



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 May 26, 2018

Publish Date: June 4, 2018 • All comparisons are to 2017

Residential real estate activity is in full swing across America. Some trends are persisting as they have week after week, month after month and now year after year. But some metrics are teasing a deviation from the norm. There may not be as many homes for sale as there were last year at this time, and home price increases are still more likely than not, but there is a chance that we could see more positive changes in either sales or new listings as the summer months progress.

In the Twin Cities region, for the week ending May 26:

- New Listings increased 5.5% to 1,817
- Pending Sales decreased 9.9% to 1,405
- Inventory decreased 19.4% to 10,322

For the month of April:

- Median Sales Price increased 8.8% to \$266,500
- Days on Market decreased 10.2% to 53
- Percent of Original List Price Received increased 0.8% to 99.9%
- Months Supply of Homes For Sale decreased 20.8% to 1.9

Quick Facts

+ 5.5%	- 9.9%	- 19.4%
Change in New Listings	Change in Pending Sales	Change in Inventory

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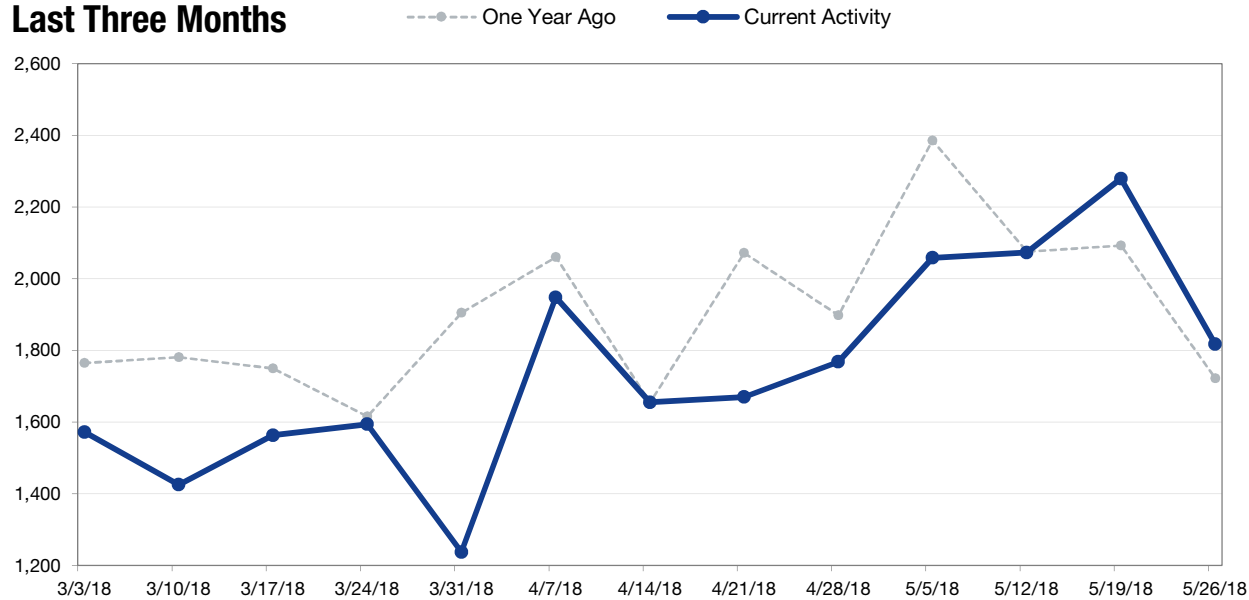
New Listings

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	+ / -
3/3/2018	1,572	1,765	- 10.9%
3/10/2018	1,425	1,781	- 20.0%
3/17/2018	1,563	1,750	- 10.7%
3/24/2018	1,594	1,616	- 1.4%
3/31/2018	1,237	1,905	- 35.1%
4/7/2018	1,948	2,061	- 5.5%
4/14/2018	1,655	1,654	+ 0.1%
4/21/2018	1,670	2,072	- 19.4%
4/28/2018	1,768	1,898	- 6.8%
5/5/2018	2,058	2,386	- 13.7%
5/12/2018	2,073	2,076	- 0.1%
5/19/2018	2,279	2,093	+ 8.9%
5/26/2018	1,817	1,722	+ 5.5%
3-Month Total	22,659	24,779	- 8.6%

Historical New Listings



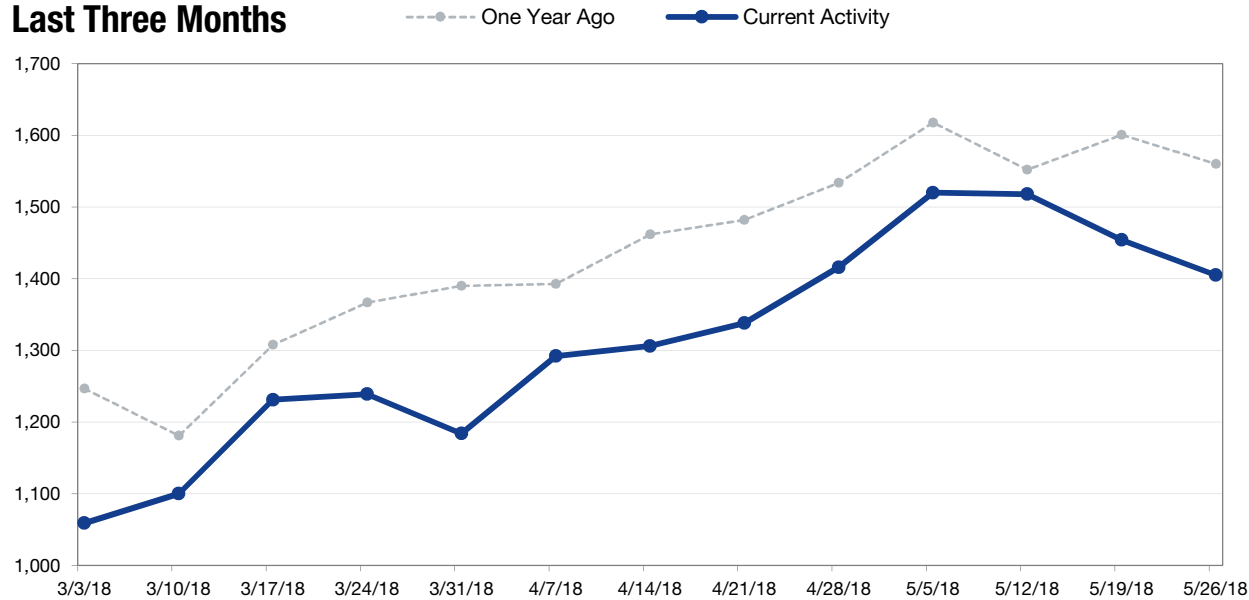
Pending Sales

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



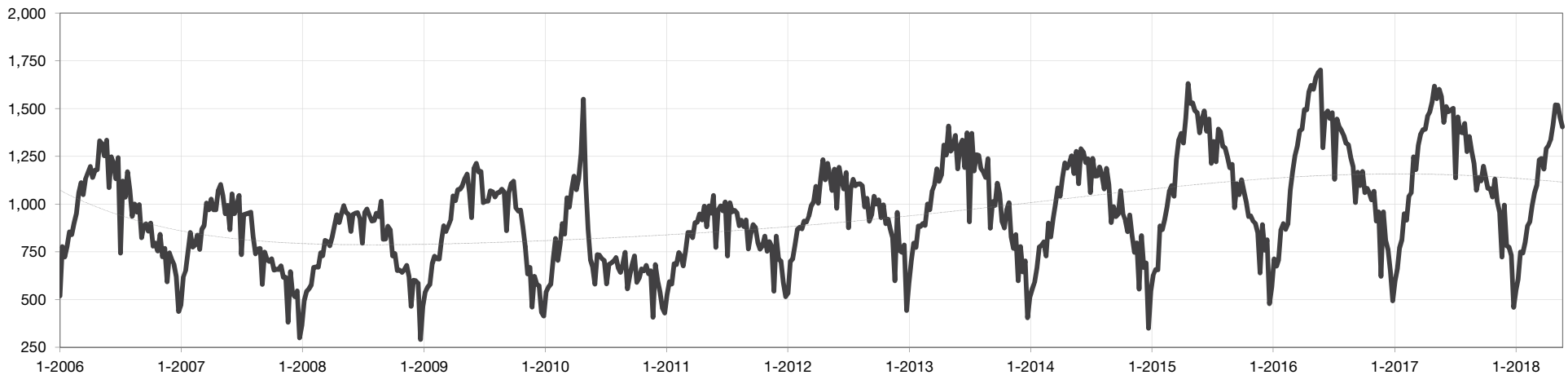
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Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
3/3/2018	1,059	1,247	- 15.1%
3/10/2018	1,100	1,181	- 6.9%
3/17/2018	1,231	1,308	- 5.9%
3/24/2018	1,239	1,367	- 9.4%
3/31/2018	1,184	1,390	- 14.8%
4/7/2018	1,292	1,393	- 7.3%
4/14/2018	1,306	1,462	- 10.7%
4/21/2018	1,338	1,482	- 9.7%
4/28/2018	1,416	1,534	- 7.7%
5/5/2018	1,520	1,618	- 6.1%
5/12/2018	1,518	1,552	- 2.2%
5/19/2018	1,454	1,601	- 9.2%
5/26/2018	1,405	1,560	- 9.9%
3-Month Total	17,062	18,695	- 8.7%

Historical Pending Sales



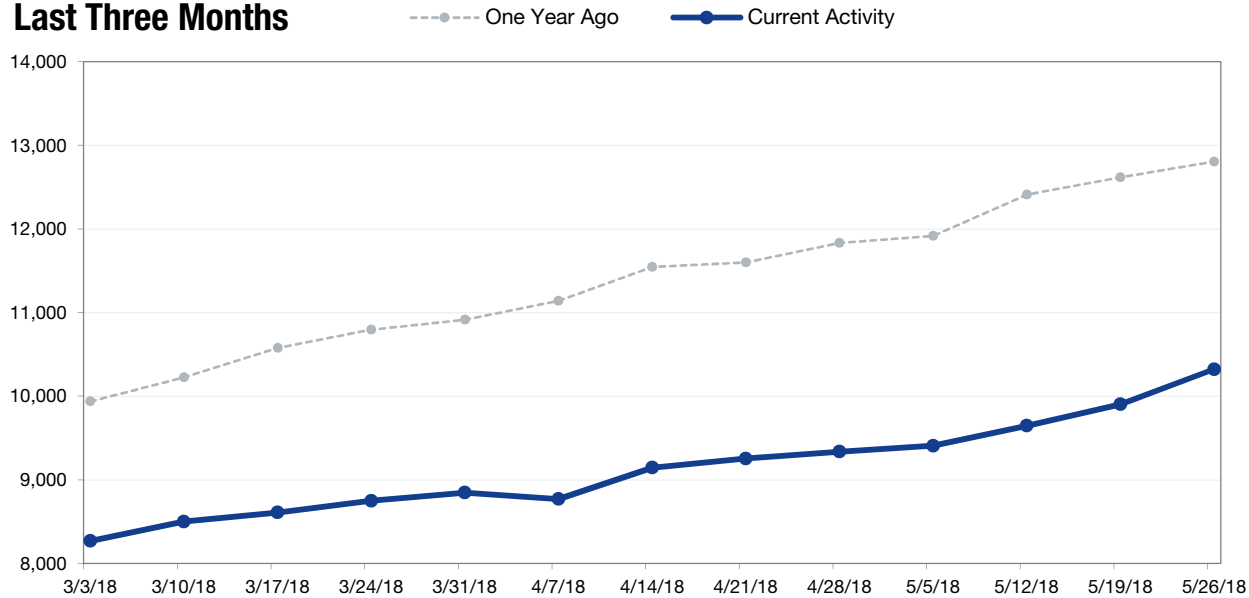
Inventory of Homes for Sale

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



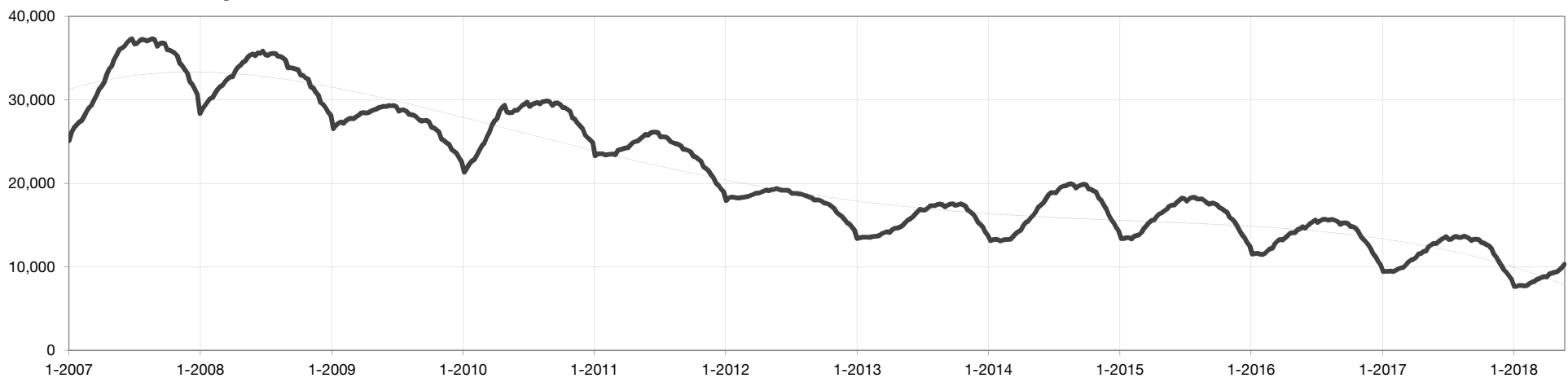
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Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
3/3/2018	8,268	9,938	- 16.8%
3/10/2018	8,500	10,226	- 16.9%
3/17/2018	8,610	10,580	- 18.6%
3/24/2018	8,748	10,798	- 19.0%
3/31/2018	8,847	10,915	- 18.9%
4/7/2018	8,769	11,141	- 21.3%
4/14/2018	9,145	11,548	- 20.8%
4/21/2018	9,253	11,599	- 20.2%
4/28/2018	9,336	11,833	- 21.1%
5/5/2018	9,407	11,918	- 21.1%
5/12/2018	9,646	12,412	- 22.3%
5/19/2018	9,902	12,620	- 21.5%
5/26/2018	10,322	12,807	- 19.4%
3-Month Avg	9,135	11,410	- 19.9%

Historical Inventory Levels



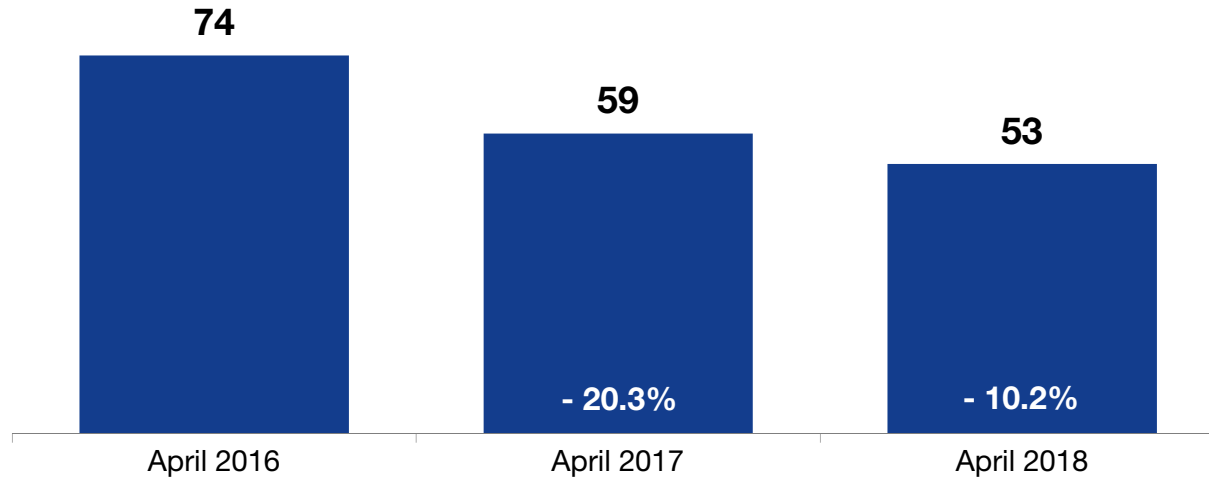
Days on Market Until Sale

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



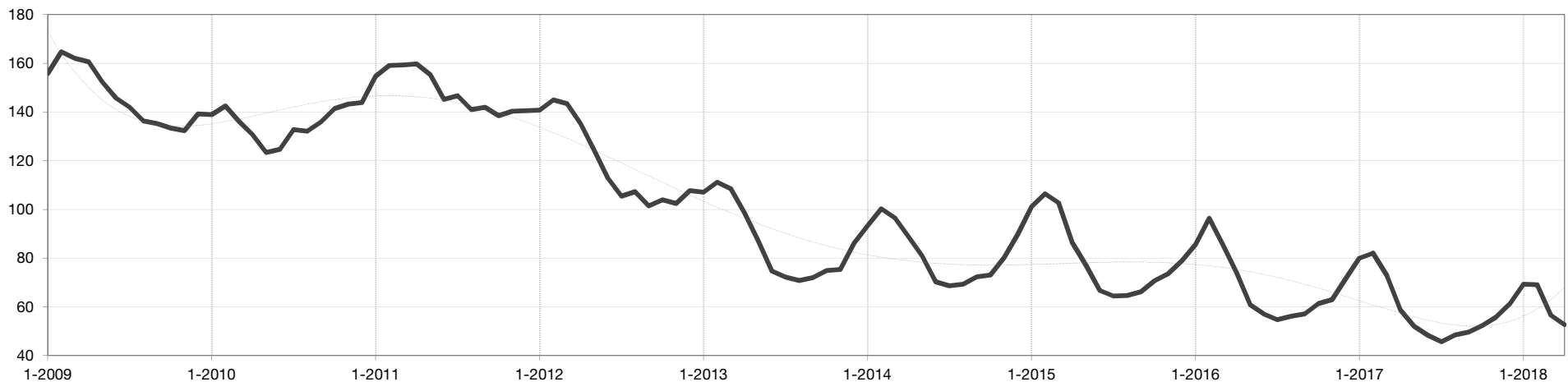
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April



Month	Current Activity	One Year Previous	+ / -
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%
November 2017	56	63	- 11.1%
December 2017	61	72	- 15.3%
January 2018	69	80	- 13.8%
February 2018	69	82	- 15.9%
March 2018	57	73	- 21.9%
April 2018	53	59	- 10.2%
12-Month Avg	53	62	- 14.5%

Historical Days on Market Until Sale



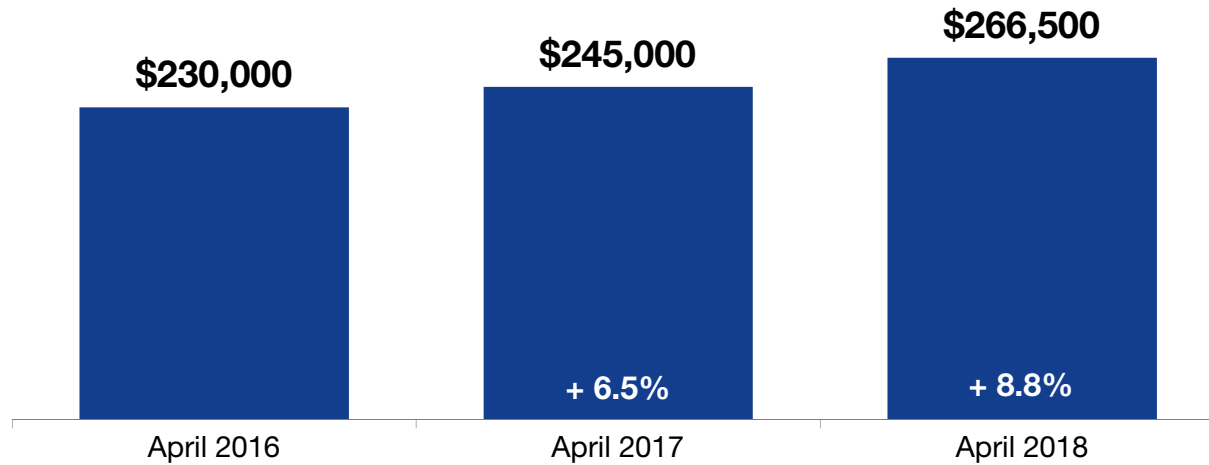
Median Sales Price

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



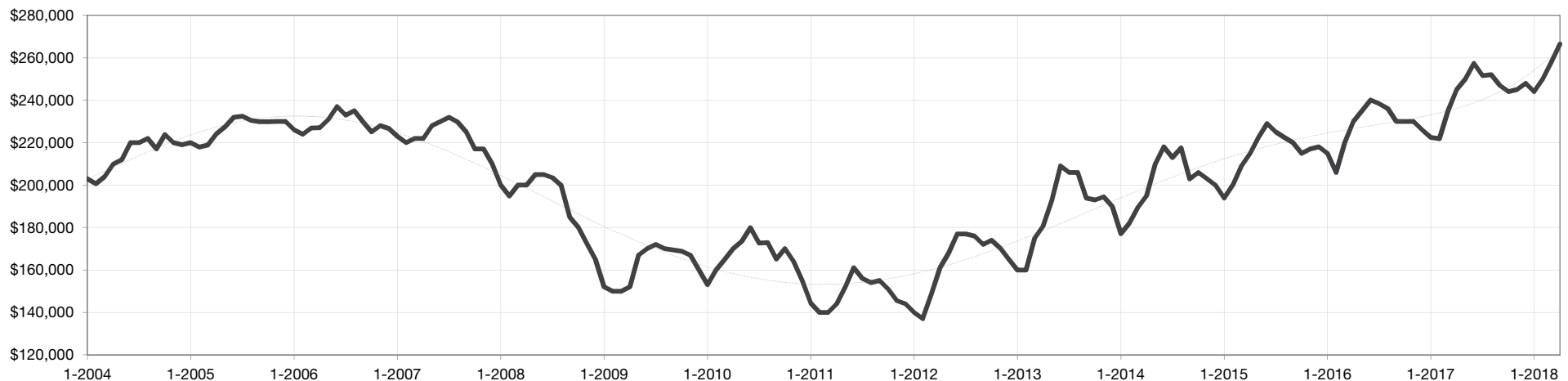
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April



Month	Current Activity	One Year Previous	+ / -
May 2017	\$250,000	\$235,000	+ 6.4%
June 2017	\$257,375	\$240,041	+ 7.2%
July 2017	\$251,500	\$238,400	+ 5.5%
August 2017	\$252,000	\$236,000	+ 6.8%
September 2017	\$247,000	\$230,000	+ 7.4%
October 2017	\$244,000	\$230,000	+ 6.1%
November 2017	\$245,000	\$230,000	+ 6.5%
December 2017	\$248,000	\$226,000	+ 9.7%
January 2018	\$244,000	\$222,500	+ 9.7%
February 2018	\$250,000	\$221,800	+ 12.7%
March 2018	\$258,000	\$235,000	+ 9.8%
April 2018	\$266,500	\$245,000	+ 8.8%
12-Month Med	\$250,000	\$235,000	+ 6.4%

Historical Median Sales Price



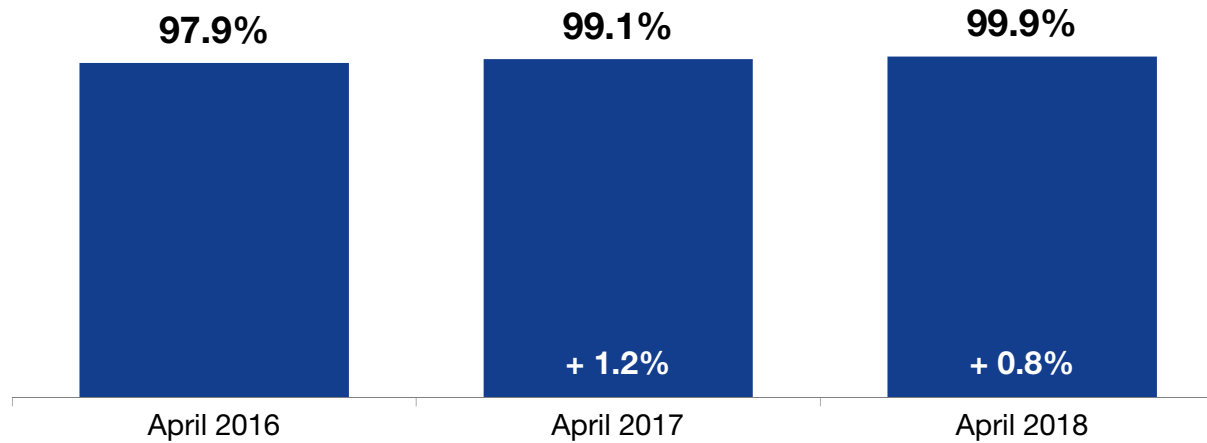
Percent of Original List Price Received

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.



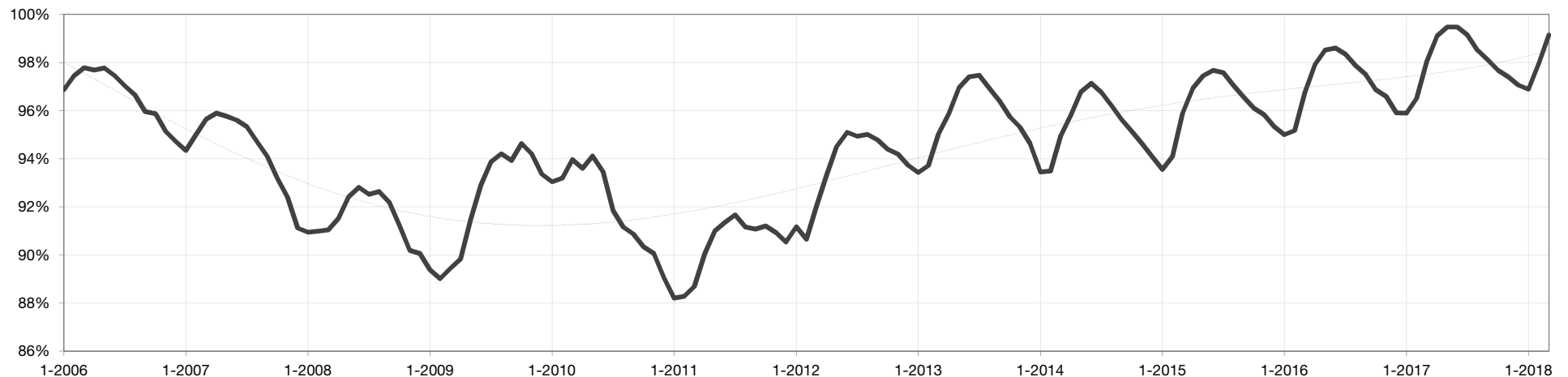
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Month	Current Activity	One Year Previous	+ / -
May 2017	99.5%	98.5%	+ 1.0%
June 2017	99.5%	98.6%	+ 0.9%
July 2017	99.1%	98.3%	+ 0.8%
August 2017	98.5%	97.9%	+ 0.6%
September 2017	98.1%	97.5%	+ 0.6%
October 2017	97.7%	96.9%	+ 0.8%
November 2017	97.4%	96.6%	+ 0.8%
December 2017	97.1%	95.9%	+ 1.3%
January 2018	96.9%	95.9%	+ 1.0%
February 2018	98.0%	96.5%	+ 1.6%
March 2018	99.1%	98.0%	+ 1.1%
April 2018	99.9%	99.1%	+ 0.8%
12-Month Avg	98.6%	97.7%	+ 0.9%

Historical Percent of Original List Price Received



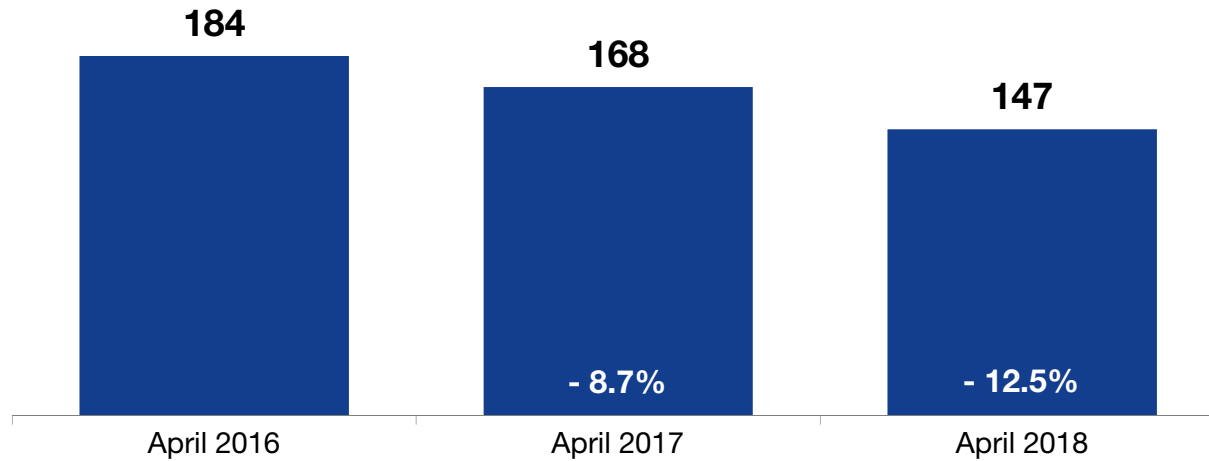
Housing Affordability Index

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.



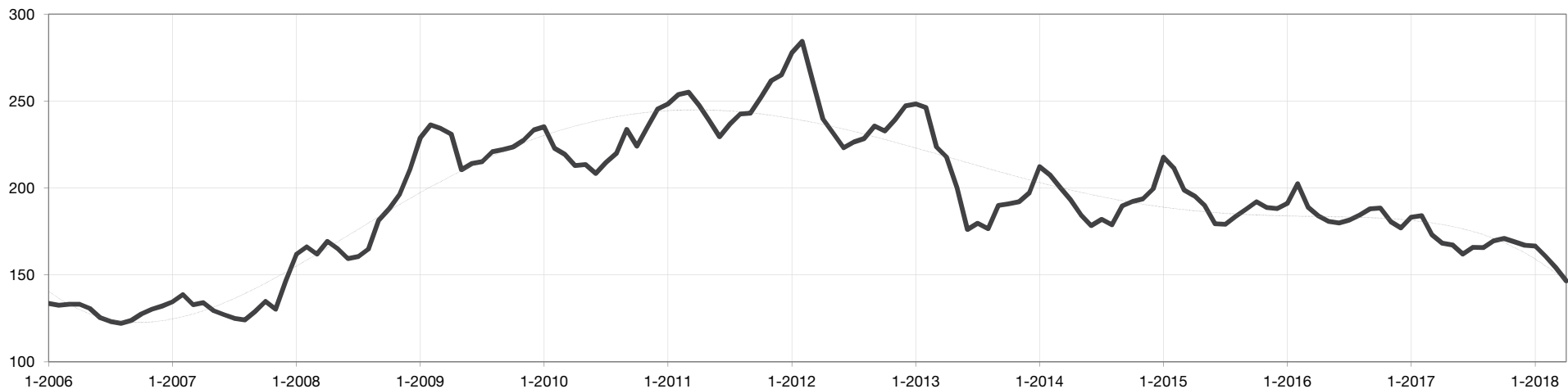
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Month	Current Activity	One Year Previous	+ / -
May 2017	167	181	- 7.7%
June 2017	162	180	- 10.0%
July 2017	166	181	- 8.3%
August 2017	166	184	- 9.8%
September 2017	170	188	- 9.6%
October 2017	171	188	- 9.0%
November 2017	169	181	- 6.6%
December 2017	167	177	- 5.6%
January 2018	167	183	- 8.7%
February 2018	161	184	- 12.5%
March 2018	154	173	- 11.0%
April 2018	147	168	- 12.5%
12-Month Avg	164	181	- 9.4%

Historical Housing Affordability Index



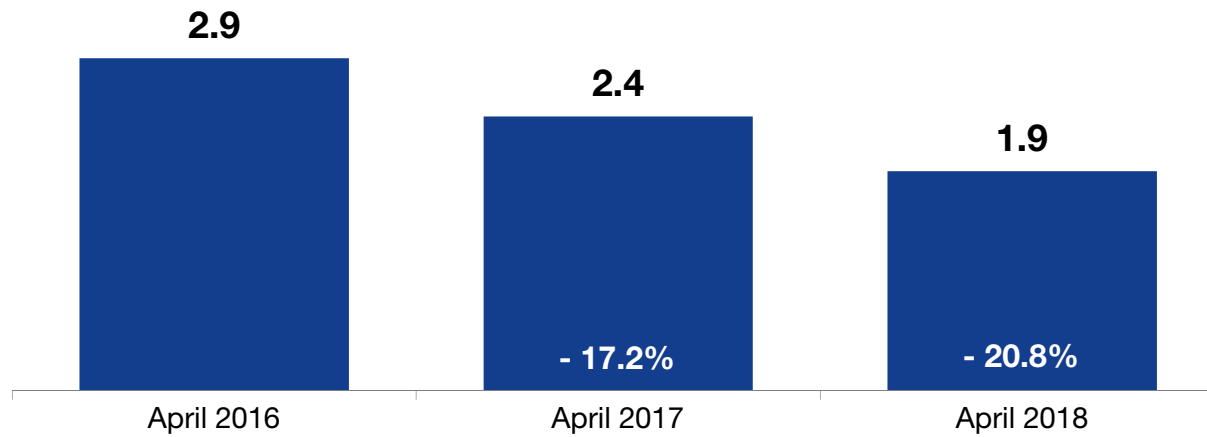
Months Supply of Homes for Sale

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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April



Month	Current Activity	One Year Previous	+ / -
May 2017	2.5	2.9	- 13.8%
June 2017	2.7	3.1	- 12.9%
July 2017	2.7	3.1	- 12.9%
August 2017	2.6	3.0	- 13.3%
September 2017	2.6	3.0	- 13.3%
October 2017	2.3	2.7	- 14.8%
November 2017	1.9	2.3	- 17.4%
December 2017	1.5	1.9	- 21.1%
January 2018	1.5	1.8	- 16.7%
February 2018	1.6	1.9	- 15.8%
March 2018	1.8	2.2	- 18.2%
April 2018	1.9	2.4	- 20.8%
12-Month Avg	2.1	2.5	- 16.0%

Historical Months Supply of Homes for Sale

