

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 January 4, 2014

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It's the time of year when housing statistics take a back seat to the resolve associated with a fresh calendar year. Diligent tracking of new listings and pending sales counts tends to give way to weight loss plans and personal financial planning. And you know what? That's just great! Spending some time focusing on self just may help make 2014 a banner year to match 2013. But if you want to take a quick glance, the data is here for your perusal. Here's to another great year!

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

- New Listings decreased 18.7% to 678
- Pending Sales decreased 12.4% to 507
- Inventory decreased 4.9% to 12,368

For the month of December:

- Median Sales Price increased 13.7% to \$191,000
- Days on Market decreased 20.4% to 86
- Percent of Original List Price Received increased 0.9% to 94.6%
- Months Supply of Inventory decreased 15.6% to 2.7

Quick Facts

- 18.7%

Change in
New Listings

- 12.4%

Change in
Pending Sales

- 4.9%

Change in
Inventory

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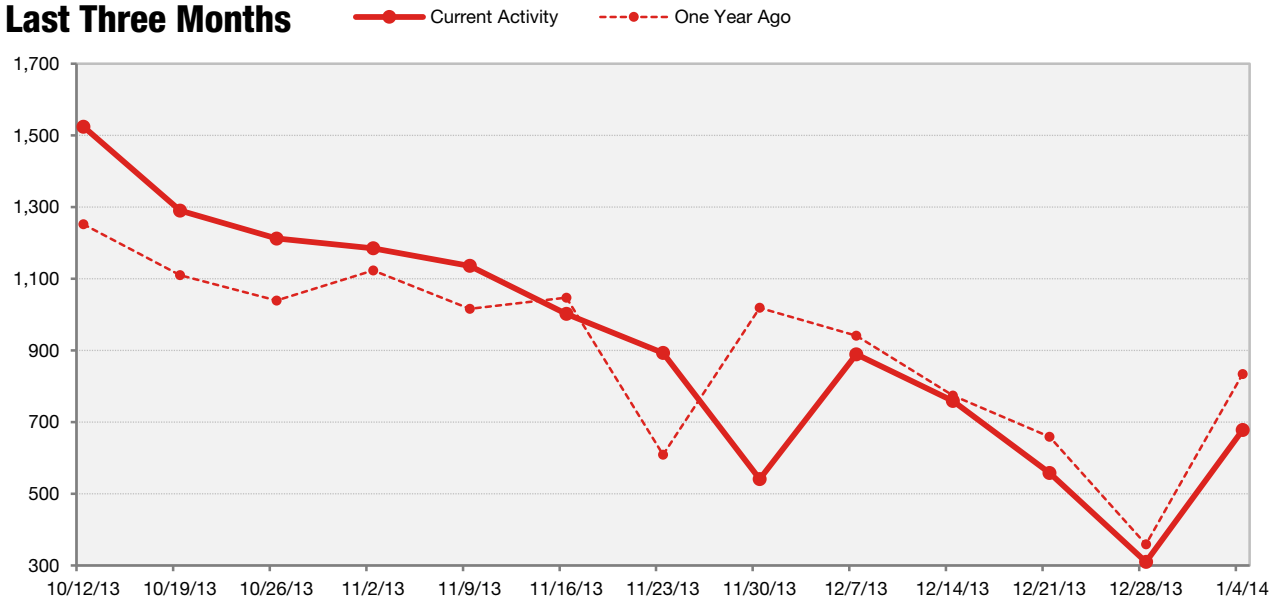
New Listings

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	+ / -
10/12/2013	1,524	1,252	+ 21.7%
10/19/2013	1,290	1,110	+ 16.2%
10/26/2013	1,212	1,039	+ 16.7%
11/2/2013	1,185	1,123	+ 5.5%
11/9/2013	1,136	1,016	+ 11.8%
11/16/2013	1,002	1,047	- 4.3%
11/23/2013	893	609	+ 46.6%
11/30/2013	541	1,019	- 46.9%
12/7/2013	889	941	- 5.5%
12/14/2013	759	774	- 1.9%
12/21/2013	558	659	- 15.3%
12/28/2013	310	359	- 13.6%
1/4/2014	678	834	- 18.7%
3-Month Total	11,977	11,782	+ 1.7%

Historical New Listings



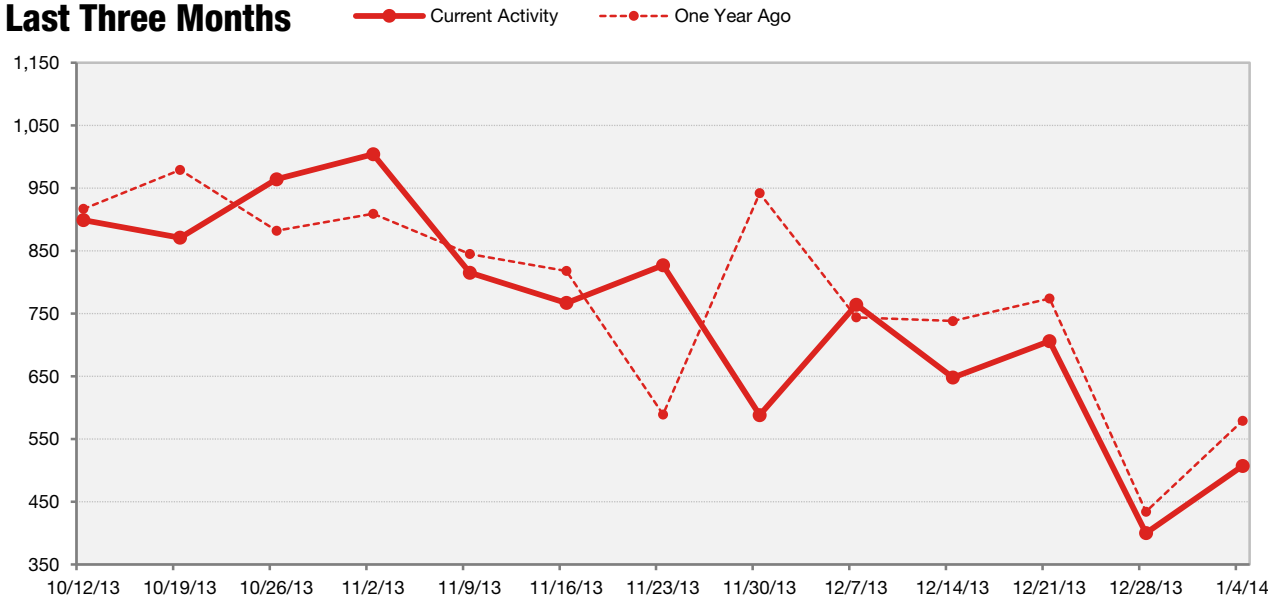
Pending Sales

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



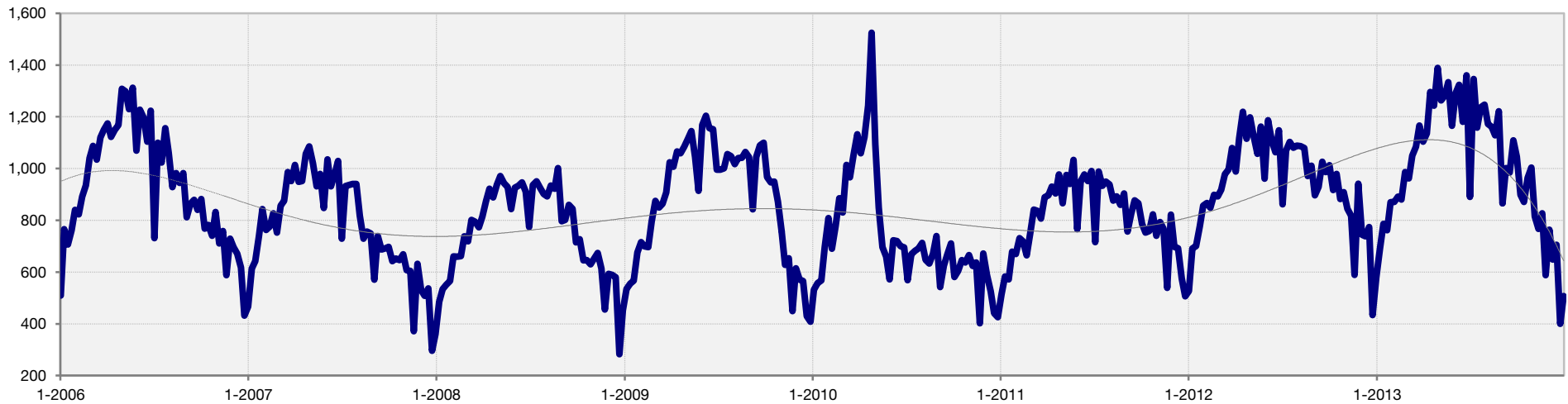
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Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
10/12/2013	899	917	- 2.0%
10/19/2013	871	979	- 11.0%
10/26/2013	964	882	+ 9.3%
11/2/2013	1,004	909	+ 10.5%
11/9/2013	815	845	- 3.6%
11/16/2013	767	818	- 6.2%
11/23/2013	827	589	+ 40.4%
11/30/2013	588	942	- 37.6%
12/7/2013	764	744	+ 2.7%
12/14/2013	648	738	- 12.2%
12/21/2013	706	774	- 8.8%
12/28/2013	400	434	- 7.8%
1/4/2014	507	579	- 12.4%
3-Month Total	9,760	10,150	- 3.8%

Historical Pending Sales



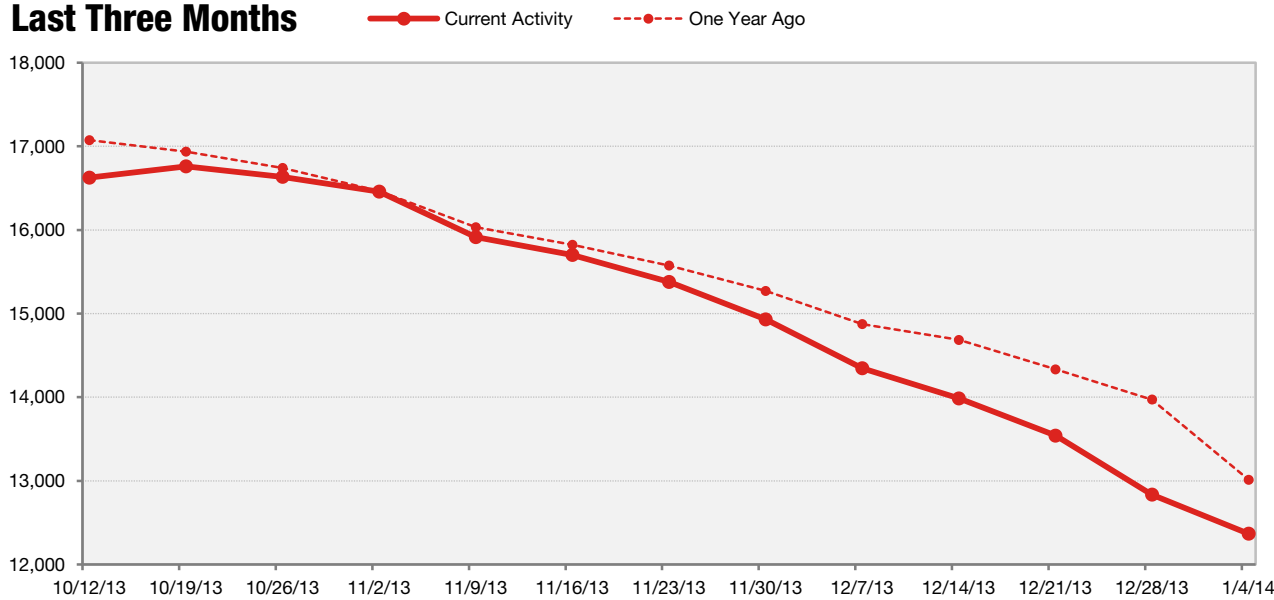
Inventory of Homes for Sale

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



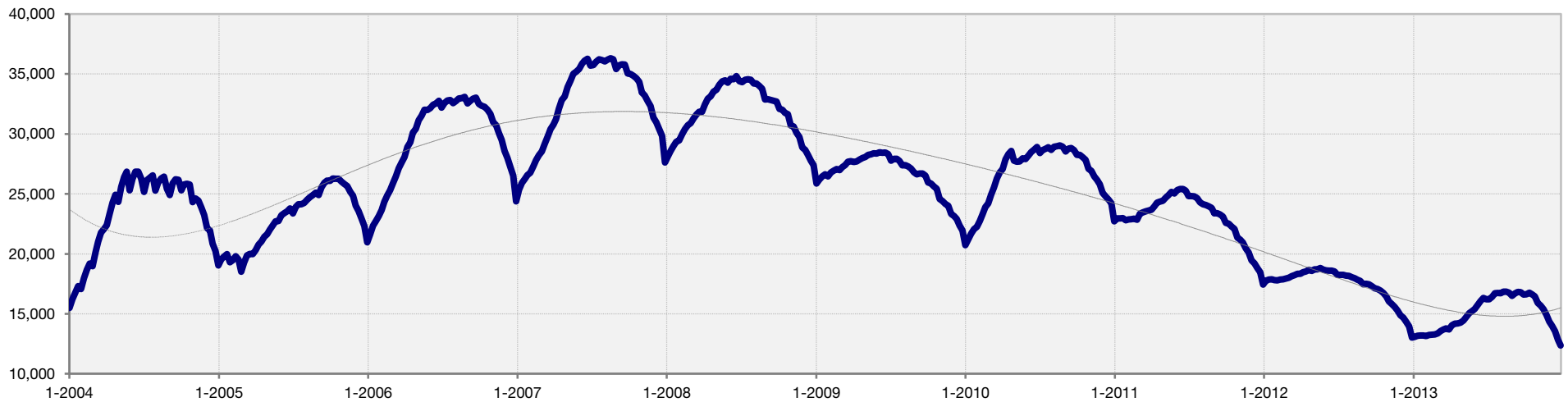
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Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
10/12/2013	16,625	17,073	- 2.6%
10/19/2013	16,760	16,936	- 1.0%
10/26/2013	16,635	16,741	- 0.6%
11/2/2013	16,458	16,465	- 0.0%
11/9/2013	15,914	16,032	- 0.7%
11/16/2013	15,701	15,822	- 0.8%
11/23/2013	15,378	15,574	- 1.3%
11/30/2013	14,930	15,270	- 2.2%
12/7/2013	14,346	14,874	- 3.5%
12/14/2013	13,985	14,684	- 4.8%
12/21/2013	13,540	14,332	- 5.5%
12/28/2013	12,835	13,972	- 8.1%
1/4/2014	12,368	13,012	- 4.9%
3-Month Avg	15,037	15,445	- 2.6%

Historical Inventory Levels



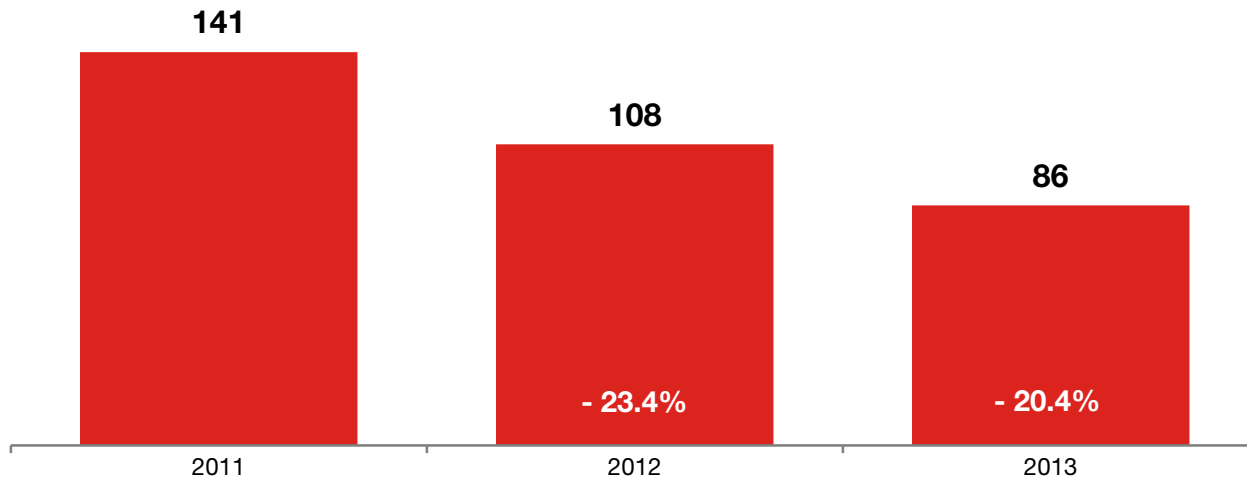
Days on Market Until Sale

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



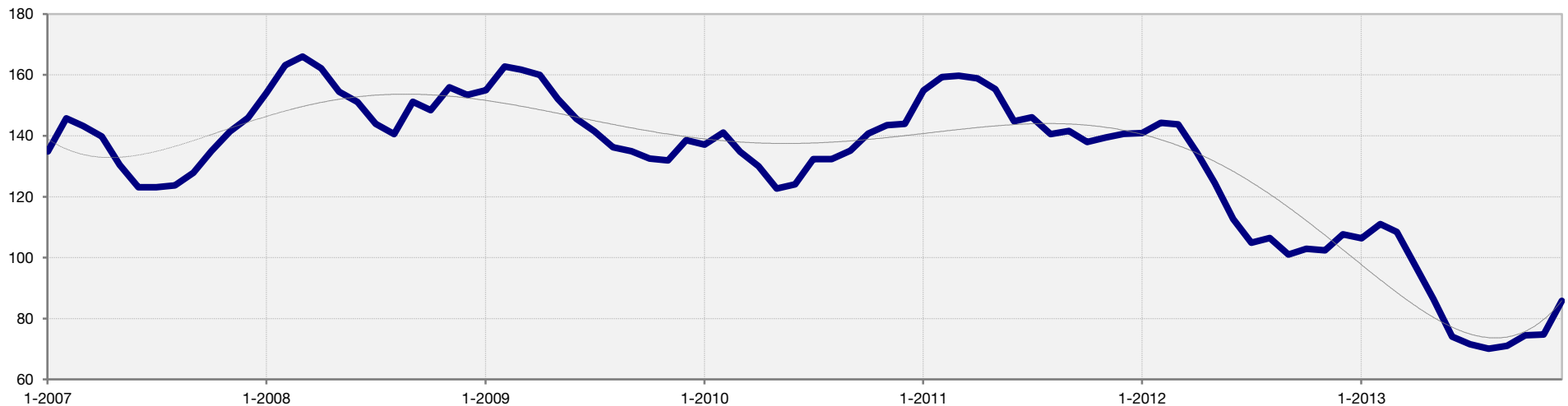
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December



Month	Current Activity	One Year Previous	+ / -
January	106	141	- 24.8%
February	111	144	- 22.9%
March	108	144	- 25.0%
April	97	135	- 28.1%
May	86	124	- 30.6%
June	74	113	- 34.5%
July	72	105	- 31.4%
August	70	106	- 34.0%
September	71	101	- 29.7%
October	74	103	- 28.2%
November	75	102	- 26.5%
December	86	108	- 20.4%
12-Month Avg	83	117	- 29.1%

Historical Days on Market Until Sale



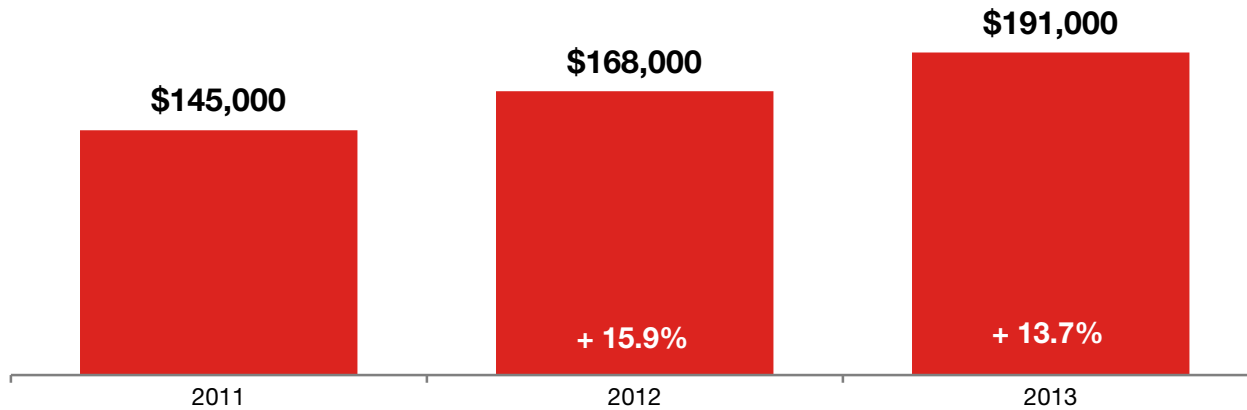
Median Sales Price

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



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December



Month	Current Activity	One Year Previous	+ / -
January	\$160,000	\$140,000	+ 14.3%
February	\$160,000	\$138,500	+ 15.5%
March	\$176,500	\$149,900	+ 17.7%
April	\$182,475	\$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%
October	\$195,000	\$175,000	+ 11.4%
November	\$195,000	\$172,000	+ 13.4%
December	\$191,000	\$168,000	+ 13.7%
12-Month Med	\$192,000	\$167,900	+ 14.4%

Historical Median Sales Price



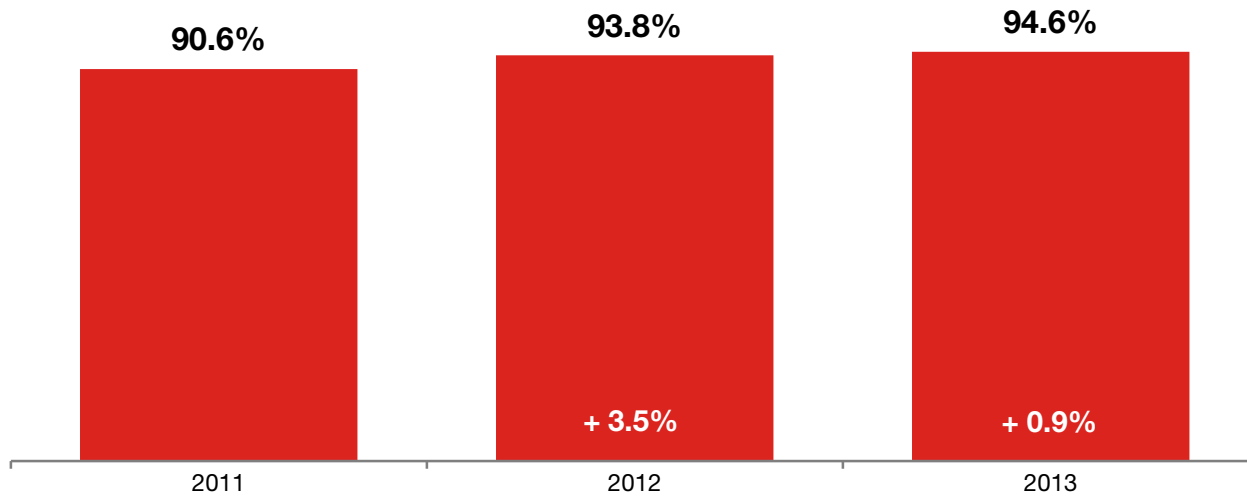
Percent of Original List Price Received

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.



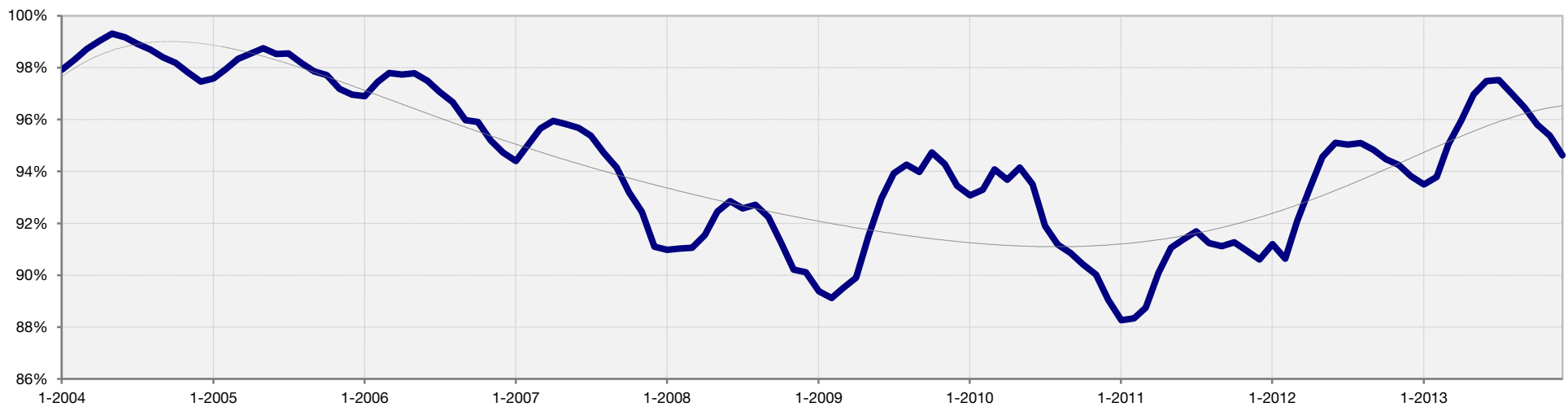
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December



Month	Current Activity	One Year Previous	+ / -
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%
October	95.8%	94.5%	+ 1.4%
November	95.4%	94.2%	+ 1.3%
December	94.6%	93.8%	+ 0.9%
12-Month Avg	96.1%	94.0%	+ 2.2%

Historical Percent of Original List Price Received



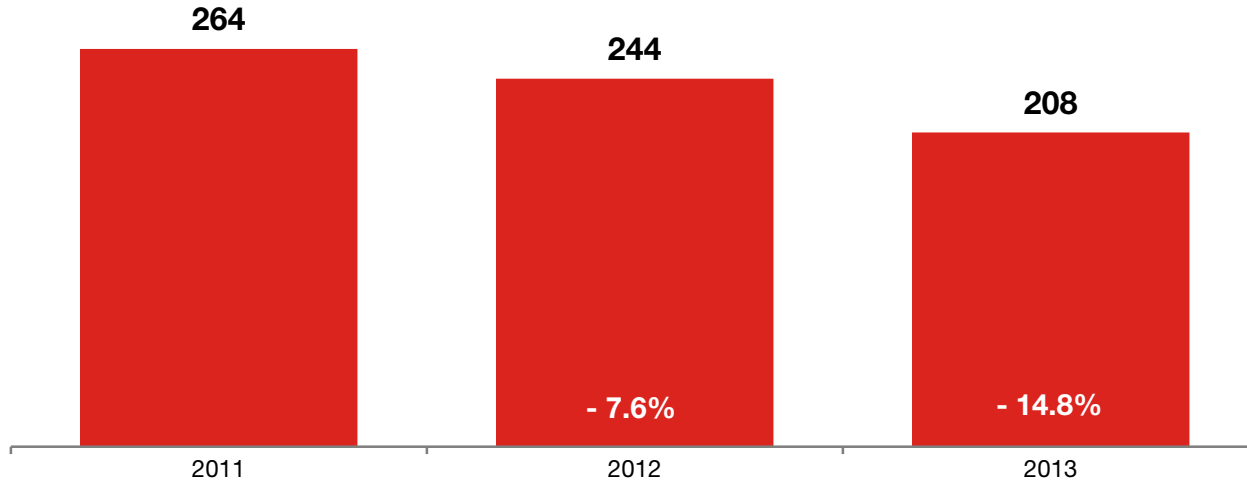
Housing Affordability Index

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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December



Month	Current Activity	One Year Previous	+ / -
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%
October	201	234	- 14.1%
November	204	239	- 14.6%
December	208	244	- 14.8%
12-Month Avg	210	239	- 12.1%

Historical Housing Affordability Index



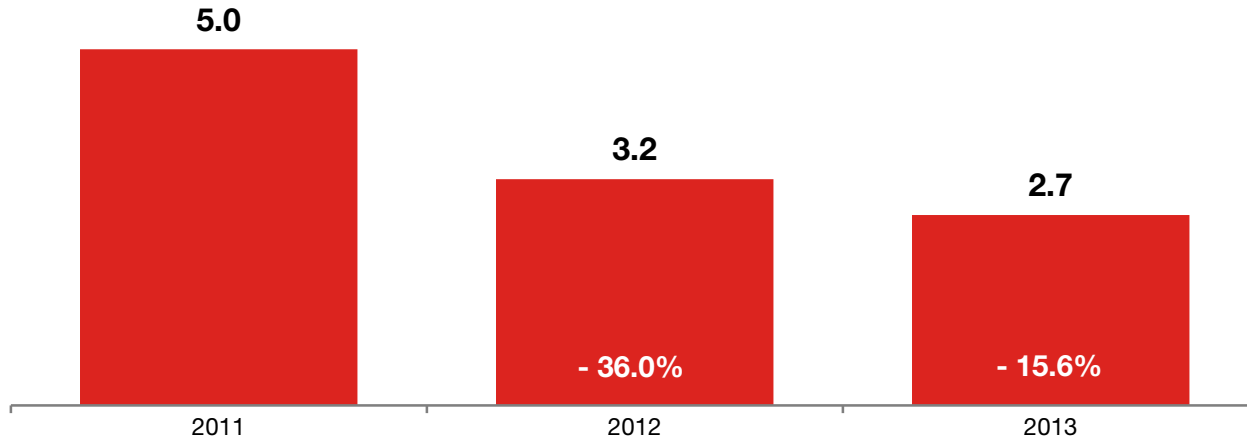
Months Supply of Inventory

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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December



Month	Current Activity	One Year Previous	+ / -
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	3.8	4.8	- 20.8%
July	3.8	4.6	- 17.4%
August	3.7	4.4	- 15.9%
September	3.7	4.3	- 14.0%
October	3.6	4.0	- 10.0%
November	3.3	3.7	- 10.8%
December	2.7	3.2	- 15.6%
12-Month Avg	3.4	4.5	- 24.4%

Historical Months Supply of Inventory

