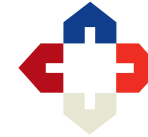


Weekly Market Activity Report



MINNEAPOLIS AREA Association
of REALTORS®

Week of October 19, 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 fall Twin Cities housing market has been full of wild things, mostly first-time home buyers stampeding to take advantage of the federal tax credit before it expires on November 30. The week ending October 10 was no different than others we've seen this fall. There were 947 signed purchase agreements for the week, a 37.6 percent increase over the same week last year.

At 1,543 new listings we're down 4.4 percent from the same week a year ago. The trend continues: New listings haven't been keeping up with the amount of sales, bringing total housing supply down dramatically in the Twin Cities. There are currently 24,901 homes on the market, 21.0 percent less than a year ago.

The rumpus is likely to subside as we near the November 30 tax credit deadline, silencing the sales activity of the market's most active buyers.

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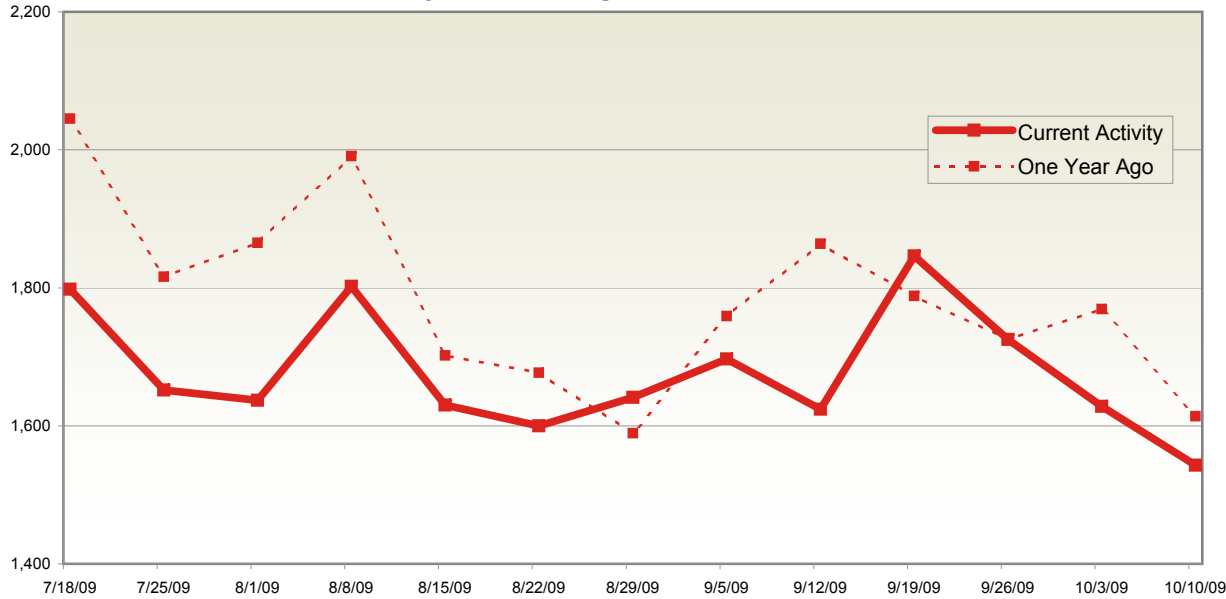
New Listings

As of October 19, 2009

Weekly Market Activity Report 

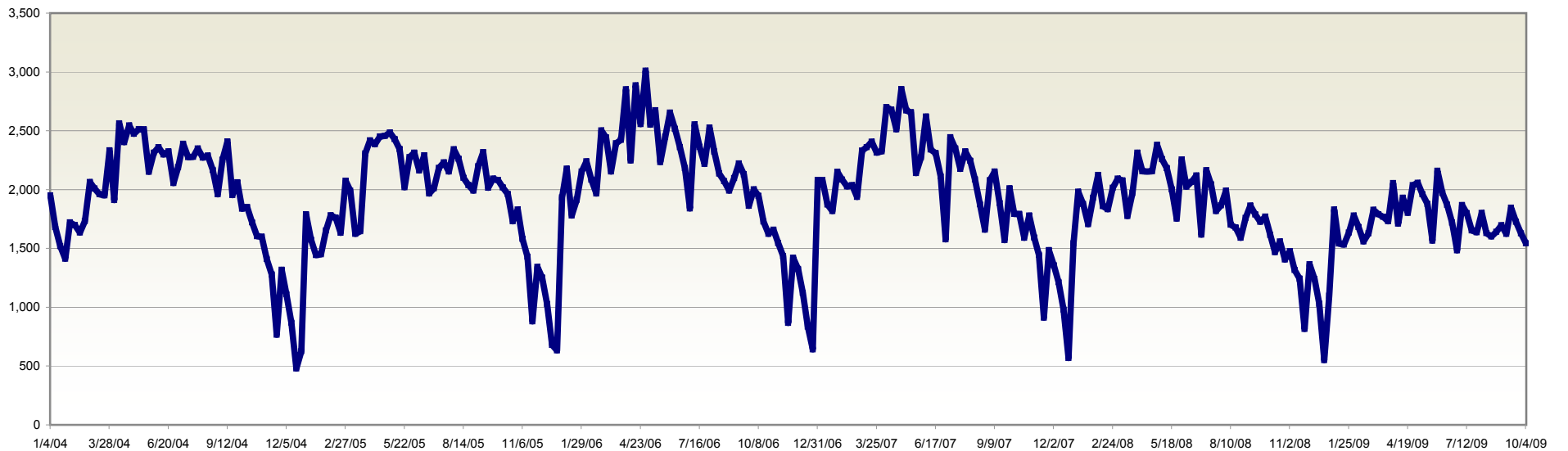


Last Three Months Weekly New Listings



For the week ending:	Current Activity	One Year Ago	One Year Change
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%
10/3/2009	1,628	1,769	- 8.0%
10/10/2009	1,543	1,614	- 4.4%
3-Month Total:	21,823	23,204	- 6.0%

Historical New Listings



Pending Sales

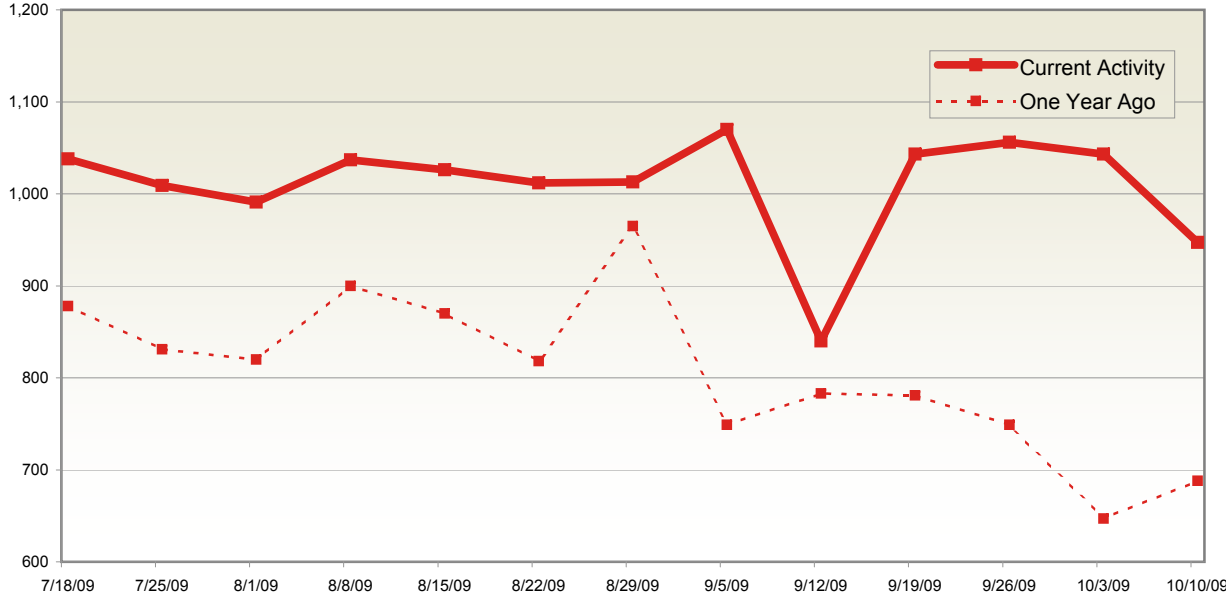
As of October 19, 2009

Weekly Market
Activity Report



MINNEAPOLIS AREA Association
of REALTORS®

Last Three Months Weekly Pending Sales



For the week ending:	Current Activity	One Year Ago	One Year Change
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%
10/3/2009	1,043	647	+ 61.2%
10/10/2009	947	688	+ 37.6%
3-Month Total:	13,125	10,479	+ 25.3%

Historical Pending Sales



Active Listings for Sale

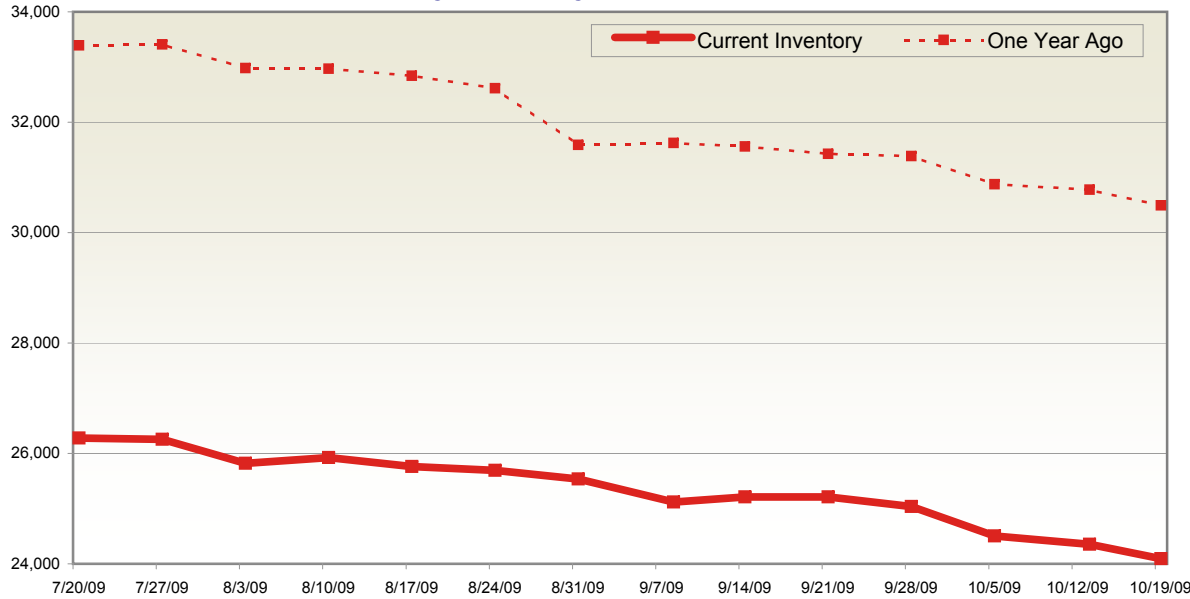
As of October 19, 2009

Weekly Market
Activity Report



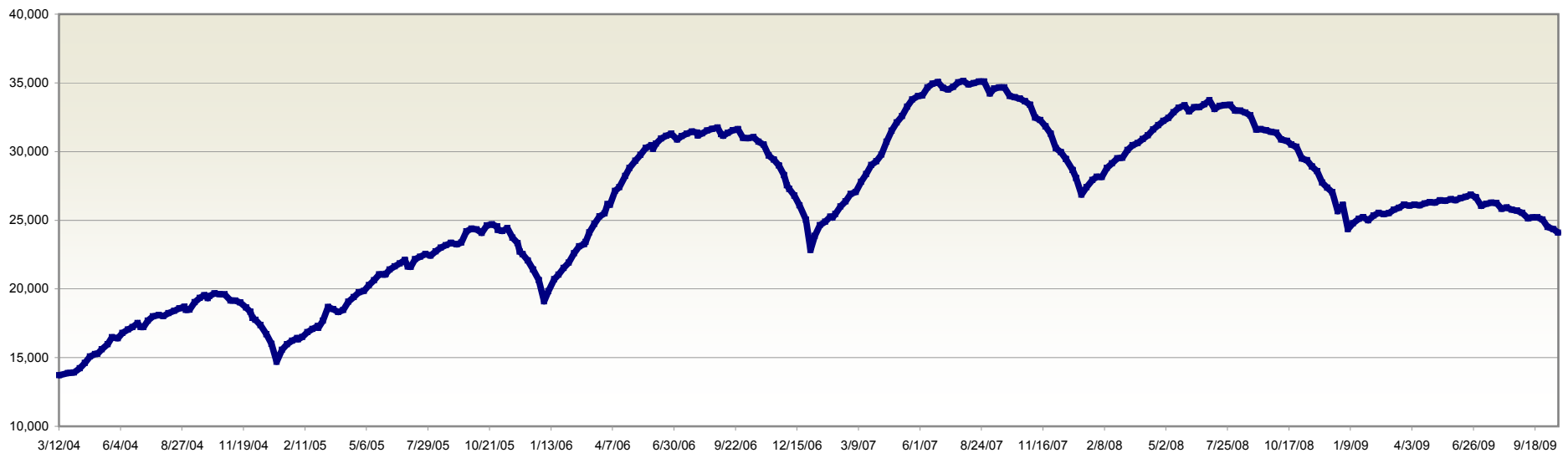
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Last Three Months Weekly Inventory for Sale



Inventory as of:	Current Inventory	One Year Ago	One Year Change
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%
10/13/2009	24,354	30,775	- 20.9%
10/19/2009	24,091	30,495	- 21.0%
3-Month Avg:	25,271	31,887	- 20.7%

Historical Weekly Inventory for Sale



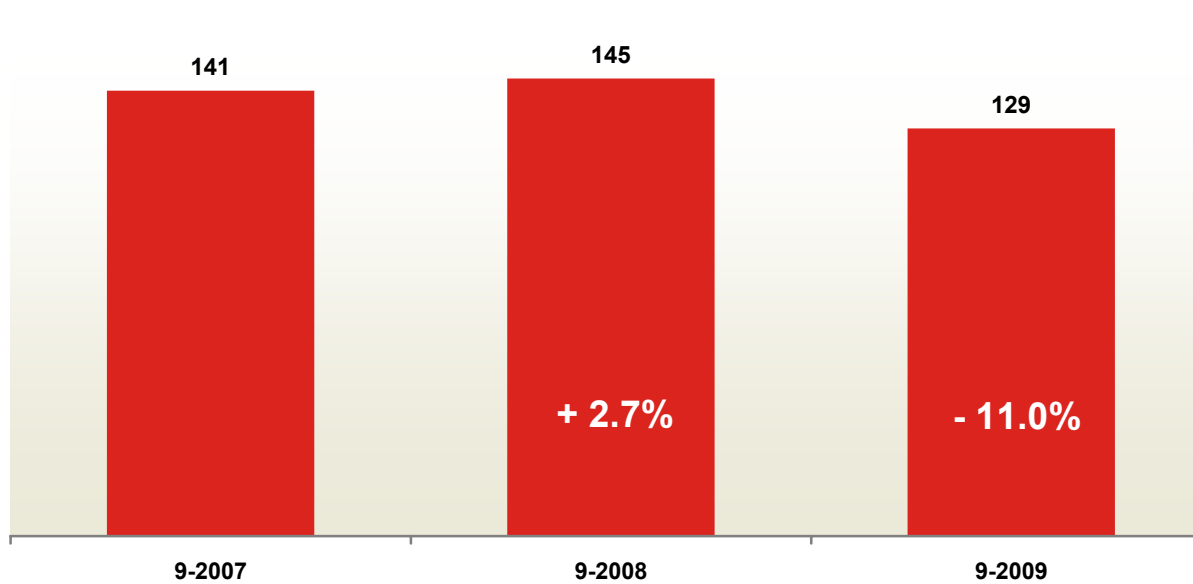
Days on Market Until Sale

September 2009 — 129

Weekly Market
Activity Report

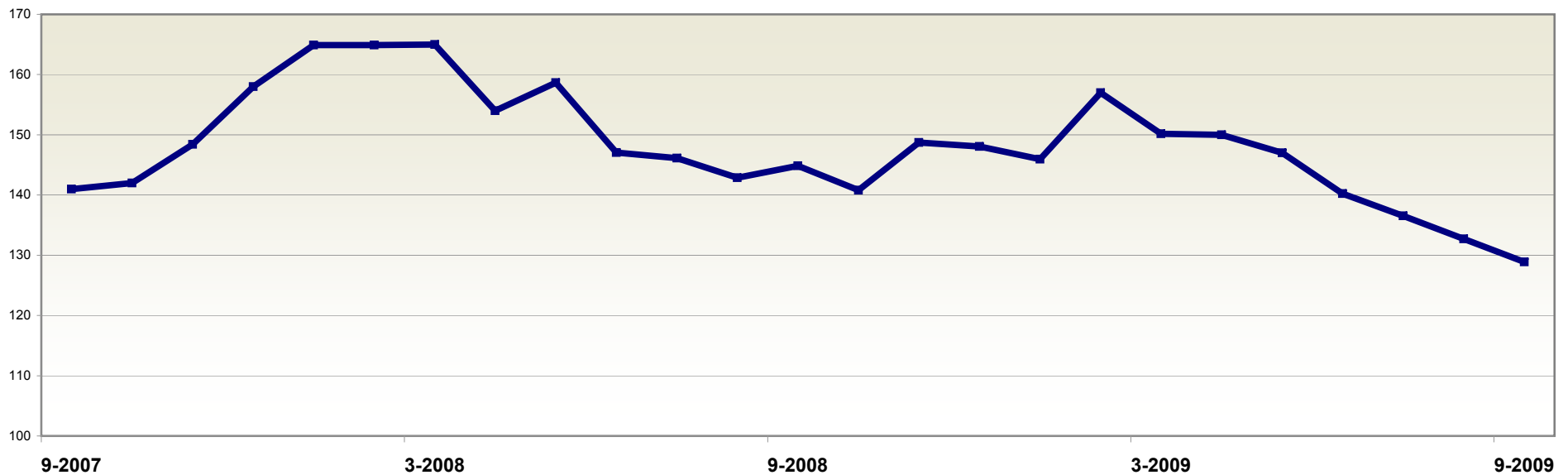


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Month	Current Year	One Year Previous	One Year Change
10-2008	141	142	- 0.8%
11-2008	149	148	+ 0.2%
12-2008	148	158	- 6.3%
1-2009	146	165	- 11.5%
2-2009	157	165	- 4.8%
3-2009	150	165	- 9.0%
4-2009	150	154	- 2.6%
5-2009	147	159	- 7.3%
6-2009	140	147	- 4.6%
7-2009	137	146	- 6.6%
8-2009	133	143	- 7.1%
9-2009	129	145	- 11.0%
12-Month Avg:	144	153	- 6.0%

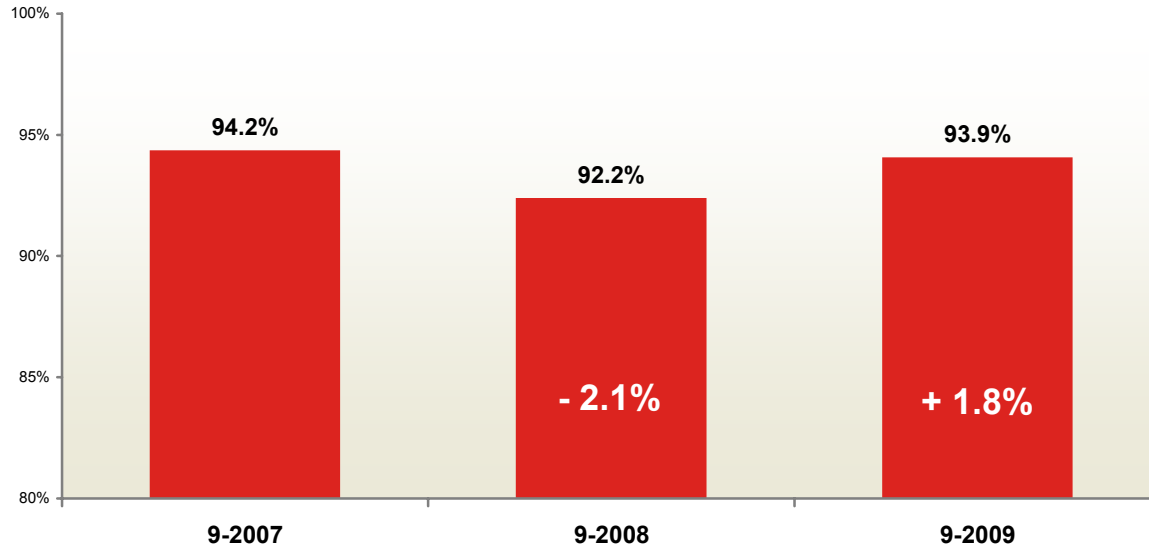
Two Year Picture: Days on Market Until Sale



Percent of Original List Price Received at Sale

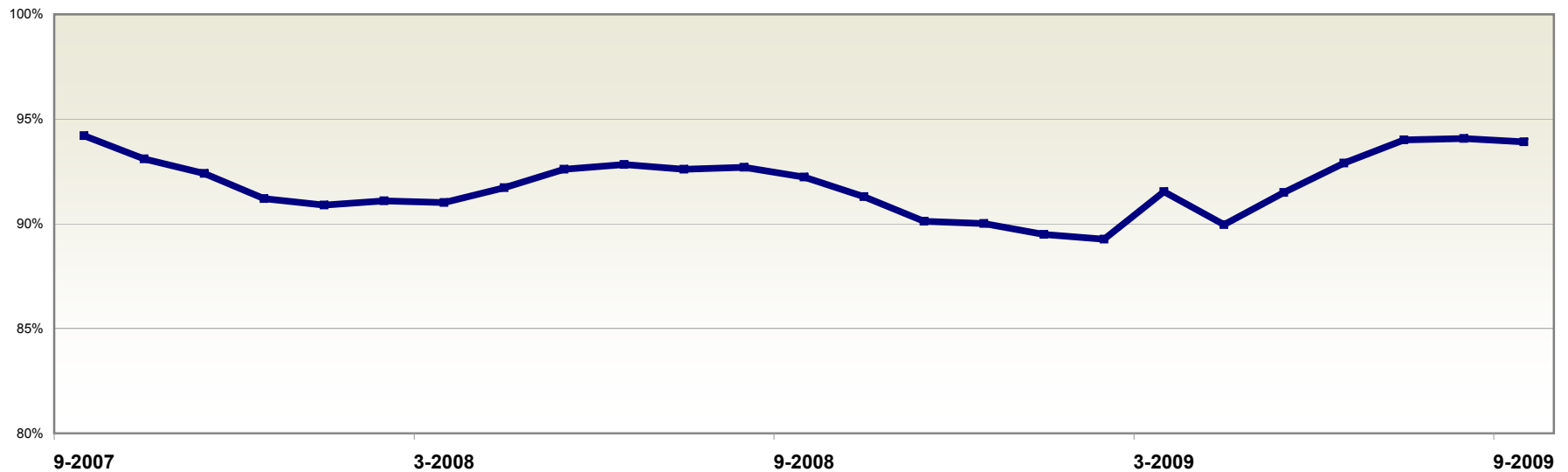
September 2009 — 93.9%

Weekly Market Activity Report 



Month	Current Year	One Year Previous	One Year Change
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%
9-2009	93.9%	92.2%	+ 1.8%
12-Month Avg:	91.5%	92.0%	- 0.6%

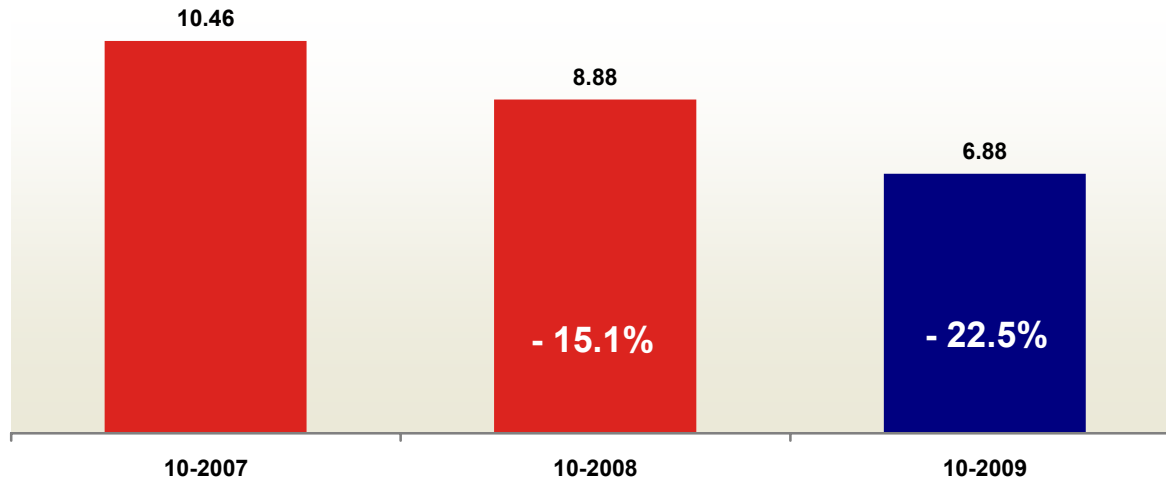
Two Year Picture: Percent of Original List Price Received at Sale



Supply Demand Ratio

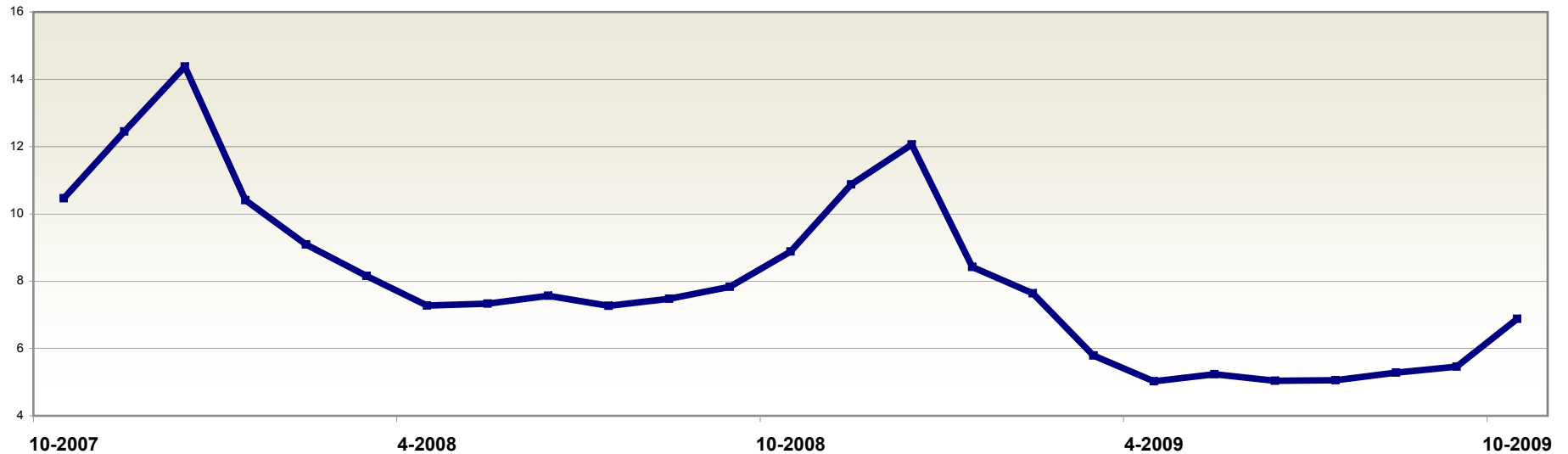
October 2009 — 6.88 Houses Per Buyer

■ 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%

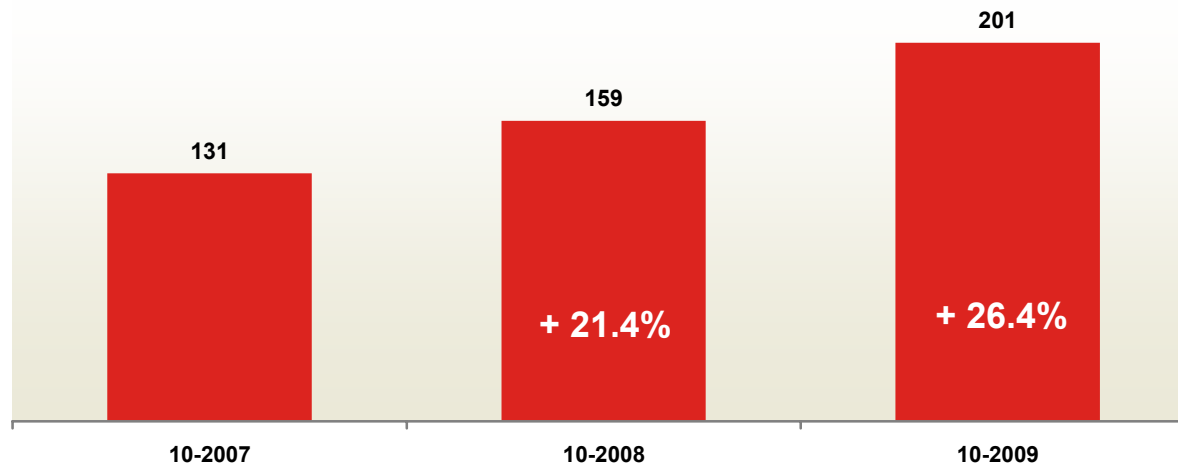
Two Year Picture: Supply-Demand Ratio



Housing Affordability Index

October 2009 — 201

Weekly Market Activity Report 



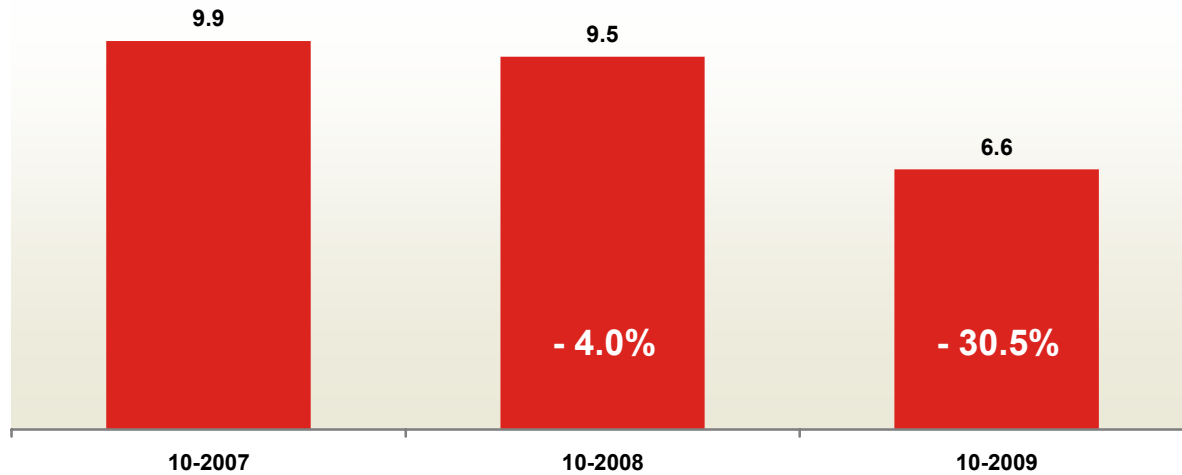
Month	Current Year	One Year Previous	One Year Change
11-2008	161	138	+ 16.7%
12-2008	180	141	+ 27.7%
1-2009	192	141	+ 36.2%
2-2009	202	149	+ 35.6%
3-2009	206	157	+ 31.2%
4-2009	218	155	+ 40.6%
5-2009	219	151	+ 45.0%
6-2009	199	149	+ 33.6%
7-2009	192	148	+ 29.7%
8-2009	195	144	+ 35.4%
9-2009	195	151	+ 29.1%
10-2009	201	159	+ 26.4%
12-Month Avg:	197	149	+ 32.4%

Two Year Picture: Housing Affordability Index



Months Supply of Inventory

October 2009 — 6.6 Months



Month	Current Year	One Year Previous	One Year Change
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%
10-2009	6.6	9.5	- 30.5%
12-Month Avg:	7.6	9.7	- 21.0%

Two Year Picture: Months Supply of Inventory

