

Weekly Market Activity Report



MINNEAPOLIS AREA Association
of REALTORS®

Week of November 23, 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 Skinny

Home sales in the Twin Cities region have dropped significantly in recent weeks as the tax credit's extension temporarily reduces urgency and autumn's typical slowdown sets in. For the week ending October 14 there were 603 signed purchase agreements, down 7.1 percent from the same week last year. That's the first year-over-year decline since last October. Previous weeks leading up to the tax credit extension were showing 40 percent increases or higher.

The slowdown in sales has been expected. Said Lawrence Yun, Chief Economist for the National Association of REALTORS®, "Many buyers have been rushing to beat the deadline for the first-time buyer tax credit that was scheduled to expire at the end of this month. A measurable decline should be anticipated." Our local market isn't always in line with the national message, but we have to agree on this one.

New listings continue to underperform 2008 figures, which is keeping inventory low. There were 1,208 housing units added for the week ending November 14. Total active inventory for the current week is down more than 20 percent from last year.

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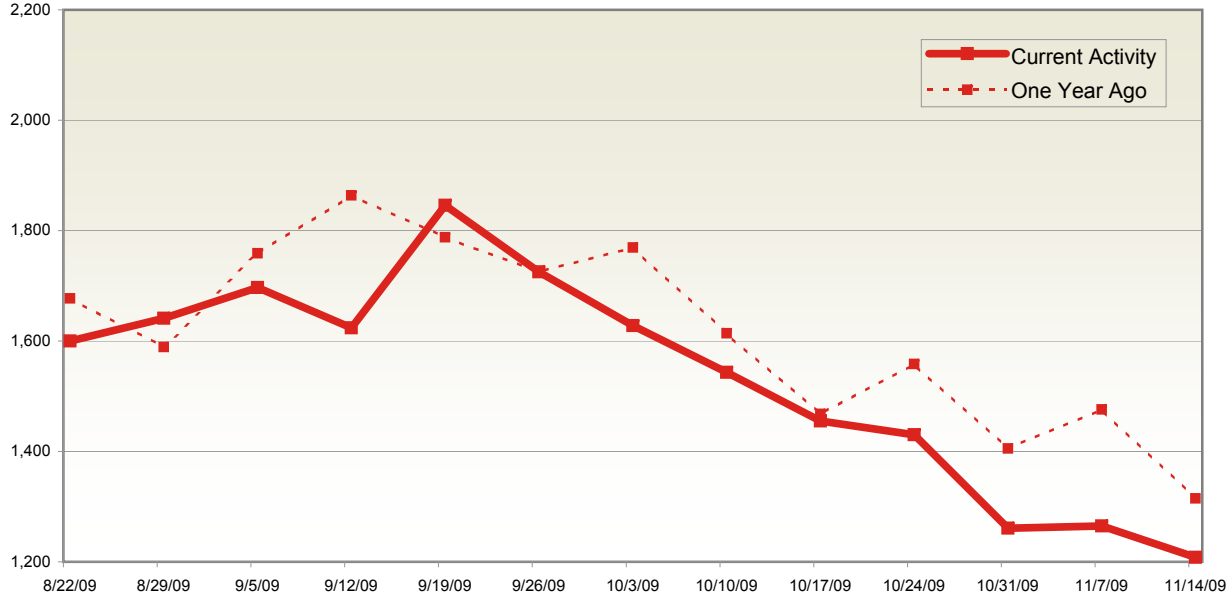
New Listings

As of November 23, 2009

Weekly Market Activity Report 

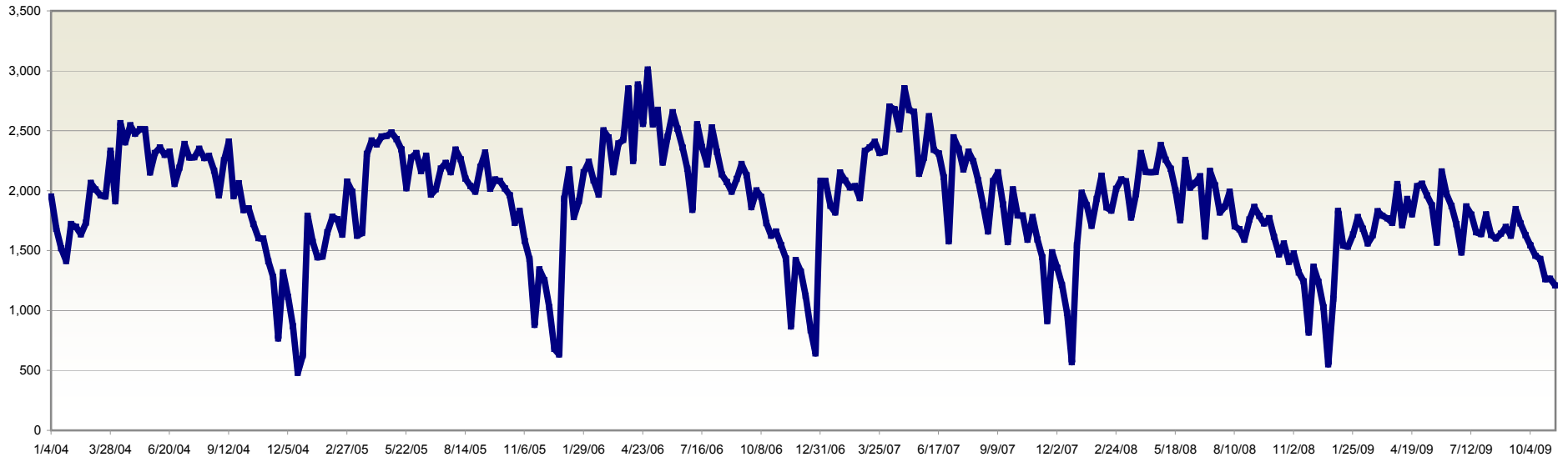


Last Three Months Weekly New Listings



For the week ending:	Current Activity	One Year Ago	One Year Change
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%
10/31/2009	1,261	1,405	- 10.2%
11/7/2009	1,265	1,476	- 14.3%
11/14/2009	1,208	1,315	- 8.1%
3-Month Total:	19,923	21,007	- 5.2%

Historical New Listings



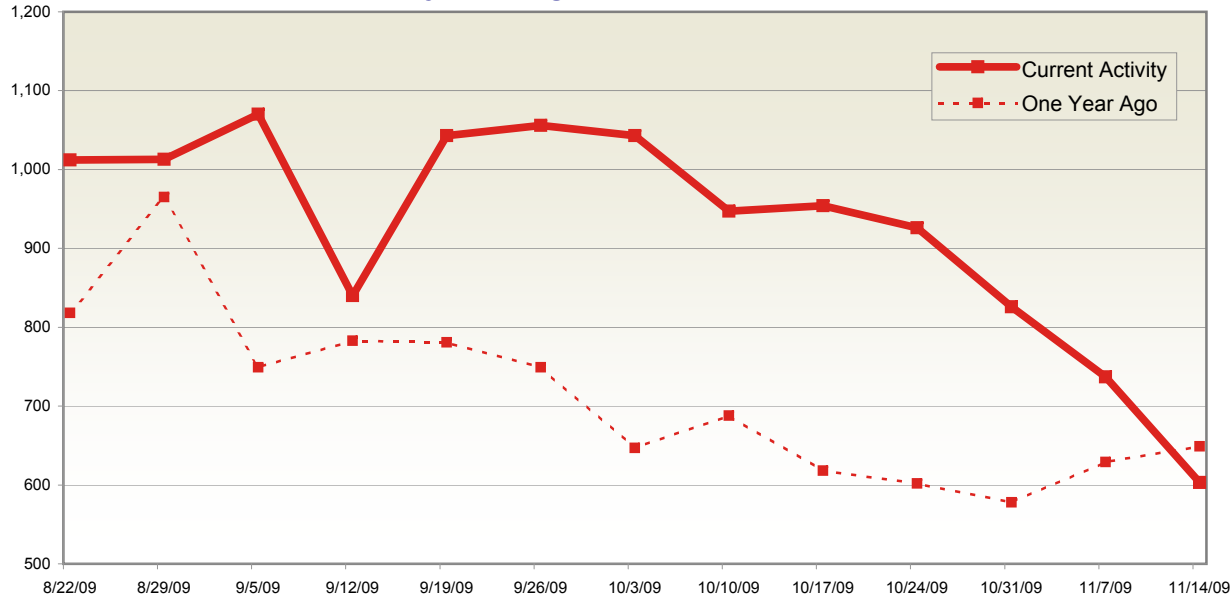
Pending Sales

As of November 23, 2009

Weekly Market Activity Report



Last Three Months Weekly Pending Sales



For the week ending:	Current Activity	One Year Ago	One Year Change
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%
10/31/2009	826	578	+ 42.9%
11/7/2009	737	629	+ 17.2%
11/14/2009	603	649	- 7.1%
3-Month Total:	12,070	9,256	+ 30.4%

Historical Pending Sales



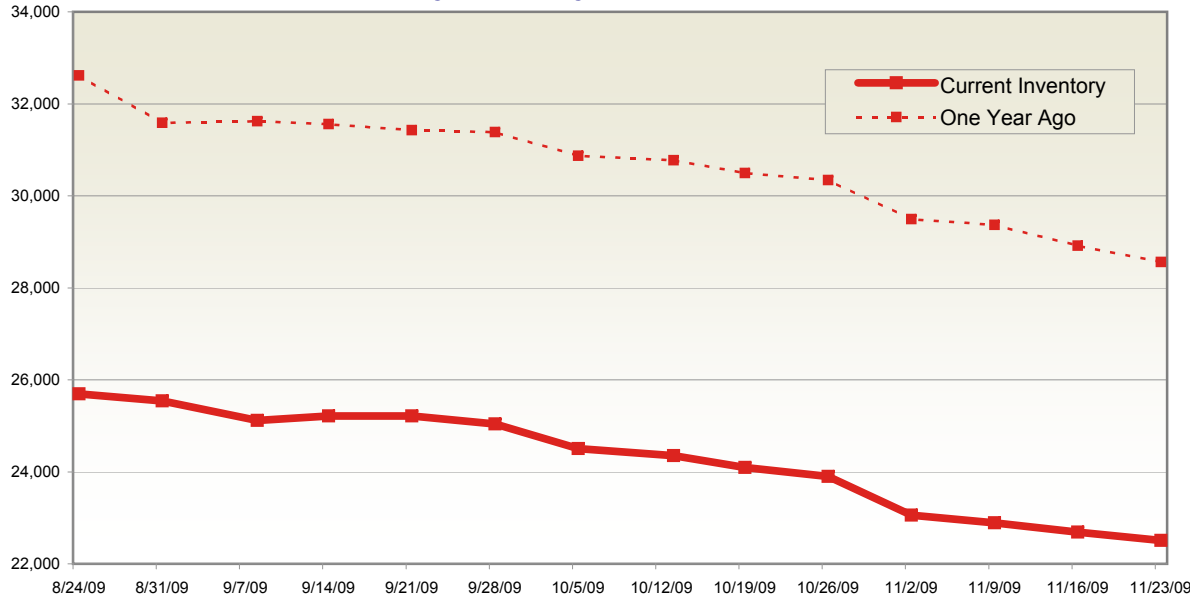
Active Listings for Sale

As of November 23, 2009

Weekly Market Activity Report 

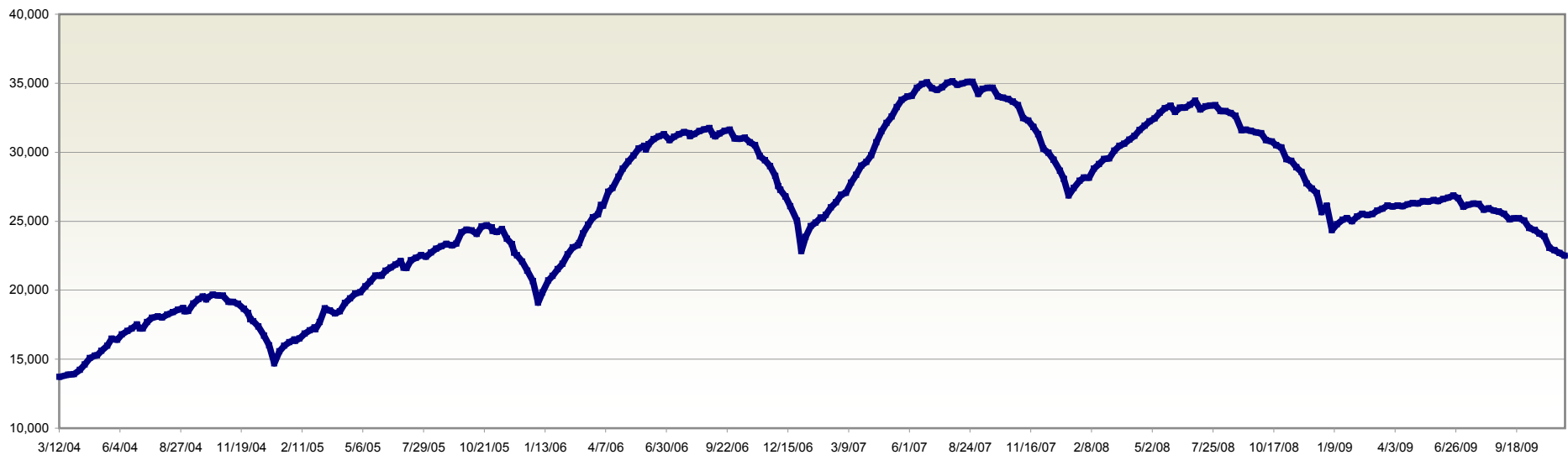


Last Three Months Weekly Inventory for Sale



Inventory as of:	Current Inventory	One Year Ago	One Year Change
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%
11/9/2009	22,893	29,365	- 22.0%
11/16/2009	22,689	28,913	- 21.5%
11/23/2009	22,508	28,563	- 21.2%
Total	24,162	30,492	- 20.8%

Historical Weekly Inventory for Sale



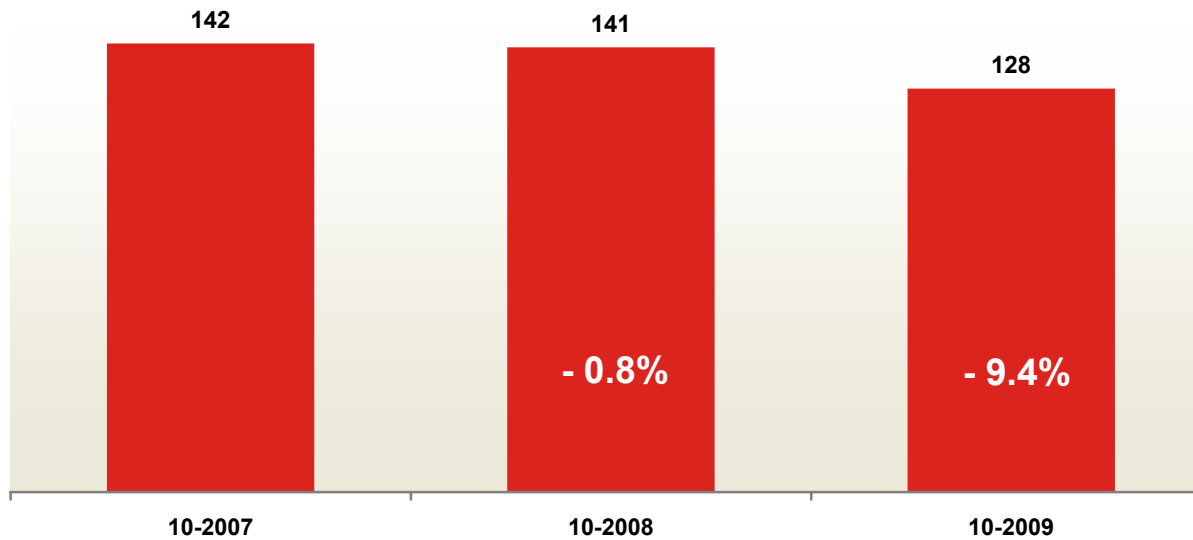
Days on Market Until Sale

October 2009 — 128

Weekly Market
Activity Report

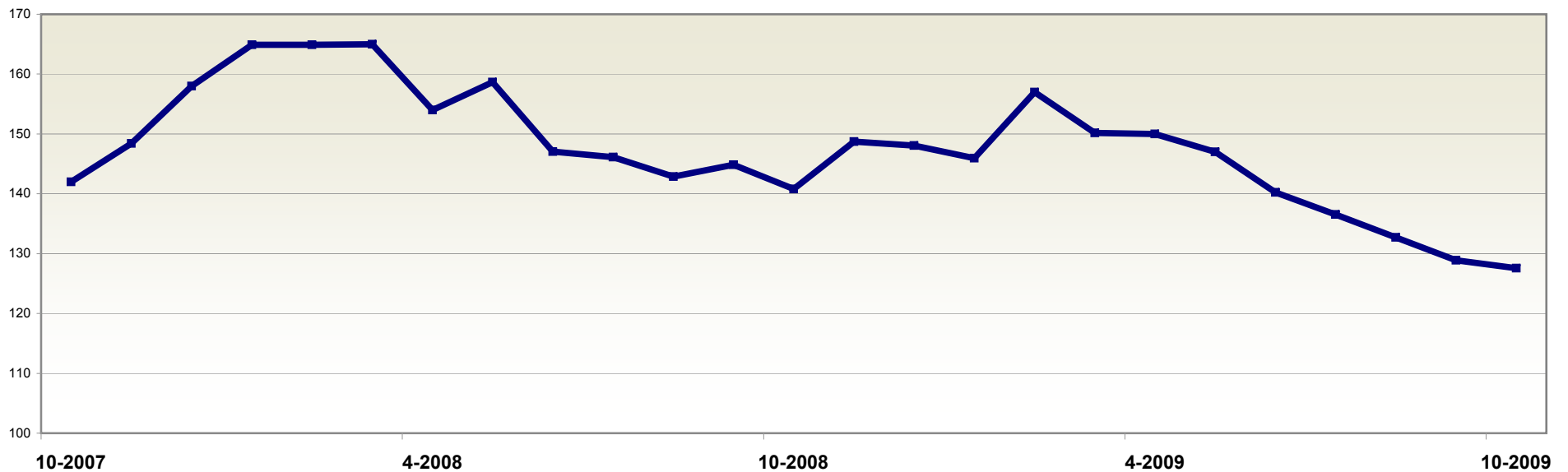


MINNEAPOLIS AREA Association
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Month	Current Year	One Year Previous	One Year Change
11-2008	149	148	+ 0.2%
12-2008	148	158	- 6.3%
1-2009	146	165	- 11.5%
2-2009	157	165	- 4.8%
3-2009	150	165	- 9.0%
4-2009	150	154	- 2.6%
5-2009	147	159	- 7.3%
6-2009	140	147	- 4.6%
7-2009	137	146	- 6.6%
8-2009	133	143	- 7.1%
9-2009	129	145	- 11.0%
10-2009	128	141	- 9.4%
12-Month Avg:	143	153	- 6.7%

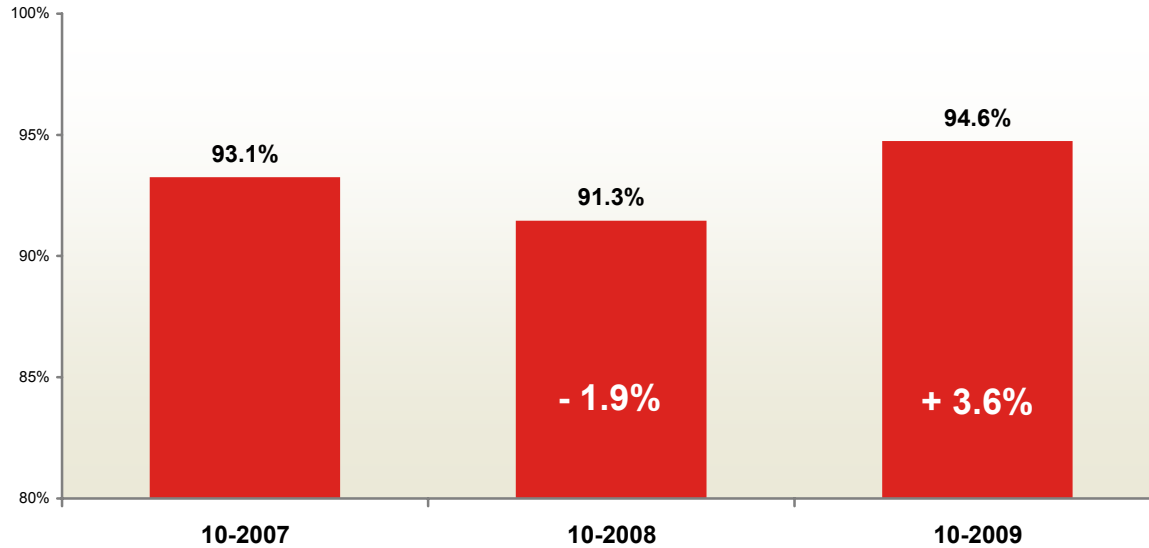
Two Year Picture: Days on Market Until Sale



Percent of Original List Price Received at Sale

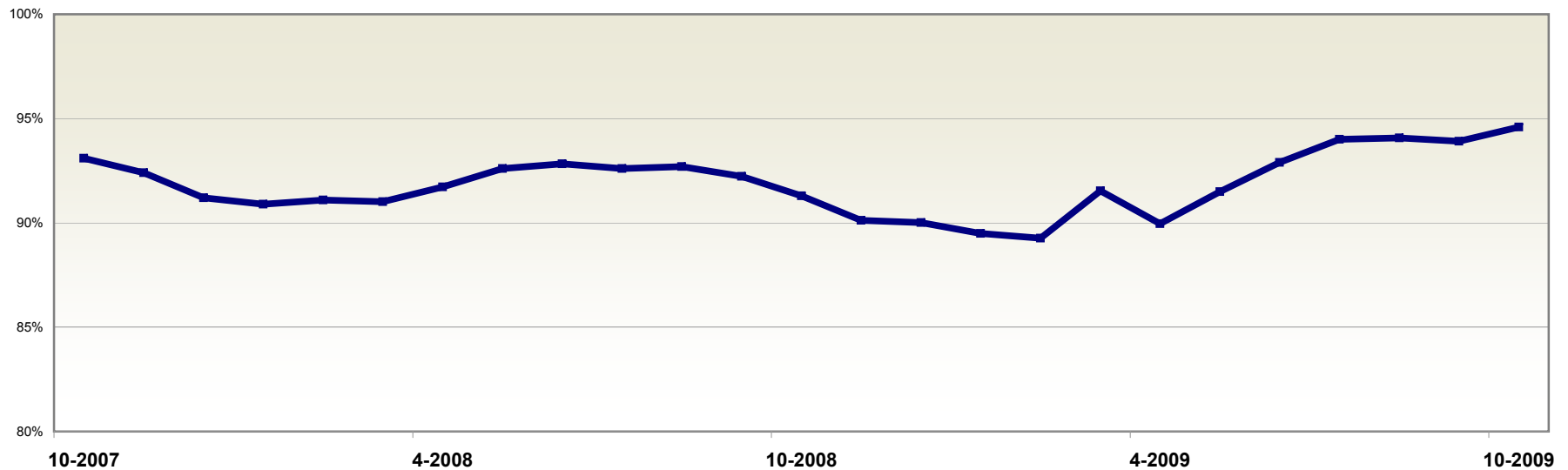
October 2009 — 94.6%

Weekly Market Activity Report 



Month	Current Year	One Year Previous	One Year Change
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%
10-2009	94.6%	91.3%	+ 3.6%
12-Month Avg:	91.8%	91.9%	- 0.1%

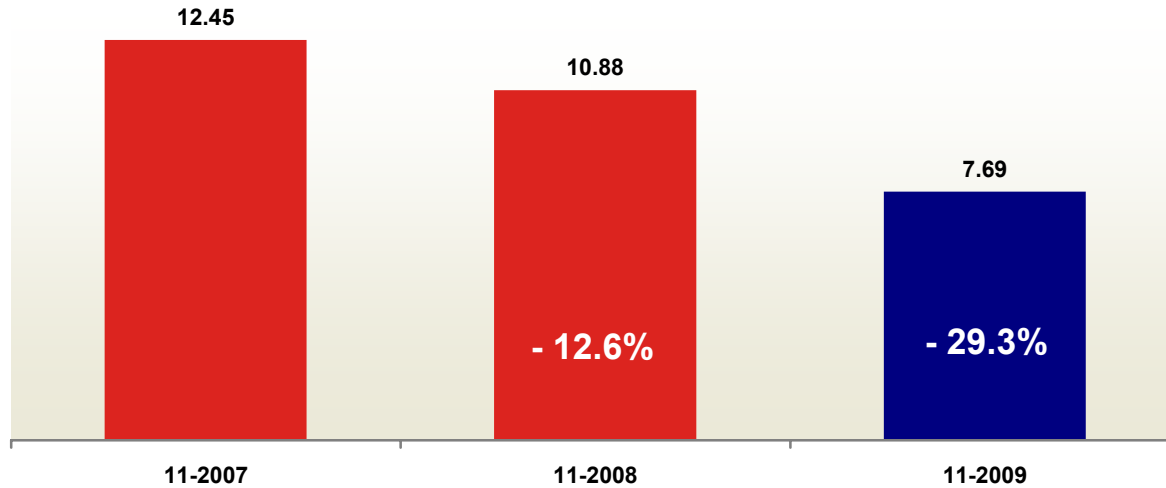
Two Year Picture: Percent of Original List Price Received at Sale



Supply Demand Ratio

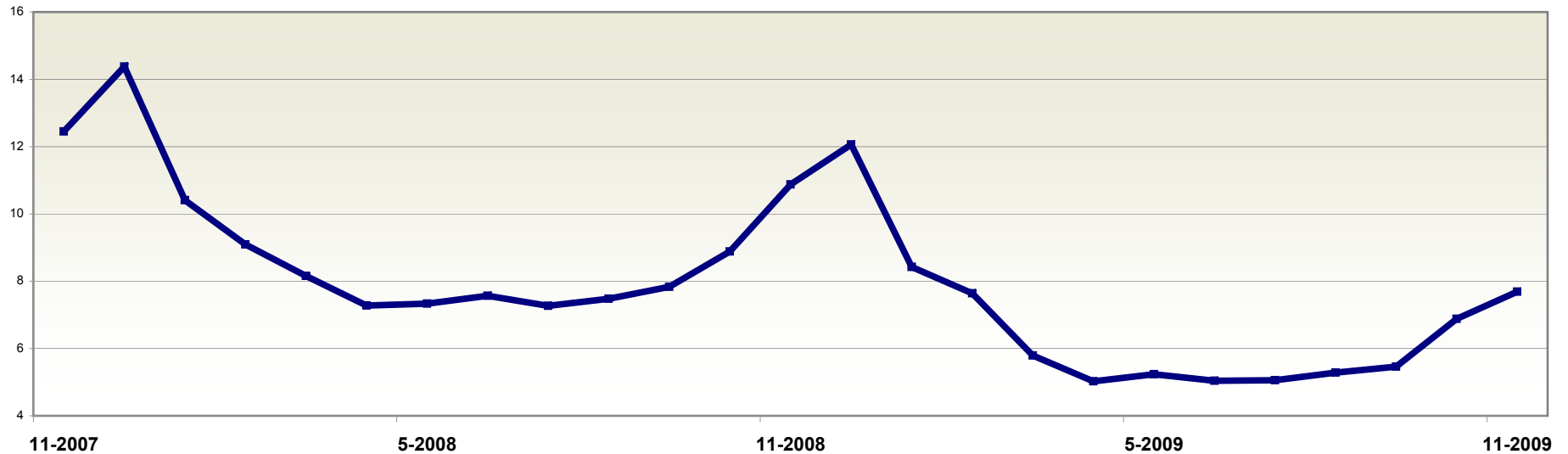
November 2009 — 7.69 Houses Per Buyer

■ 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%

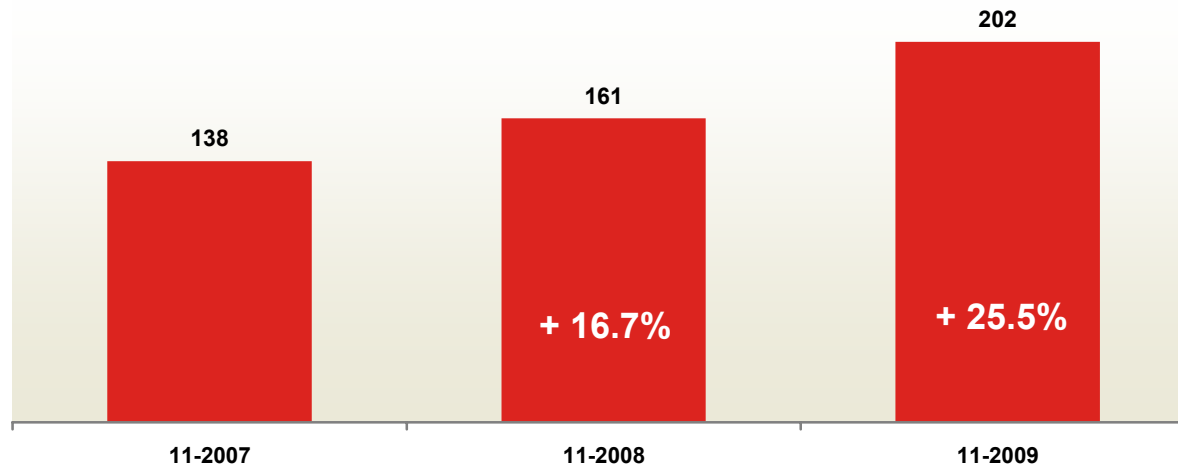
Two Year Picture: Supply-Demand Ratio



Housing Affordability Index

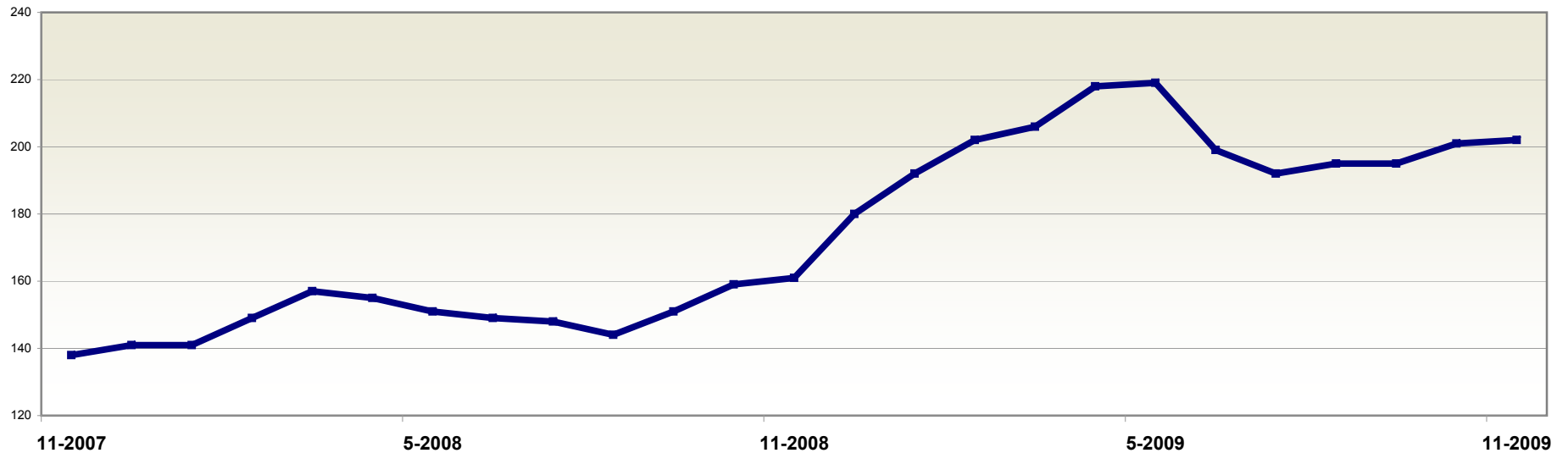
November 2009 — 202

Weekly Market Activity Report 



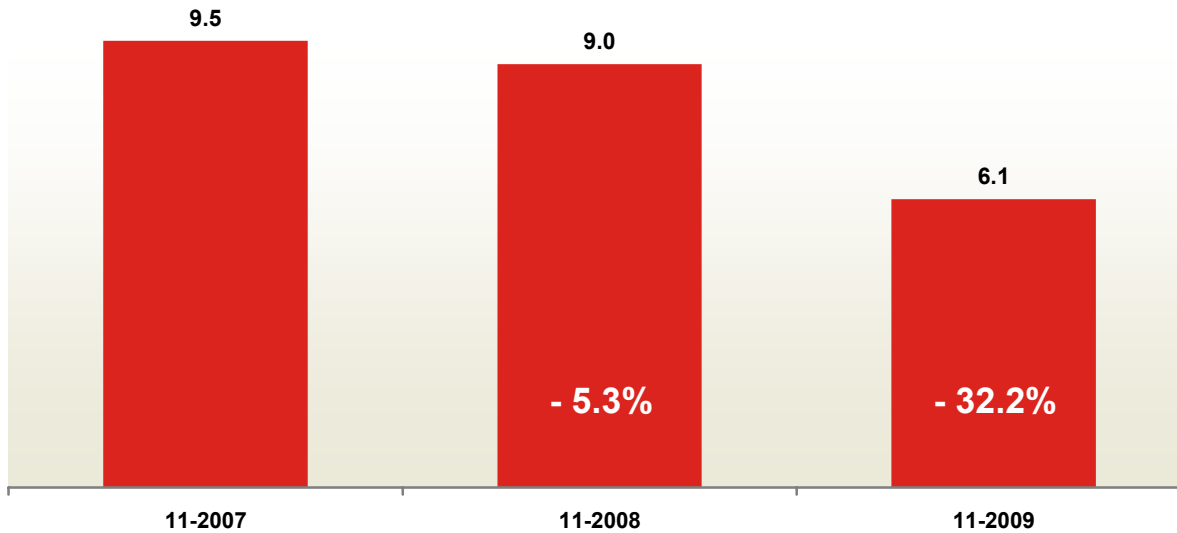
Month	Current Year	One Year Previous	One Year Change
12-2008	180	141	+ 27.7%
1-2009	192	141	+ 36.2%
2-2009	202	149	+ 35.6%
3-2009	206	157	+ 31.2%
4-2009	218	155	+ 40.6%
5-2009	219	151	+ 45.0%
6-2009	199	149	+ 33.6%
7-2009	192	148	+ 29.7%
8-2009	195	144	+ 35.4%
9-2009	195	151	+ 29.1%
10-2009	201	159	+ 26.4%
11-2009	202	161	+ 25.5%
12-Month Avg:	200	151	+ 32.9%

Two Year Picture: Housing Affordability Index



Months Supply of Inventory

November 2009 — 6.1 Months



Month	Current Year	One Year Previous	One Year Change
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%
11-2009	6.1	9.0	- 32.2%
12-Month Avg:	7.4	9.6	- 23.1%

Two Year Picture: Months Supply of Inventory

