

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 April 25, 2015

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New listings are on the ups, and buyers seem poised to move on the most desirable new properties in a hurry. Tales of one-day and even same-day purchase offers are being shared over coffee, lunch and happy hour, generally bringing the total days on market average down as the joy index rises.

In the Twin Cities region, for the week ending April 25:

- New Listings increased 3.5% to 1,971
- Pending Sales increased 38.7% to 1,625
- Inventory increased 0.4% to 15,178

For the month of March:

- Median Sales Price increased 10.5% to \$210,000
- Days on Market increased 7.4% to 102
- Percent of Original List Price Received increased 0.8% to 95.9%
- Months Supply of Inventory increased 3.0% to 3.4

Quick Facts

+ 3.5%	+ 40.2%	+ 0.4%
Change in New Listings	Change in Pending Sales	Change in Inventory

Metrics by Week

New Listings	2
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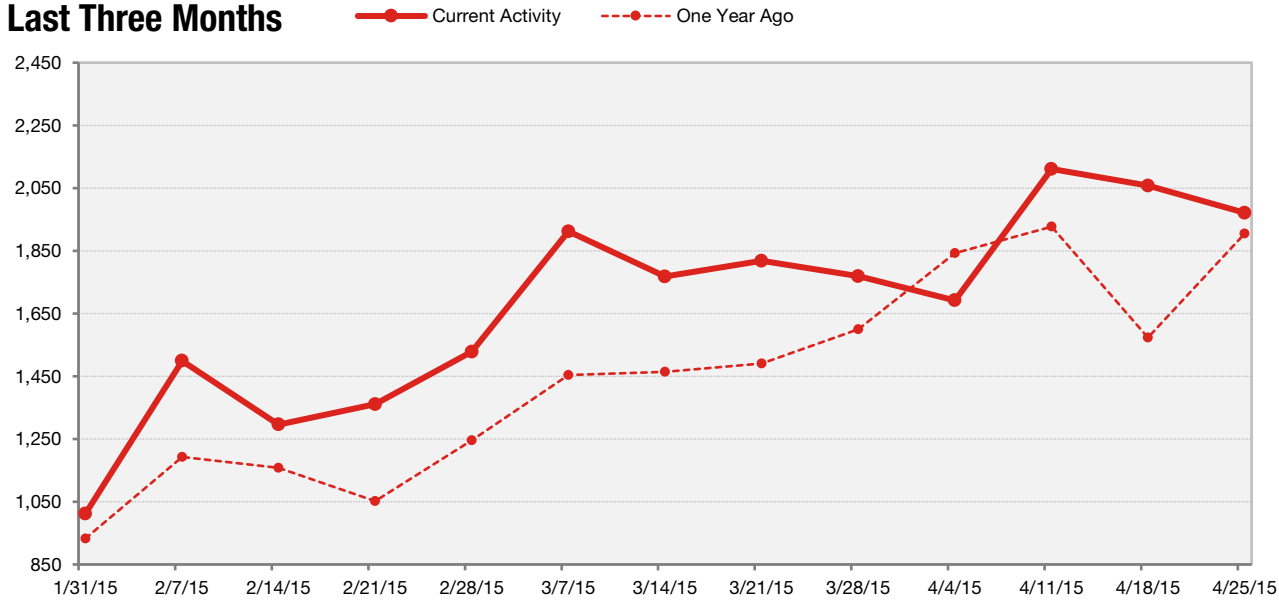
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New Listings

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	+ / -
1/31/2015	1,012	933	+ 8.5%
2/7/2015	1,499	1,193	+ 25.6%
2/14/2015	1,296	1,158	+ 11.9%
2/21/2015	1,361	1,052	+ 29.4%
2/28/2015	1,528	1,246	+ 22.6%
3/7/2015	1,912	1,454	+ 31.5%
3/14/2015	1,768	1,464	+ 20.8%
3/21/2015	1,818	1,491	+ 21.9%
3/28/2015	1,769	1,600	+ 10.6%
4/4/2015	1,692	1,843	- 8.2%
4/11/2015	2,111	1,927	+ 9.5%
4/18/2015	2,058	1,573	+ 30.8%
4/25/2015	1,971	1,905	+ 3.5%
3-Month Total	21,795	18,839	+ 15.7%

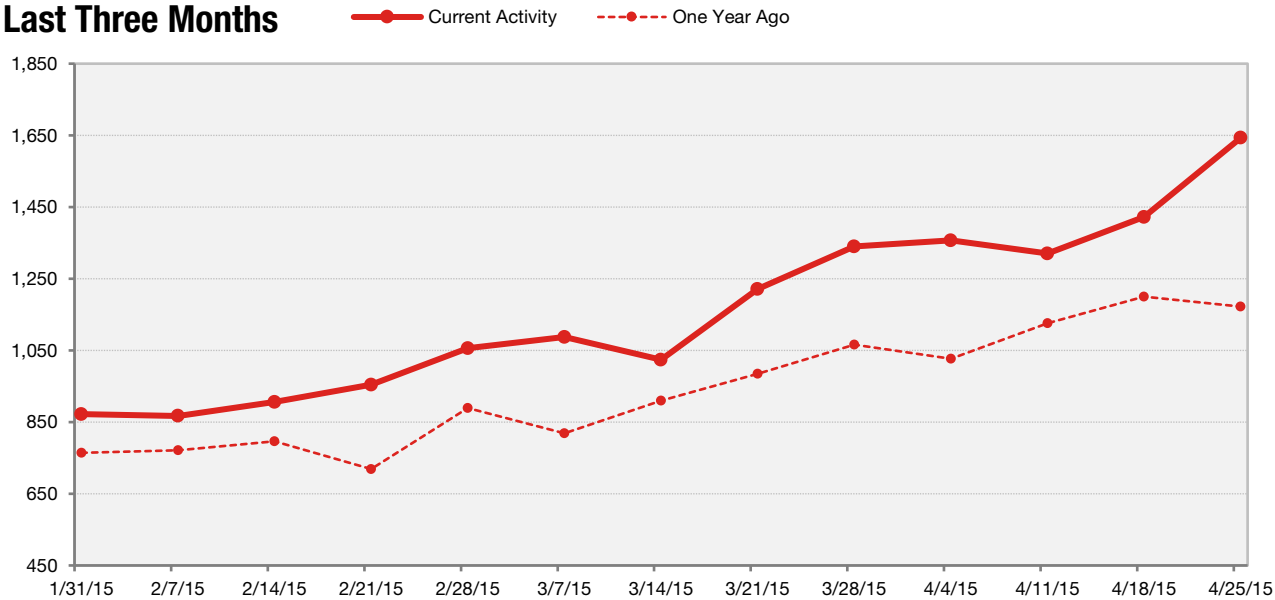
Historical New Listings



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	+ / -
1/31/2015	872	764	+ 14.1%
2/7/2015	867	771	+ 12.5%
2/14/2015	906	796	+ 13.8%
2/21/2015	954	719	+ 32.7%
2/28/2015	1,056	889	+ 18.8%
3/7/2015	1,087	819	+ 32.7%
3/14/2015	1,024	910	+ 12.5%
3/21/2015	1,221	985	+ 24.0%
3/28/2015	1,340	1,066	+ 25.7%
4/4/2015	1,357	1,027	+ 32.1%
4/11/2015	1,320	1,126	+ 17.2%
4/18/2015	1,422	1,200	+ 18.5%
4/25/2015	1,643	1,172	+ 40.2%
3-Month Total	15,069	12,244	+ 23.1%

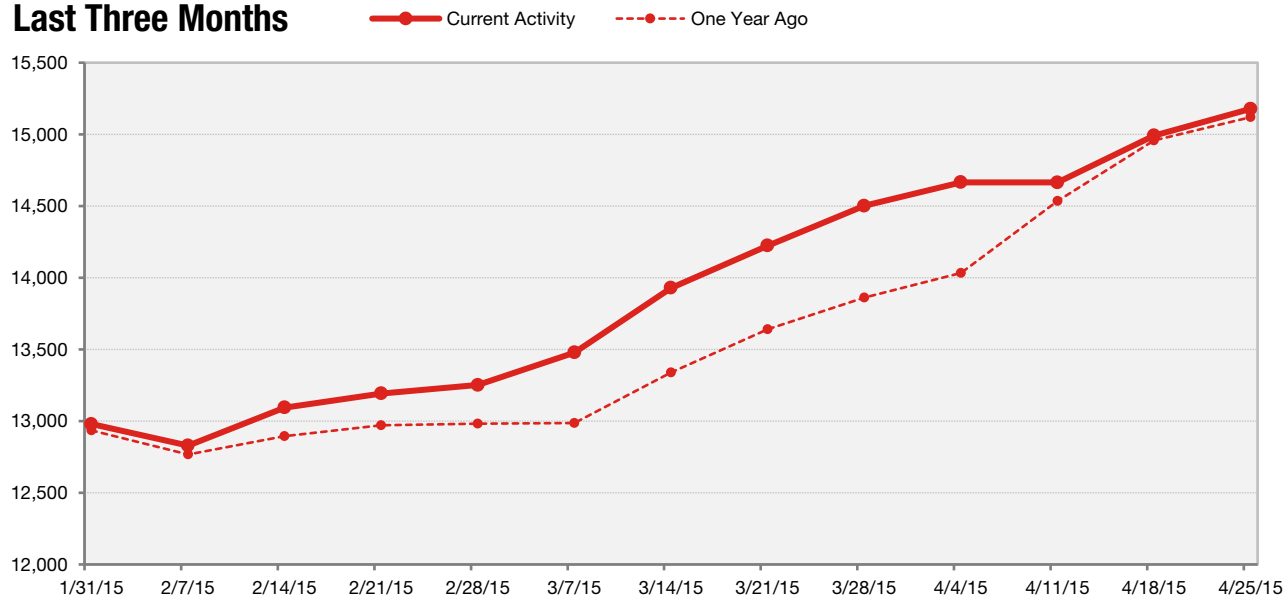
Historical Pending Sales



Inventory of Homes for Sale

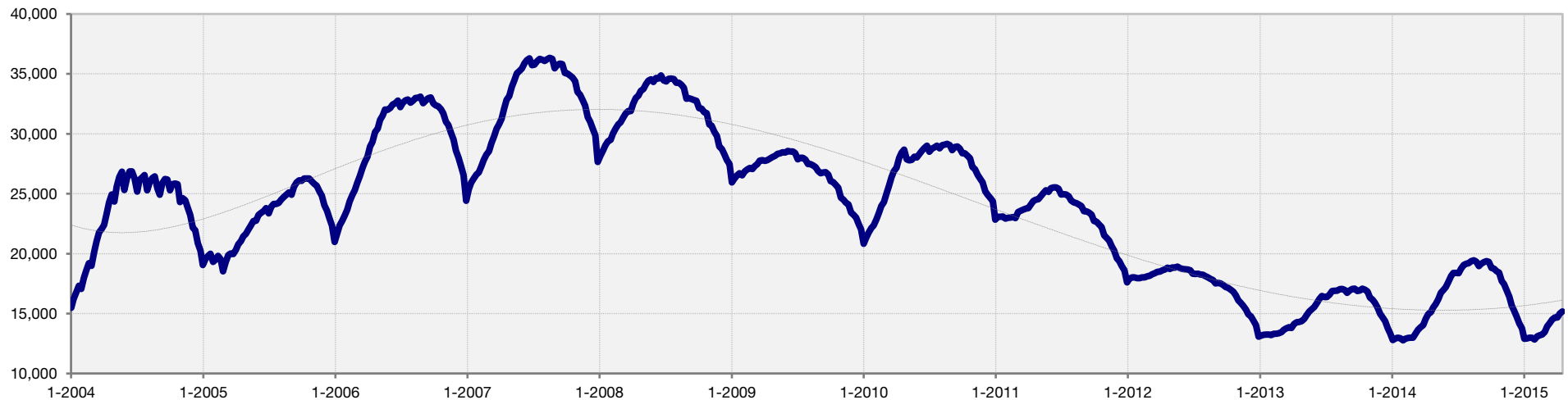
The number of properties available for sale in active status at the end of a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
1/31/2015	12,979	12,935	+ 0.3%
2/7/2015	12,829	12,767	+ 0.5%
2/14/2015	13,094	12,894	+ 1.6%
2/21/2015	13,192	12,971	+ 1.7%
2/28/2015	13,251	12,983	+ 2.1%
3/7/2015	13,478	12,987	+ 3.8%
3/14/2015	13,929	13,340	+ 4.4%
3/21/2015	14,223	13,640	+ 4.3%
3/28/2015	14,501	13,861	+ 4.6%
4/4/2015	14,666	14,033	+ 4.5%
4/11/2015	14,664	14,536	+ 0.9%
4/18/2015	14,991	14,958	+ 0.2%
4/25/2015	15,178	15,120	+ 0.4%
3-Month Avg	13,921	13,617	+ 2.2%

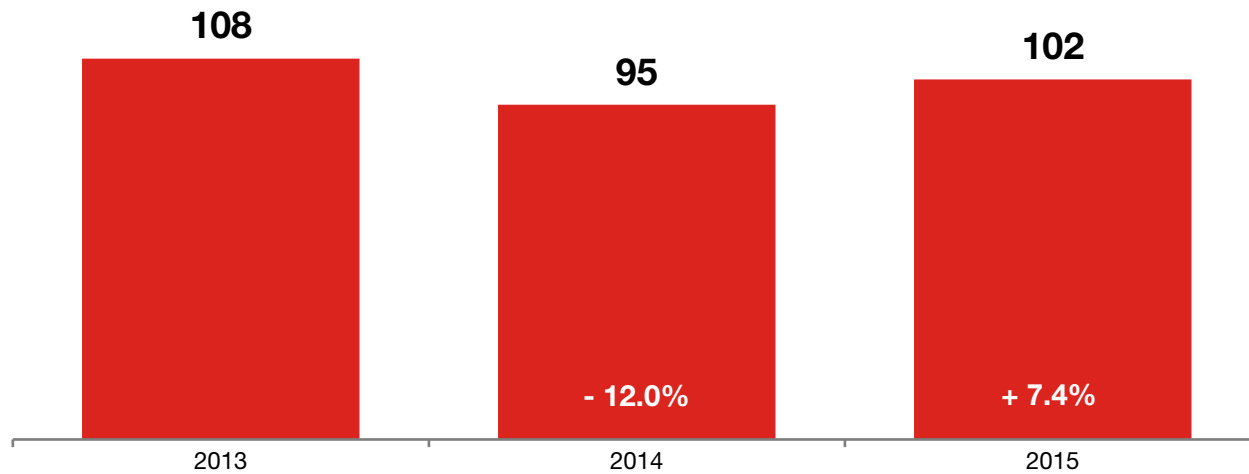
Historical Inventory Levels



Days on Market Until Sale

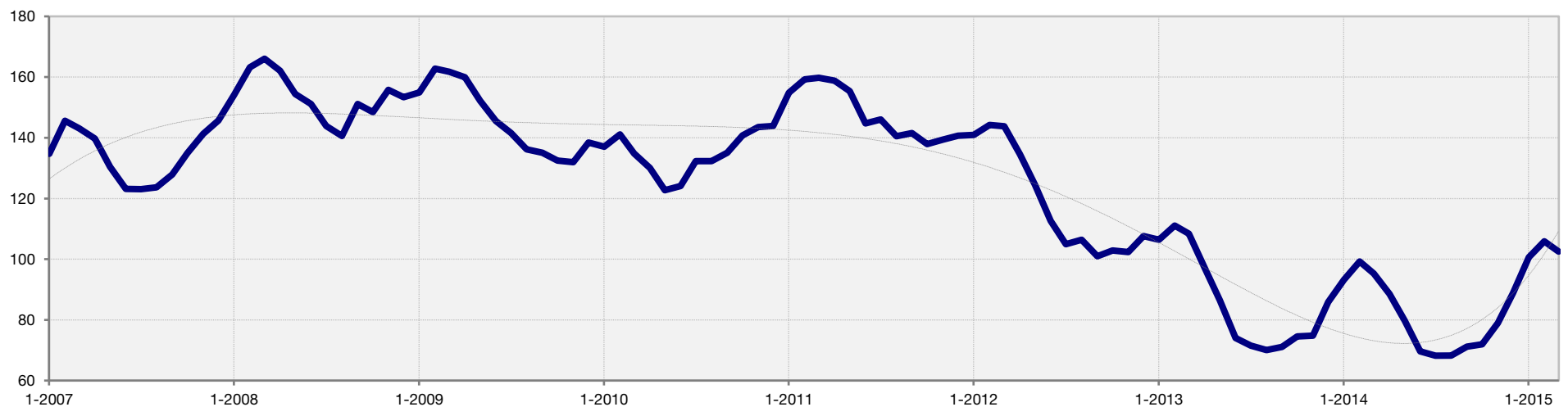
Average number of days between when a property is listed and when an offer is accepted in a given month.

March



Month	Current Activity	One Year Previous	+ / -
April	89	97	- 8.2%
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%
January	101	93	+ 8.6%
February	106	99	+ 7.1%
March	102	95	+ 7.4%
12-Month Avg	80	81	- 1.2%

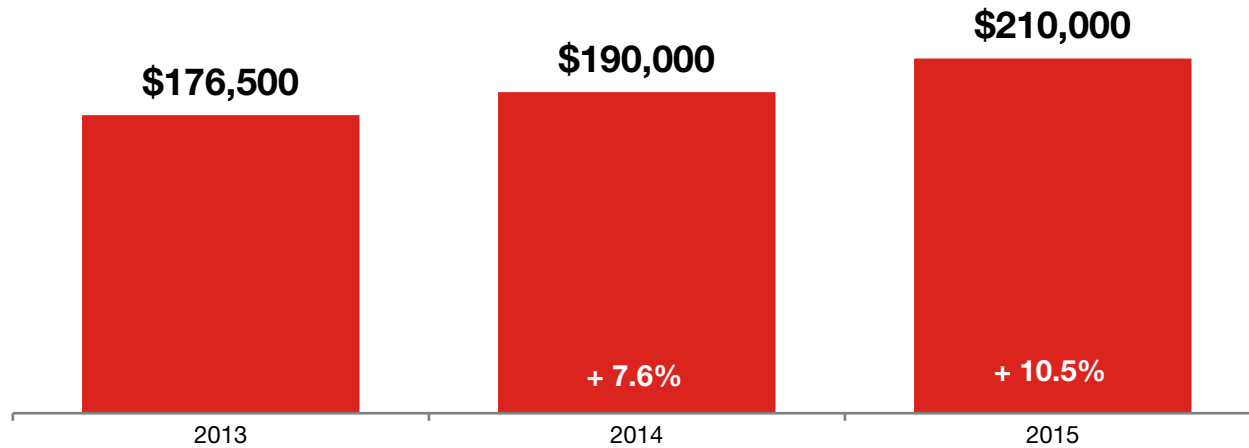
Historical Days on Market Until Sale



Median Sales Price

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

March



Month	Current Activity	One Year Previous	+ / -
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%
January	\$195,000	\$179,800	+ 8.5%
February	\$200,000	\$183,000	+ 9.3%
March	\$210,000	\$190,000	+ 10.5%
12-Month Med	\$209,599	\$195,500	+ 7.2%

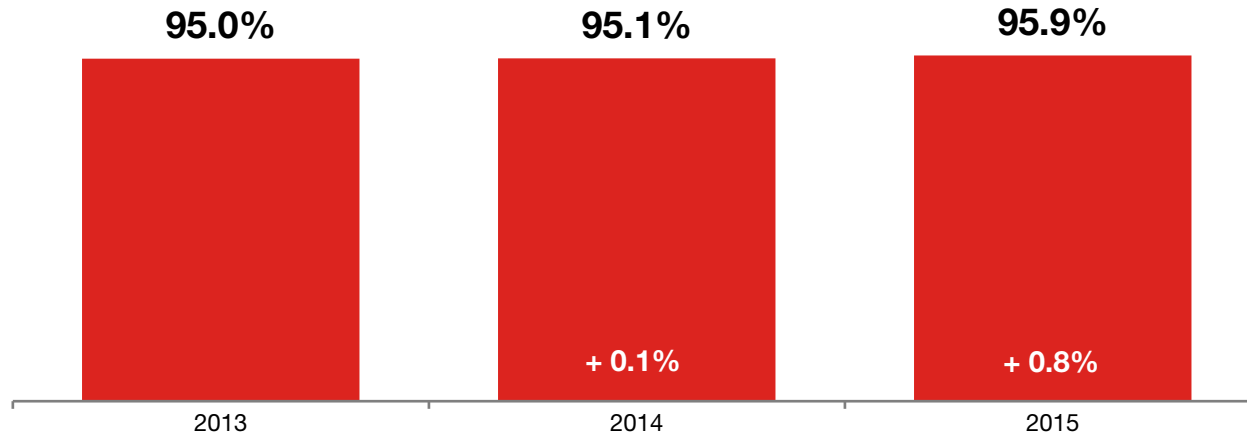
Historical Median Sales Price



Percent of Original List Price Received

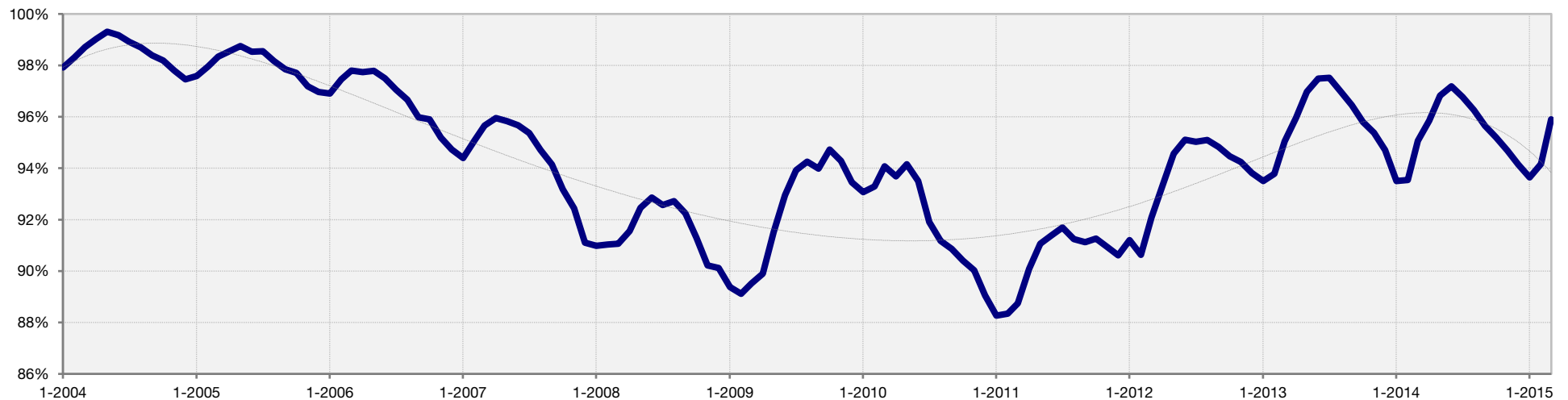
Percentage found when dividing a property's sales price by it's original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

March



Month	Current Activity	One Year Previous	+ / -
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%
January	93.6%	93.5%	+ 0.1%
February	94.2%	93.5%	+ 0.7%
March	95.9%	95.1%	+ 0.8%
12-Month Avg	95.8%	96.1%	- 0.3%

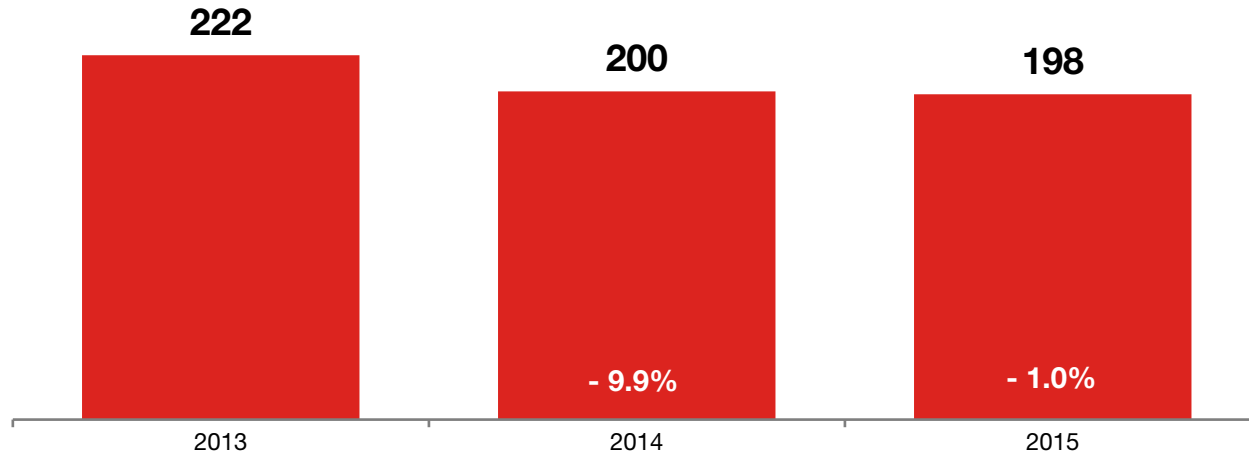
Historical Percent of Original List Price Received



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.**

March



Month	Current Activity	One Year Previous	+ / -
April	192	216	- 11.1%
May	184	199	- 7.5%
June	177	175	+ 1.1%
July	180	178	+ 1.1%
August	178	175	+ 1.7%
September	188	189	- 0.5%
October	190	189	+ 0.5%
November	192	192	0.0%
December	199	197	+ 1.0%
January	216	209	+ 3.3%
February	212	206	+ 2.9%
March	198	200	- 1.0%
12-Month Avg	192	192	0.0%

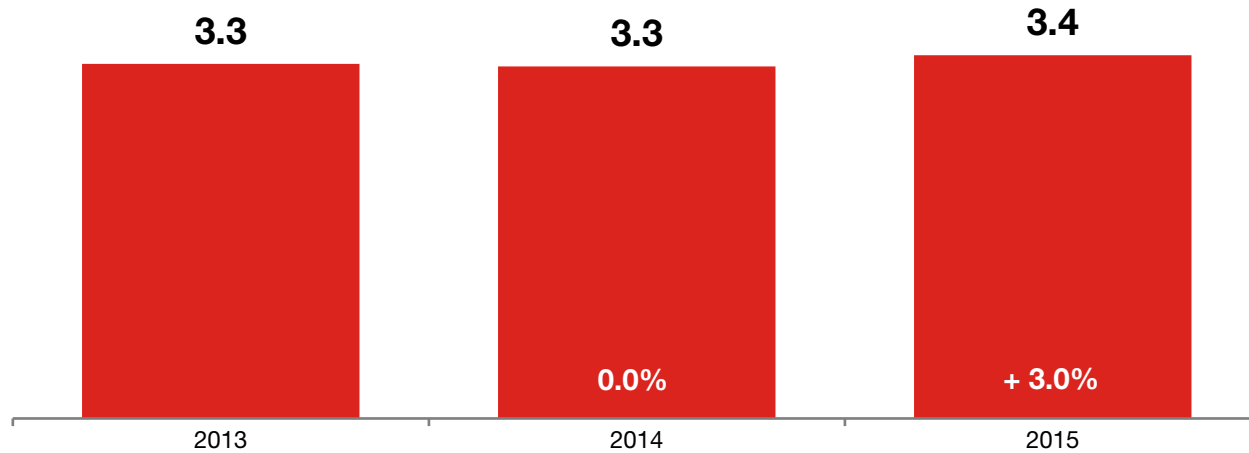
Historical Housing Affordability Index



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.

March



Month	Current Activity	One Year Previous	+ / -
April	3.6	3.4	+ 5.9%
May	4.1	3.6	+ 13.9%
June	4.4	3.8	+ 15.8%
July	4.6	3.8	+ 21.1%
August	4.6	3.8	+ 21.1%
September	4.6	3.8	+ 21.1%
October	4.3	3.7	+ 16.2%
November	3.9	3.4	+ 14.7%
December	3.1	2.9	+ 6.9%
January	3.1	2.9	+ 6.9%
February	3.2	3.0	+ 6.7%
March	3.4	3.3	+ 3.0%
12-Month Avg	3.9	3.5	+ 11.4%

Historical Months Supply of Inventory

