

Weekly Market Activity Report



MINNEAPOLIS AREA Association
of REALTORS®

Week of October 26, 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 end of the first-time home buyers tax credit looms just 30 days beyond a Halloween horizon, and home sales remain strong in the lead-up to tricks and treats and the impending tax credit DEADline. For the week ending October 17, there were 954 signed purchase agreements, howling upward 54.4 percent from a year ago. Almost two-thirds of these pending sales were priced below \$190,000—evidence that first-time buyers are carrying a heavy share of the activity.

The strong sales we've seen over the last 15 months mean that our inventory of available homes has shrunk like the heads in a witches' brew. The 23,896 homes on the market right now represents a 21.2 percent decrease from the decidedly more scary market of 2008, and it is the lowest mark at this point in the year since 2004.

Expect home sales to begin dropping as tax credit qualifiers finish their mad rush to the closing table, but unlike those camp counselors at Crystal Lake, we'll all make it out of this market alive.

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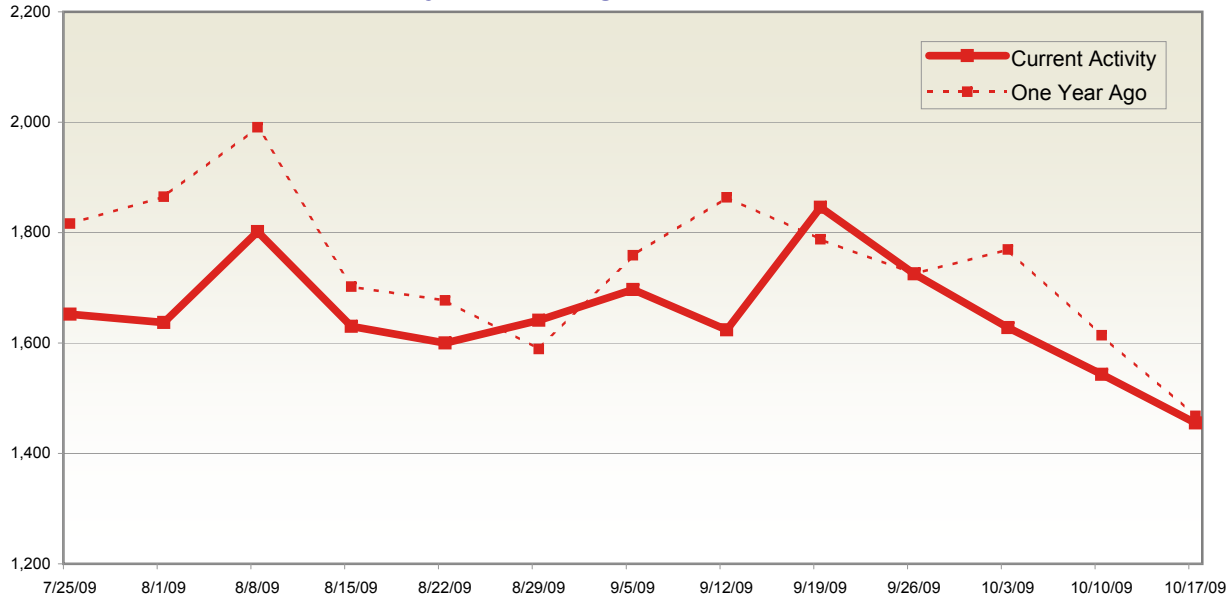
New Listings

As of October 26, 2009

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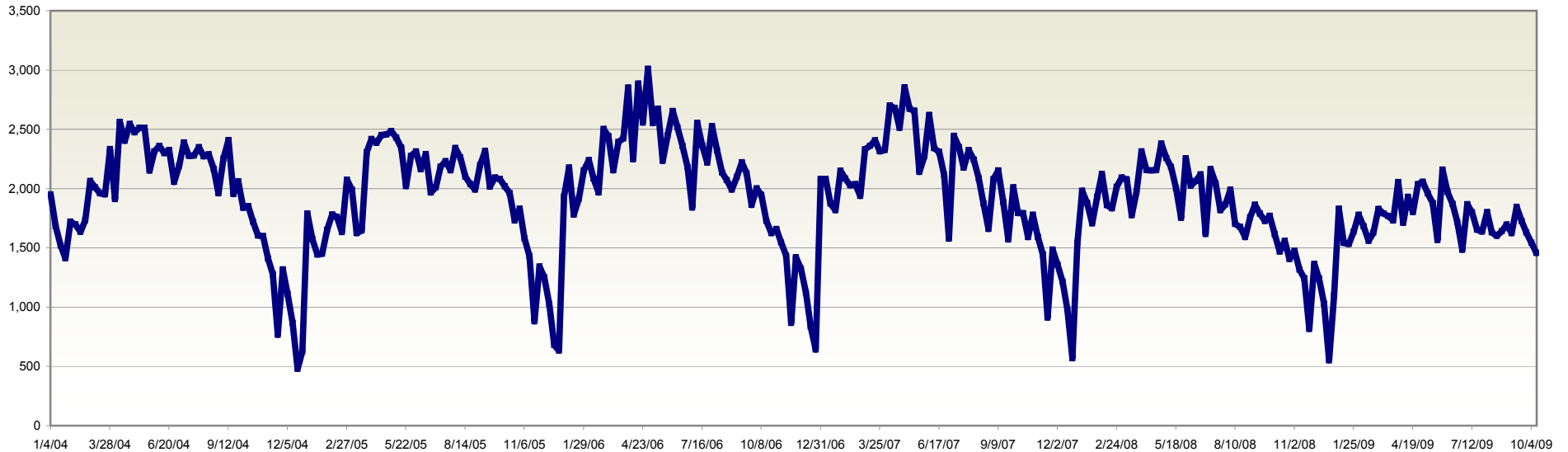


Last Three Months Weekly New Listings



For the week ending:	Current Activity	One Year Ago	One Year Change
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%
10/17/2009	1,455	1,468	- 0.9%
3-Month Total:	21,480	22,627	- 5.1%

Historical New Listings



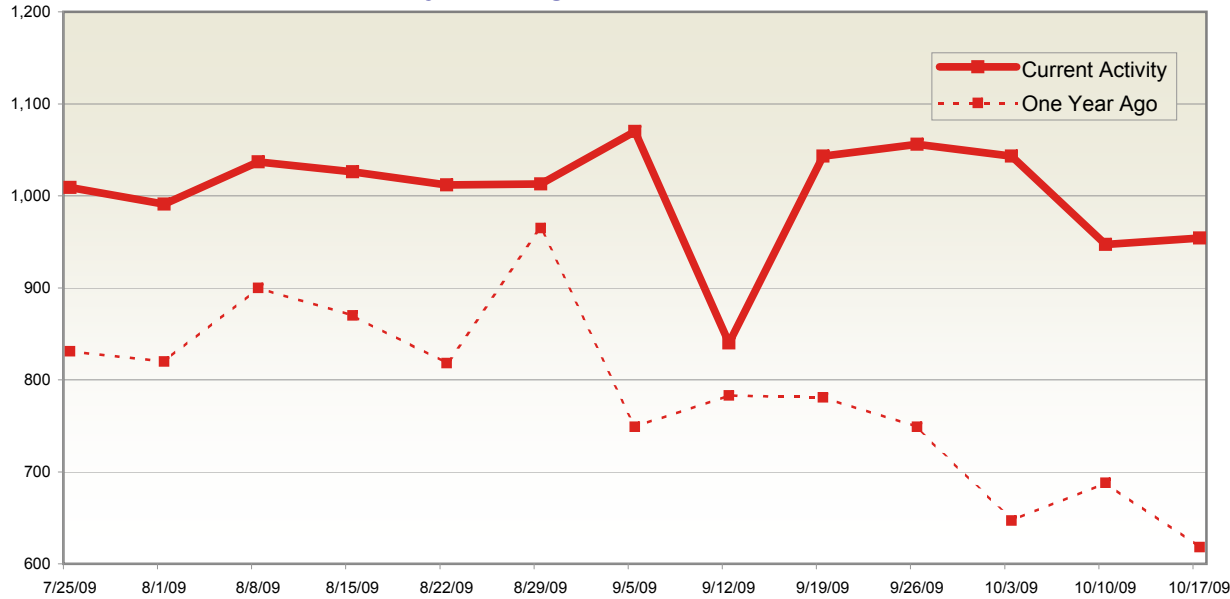
Pending Sales

As of October 26, 2009

Weekly Market Activity Report 



Last Three Months Weekly Pending Sales



For the week ending:	Current Activity	One Year Ago	One Year Change
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%
10/17/2009	954	618	+ 54.4%
3-Month Total:	13,041	10,219	+ 27.6%

Historical Pending Sales



Active Listings for Sale

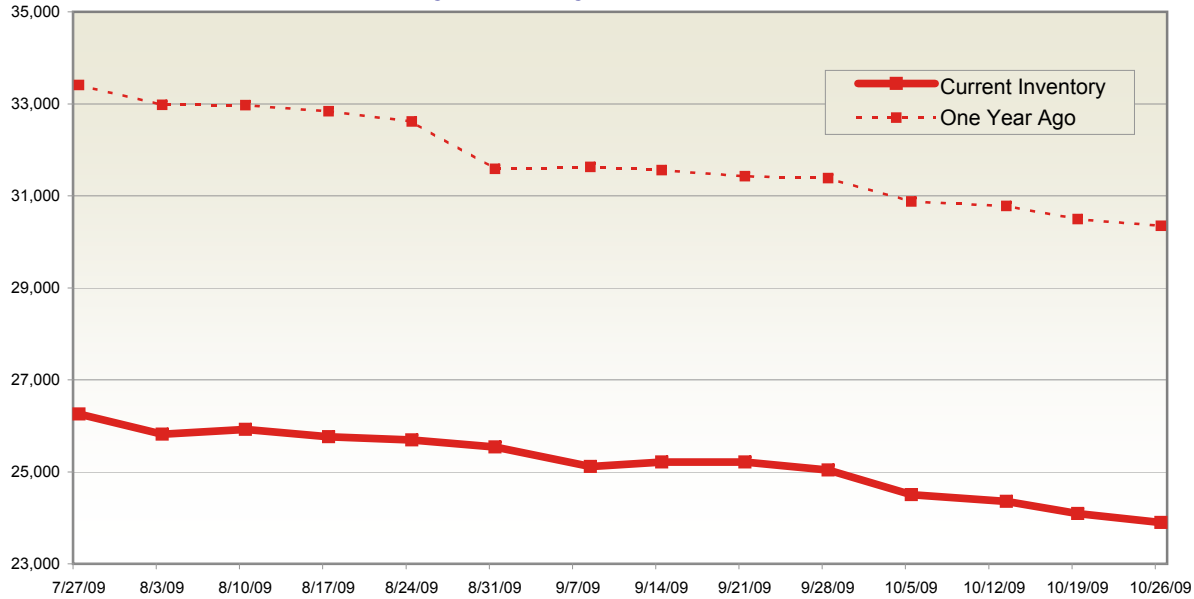
As of October 26, 2009

Weekly Market
Activity Report



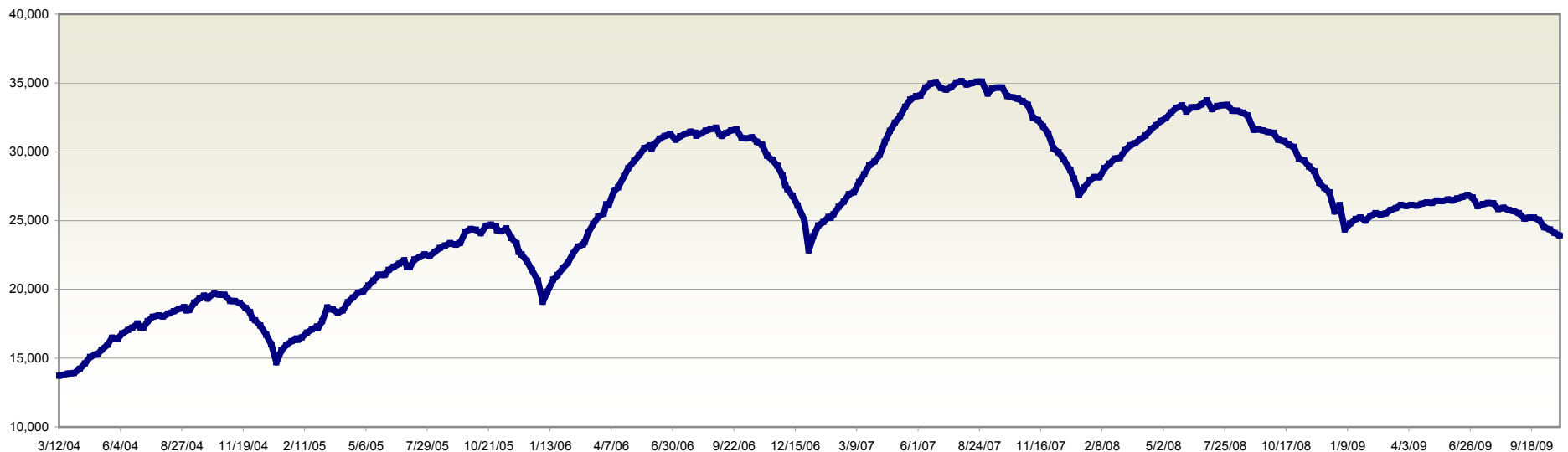
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Last Three Months Weekly Inventory for Sale



Inventory as of:	Current Inventory	One Year Ago	One Year Change
7/27/2009	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%
10/26/2009	23,896	30,343	- 21.2%
3-Month Avg:	25,089	31,651	- 20.7%

Historical Weekly Inventory for Sale



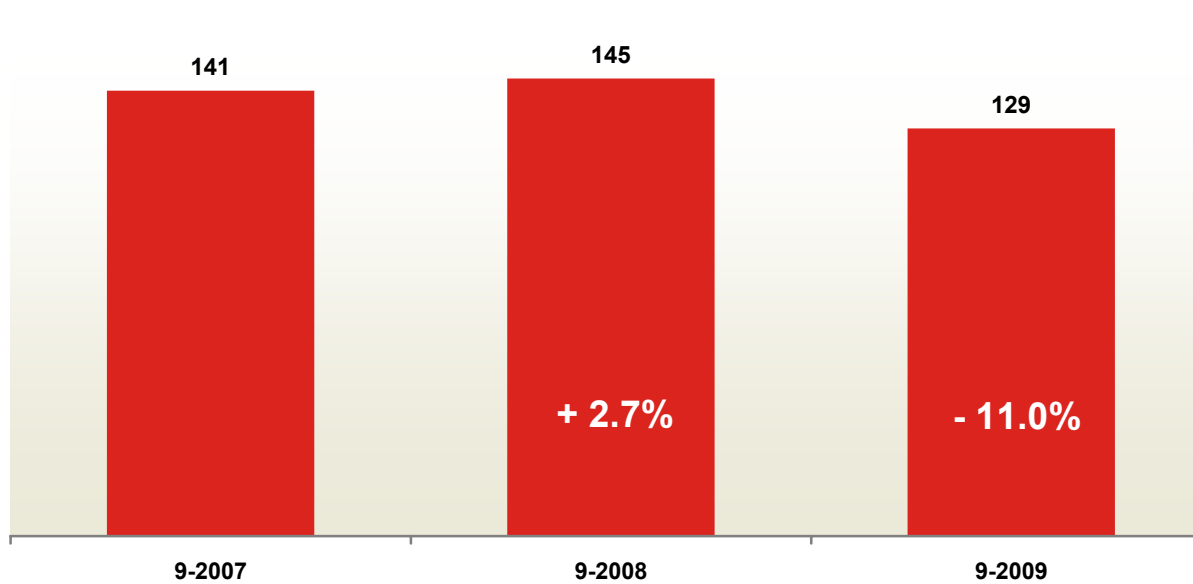
Days on Market Until Sale

September 2009 — 129

Weekly Market
Activity Report

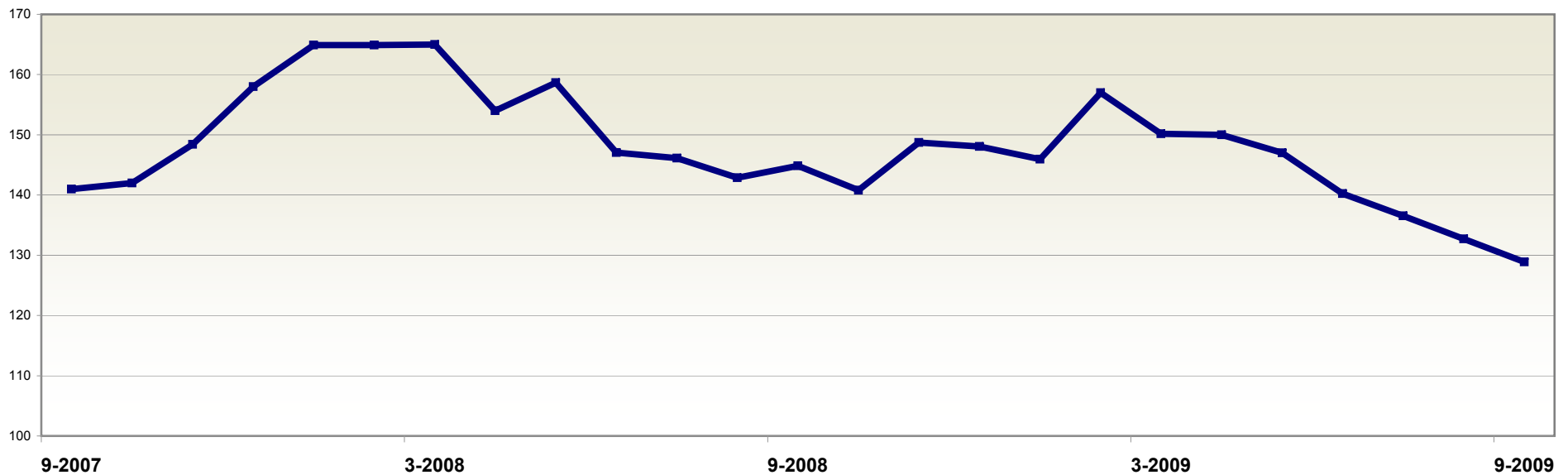


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Month	Current Year	One Year Previous	One Year Change
10-2008	141	142	- 0.8%
11-2008	149	148	+ 0.2%
12-2008	148	158	- 6.3%
1-2009	146	165	- 11.5%
2-2009	157	165	- 4.8%
3-2009	150	165	- 9.0%
4-2009	150	154	- 2.6%
5-2009	147	159	- 7.3%
6-2009	140	147	- 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%

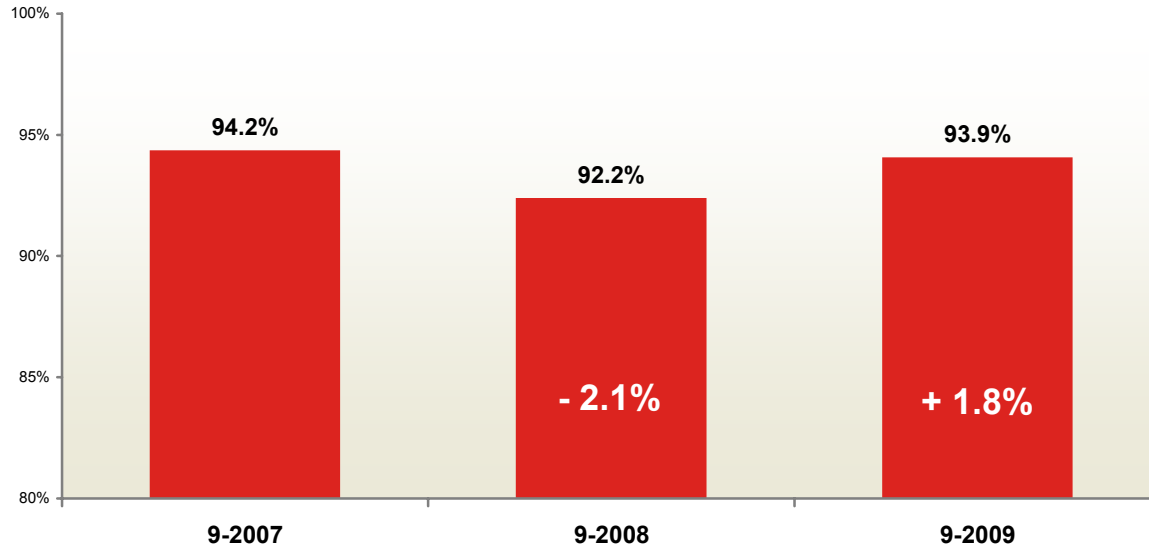
Two Year Picture: Days on Market Until Sale



Percent of Original List Price Received at Sale

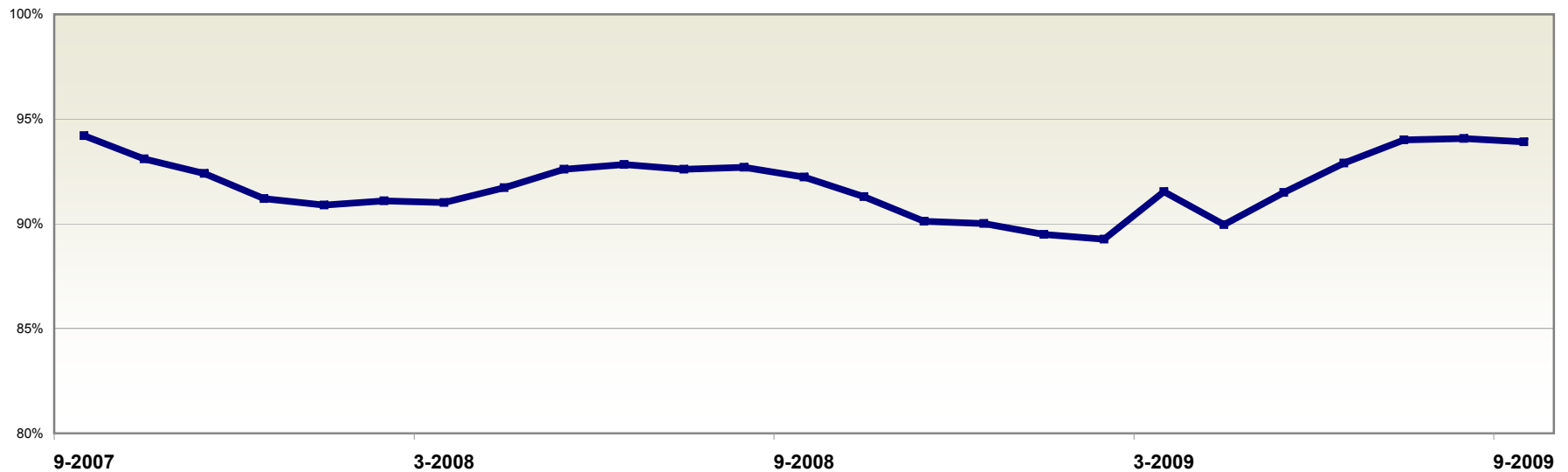
September 2009 — 93.9%

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



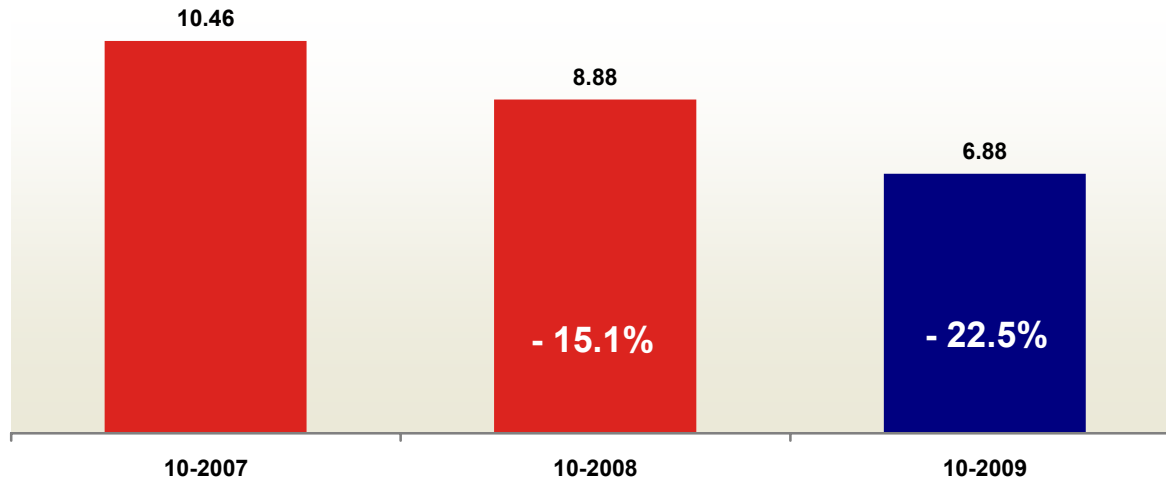
Supply Demand Ratio

October 2009 — 6.88 Houses Per Buyer

Weekly Market Activity Report

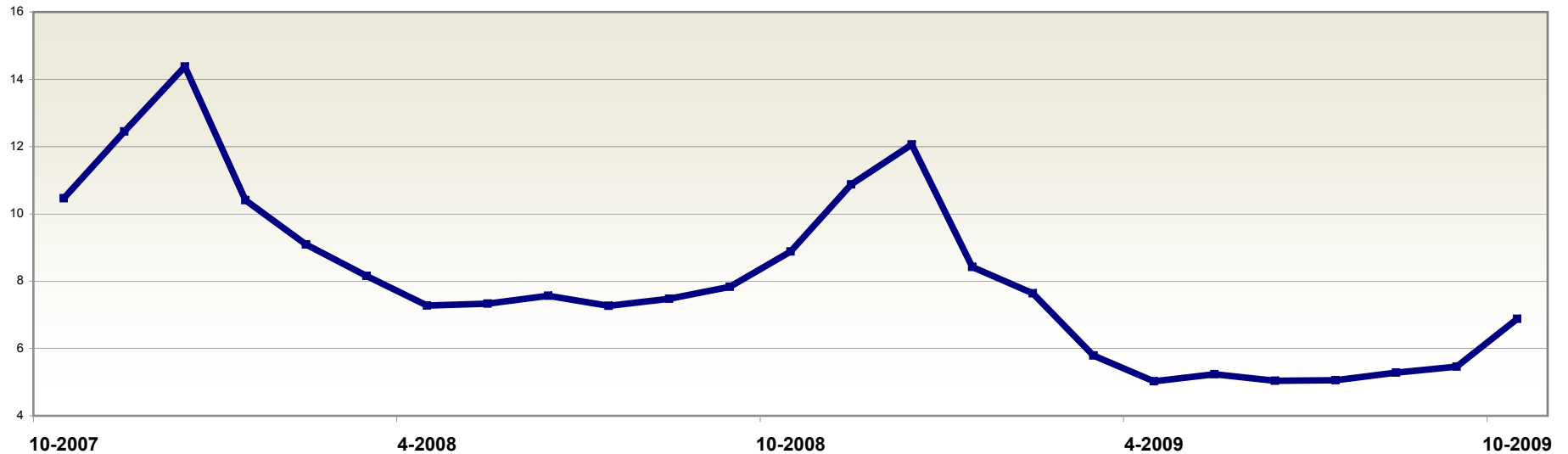


Actual
Projected



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%

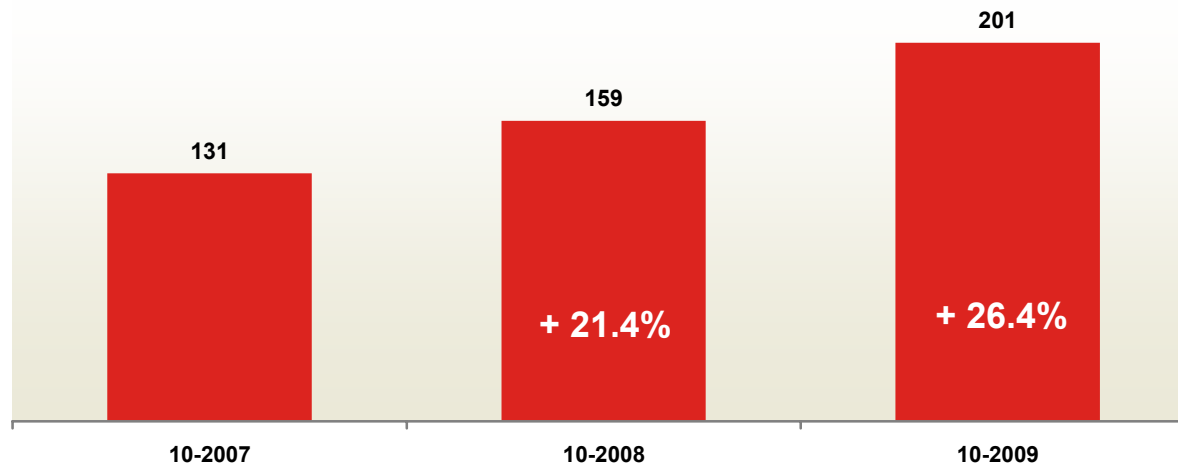
Two Year Picture: Supply-Demand Ratio



Housing Affordability Index

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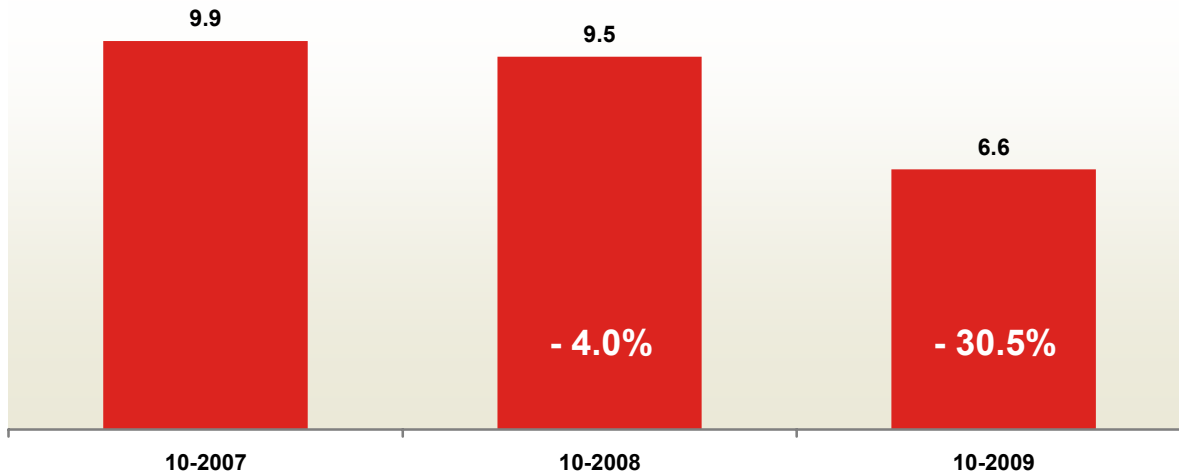
Month	Current Year	One Year Previous	One Year Change
11-2008	161	138	+ 16.7%
12-2008	180	141	+ 27.7%
1-2009	192	141	+ 36.2%
2-2009	202	149	+ 35.6%
3-2009	206	157	+ 31.2%
4-2009	218	155	+ 40.6%
5-2009	219	151	+ 45.0%
6-2009	199	149	+ 33.6%
7-2009	192	148	+ 29.7%
8-2009	195	144	+ 35.4%
9-2009	195	151	+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

