

# Weekly Market Activity Report



MINNEAPOLIS AREA Association  
of REALTORS®

Week of February 8, 2010

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

As winter continues its streak of cold and snow, sales activity in the Twin Cities housing market is moving along at a pace you'd expect for the season and at about the same pace as a year ago. Pending sales for the week ending January 30 came in at 650, down very slightly from the mark of 673 seen during the same week last year. Over the last three months, there have been 7,038 signed purchase agreements, up a sliver-sized 0.7 percent from a year ago.

Despite the tax credit being made available to current homeowners, new listing activity has yet to show any noticeable jump. The 1,584 new listings for the most recent reporting week represent a dip of 3.1 percent from a year ago. Total inventory of available homes is still down from last year by 16.5 percent.

In related news, Days on Market Until Sale is still dropping while the Percent of Original List Price Received at Sale is still growing. While that's good news on both fronts for home sellers in general, different price points and neighborhoods are experiencing dramatically different market conditions.

### Contents

<b>New Listings</b>	.....	<b>2</b>
<b>Pending Sales</b>	.....	<b>3</b>
<b>Active Listings</b>	.....	<b>4</b>
<b>Days on Market Until Sale</b>	.....	<b>5</b>
<b>Percent of Original List Price Received at Sale</b>	.....	<b>6</b>
<b>Supply-Demand Ratio</b>	.....	<b>7</b>
<b>Housing Affordability Index</b>	.....	<b>8</b>
<b>Months Supply of Inventory</b>	.....	<b>9</b>

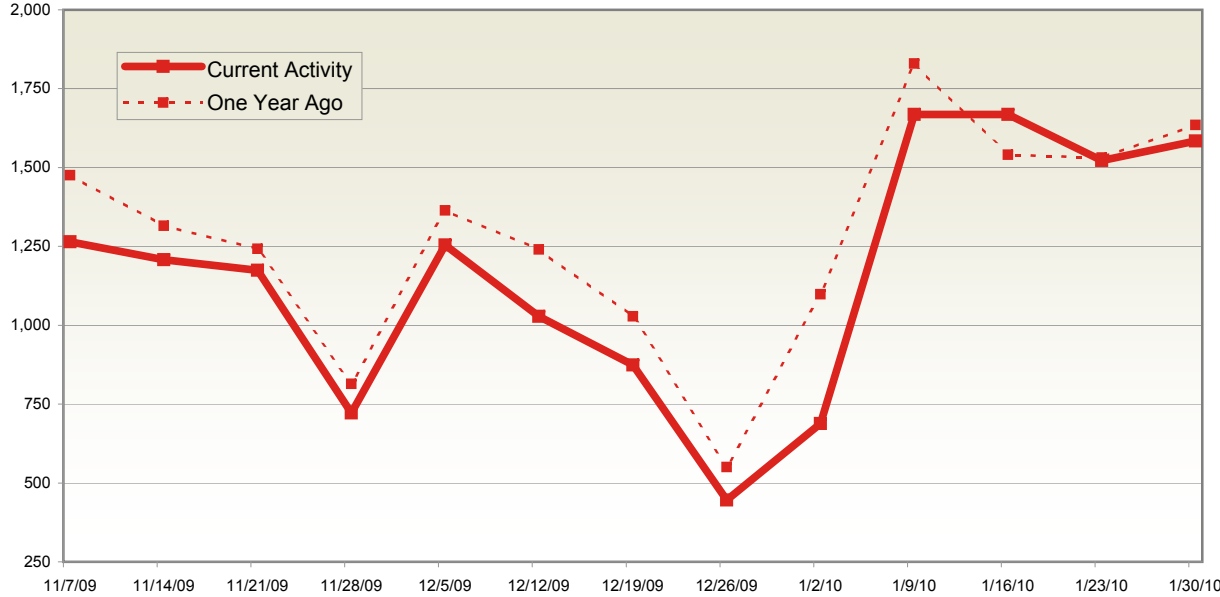
# New Listings

As of February 8, 2010

Weekly Market Activity Report 

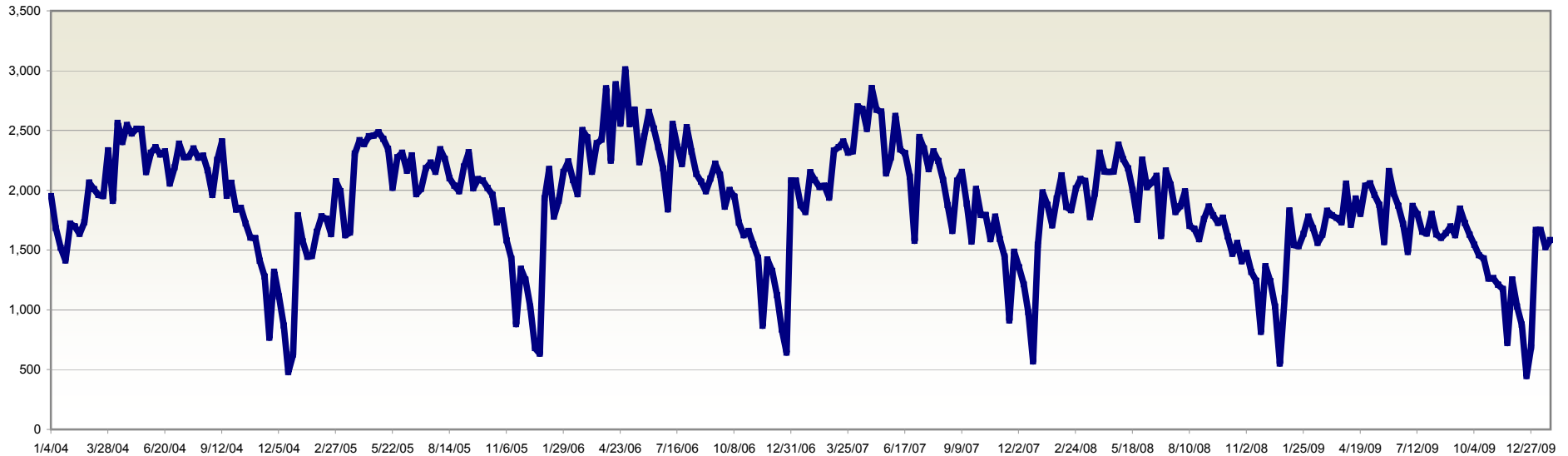


## Last Three Months Weekly New Listings



For the week ending:	Current Activity	One Year Ago	One Year Change
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%
12/12/2009	1,028	1,240	- 17.1%
12/19/2009	874	1,028	- 15.0%
12/26/2009	446	550	- 18.9%
1/2/2010	688	1,098	- 37.3%
1/9/2010	1,668	1,830	- 8.9%
1/16/2010	1,668	1,540	+ 8.3%
1/23/2010	1,522	1,531	- 0.6%
1/30/2010	1,584	1,635	- 3.1%
<b>3-Month Total:</b>	<b>15,101</b>	<b>16,663</b>	<b>- 9.4%</b>

## Historical New Listings



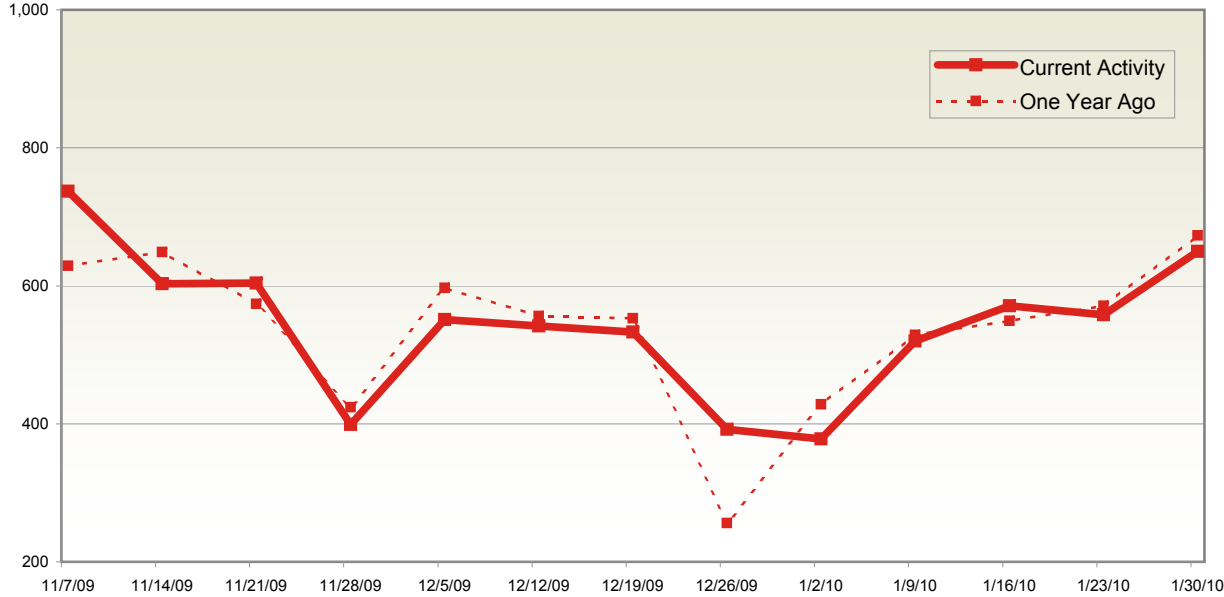
# Pending Sales

As of February 8, 2010

Weekly Market Activity Report 



## Last Three Months Weekly Pending Sales



For the week ending:	Current Activity	One Year Ago	One Year Change
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%
12/12/2009	542	556	- 2.5%
12/19/2009	533	553	- 3.6%
12/26/2009	392	256	+ 53.1%
1/2/2010	378	428	- 11.7%
1/9/2010	520	529	- 1.7%
1/16/2010	571	549	+ 4.0%
1/23/2010	558	571	- 2.3%
1/30/2010	650	673	- 3.4%
<b>3-Month Total:</b>	<b>7,038</b>	<b>6,988</b>	<b>+ 0.7%</b>

## Historical Pending Sales



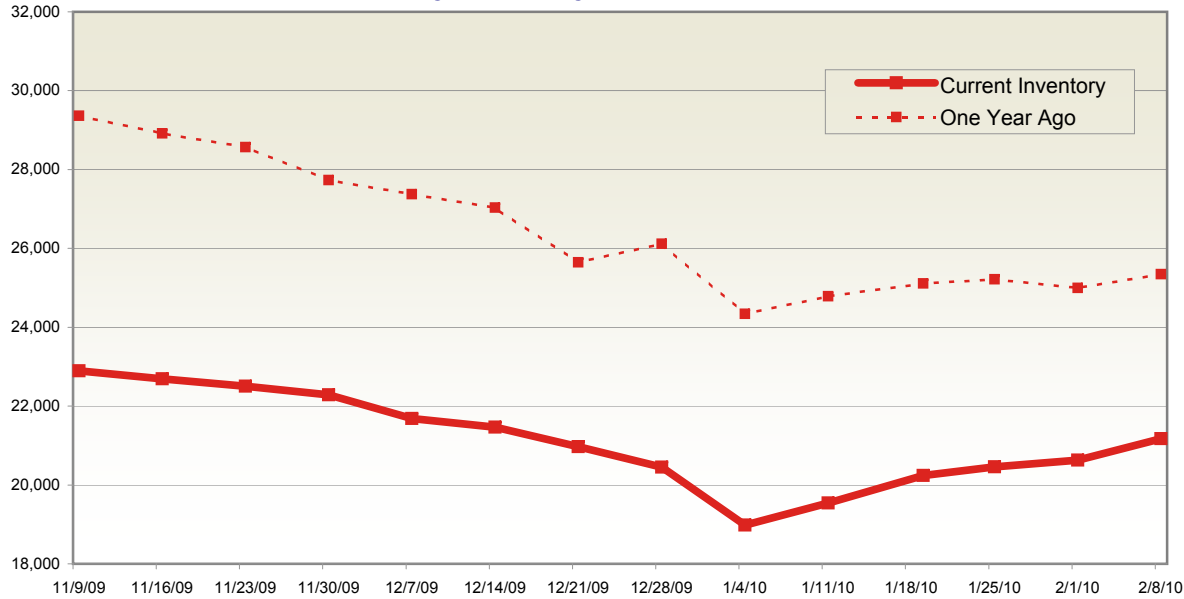
# Active Listings for Sale

As of February 8, 2010

Weekly Market Activity Report 

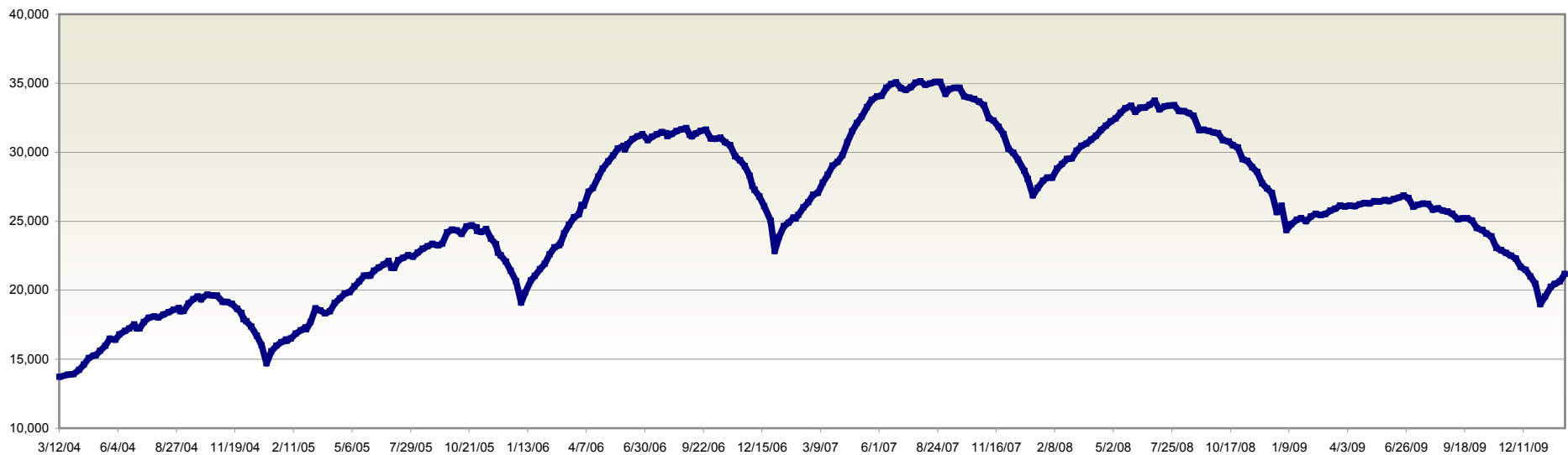


### Last Three Months Weekly Inventory for Sale



Inventory as of:	Current Inventory	One Year Ago	One Year Change
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%
12/21/2009	20,972	25,645	- 18.2%
12/28/2009	20,447	26,119	- 21.7%
1/4/2010	18,980	24,341	- 22.0%
1/11/2010	19,545	24,781	- 21.1%
1/19/2010	20,238	25,113	- 19.4%
1/25/2010	20,459	25,217	- 18.9%
2/1/2010	20,629	24,993	- 17.5%
2/8/2010	21,171	25,348	- 16.5%
<b>TOTAL</b>	<b>21,006</b>	<b>26,244</b>	<b>- 20.0%</b>

### Historical Weekly Inventory for Sale



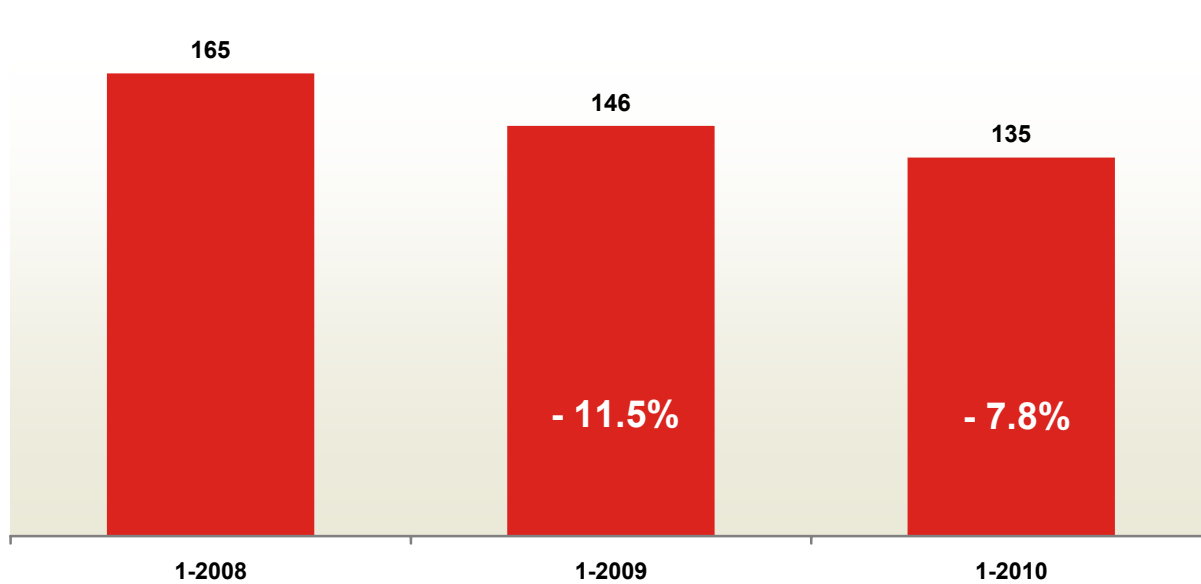
# Days on Market Until Sale

January 2010 — 135

Weekly Market  
Activity Report

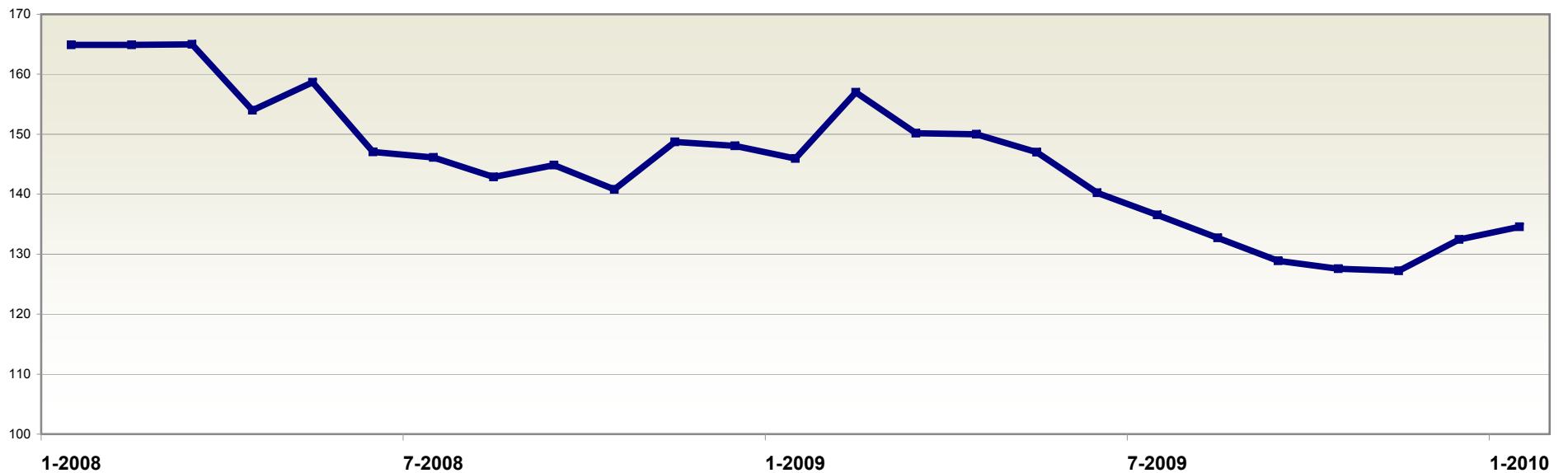


MINNEAPOLIS AREA Association  
of REALTORS®



Month	Current Year	One Year Previous	One Year Change
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%
12-2009	132	148	- 10.5%
1-2010	135	146	- 7.8%
<b>12-Month Avg:</b>	<b>139</b>	<b>151</b>	<b>- 7.9%</b>

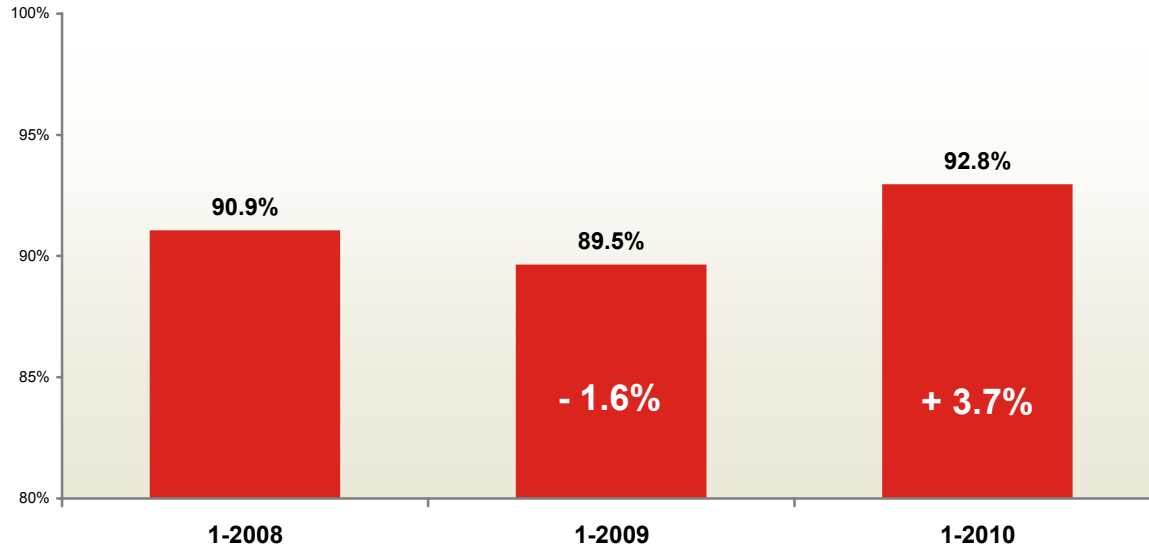
## Two Year Picture: Days on Market Until Sale



# Percent of Original List Price Received at Sale

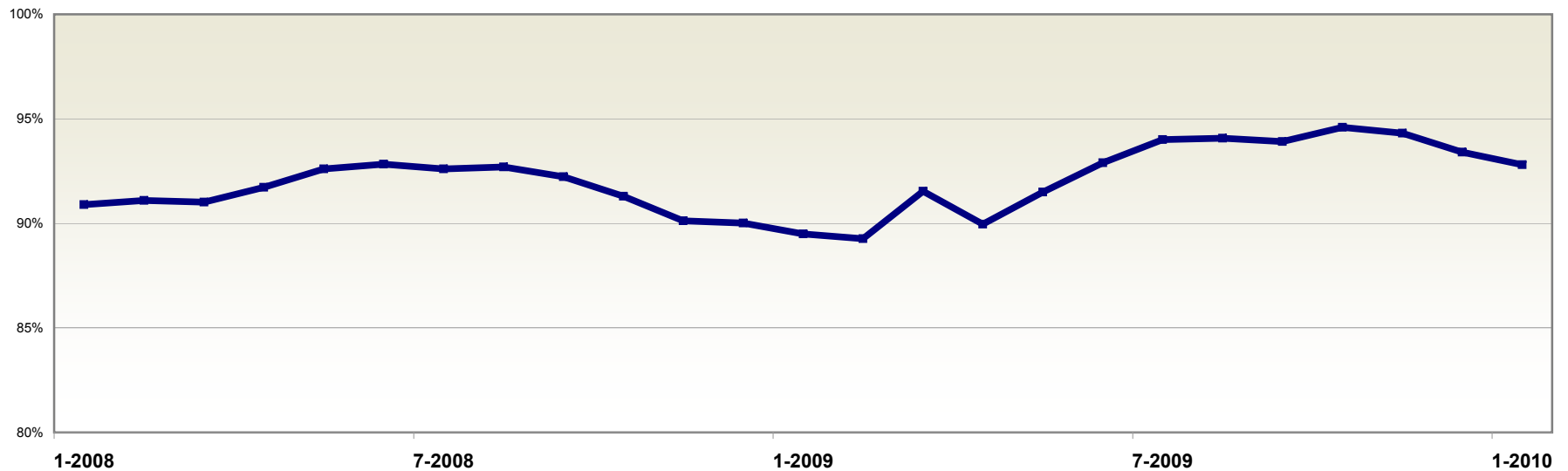
January 2010 — 92.8%

Weekly Market Activity Report 



Month	Current Year	One Year Previous	One Year Change
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%
12-2009	93.4%	90.0%	+ 3.8%
1-2010	92.8%	89.5%	+ 3.7%
<b>12-Month Avg:</b>	<b>92.7%</b>	<b>91.5%</b>	<b>+ 1.3%</b>

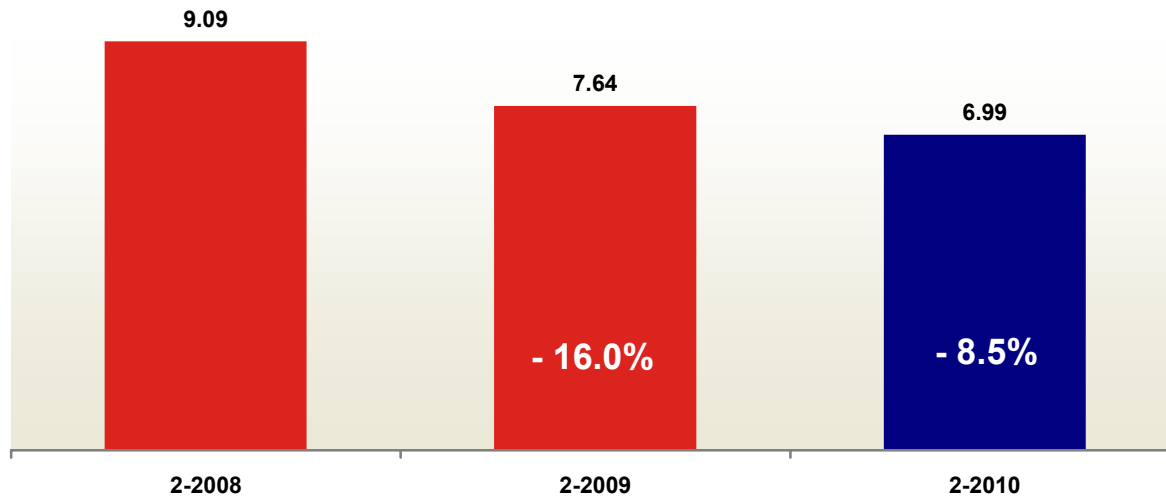
## Two Year Picture: Percent of Original List Price Received at Sale



# Supply Demand Ratio

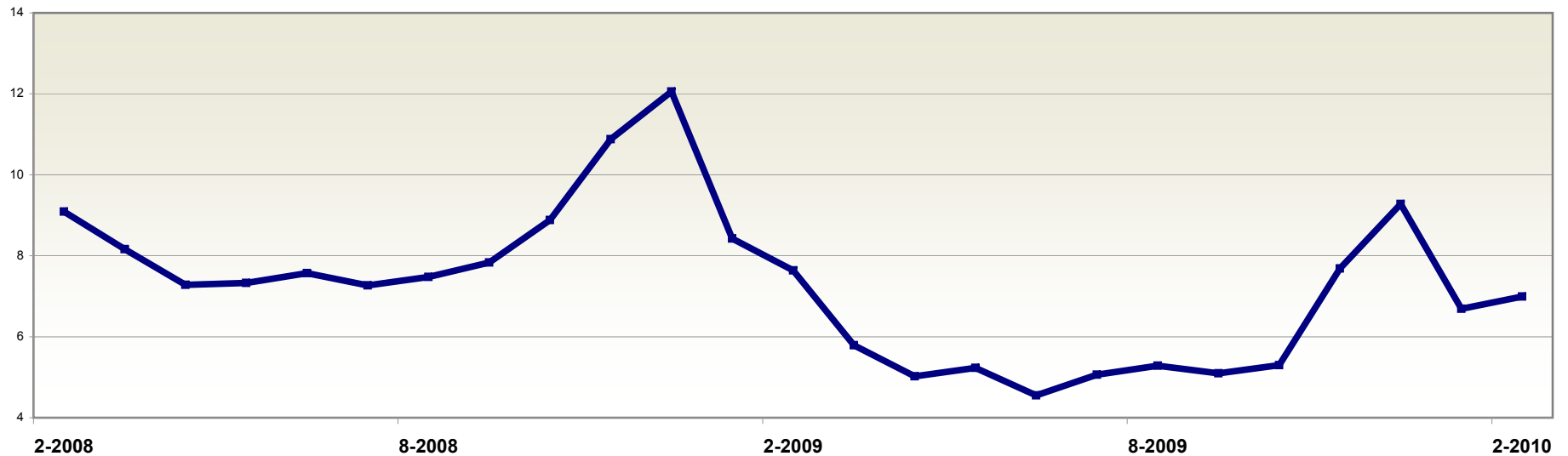
February 2010 — 6.99 Houses Per Buyer

Actual  
Projected



Month	Current Year	One Year Previous	One Year Change
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%
1-2010	6.69	8.43	-20.6%
2-2010	6.99	7.64	-8.5%
12-Month Avg:	6.00	8.40	-28.6%

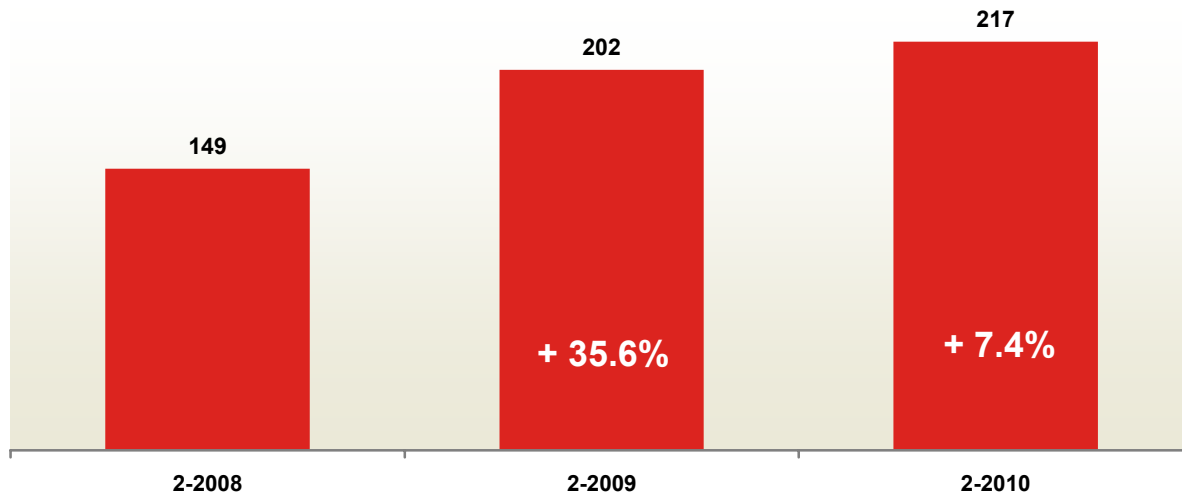
## Two Year Picture: Supply-Demand Ratio



# Housing Affordability Index

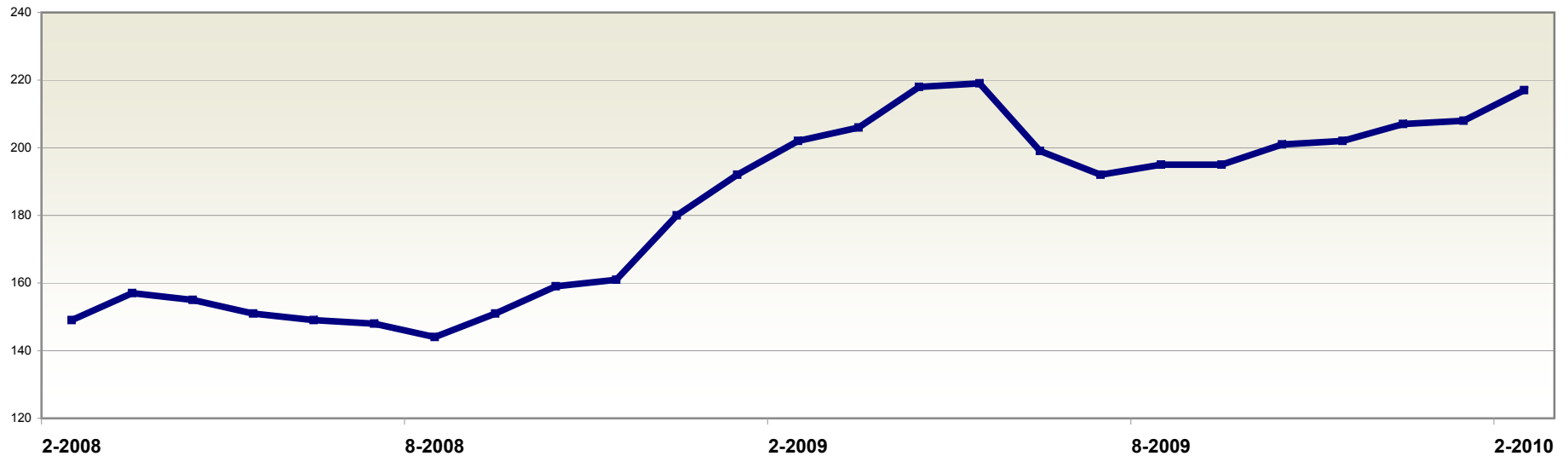
February 2010 — 217

Weekly Market Activity Report 



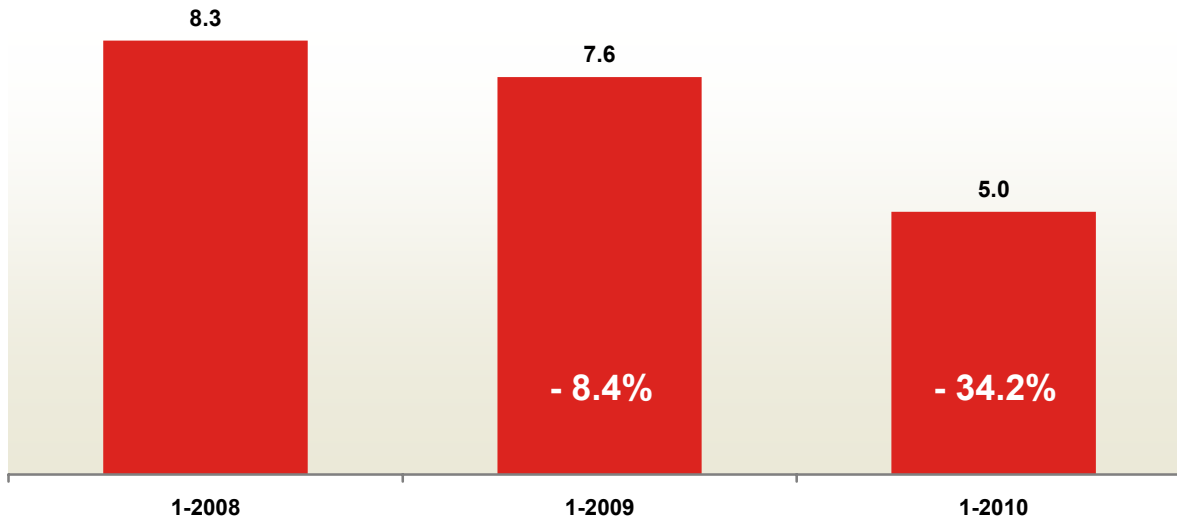
Month	Current Year	One Year Previous	One Year Change
3-2009	206	157	+ 31.2%
4-2009	218	155	+ 40.6%
5-2009	219	151	+ 45.0%
6-2009	199	149	+ 33.6%
7-2009	192	148	+ 29.7%
8-2009	195	144	+ 35.4%
9-2009	195	151	+ 29.1%
10-2009	201	159	+ 26.4%
11-2009	202	161	+ 25.5%
12-2009	207	180	+ 15.0%
1-2010	208	192	+ 8.3%
2-2010	217	202	+ 7.4%
<b>12-Month Avg:</b>	<b>205</b>	<b>162</b>	<b>+ 26.2%</b>

## Two Year Picture: Housing Affordability Index



# Months Supply of Inventory

January 2010 — 5.0 Months



Month	Current Year	One Year Previous	One Year Change
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%
1-2010	5.0	7.6	- 34.2%
<b>12-Month Avg:</b>	<b>6.9</b>	<b>9.5</b>	<b>- 26.9%</b>

## Two Year Picture: Months Supply of Inventory

