

Weekly Market Activity Report



MINNEAPOLIS AREA Association
of REALTORS®

A RESEARCH TOOL FROM THE MINNEAPOLIS AREA ASSOCIATION OF REALTORS®
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For Week Ending December 27, 2014

Publish Date: January 5, 2015 • All comparisons are to 2014

It is typically during the final weeks of a calendar year when residential real estate activity hits its seasonal lows, even when some year-over-year comparisons show progress. Don't be fooled by this time of year. Buyers and sellers are preparing for promising spring and summer markets. Of late, the spring market tends to get hopping before the -ary months are even complete.

In the Twin Cities region, for the week ending December 27:

- New Listings decreased 13.5% to 268
- Pending Sales decreased 9.8% to 359
- Inventory decreased 4.4% to 13,152

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

- 13.5%

Change in
New Listings

- 9.8%

Change in
Pending Sales

- 4.4%

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

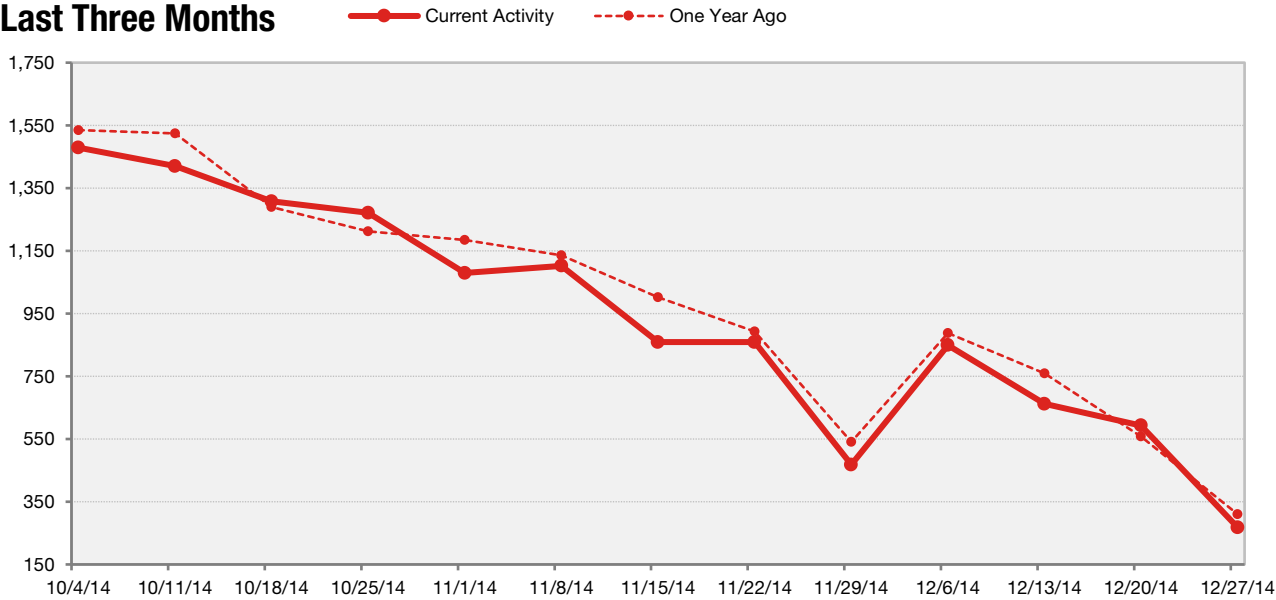
[Click on desired metric to jump to that page.](#)



New Listings

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

Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
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	849	888	- 4.4%
12/13/2014	662	759	- 12.8%
12/20/2014	593	558	+ 6.3%
12/27/2014	268	310	- 13.5%
3-Month Total	12,217	12,833	- 4.8%

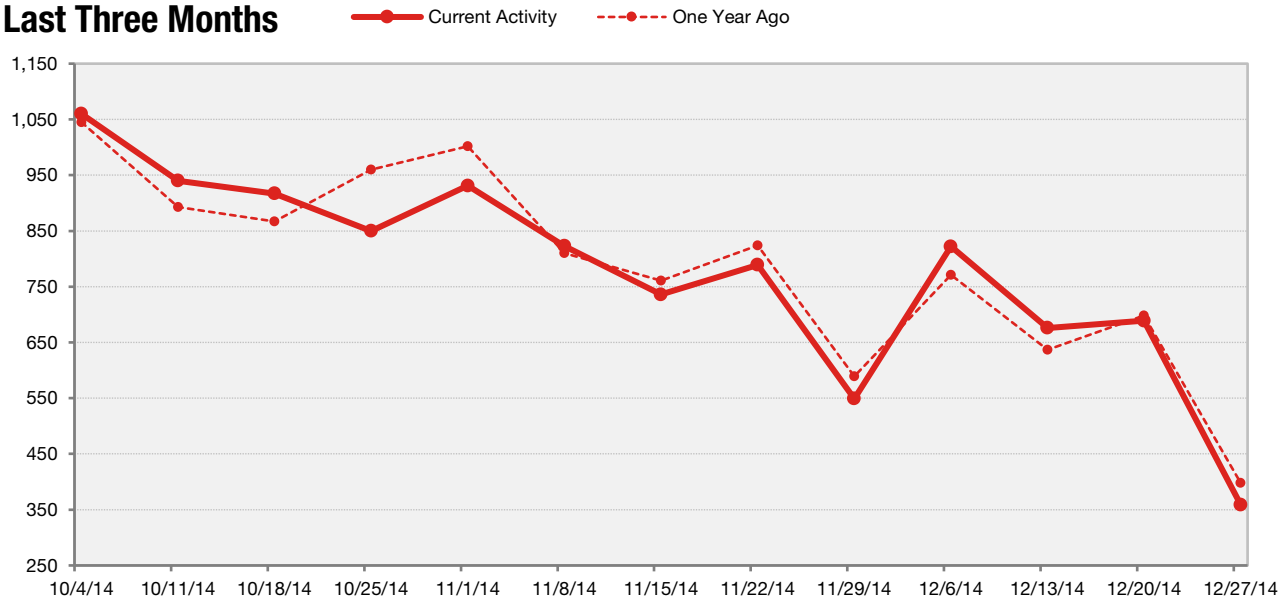
Historical New Listings



Pending Sales

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

Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
10/4/2014	1,060	1,045	+ 1.4%
10/11/2014	940	893	+ 5.3%
10/18/2014	917	867	+ 5.8%
10/25/2014	850	960	- 11.5%
11/1/2014	931	1,002	- 7.1%
11/8/2014	823	810	+ 1.6%
11/15/2014	736	761	- 3.3%
11/22/2014	789	824	- 4.2%
11/29/2014	549	589	- 6.8%
12/6/2014	822	771	+ 6.6%
12/13/2014	676	637	+ 6.1%
12/20/2014	689	698	- 1.3%
12/27/2014	359	398	- 9.8%
3-Month Total	10,141	10,255	- 1.1%

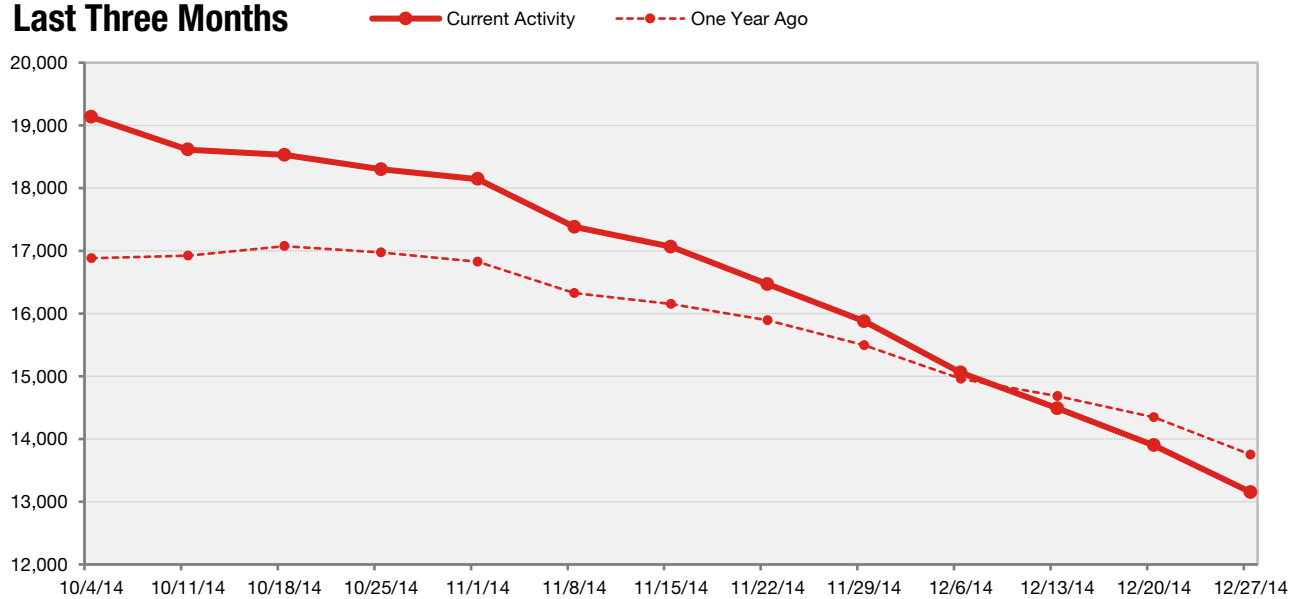
Historical Pending Sales



Inventory of Homes for Sale

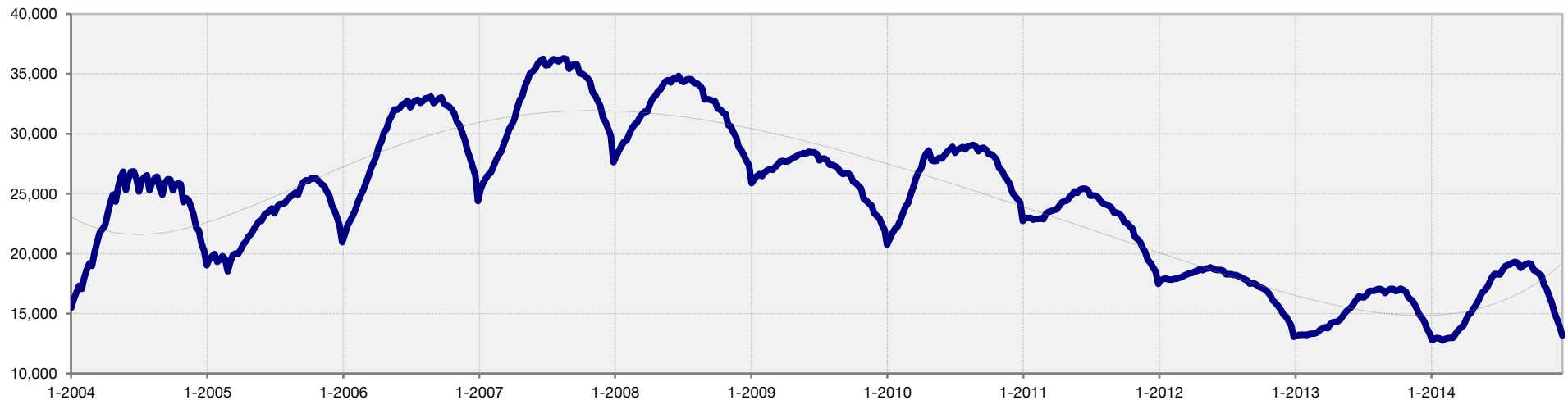
The number of properties available for sale in active status at the end of a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
10/4/2014	19,132	16,882	+ 13.3%
10/11/2014	18,613	16,921	+ 10.0%
10/18/2014	18,528	17,074	+ 8.5%
10/25/2014	18,298	16,975	+ 7.8%
11/1/2014	18,143	16,827	+ 7.8%
11/8/2014	17,381	16,327	+ 6.5%
11/15/2014	17,065	16,151	+ 5.7%
11/22/2014	16,467	15,892	+ 3.6%
11/29/2014	15,876	15,492	+ 2.5%
12/6/2014	15,057	14,961	+ 0.6%
12/13/2014	14,489	14,683	- 1.3%
12/20/2014	13,899	14,346	- 3.1%
12/27/2014	13,152	13,751	- 4.4%
3-Month Avg	16,623	15,868	+ 4.8%

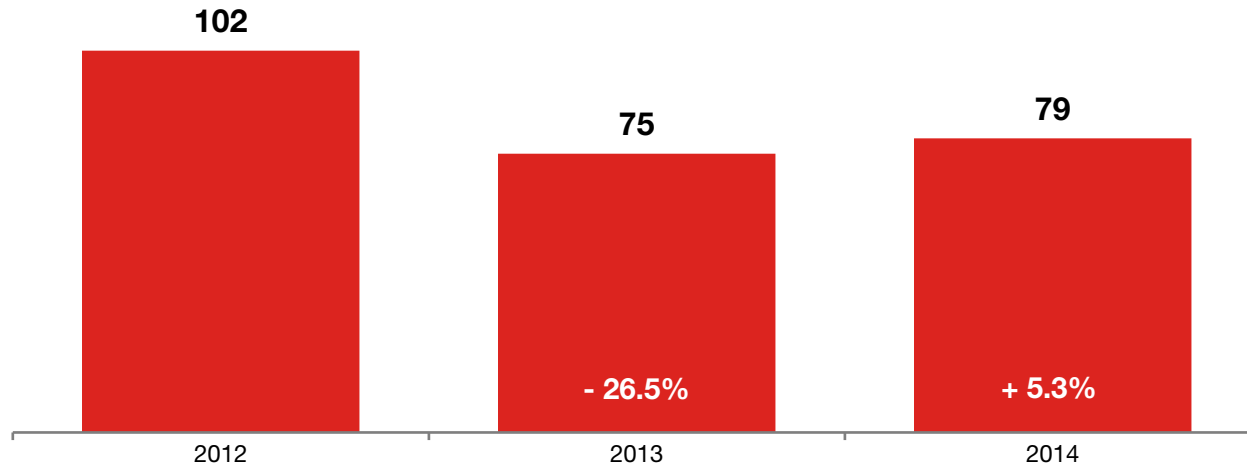
Historical Inventory Levels



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.

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%

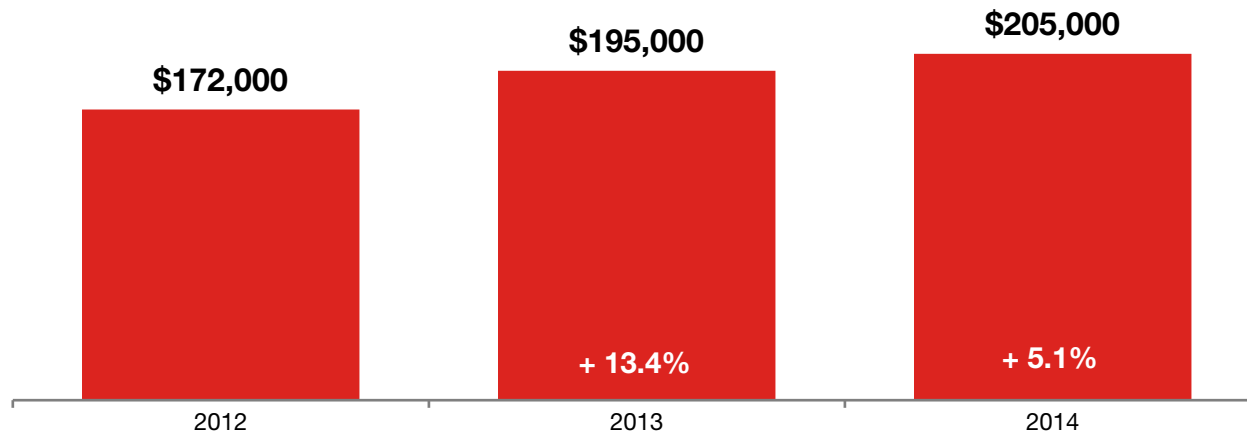
Historical Days on Market Until Sale



Median Sales Price

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

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%

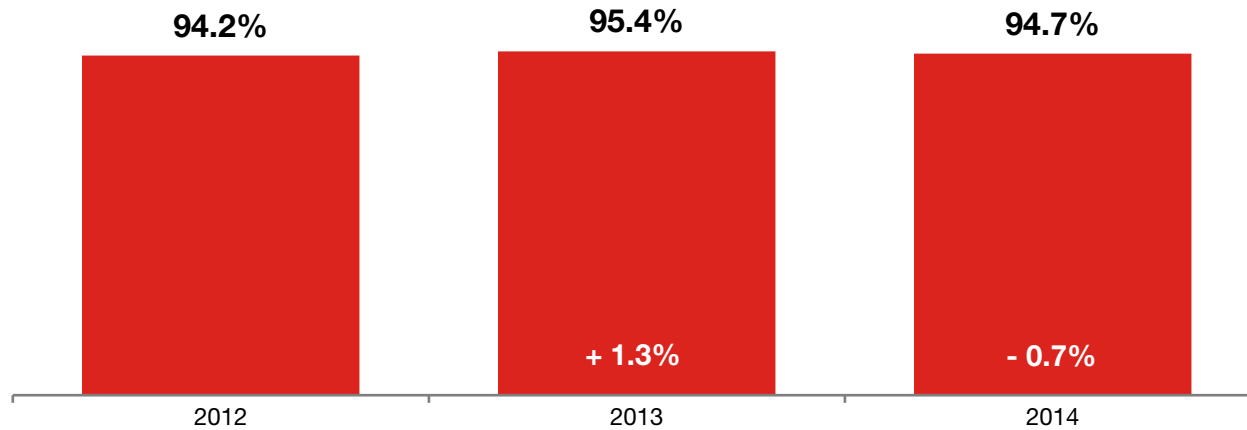
Historical Median Sales Price



Percent of Original List Price Received

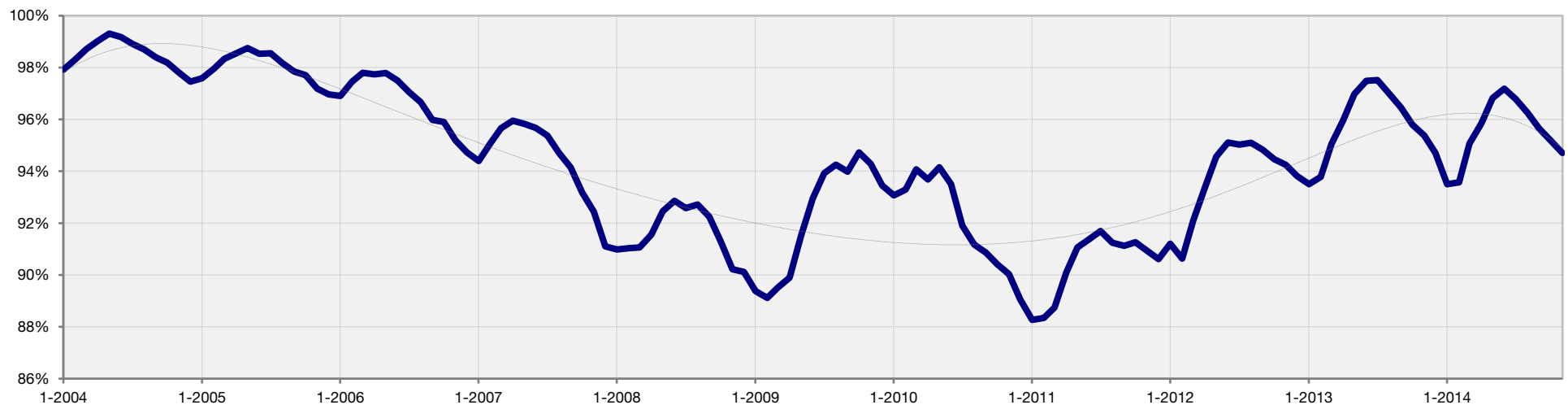
Percentage found when dividing a property's sales price by it's original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

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%

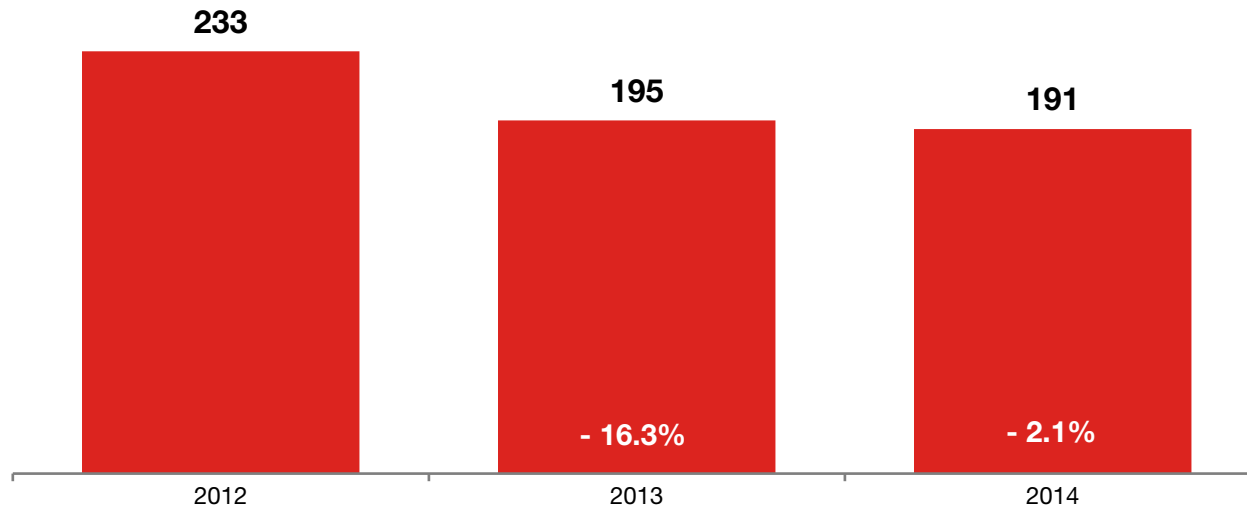
Historical Percent of Original List Price Received



Housing Affordability Index

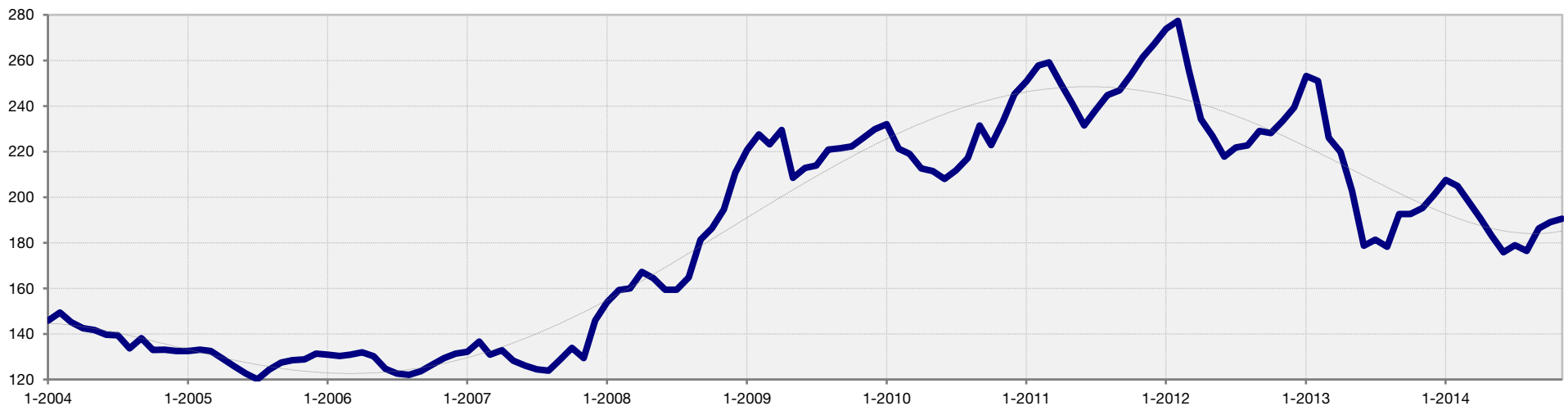
This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

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%

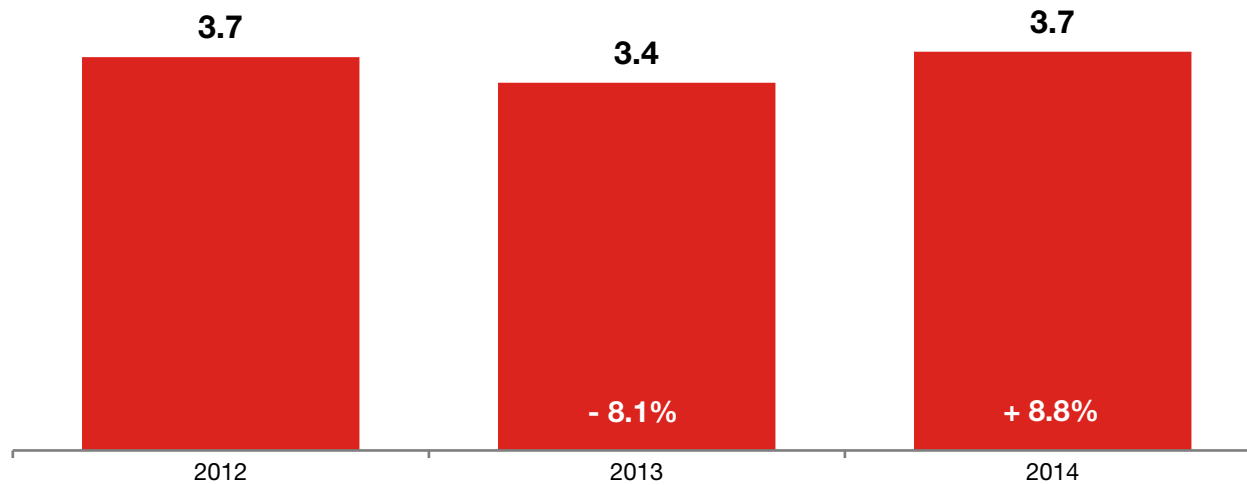
Historical Housing Affordability Index



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.

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	4.4	3.8	+ 15.8%
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

