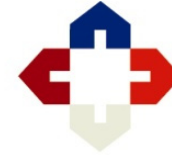


Weekly Market Activity Report



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 March 16, 2013

Publish Date: March 25, 2013 • All comparisons are to 2012

Most housing markets across the country are continuing to chug along toward recovery as the local market begins its first buds into spring mode. New listings and overall inventory have become the prominent indicators to watch, as demand for quality homes to buy is up. Agents in some areas are seeing the highest prices and fastest selling times in years. Where it used to take months, it can now take mere days to sell an appealing home. Here's a quick recap of the week that was.

In the Twin Cities region, for the week ending March 16:

- New Listings increased 4.9% to 1,475
- Pending Sales increased 11.9% to 1,094
- Inventory decreased 30.1% to 12,661

For the month of February:

- Median Sales Price increased 15.5% to \$160,000
- Days on Market decreased 22.2% to 112
- Percent of Original List Price Received increased 3.4% to 93.7%
- Months Supply of Inventory decreased 38.8% to 3.0

Quick Facts

+ 4.9%	+ 11.9%	- 30.1%
Change in New Listings	Change in Pending Sales	Change in Inventory

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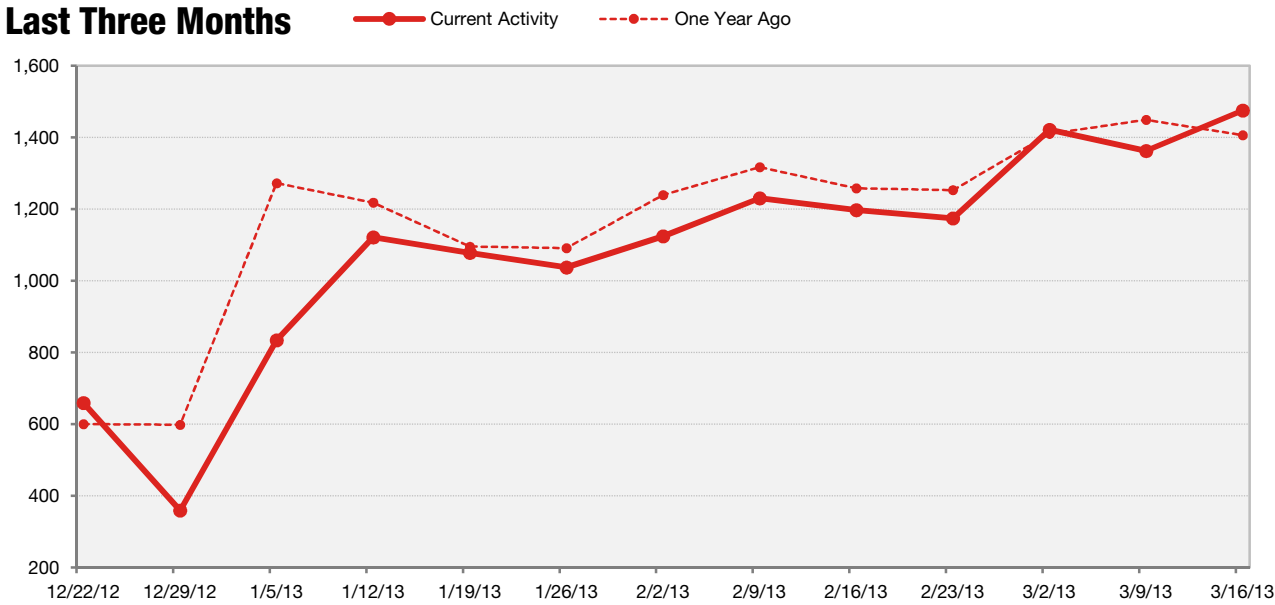
New Listings

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	+ / -
12/22/2012	659	600	+ 9.8%
12/29/2012	359	598	- 40.0%
1/5/2013	834	1,272	- 34.4%
1/12/2013	1,121	1,218	- 8.0%
1/19/2013	1,078	1,095	- 1.6%
1/26/2013	1,037	1,091	- 4.9%
2/2/2013	1,124	1,239	- 9.3%
2/9/2013	1,230	1,317	- 6.6%
2/16/2013	1,197	1,258	- 4.8%
2/23/2013	1,174	1,253	- 6.3%
3/2/2013	1,421	1,410	+ 0.8%
3/9/2013	1,362	1,449	- 6.0%
3/16/2013	1,475	1,406	+ 4.9%
3-Month Total	14,071	15,206	- 7.5%

Historical New Listings



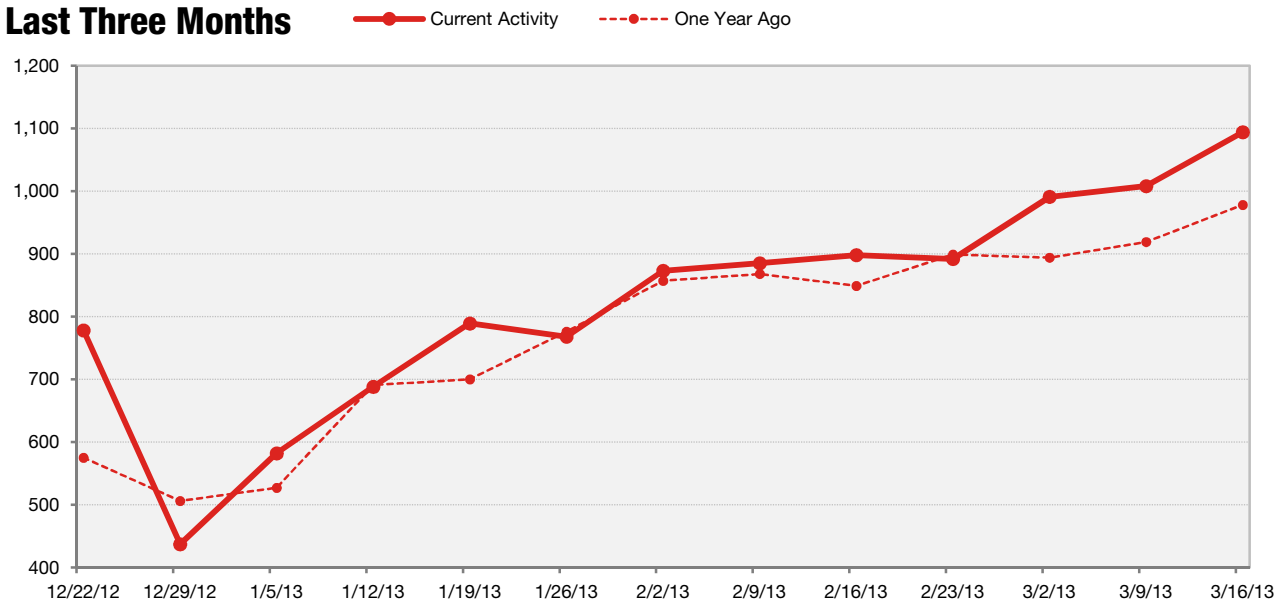
Pending Sales

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	+ / -
12/22/2012	778	575	+ 35.3%
12/29/2012	437	506	- 13.6%
1/5/2013	582	527	+ 10.4%
1/12/2013	688	691	- 0.4%
1/19/2013	789	700	+ 12.7%
1/26/2013	768	776	- 1.0%
2/2/2013	873	857	+ 1.9%
2/9/2013	885	868	+ 2.0%
2/16/2013	898	849	+ 5.8%
2/23/2013	892	899	- 0.8%
3/2/2013	991	894	+ 10.9%
3/9/2013	1,008	919	+ 9.7%
3/16/2013	1,094	978	+ 11.9%
3-Month Total	10,683	10,039	+ 6.4%

Historical Pending Sales



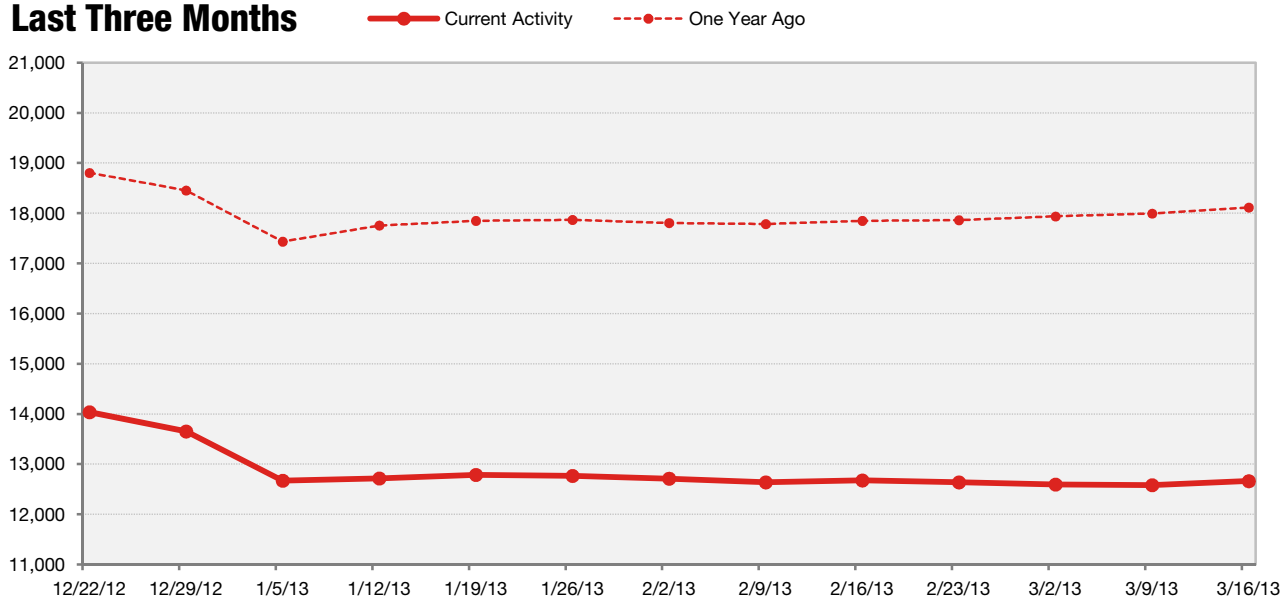
Inventory of Homes for Sale

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



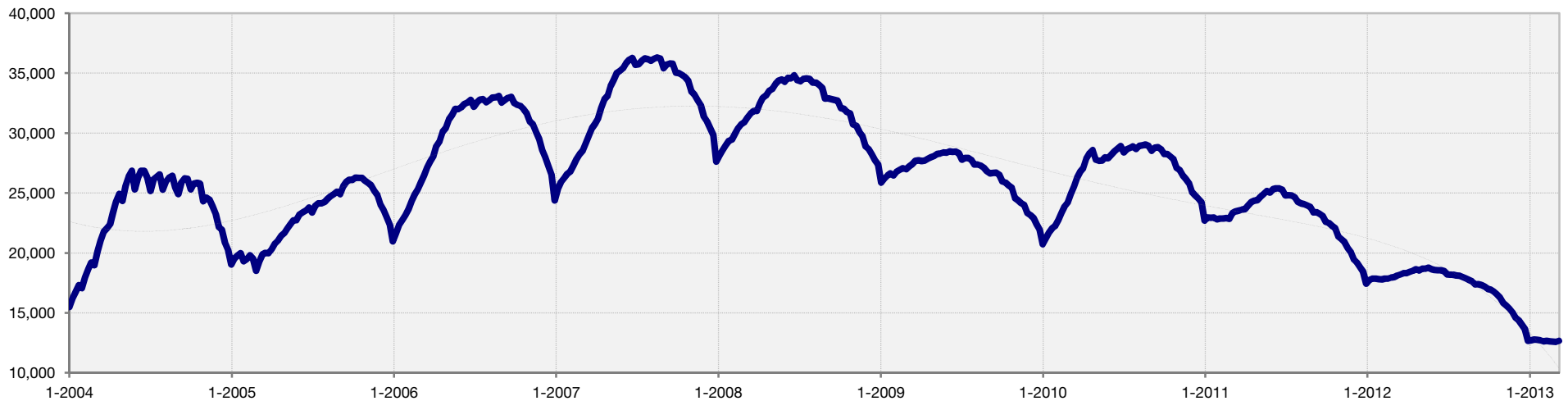
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Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
12/22/2012	14,034	18,803	- 25.4%
12/29/2012	13,651	18,453	- 26.0%
1/5/2013	12,670	17,434	- 27.3%
1/12/2013	12,715	17,756	- 28.4%
1/19/2013	12,786	17,848	- 28.4%
1/26/2013	12,765	17,867	- 28.6%
2/2/2013	12,711	17,806	- 28.6%
2/9/2013	12,637	17,784	- 28.9%
2/16/2013	12,675	17,849	- 29.0%
2/23/2013	12,637	17,861	- 29.2%
3/2/2013	12,594	17,936	- 29.8%
3/9/2013	12,581	17,993	- 30.1%
3/16/2013	12,661	18,114	- 30.1%
3-Month Avg	12,855	17,962	- 28.4%

Historical Inventory Levels



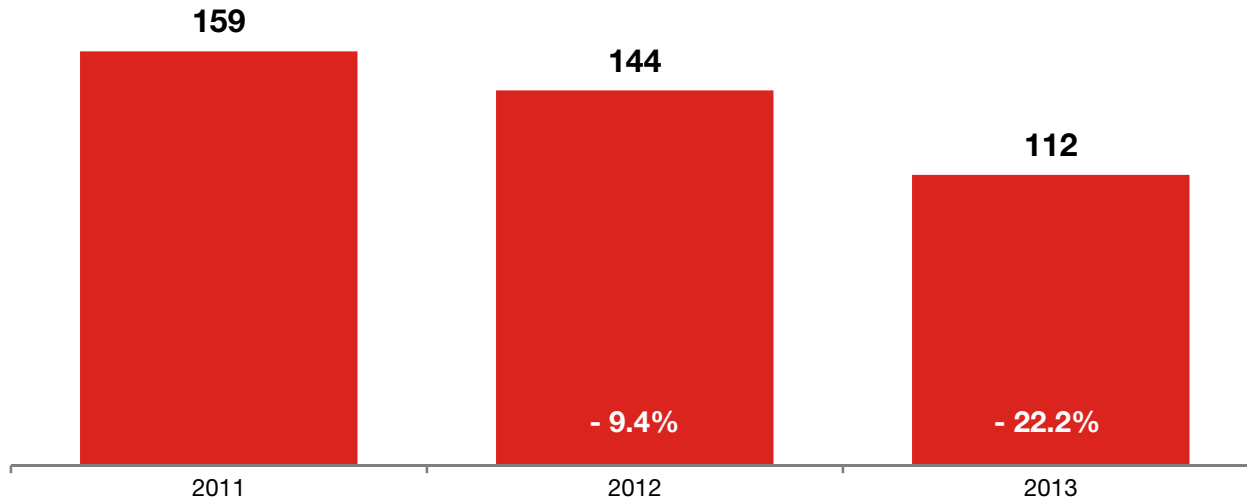
Days on Market Until Sale

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



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February



Month	Current Activity	One Year Previous	+ / -
March	144	160	- 10.0%
April	135	159	- 15.1%
May	124	155	- 20.0%
June	113	145	- 22.1%
July	105	146	- 28.1%
August	106	141	- 24.8%
September	101	142	- 28.9%
October	103	138	- 25.4%
November	103	139	- 25.9%
December	108	141	- 23.4%
January	107	141	- 24.1%
February	112	144	- 22.2%
12-Month Avg	113	146	- 22.6%

Historical Days on Market Until Sale



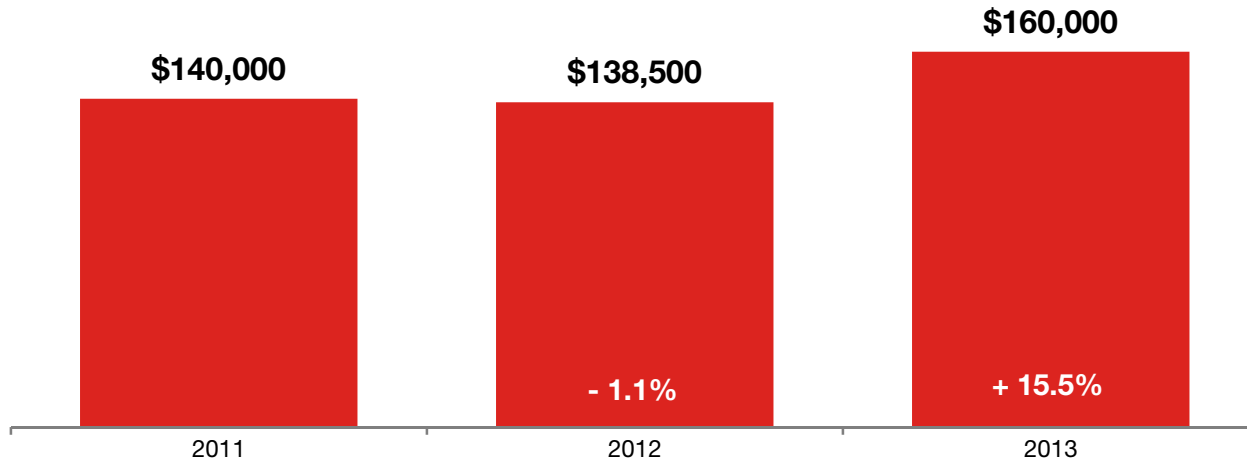
Median Sales Price

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



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February



Month	Current Activity	One Year Previous	+ / -
March	\$149,900	\$140,000	+ 7.1%
April	\$162,500	\$145,000	+ 12.1%
May	\$169,000	\$153,000	+ 10.5%
June	\$178,675	\$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%
November	\$172,000	\$148,000	+ 16.2%
December	\$168,000	\$145,000	+ 15.9%
January	\$160,000	\$140,000	+ 14.3%
February	\$160,000	\$138,500	+ 15.5%
12-Month Med	\$170,000	\$150,000	+ 13.3%

Historical Median Sales Price



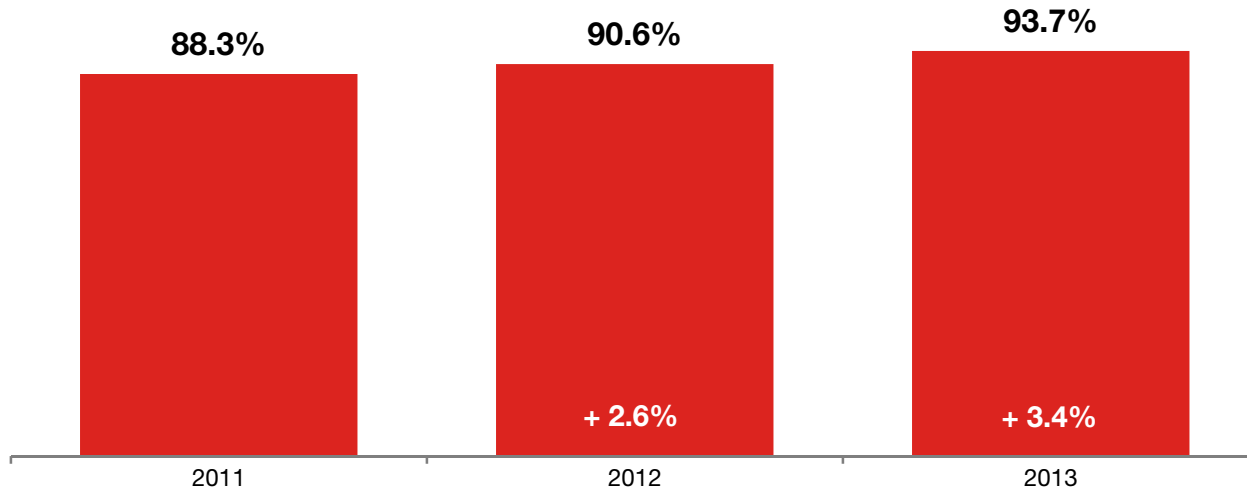
Percent of Original List Price Received

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.



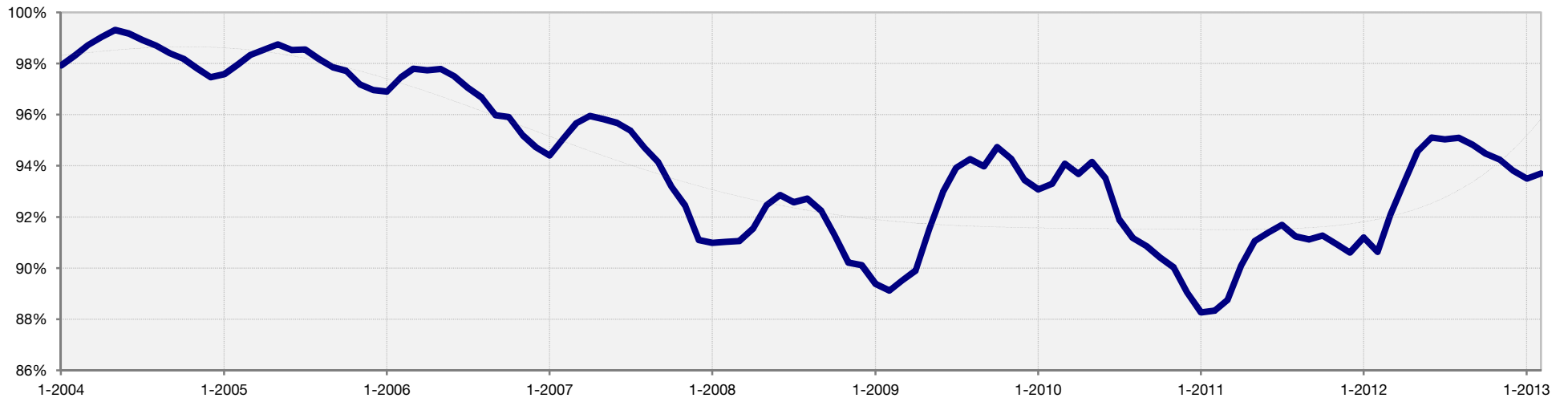
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February



Month	Current Activity	One Year Previous	+ / -
March	92.1%	88.7%	+ 3.8%
April	93.4%	90.1%	+ 3.7%
May	94.6%	91.1%	+ 3.8%
June	95.1%	91.4%	+ 4.0%
July	95.0%	91.7%	+ 3.6%
August	95.1%	91.2%	+ 4.3%
September	94.8%	91.1%	+ 4.1%
October	94.5%	91.3%	+ 3.5%
November	94.2%	90.9%	+ 3.6%
December	93.8%	90.6%	+ 3.5%
January	93.5%	91.2%	+ 2.5%
February	93.7%	90.6%	+ 3.4%
12-Month Avg	94.3%	90.9%	+ 3.7%

Historical Percent of Original List Price Received



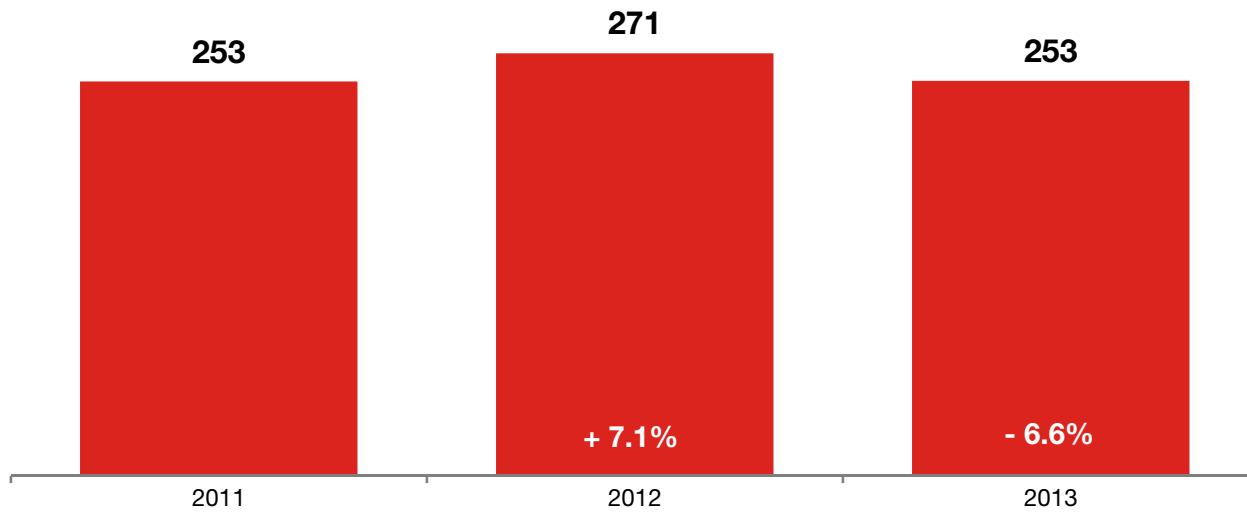
Housing Affordability Index

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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February



Month	Current Activity	One Year Previous	+ / -
March	254	254	0.0%
April	237	247	- 4.0%
May	231	241	- 4.1%
June	225	234	- 3.8%
July	229	239	- 4.2%
August	230	245	- 6.1%
September	235	247	- 4.9%
October	234	253	- 7.5%
November	239	259	- 7.7%
December	244	264	- 7.6%
January	255	268	- 4.9%
February	253	271	- 6.6%
12-Month Avg	238	252	- 5.6%

Historical Housing Affordability Index



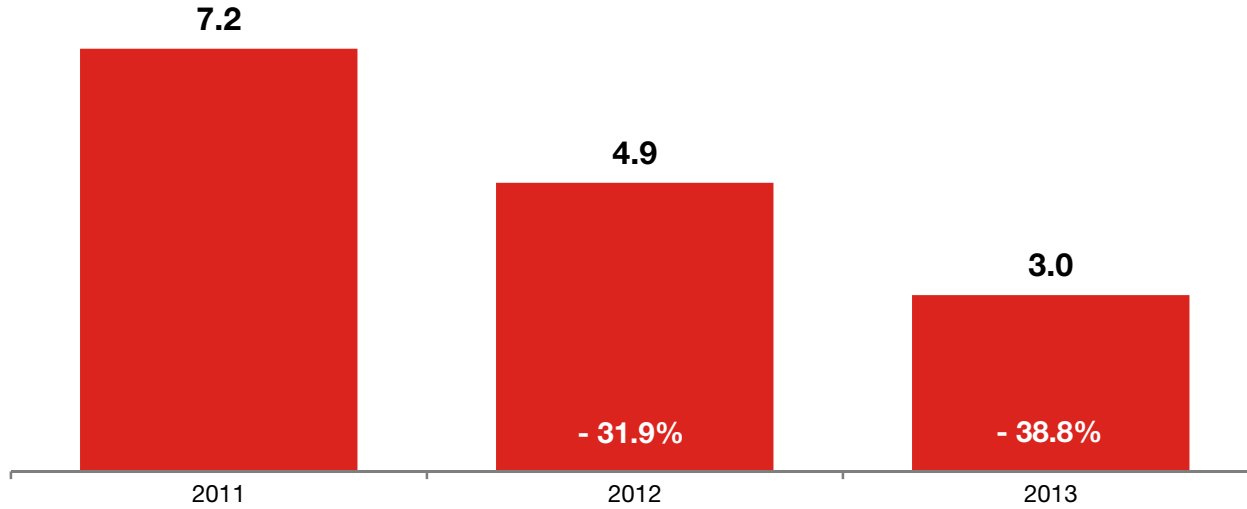
Months Supply of Inventory

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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February



Month	Current Activity	One Year Previous	+ / -
March	5.0	7.6	- 34.2%
April	5.0	8.2	- 39.0%
May	4.8	8.2	- 41.5%
June	4.7	8.0	- 41.3%
July	4.6	7.6	- 39.5%
August	4.4	7.1	- 38.0%
September	4.3	6.7	- 35.8%
October	3.9	6.2	- 37.1%
November	3.6	5.7	- 36.8%
December	3.1	5.0	- 38.0%
January	3.0	5.0	- 40.0%
February	3.0	4.9	- 38.8%
12-Month Avg	4.1	6.7	- 38.8%

Historical Months Supply of Inventory

