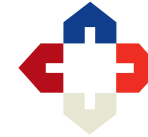


# Weekly Market Activity Report



MINNEAPOLIS AREA Association  
of REALTORS®

Week of July 27, 2009

A free research tool from the **Minneapolis Area Association of REALTORS®**  
Brought to you by the unique data-sharing traditions of the REALTOR® community

## THE Skinny

"You don't know what you've got 'til it's gone." – Cinderella, 1980s power-balladeers

This week's quote-of-note applies to the current situation of available inventory in the Twin Cities housing market. Our disappearing supply—down 21.4 percent from this time last year—is being caused by absorption from strong pending sales activity (up 18.2 percent year-over-year for the week ending July 18) and weak new listings (down 12.1 percent for the same time period comparison).

With a consistently shrinking inventory and more buyers this summer than we've seen since 2005, buyers who lack urgency could find themselves singing along to that sad classic Cinderella song.

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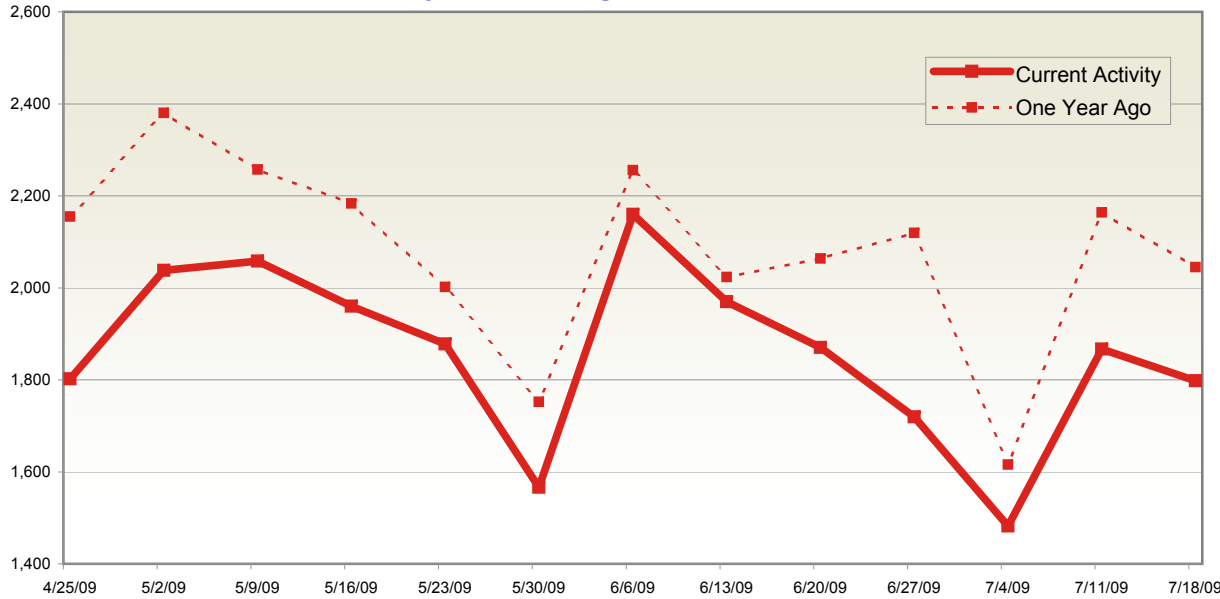
# New Listings

As of July 27, 2009

Weekly Market Activity Report 



## Last Three Months Weekly New Listings



For the week ending:	Current Activity	One Year Ago	One Year Change
4/25/2009	1,802	2,155	- 16.4%
5/2/2009	2,038	2,380	- 14.4%
5/9/2009	2,058	2,257	- 8.8%
5/16/2009	1,960	2,183	- 10.2%
5/23/2009	1,878	2,002	- 6.2%
5/30/2009	1,566	1,752	- 10.6%
6/6/2009	2,160	2,256	- 4.3%
6/13/2009	1,970	2,023	- 2.6%
6/20/2009	1,870	2,064	- 9.4%
6/27/2009	1,719	2,119	- 18.9%
7/4/2009	1,482	1,616	- 8.3%
7/11/2009	1,867	2,164	- 13.7%
7/18/2009	1,798	2,045	- 12.1%
<b>3-Month Total:</b>	<b>24,168</b>	<b>27,016</b>	<b>- 10.5%</b>

## Historical New Listings



# Pending Sales

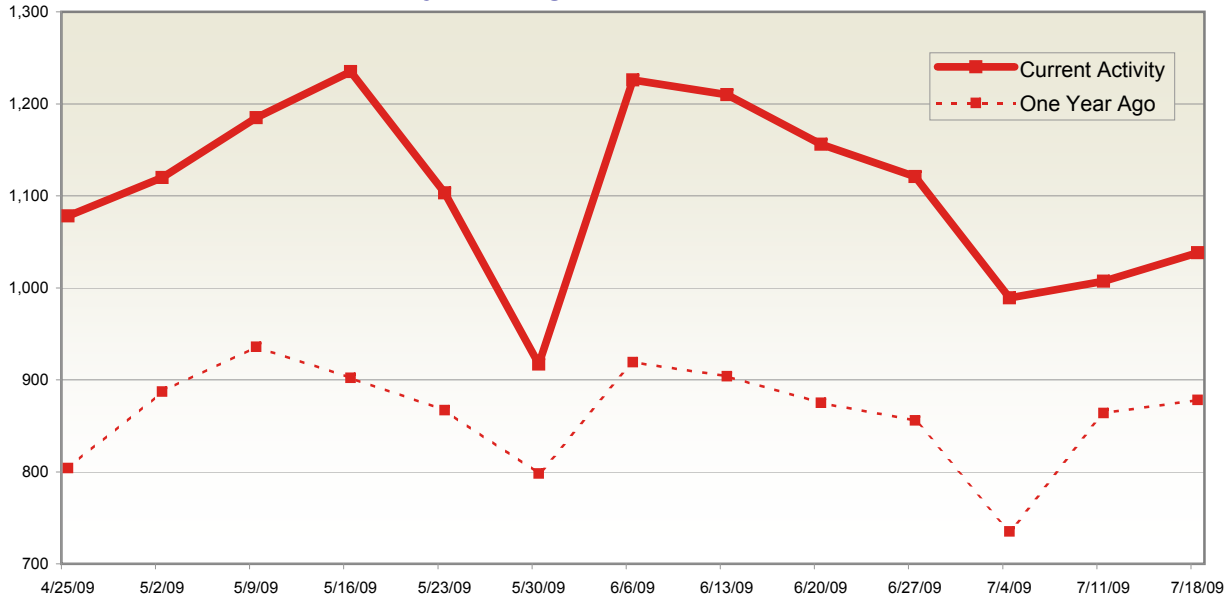
As of July 27, 2009

Weekly Market  
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## Last Three Months Weekly Pending Sales



For the week ending:	Current Activity	One Year Ago	One Year Change
4/25/2009	1,078	804	+ 34.1%
5/2/2009	1,120	887	+ 26.3%
5/9/2009	1,185	936	+ 26.6%
5/16/2009	1,235	902	+ 36.9%
5/23/2009	1,103	867	+ 27.2%
5/30/2009	917	798	+ 14.9%
6/6/2009	1,226	919	+ 33.4%
6/13/2009	1,210	904	+ 33.8%
6/20/2009	1,156	875	+ 32.1%
6/27/2009	1,121	856	+ 31.0%
7/4/2009	989	735	+ 34.6%
7/11/2009	1,007	864	+ 16.6%
7/18/2009	1,038	878	+ 18.2%
<b>3-Month Total:</b>	<b>14,385</b>	<b>11,225</b>	<b>+ 28.2%</b>

## Historical Pending Sales



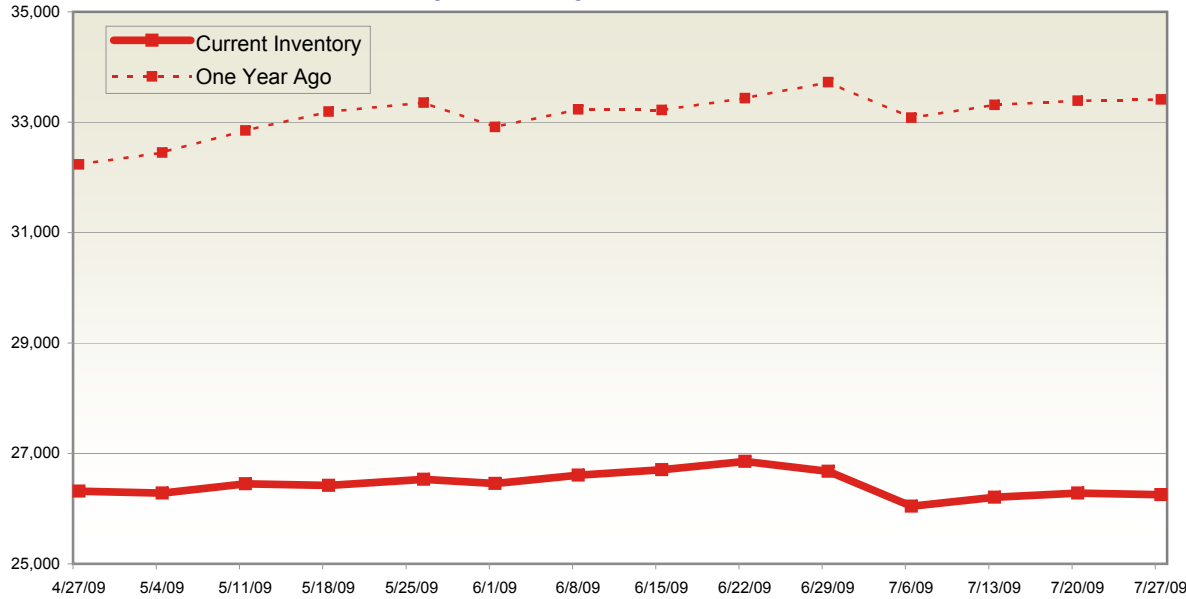
# Active Listings for Sale

As of July 27, 2009

Weekly Market Activity Report 

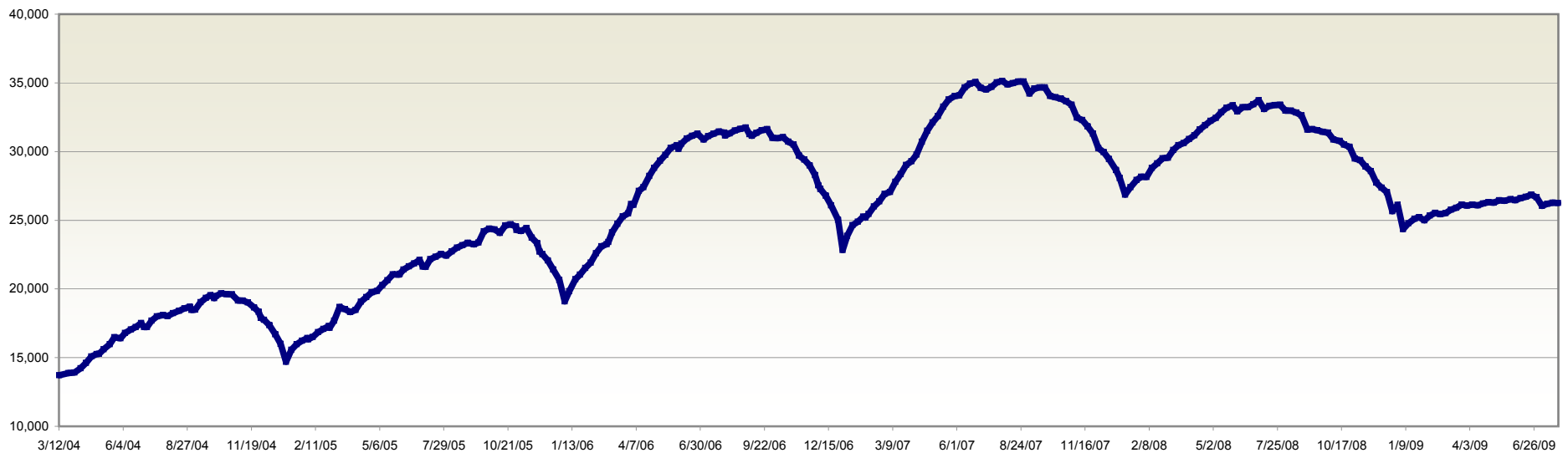


## Last Three Months Weekly Inventory for Sale



Inventory as of:	Current Inventory	One Year Ago	One Year Change
4/27/2009	26,318	32,234	- 18.4%
5/4/2009	26,281	32,448	- 19.0%
5/11/2009	26,450	32,849	- 19.5%
5/18/2009	26,419	33,193	- 20.4%
5/26/2009	26,532	33,354	- 20.5%
6/1/2009	26,453	32,915	- 19.6%
6/8/2009	26,608	33,233	- 19.9%
6/15/2009	26,703	33,219	- 19.6%
6/22/2009	26,857	33,435	- 19.7%
6/29/2009	26,674	33,725	- 20.9%
7/6/2009	26,043	33,083	- 21.3%
7/13/2009	26,207	33,313	- 21.3%
7/20/2009	26,279	33,390	- 21.3%
7/27/2009	26,255	33,410	- 21.4%
<b>3-Month Avg:</b>	<b>26,443</b>	<b>33,197</b>	<b>- 20.3%</b>

## Historical Weekly Inventory for Sale



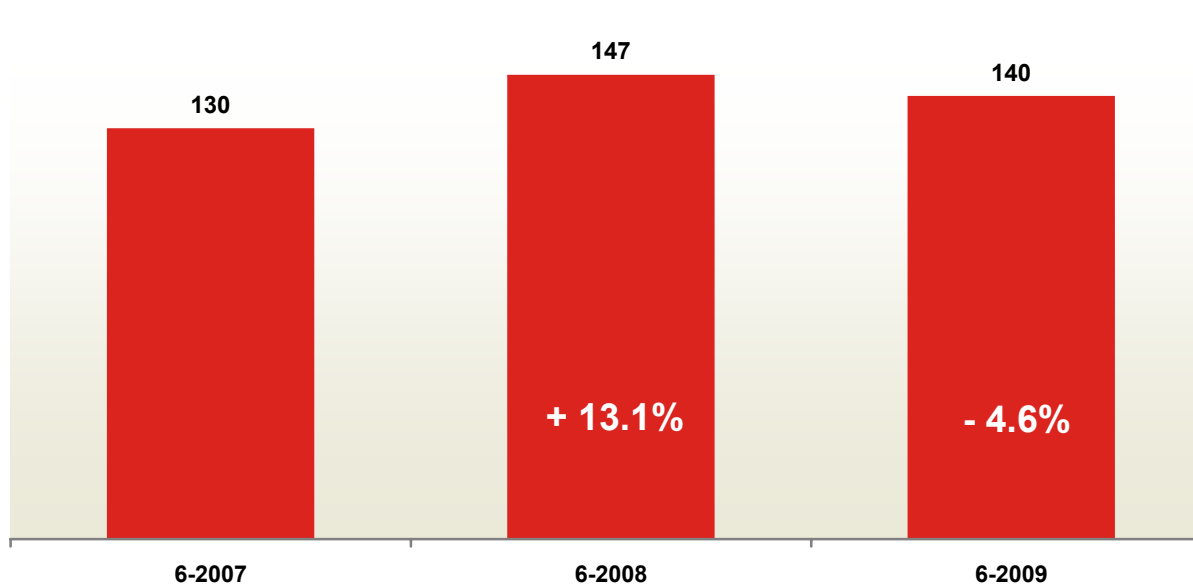
# Days on Market Until Sale

June 2009 — 140

Weekly Market  
Activity Report

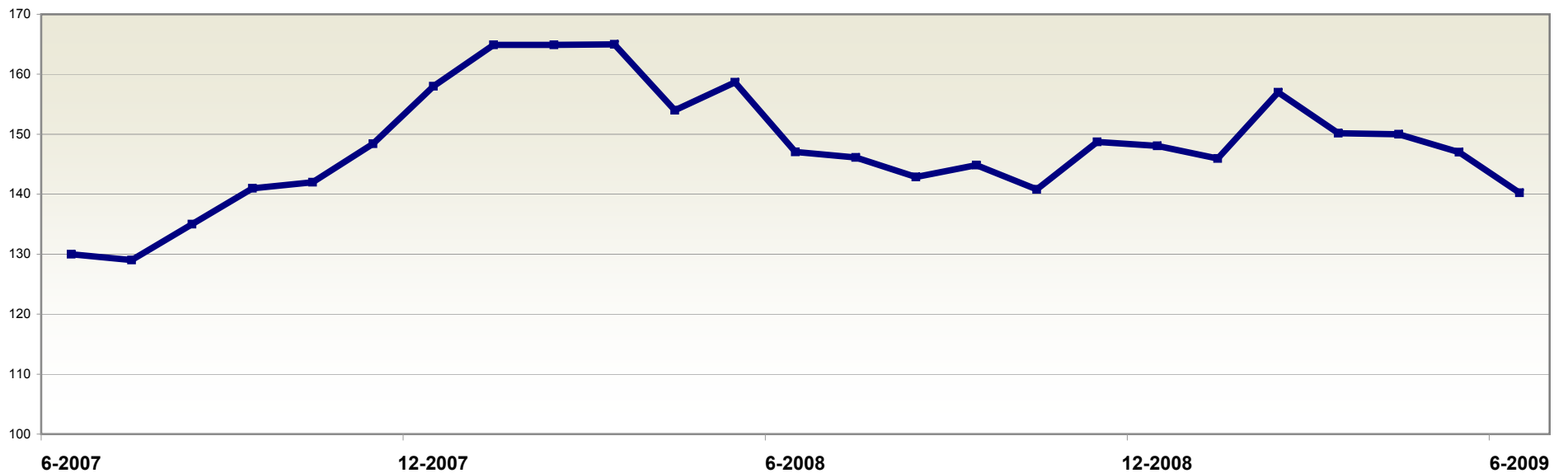


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Month	Current Year	One Year Previous	One Year Change
7-2008	146	129	+ 13.3%
8-2008	143	135	+ 5.8%
9-2008	145	141	+ 2.7%
10-2008	141	142	- 0.8%
11-2008	149	148	+ 0.2%
12-2008	148	158	- 6.3%
1-2009	146	165	- 11.5%
2-2009	157	165	- 4.8%
3-2009	150	165	- 9.0%
4-2009	150	154	- 2.6%
5-2009	147	159	- 7.3%
6-2009	140	147	- 4.6%
<b>12-Month Avg:</b>	<b>147</b>	<b>151</b>	<b>- 2.5%</b>

## Two Year Picture: Days on Market Until Sale



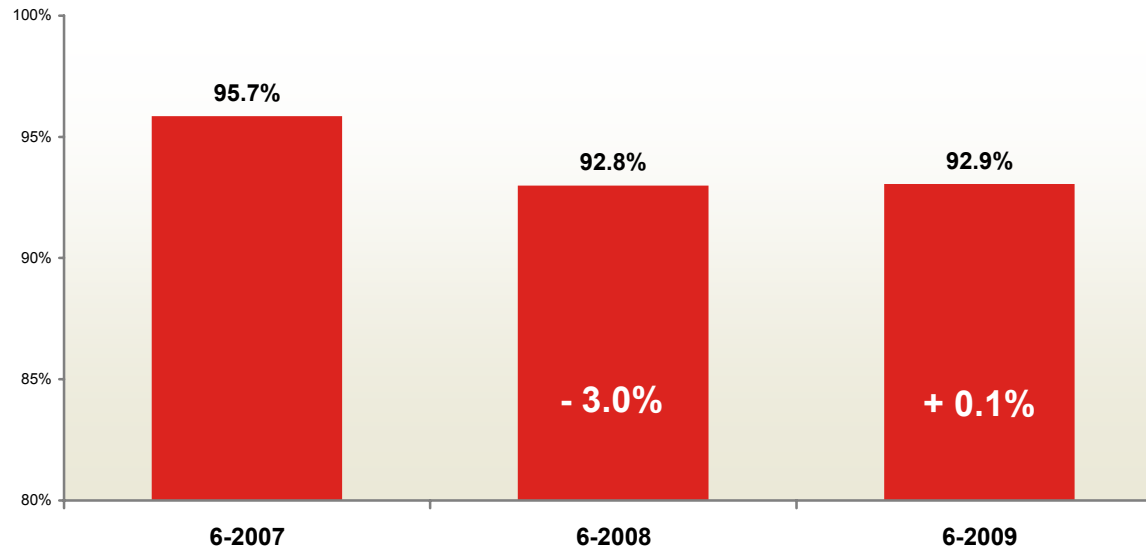
# Percent of Original List Price Received at Sale

June 2009 — 92.9%

Weekly Market Activity Report 

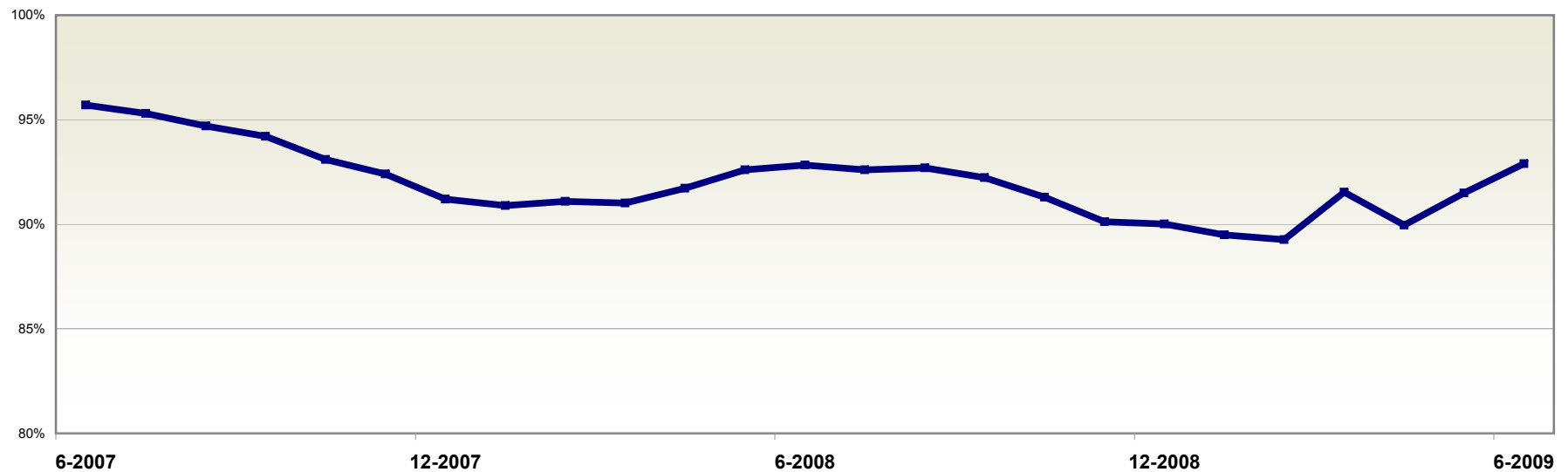


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Month	Current Year	One Year Previous	One Year Change
7-2008	92.6%	95.3%	- 2.8%
8-2008	92.7%	94.7%	- 2.1%
9-2008	92.2%	94.2%	- 2.1%
10-2008	91.3%	93.1%	- 1.9%
11-2008	90.1%	92.4%	- 2.5%
12-2008	90.0%	91.2%	- 1.3%
1-2009	89.5%	90.9%	- 1.6%
2-2009	89.3%	91.1%	- 2.0%
3-2009	91.5%	91.0%	+ 0.6%
4-2009	90.0%	91.7%	- 1.9%
5-2009	91.5%	92.6%	- 1.2%
6-2009	92.9%	92.8%	+ 0.1%
<b>12-Month Avg:</b>	<b>91.1%</b>	<b>92.6%</b>	<b>- 1.6%</b>

## Two Year Picture: Percent of Original List Price Received at Sale



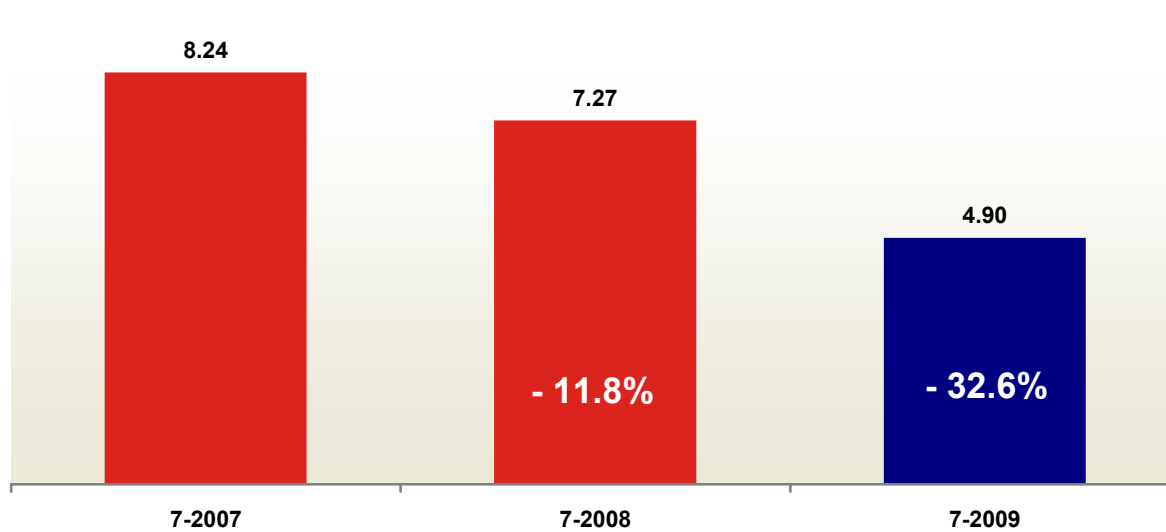
# Supply Demand Ratio

July 2009 — 4.90 Houses Per Buyer

Weekly Market Activity Report

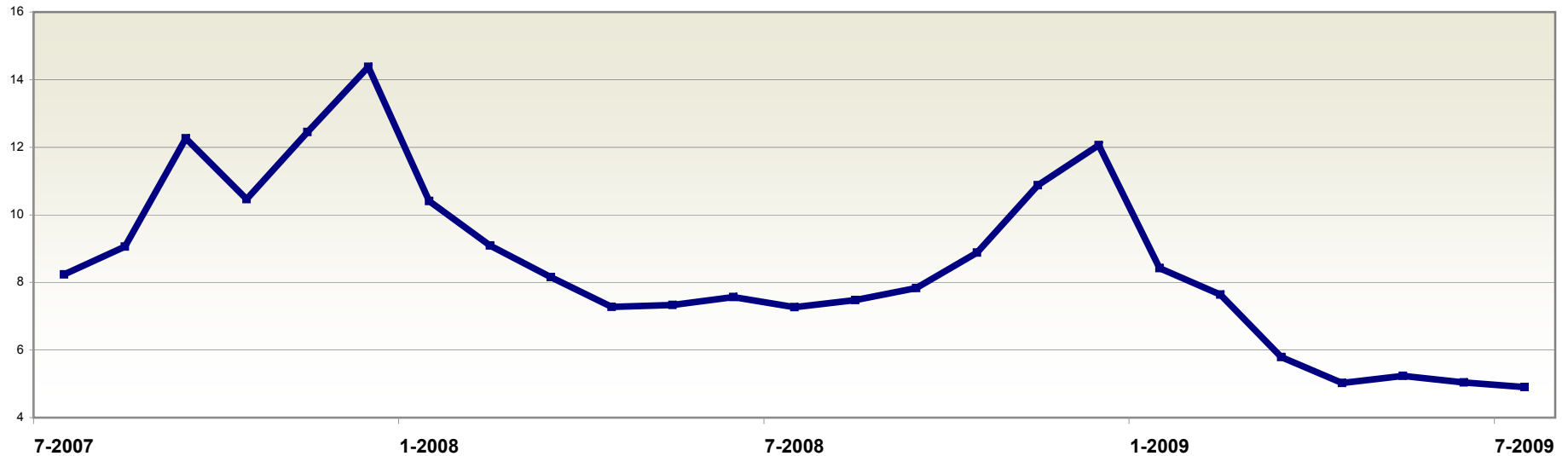


Actual  
Projected



Month	Current Year	One Year Previous	One Year Change
8-2008	7.48	9.06	- 17.4%
9-2008	7.83	12.26	- 36.1%
10-2008	8.88	10.46	- 15.1%
11-2008	10.88	12.45	- 12.6%
12-2008	12.06	14.38	- 16.1%
1-2009	8.43	10.41	- 19.1%
2-2009	7.64	9.09	- 16.0%
3-2009	5.79	8.16	- 29.1%
4-2009	5.02	7.28	- 31.0%
5-2009	5.23	7.33	- 28.6%
6-2009	5.04	7.57	- 33.4%
7-2009	4.90	7.27	- 32.6%
12-Month Avg:	7.43	9.64	- 22.9%

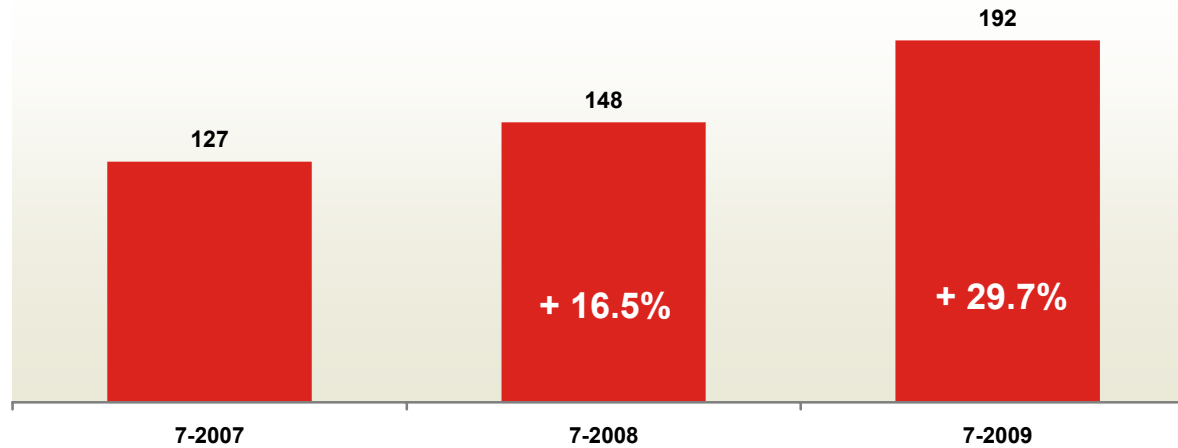
## Two Year Picture: Supply-Demand Ratio



# Housing Affordability Index

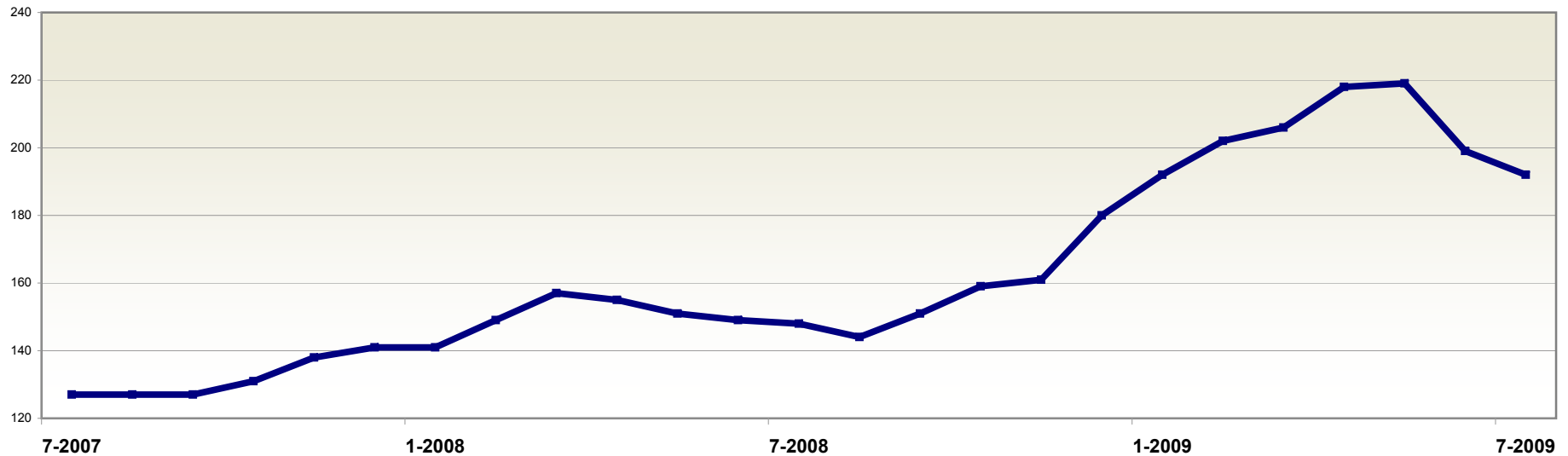
July 2009 — 192

Weekly Market Activity Report 



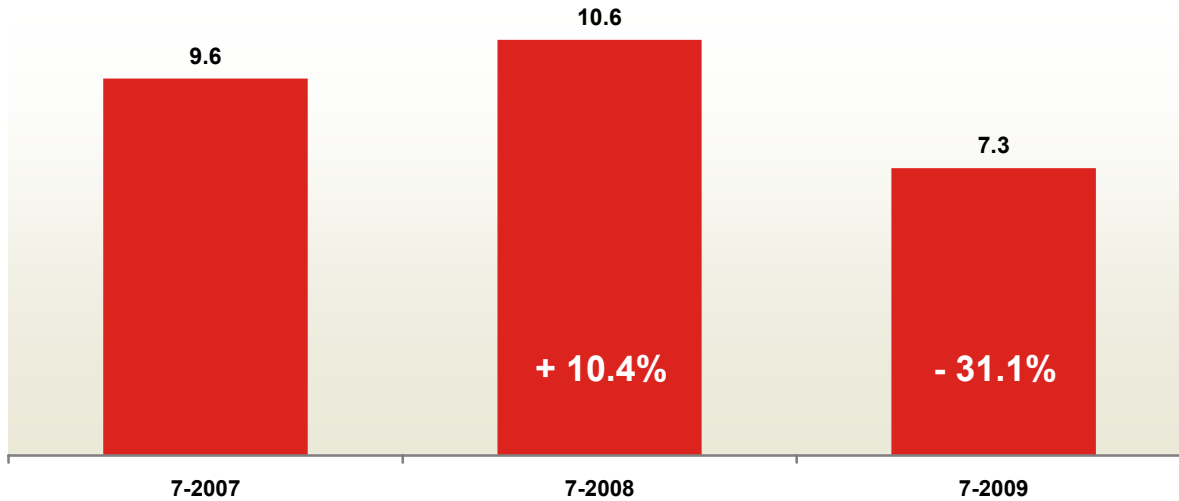
Month	Current Year	One Year Previous	One Year Change
8-2008	144	127	+ 13.4%
9-2008	151	127	+ 18.9%
10-2008	159	131	+ 21.4%
11-2008	161	138	+ 16.7%
12-2008	180	141	+ 27.7%
1-2009	192	141	+ 36.2%
2-2009	202	149	+ 35.6%
3-2009	206	157	+ 31.2%
4-2009	218	155	+ 40.6%
5-2009	219	151	+ 45.0%
6-2009	199	149	+ 33.6%
7-2009	192	148	+ 29.7%
<b>12-Month Avg:</b>	<b>185</b>	<b>143</b>	<b>+ 29.7%</b>

## Two Year Picture: Housing Affordability Index



# Months Supply of Inventory

July 2009 — 7.3 Months



Month	Current Year	One Year Previous	One Year Change
8-2008	10.5	9.7	+ 8.2%
9-2008	9.9	9.9	- 0.0%
10-2008	9.5	9.9	- 4.0%
11-2008	9.0	9.5	- 5.3%
12-2008	8.5	9.3	- 8.6%
1-2009	7.6	8.3	- 8.4%
2-2009	7.7	8.9	- 13.5%
3-2009	7.8	9.2	- 15.2%
4-2009	7.7	9.6	- 19.8%
5-2009	7.7	10.2	- 24.5%
6-2009	7.6	10.4	- 26.9%
7-2009	7.3	10.6	- 31.1%
<b>12-Month Avg:</b>	<b>8.4</b>	<b>9.6</b>	<b>- 12.7%</b>

Two Year Picture: Months Supply of Inventory

