



MINNEAPOLIS AREA Association  
of REALTORS®

# Weekly Market Activity Report

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 July 16, 2016

Publish Date: July 25, 2016 • All comparisons are to 2015

Tight credit seemed to be a factor in keeping new home construction down during the first half of 2016, but the situation is improving. June housing starts were up 4.8% from the month prior, as building recovers slowly from the housing bust. This is news we're happy to report, especially when taking the continuing concern of high demand and low inventory into consideration.

In the Twin Cities region, for the week ending July 16:

- New Listings increased 8.0% to 1,896
- Pending Sales increased 10.6% to 1,332
- Inventory decreased 18.4% to 14,376

For the month of June:

- Median Sales Price increased 5.3% to \$242,000
- Days on Market decreased 15.2% to 56
- Percent of Original List Price Received increased 0.9% to 98.6%
- Months Supply of Homes For Sale decreased 23.7% to 2.9

## Quick Facts

+ 8.0%	+ 10.6%	- 18.4%
Change in New Listings	Change in Pending Sales	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 Homes for Sale	9



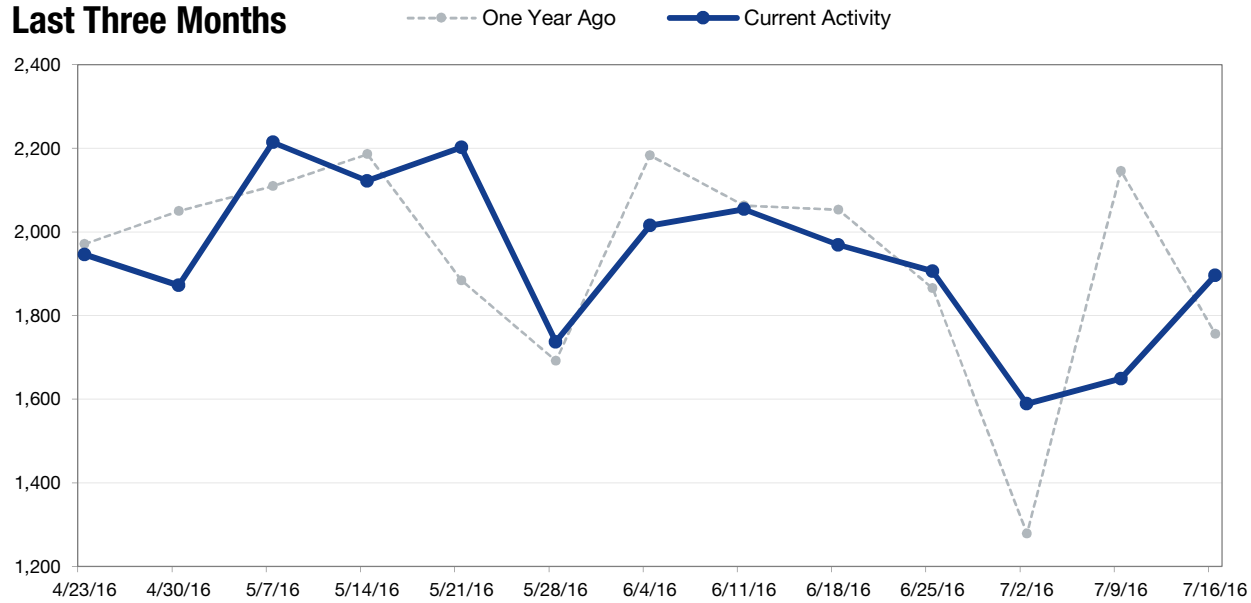
# New Listings

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



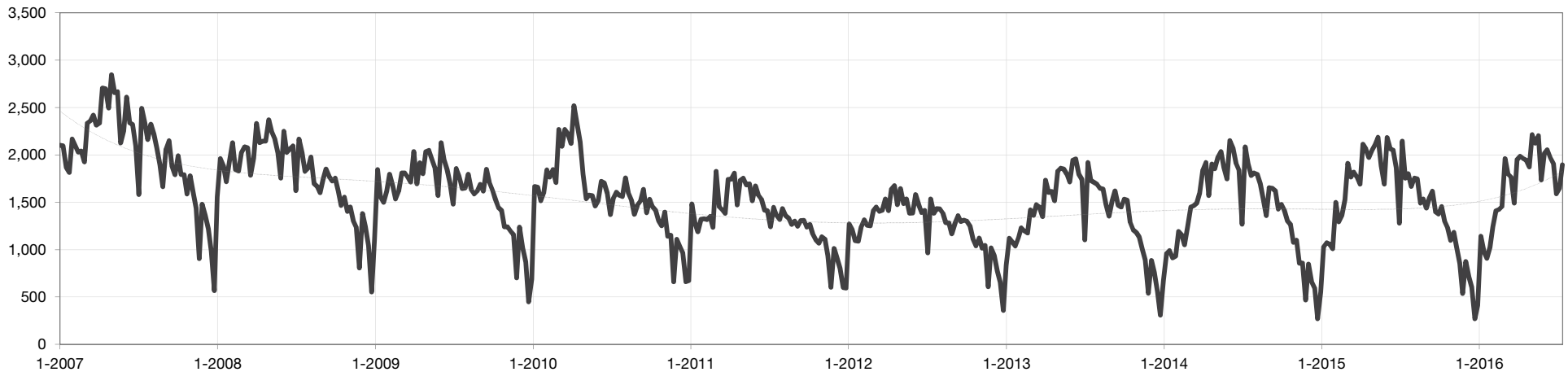
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## Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
4/23/2016	1,946	1,971	- 1.3%
4/30/2016	1,872	2,050	- 8.7%
5/7/2016	2,214	2,110	+ 4.9%
5/14/2016	2,122	2,186	- 2.9%
5/21/2016	2,202	1,884	+ 16.9%
5/28/2016	1,737	1,692	+ 2.7%
6/4/2016	2,015	2,183	- 7.7%
6/11/2016	2,054	2,063	- 0.4%
6/18/2016	1,969	2,053	- 4.1%
6/25/2016	1,906	1,866	+ 2.1%
7/2/2016	1,589	1,279	+ 24.2%
7/9/2016	1,649	2,146	- 23.2%
7/16/2016	1,896	1,756	+ 8.0%
<b>3-Month Total</b>	<b>25,171</b>	<b>25,239</b>	<b>- 0.3%</b>

## Historical New Listings



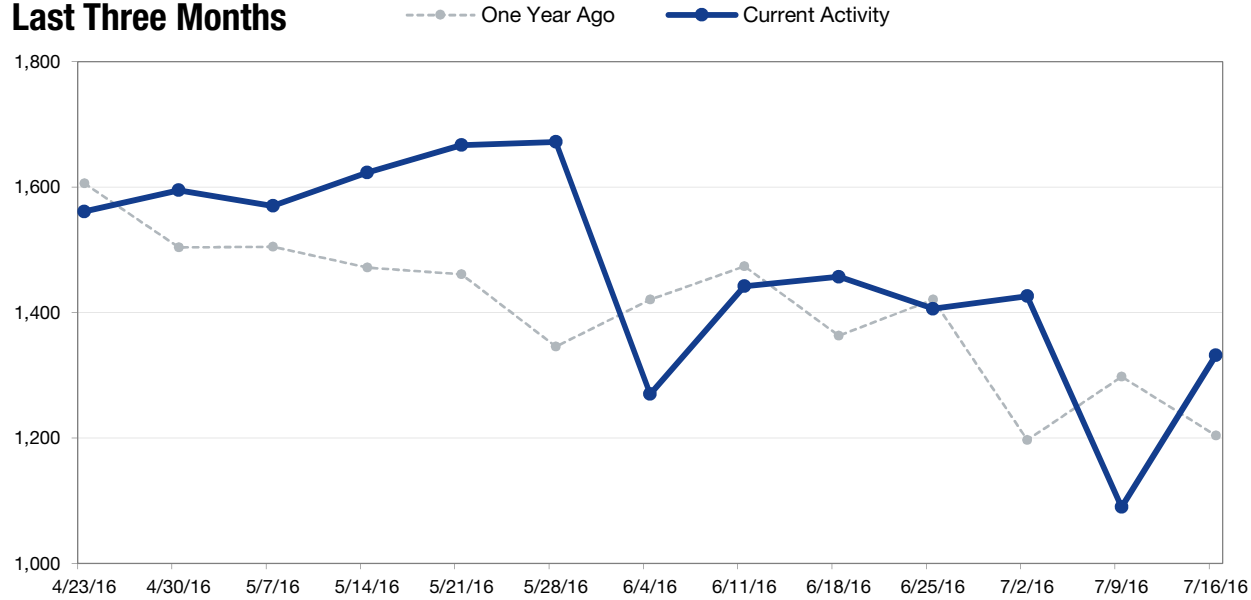
# Pending Sales

A count of the properties on which offers have been accepted in a given month.



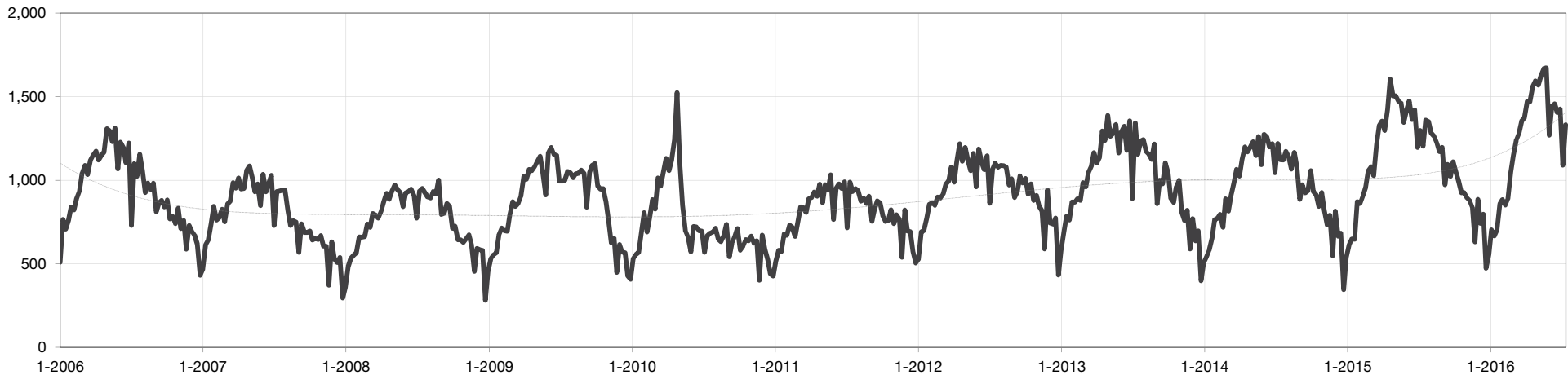
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## Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
4/23/2016	1,561	1,606	- 2.8%
4/30/2016	1,595	1,504	+ 6.1%
5/7/2016	1,570	1,505	+ 4.3%
5/14/2016	1,623	1,472	+ 10.3%
5/21/2016	1,667	1,461	+ 14.1%
5/28/2016	1,672	1,346	+ 24.2%
6/4/2016	1,270	1,421	- 10.6%
6/11/2016	1,442	1,474	- 2.2%
6/18/2016	1,457	1,363	+ 6.9%
6/25/2016	1,406	1,421	- 1.1%
7/2/2016	1,426	1,197	+ 19.1%
7/9/2016	1,090	1,298	- 16.0%
7/16/2016	1,332	1,204	+ 10.6%
<b>3-Month Total</b>	<b>19,111</b>	<b>18,272</b>	<b>+ 4.6%</b>

## Historical Pending Sales



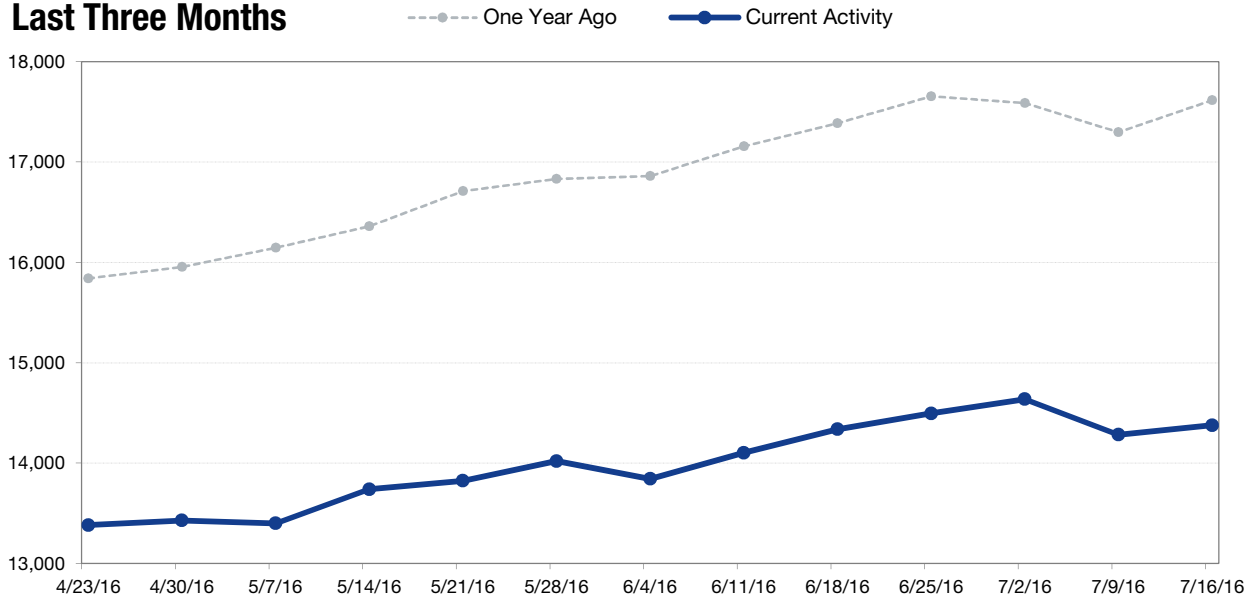
# Inventory of Homes for Sale

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



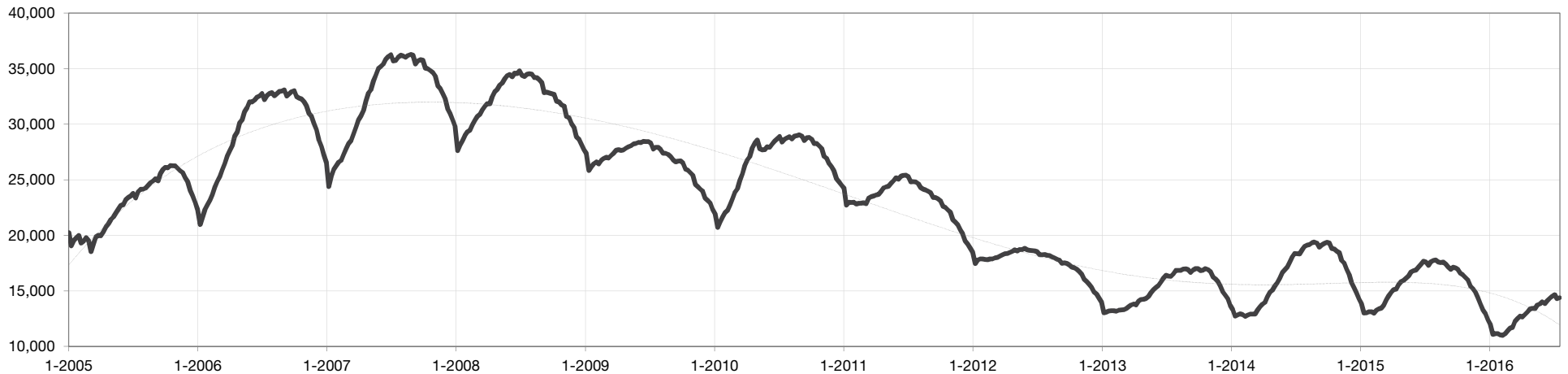
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## Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
4/23/2016	13,381	15,841	- 15.5%
4/30/2016	13,428	15,956	- 15.8%
5/7/2016	13,399	16,148	- 17.0%
5/14/2016	13,739	16,361	- 16.0%
5/21/2016	13,824	16,710	- 17.3%
5/28/2016	14,019	16,831	- 16.7%
6/4/2016	13,843	16,862	- 17.9%
6/11/2016	14,103	17,159	- 17.8%
6/18/2016	14,337	17,386	- 17.5%
6/25/2016	14,495	17,656	- 17.9%
7/2/2016	14,636	17,588	- 16.8%
7/9/2016	14,283	17,299	- 17.4%
7/16/2016	14,376	17,617	- 18.4%
<b>3-Month Avg</b>	<b>13,989</b>	<b>16,878</b>	<b>- 17.1%</b>

## Historical Inventory Levels



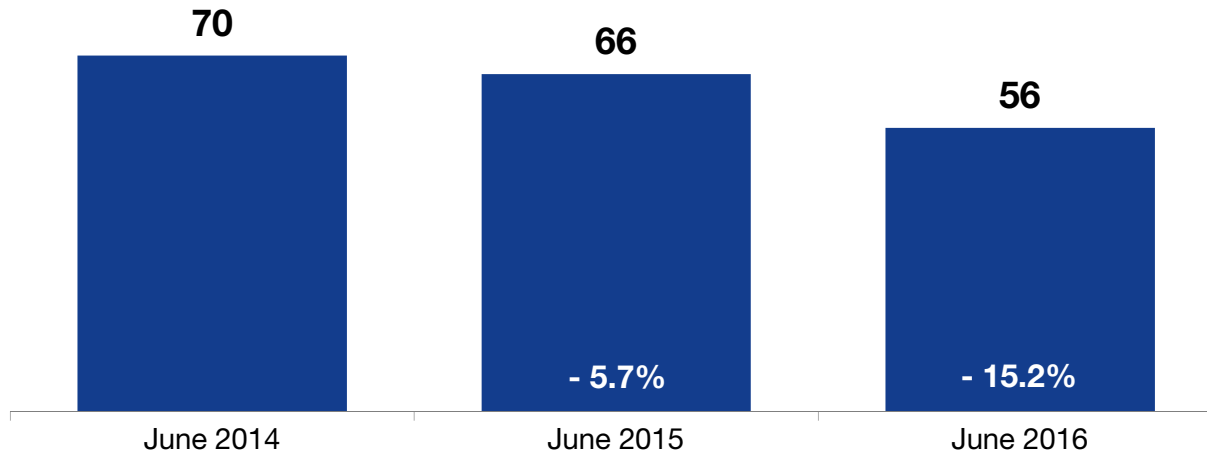
# Days on Market Until Sale

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



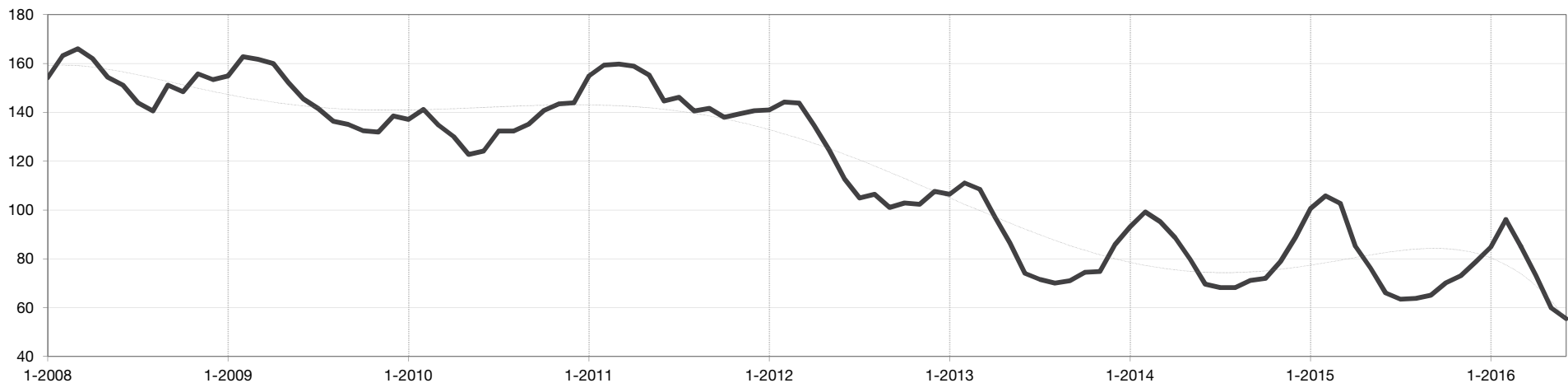
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## June



Month	Current Activity	One Year Previous	+ / -
July 2015	63	68	- 7.4%
August 2015	64	68	- 5.9%
September 2015	65	71	- 8.5%
October 2015	70	72	- 2.8%
November 2015	73	79	- 7.6%
December 2015	79	89	- 11.2%
January 2016	85	101	- 15.8%
February 2016	96	106	- 9.4%
March 2016	85	103	- 17.5%
April 2016	73	85	- 14.1%
May 2016	60	76	- 21.1%
June 2016	56	66	- 15.2%
<b>12-Month Avg</b>	<b>69</b>	<b>79</b>	<b>- 12.7%</b>

## Historical Days on Market Until Sale



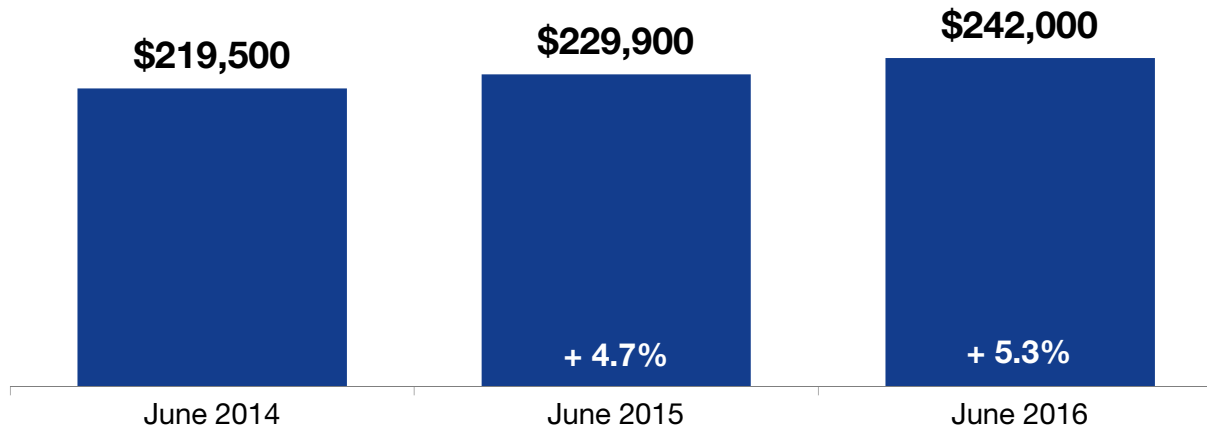
# Median Sales Price

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



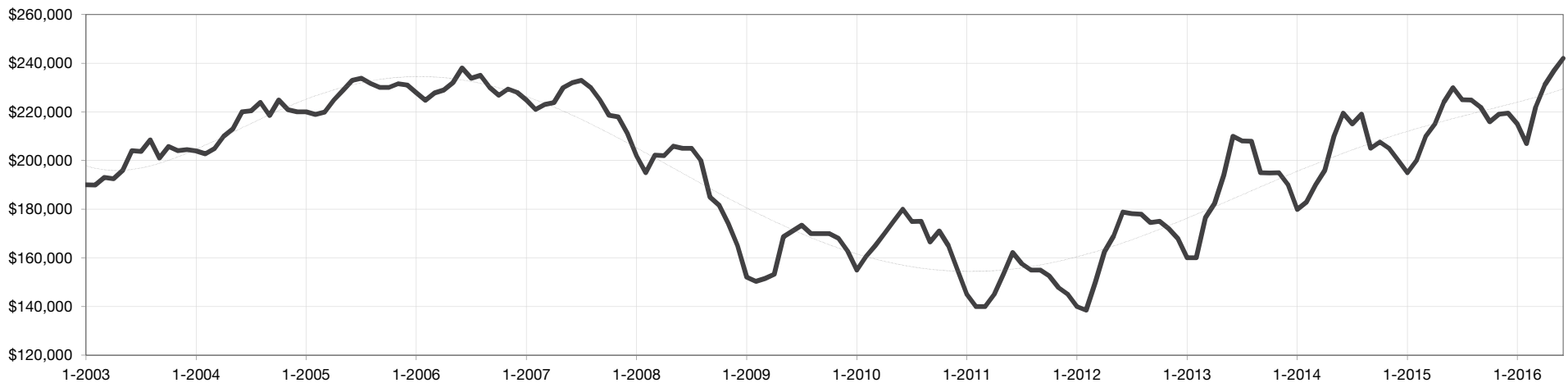
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## June



Month	Current Activity	One Year Previous	+ / -
July 2015	\$225,000	\$215,000	+ 4.7%
August 2015	\$224,900	\$219,000	+ 2.7%
September 2015	\$222,000	\$205,000	+ 8.3%
October 2015	\$215,950	\$207,625	+ 4.0%
November 2015	\$219,080	\$205,000	+ 6.9%
December 2015	\$219,500	\$200,000	+ 9.7%
January 2016	\$215,000	\$195,000	+ 10.3%
February 2016	\$207,000	\$200,000	+ 3.5%
March 2016	\$222,000	\$210,000	+ 5.7%
April 2016	\$231,141	\$215,000	+ 7.5%
May 2016	\$236,900	\$224,000	+ 5.8%
June 2016	\$242,000	\$229,900	+ 5.3%
<b>12-Month Med</b>	<b>\$225,000</b>	<b>\$215,000</b>	<b>+ 4.7%</b>

## Historical Median Sales Price



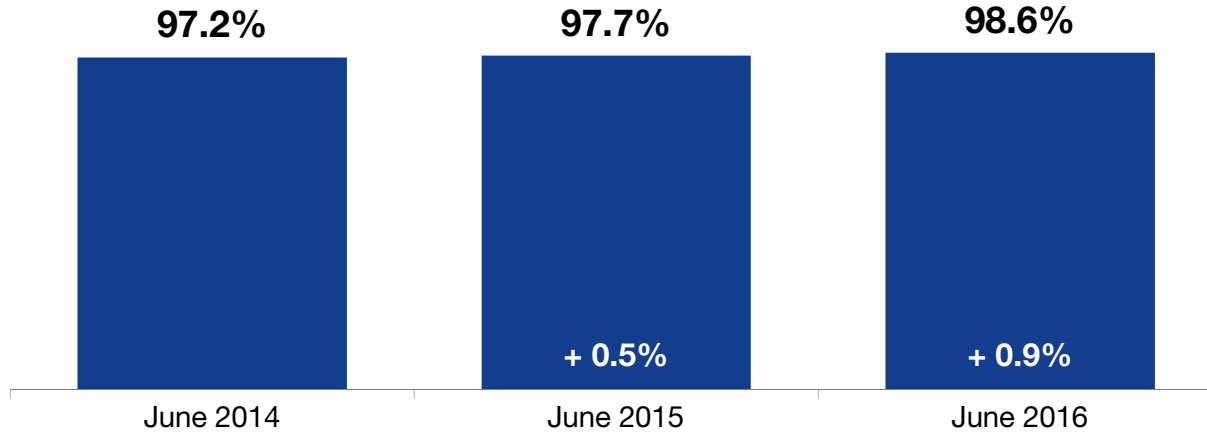
# Percent of Original List Price Received

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.



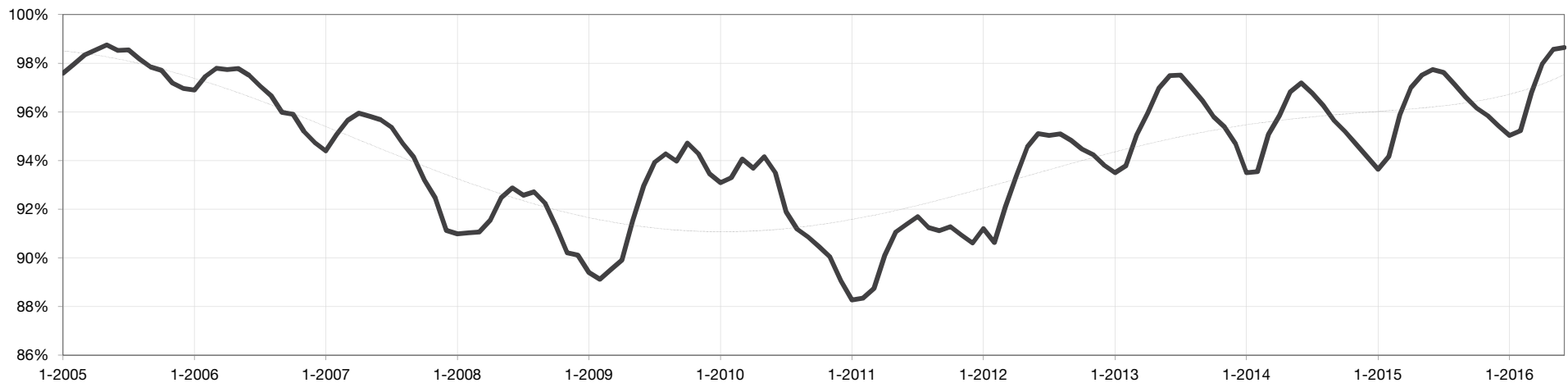
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## June



Month	Current Activity	One Year Previous	+ / -
July 2015	97.6%	96.8%	+ 0.8%
August 2015	97.1%	96.3%	+ 0.8%
September 2015	96.6%	95.6%	+ 1.0%
October 2015	96.1%	95.2%	+ 0.9%
November 2015	95.9%	94.7%	+ 1.3%
December 2015	95.4%	94.2%	+ 1.3%
January 2016	95.0%	93.6%	+ 1.5%
February 2016	95.2%	94.2%	+ 1.1%
March 2016	96.8%	95.9%	+ 0.9%
April 2016	98.0%	97.0%	+ 1.0%
May 2016	98.6%	97.5%	+ 1.1%
June 2016	98.6%	97.7%	+ 0.9%
<b>12-Month Avg</b>	<b>97.1%</b>	<b>96.1%</b>	<b>+ 1.0%</b>

## Historical Percent of Original List Price Received



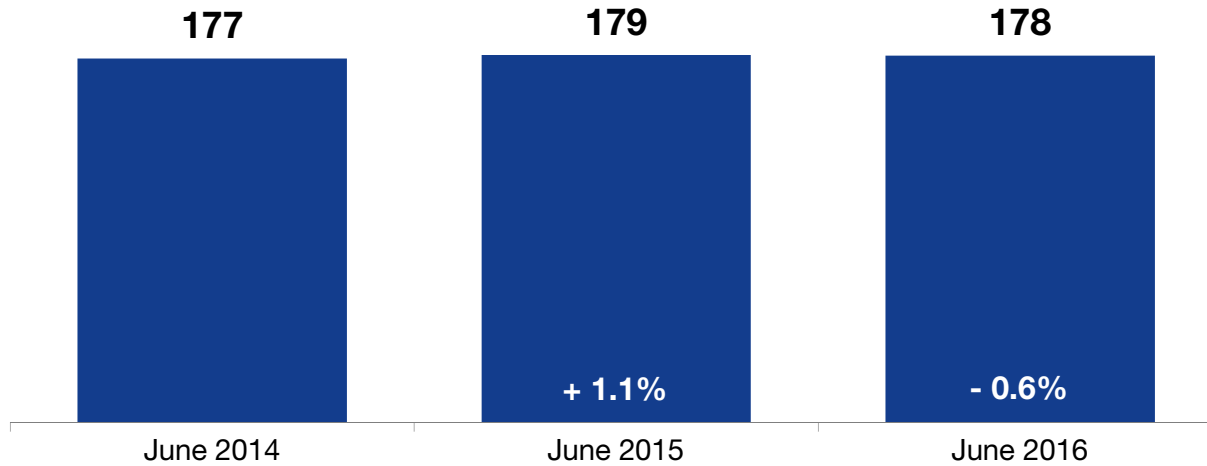
# Housing Affordability Index

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



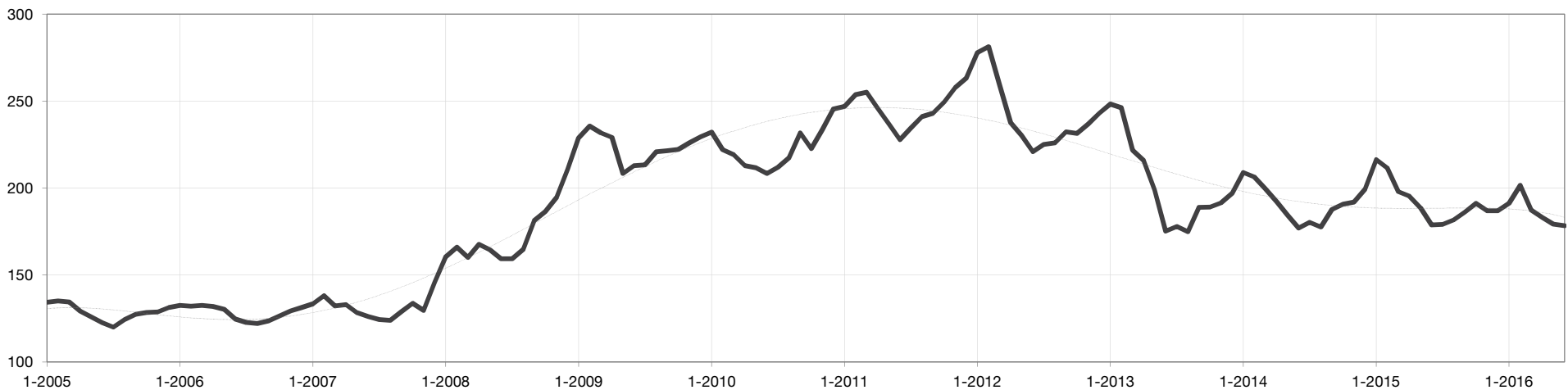
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## June



Month	Current Activity	One Year Previous	+ / -
July 2015	179	180	- 0.6%
August 2015	182	178	+ 2.2%
September 2015	186	188	- 1.1%
October 2015	191	191	0.0%
November 2015	187	192	- 2.6%
December 2015	187	199	- 6.0%
January 2016	191	216	- 11.6%
February 2016	202	212	- 4.7%
March 2016	187	198	- 5.6%
April 2016	183	195	- 6.2%
May 2016	179	189	- 5.3%
June 2016	178	179	- 0.6%
<b>12-Month Avg</b>	<b>186</b>	<b>192</b>	<b>- 3.1%</b>

## Historical Housing Affordability Index





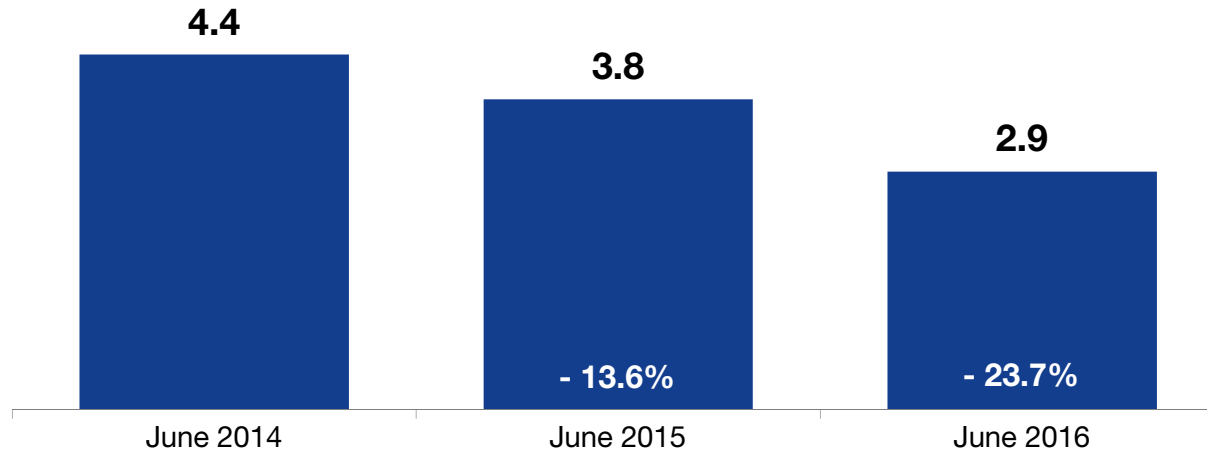
# Months Supply of Homes for Sale

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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## June



Month	Current Activity	One Year Previous	+ / -
July 2015	3.8	4.6	- 17.4%
August 2015	3.7	4.6	- 19.6%
September 2015	3.5	4.6	- 23.9%
October 2015	3.3	4.3	- 23.3%
November 2015	2.9	3.9	- 25.6%
December 2015	2.3	3.2	- 28.1%
January 2016	2.3	3.1	- 25.8%
February 2016	2.4	3.2	- 25.0%
March 2016	2.6	3.5	- 25.7%
April 2016	2.8	3.6	- 22.2%
May 2016	2.8	3.8	- 26.3%
June 2016	2.9	3.8	- 23.7%
<b>12-Month Avg</b>	<b>3.0</b>	<b>3.8</b>	<b>- 21.1%</b>

## Historical Months Supply of Homes for Sale

