

# Weekly Market Activity Report



MINNEAPOLIS AREA Association  
of REALTORS®

Week of December 14, 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

The post-Thanksgiving bump is in effect for the Twin Cities housing market. The week ending December 5 saw pending sales swing upward from the previous week by 152 to settle at 551. This is 7.7 percent less than last year at this time, marking the third week of the last four to post pending sales numbers lower than a year ago. The aftermath of the tax credit's initial expiration date is combining with the typical holiday slowdown to bring sales down.

Two other important metrics:

Months Supply of Inventory – At 5.7, this is the lowest MSI in more than two years and a full 32.9 percent below last year. This bodes well for sellers in general, but the higher price ranges are still buyer's markets.

Housing Affordability Index – At 207 and improving, this is welcome news. This means that the average family income in the Twin Cities region is 207 percent of what it takes to qualify to purchase the median priced home.

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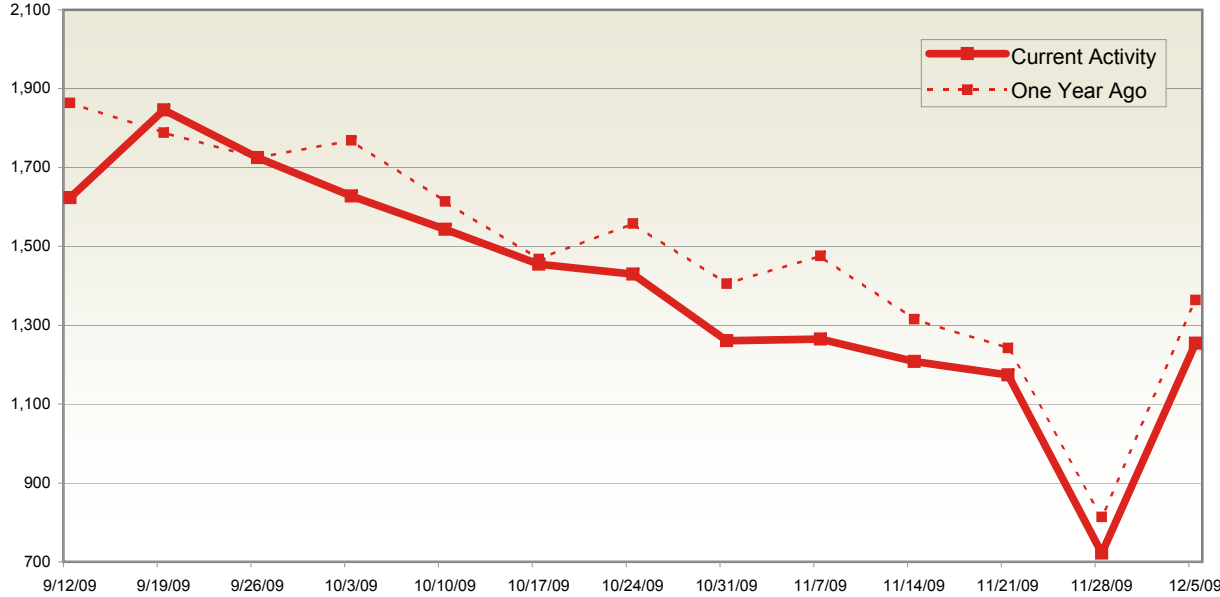
# New Listings

As of December 14, 2009

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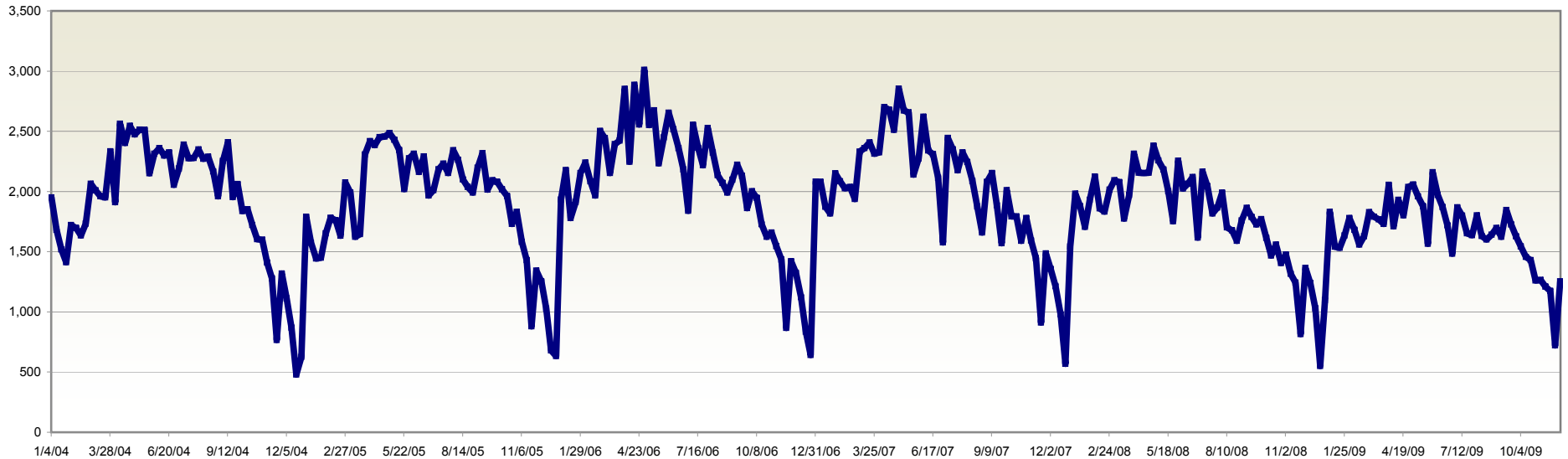


## Last Three Months Weekly New Listings



For the week ending:	Current Activity	One Year Ago	One Year Change
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%
11/21/2009	1,174	1,242	- 5.5%
11/28/2009	722	814	- 11.3%
12/5/2009	1,254	1,364	- 8.1%
<b>3-Month Total:</b>	<b>18,135</b>	<b>19,402</b>	<b>- 6.5%</b>

## Historical New Listings



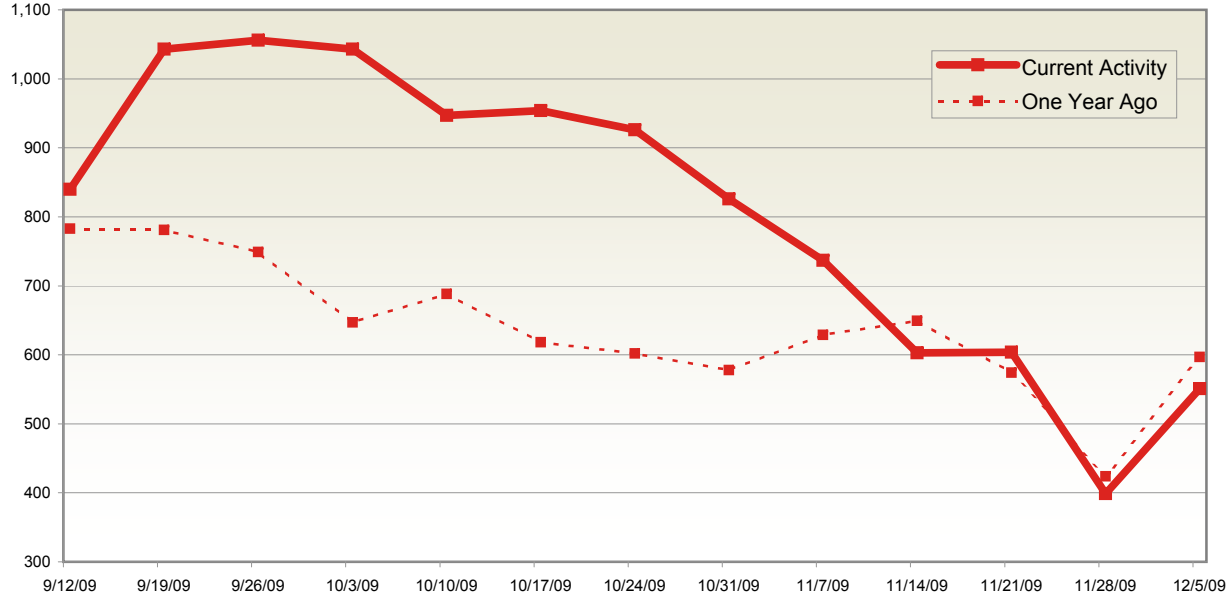
# Pending Sales

As of December 14, 2009

Weekly Market Activity Report 



## Last Three Months Weekly Pending Sales



For the week ending:	Current Activity	One Year Ago	One Year Change
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%
11/21/2009	604	574	+ 5.2%
11/28/2009	399	424	- 5.9%
12/5/2009	551	597	- 7.7%
<b>3-Month Total:</b>	<b>10,529</b>	<b>8,319</b>	<b>+ 26.6%</b>

## Historical Pending Sales



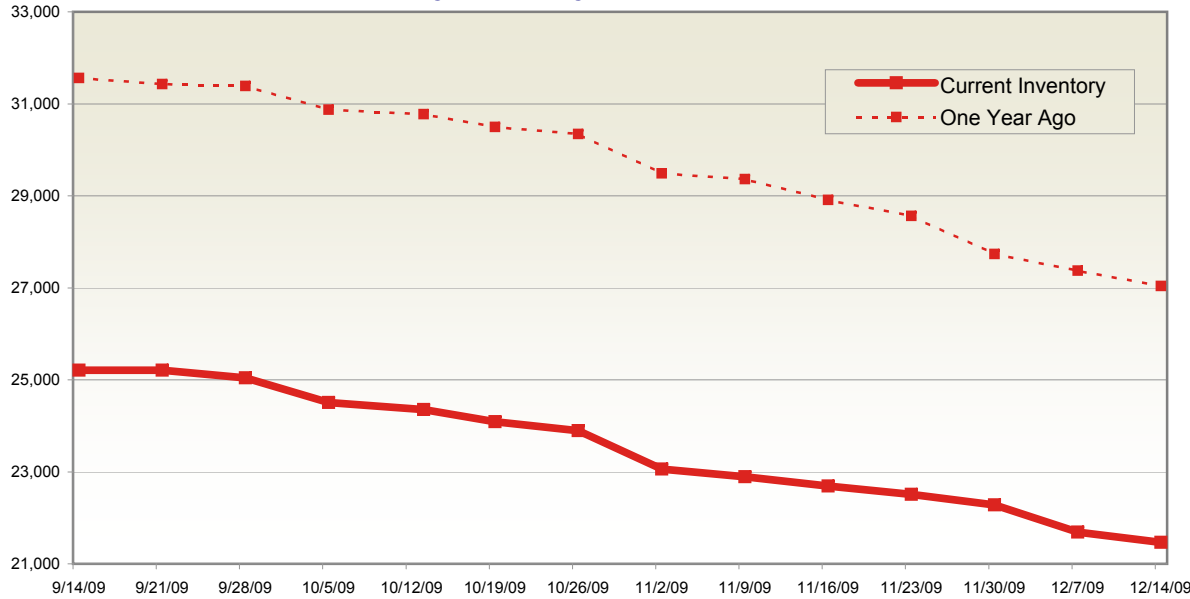
# Active Listings for Sale

As of December 14, 2009

Weekly Market Activity Report 

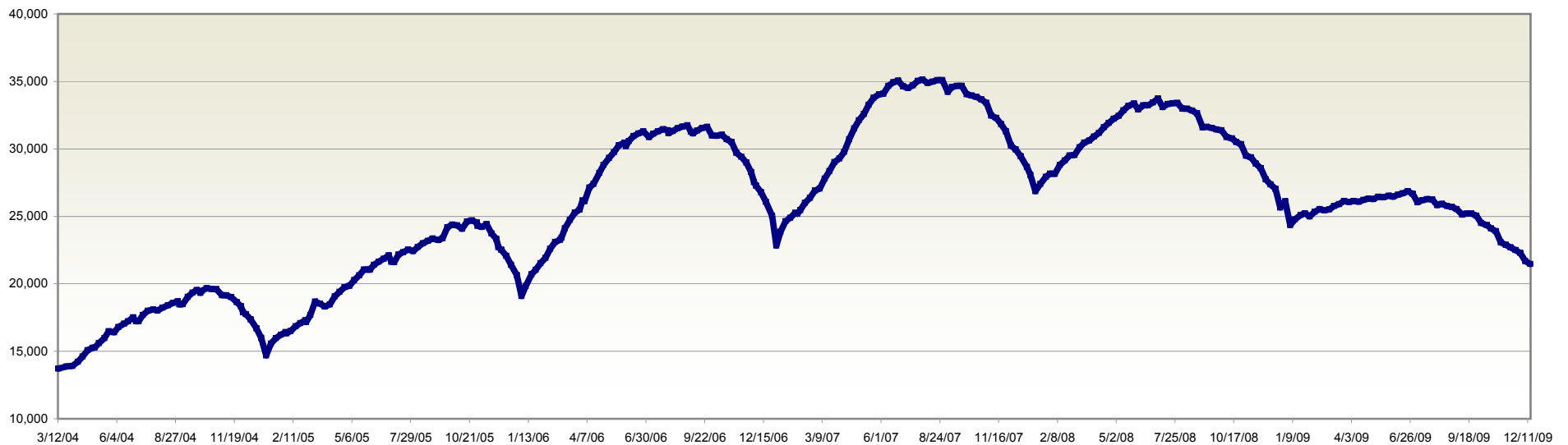


## Last Three Months Weekly Inventory for Sale



Inventory as of:	Current Inventory	One Year Ago	One Year Change
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%
11/30/2009	22,282	27,733	- 19.7%
12/7/2009	21,688	27,374	- 20.8%
12/14/2009	21,467	27,035	- 20.6%
<b>Total</b>	<b>23,360</b>	<b>29,521</b>	<b>- 20.9%</b>

## Historical Weekly Inventory for Sale



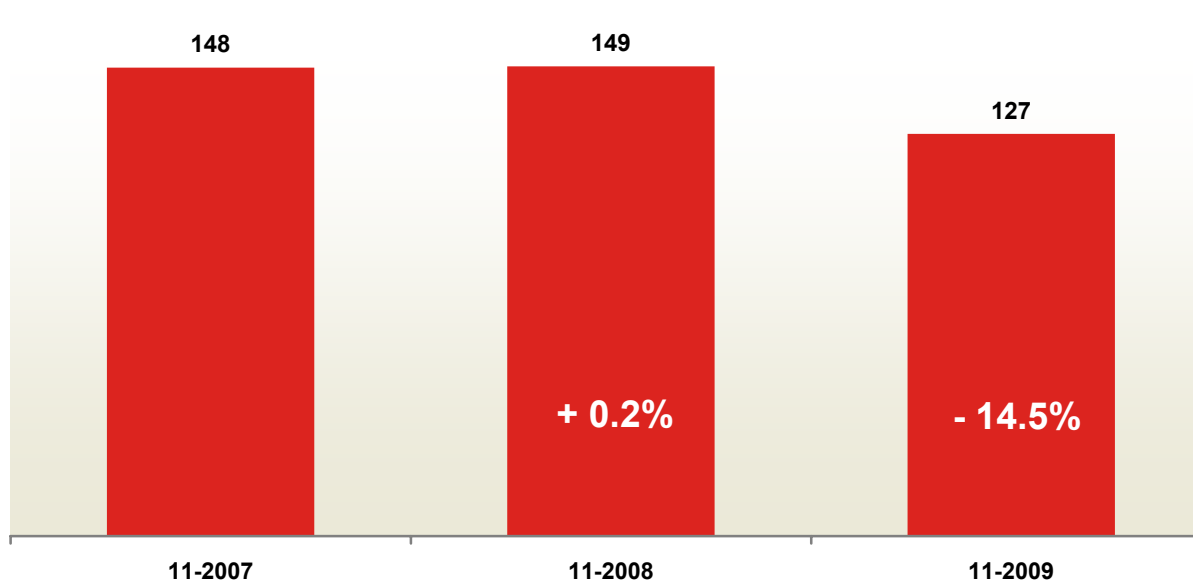
# Days on Market Until Sale

November 2009 — 127

Weekly Market  
Activity Report

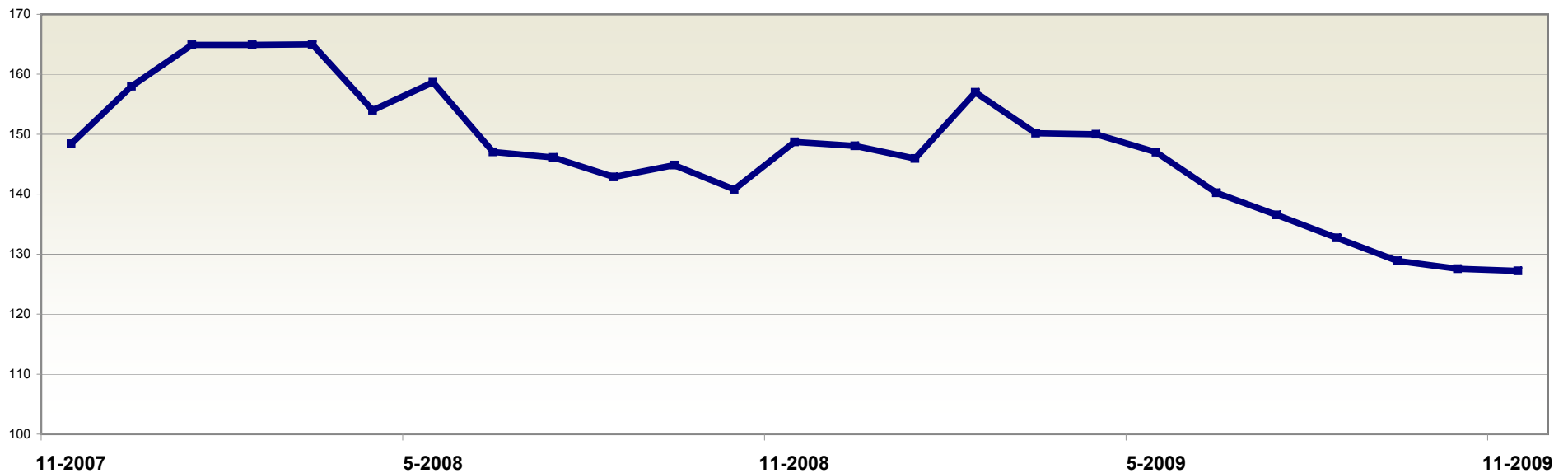


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Month	Current Year	One Year Previous	One Year Change
12-2008	148	158	- 6.3%
1-2009	146	165	- 11.5%
2-2009	157	165	- 4.8%
3-2009	150	165	- 9.0%
4-2009	150	154	- 2.6%
5-2009	147	159	- 7.3%
6-2009	140	147	- 4.6%
7-2009	137	146	- 6.6%
8-2009	133	143	- 7.1%
9-2009	129	145	- 11.0%
10-2009	128	141	- 9.4%
11-2009	127	149	- 14.5%
<b>12-Month Avg:</b>	<b>141</b>	<b>153</b>	<b>- 7.9%</b>

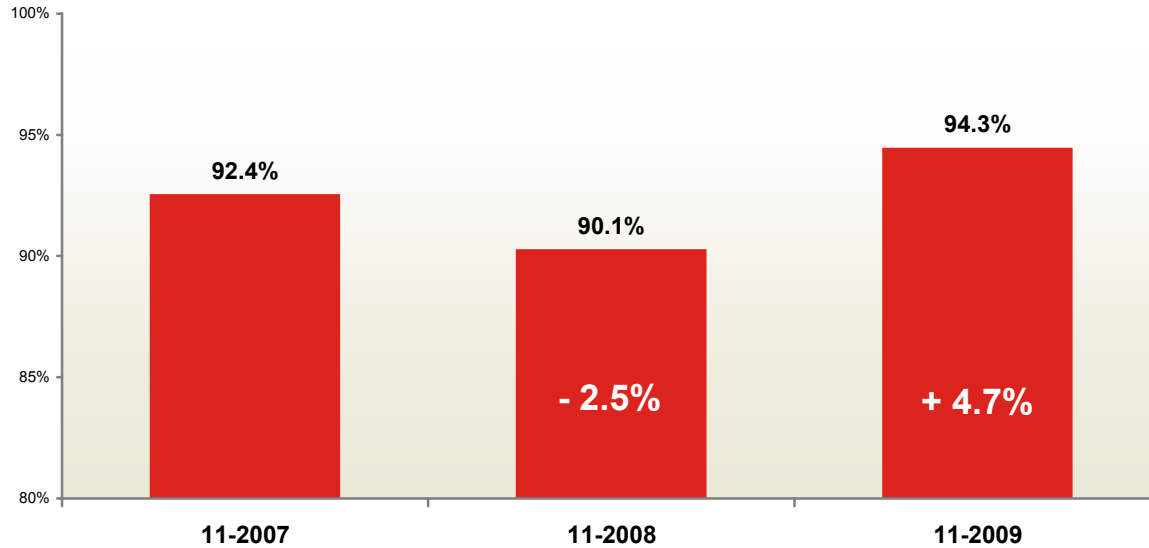
## Two Year Picture: Days on Market Until Sale



# Percent of Original List Price Received at Sale

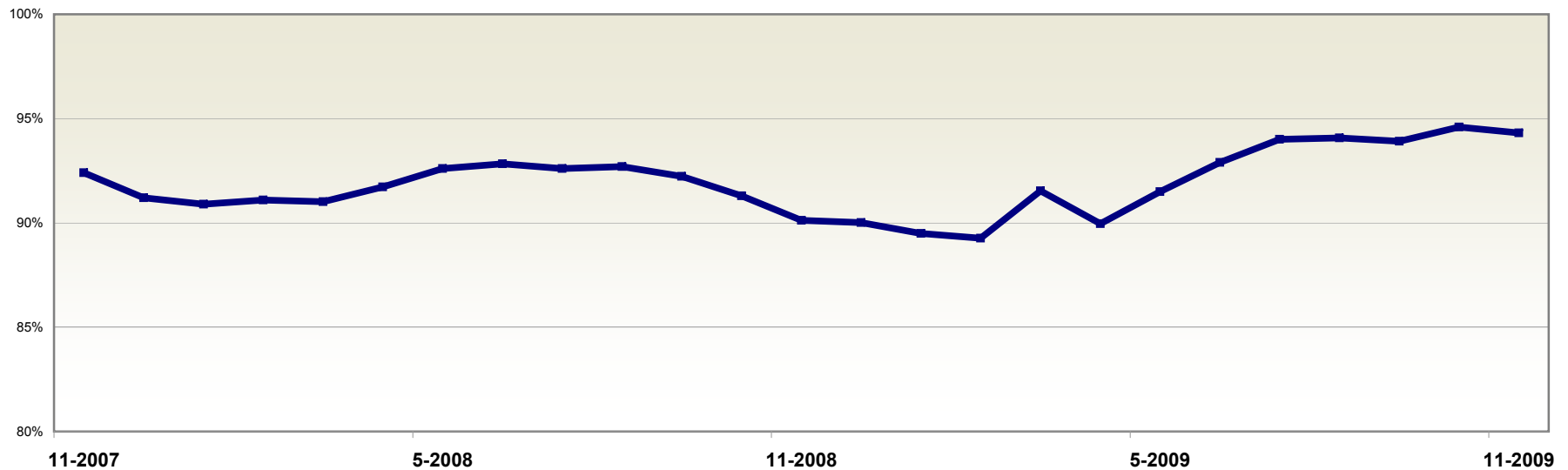
November 2009 — 94.3%

Weekly Market Activity Report 



Month	Current Year	One Year Previous	One Year Change
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%
11-2009	94.3%	90.1%	+ 4.7%
<b>12-Month Avg:</b>	<b>92.1%</b>	<b>91.7%</b>	<b>+ 0.5%</b>

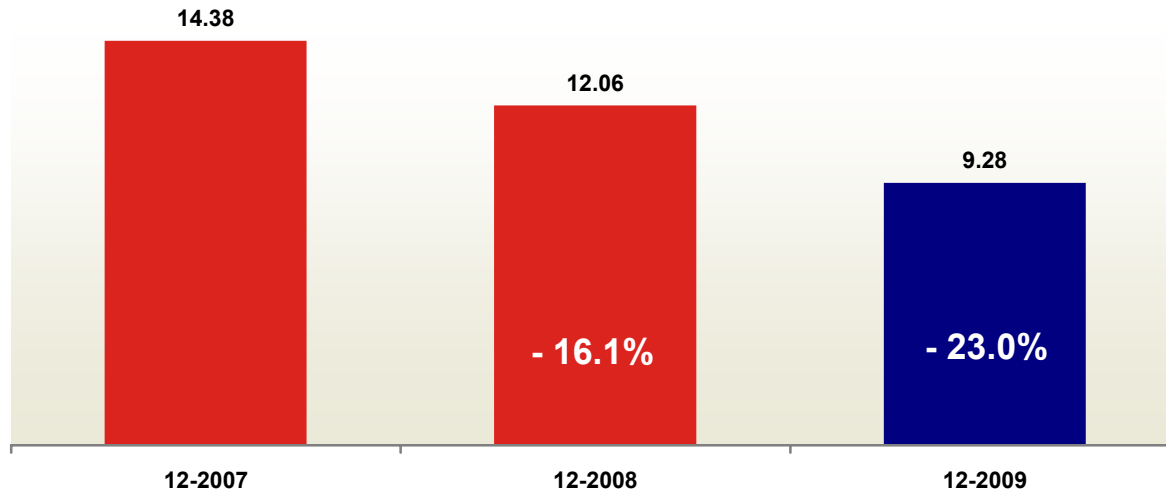
## Two Year Picture: Percent of Original List Price Received at Sale



# Supply Demand Ratio

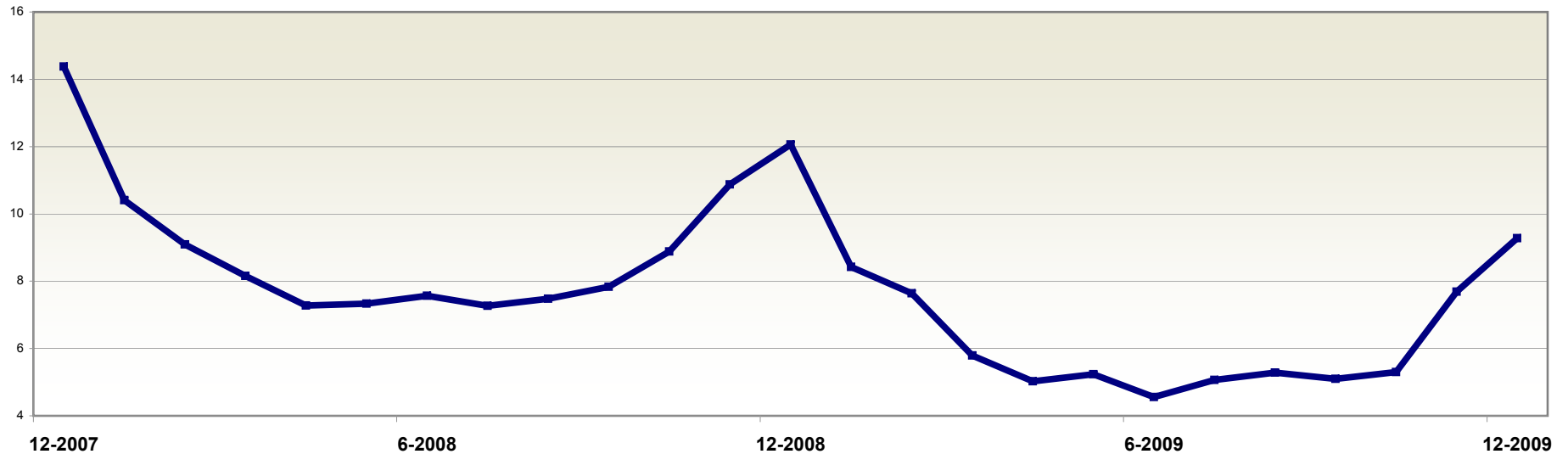
December 2009 — 9.28 Houses Per Buyer

■ Actual  
■ Projected



Month	Current Year	One Year Previous	One Year Change
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	4.55	7.57	-39.9%
7-2009	5.06	7.27	-30.3%
8-2009	5.28	7.48	-29.4%
9-2009	5.10	7.83	-34.9%
10-2009	5.30	8.88	-40.3%
11-2009	7.69	10.88	-29.3%
12-2009	9.28	12.06	-23.0%
<b>12-Month Avg:</b>	<b>6.20</b>	<b>8.69</b>	<b>-28.7%</b>

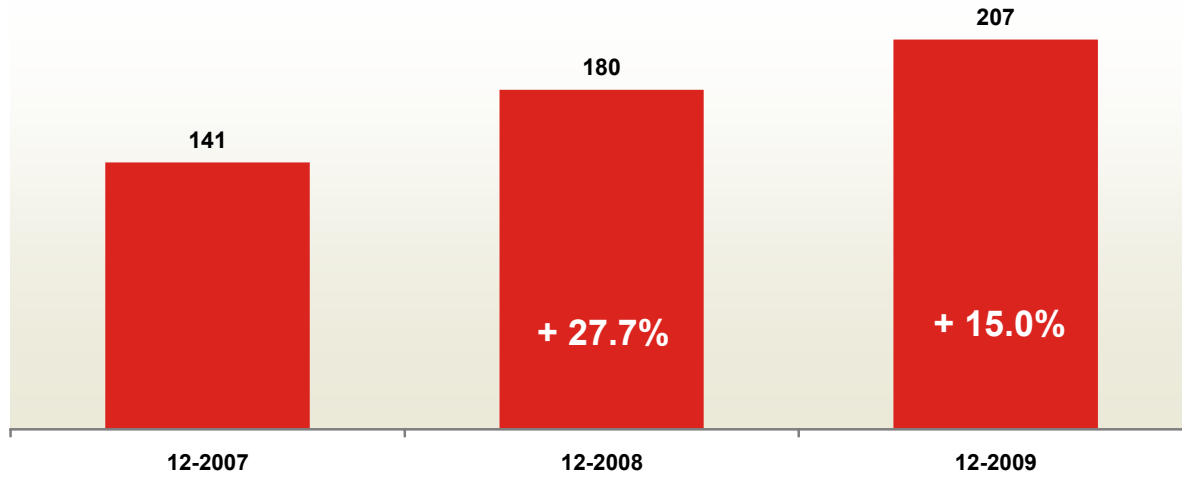
## Two Year Picture: Supply-Demand Ratio



# Housing Affordability Index

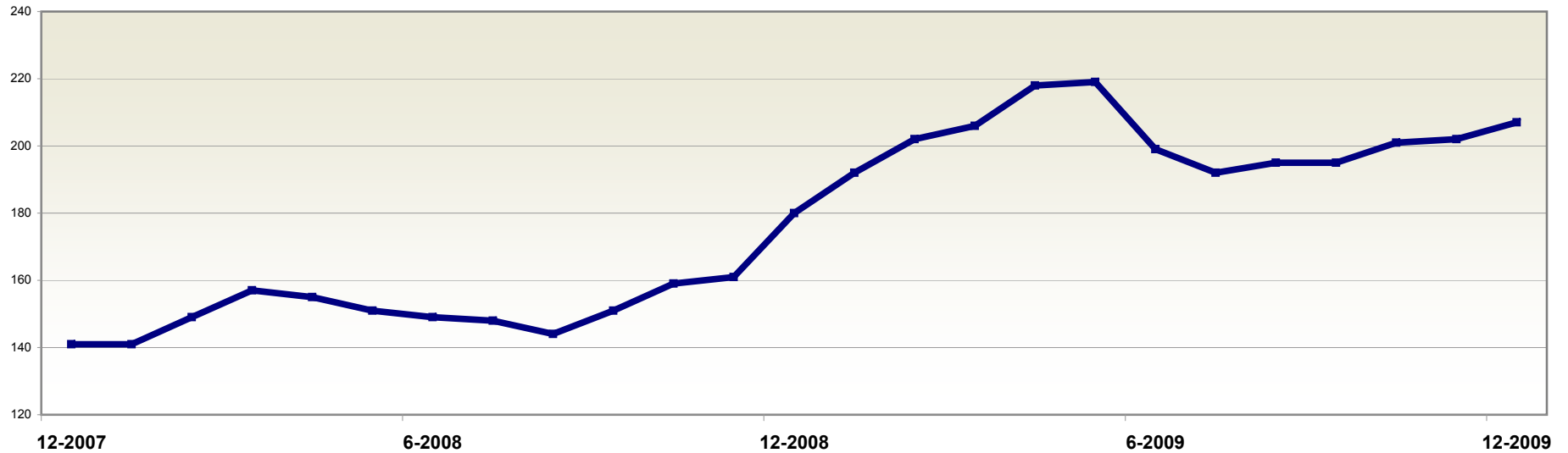
December 2009 — 207

Weekly Market Activity Report 



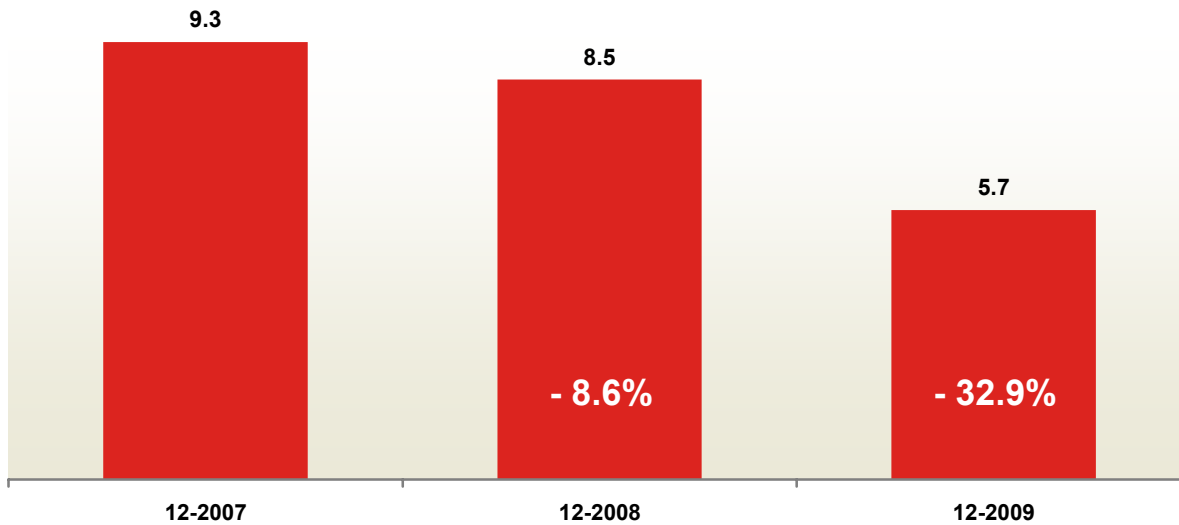
Month	Current Year	One Year Previous	One Year Change
1-2009	192	141	+ 36.2%
2-2009	202	149	+ 35.6%
3-2009	206	157	+ 31.2%
4-2009	218	155	+ 40.6%
5-2009	219	151	+ 45.0%
6-2009	199	149	+ 33.6%
7-2009	192	148	+ 29.7%
8-2009	195	144	+ 35.4%
9-2009	195	151	+ 29.1%
10-2009	201	159	+ 26.4%
11-2009	202	161	+ 25.5%
12-2009	207	180	+ 15.0%
<b>12-Month Avg:</b>	<b>202</b>	<b>154</b>	<b>+ 31.6%</b>

## Two Year Picture: Housing Affordability Index



# Months Supply of Inventory

December 2009 — 5.7 Months



Month	Current Year	One Year Previous	One Year Change
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%
12-2009	5.7	8.5	- 32.9%
<b>12-Month Avg:</b>	<b>7.2</b>	<b>9.6</b>	<b>- 25.0%</b>

Two Year Picture: Months Supply of Inventory

