

Weekly Market Activity Report



MINNEAPOLIS AREA Association
of REALTORS®

Week of November 2, 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



Did you get all your screams out over the Halloween weekend? Well here's a scary thought to keep you in the Halloween spirit: we're running out of homes to sell in the lower price ranges.

For the week ending October 24 there were 926 signed purchase agreements, up a monstrous (get it?) 53.8 percent from a year ago. Over the last three months, sales of homes under \$250,000 are up 40.0 percent from the same period during 2008, while sales above that watermark have dipped by 0.3 percent. As a result, compared to a year ago the inventory of available homes below \$250,000 has dropped by over 5,300 units.

With the possibility of the federal tax credit for first-time buyers being extended and expanded, there may be significant shortages of inventory for buyers looking in those price ranges as 2010 begins.

For November, the overall Supply-Demand Ratio is a paltry 7.69 per buyer, down 29.3 percent from the year prior.

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

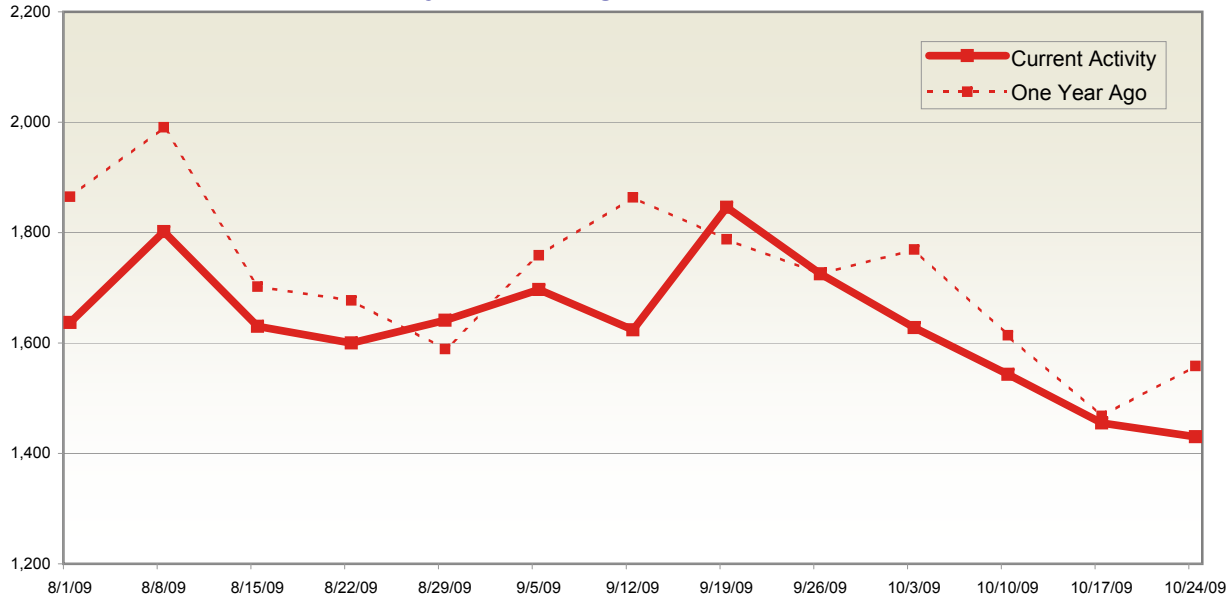
New Listings

As of November 2, 2009

Weekly Market Activity Report 

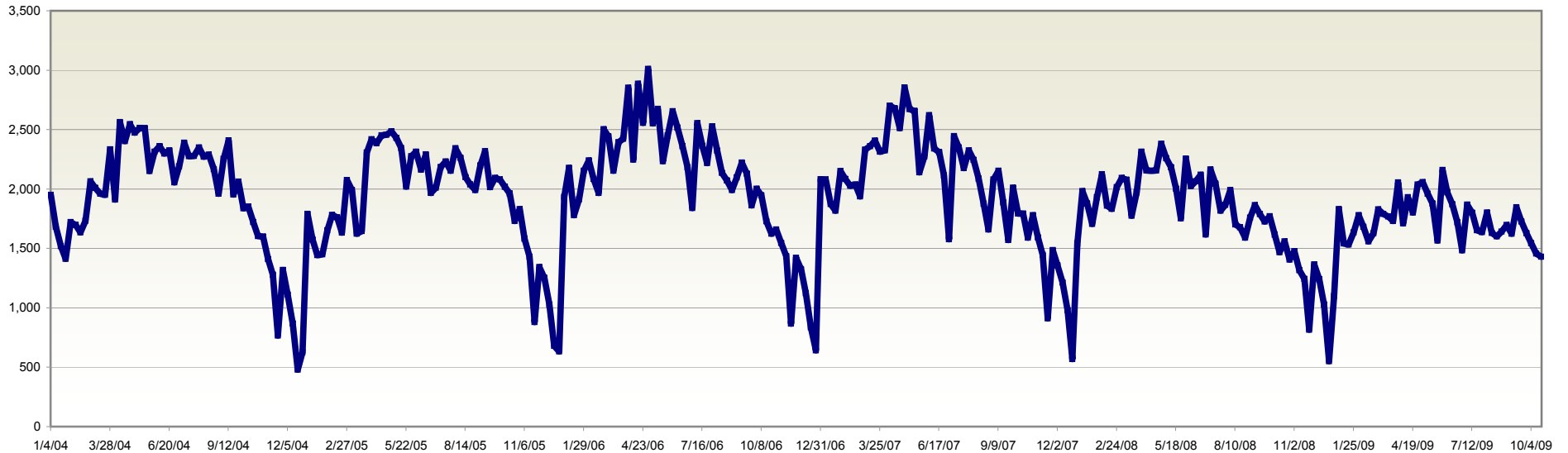


Last Three Months Weekly New Listings



For the week ending:	Current Activity	One Year Ago	One Year Change
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%
10/24/2009	1,430	1,558	- 8.2%
3-Month Total:	21,258	22,369	- 5.0%

Historical New Listings



Pending Sales

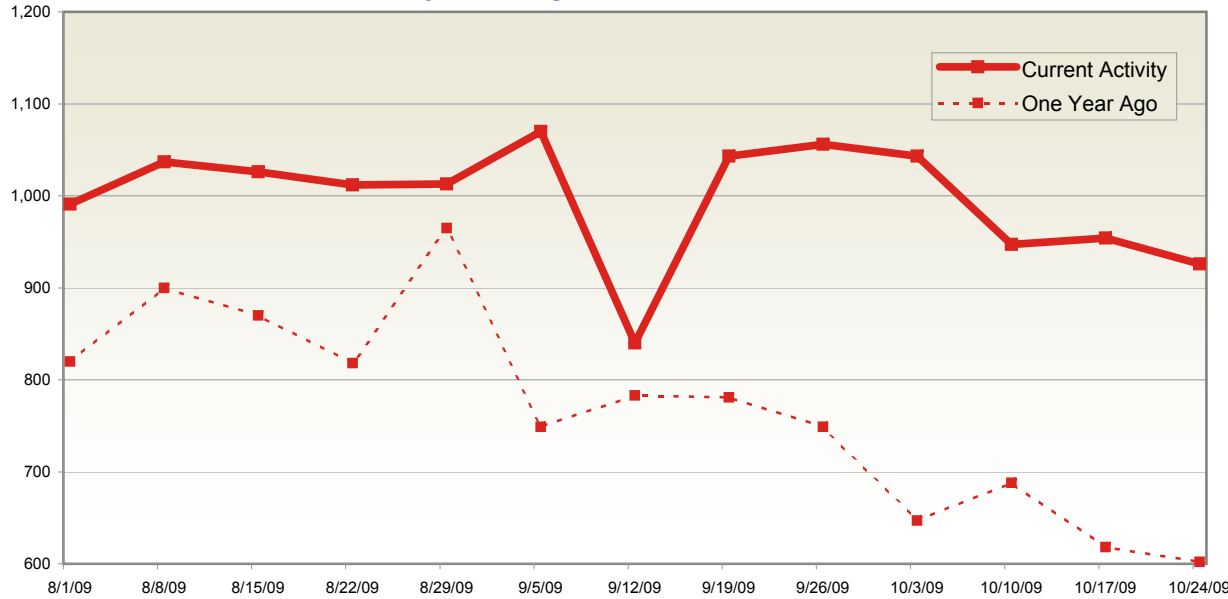
As of November 2, 2009

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
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%
10/24/2009	926	602	+ 53.8%
3-Month Total:	12,958	9,990	+ 29.7%

Historical Pending Sales



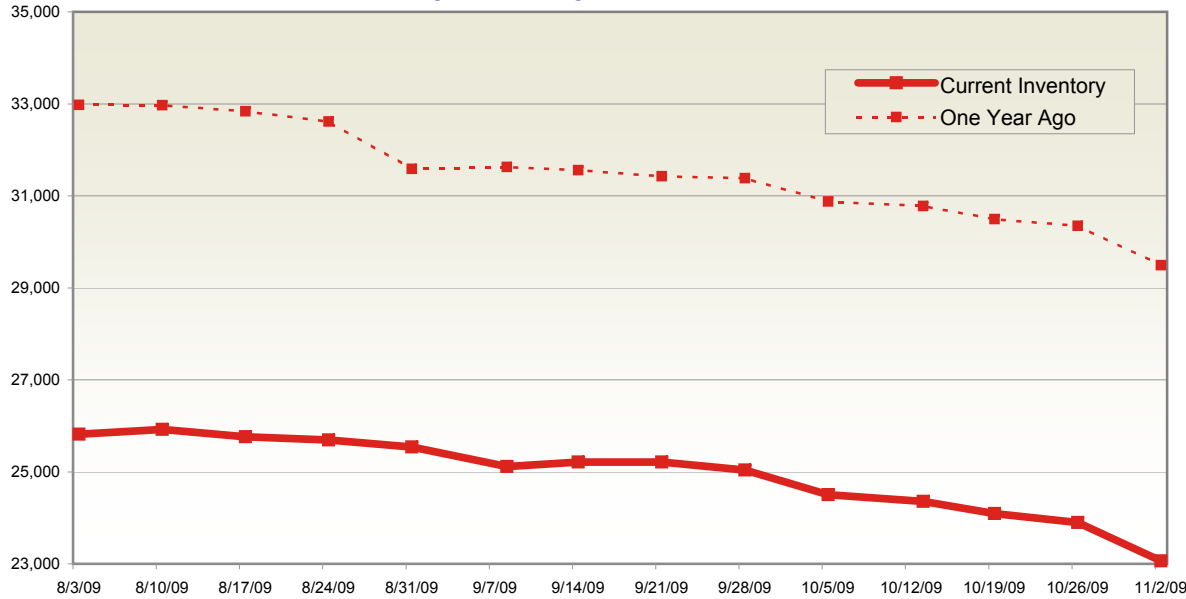
Active Listings for Sale

As of November 2, 2009

Weekly Market Activity Report 

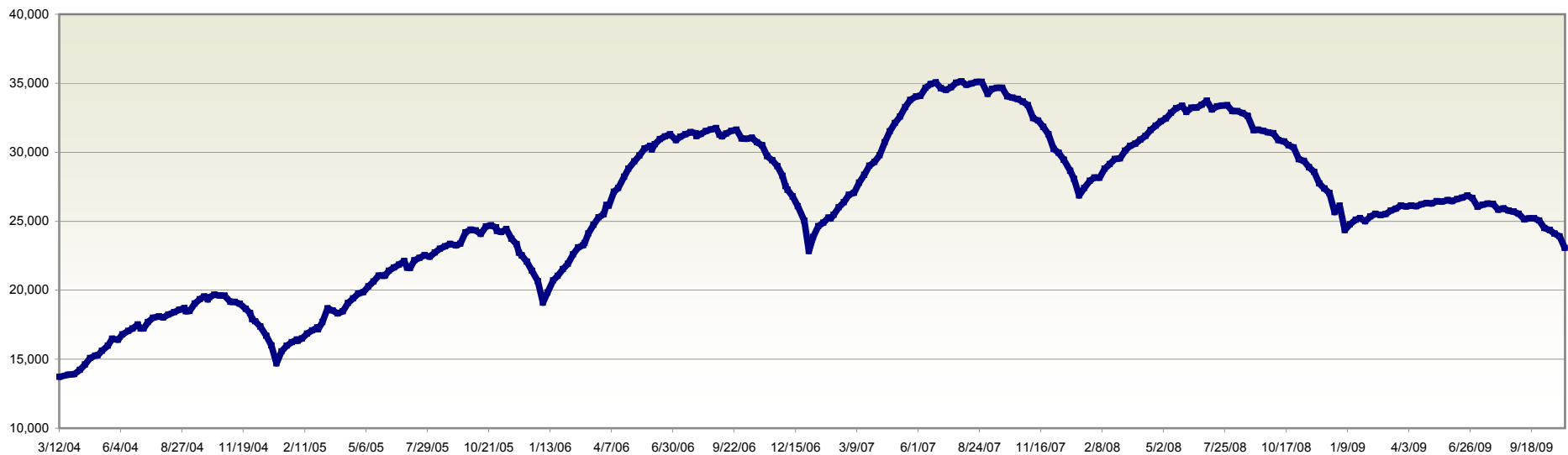


Last Three Months Weekly Inventory for Sale



Inventory as of:	Current Inventory	One Year Ago	One Year Change
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%
11/2/2009	23,060	29,490	- 21.8%
3-Month Avg:	24,877	31,383	- 20.7%

Historical Weekly Inventory for Sale



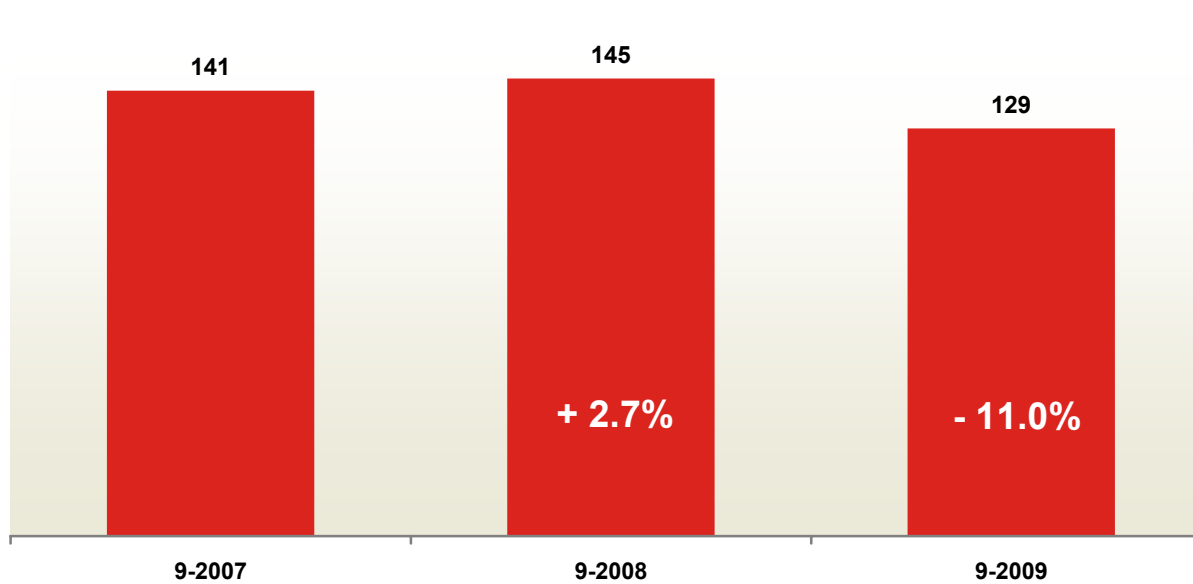
Days on Market Until Sale

September 2009 — 129

Weekly Market
Activity Report

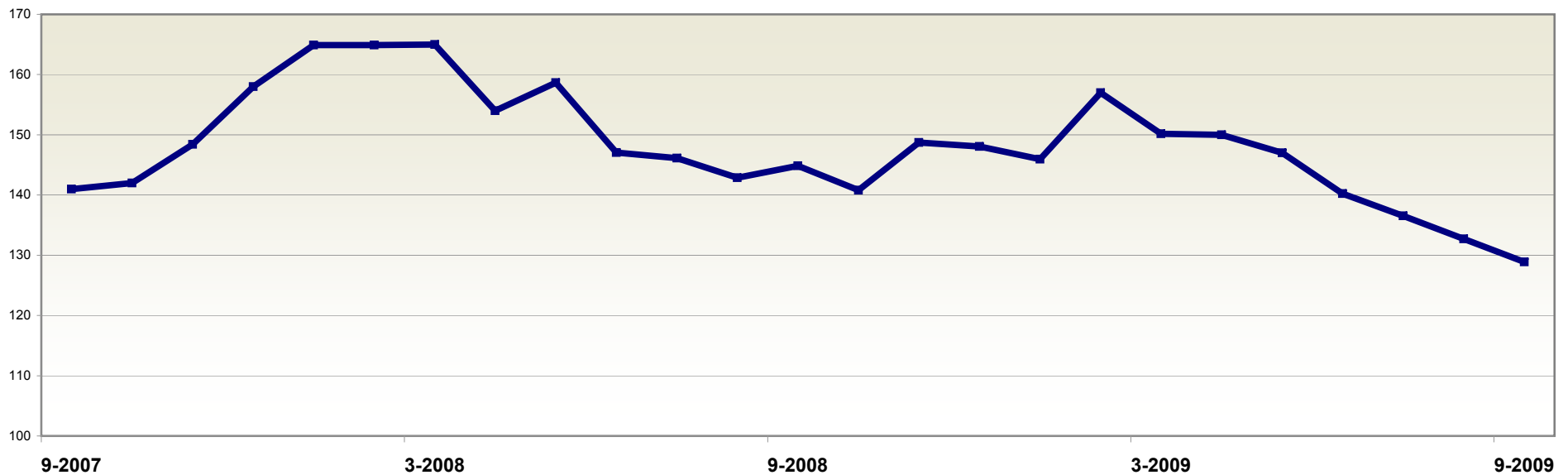


MINNEAPOLIS AREA Association
of REALTORS®



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%

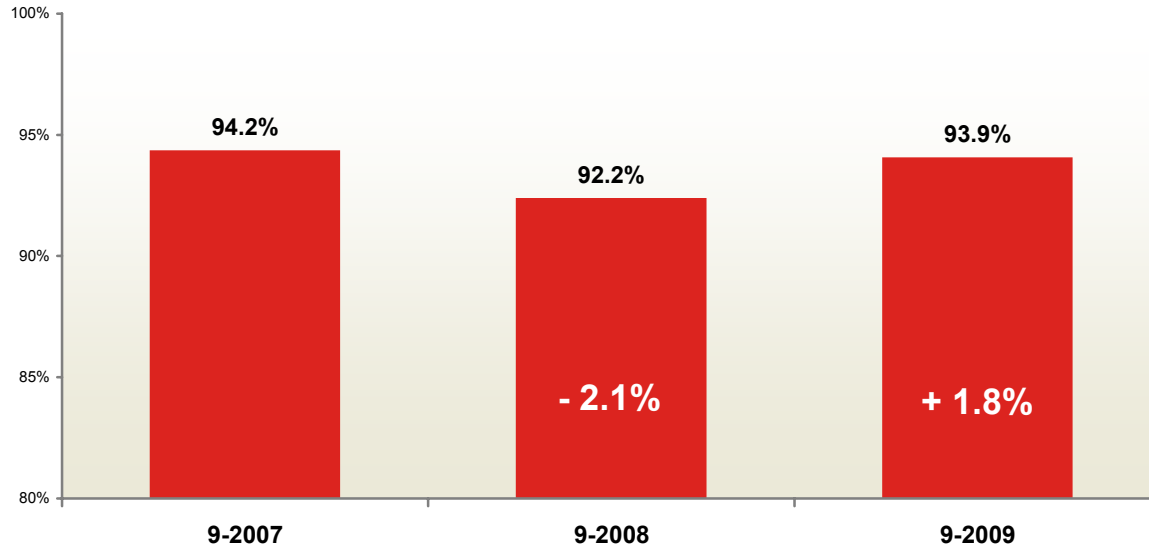
Two Year Picture: Days on Market Until Sale



Percent of Original List Price Received at Sale

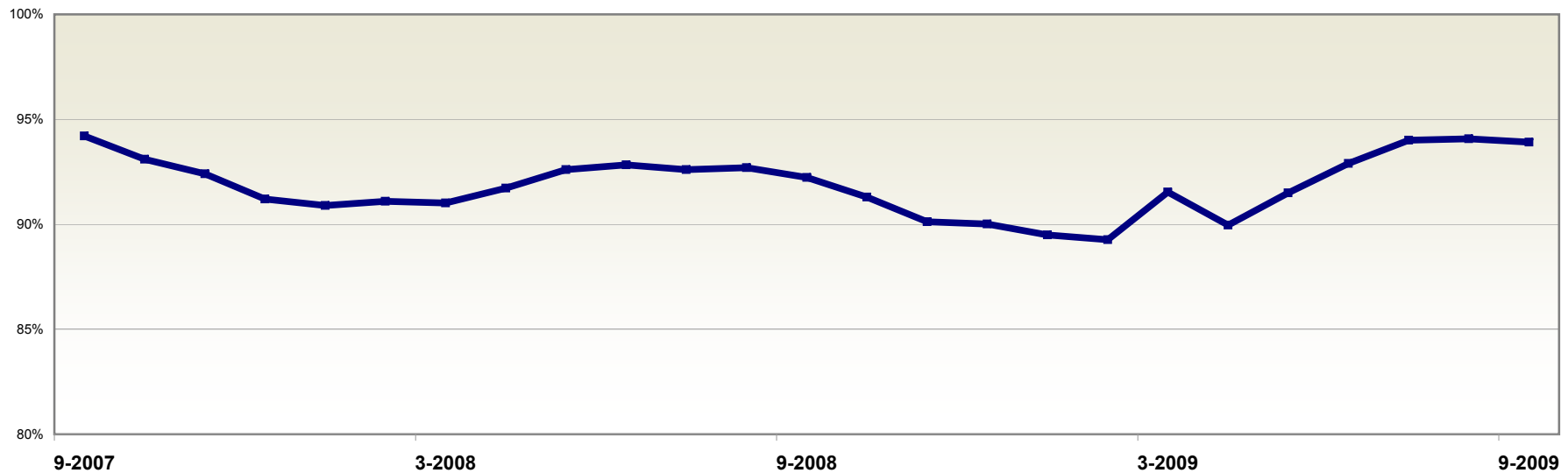
September 2009 — 93.9%

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%

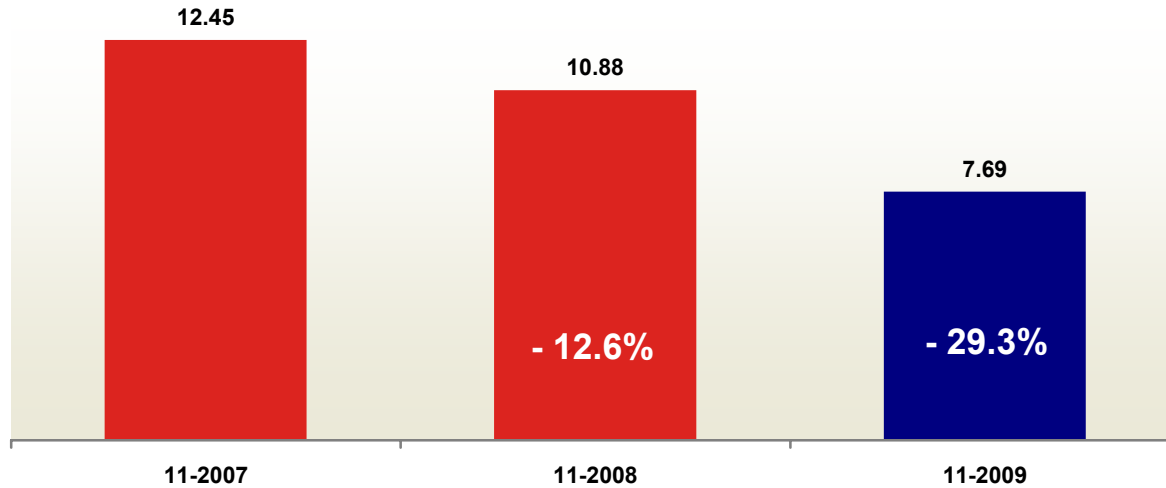
Two Year Picture: Percent of Original List Price Received at Sale



Supply Demand Ratio

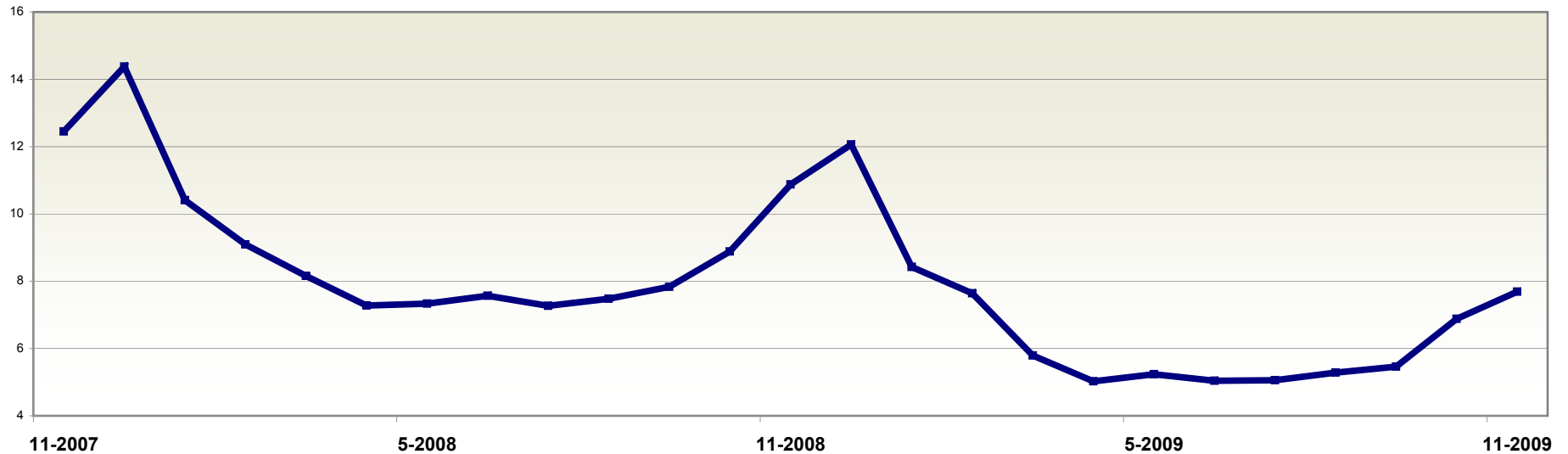
November 2009 — 7.69 Houses Per Buyer

■ Actual
■ Projected



Month	Current Year	One Year Previous	One Year Change
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%
11-2009	7.69	10.88	- 29.3%
12-Month Avg:	6.63	8.88	- 25.3%

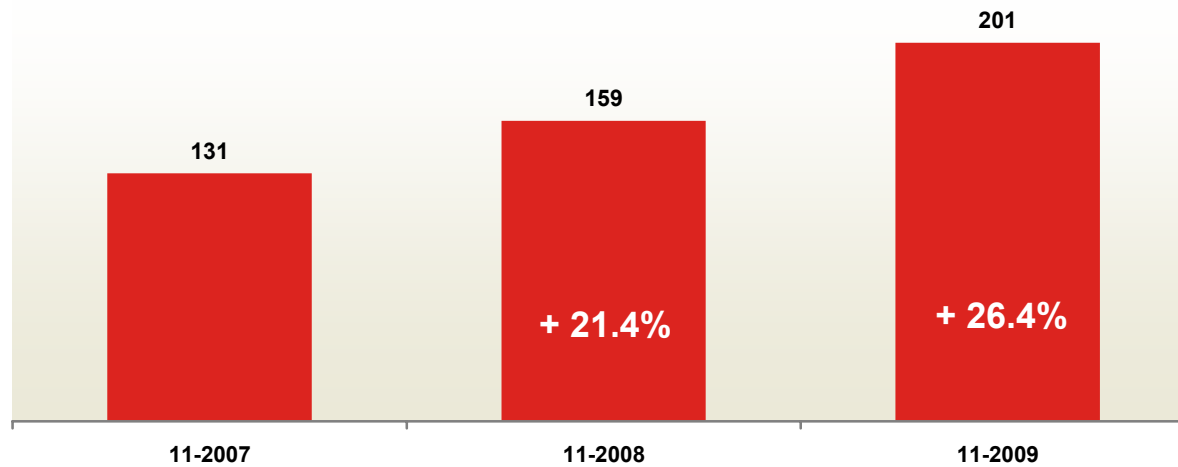
Two Year Picture: Supply-Demand Ratio



Housing Affordability Index

October 2009 — 201

Weekly Market Activity Report 



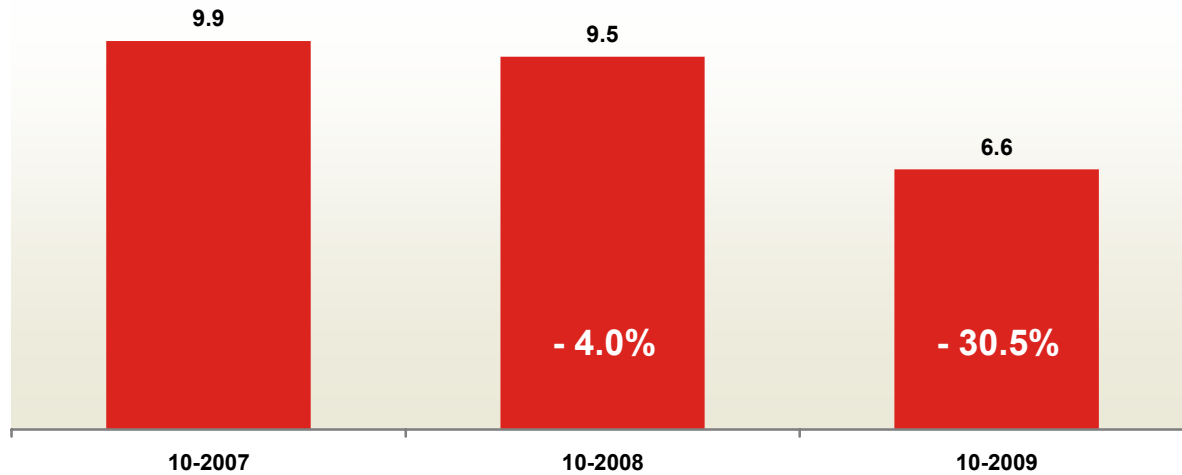
Month	Current Year	One Year Previous	One Year Change
11-2008	161	138	+ 16.7%
12-2008	180	141	+ 27.7%
1-2009	192	141	+ 36.2%
2-2009	202	149	+ 35.6%
3-2009	206	157	+ 31.2%
4-2009	218	155	+ 40.6%
5-2009	219	151	+ 45.0%
6-2009	199	149	+ 33.6%
7-2009	192	148	+ 29.7%
8-2009	195	144	+ 35.4%
9-2009	195	151	+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

