

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 June 27, 2015

Publish Date: July 6, 2015 • All comparisons are to 2014

Most markets in the U.S. should still be seeing that nice steady buzz of new listings and closed sales. The most opportune time of the year to get residential real estate business closed continues into the summer months. There will be an expected drop in activity around the Independence Day festivities and scheduled summer vacations, but it would not be shocking to see heightened activity in July and August in front of possible rate hikes later in the year.

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

- New Listings increased 1.3% to 1,861
- Pending Sales increased 20.0% to 1,462
- Inventory decreased 7.3% to 16,998

For the month of May:

- Median Sales Price increased 6.6% to \$223,950
- Days on Market decreased 5.0% to 76
- Percent of Original List Price Received increased 0.7% to 97.5%
- Months Supply of Inventory decreased 9.8% to 3.7

Quick Facts

+ 1.3%	+ 20.0%	- 7.3%
Change in New Listings	Change in Pending Sales	Change in Inventory

Metrics by Week

New Listings	2
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Inventory of Homes for Sale	4

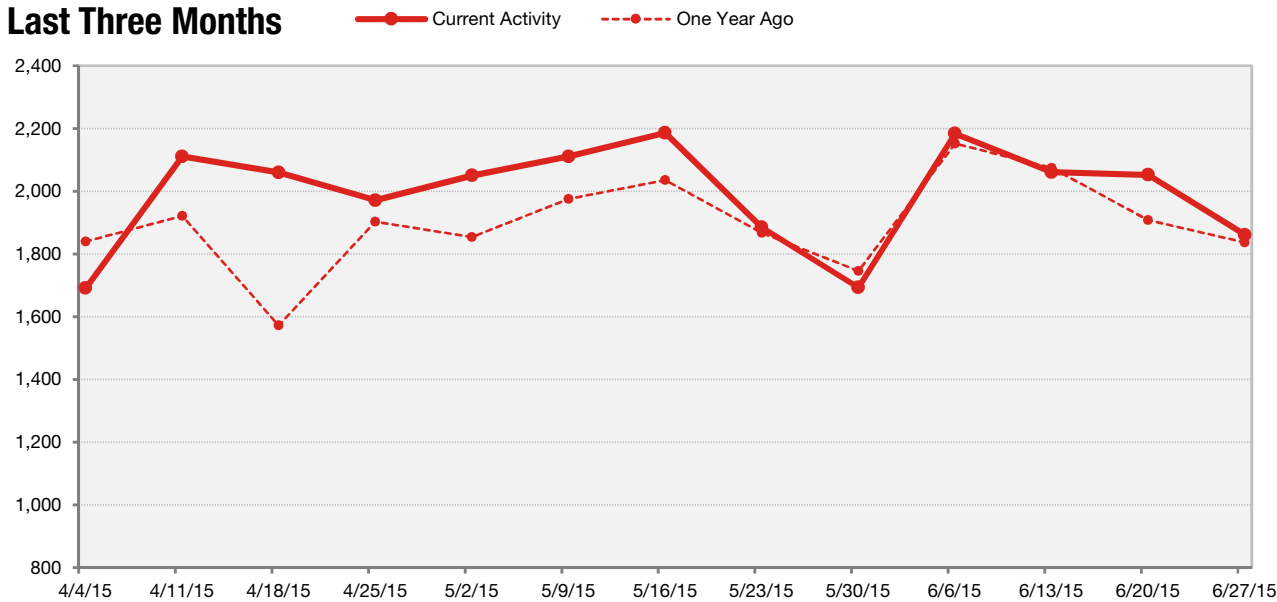
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New Listings

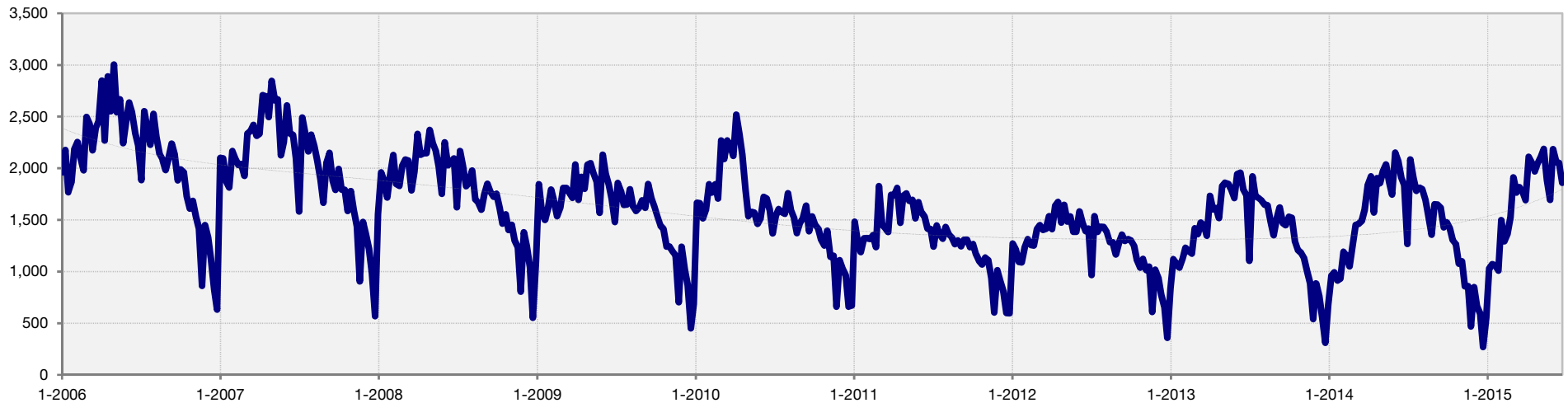
A count of the properties that have been newly listed on the market in a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
4/4/2015	1,691	1,840	- 8.1%
4/11/2015	2,111	1,921	+ 9.9%
4/18/2015	2,060	1,572	+ 31.0%
4/25/2015	1,971	1,903	+ 3.6%
5/2/2015	2,050	1,854	+ 10.6%
5/9/2015	2,111	1,975	+ 6.9%
5/16/2015	2,186	2,036	+ 7.4%
5/23/2015	1,885	1,867	+ 1.0%
5/30/2015	1,693	1,746	- 3.0%
6/6/2015	2,184	2,152	+ 1.5%
6/13/2015	2,061	2,074	- 0.6%
6/20/2015	2,052	1,908	+ 7.5%
6/27/2015	1,861	1,837	+ 1.3%
3-Month Total	25,916	24,685	+ 5.0%

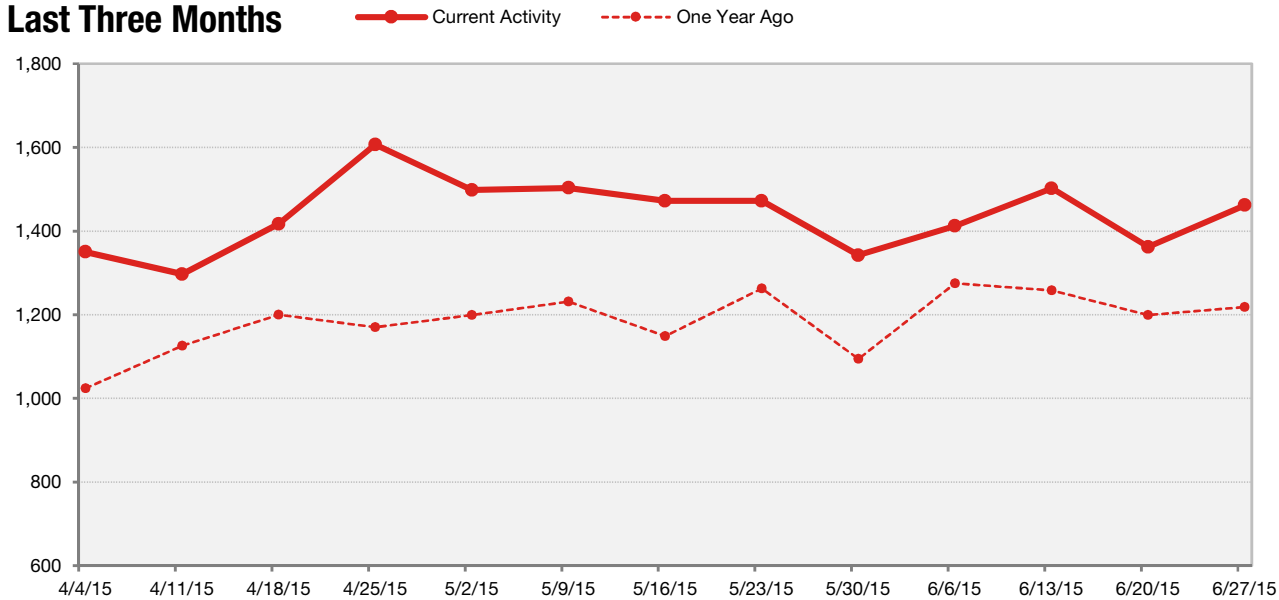
Historical New Listings



Pending Sales

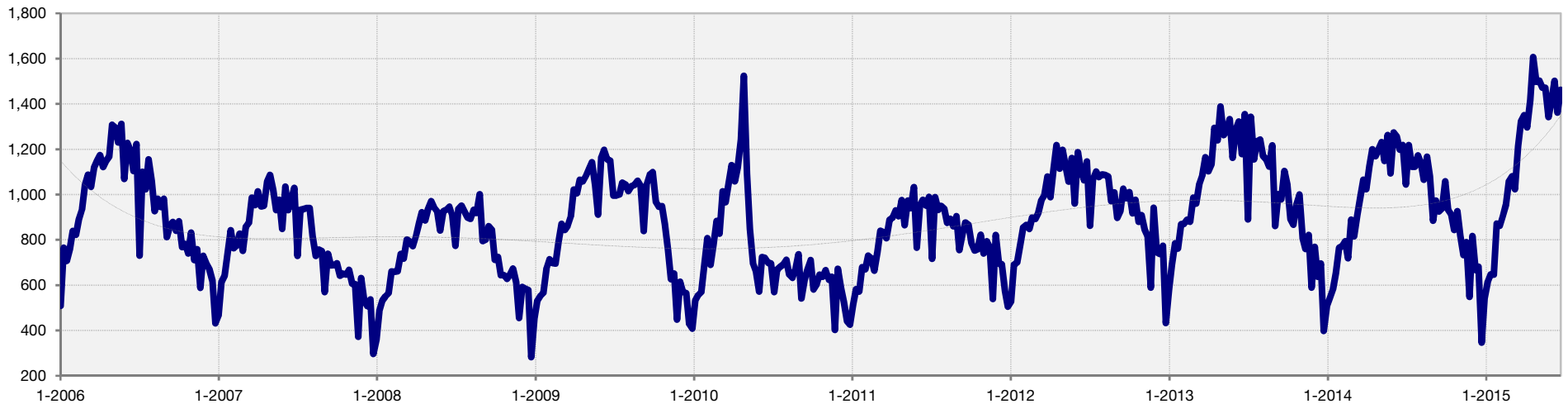
A count of the properties that have offers accepted on them in a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
4/4/2015	1,350	1,024	+ 31.8%
4/11/2015	1,297	1,126	+ 15.2%
4/18/2015	1,417	1,200	+ 18.1%
4/25/2015	1,607	1,170	+ 37.4%
5/2/2015	1,498	1,199	+ 24.9%
5/9/2015	1,503	1,231	+ 22.1%
5/16/2015	1,472	1,149	+ 28.1%
5/23/2015	1,472	1,263	+ 16.5%
5/30/2015	1,342	1,094	+ 22.7%
6/6/2015	1,412	1,275	+ 10.7%
6/13/2015	1,502	1,258	+ 19.4%
6/20/2015	1,362	1,199	+ 13.6%
6/27/2015	1,462	1,218	+ 20.0%
3-Month Total	18,696	15,406	+ 21.4%

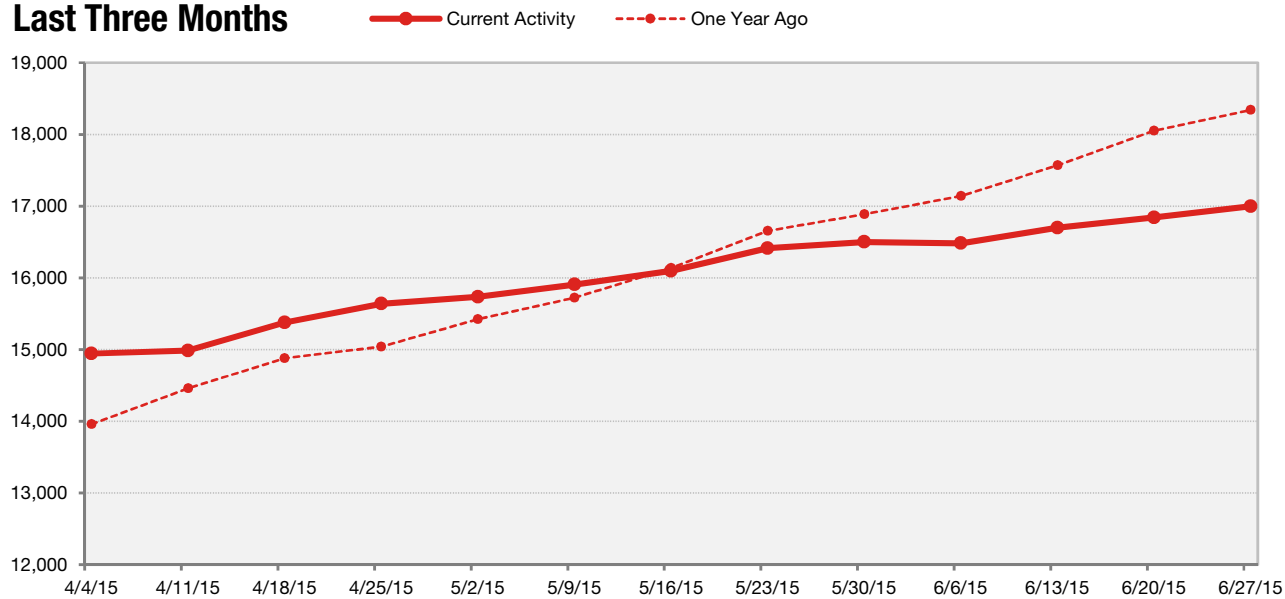
Historical Pending Sales



Inventory of Homes for Sale

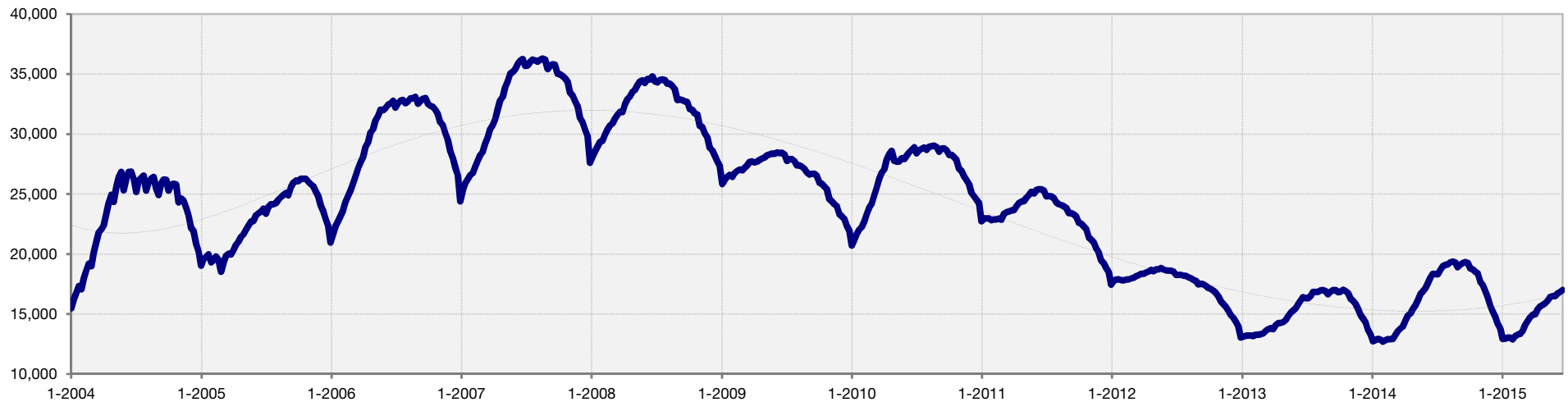
The number of properties available for sale in active status at the end of a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
4/4/2015	14,944	13,958	+ 7.1%
4/11/2015	14,985	14,461	+ 3.6%
4/18/2015	15,376	14,879	+ 3.3%
4/25/2015	15,639	15,040	+ 4.0%
5/2/2015	15,735	15,425	+ 2.0%
5/9/2015	15,906	15,721	+ 1.2%
5/16/2015	16,096	16,138	- 0.3%
5/23/2015	16,414	16,657	- 1.5%
5/30/2015	16,500	16,890	- 2.3%
6/6/2015	16,483	17,144	- 3.9%
6/13/2015	16,700	17,570	- 5.0%
6/20/2015	16,843	18,054	- 6.7%
6/27/2015	16,998	18,342	- 7.3%
3-Month Avg	16,048	16,175	- 0.8%

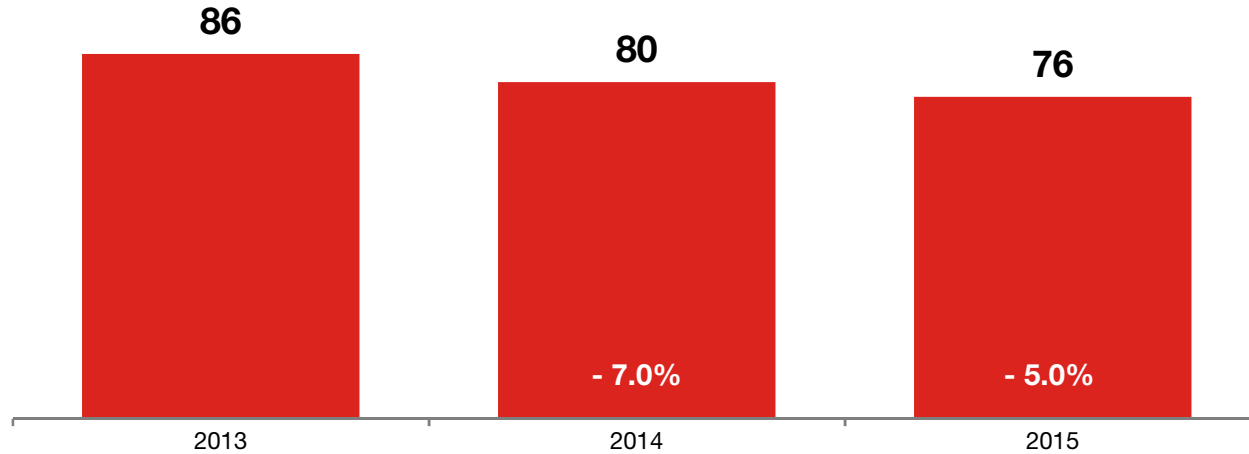
Historical Inventory Levels



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.

May



Month	Current Activity	One Year Previous	+ / -
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	103	95	+ 8.4%
April	85	89	- 4.5%
May	76	80	- 5.0%
12-Month Avg	80	79	+ 1.3%

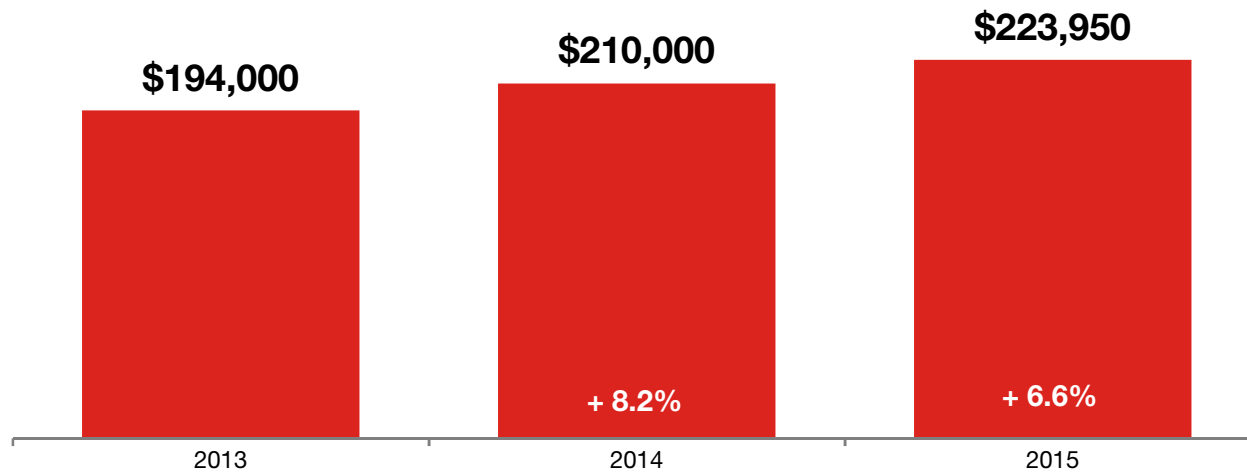
Historical Days on Market Until Sale



Median Sales Price

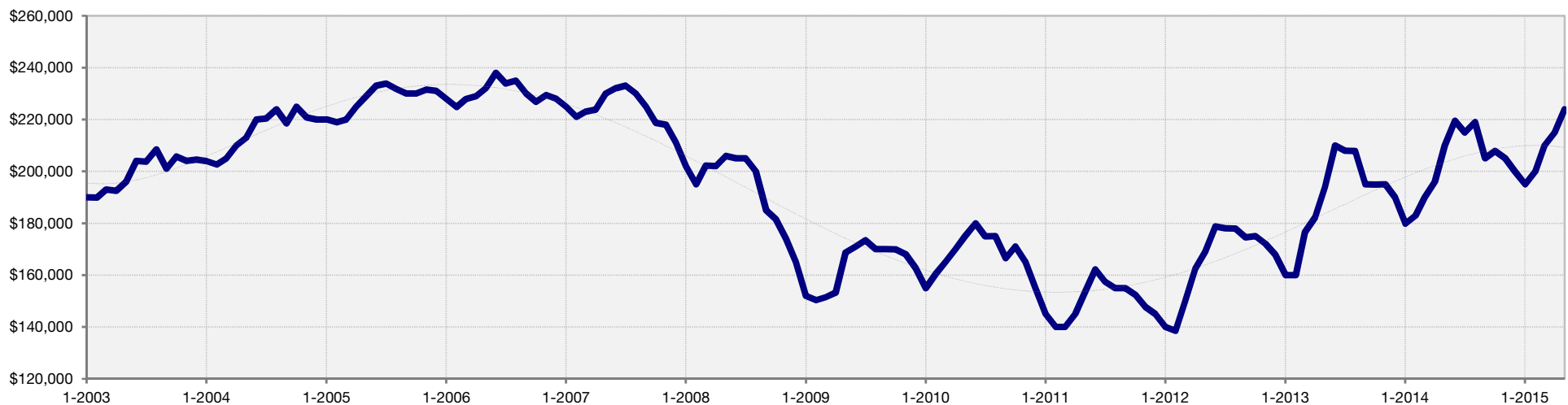
Median price point for all closed sales, not accounting for seller concessions, in a given month.

May



Month	Current Activity	One Year Previous	+ / -
June	\$219,500	\$210,000	+ 4.5%
July	\$215,000	\$208,000	+ 3.4%
August	\$219,000	\$207,900	+ 5.3%
September	\$205,000	\$195,000	+ 5.1%
October	\$207,900	\$194,900	+ 6.7%
November	\$205,000	\$195,000	+ 5.1%
December	\$200,000	\$190,025	+ 5.2%
January	\$195,000	\$179,850	+ 8.4%
February	\$200,000	\$183,000	+ 9.3%
March	\$210,000	\$190,000	+ 10.5%
April	\$215,000	\$196,000	+ 9.7%
May	\$223,950	\$210,000	+ 6.6%
12-Month Med	\$212,000	\$199,500	+ 6.3%

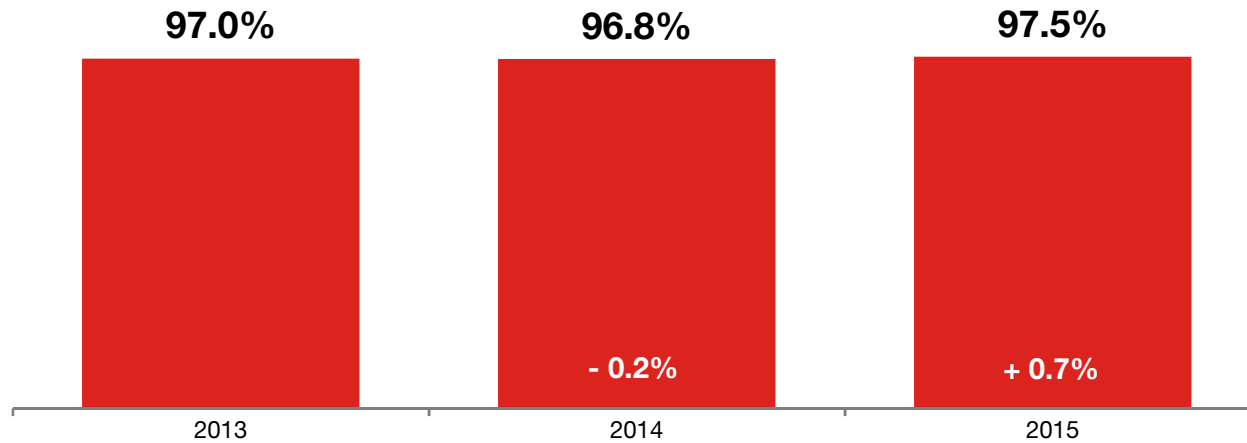
Historical Median Sales Price



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.

May



Month	Current Activity	One Year Previous	+ / -
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	94.2%	94.7%	- 0.5%
January	93.6%	93.5%	+ 0.1%
February	94.2%	93.5%	+ 0.7%
March	95.9%	95.1%	+ 0.8%
April	97.0%	95.9%	+ 1.1%
May	97.5%	96.8%	+ 0.7%
12-Month Avg	96.0%	96.1%	- 0.1%

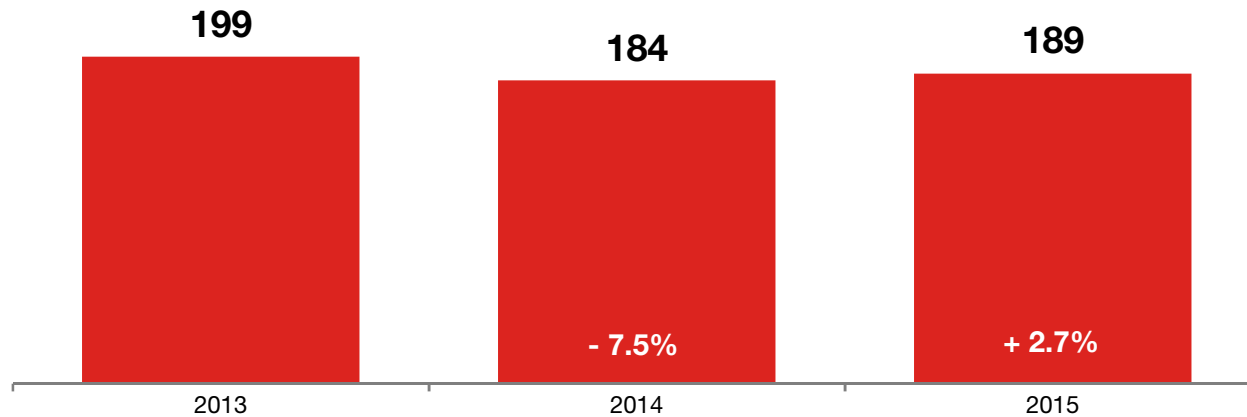
Historical Percent of Original List Price Received



Housing Affordability Index

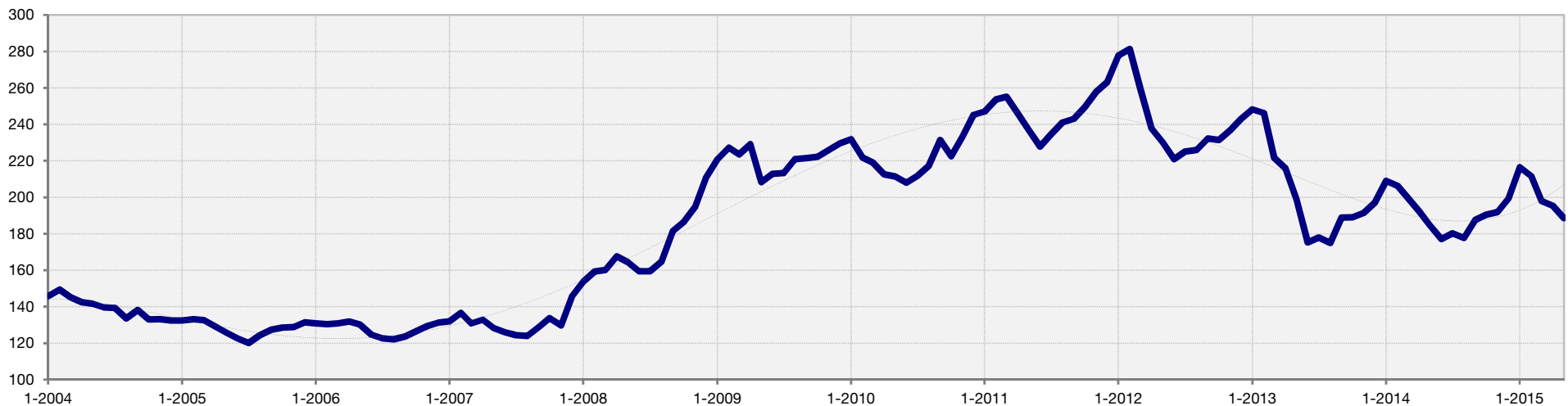
This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

May



Month	Current Activity	One Year Previous	+ / -
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%
April	195	192	+ 1.6%
May	189	184	+ 2.7%
12-Month Avg	194	192	+ 1.0%

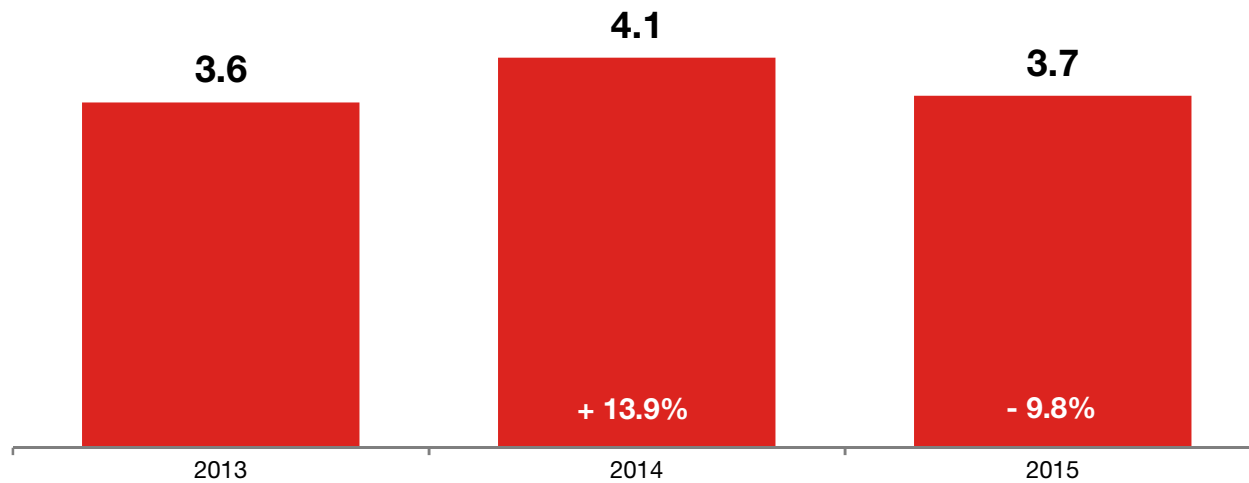
Historical Housing Affordability Index



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.

May



Month	Current Activity	One Year Previous	+ / -
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	3.5	3.3	+ 6.1%
April	3.6	3.6	0.0%
May	3.7	4.1	- 9.8%
12-Month Avg	3.9	3.5	+ 11.4%

Historical Months Supply of Inventory

