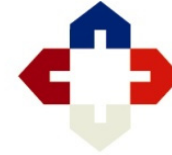


Weekly Market Activity Report



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 October 12, 2013

Publish Date: October 21, 2013 • All comparisons are to 2012

As tricks and treats are planned, housing starts its preparation for a holiday season hibernation. Though activity hasn't come to a complete halt – there are still year-over-year gains being posted for listings and prices – the liveliness of the summer months has started to slow. Keep watch on any movements from the Fed, on economic indicators outside of housing and on the legislative tug-of-war. Each may play a part in predicting how the rest of the fourth quarter of 2013 goes.

In the Twin Cities region, for the week ending October 12:

- New Listings increased 21.7% to 1,524
- Pending Sales decreased 2.7% to 892
- Inventory decreased 5.6% to 16,113

For the month of September:

- Median Sales Price increased 11.7% to \$195,000
- Days on Market decreased 29.7% to 71
- Percent of Original List Price Received increased 1.8% to 96.5%
- Months Supply of Inventory decreased 16.3% to 3.6

Quick Facts

+ 21.7%

- 2.7%

- 5.6%

Change in
New Listings

Change in
Pending Sales

Change in
Inventory

Metrics by Week

New Listings	2
Pending Sales	3
Inventory of Homes for Sale	4

Metrics by Month

Days on Market Until Sale	5
Median Sales Price	6
Percent of Original List Price Received	7
Housing Affordability Index	8
Months Supply of Inventory	9

[Click on desired metric to jump to that page.](#)



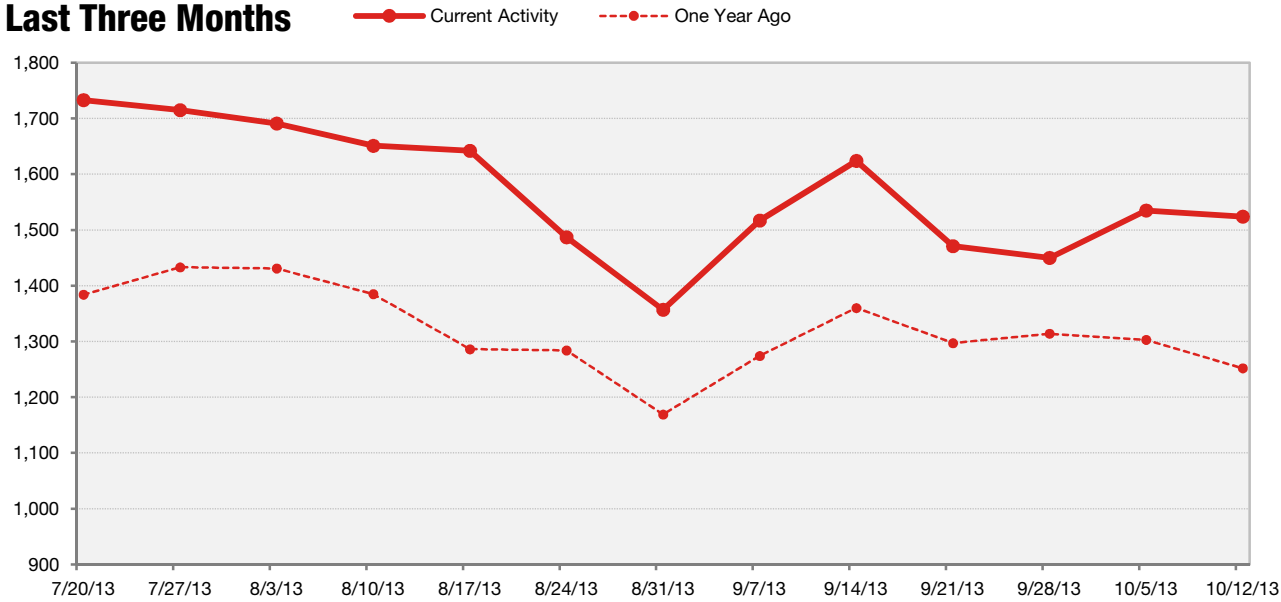
New Listings

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



MINNEAPOLIS AREA Association
of REALTORS®

Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
7/20/2013	1,733	1,384	+ 25.2%
7/27/2013	1,715	1,433	+ 19.7%
8/3/2013	1,691	1,431	+ 18.2%
8/10/2013	1,651	1,385	+ 19.2%
8/17/2013	1,642	1,286	+ 27.7%
8/24/2013	1,487	1,284	+ 15.8%
8/31/2013	1,357	1,169	+ 16.1%
9/7/2013	1,517	1,274	+ 19.1%
9/14/2013	1,624	1,360	+ 19.4%
9/21/2013	1,471	1,297	+ 13.4%
9/28/2013	1,450	1,314	+ 10.4%
10/5/2013	1,535	1,303	+ 17.8%
10/12/2013	1,524	1,252	+ 21.7%
3-Month Total	20,397	17,172	+ 18.8%

Historical New Listings



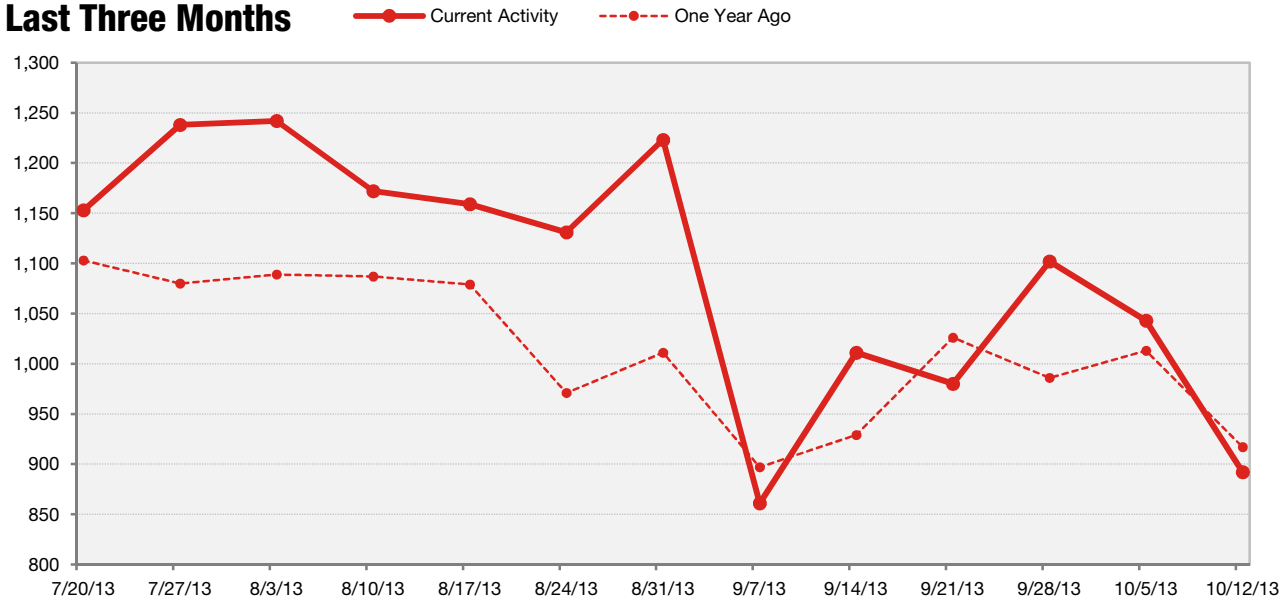
Pending Sales

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



MINNEAPOLIS AREA Association
of REALTORS®

Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
7/20/2013	1,153	1,103	+ 4.5%
7/27/2013	1,238	1,080	+ 14.6%
8/3/2013	1,242	1,089	+ 14.0%
8/10/2013	1,172	1,087	+ 7.8%
8/17/2013	1,159	1,079	+ 7.4%
8/24/2013	1,131	971	+ 16.5%
8/31/2013	1,223	1,011	+ 21.0%
9/7/2013	861	897	- 4.0%
9/14/2013	1,011	929	+ 8.8%
9/21/2013	980	1,026	- 4.5%
9/28/2013	1,102	986	+ 11.8%
10/5/2013	1,043	1,013	+ 3.0%
10/12/2013	892	917	- 2.7%
3-Month Total	14,207	13,188	+ 7.7%

Historical Pending Sales



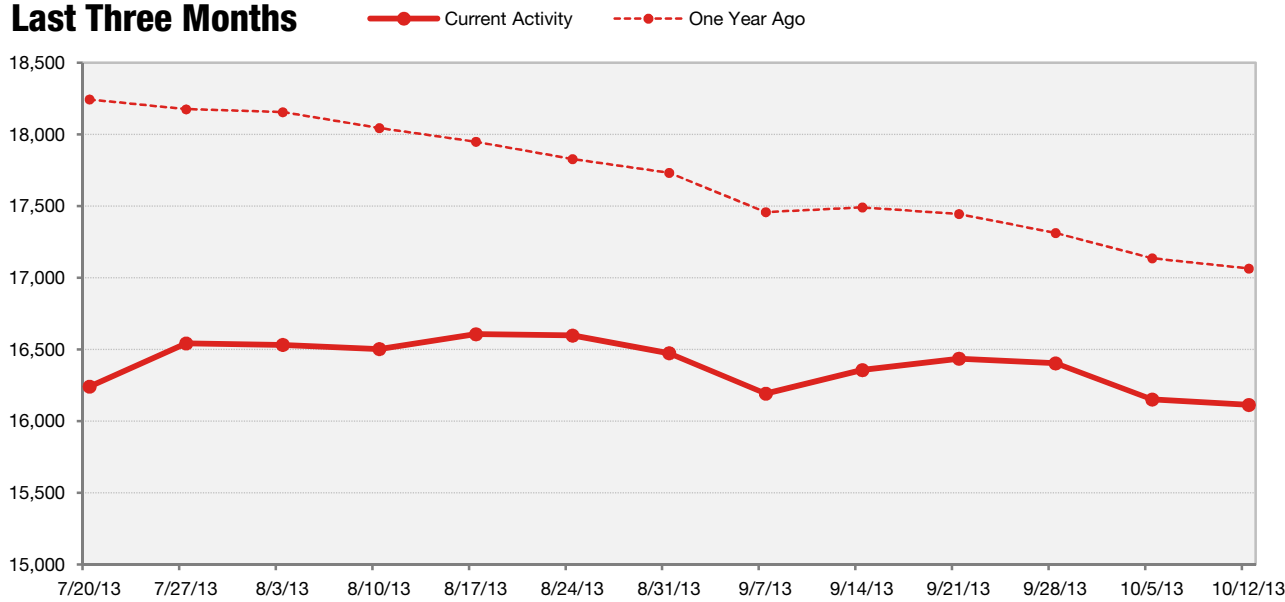
Inventory of Homes for Sale

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



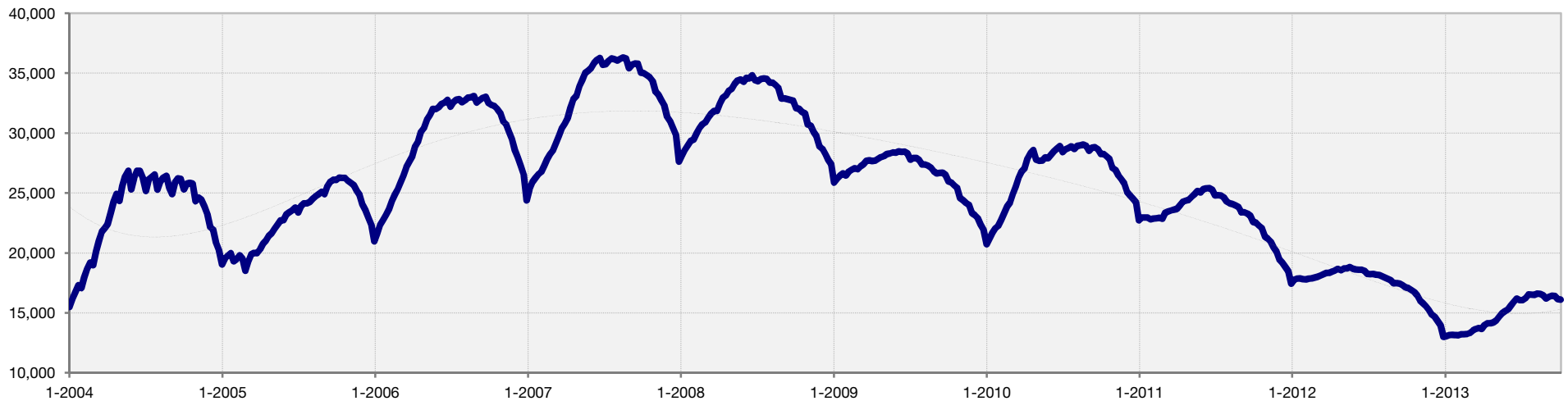
MINNEAPOLIS AREA Association
of REALTORS®

Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
7/20/2013	16,241	18,244	- 11.0%
7/27/2013	16,542	18,175	- 9.0%
8/3/2013	16,532	18,155	- 8.9%
8/10/2013	16,503	18,044	- 8.5%
8/17/2013	16,606	17,949	- 7.5%
8/24/2013	16,597	17,828	- 6.9%
8/31/2013	16,474	17,732	- 7.1%
9/7/2013	16,192	17,458	- 7.3%
9/14/2013	16,356	17,491	- 6.5%
9/21/2013	16,436	17,445	- 5.8%
9/28/2013	16,403	17,312	- 5.3%
10/5/2013	16,151	17,136	- 5.7%
10/12/2013	16,113	17,064	- 5.6%
3-Month Avg	16,396	17,695	- 7.3%

Historical Inventory Levels



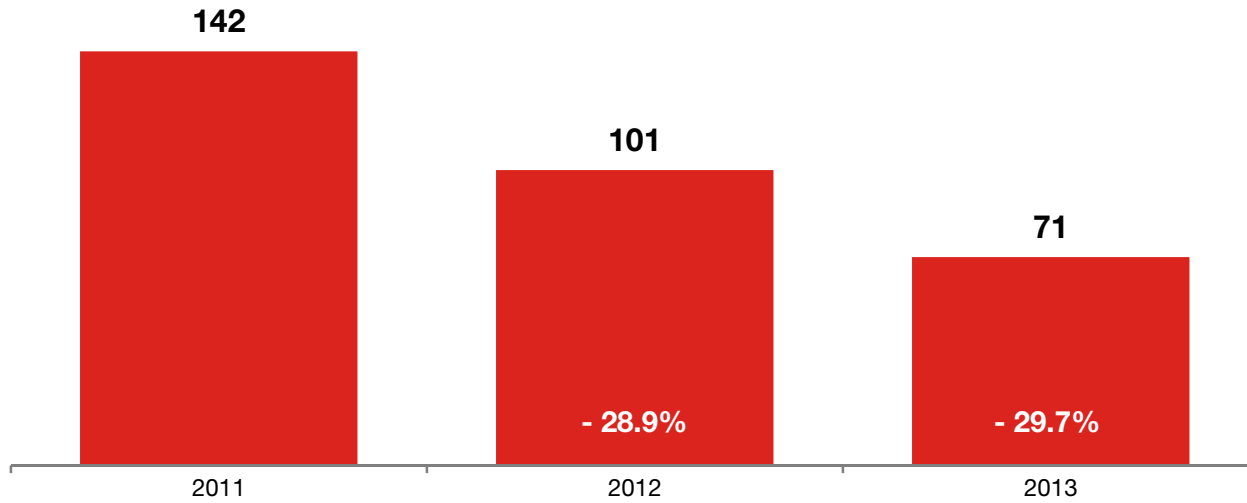
Days on Market Until Sale

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



MINNEAPOLIS AREA Association
of REALTORS®

September



Month	Current Activity	One Year Previous	+ / -
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%
May	87	124	- 29.8%
June	74	113	- 34.5%
July	72	105	- 31.4%
August	70	106	- 34.0%
September	71	101	- 29.7%
12-Month Avg	89	125	- 28.8%

Historical Days on Market Until Sale



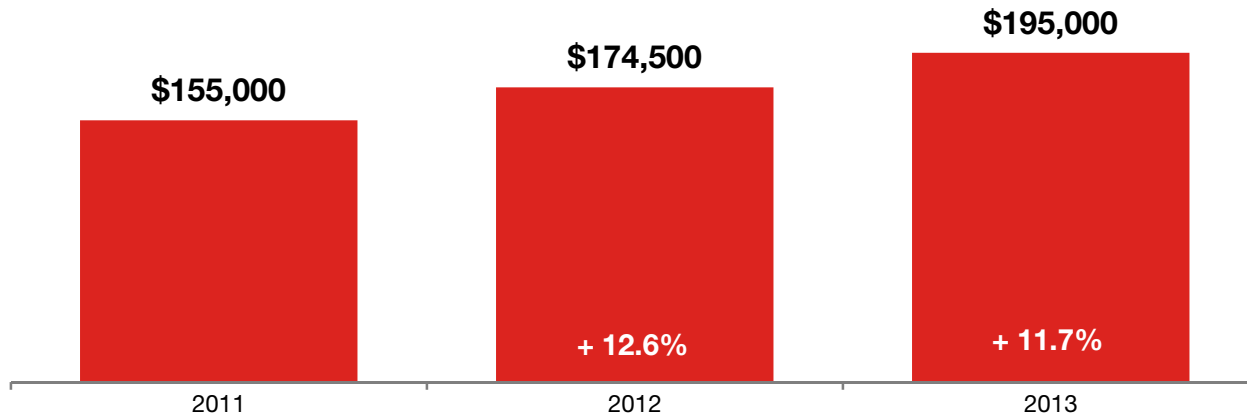
Median Sales Price

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



MINNEAPOLIS AREA Association
of REALTORS®

September



Month	Current Activity	One Year Previous	+ / -
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%
March	\$176,500	\$149,900	+ 17.7%
April	\$182,500	\$162,500	+ 12.3%
May	\$194,000	\$169,000	+ 14.8%
June	\$210,000	\$178,675	+ 17.5%
July	\$208,000	\$178,087	+ 16.8%
August	\$207,900	\$177,900	+ 16.9%
September	\$195,000	\$174,500	+ 11.7%
12-Month Med	\$187,500	\$162,000	+ 15.7%

Historical Median Sales Price



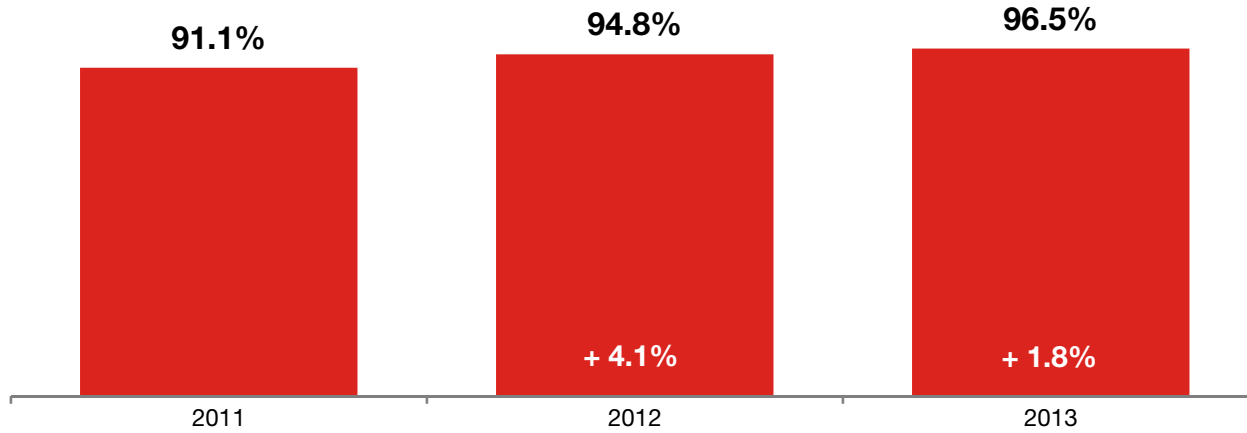
Percent of Original List Price Received

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.



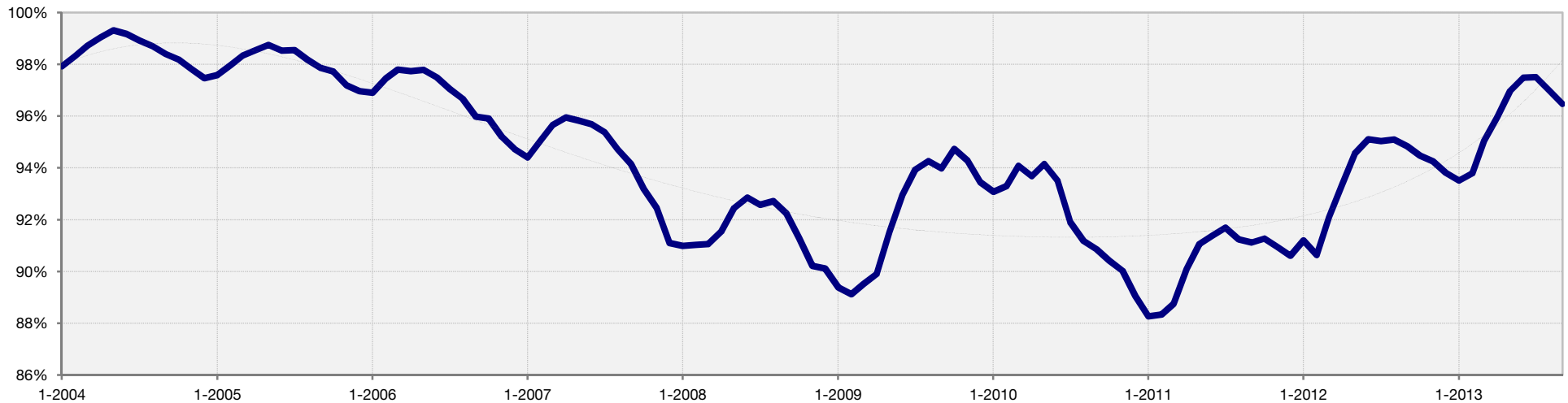
MINNEAPOLIS AREA Association
of REALTORS®

September



Month	Current Activity	One Year Previous	+ / -
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	96.0%	93.4%	+ 2.8%
May	97.0%	94.6%	+ 2.5%
June	97.5%	95.1%	+ 2.5%
July	97.5%	95.0%	+ 2.6%
August	97.0%	95.1%	+ 2.0%
September	96.5%	94.8%	+ 1.8%
12-Month Avg	95.8%	93.3%	+ 2.7%

Historical Percent of Original List Price Received



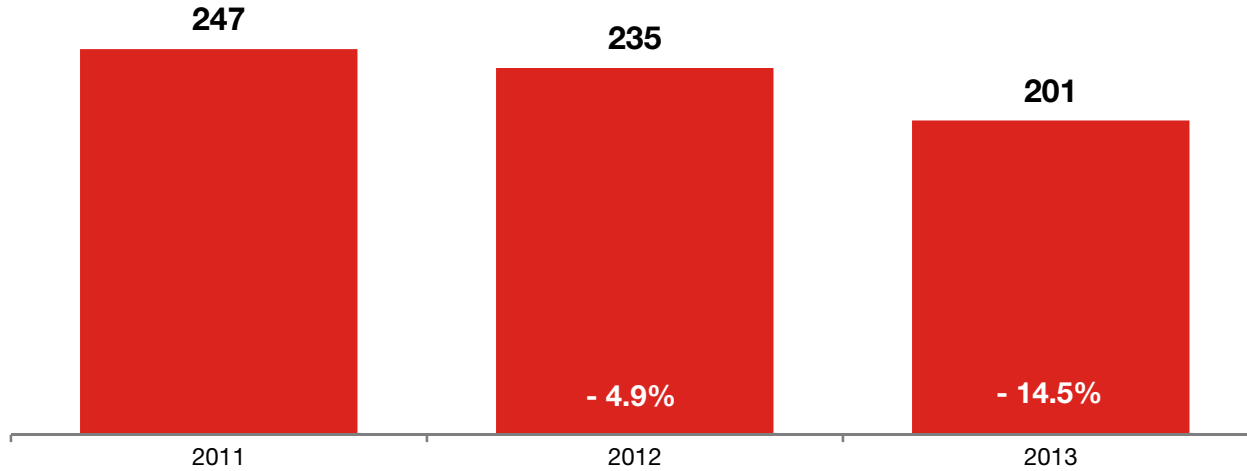
Housing Affordability Index

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.**



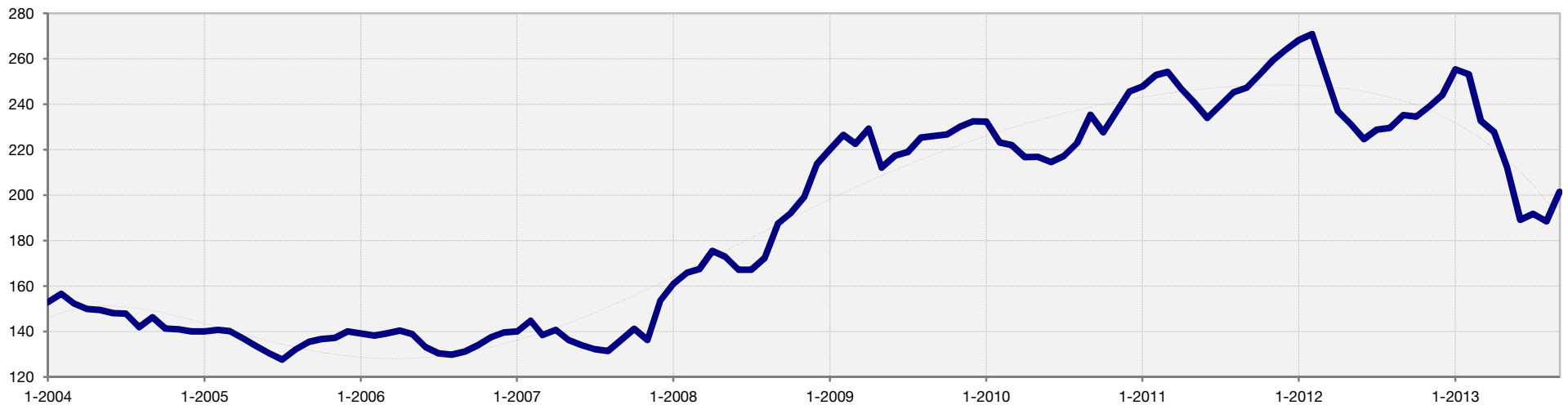
MINNEAPOLIS AREA Association
of REALTORS®

September



Month	Current Activity	One Year Previous	+ / -
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%
May	212	231	- 8.2%
June	189	225	- 16.0%
July	192	229	- 16.2%
August	188	230	- 18.3%
September	201	235	- 14.5%
12-Month Avg	221	246	- 10.2%

Historical Housing Affordability Index



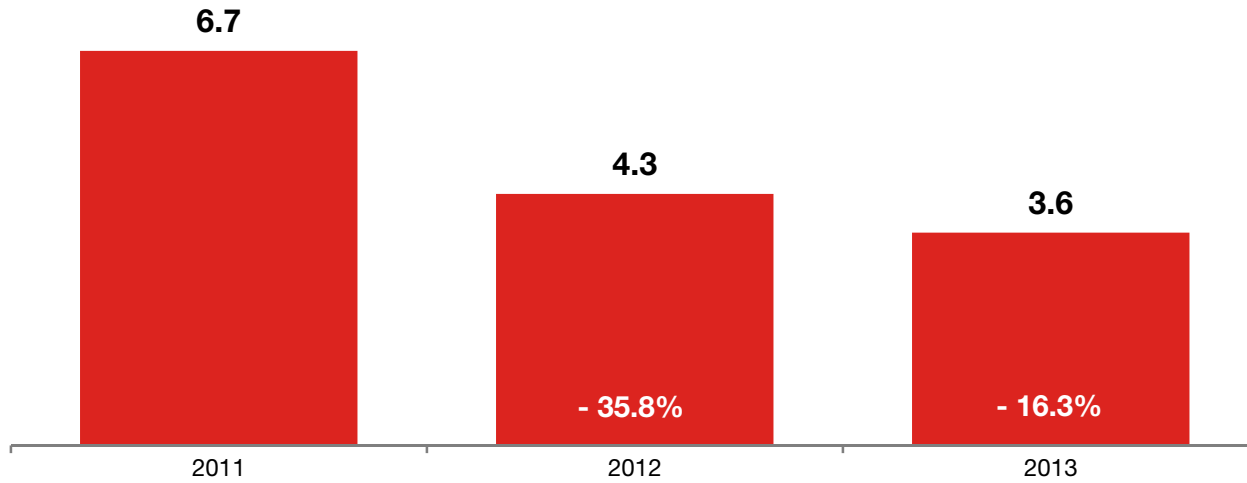
Months Supply of Inventory

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.



MINNEAPOLIS AREA Association
of REALTORS®

September



Month	Current Activity	One Year Previous	+ / -
October	4.0	6.2	- 35.5%
November	3.6	5.7	- 36.8%
December	3.2	5.0	- 36.0%
January	3.2	5.0	- 36.0%
February	3.2	4.9	- 34.7%
March	3.3	5.0	- 34.0%
April	3.4	5.0	- 32.0%
May	3.6	4.9	- 26.5%
June	3.7	4.8	- 22.9%
July	3.7	4.6	- 19.6%
August	3.7	4.4	- 15.9%
September	3.6	4.3	- 16.3%
12-Month Avg	3.5	5.0	- 30.0%

Historical Months Supply of Inventory

