





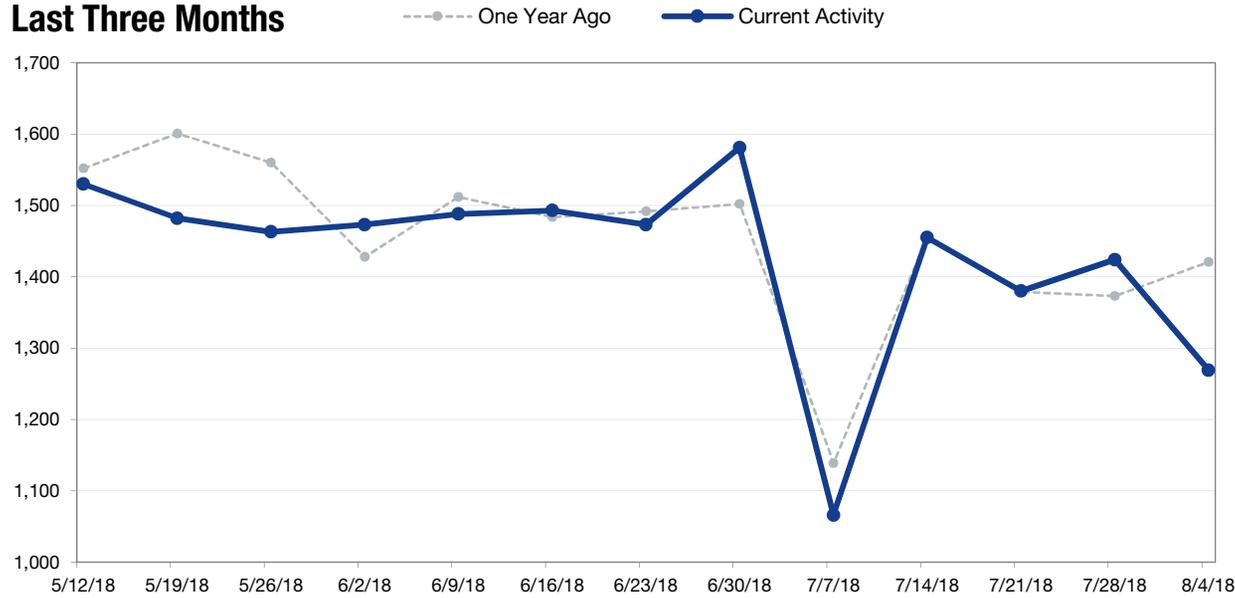
# Pending Sales

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	+ / -
5/12/2018	1,530	1,552	- 1.4%
5/19/2018	1,482	1,601	- 7.4%
5/26/2018	1,463	1,560	- 6.2%
6/2/2018	1,473	1,428	+ 3.2%
6/9/2018	1,488	1,512	- 1.6%
6/16/2018	1,493	1,484	+ 0.6%
6/23/2018	1,473	1,492	- 1.3%
6/30/2018	1,581	1,502	+ 5.3%
7/7/2018	1,066	1,139	- 6.4%
7/14/2018	1,455	1,457	- 0.1%
7/21/2018	1,380	1,379	+ 0.1%
7/28/2018	1,424	1,373	+ 3.7%
8/4/2018	1,269	1,421	- 10.7%
<b>3-Month Total</b>	<b>18,577</b>	<b>18,900</b>	<b>- 1.7%</b>

## Historical Pending Sales



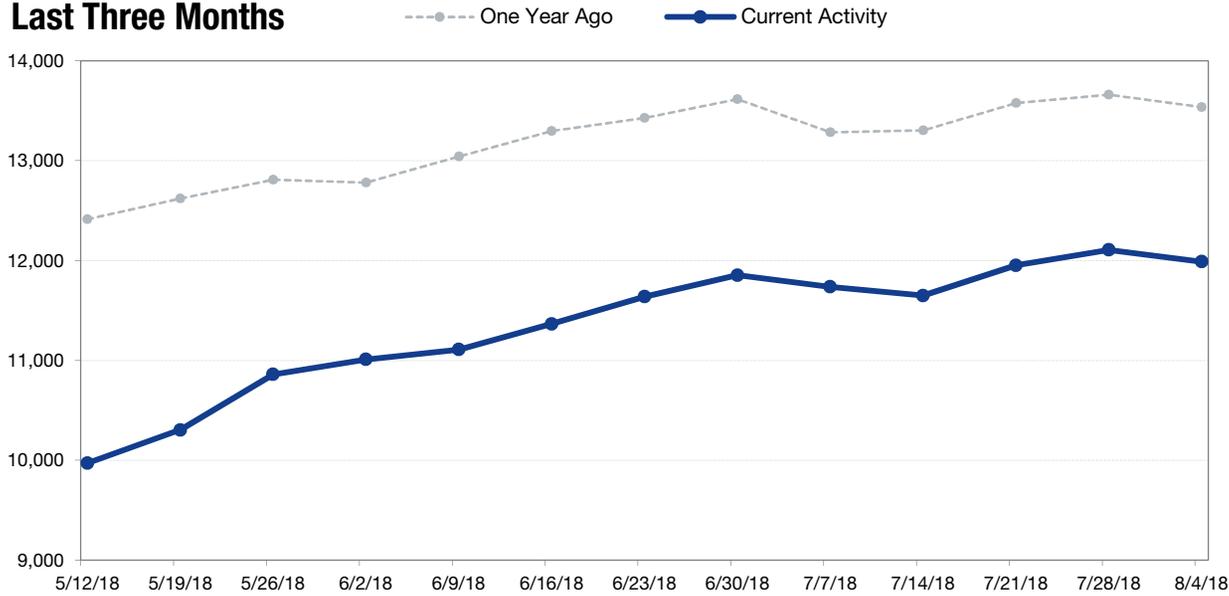
# Inventory of Homes for Sale

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



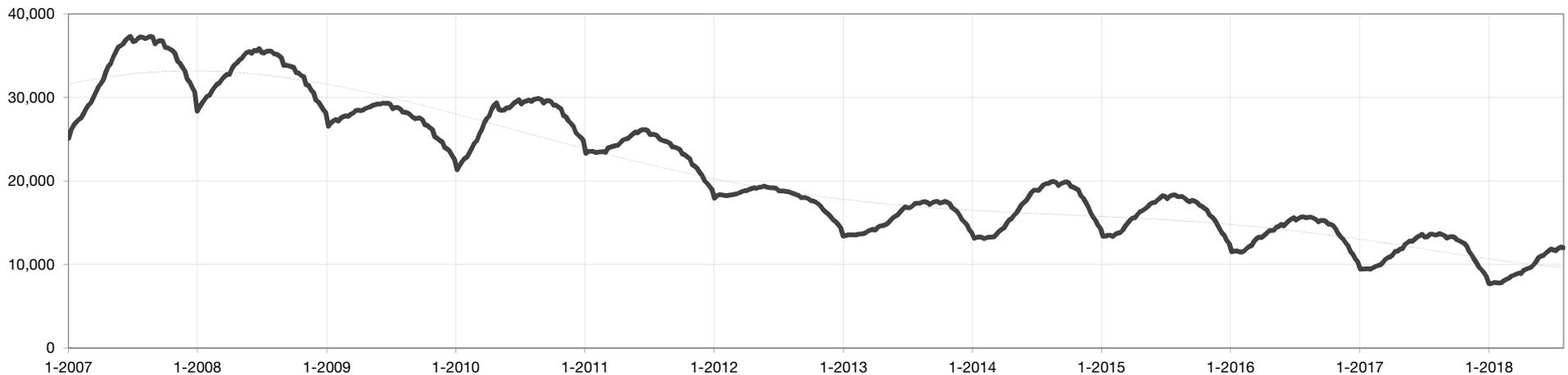
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## Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
5/12/2018	9,970	12,415	- 19.7%
5/19/2018	10,303	12,623	- 18.4%
5/26/2018	10,859	12,810	- 15.2%
6/2/2018	11,010	12,783	- 13.9%
6/9/2018	11,108	13,044	- 14.8%
6/16/2018	11,365	13,299	- 14.5%
6/23/2018	11,638	13,430	- 13.3%
6/30/2018	11,853	13,618	- 13.0%
7/7/2018	11,736	13,284	- 11.7%
7/14/2018	11,648	13,304	- 12.4%
7/21/2018	11,951	13,578	- 12.0%
7/28/2018	12,106	13,662	- 11.4%
8/4/2018	11,989	13,538	- 11.4%
<b>3-Month Avg</b>	<b>11,349</b>	<b>13,184</b>	<b>- 13.9%</b>

## Historical Inventory Levels



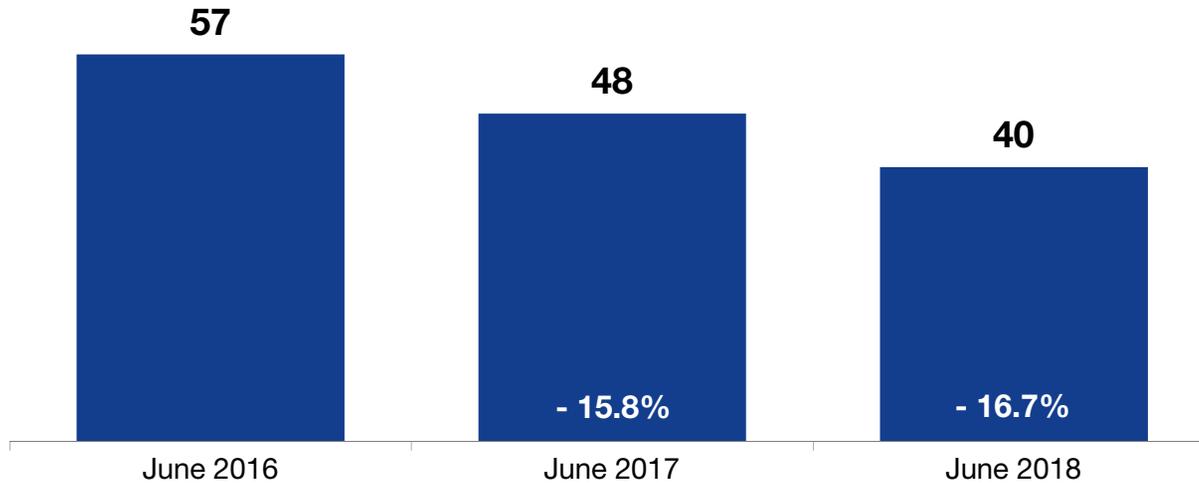
# Days on Market Until Sale

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



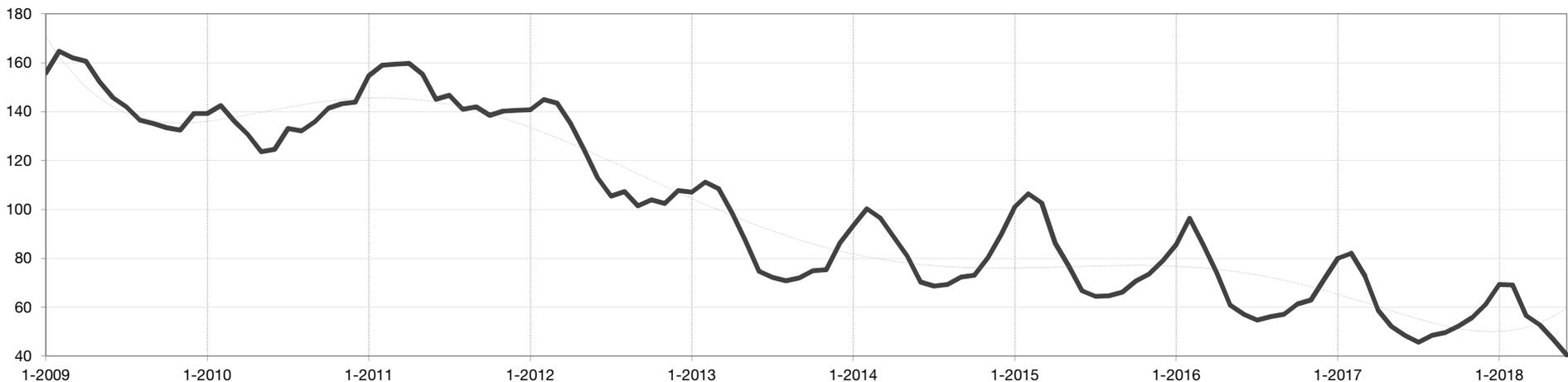
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## June



Month	Current Activity	One Year Previous	+ / -
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%
May 2018	47	52	- 9.6%
June 2018	40	48	- 16.7%
<b>12-Month Avg</b>	<b>52</b>	<b>60</b>	<b>- 13.3%</b>

## Historical Days on Market Until Sale



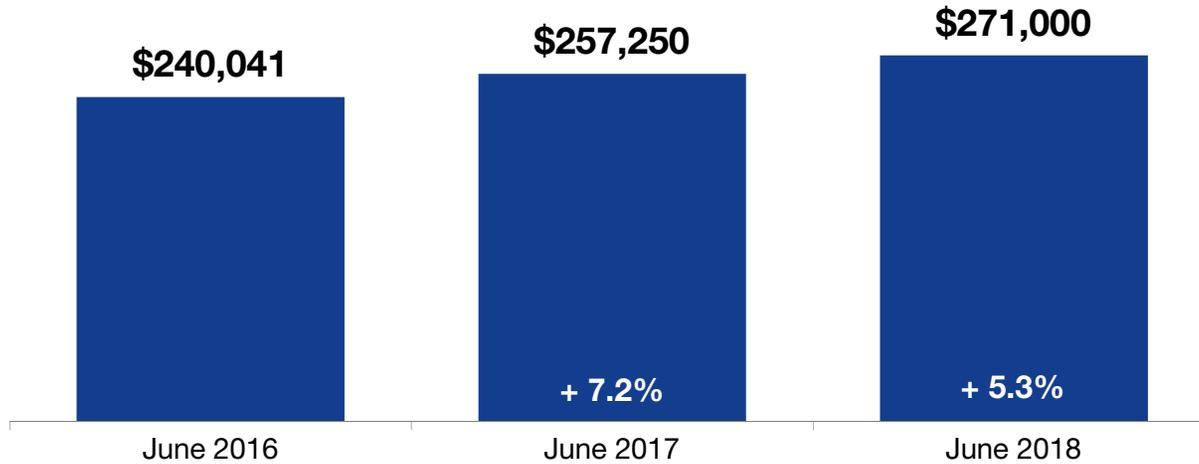
# Median Sales Price

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



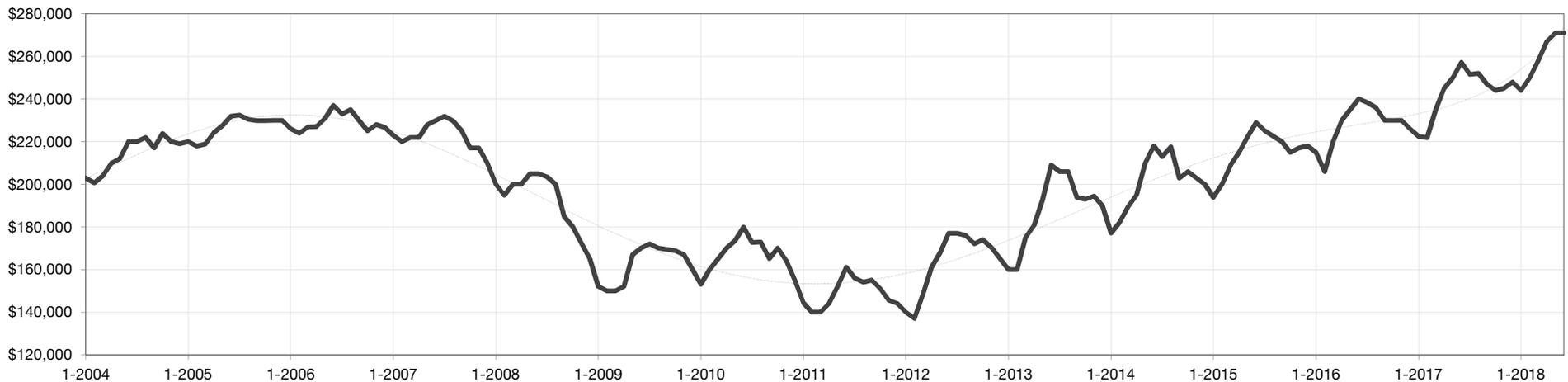
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## June



Month	Current Activity	One Year Previous	+ / -
July 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	\$258,100	\$235,000	+ 9.8%
April 2018	\$267,000	\$245,000	+ 9.0%
May 2018	\$271,000	\$250,000	+ 8.4%
June 2018	\$271,000	\$257,250	+ 5.3%
<b>12-Month Med</b>	<b>\$255,000</b>	<b>\$238,000</b>	<b>+ 7.1%</b>

## Historical Median Sales Price



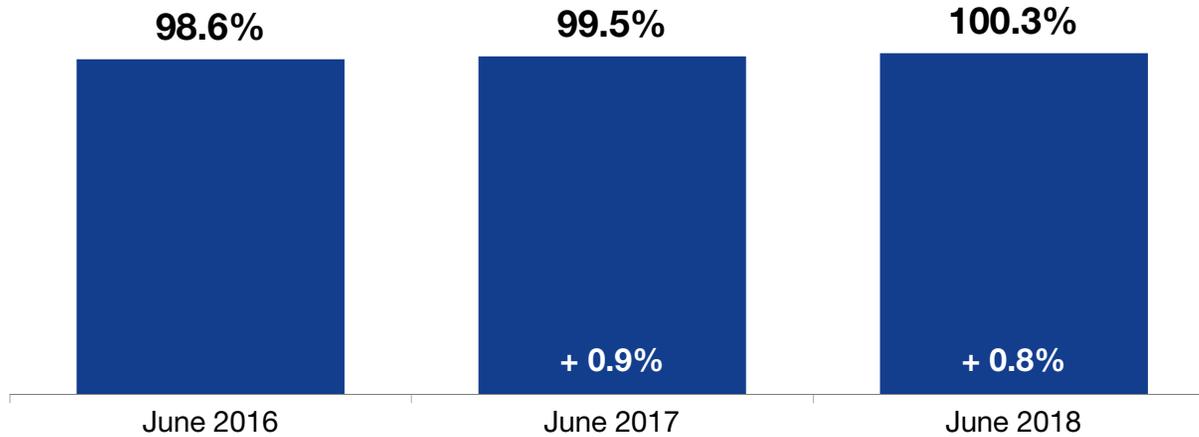
# Percent of Original List Price Received

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.



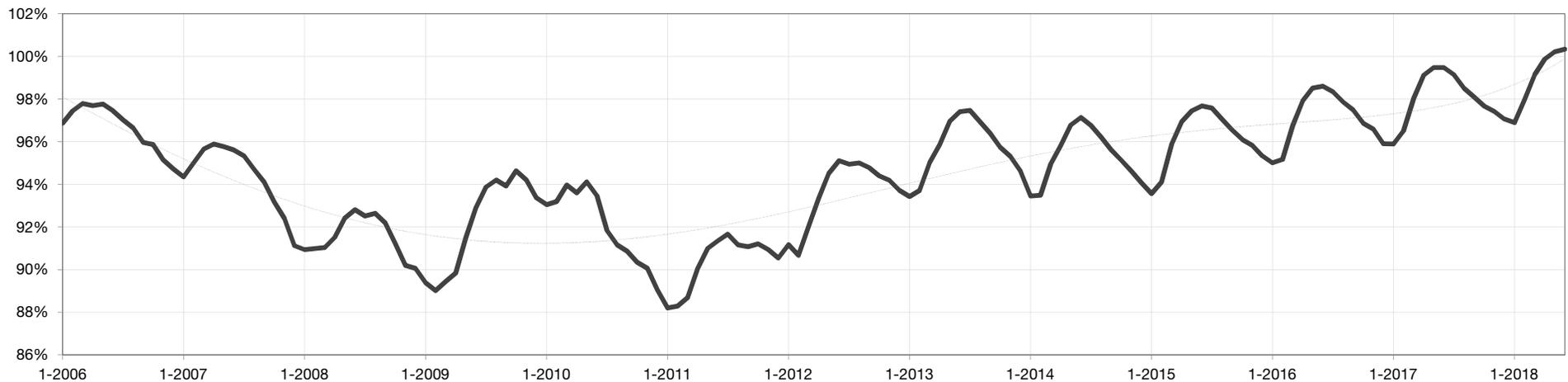
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## June



Month	Current Activity	One Year Previous	+ / -
July 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%
May 2018	100.2%	99.5%	+ 0.7%
June 2018	100.3%	99.5%	+ 0.8%
<b>12-Month Avg</b>	<b>98.7%</b>	<b>97.9%</b>	<b>+ 0.8%</b>

## Historical Percent of Original List Price Received



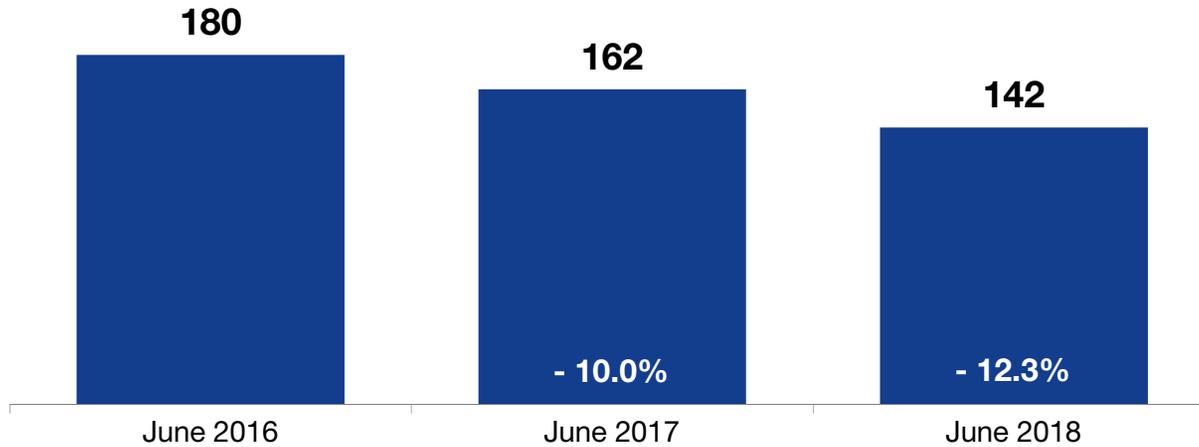
# Housing Affordability Index

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.



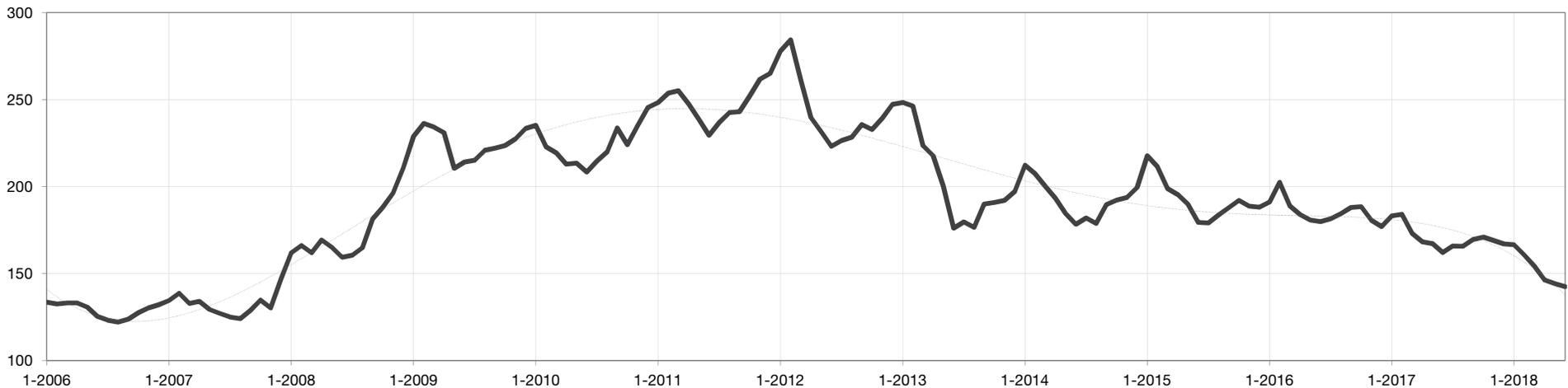
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## June



Month	Current Activity	One Year Previous	+ / -
July 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	146	168	- 13.1%
May 2018	144	167	- 13.8%
June 2018	142	162	- 12.3%
<b>12-Month Avg</b>	<b>160</b>	<b>178</b>	<b>- 10.1%</b>

## Historical Housing Affordability Index



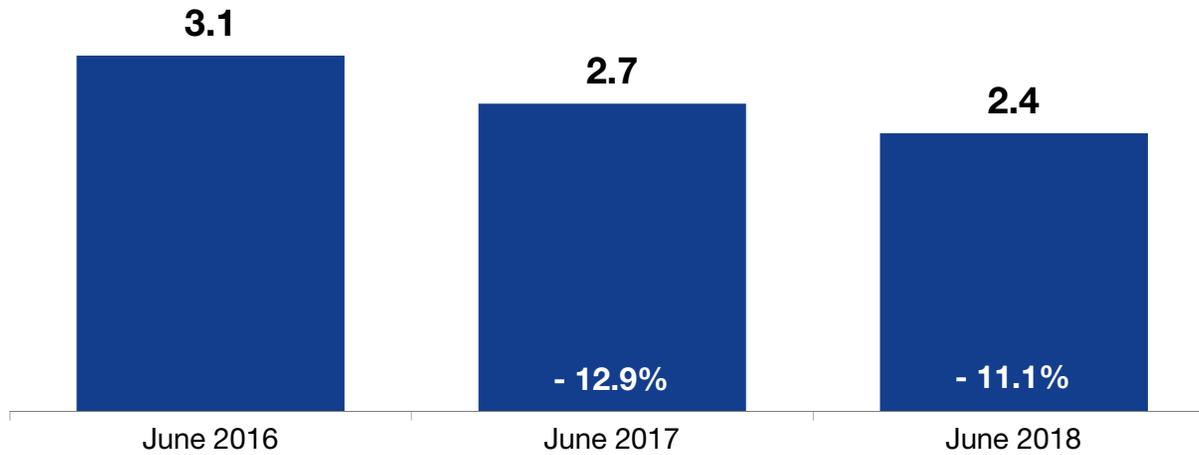
# Months Supply of Homes for Sale

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 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%
May 2018	2.2	2.5	- 12.0%
June 2018	2.4	2.7	- 11.1%
<b>12-Month Avg</b>	<b>2.1</b>	<b>2.5</b>	<b>- 16.0%</b>

## Historical Months Supply of Homes for Sale

