

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 December 13, 2014

Publish Date: December 22, 2014 • All comparisons are to 2013

We have reached the time of year when year-to-date and rolling 12-month time calculations become especially reliable. Buyer and seller activity continues at a decent clip, though generally lower than the spring and summer selling seasons. With the price of gasoline where it is, holiday spending should be strong, which benefits the economy and is, therefore, also good for housing. There's plenty to be cheerful about this December.

In the Twin Cities region, for the week ending December 13:

- New Listings decreased 12.9% to 661
- Pending Sales increased 6.6% to 679
- Inventory decreased 2.7% to 14,268

For the month of November:

- Median Sales Price increased 5.1% to \$205,000
- Days on Market increased 5.3% to 79
- Percent of Original List Price Received decreased 0.7% to 94.7%
- Months Supply of Inventory increased 8.8% to 3.7

Quick Facts

- 12.9%

Change in
New Listings

+ 6.6%

Change in
Pending Sales

- 2.7%

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.](#)



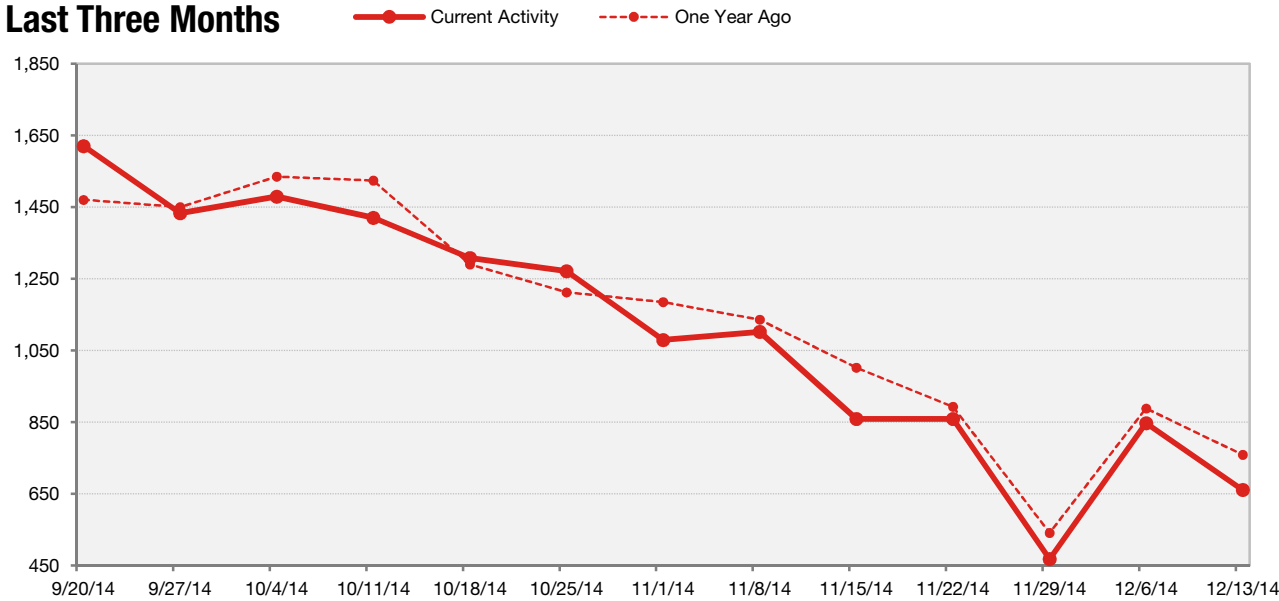
New Listings

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



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Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
9/20/2014	1,620	1,470	+ 10.2%
9/27/2014	1,433	1,450	- 1.2%
10/4/2014	1,479	1,535	- 3.6%
10/11/2014	1,420	1,524	- 6.8%
10/18/2014	1,308	1,290	+ 1.4%
10/25/2014	1,271	1,212	+ 4.9%
11/1/2014	1,079	1,185	- 8.9%
11/8/2014	1,102	1,136	- 3.0%
11/15/2014	859	1,002	- 14.3%
11/22/2014	859	893	- 3.8%
11/29/2014	468	541	- 13.5%
12/6/2014	847	888	- 4.6%
12/13/2014	661	759	- 12.9%
3-Month Total	14,406	14,885	- 3.2%

Historical New Listings



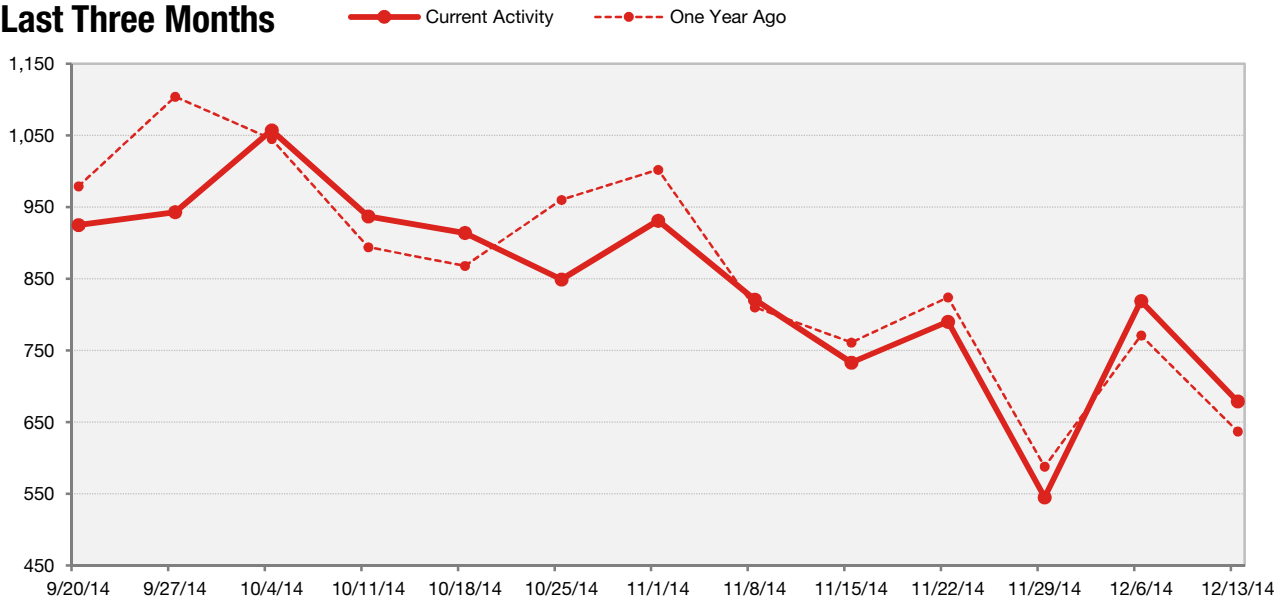
Pending Sales

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	+ / -
9/20/2014	925	979	- 5.5%
9/27/2014	943	1,104	- 14.6%
10/4/2014	1,057	1,045	+ 1.1%
10/11/2014	937	894	+ 4.8%
10/18/2014	914	868	+ 5.3%
10/25/2014	849	960	- 11.6%
11/1/2014	931	1,002	- 7.1%
11/8/2014	821	810	+ 1.4%
11/15/2014	733	761	- 3.7%
11/22/2014	790	824	- 4.1%
11/29/2014	545	588	- 7.3%
12/6/2014	819	771	+ 6.2%
12/13/2014	679	637	+ 6.6%
3-Month Total	10,943	11,243	- 2.7%

Historical Pending Sales



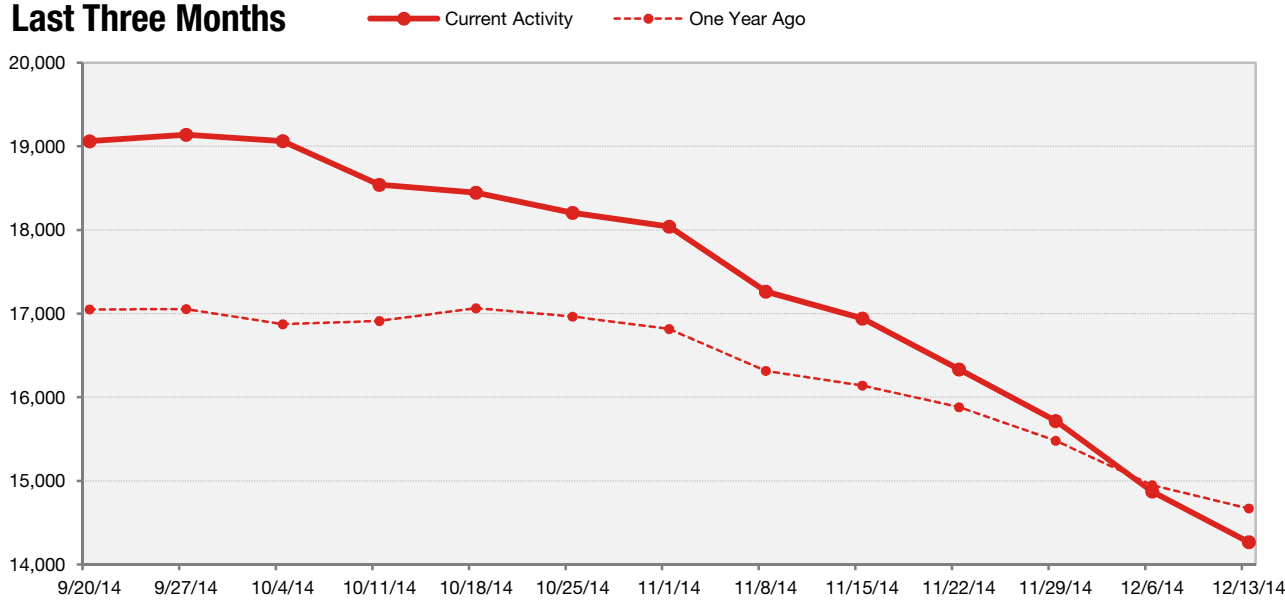
Inventory of Homes for Sale

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



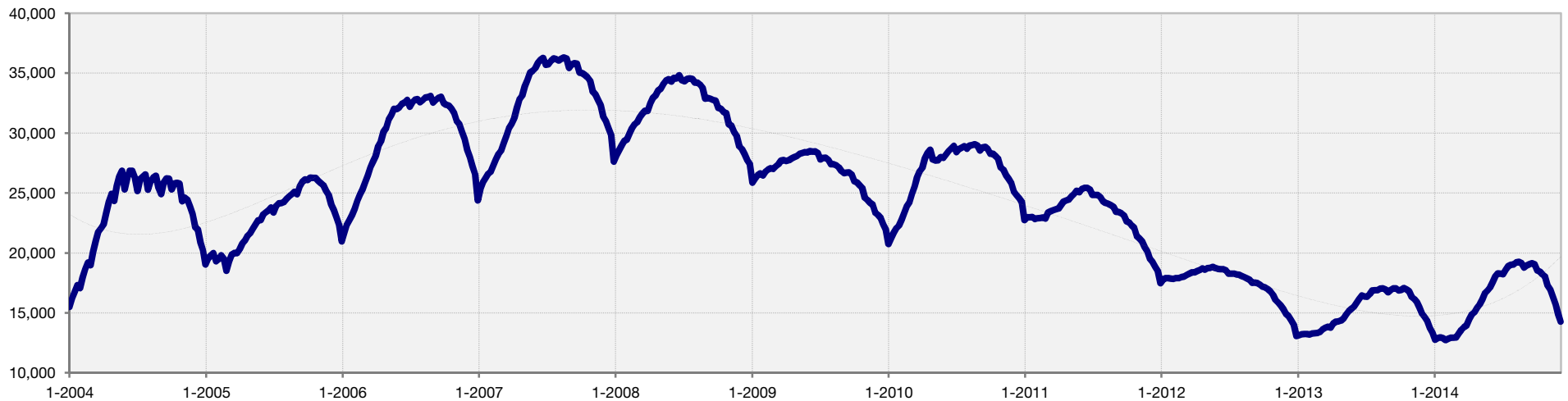
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Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
9/20/2014	19,061	17,051	+ 11.8%
9/27/2014	19,139	17,055	+ 12.2%
10/4/2014	19,063	16,873	+ 13.0%
10/11/2014	18,540	16,912	+ 9.6%
10/18/2014	18,446	17,064	+ 8.1%
10/25/2014	18,205	16,964	+ 7.3%
11/1/2014	18,040	16,816	+ 7.3%
11/8/2014	17,263	16,316	+ 5.8%
11/15/2014	16,941	16,140	+ 5.0%
11/22/2014	16,333	15,881	+ 2.8%
11/29/2014	15,716	15,480	+ 1.5%
12/6/2014	14,873	14,949	- 0.5%
12/13/2014	14,268	14,671	- 2.7%
3-Month Avg	17,376	16,321	+ 6.5%

Historical Inventory Levels



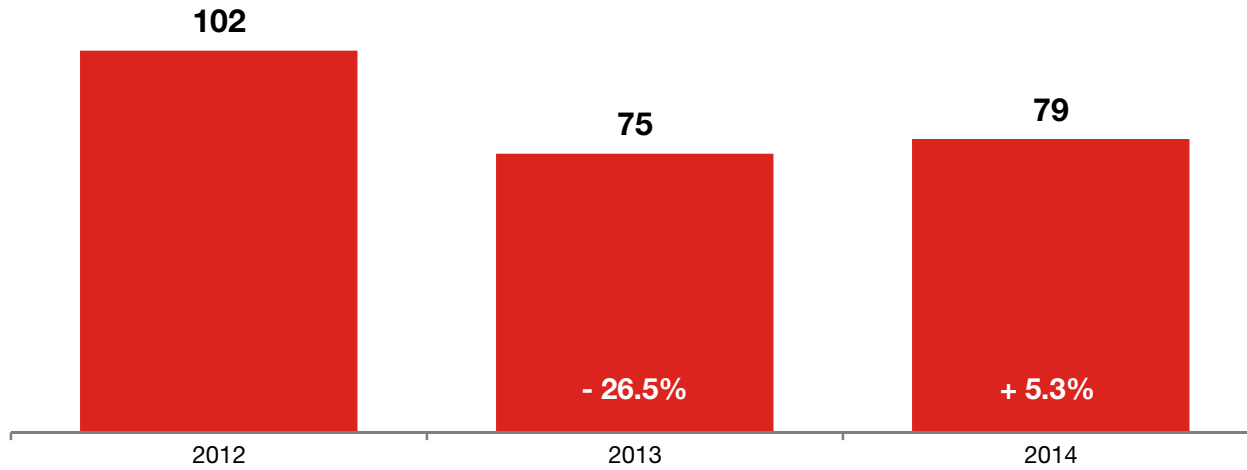
Days on Market Until Sale

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



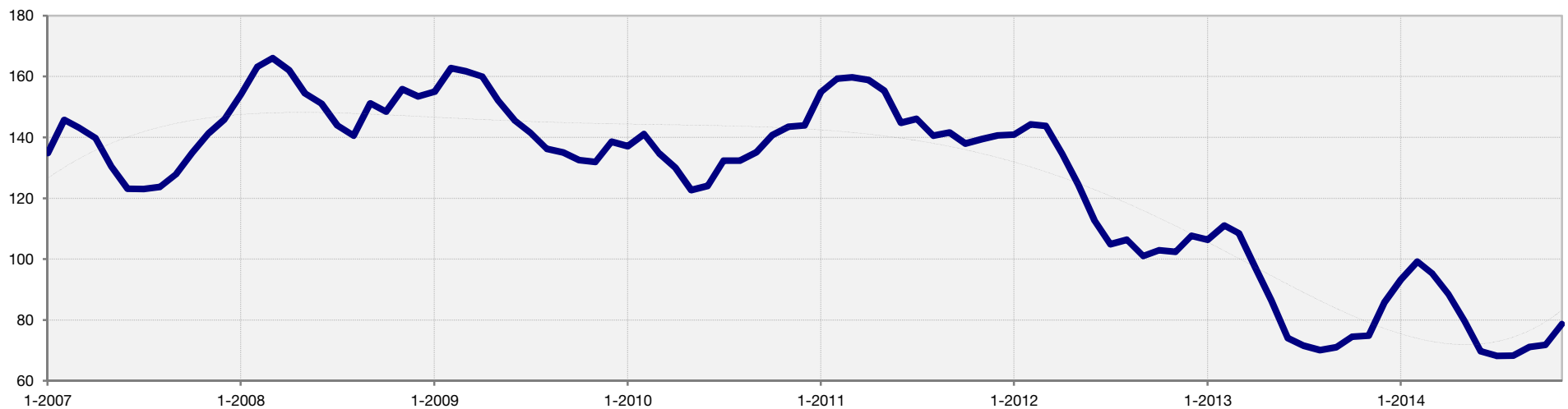
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November



Month	Current Activity	One Year Previous	+ / -
December	86	108	- 20.4%
January	93	106	- 12.3%
February	99	111	- 10.8%
March	95	108	- 12.0%
April	88	97	- 9.3%
May	80	86	- 7.0%
June	70	74	- 5.4%
July	68	72	- 5.6%
August	68	70	- 2.9%
September	71	71	0.0%
October	72	75	- 4.0%
November	79	75	+ 5.3%
12-Month Avg	78	85	- 8.2%

Historical Days on Market Until Sale



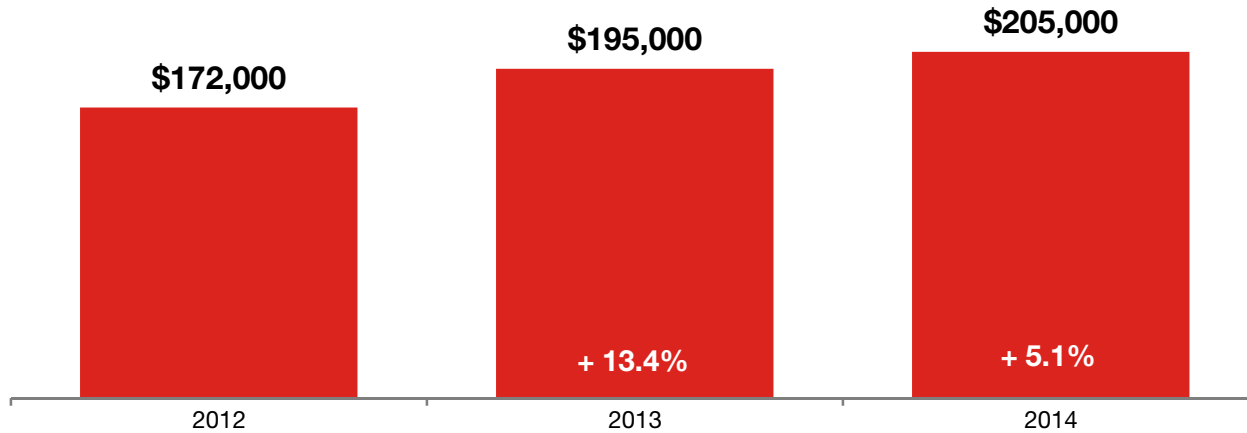
Median Sales Price

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



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November



Month	Current Activity	One Year Previous	+ / -
December	\$190,025	\$168,000	+ 13.1%
January	\$179,800	\$160,000	+ 12.4%
February	\$183,000	\$160,000	+ 14.4%
March	\$190,000	\$176,500	+ 7.6%
April	\$196,000	\$182,450	+ 7.4%
May	\$210,000	\$194,000	+ 8.2%
June	\$219,500	\$210,000	+ 4.5%
July	\$215,000	\$208,000	+ 3.4%
August	\$219,000	\$207,950	+ 5.3%
September	\$205,000	\$195,000	+ 5.1%
October	\$208,000	\$195,000	+ 6.7%
November	\$205,000	\$195,000	+ 5.1%
12-Month Med	\$205,000	\$190,000	+ 7.9%

Historical Median Sales Price



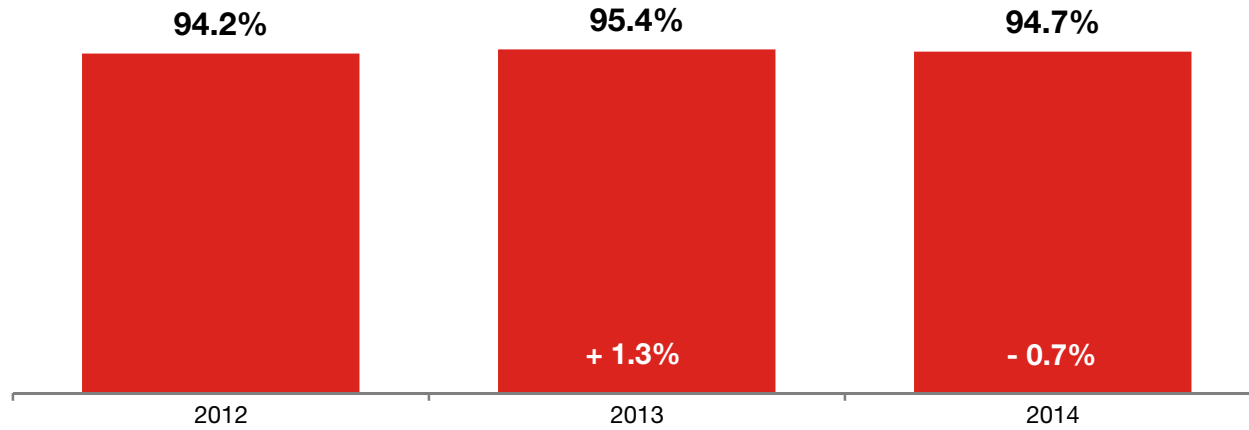
Percent of Original List Price Received

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.



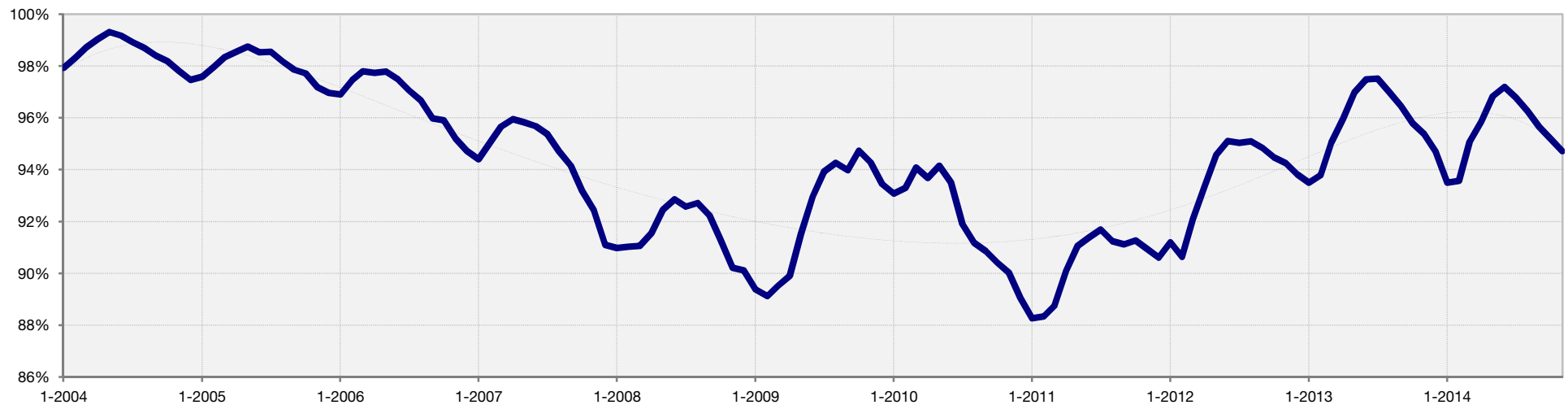
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November



Month	Current Activity	One Year Previous	+ / -
December	94.7%	93.8%	+ 1.0%
January	93.5%	93.5%	0.0%
February	93.6%	93.8%	- 0.2%
March	95.1%	95.0%	+ 0.1%
April	95.9%	96.0%	- 0.1%
May	96.8%	97.0%	- 0.2%
June	97.2%	97.5%	- 0.3%
July	96.8%	97.5%	- 0.7%
August	96.3%	97.0%	- 0.7%
September	95.6%	96.5%	- 0.9%
October	95.2%	95.8%	- 0.6%
November	94.7%	95.4%	- 0.7%
12-Month Avg	95.7%	96.0%	- 0.3%

Historical Percent of Original List Price Received



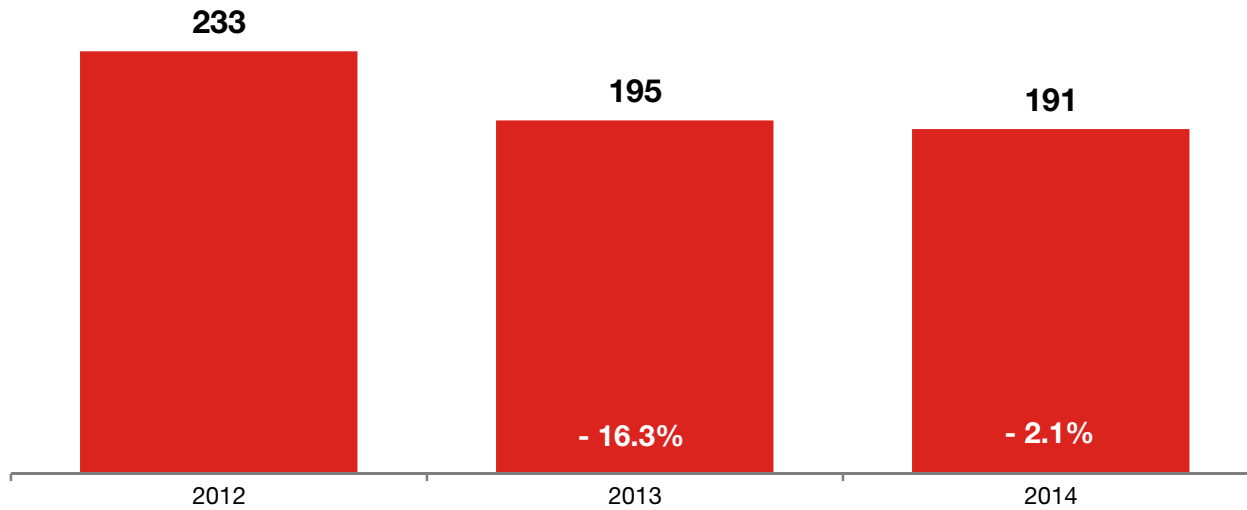
Housing Affordability Index

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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November



Month	Current Activity	One Year Previous	+ / -
December	201	239	- 15.9%
January	208	253	- 17.8%
February	205	251	- 18.3%
March	198	226	- 12.4%
April	191	220	- 13.2%
May	183	203	- 9.9%
June	176	179	- 1.7%
July	179	181	- 1.1%
August	176	178	- 1.1%
September	186	193	- 3.6%
October	189	193	- 2.1%
November	191	195	- 2.1%
12-Month Avg	189	206	- 8.3%

Historical Housing Affordability Index



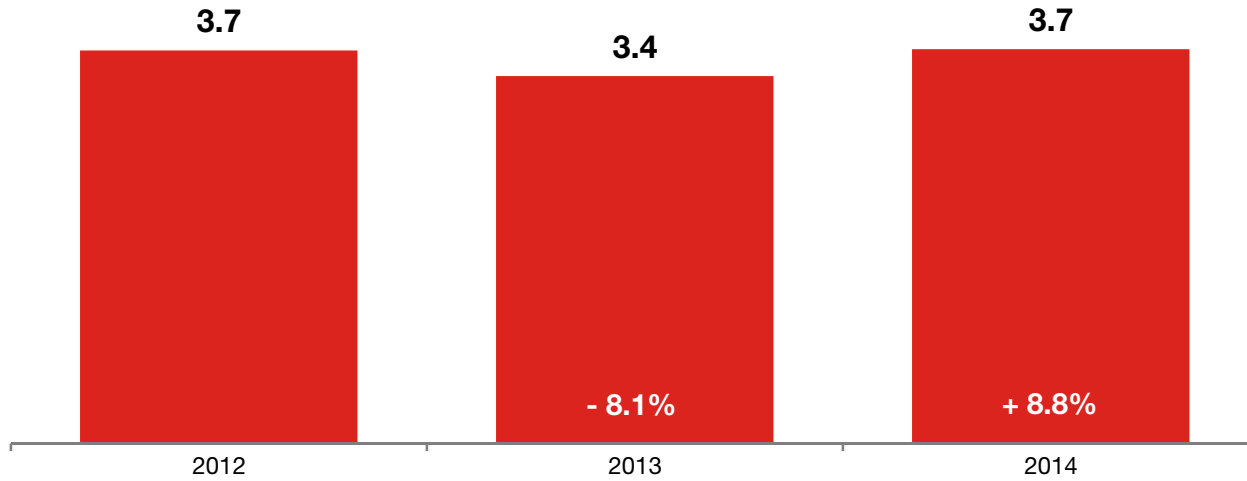
Months Supply of Inventory

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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November



Month	Current Activity	One Year Previous	+ / -
December	2.9	3.2	- 9.4%
January	2.9	3.2	- 9.4%
February	3.0	3.2	- 6.3%
March	3.3	3.3	0.0%
April	3.6	3.4	+ 5.9%
May	4.1	3.6	+ 13.9%
June	4.3	3.8	+ 13.2%
July	4.5	3.8	+ 18.4%
August	4.5	3.8	+ 18.4%
September	4.5	3.8	+ 18.4%
October	4.2	3.7	+ 13.5%
November	3.7	3.4	+ 8.8%
12-Month Avg	3.8	3.5	+ 8.6%

Historical Months Supply of Inventory

