

Weekly Market Activity Report



MINNEAPOLIS AREA Association
of REALTORS®

A RESEARCH TOOL FROM THE MINNEAPOLIS AREA ASSOCIATION OF REALTORS®
BROUGHT TO YOU BY THE UNIQUE DATA-SHARING TRADITIONS OF THE REALTOR® COMMUNITY

For Week Ending November 17, 2012

Publish Date: November 26, 2012 • All comparisons are to 2011

This year, there's a lot to be thankful for beyond the traditional holiday bird. Home buyers can be thankful for record-low mortgage rates. Sellers can be thankful for the possibility of getting more money in less listing time. Some homeowners are thankful for the housing recovery because it may alleviate underwater situations. Tryptophan doesn't seem to be slowing buyer and seller optimism.

In the Twin Cities region, for the week ending November 17:

- New Listings increased 11.4% to 1,046
- Pending Sales increased 9.8% to 843
- Inventory decreased 29.4% to 14,770

For the month of October:

- Median Sales Price increased 14.8% to \$175,000
- Days on Market decreased 25.2% to 103
- Percent of Original List Price Received increased 3.5% to 94.5%
- Months Supply of Inventory decreased 40.1% to 3.7

Quick Facts

+ 11.4%

Change in
New Listings

+ 9.8%

Change in
Pending Sales

- 29.4%

Change in
Inventory

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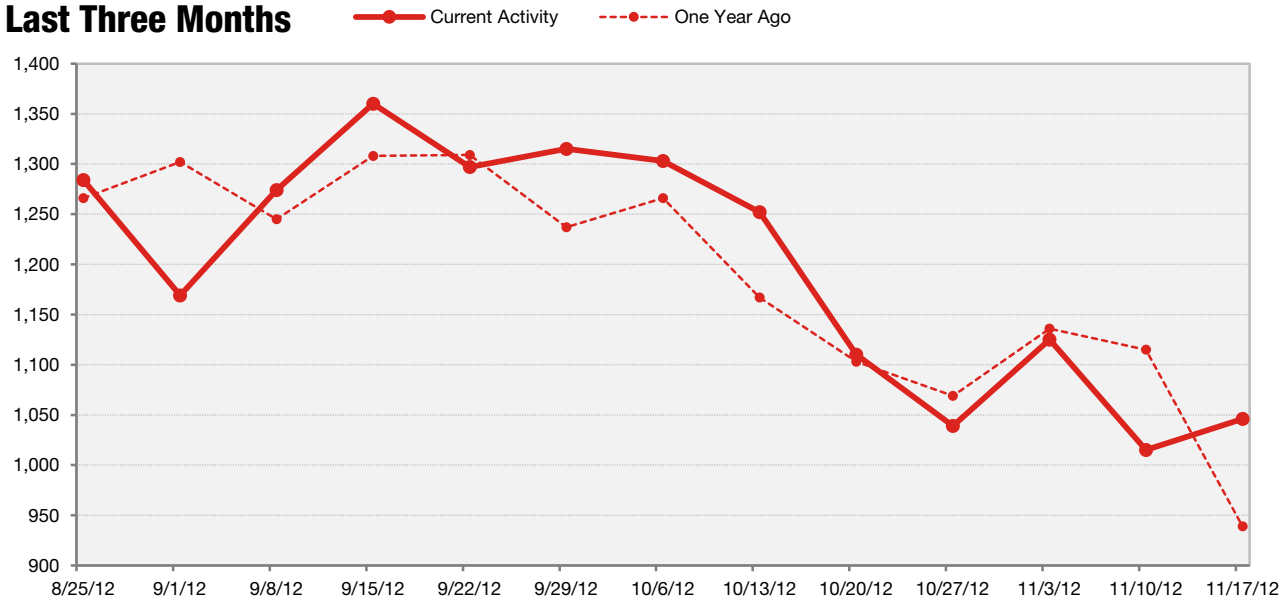
New Listings

A count of the properties that have been newly listed on the market in a given week.



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Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
8/25/2012	1,284	1,266	+ 1.4%
9/1/2012	1,169	1,302	- 10.2%
9/8/2012	1,274	1,245	+ 2.3%
9/15/2012	1,360	1,308	+ 4.0%
9/22/2012	1,297	1,309	- 0.9%
9/29/2012	1,315	1,237	+ 6.3%
10/6/2012	1,303	1,266	+ 2.9%
10/13/2012	1,252	1,167	+ 7.3%
10/20/2012	1,110	1,103	+ 0.6%
10/27/2012	1,039	1,069	- 2.8%
11/3/2012	1,125	1,136	- 1.0%
11/10/2012	1,015	1,115	- 9.0%
11/17/2012	1,046	939	+ 11.4%
3-Month Total	15,589	15,462	+ 0.8%

Historical New Listings



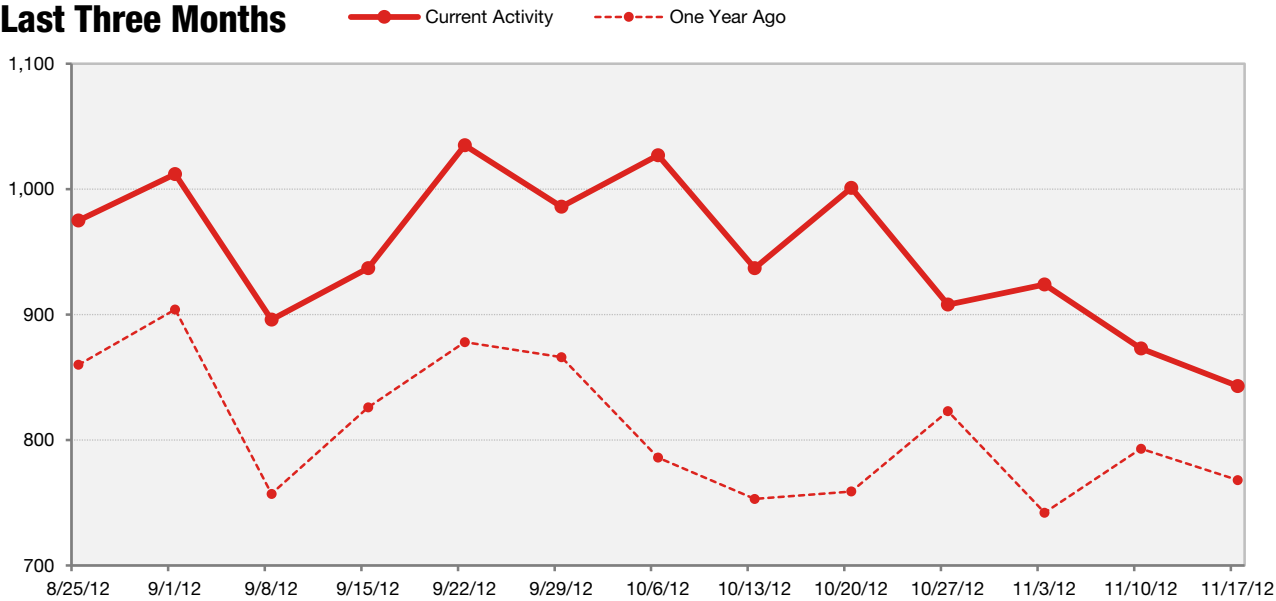
Pending Sales

A count of the properties that have offers accepted on them in a given week.



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Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
8/25/2012	975	860	+ 13.4%
9/1/2012	1,012	904	+ 11.9%
9/8/2012	896	757	+ 18.4%
9/15/2012	937	826	+ 13.4%
9/22/2012	1,035	878	+ 17.9%
9/29/2012	986	866	+ 13.9%
10/6/2012	1,027	786	+ 30.7%
10/13/2012	937	753	+ 24.4%
10/20/2012	1,001	759	+ 31.9%
10/27/2012	908	823	+ 10.3%
11/3/2012	924	742	+ 24.5%
11/10/2012	873	793	+ 10.1%
11/17/2012	843	768	+ 9.8%
3-Month Total	12,354	10,515	+ 17.5%

Historical Pending Sales



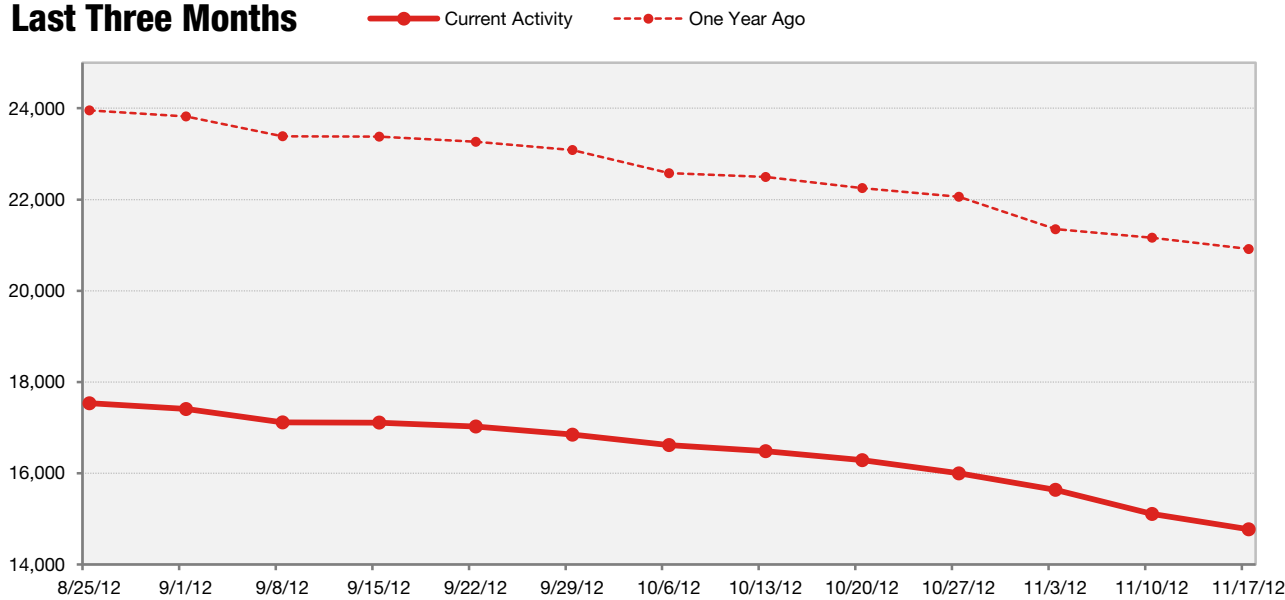
Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given week.



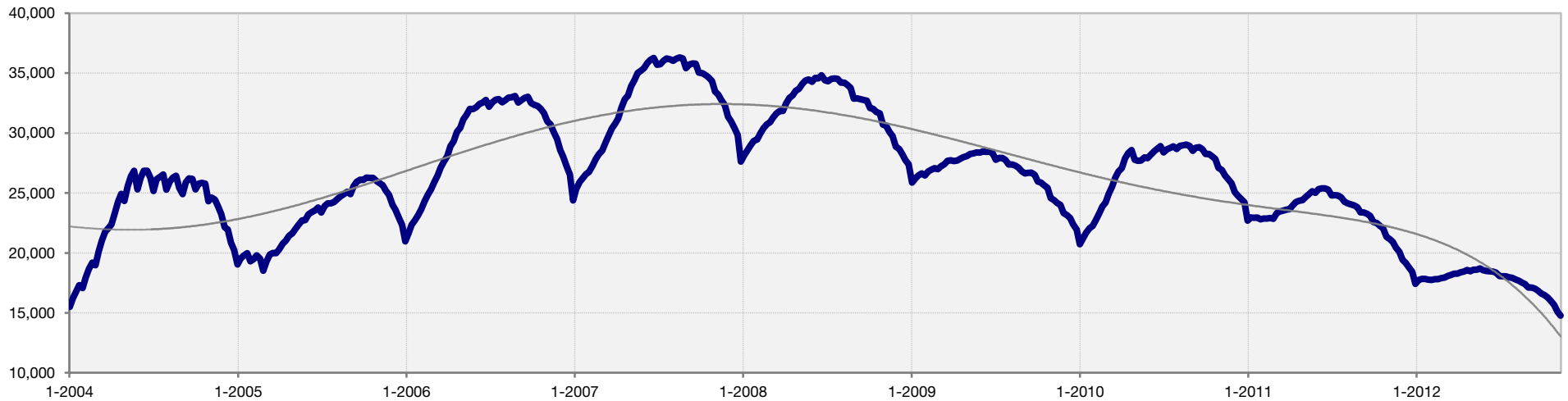
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Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
8/25/2012	17,533	23,954	- 26.8%
9/1/2012	17,407	23,821	- 26.9%
9/8/2012	17,114	23,387	- 26.8%
9/15/2012	17,110	23,378	- 26.8%
9/22/2012	17,024	23,265	- 26.8%
9/29/2012	16,845	23,085	- 27.0%
10/6/2012	16,617	22,576	- 26.4%
10/13/2012	16,483	22,494	- 26.7%
10/20/2012	16,286	22,251	- 26.8%
10/27/2012	15,996	22,060	- 27.5%
11/3/2012	15,636	21,348	- 26.8%
11/10/2012	15,107	21,163	- 28.6%
11/17/2012	14,770	20,914	- 29.4%
3-Month Avg	16,456	22,592	- 27.2%

Historical Inventory Levels



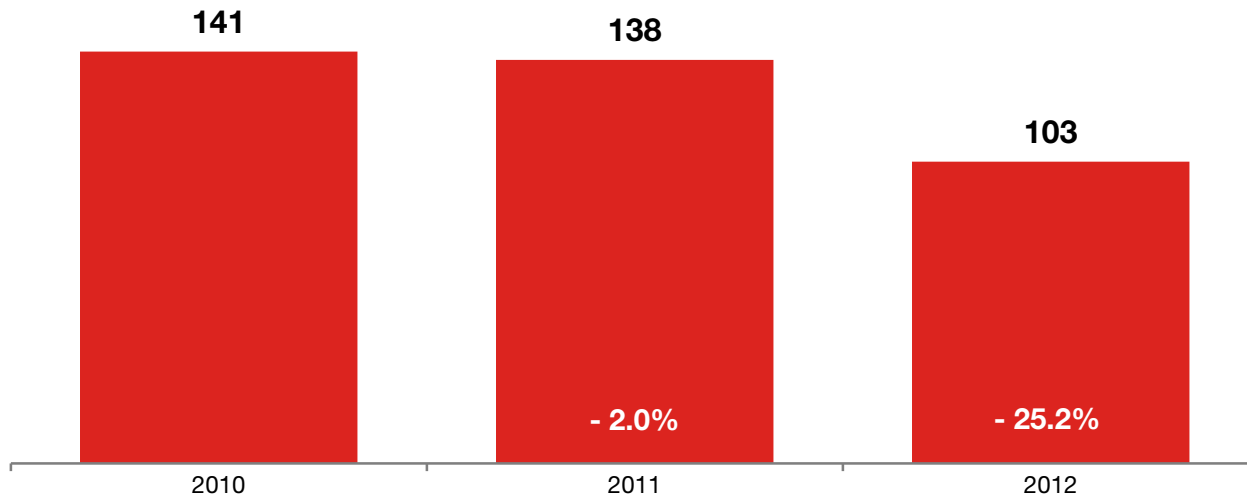
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.



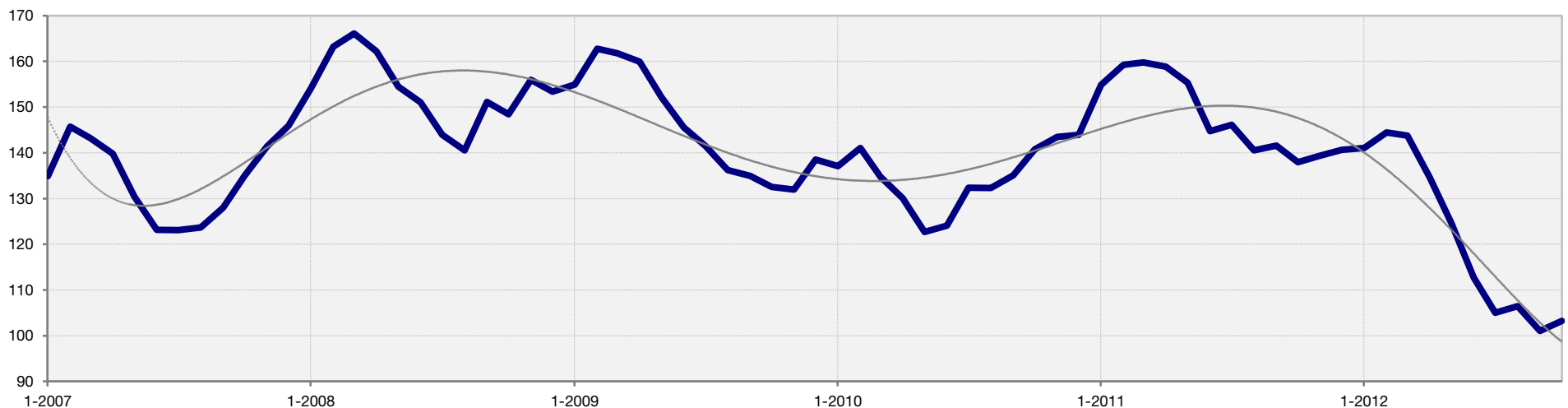
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October



Month	Current Activity	One Year Previous	+ / -
November	139	143	- 2.9%
December	141	144	- 2.3%
January	141	155	- 8.9%
February	144	159	- 9.3%
March	144	160	- 10.0%
April	135	159	- 15.3%
May	125	155	- 19.8%
June	113	145	- 22.1%
July	105	146	- 28.1%
August	106	141	- 24.3%
September	101	142	- 28.6%
October	103	138	- 25.2%
12-Month Avg	122	148	- 17.6%

Historical Days on Market Until Sale



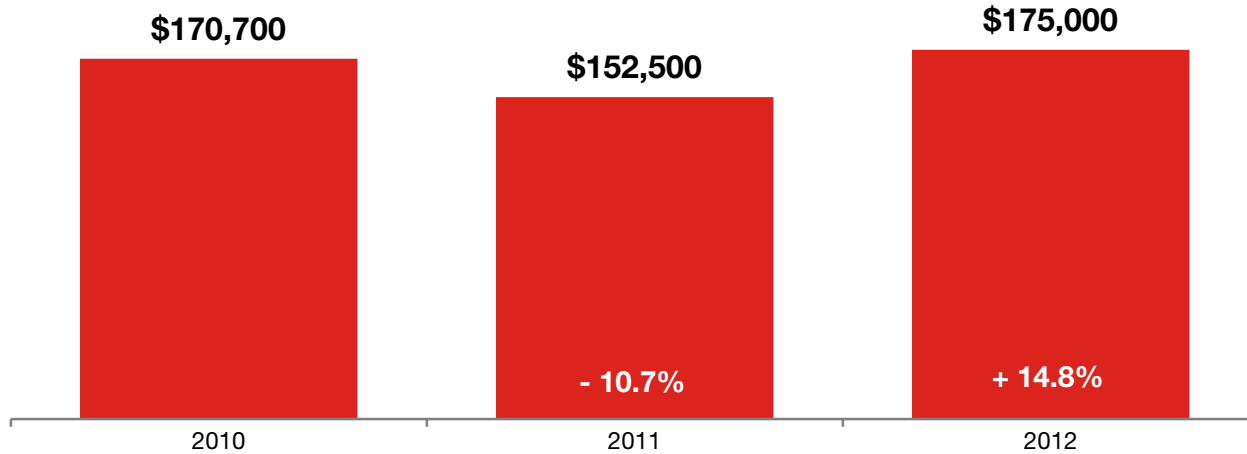
Median Sales Price

Median price point for all closed sales, not accounting for seller concessions, in a given month.



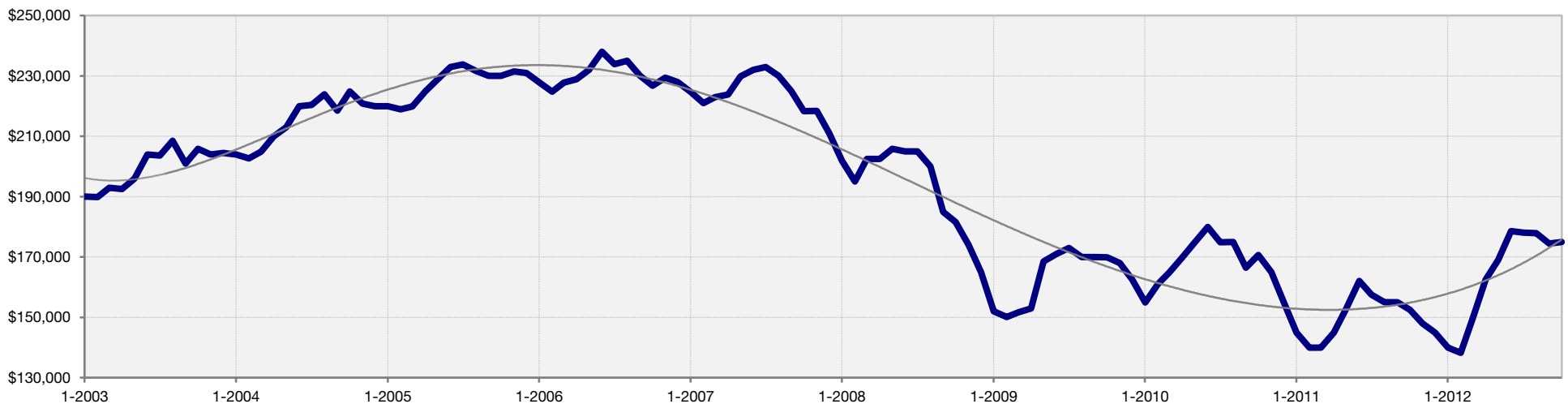
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October



Month	Current Activity	One Year Previous	+ / -
November	\$148,000	\$165,000	- 10.3%
December	\$145,000	\$155,000	- 6.5%
January	\$140,000	\$145,000	- 3.4%
February	\$138,250	\$140,000	- 1.3%
March	\$149,900	\$140,000	+ 7.1%
April	\$162,500	\$145,000	+ 12.1%
May	\$169,000	\$153,000	+ 10.5%
June	\$178,600	\$162,100	+ 10.2%
July	\$178,087	\$157,500	+ 13.1%
August	\$177,900	\$155,000	+ 14.8%
September	\$174,500	\$155,000	+ 12.6%
October	\$175,000	\$152,500	+ 14.8%
12-Month Med	\$164,900	\$153,000	+ 7.8%

Historical Median Sales Price



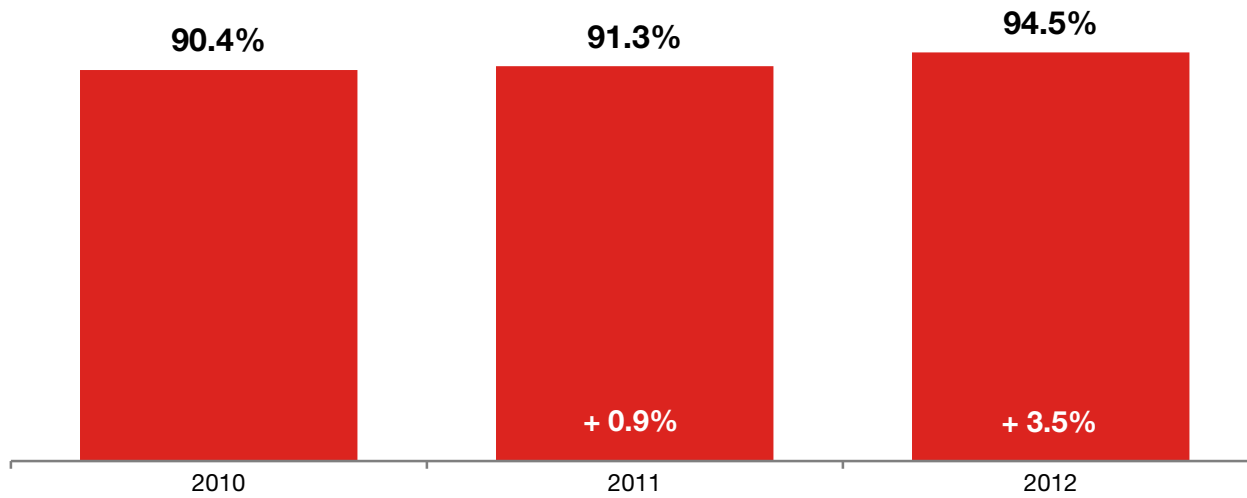
Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



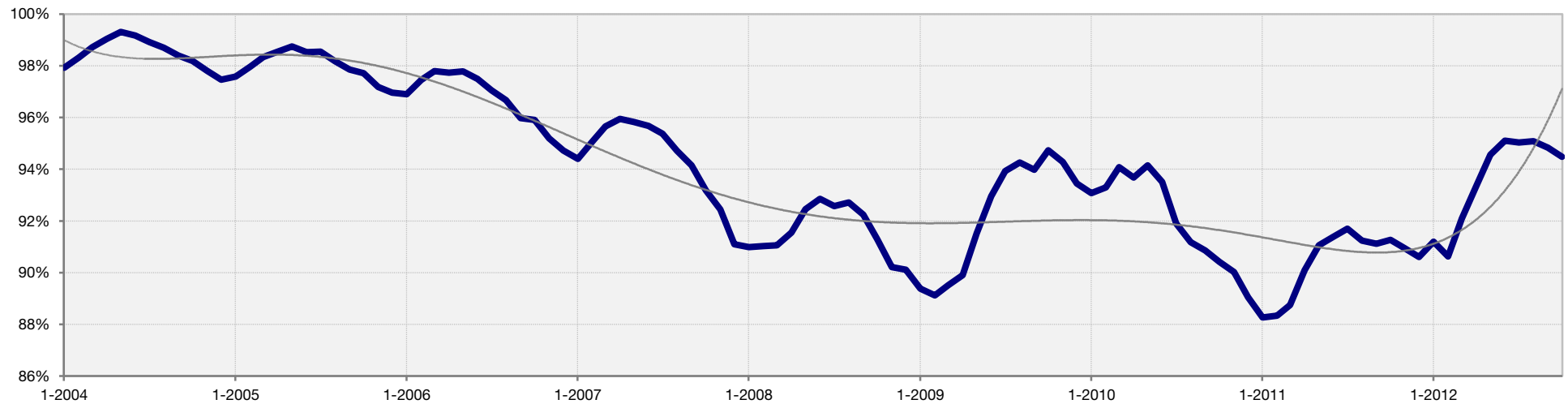
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October



Month	Current Activity	One Year Previous	+ / -
November	90.9%	90.0%	+ 1.0%
December	90.6%	89.1%	+ 1.7%
January	91.2%	88.3%	+ 3.3%
February	90.6%	88.3%	+ 2.6%
March	92.1%	88.7%	+ 3.8%
April	93.4%	90.1%	+ 3.6%
May	94.6%	91.1%	+ 3.8%
June	95.1%	91.4%	+ 4.1%
July	95.0%	91.7%	+ 3.6%
August	95.1%	91.2%	+ 4.2%
September	94.8%	91.1%	+ 4.1%
October	94.5%	91.3%	+ 3.5%
12-Month Avg	93.5%	90.4%	+ 3.4%

Historical Percent of Original List Price Received



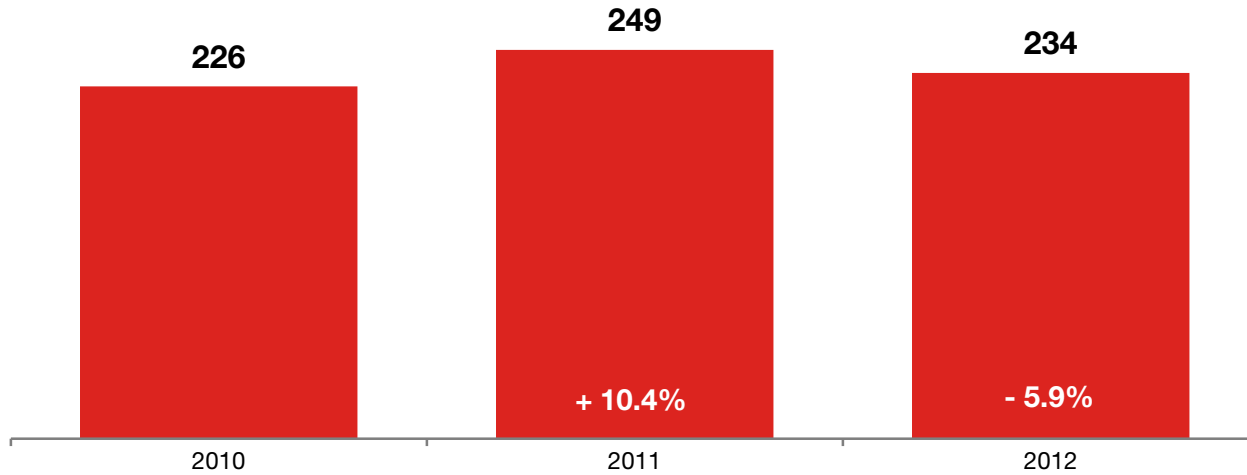
Housing Affordability Index

This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**



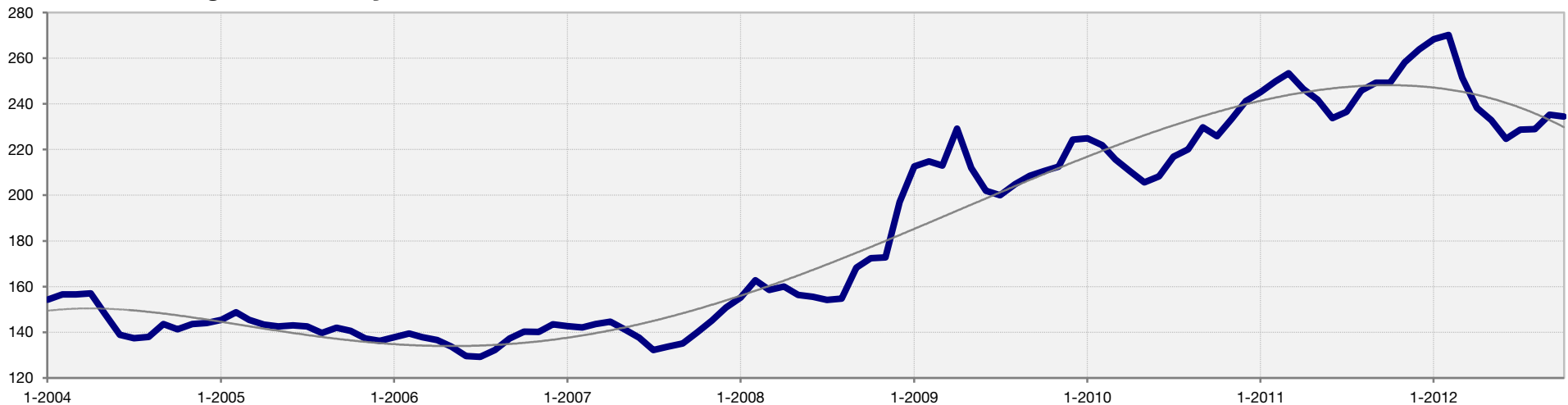
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October



Month	Current Activity	One Year Previous	+ / -
November	258	233	+ 10.6%
December	264	241	+ 9.4%
January	268	245	+ 9.5%
February	270	250	+ 8.2%
March	252	253	- 0.7%
April	238	247	- 3.4%
May	233	242	- 3.7%
June	225	234	- 3.9%
July	229	237	- 3.3%
August	229	246	- 6.9%
September	235	249	- 5.6%
October	234	249	- 5.9%
12-Month Avg	243	245	- 0.6%

Historical Housing Affordability Index



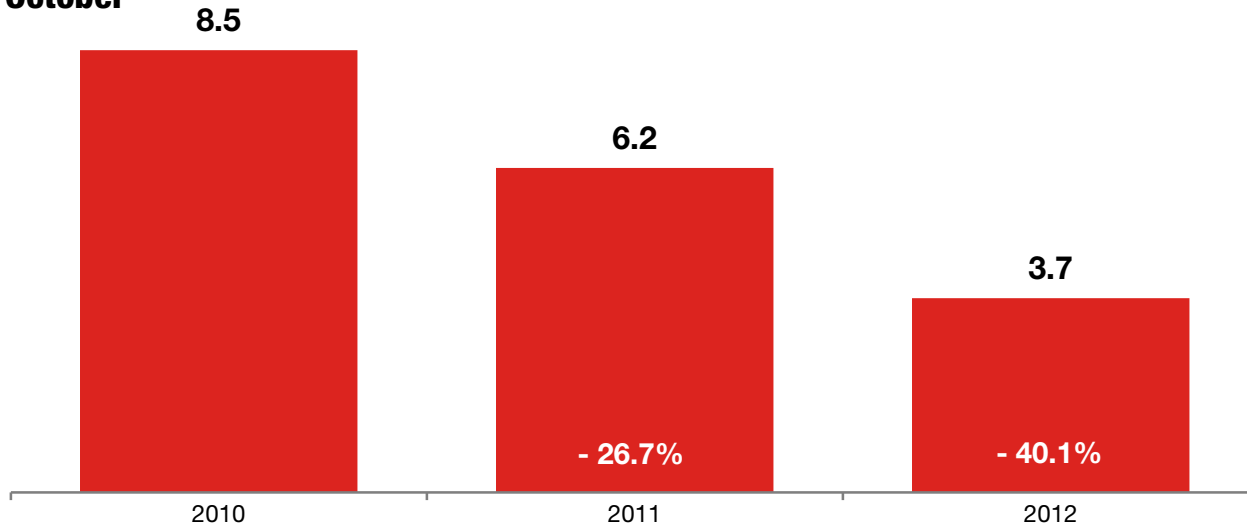
Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



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October



Month	Current Activity	One Year Previous	+ / -
November	5.7	8.0	- 29.0%
December	5.0	7.1	- 30.2%
January	5.0	7.1	- 30.5%
February	4.9	7.2	- 31.9%
March	5.0	7.6	- 34.4%
April	4.9	8.2	- 39.6%
May	4.8	8.2	- 41.4%
June	4.7	8.0	- 40.8%
July	4.5	7.6	- 40.3%
August	4.3	7.1	- 39.5%
September	4.2	6.7	- 38.1%
October	3.7	6.2	- 40.1%
12-Month Avg	4.7	7.4	- 36.4%

Historical Months Supply of Inventory

