

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 May 4, 2013

Publish Date: May 13, 2013 • All comparisons are to 2012

Housing data also encompasses economics, politics, sociology, geography, labor markets and more. Even the largest transaction most people will ever make is susceptible to the same kinds of market forces that affect clothing choices at your favorite department store, the cost of your vacation, public transportation projects and where the next Starbucks is placed (or closed). Be watching the jobs numbers, fuel prices and election results. And keep using the best source of housing data around: your local MLS.

In the Twin Cities region, for the week ending May 4:

- New Listings increased 10.7% to 1,825
- Pending Sales increased 17.2% to 1,404
- Inventory decreased 28.0% to 13,361

For the month of April:

- Median Sales Price increased 12.0% to \$182,000
- Days on Market decreased 28.1% to 97
- Percent of Original List Price Received increased 2.7% to 95.9%
- Months Supply of Inventory decreased 38.0% to 3.1

Quick Facts

+ 10.7%

Change in
New Listings

+ 17.2%

Change in
Pending Sales

- 28.0%

Change in
Inventory

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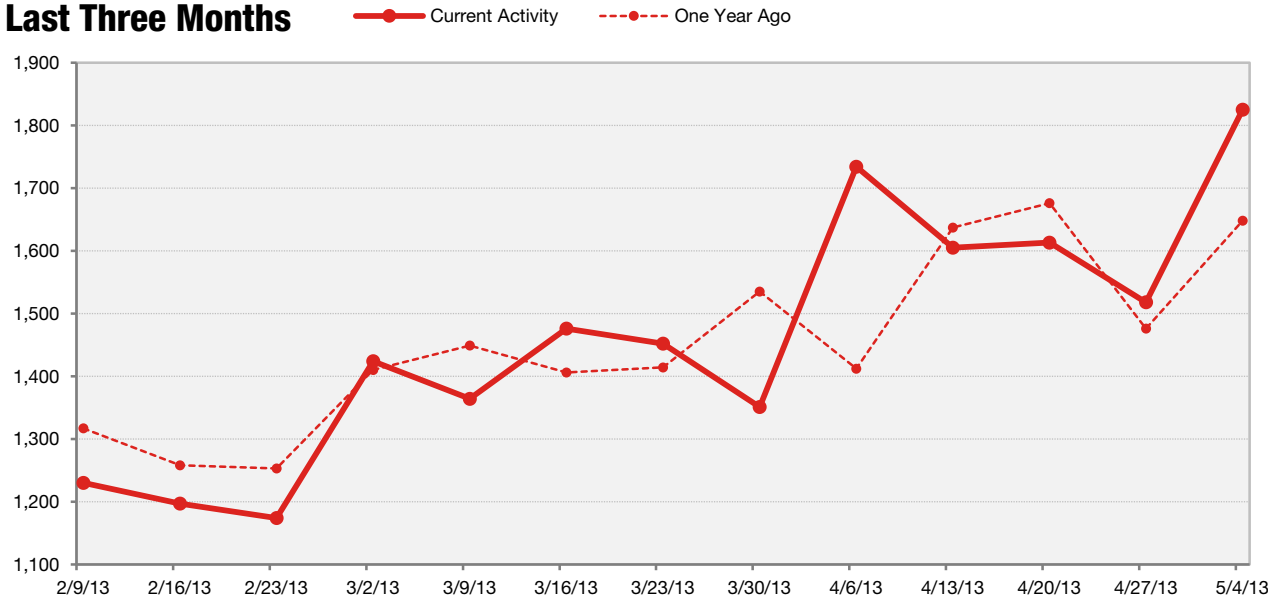
New Listings

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	+ / -
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	1,424	1,410	+ 1.0%
3/9/2013	1,364	1,449	- 5.9%
3/16/2013	1,476	1,406	+ 5.0%
3/23/2013	1,452	1,414	+ 2.7%
3/30/2013	1,351	1,535	- 12.0%
4/6/2013	1,734	1,412	+ 22.8%
4/13/2013	1,605	1,637	- 2.0%
4/20/2013	1,613	1,676	- 3.8%
4/27/2013	1,518	1,476	+ 2.8%
5/4/2013	1,825	1,648	+ 10.7%
3-Month Total	18,963	18,891	+ 0.4%

Historical New Listings



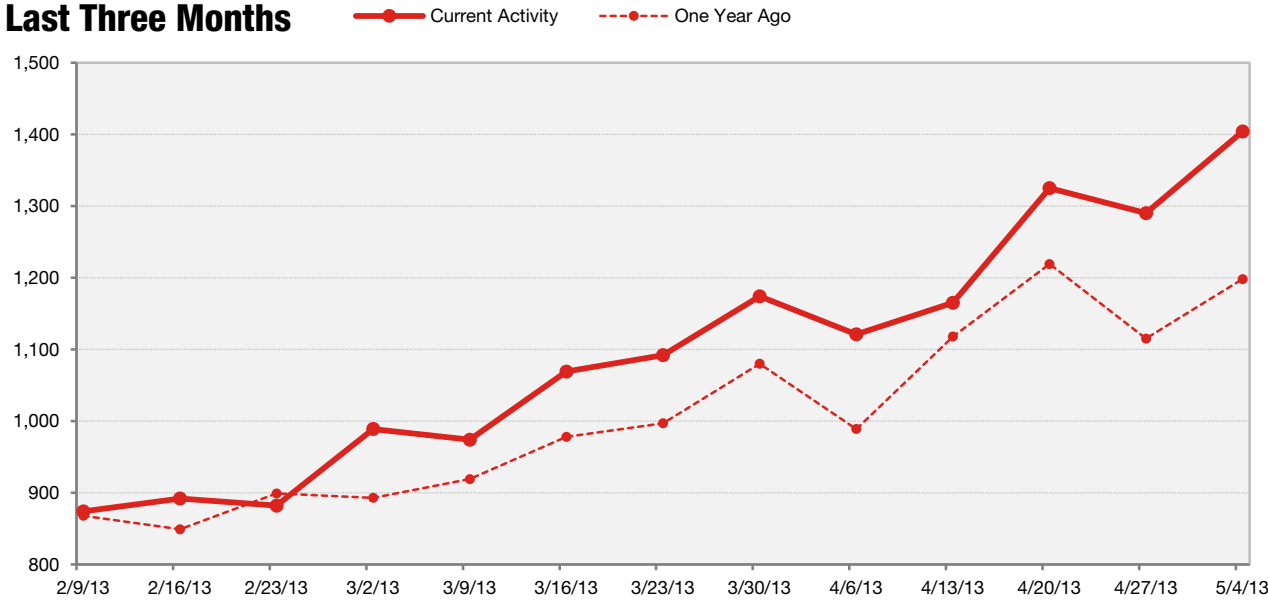
Pending Sales

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	+ / -
2/9/2013	874	868	+ 0.7%
2/16/2013	892	849	+ 5.1%
2/23/2013	882	899	- 1.9%
3/2/2013	989	893	+ 10.8%
3/9/2013	974	919	+ 6.0%
3/16/2013	1,069	978	+ 9.3%
3/23/2013	1,092	997	+ 9.5%
3/30/2013	1,174	1,080	+ 8.7%
4/6/2013	1,121	989	+ 13.3%
4/13/2013	1,165	1,118	+ 4.2%
4/20/2013	1,325	1,219	+ 8.7%
4/27/2013	1,290	1,115	+ 15.7%
5/4/2013	1,404	1,198	+ 17.2%
3-Month Total	14,251	13,122	+ 8.6%

Historical Pending Sales



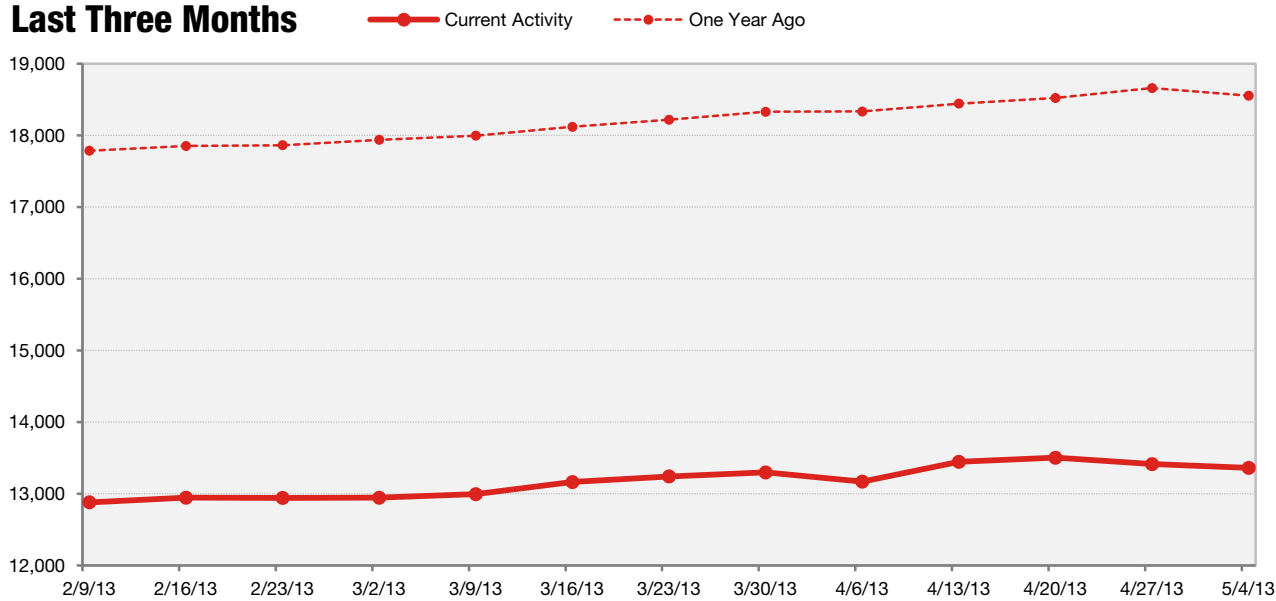
Inventory of Homes for Sale

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



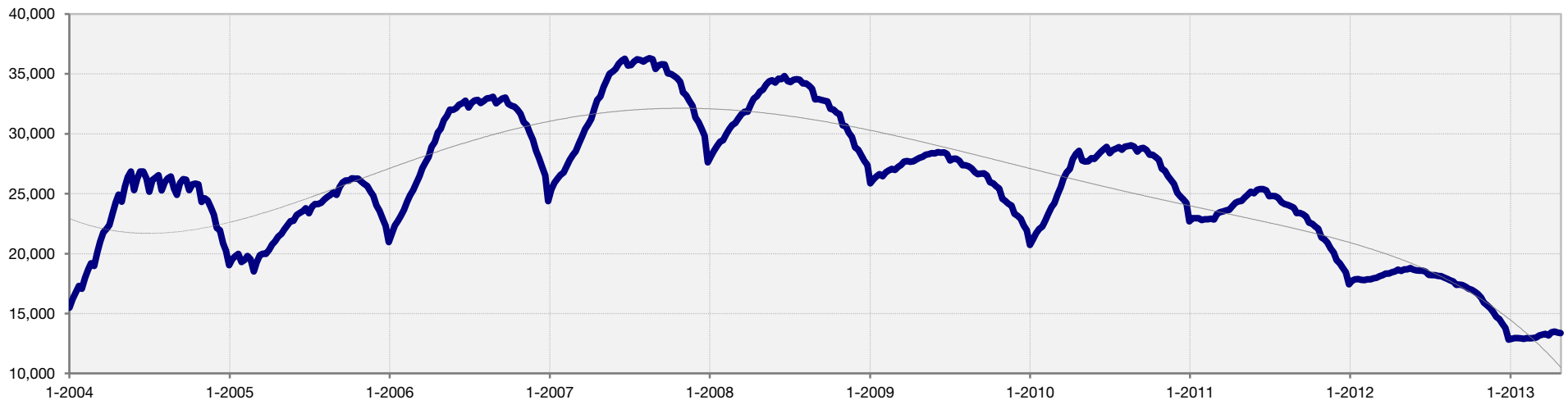
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Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
2/9/2013	12,881	17,786	- 27.6%
2/16/2013	12,945	17,851	- 27.5%
2/23/2013	12,942	17,863	- 27.5%
3/2/2013	12,944	17,938	- 27.8%
3/9/2013	12,994	17,996	- 27.8%
3/16/2013	13,163	18,118	- 27.3%
3/23/2013	13,242	18,217	- 27.3%
3/30/2013	13,297	18,328	- 27.4%
4/6/2013	13,169	18,332	- 28.2%
4/13/2013	13,445	18,443	- 27.1%
4/20/2013	13,502	18,521	- 27.1%
4/27/2013	13,413	18,659	- 28.1%
5/4/2013	13,361	18,553	- 28.0%
3-Month Avg	13,177	18,200	- 27.6%

Historical Inventory Levels



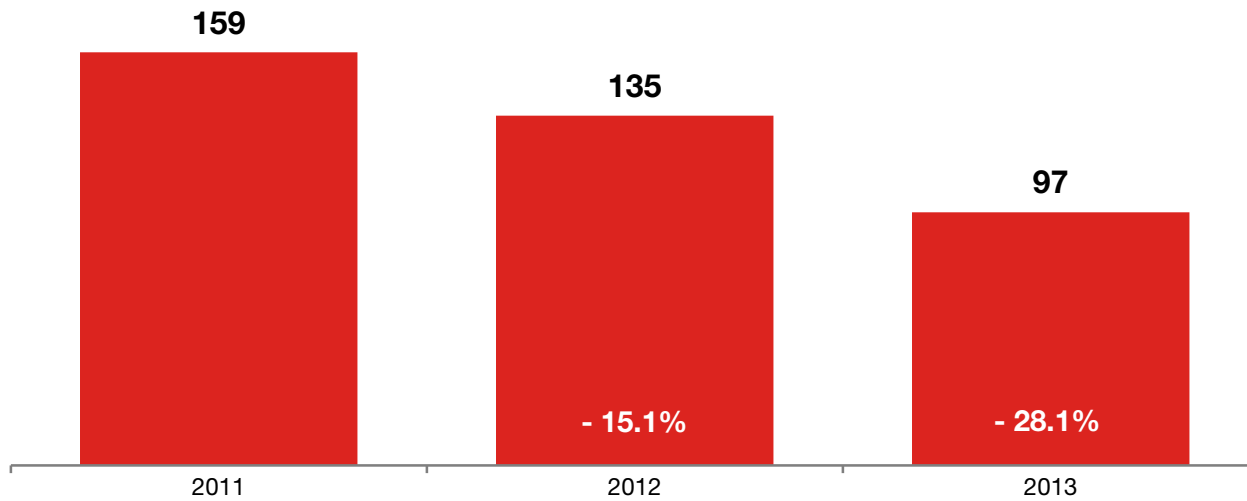
Days on Market Until Sale

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



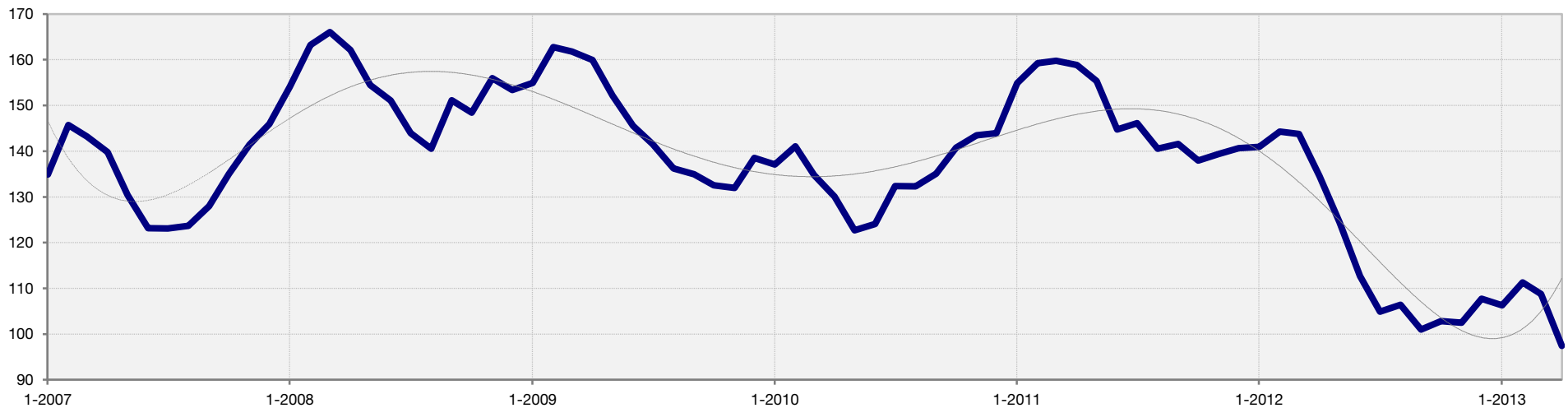
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April



Month	Current Activity	One Year Previous	+ / -
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	102	139	- 26.6%
December	108	141	- 23.4%
January	106	141	- 24.8%
February	111	144	- 22.9%
March	109	144	- 24.3%
April	97	135	- 28.1%
12-Month Avg	107	143	- 25.2%

Historical Days on Market Until Sale



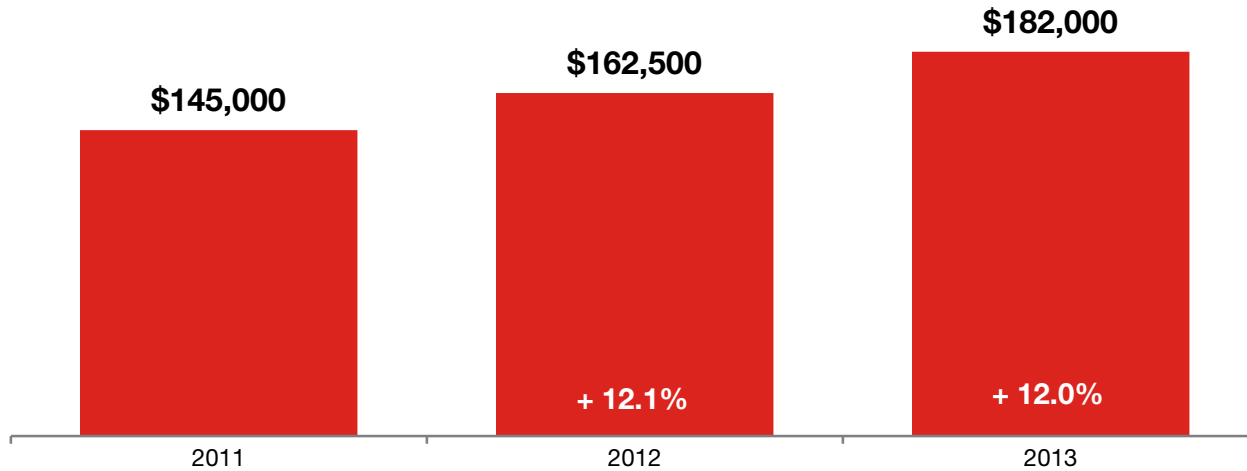
Median Sales Price

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



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April



Month	Current Activity	One Year Previous	+ / -
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	\$167,900	\$145,000	+ 15.8%
January	\$160,000	\$140,000	+ 14.3%
February	\$160,000	\$138,500	+ 15.5%
March	\$176,500	\$149,900	+ 17.7%
April	\$182,000	\$162,500	+ 12.0%
12-Month Med	\$174,000	\$152,000	+ 14.5%

Historical Median Sales Price



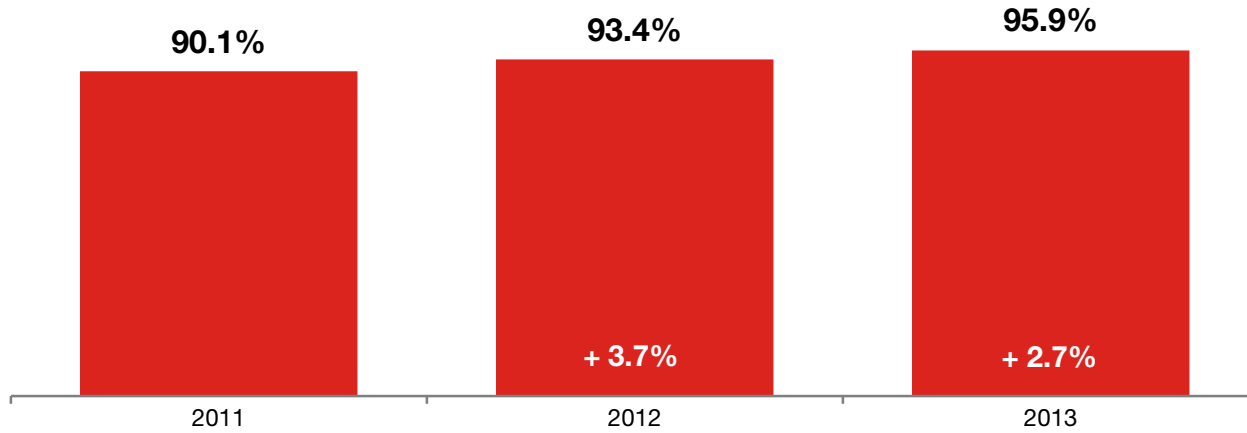
Percent of Original List Price Received

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.



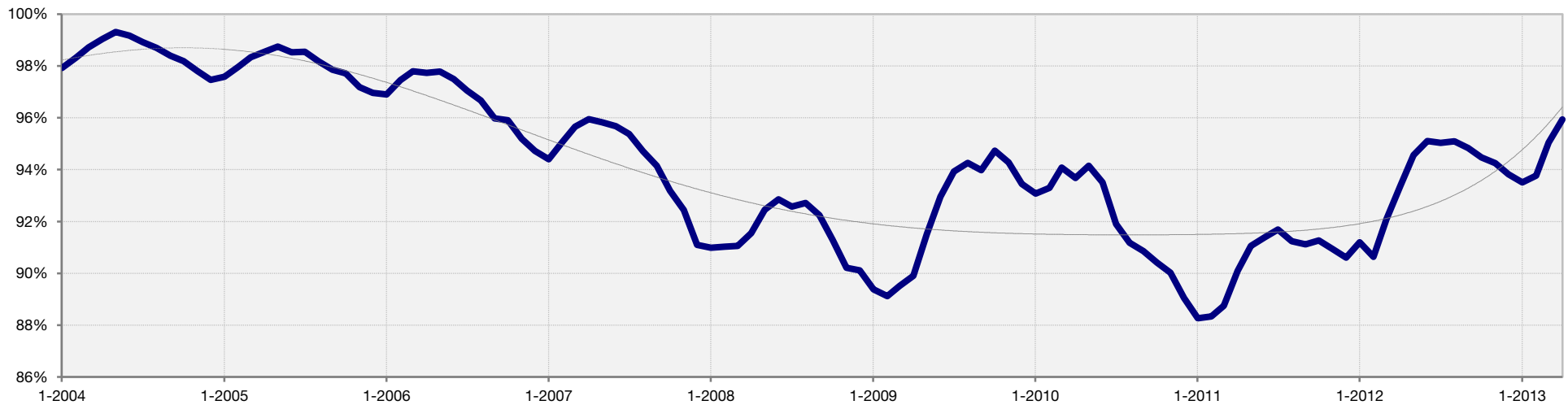
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April



Month	Current Activity	One Year Previous	+ / -
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	93.8%	90.6%	+ 3.5%
March	95.0%	92.1%	+ 3.1%
April	95.9%	93.4%	+ 2.7%
12-Month Avg	94.7%	91.4%	+ 3.6%

Historical Percent of Original List Price Received



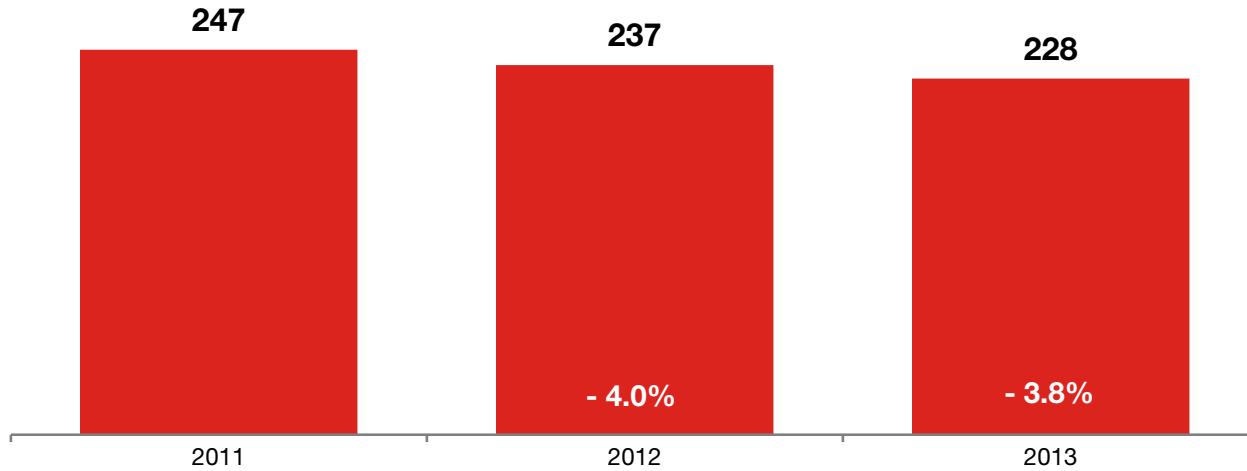
Housing Affordability Index

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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April



Month	Current Activity	One Year Previous	+ / -
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%
March	233	254	- 8.3%
April	228	237	- 3.8%
12-Month Avg	237	252	- 6.0%

Historical Housing Affordability Index



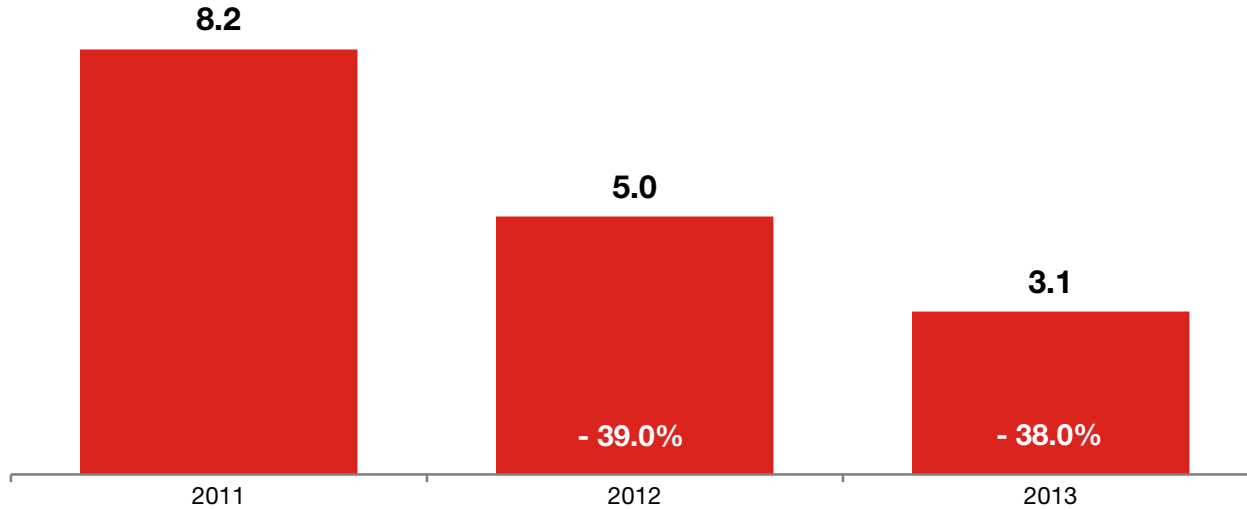
Months Supply of Inventory

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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April



Month	Current Activity	One Year Previous	+ / -
May	4.8	8.2	- 41.5%
June	4.8	8.0	- 40.0%
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	3.1	5.0	- 38.0%
February	3.1	4.9	- 36.7%
March	3.2	5.0	- 36.0%
April	3.1	5.0	- 38.0%
12-Month Avg	3.8	6.2	- 38.7%

Historical Months Supply of Inventory

