

Weekly Market Activity Report



MINNEAPOLIS AREA Association
of REALTORS®

Week of March 1, 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

Over the last three weeks, the number of new listings has grown at a stronger pace than we saw in 2009. For the week ending February 20, there were 1,833 new listings, an increase of 17.7 percent from a year ago. The recent uptick is likely a combination of the typical spring increase in activity coupled with the effects of the \$6,500 tax credit available to move-up buyers. Consumers who have lived in their current residence for 5 of the last 8 years are eligible to receive the credit when they purchase a home before April 30.

Also for the week ending February 20, pending sales made a 9.9 percent year-over-year jump after staying even with last year for several consecutive weeks.

The Supply-Demand Ratio for March is 5.39, which means there are 5.39 homes available for each buyer. That's 6.9 percent below last year's number and is another indication of dwindling supply.

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

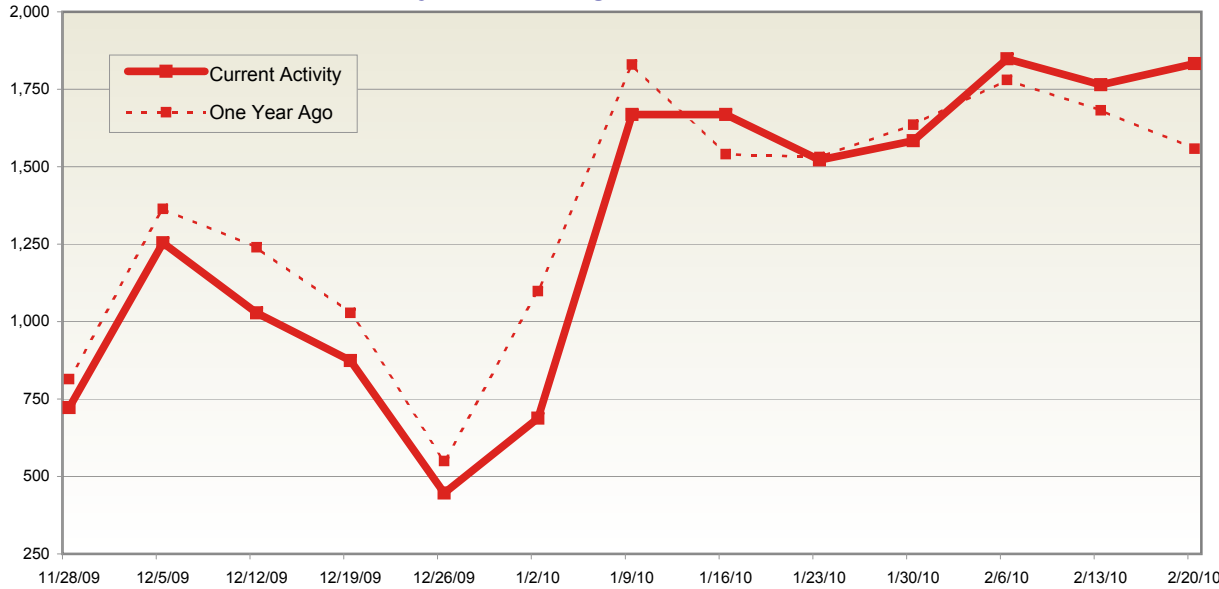
New Listings

As of March 1, 2010

Weekly Market Activity Report 

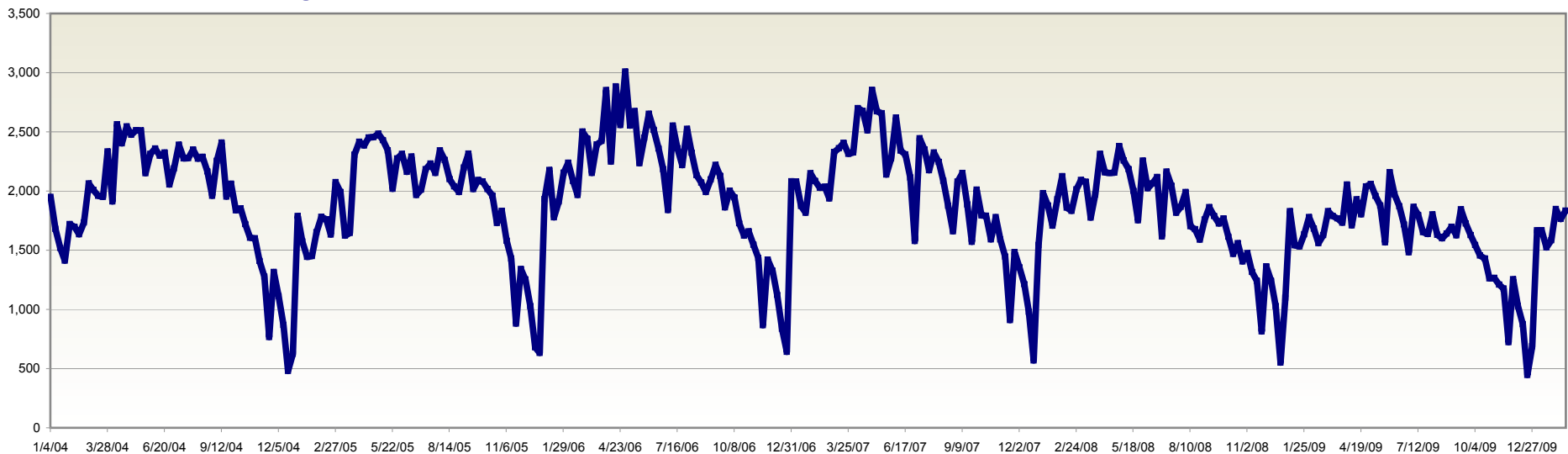


Last Three Months Weekly New Listings



For the week ending:	Current Activity	One Year Ago	One Year Change
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%
2/6/2010	1,848	1,780	+ 3.8%
2/13/2010	1,764	1,682	+ 4.9%
2/20/2010	1,833	1,558	+ 17.7%
3-Month Total:	16,899	17,650	- 4.3%

Historical New Listings



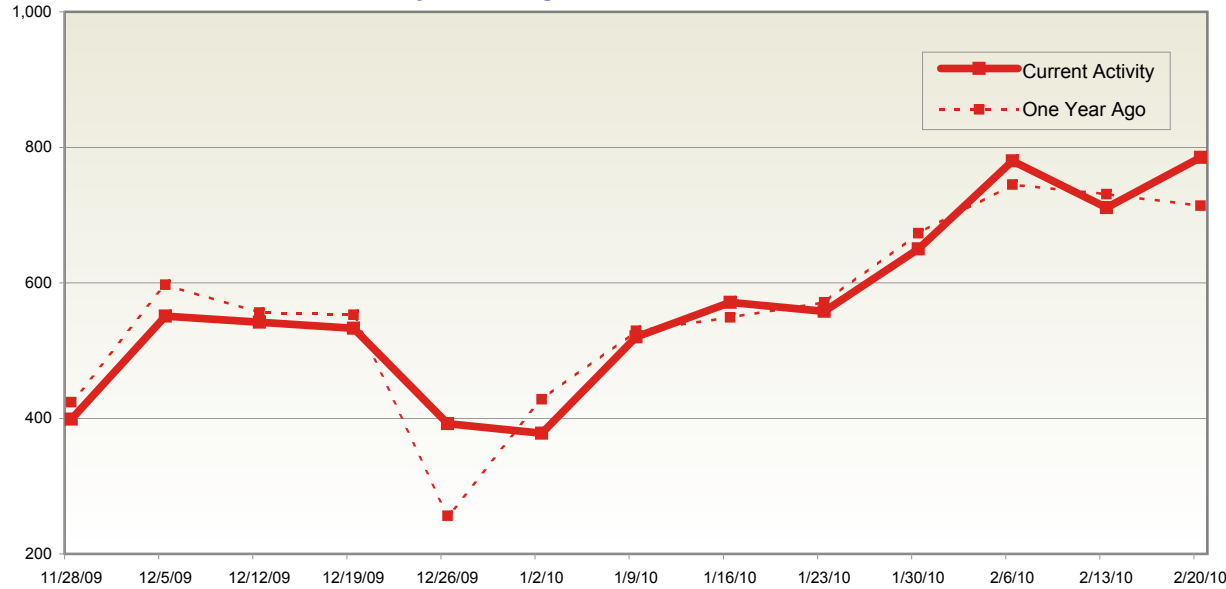
Pending Sales

As of March 1, 2010

Weekly Market Activity Report



Last Three Months Weekly Pending Sales



For the week ending:	Current Activity	One Year Ago	One Year Change
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%
2/6/2010	780	745	+ 4.7%
2/13/2010	711	731	- 2.7%
2/20/2010	785	714	+ 9.9%
3-Month Total:	7,370	7,326	+ 0.6%

Historical Pending Sales



Active Listings for Sale

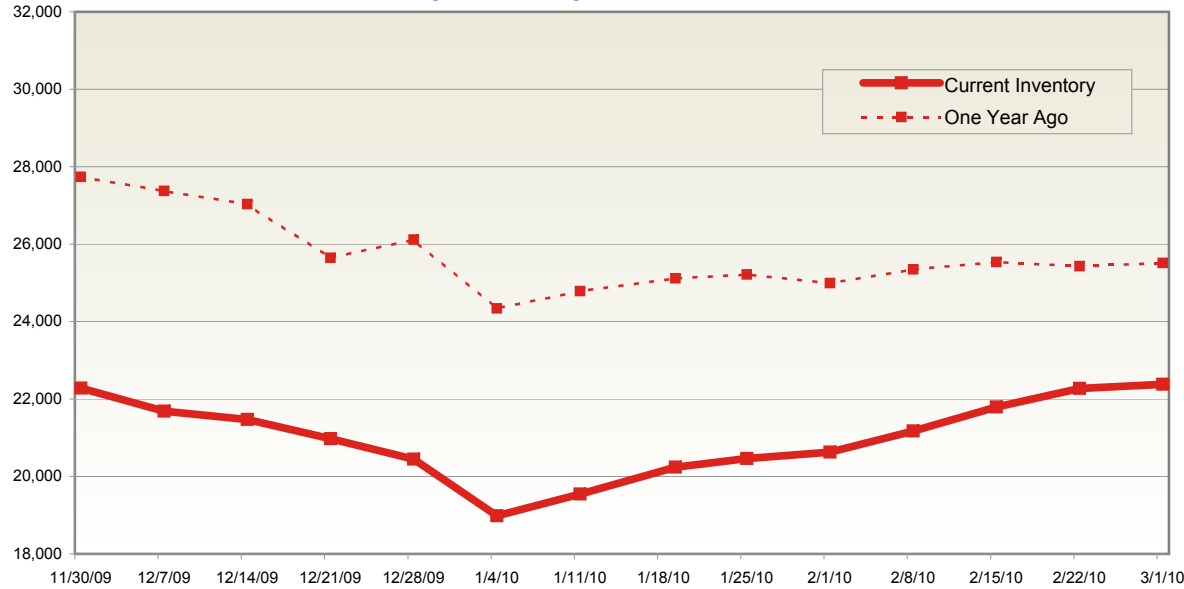
As of March 1, 2010

Weekly Market Activity Report



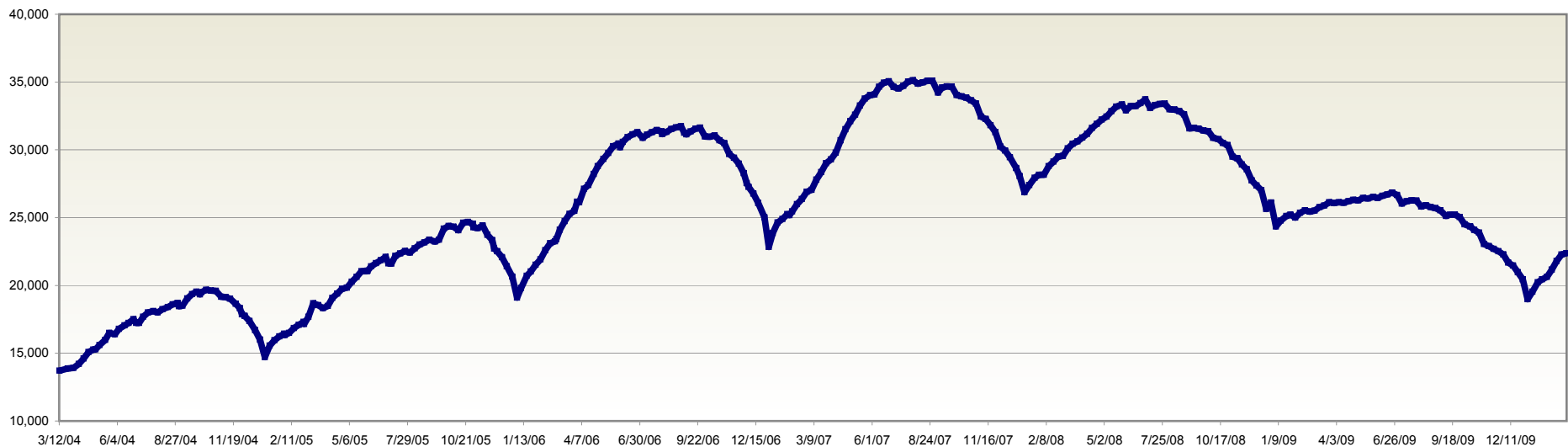
MINNEAPOLIS AREA Association of REALTORS®

Last Three Months Weekly Inventory for Sale



Inventory as of:	Current Inventory	One Year Ago	One Year Change
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%
2/15/2010	21,795	25,537	- 14.7%
2/22/2010	22,271	25,432	- 12.4%
3/1/2010	22,377	25,513	- 12.3%
20,926	25,573	- 18.2%	

Historical Weekly Inventory for Sale



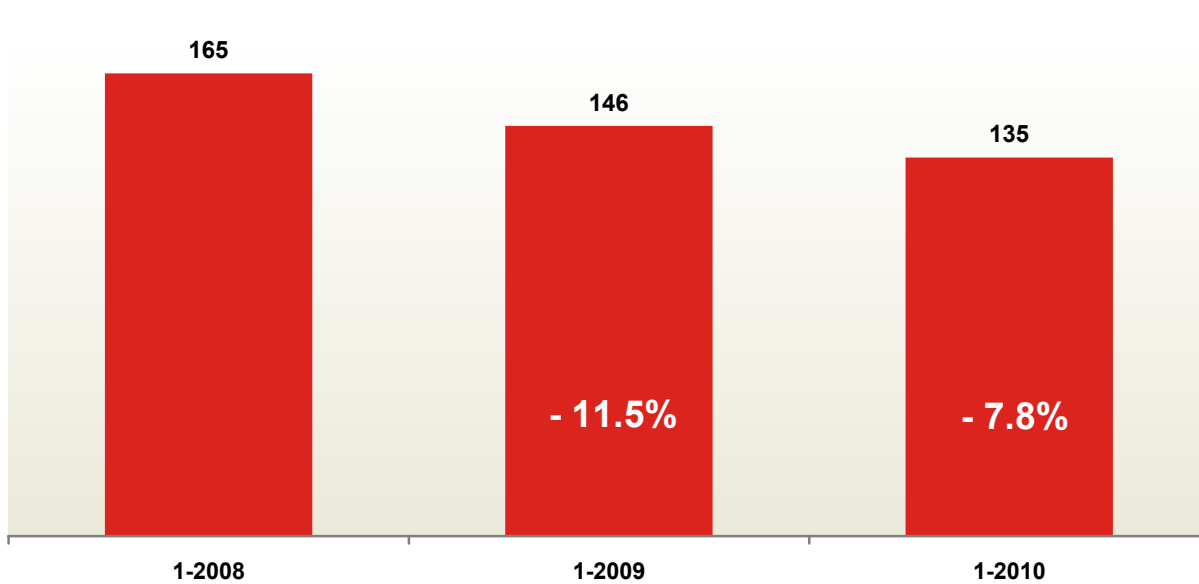
Days on Market Until Sale

January 2010 — 135

Weekly Market
Activity Report

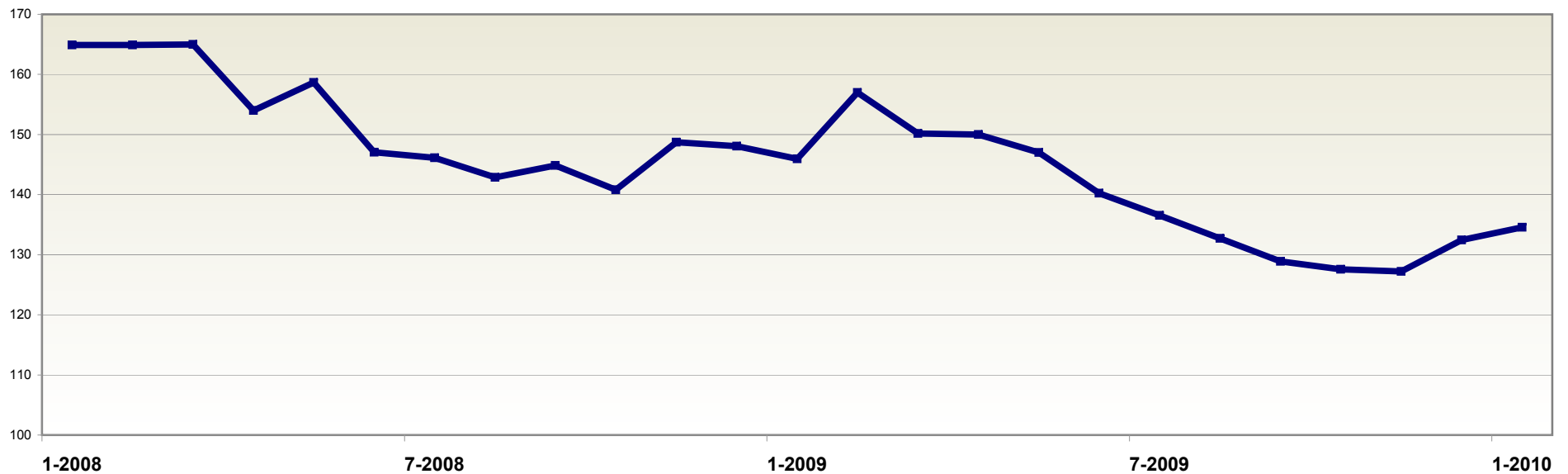


MINNEAPOLIS AREA Association
of REALTORS®



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%
12-Month Avg:	139	151	- 7.9%

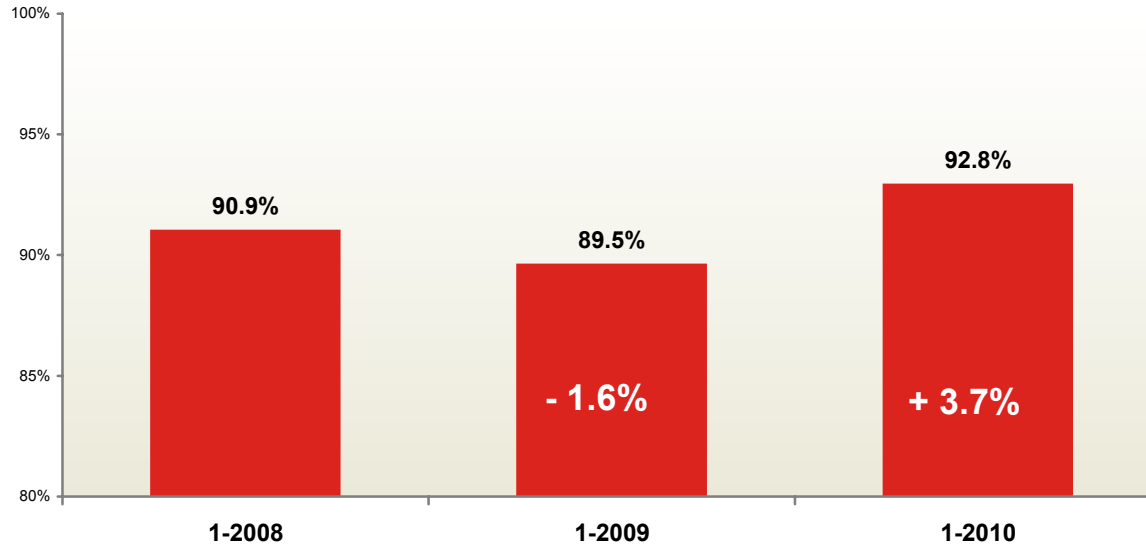
Two Year Picture: Days on Market Until Sale



Percent of Original List Price Received at Sale

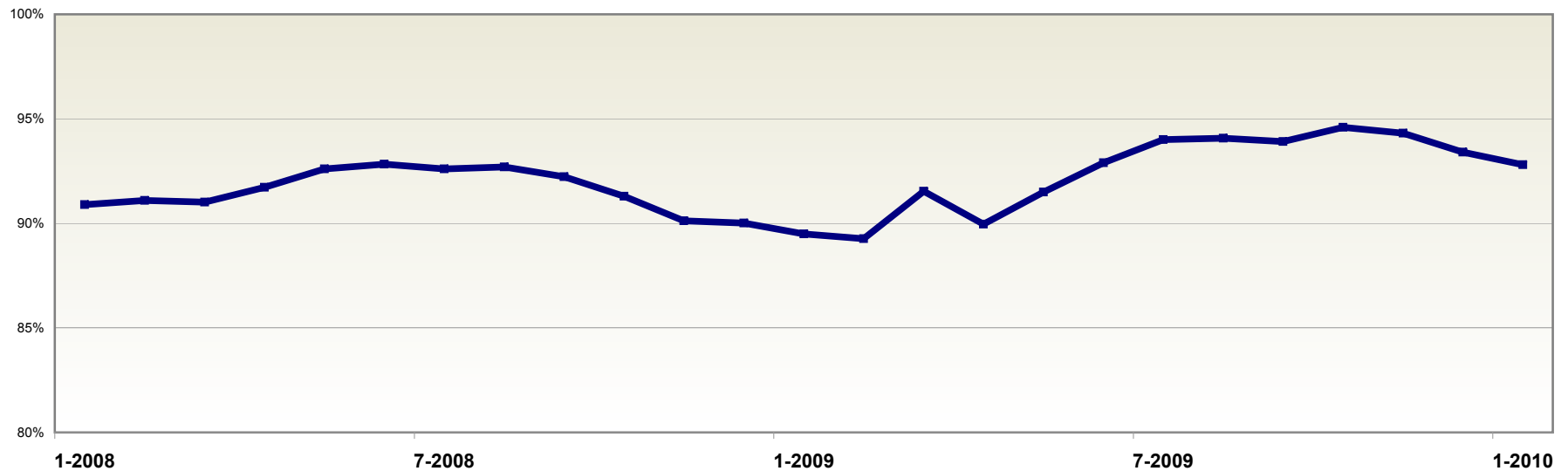
January 2010 — 92.8%

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%
12-Month Avg:	92.7%	91.5%	+ 1.3%

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



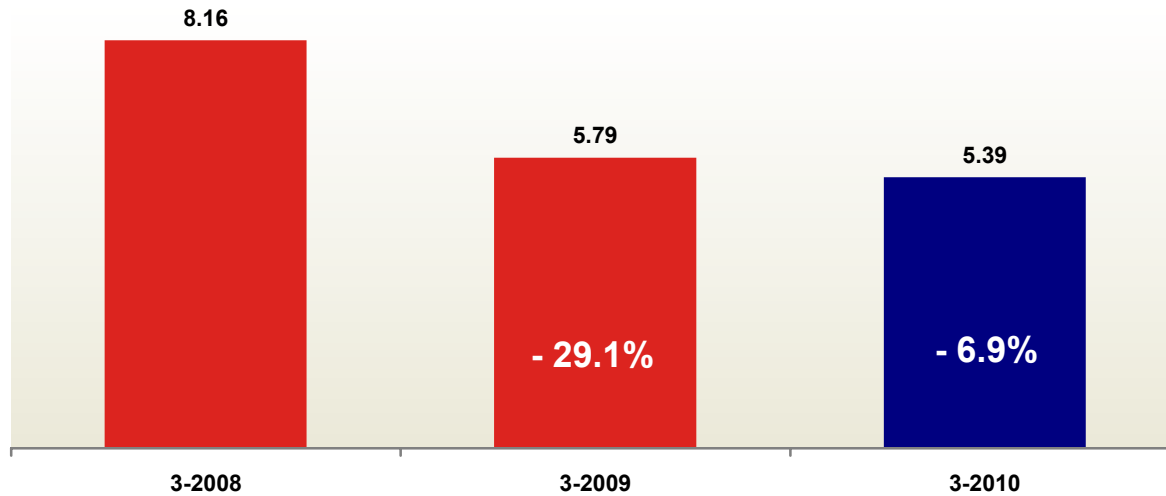
Supply Demand Ratio

March 2010 — 5.39 Houses Per Buyer

Weekly Market Activity Report 

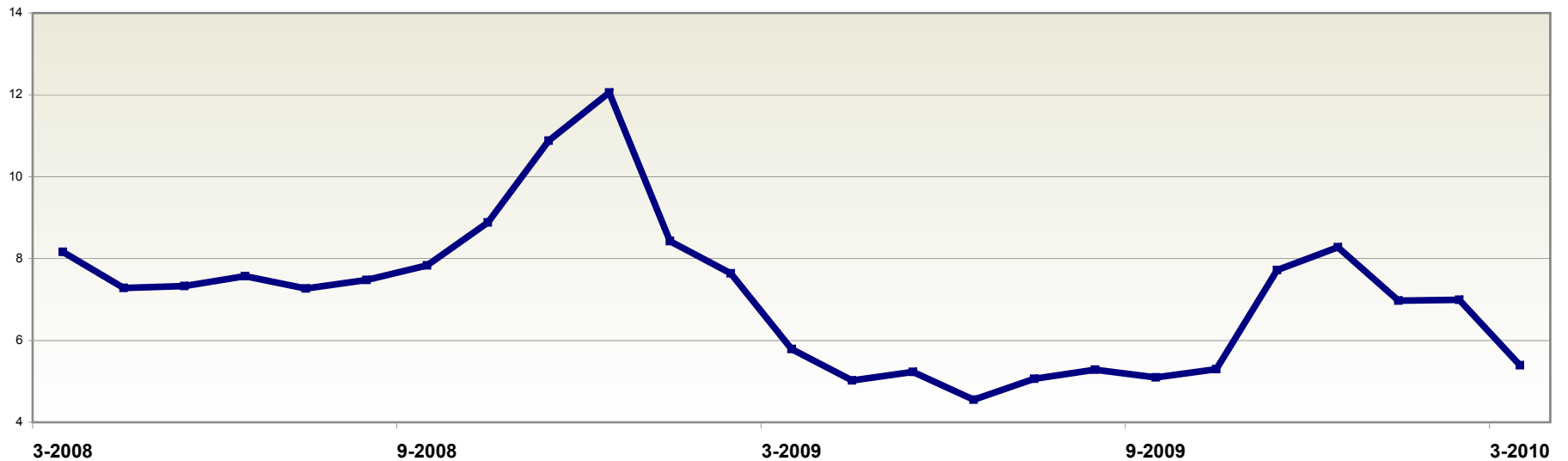


Actual
Projected



Month	Current Year	One Year Previous	One Year Change
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	7.72	10.88	- 29.0%
12-2009	8.27	12.06	- 31.4%
1-2010	6.97	8.43	- 17.3%
2-2010	6.99	7.64	- 8.4%
3-2010	5.39	5.79	- 6.9%
12-Month Avg:	5.91	8.20	- 28.0%

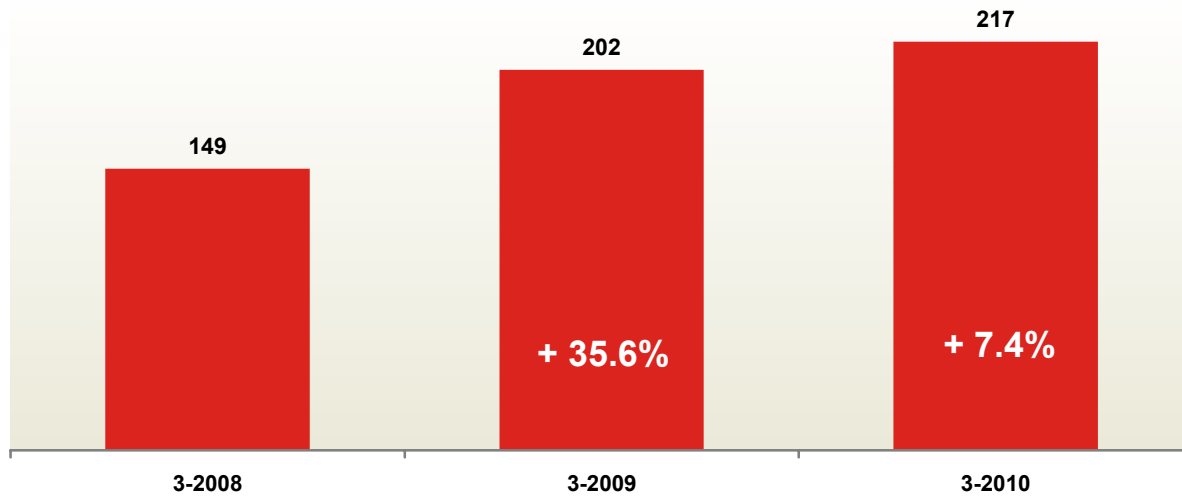
Two Year Picture: Supply-Demand Ratio



Housing Affordability Index

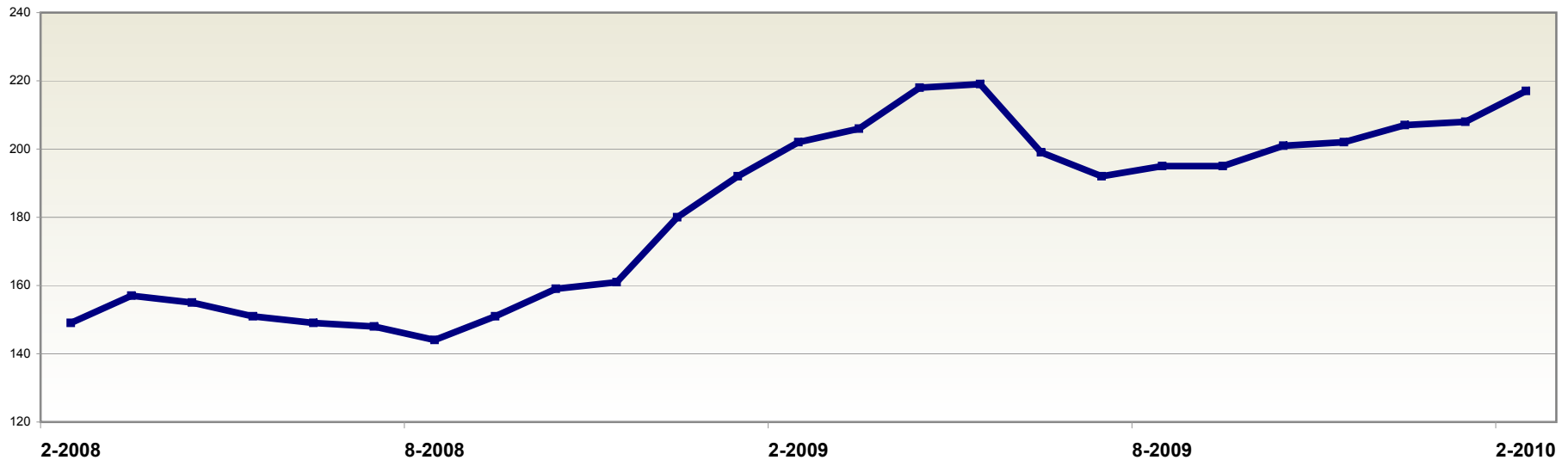
February 2010 — 217

Weekly Market Activity Report 



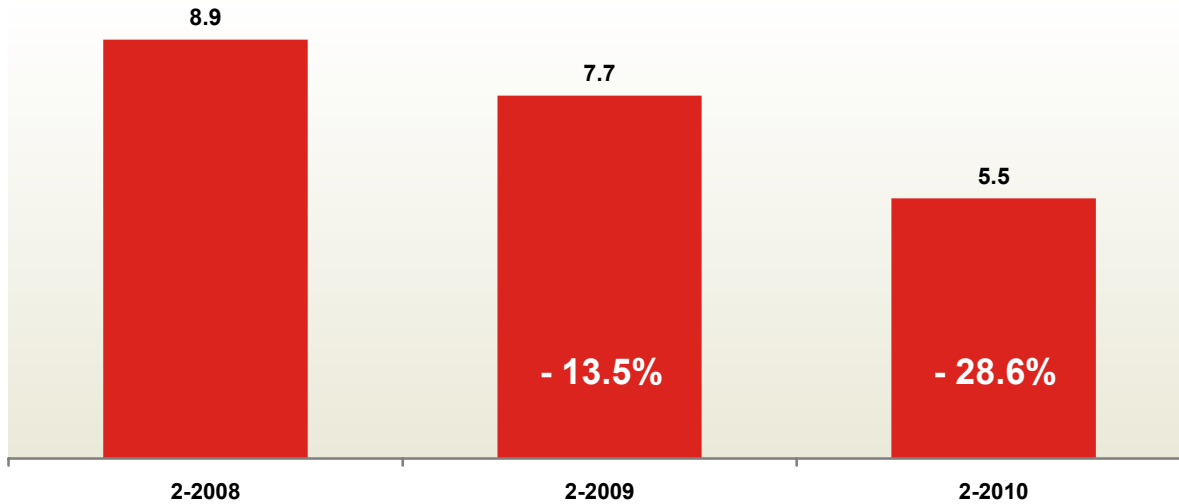
Month	Current Year	One Year Previous	One Year Change
3-2009	206	157	+ 31.2%
4-2009	218	155	+ 40.6%
5-2009	219	151	+ 45.0%
6-2009	199	149	+ 33.6%
7-2009	192	148	+ 29.7%
8-2009	195	144	+ 35.4%
9-2009	195	151	+ 29.1%
10-2009	201	159	+ 26.4%
11-2009	202	161	+ 25.5%
12-2009	207	180	+ 15.0%
1-2010	208	192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

Two Year Picture: Housing Affordability Index



Months Supply of Inventory

February 2010 — 5.5 Months



Month	Current Year	One Year Previous	One Year Change
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%
2-2010	5.5	7.7	-28.6%
12-Month Avg:	6.8	9.4	-28.0%

Two Year Picture: Months Supply of Inventory

