

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 17, 2015

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New Year's resolutions may have already faded out, but the housing market is just getting started. Even though it may take a while for new trends to emerge, the housing crisis that was a bear a few years ago has been making mostly positive gains as of late. The common thought is that this will be another year of recovery and further stabilization. Onward and upward it is.

In the Twin Cities region, for the week ending January 17:

- New Listings increased 8.3% to 1,073
- Pending Sales increased 14.6% to 668
- Inventory decreased 6.8% to 12,027

For the month of December:

- Median Sales Price increased 5.2% to \$200,000
- Days on Market increased 3.5% to 89
- Percent of Original List Price Received decreased 0.6% to 94.1%
- Months Supply of Inventory remained flat at 2.9

Quick Facts

+ 8.3%

Change in
New Listings

+ 14.6%

Change in
Pending Sales

- 6.8%

Change in
Inventory

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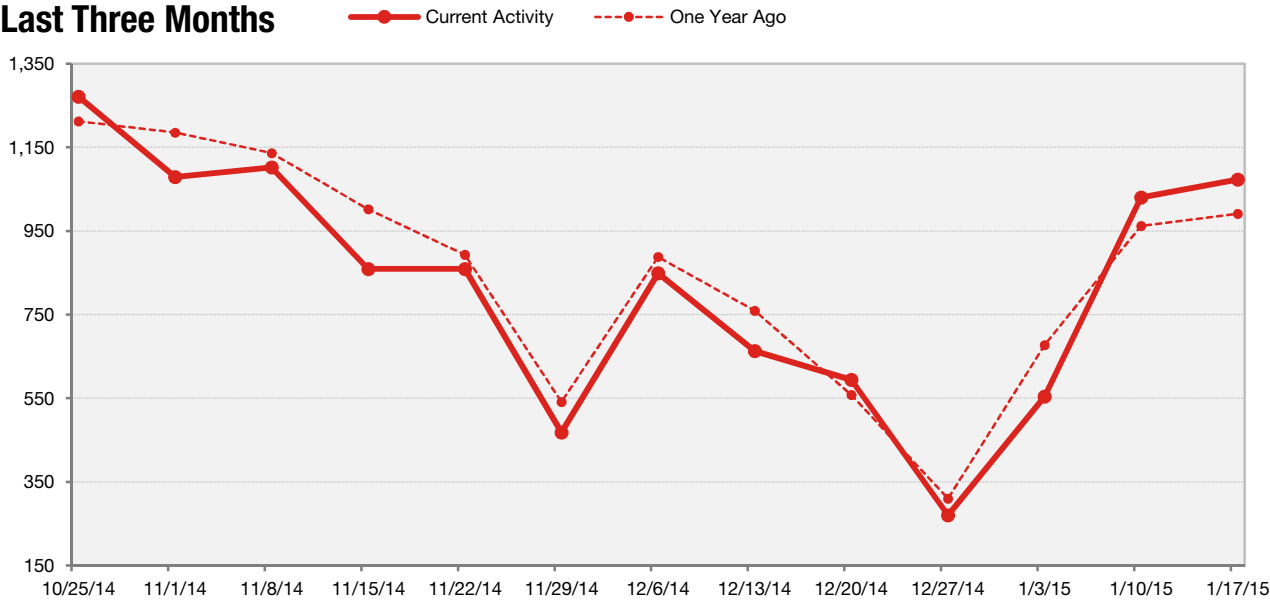
New Listings

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	+ / -
10/25/2014	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	663	759	- 12.6%
12/20/2014	594	558	+ 6.5%
12/27/2014	270	310	- 12.9%
1/3/2015	554	677	- 18.2%
1/10/2015	1,030	962	+ 7.1%
1/17/2015	1,073	991	+ 8.3%
3-Month Total	10,671	11,114	- 4.0%

Historical New Listings



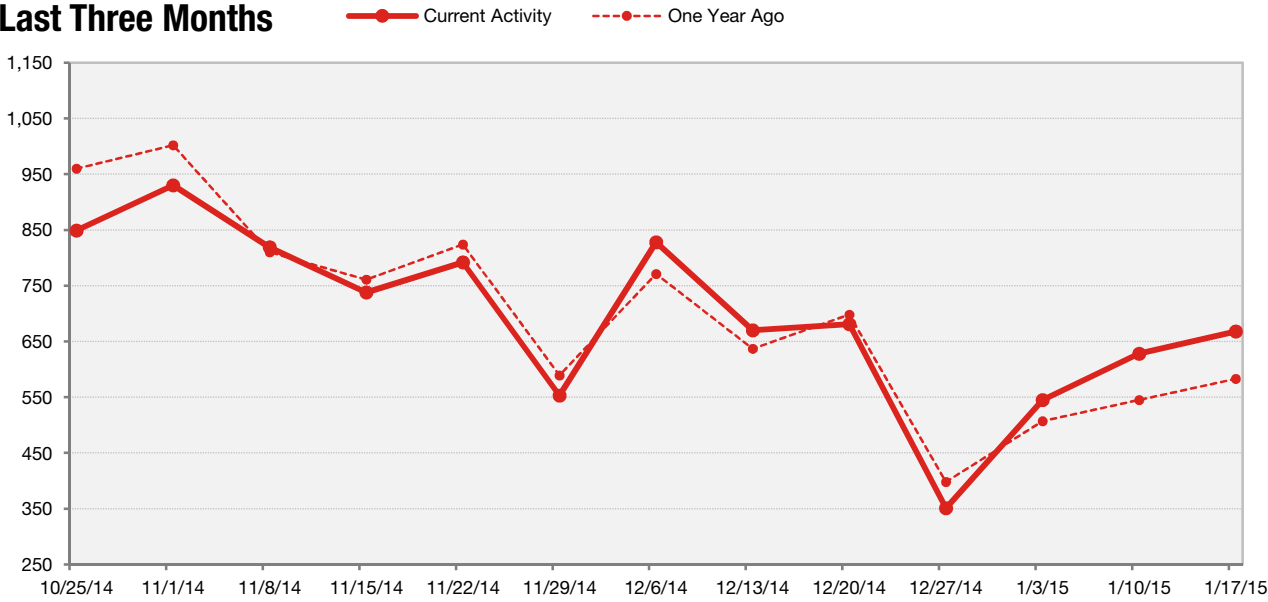
Pending Sales

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	+ / -
10/25/2014	849	960	- 11.6%
11/1/2014	930	1,002	- 7.2%
11/8/2014	819	810	+ 1.1%
11/15/2014	738	761	- 3.0%
11/22/2014	792	824	- 3.9%
11/29/2014	553	589	- 6.1%
12/6/2014	828	771	+ 7.4%
12/13/2014	670	637	+ 5.2%
12/20/2014	681	698	- 2.4%
12/27/2014	351	398	- 11.8%
1/3/2015	545	507	+ 7.5%
1/10/2015	628	545	+ 15.2%
1/17/2015	668	583	+ 14.6%
3-Month Total	9,052	9,085	- 0.4%

Historical Pending Sales



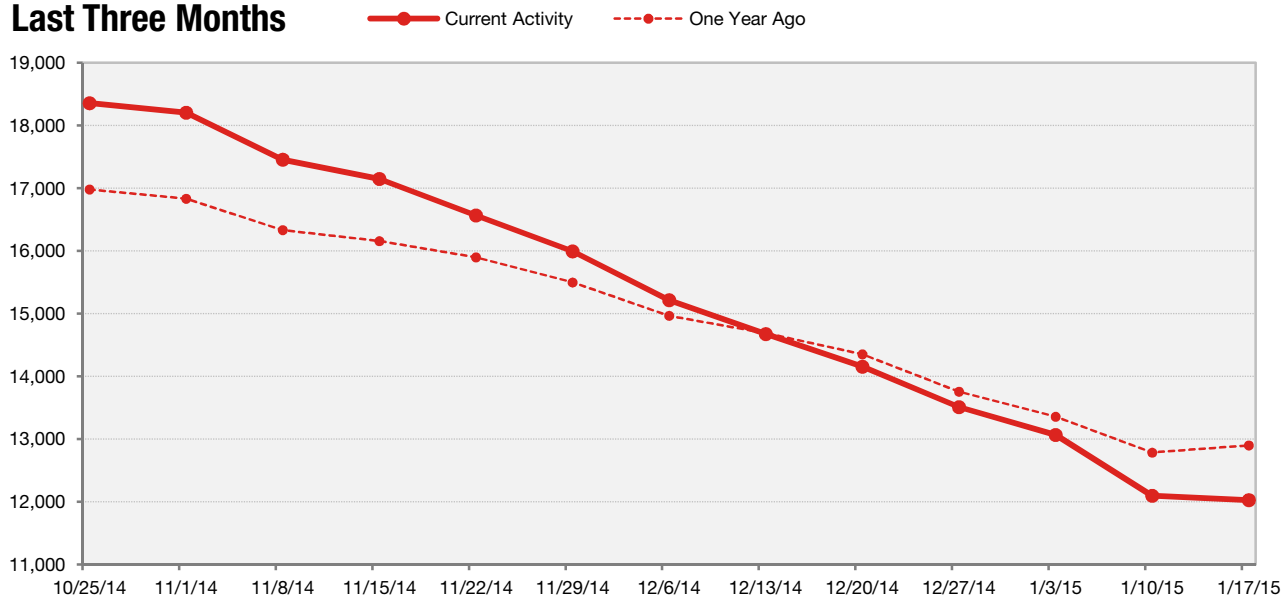
Inventory of Homes for Sale

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



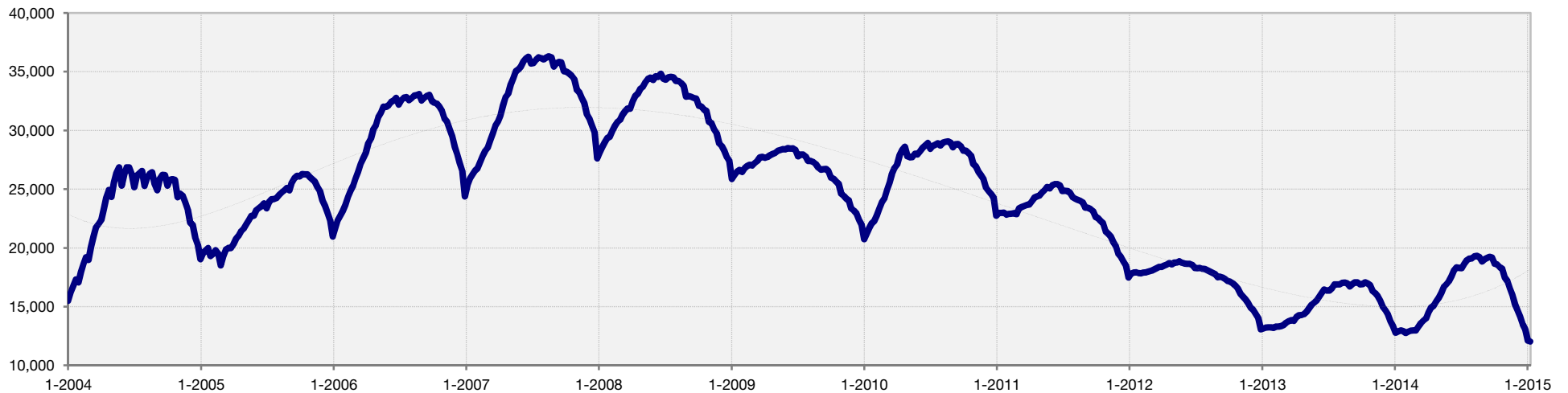
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Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
10/25/2014	18,355	16,980	+ 8.1%
11/1/2014	18,204	16,832	+ 8.2%
11/8/2014	17,455	16,332	+ 6.9%
11/15/2014	17,148	16,156	+ 6.1%
11/22/2014	16,565	15,897	+ 4.2%
11/29/2014	15,993	15,497	+ 3.2%
12/6/2014	15,215	14,966	+ 1.7%
12/13/2014	14,674	14,688	- 0.1%
12/20/2014	14,154	14,351	- 1.4%
12/27/2014	13,509	13,756	- 1.8%
1/3/2015	13,066	13,356	- 2.2%
1/10/2015	12,096	12,784	- 5.4%
1/17/2015	12,027	12,899	- 6.8%
3-Month Avg	15,266	14,961	+ 2.0%

Historical Inventory Levels



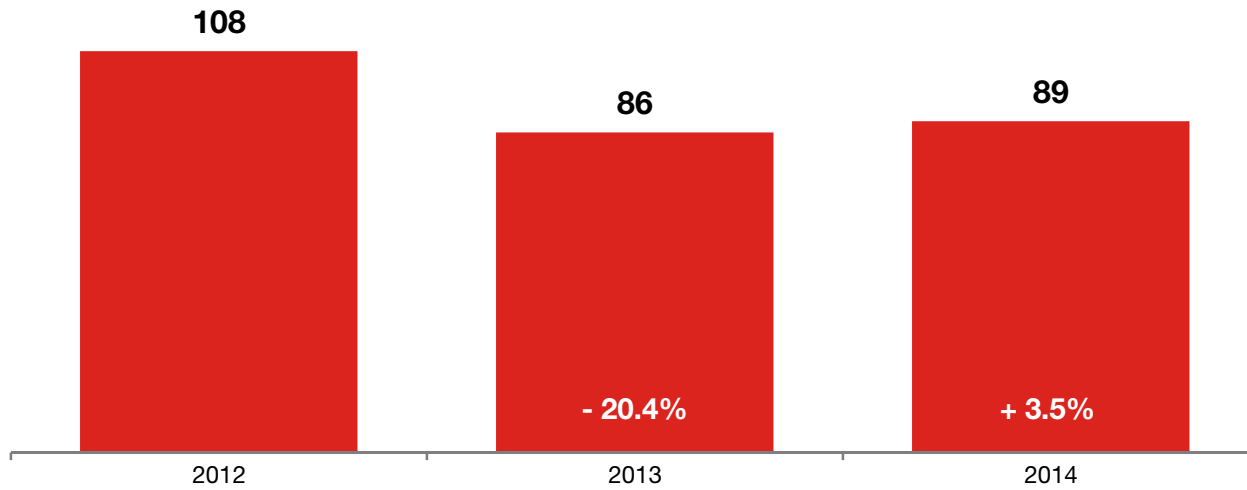
Days on Market Until Sale

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



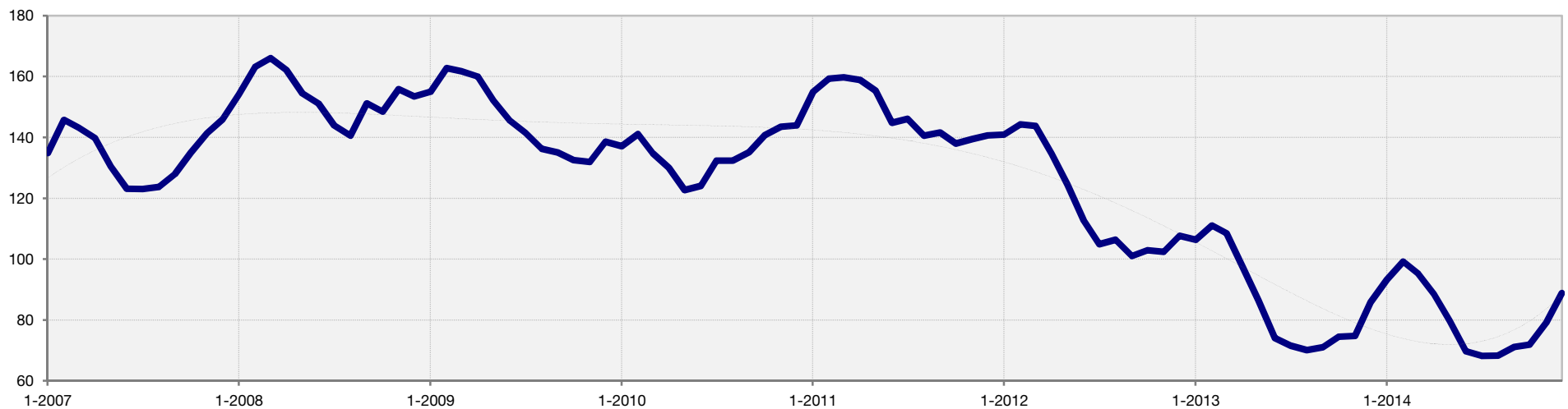
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December



Month	Current Activity	One Year Previous	+ / -
January	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%
December	89	86	+ 3.5%
12-Month Avg	78	83	- 6.0%

Historical Days on Market Until Sale



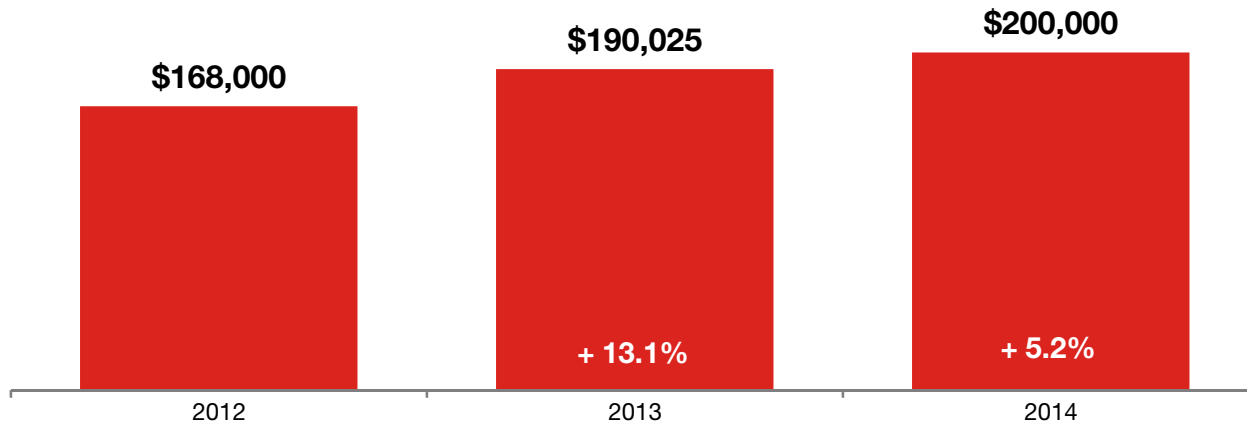
Median Sales Price

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



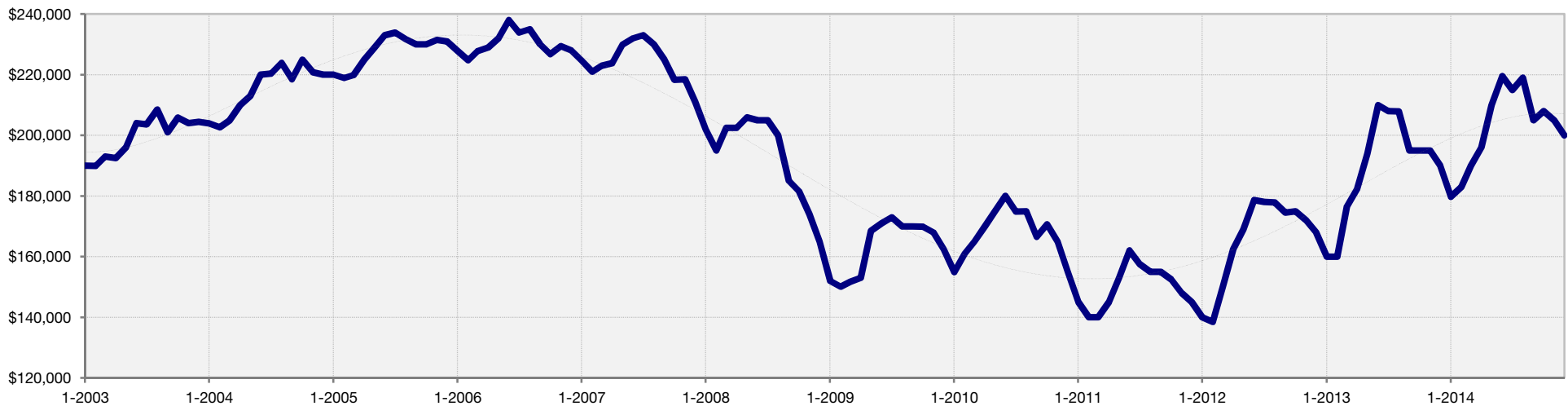
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December



Month	Current Activity	One Year Previous	+ / -
January	\$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%
December	\$200,000	\$190,025	+ 5.2%
12-Month Med	\$205,650	\$192,000	+ 7.1%

Historical Median Sales Price



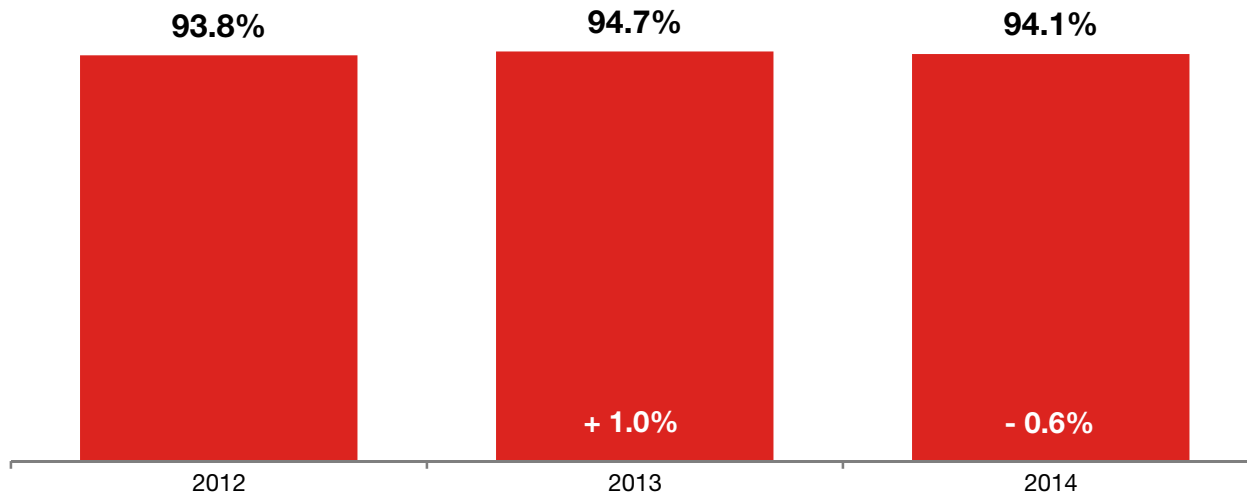
Percent of Original List Price Received

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.



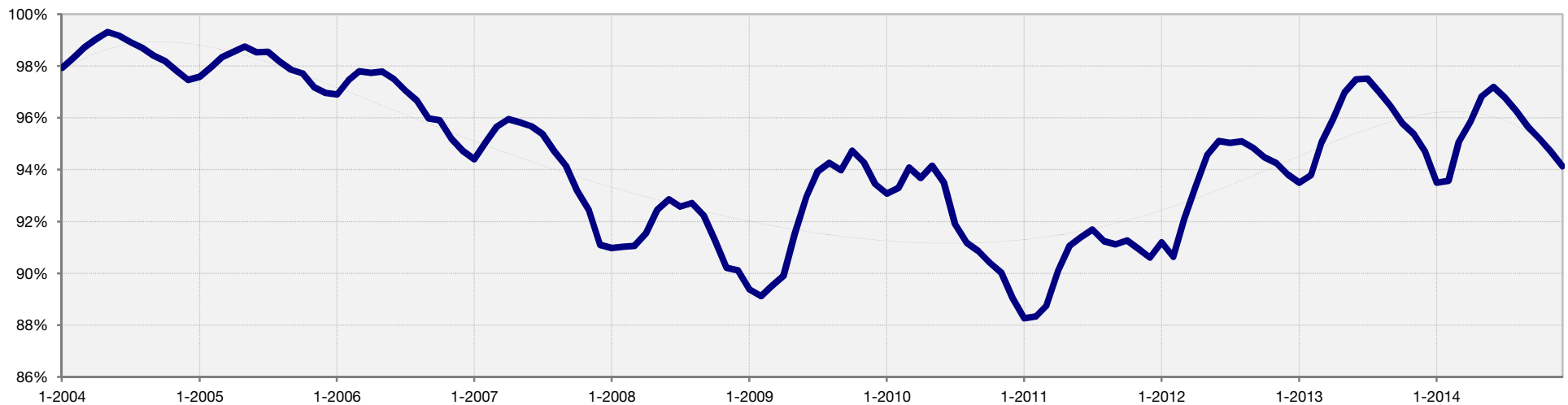
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December



Month	Current Activity	One Year Previous	+ / -
January	93.5%	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%
December	94.1%	94.7%	- 0.6%
12-Month Avg	95.7%	96.1%	- 0.4%

Historical Percent of Original List Price Received



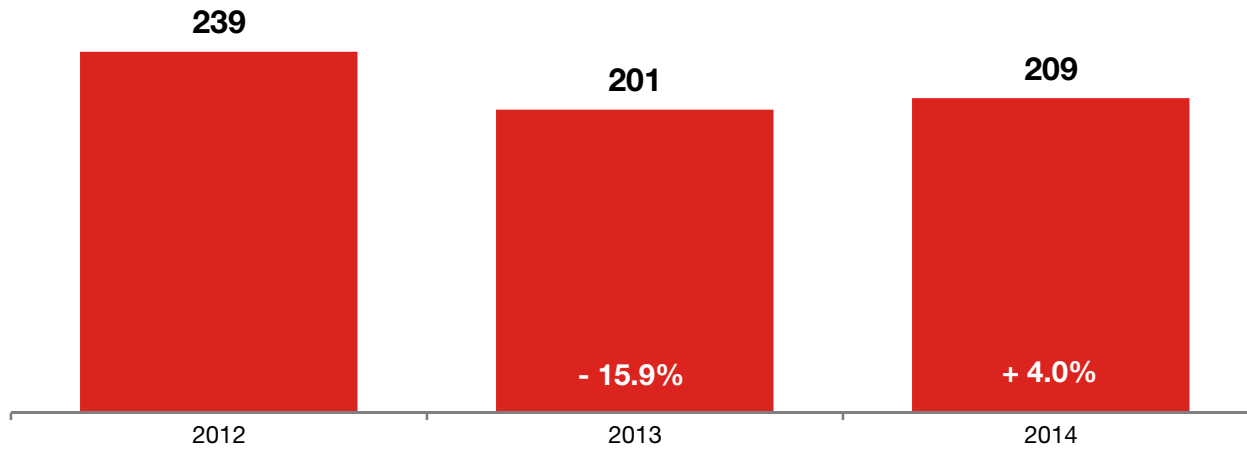
Housing Affordability Index

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	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%
December	209	201	+ 4.0%
12-Month Avg	189	202	- 6.4%

Historical Housing Affordability Index



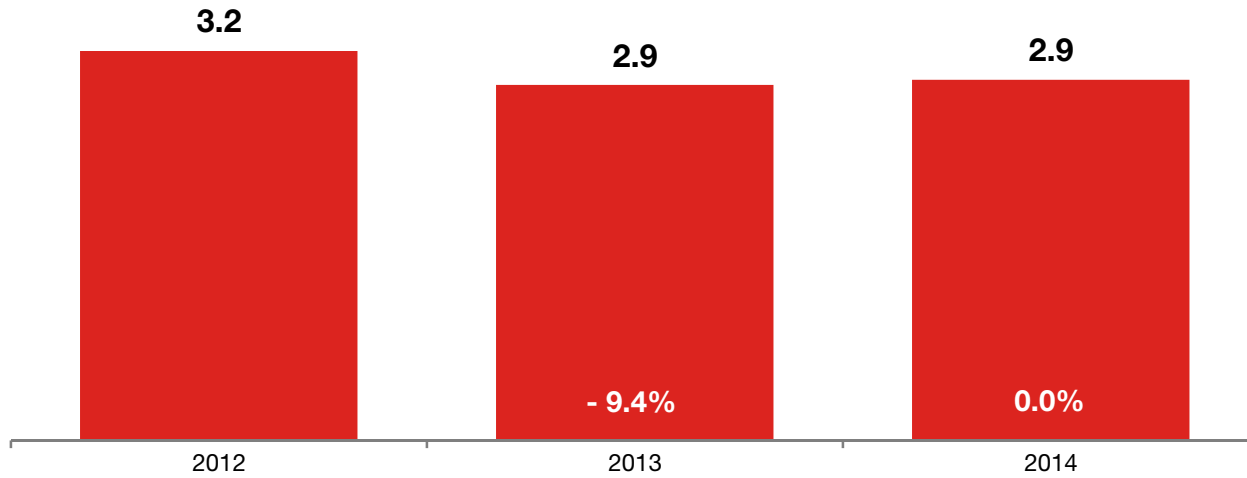
Months Supply of Inventory

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	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	4.6	3.8	+ 21.1%
September	4.5	3.8	+ 18.4%
October	4.3	3.7	+ 16.2%
November	3.7	3.4	+ 8.8%
December	2.9	2.9	0.0%
12-Month Avg	3.8	3.5	+ 8.6%

Historical Months Supply of Inventory

