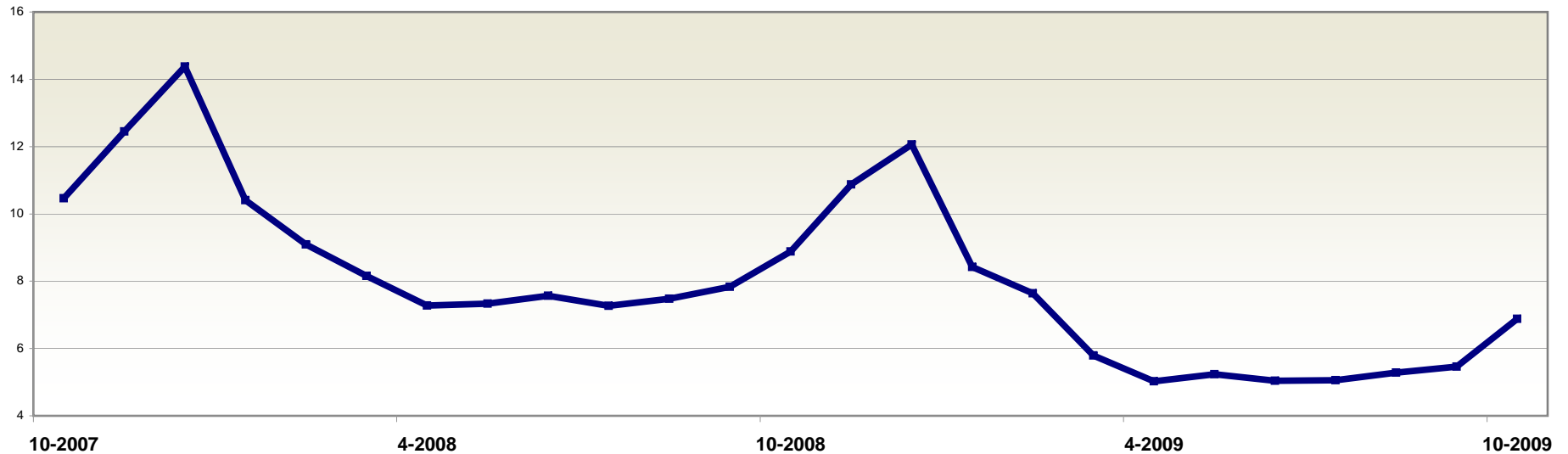
October 2009 — 6.88 Houses Per Buyer

Actual  
Projected



Month	Current Year	One Year Previous	One Year Change
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%
10-2009	6.88	8.88	- 22.5%
12-Month Avg:	6.90	9.01	- 23.5%

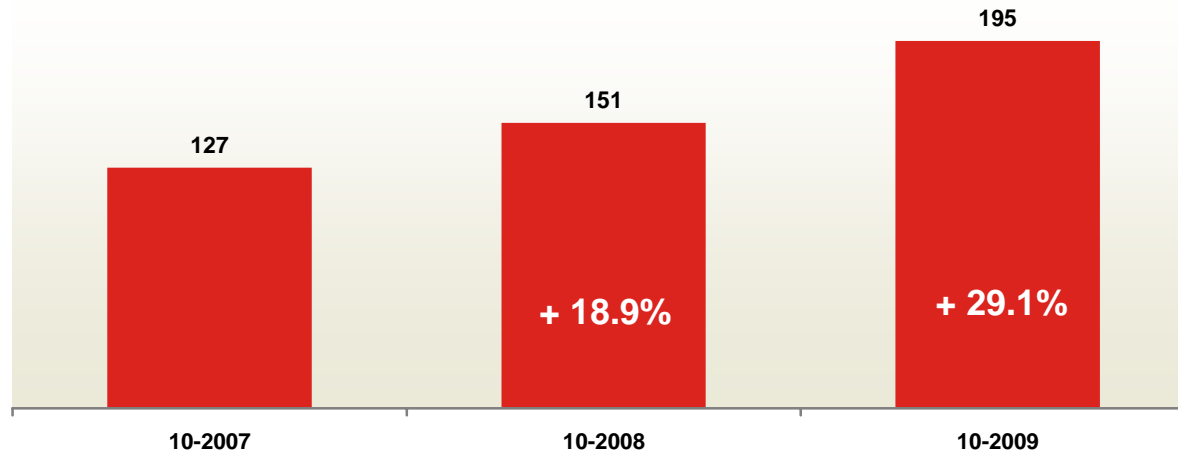
## Two Year Picture: Supply-Demand Ratio



# Housing Affordability Index

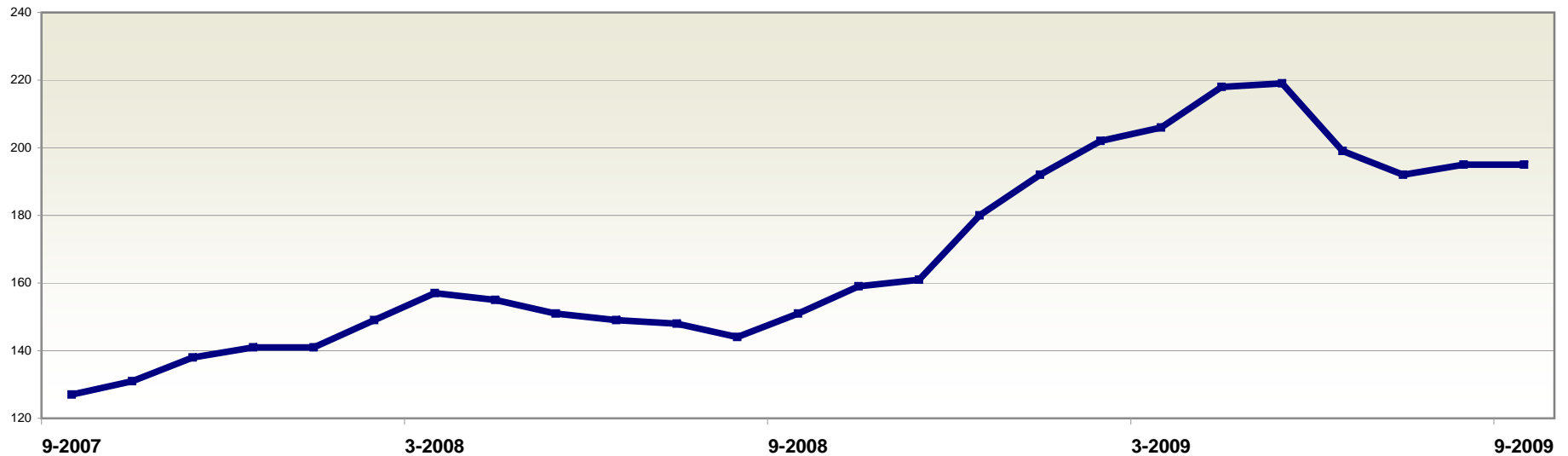
September 2009 — 195

Weekly Market Activity Report 



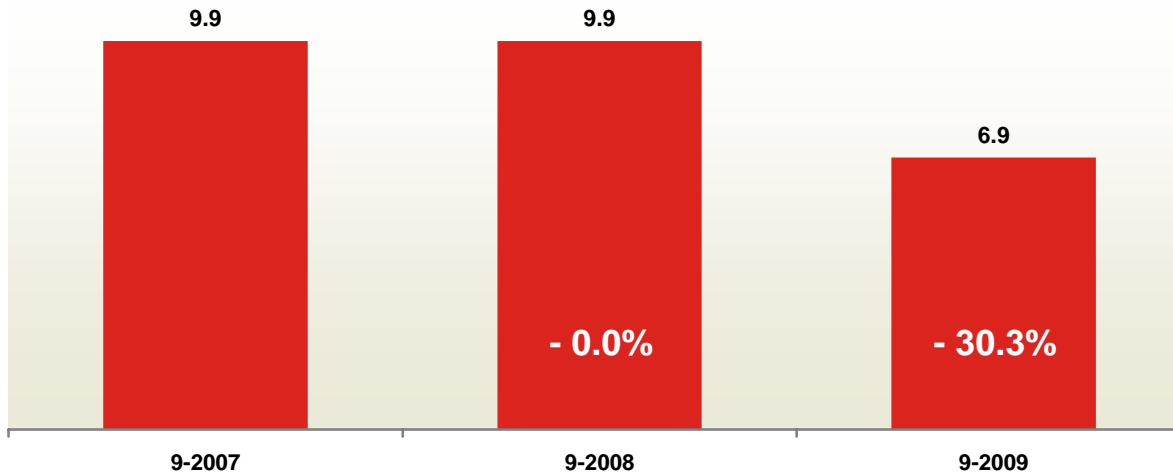
Month	Current Year	One Year Previous	One Year Change
10-2008	159	131	+ 21.4%
11-2008	161	138	+ 16.7%
12-2008	180	141	+ 27.7%
1-2009	192	141	+ 36.2%
2-2009	202	149	+ 35.6%
3-2009	206	157	+ 31.2%
4-2009	218	155	+ 40.6%
5-2009	219	151	+ 45.0%
6-2009	199	149	+ 33.6%
7-2009	192	148	+ 29.7%
8-2009	195	144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

