



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 November 11, 2017

Publish Date: November 20, 2017 • All comparisons are to 2016

During the final two months of the year, residential real estate traditionally slows down to make way for more holiday, travel and retail spending. Assessing the dominant trend of 2017, most housing markets have seen the number of homes for sale decrease in year-over-year comparisons. So much so, that further decreases in 2018 will be newsworthy, as prices would likely keep rising in a seller's market. Presently, in a thriving economy with low unemployment, agents and consumers alike still have reason for optimism.

In the Twin Cities region, for the week ending November 11:

- New Listings decreased 7.6% to 924
- Pending Sales increased 7.1% to 976
- Inventory decreased 18.5% to 10,871

For the month of October:

- Median Sales Price increased 6.1% to \$244,000
- Days on Market decreased 14.8% to 52
- Percent of Original List Price Received increased 0.8% to 97.7%
- Months Supply of Homes For Sale decreased 18.5% to 2.2

## Quick Facts

- 7.6%	+ 7.1%	- 18.5%
Change in New Listings	Change in Pending Sales	Change in Inventory

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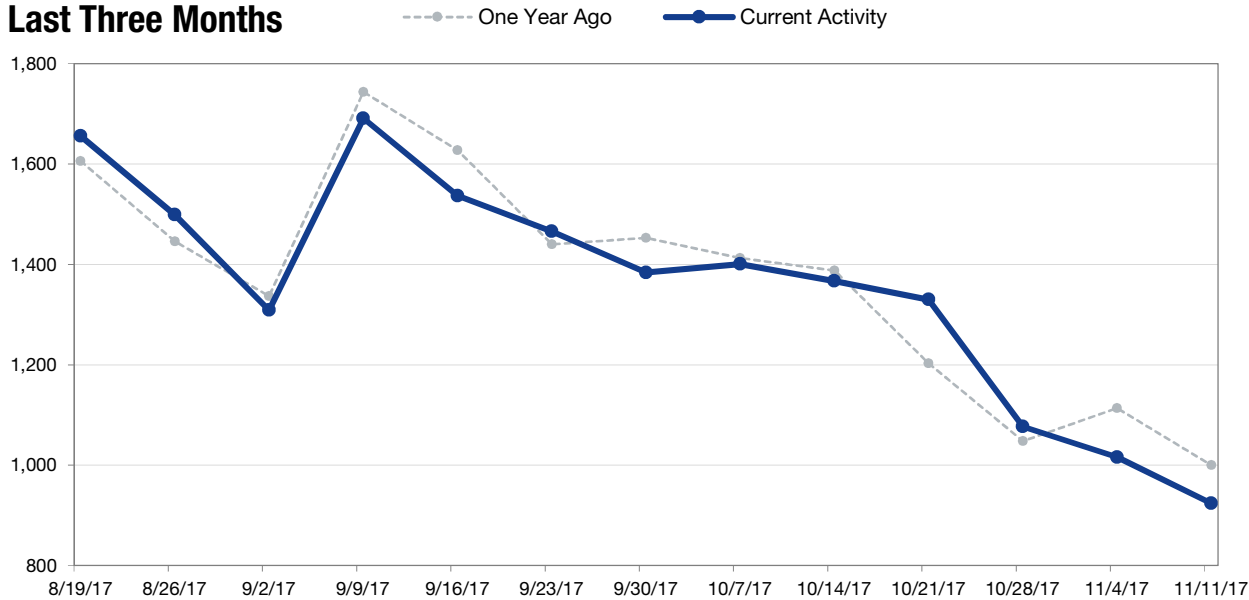
# New Listings

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



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## Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
8/19/2017	1,656	1,606	+ 3.1%
8/26/2017	1,499	1,446	+ 3.7%
9/2/2017	1,309	1,337	- 2.1%
9/9/2017	1,691	1,744	- 3.0%
9/16/2017	1,537	1,628	- 5.6%
9/23/2017	1,466	1,440	+ 1.8%
9/30/2017	1,384	1,453	- 4.7%
10/7/2017	1,401	1,413	- 0.8%
10/14/2017	1,367	1,388	- 1.5%
10/21/2017	1,330	1,203	+ 10.6%
10/28/2017	1,077	1,048	+ 2.8%
11/4/2017	1,016	1,114	- 8.8%
11/11/2017	924	1,000	- 7.6%
<b>3-Month Total</b>	<b>17,657</b>	<b>17,820</b>	<b>- 0.9%</b>

## Historical New Listings



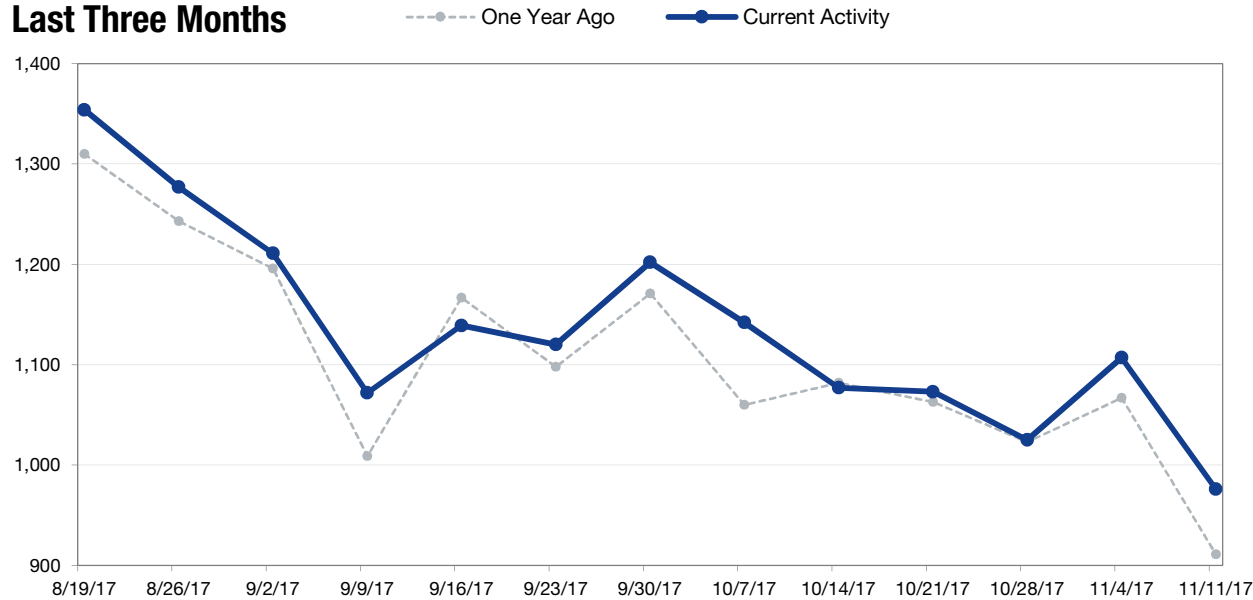
# Pending Sales

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



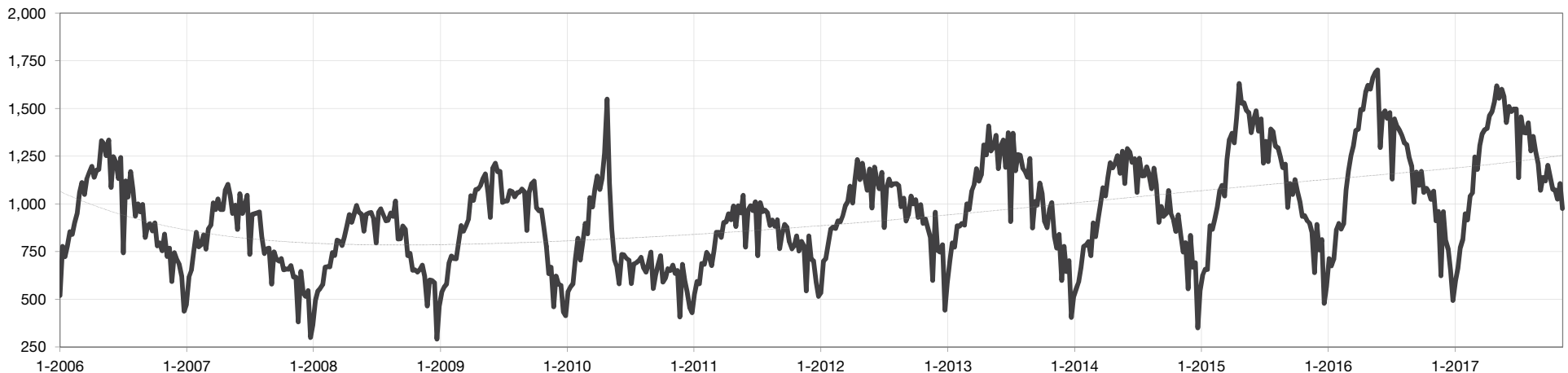
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## Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
8/19/2017	1,354	1,310	+ 3.4%
8/26/2017	1,277	1,243	+ 2.7%
9/2/2017	1,211	1,196	+ 1.3%
9/9/2017	1,072	1,009	+ 6.2%
9/16/2017	1,139	1,167	- 2.4%
9/23/2017	1,120	1,098	+ 2.0%
9/30/2017	1,202	1,171	+ 2.6%
10/7/2017	1,142	1,060	+ 7.7%
10/14/2017	1,077	1,082	- 0.5%
10/21/2017	1,073	1,063	+ 0.9%
10/28/2017	1,025	1,023	+ 0.2%
11/4/2017	1,107	1,067	+ 3.7%
11/11/2017	976	911	+ 7.1%
<b>3-Month Total</b>	<b>14,775</b>	<b>14,400</b>	<b>+ 2.6%</b>

## Historical Pending Sales



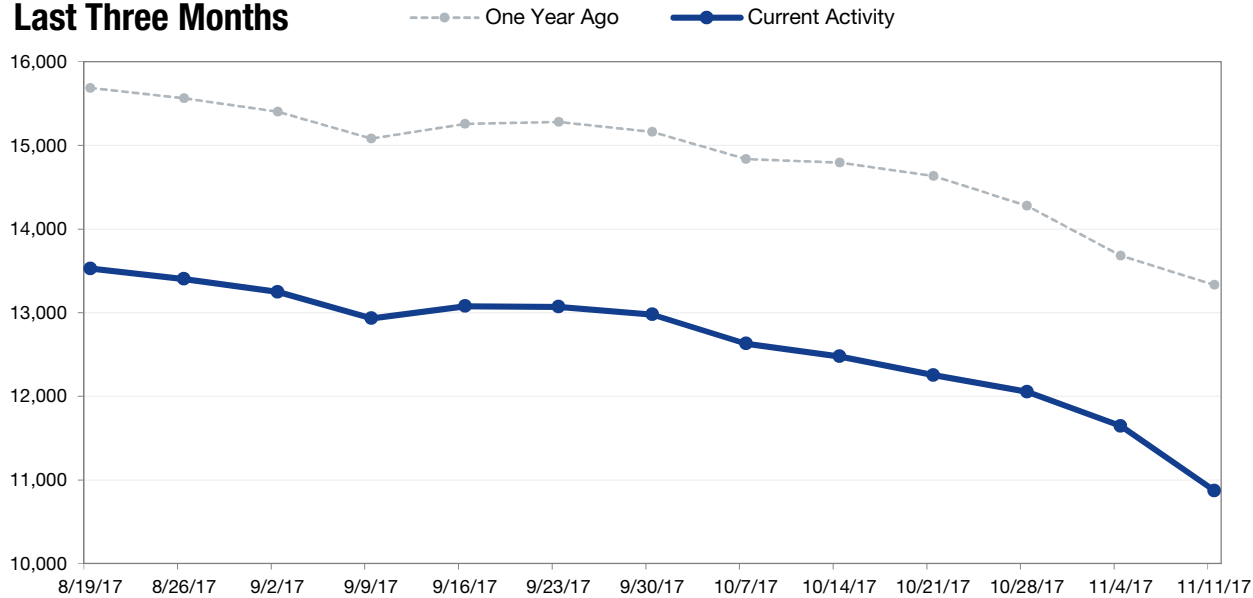
# Inventory of Homes for Sale

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



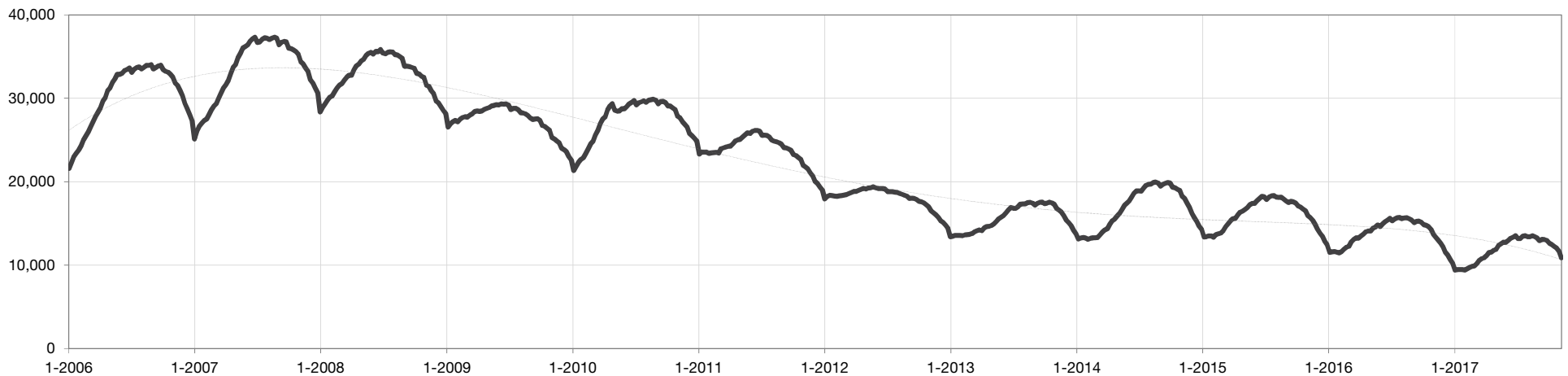
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## Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
8/19/2017	13,527	15,687	- 13.8%
8/26/2017	13,403	15,562	- 13.9%
9/2/2017	13,248	15,404	- 14.0%
9/9/2017	12,931	15,081	- 14.3%
9/16/2017	13,077	15,258	- 14.3%
9/23/2017	13,070	15,281	- 14.5%
9/30/2017	12,978	15,162	- 14.4%
10/7/2017	12,629	14,838	- 14.9%
10/14/2017	12,477	14,793	- 15.7%
10/21/2017	12,252	14,632	- 16.3%
10/28/2017	12,053	14,279	- 15.6%
11/4/2017	11,645	13,681	- 14.9%
11/11/2017	10,871	13,332	- 18.5%
<b>3-Month Avg</b>	<b>12,628</b>	<b>14,845</b>	<b>- 14.9%</b>

## Historical Inventory Levels



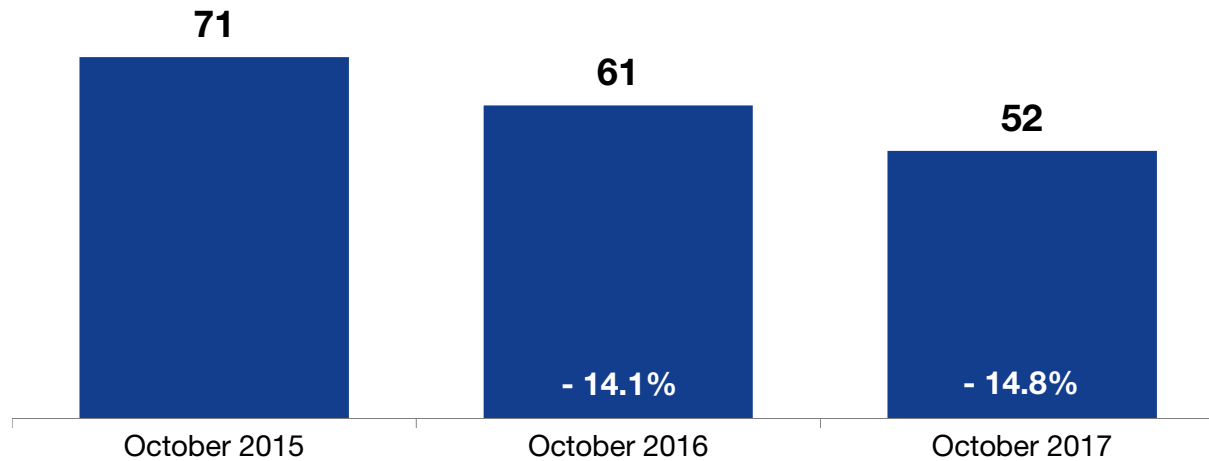
# Days on Market Until Sale

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



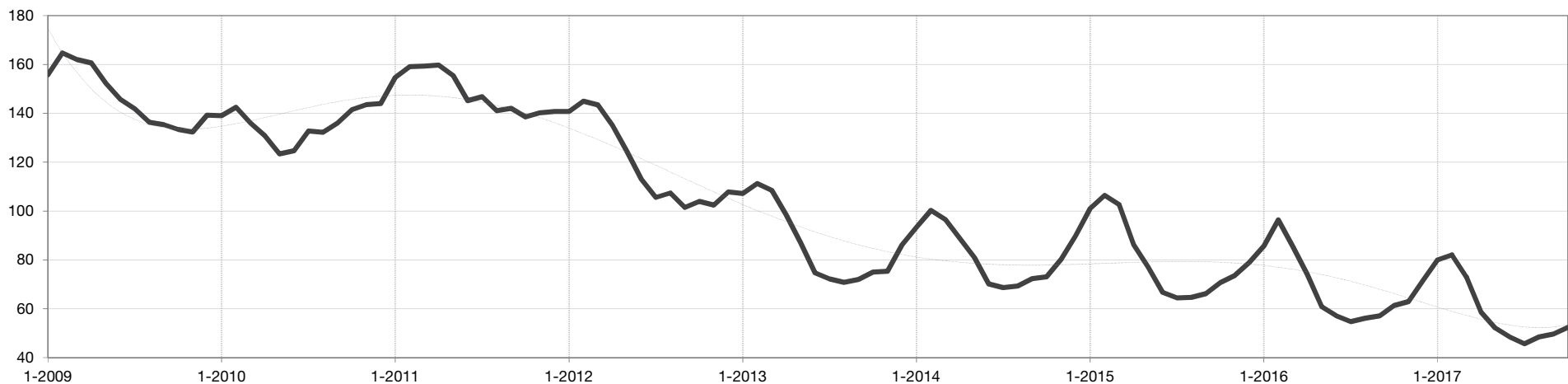
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## October



Month	Current Activity	One Year Previous	+ / -
November 2016	63	74	- 14.9%
December 2016	72	79	- 8.9%
January 2017	80	86	- 7.0%
February 2017	82	96	- 14.6%
March 2017	73	86	- 15.1%
April 2017	59	74	- 20.3%
May 2017	52	61	- 14.8%
June 2017	48	57	- 15.8%
July 2017	46	55	- 16.4%
August 2017	48	56	- 14.3%
September 2017	50	57	- 12.3%
October 2017	52	61	- 14.8%
<b>12-Month Avg</b>	<b>57</b>	<b>66</b>	<b>- 13.6%</b>

## Historical Days on Market Until Sale



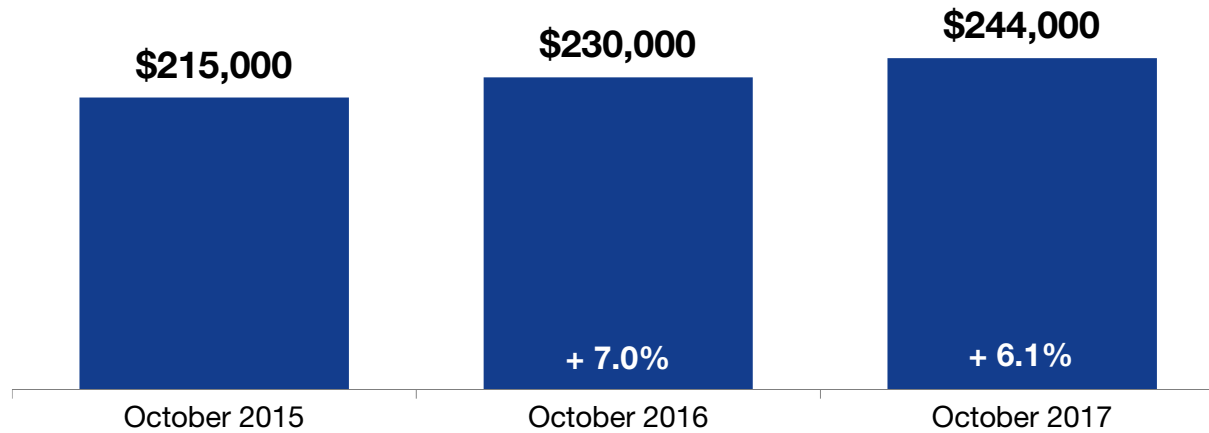
# Median Sales Price

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



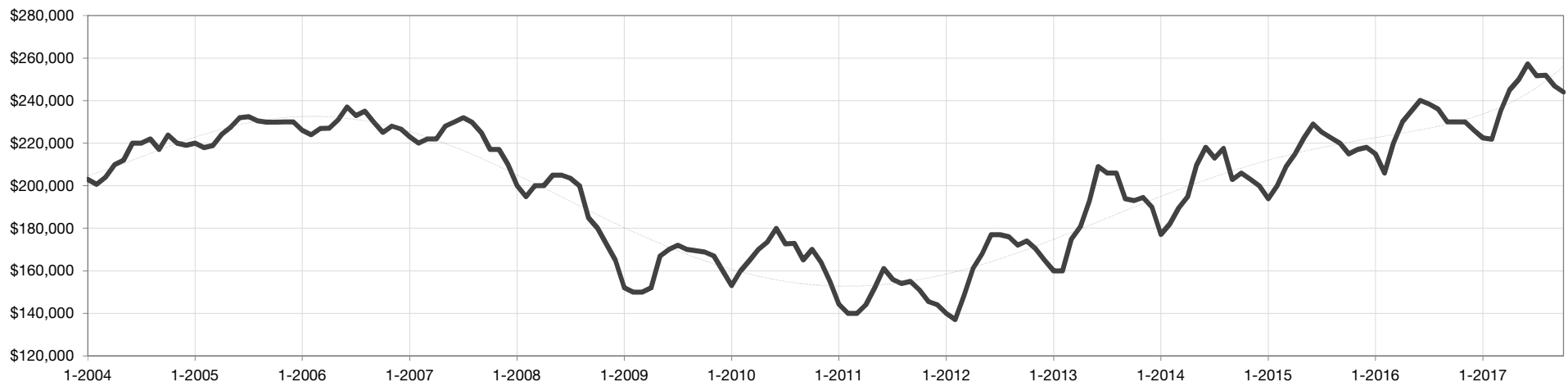
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## October



Month	Current Activity	One Year Previous	+ / -
November 2016	\$230,000	\$217,000	+ 6.0%
December 2016	\$226,000	\$218,000	+ 3.7%
January 2017	\$222,500	\$215,000	+ 3.5%
February 2017	\$221,900	\$206,000	+ 7.7%
March 2017	\$235,217	\$220,000	+ 6.9%
April 2017	\$245,000	\$230,000	+ 6.5%
May 2017	\$250,000	\$235,000	+ 6.4%
June 2017	\$257,250	\$240,041	+ 7.2%
July 2017	\$251,700	\$238,400	+ 5.6%
August 2017	\$251,900	\$236,000	+ 6.7%
September 2017	\$246,900	\$230,000	+ 7.3%
October 2017	\$244,000	\$230,000	+ 6.1%
12-Month Med	\$244,400	\$230,000	+ 6.3%

## Historical Median Sales Price



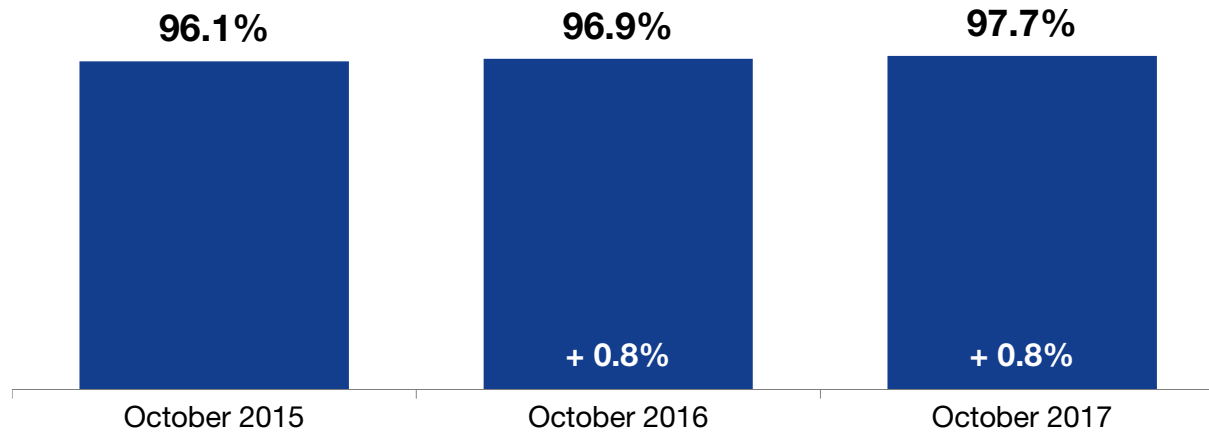
# Percent of Original List Price Received

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.



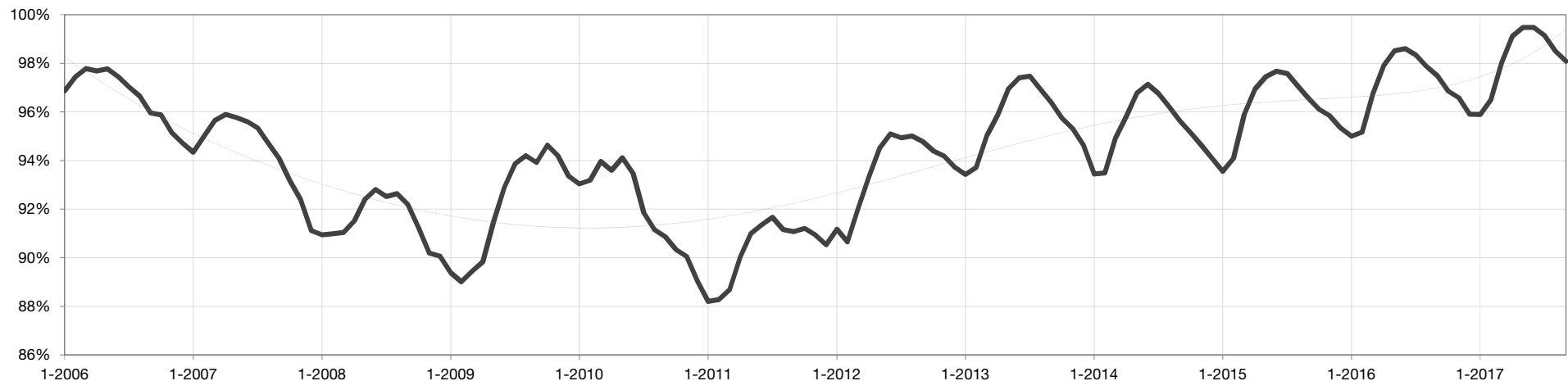
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## October



Month	Current Activity	One Year Previous	+ / -
November 2016	96.6%	95.8%	+ 0.8%
December 2016	95.9%	95.3%	+ 0.6%
January 2017	95.9%	95.0%	+ 0.9%
February 2017	96.5%	95.2%	+ 1.4%
March 2017	98.0%	96.8%	+ 1.2%
April 2017	99.1%	97.9%	+ 1.2%
May 2017	99.5%	98.5%	+ 1.0%
June 2017	99.5%	98.6%	+ 0.9%
July 2017	99.1%	98.3%	+ 0.8%
August 2017	98.5%	97.9%	+ 0.6%
September 2017	98.1%	97.5%	+ 0.6%
October 2017	97.7%	96.9%	+ 0.8%
12-Month Avg	98.2%	97.3%	+ 0.9%

## Historical Percent of Original List Price Received



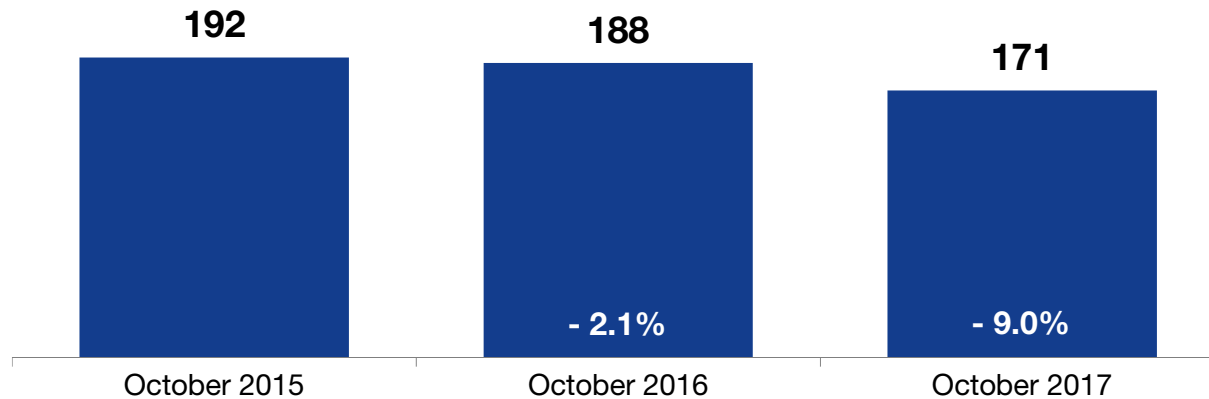
# Housing Affordability Index

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.



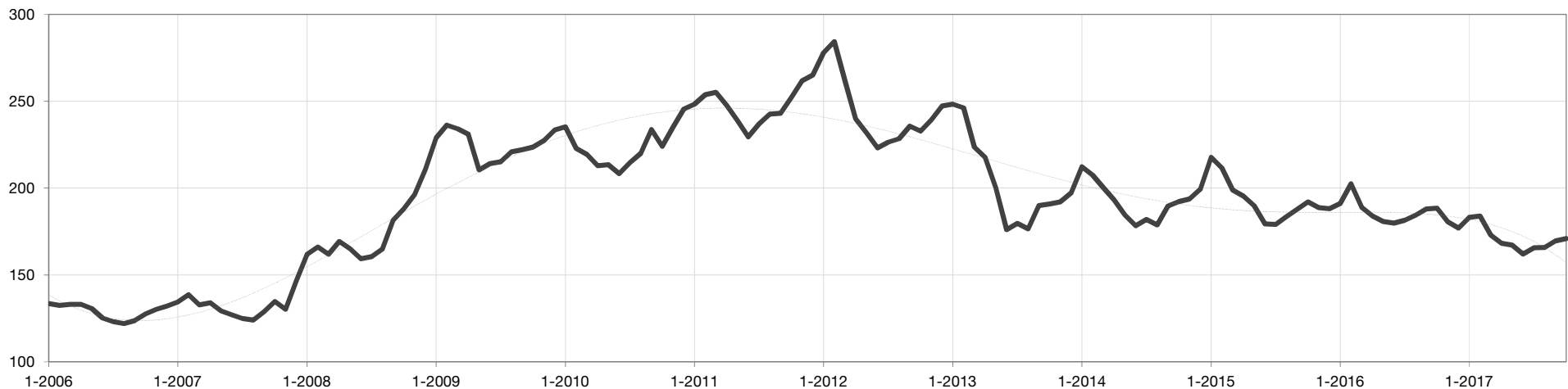
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## October



Month	Current Activity	One Year Previous	+ / -
November 2016	181	189	- 4.2%
December 2016	177	188	- 5.9%
January 2017	183	191	- 4.2%
February 2017	184	203	- 9.4%
March 2017	173	189	- 8.5%
April 2017	168	184	- 8.7%
May 2017	167	181	- 7.7%
June 2017	162	180	- 10.0%
July 2017	166	181	- 8.3%
August 2017	166	184	- 9.8%
September 2017	170	188	- 9.6%
October 2017	171	188	- 9.0%
12-Month Avg	174	188	- 7.4%

## Historical Housing Affordability Index





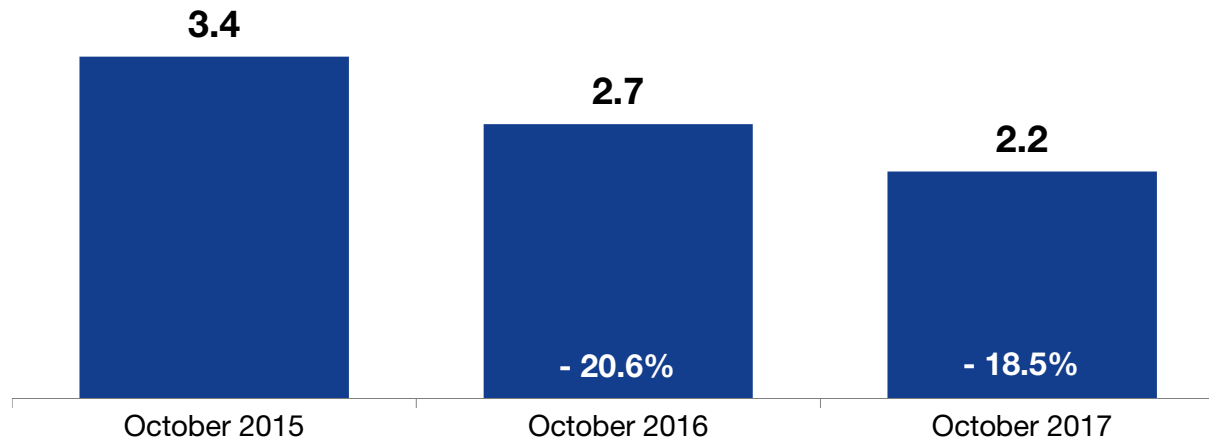
# Months Supply of Homes for Sale

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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## October



Month	Current Activity	One Year Previous	+ / -
November 2016	2.3	3.0	- 23.3%
December 2016	1.9	2.4	- 20.8%
January 2017	1.8	2.4	- 25.0%
February 2017	1.9	2.5	- 24.0%
March 2017	2.2	2.7	- 18.5%
April 2017	2.4	2.9	- 17.2%
May 2017	2.5	2.9	- 13.8%
June 2017	2.6	3.1	- 16.1%
July 2017	2.6	3.1	- 16.1%
August 2017	2.6	3.0	- 13.3%
September 2017	2.5	3.0	- 16.7%
October 2017	2.2	2.7	- 18.5%
12-Month Avg	2.3	2.8	- 17.9%

## Historical Months Supply of Homes for Sale

