

# Weekly Market Activity Report



MINNEAPOLIS AREA Association  
of REALTORS®

Week of December 7, 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

The local housing market experienced the traditional Turkey Day drop off for the week ending November 28 as Twin Citizens focused more on turkey and stuffing than purchase agreements and closing dates.

Even taking into account the expected holiday drop, market activity in the last few weeks has slowed considerably from the breakneck pace we saw during the first 10 months of the year, likely due to the passing of the home buyer tax credit's initial deadline. There were 5.9 percent fewer pending sales compared to the same week in 2008. That's only the second week of year-over-year decrease in all of 2009 (the first was two weeks earlier).

Now for the good news: Days on Market before Sale dropped 14.5 percent to 127, and the Percentage of Original List Price trended positive over last year to 94.3. These two metrics should shore up sellers who are weathering the current economic storm.

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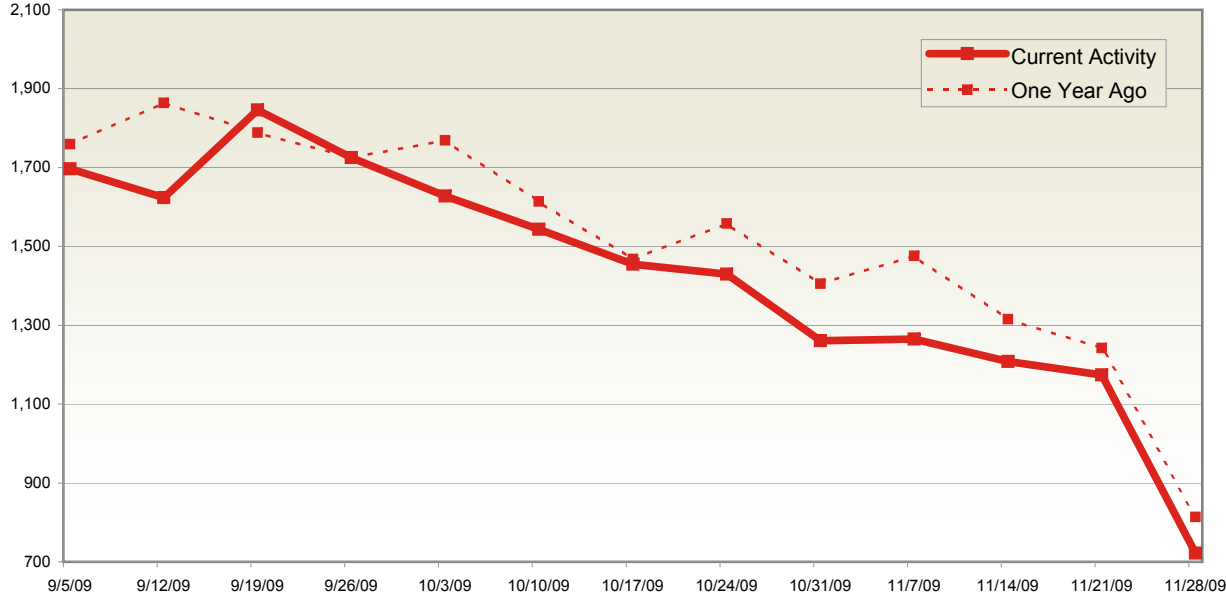
# New Listings

As of December 7, 2009

Weekly Market Activity Report 

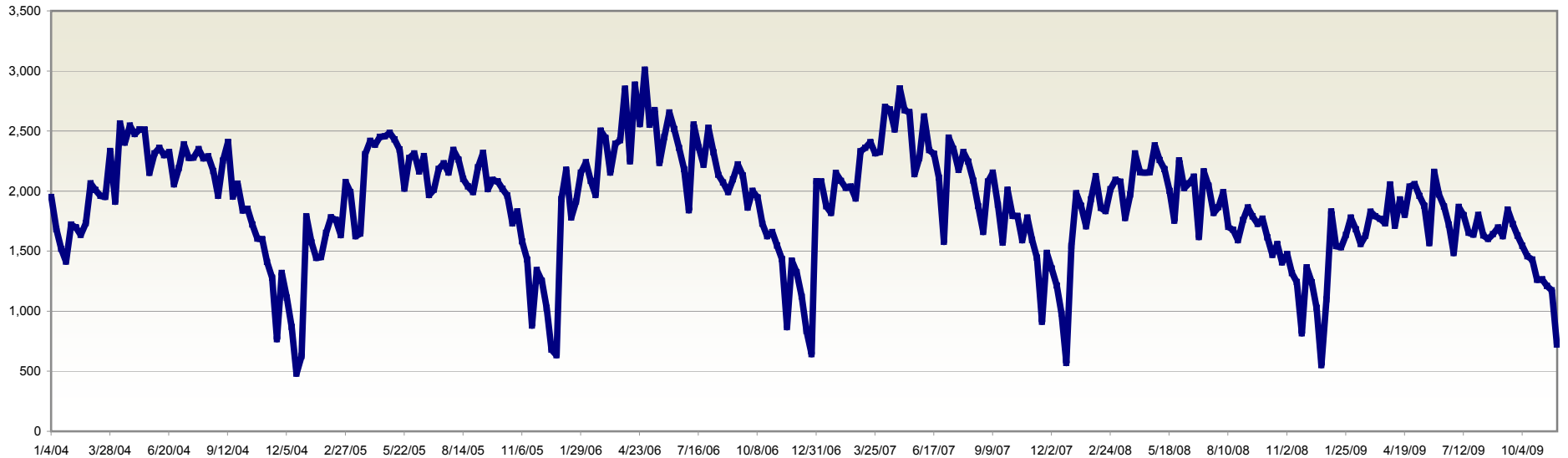


## Last Three Months Weekly New Listings



For the week ending:	Current Activity	One Year Ago	One Year Change
9/5/2009	1,697	1,759	- 3.5%
9/12/2009	1,624	1,864	- 12.9%
9/19/2009	1,846	1,788	+ 3.2%
9/26/2009	1,725	1,725	- 0.0%
10/3/2009	1,628	1,769	- 8.0%
10/10/2009	1,543	1,614	- 4.4%
10/17/2009	1,455	1,468	- 0.9%
10/24/2009	1,430	1,558	- 8.2%
10/31/2009	1,261	1,405	- 10.2%
11/7/2009	1,265	1,476	- 14.3%
11/14/2009	1,208	1,315	- 8.1%
11/21/2009	1,174	1,242	- 5.5%
11/28/2009	722	814	- 11.3%
<b>3-Month Total:</b>	<b>18,578</b>	<b>19,797</b>	<b>- 6.2%</b>

## Historical New Listings



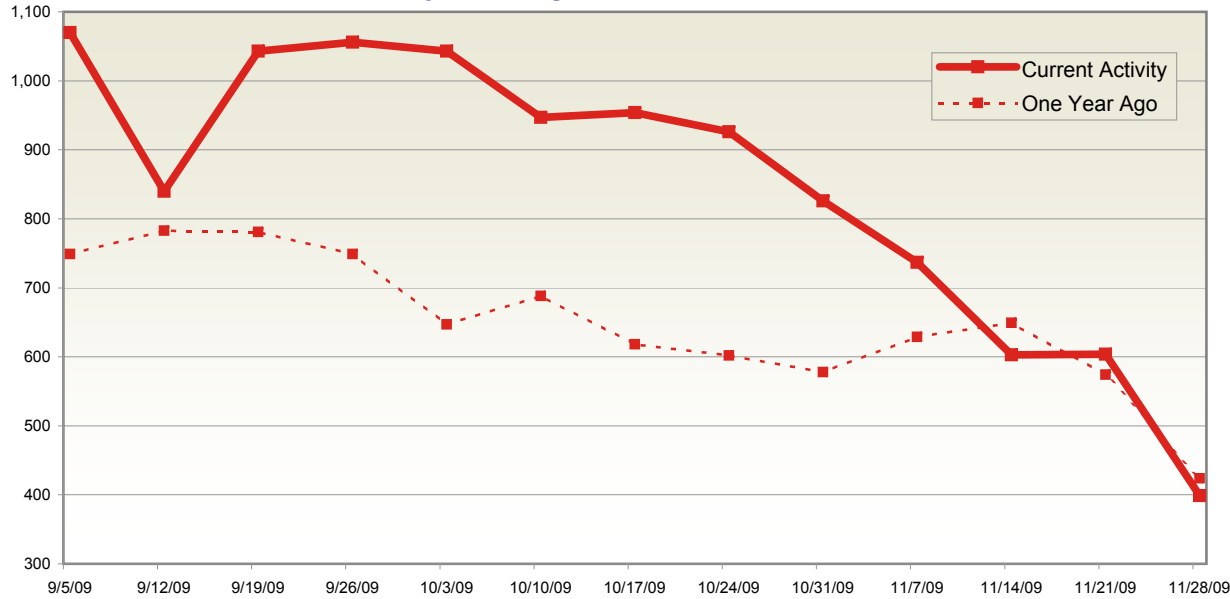
# Pending Sales

As of December 7, 2009

Weekly Market Activity Report 



## Last Three Months Weekly Pending Sales



For the week ending:	Current Activity	One Year Ago	One Year Change
9/5/2009	1,070	749	+ 42.9%
9/12/2009	840	783	+ 7.3%
9/19/2009	1,043	781	+ 33.5%
9/26/2009	1,056	749	+ 41.0%
10/3/2009	1,043	647	+ 61.2%
10/10/2009	947	688	+ 37.6%
10/17/2009	954	618	+ 54.4%
10/24/2009	926	602	+ 53.8%
10/31/2009	826	578	+ 42.9%
11/7/2009	737	629	+ 17.2%
11/14/2009	603	649	- 7.1%
11/21/2009	604	574	+ 5.2%
11/28/2009	399	424	- 5.9%
<b>3-Month Total:</b>	<b>11,048</b>	<b>8,471</b>	<b>+ 30.4%</b>

## Historical Pending Sales



# Active Listings for Sale

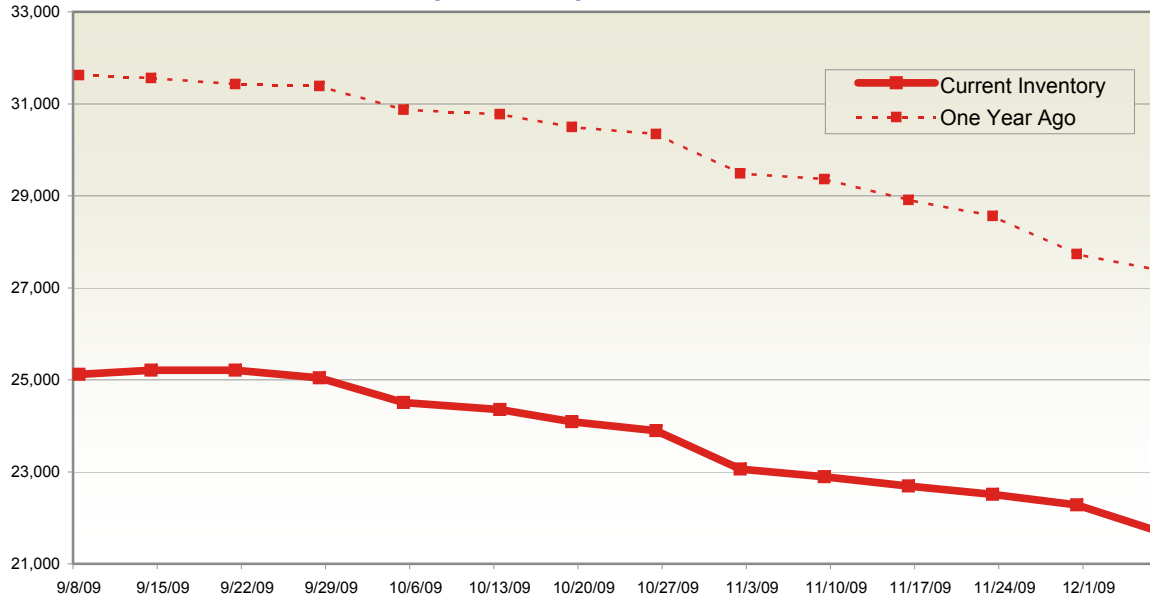
As of December 7, 2009

Weekly Market  
Activity Report



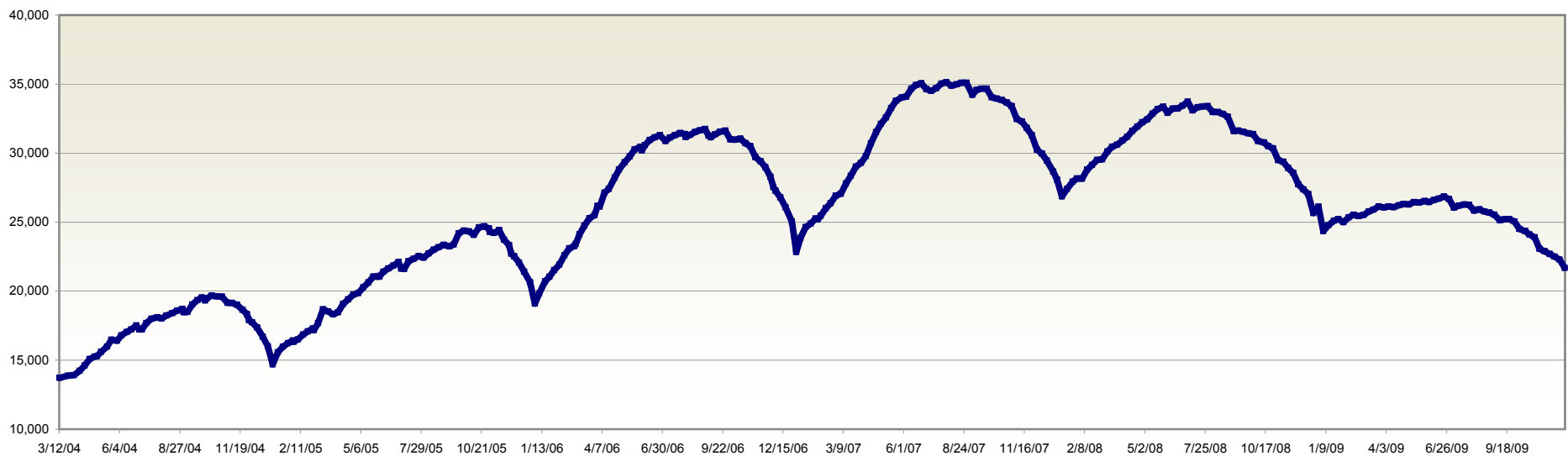
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### Last Three Months Weekly Inventory for Sale



Inventory as of:	Current Inventory	One Year Ago	One Year Change
9/8/2009	25,117	31,624	- 20.6%
9/14/2009	25,212	31,558	- 20.1%
9/21/2009	25,212	31,426	- 19.8%
9/28/2009	25,039	31,384	- 20.2%
10/5/2009	24,503	30,873	- 20.6%
10/13/2009	24,354	30,775	- 20.9%
10/19/2009	24,091	30,495	- 21.0%
10/26/2009	23,896	30,343	- 21.2%
11/2/2009	23,060	29,490	- 21.8%
11/9/2009	22,893	29,365	- 22.0%
11/16/2009	22,689	28,913	- 21.5%
11/23/2009	22,508	28,563	- 21.2%
11/30/2009	22,282	27,733	- 19.7%
12/7/2009	21,688	27,374	- 20.8%
<b>Total</b>	<b>23,648</b>	<b>29,869</b>	<b>- 20.8%</b>

### Historical Weekly Inventory for Sale



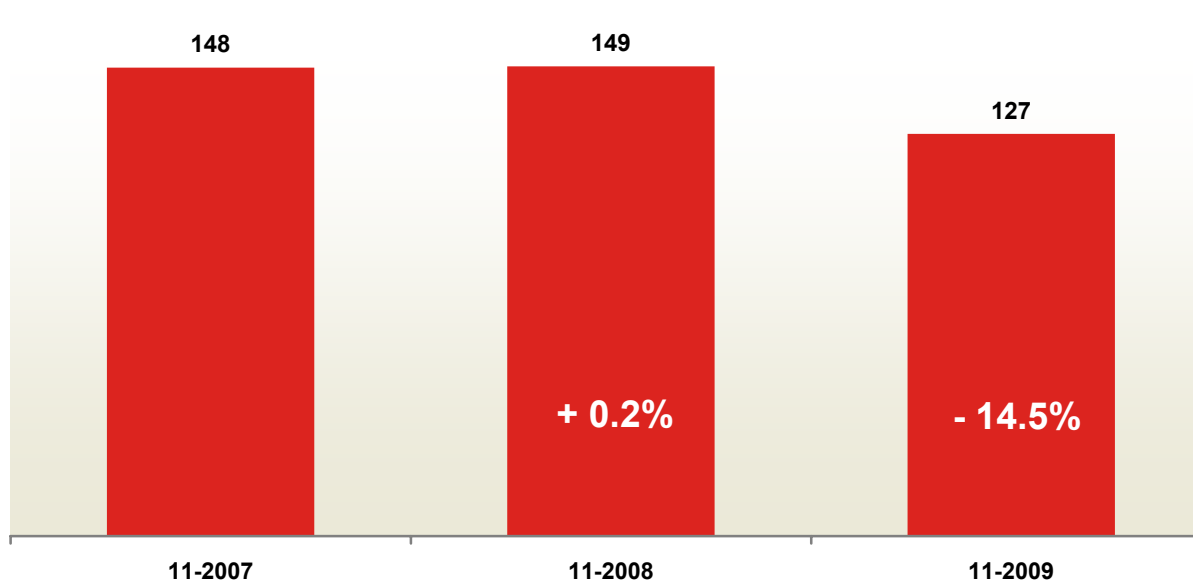
# Days on Market Until Sale

November 2009 — 127

Weekly Market  
Activity Report

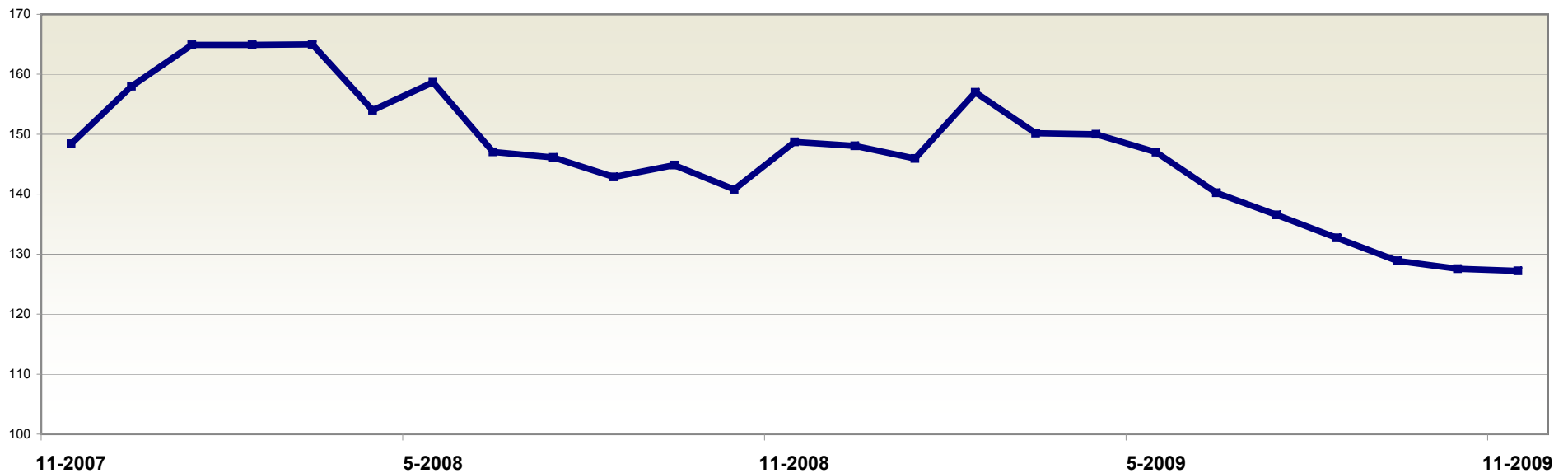


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Month	Current Year	One Year Previous	One Year Change
12-2008	148	158	- 6.3%
1-2009	146	165	- 11.5%
2-2009	157	165	- 4.8%
3-2009	150	165	- 9.0%
4-2009	150	154	- 2.6%
5-2009	147	159	- 7.3%
6-2009	140	147	- 4.6%
7-2009	137	146	- 6.6%
8-2009	133	143	- 7.1%
9-2009	129	145	- 11.0%
10-2009	128	141	- 9.4%
11-2009	127	149	- 14.5%
<b>12-Month Avg:</b>	<b>141</b>	<b>153</b>	<b>- 7.9%</b>

## Two Year Picture: Days on Market Until Sale



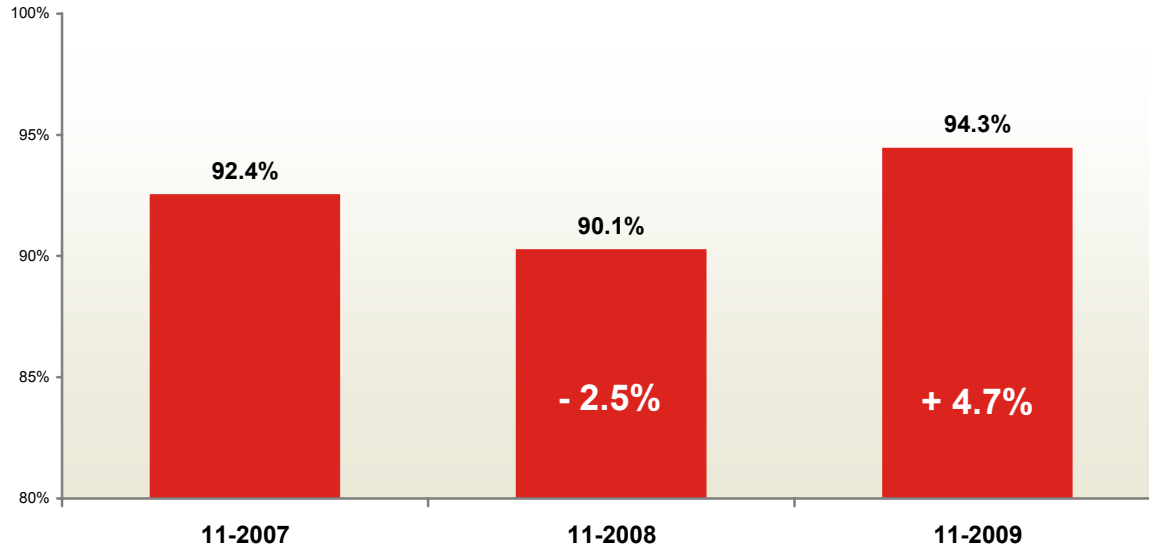
# Percent of Original List Price Received at Sale

November 2009 — 94.3%

Weekly Market Activity Report 

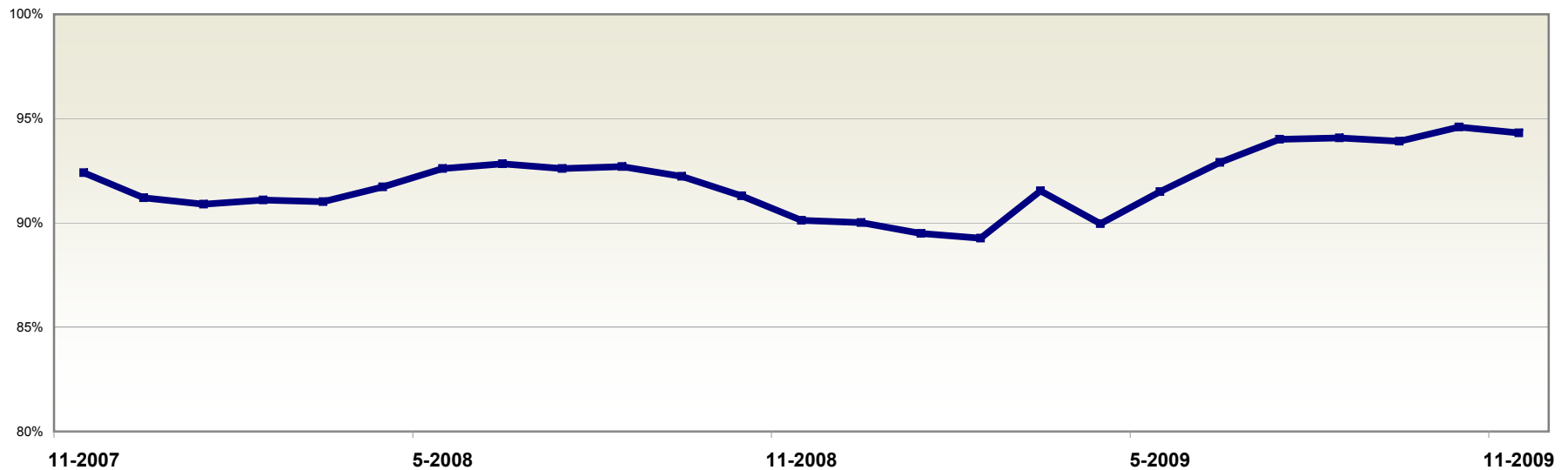


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Month	Current Year	One Year Previous	One Year Change
12-2008	90.0%	91.2%	- 1.3%
1-2009	89.5%	90.9%	- 1.6%
2-2009	89.3%	91.1%	- 2.0%
3-2009	91.5%	91.0%	+ 0.6%
4-2009	90.0%	91.7%	- 1.9%
5-2009	91.5%	92.6%	- 1.2%
6-2009	92.9%	92.8%	+ 0.1%
7-2009	94.0%	92.6%	+ 1.5%
8-2009	94.1%	92.7%	+ 1.5%
9-2009	93.9%	92.2%	+ 1.8%
10-2009	94.6%	91.3%	+ 3.6%
11-2009	94.3%	90.1%	+ 4.7%
<b>12-Month Avg:</b>	<b>92.1%</b>	<b>91.7%</b>	<b>+ 0.5%</b>

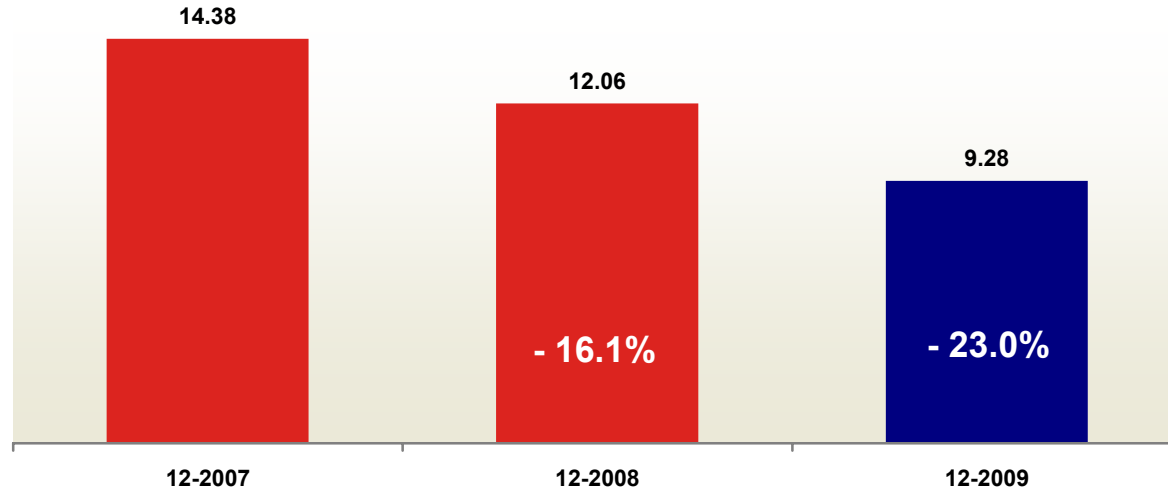
## Two Year Picture: Percent of Original List Price Received at Sale



# Supply Demand Ratio

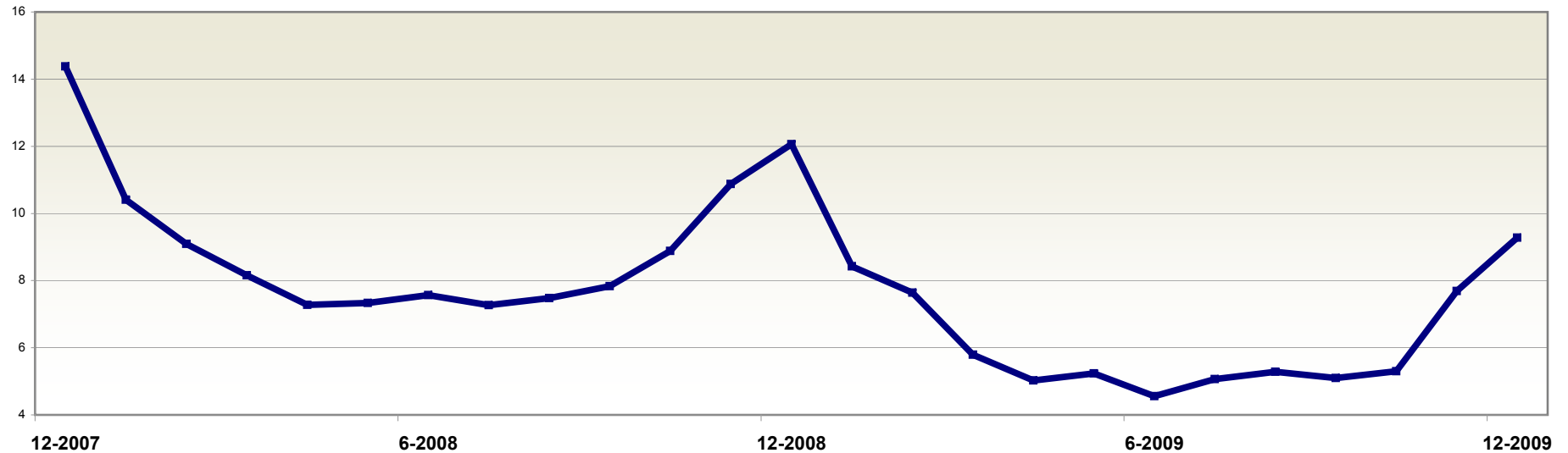
December 2009 — 9.28 Houses Per Buyer

■ Actual  
■ Projected



Month	Current Year	One Year Previous	One Year Change
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	4.55	7.57	- 39.9%
7-2009	5.06	7.27	- 30.3%
8-2009	5.28	7.48	- 29.4%
9-2009	5.10	7.83	- 34.9%
10-2009	5.30	8.88	- 40.3%
11-2009	7.69	10.88	- 29.3%
12-2009	9.28	12.06	- 23.0%
<b>12-Month Avg:</b>	<b>6.20</b>	<b>8.69</b>	<b>- 28.7%</b>

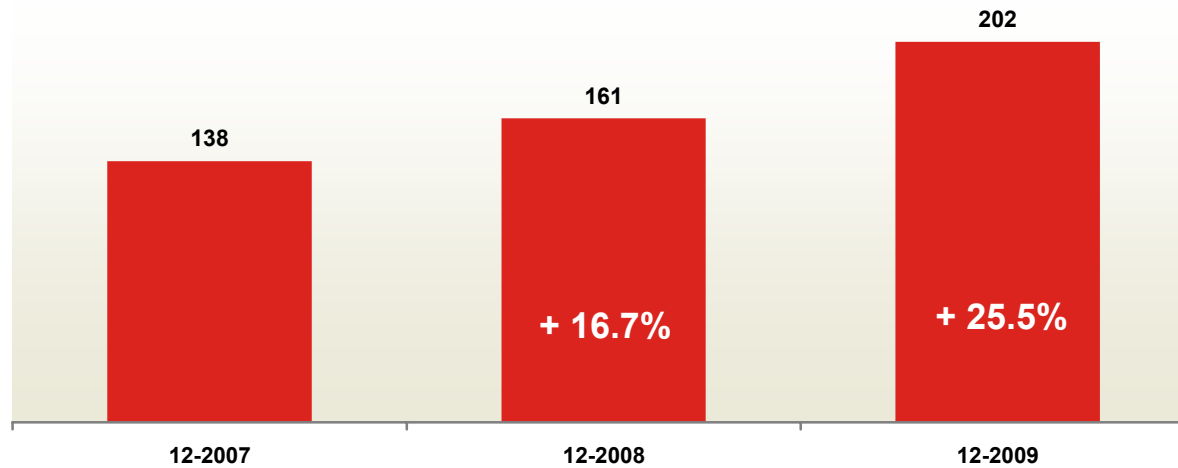
## Two Year Picture: Supply-Demand Ratio



# Housing Affordability Index

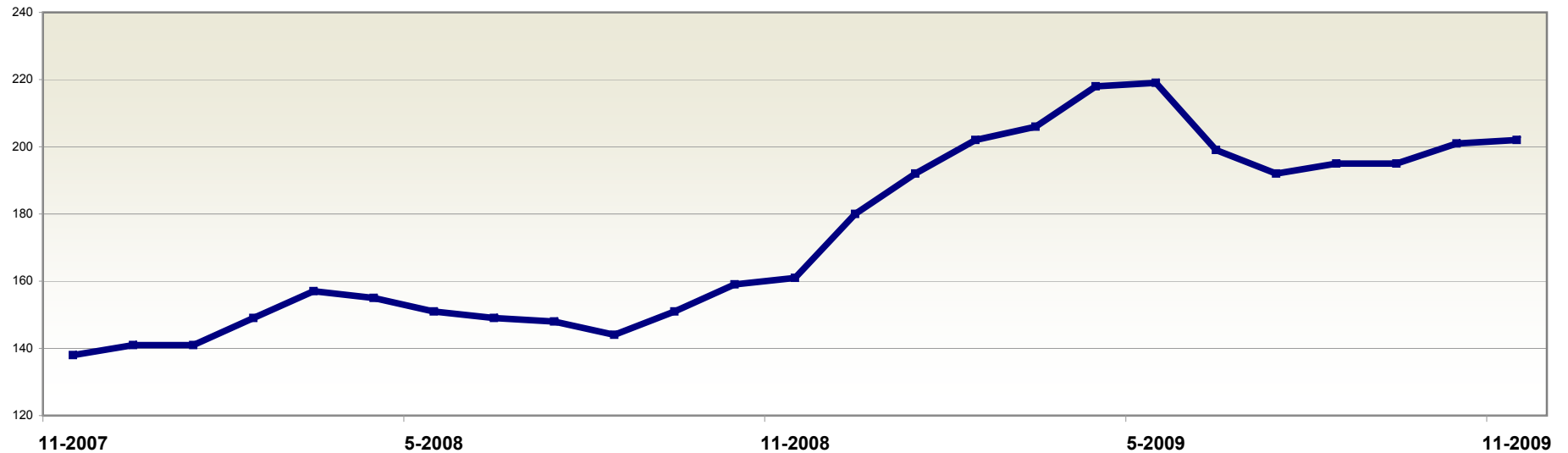
November 2009 — 202

Weekly Market Activity Report 



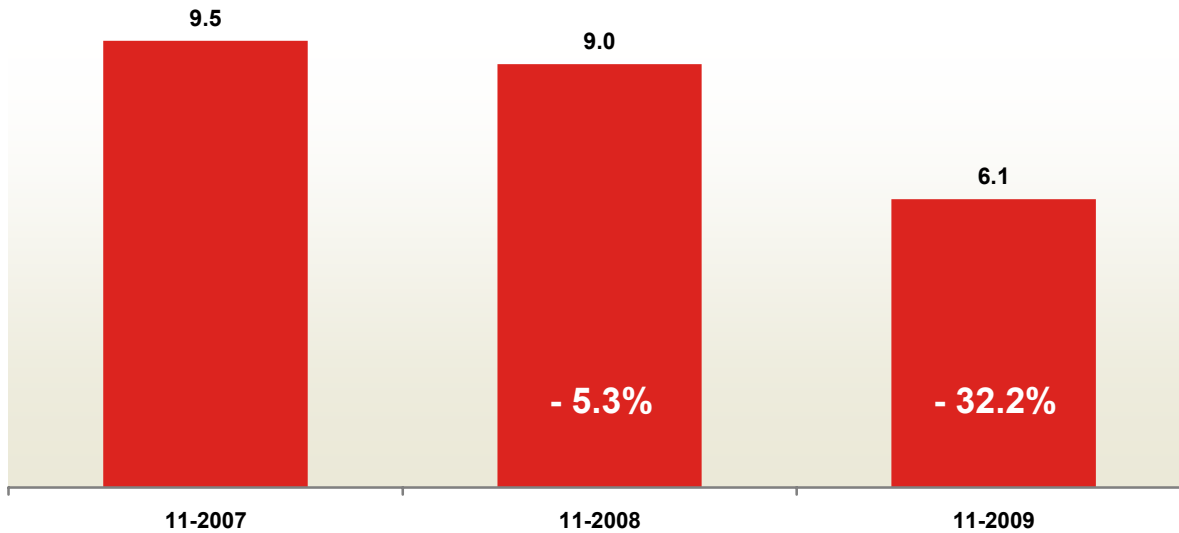
Month	Current Year	One Year Previous	One Year Change
12-2008	180	141	+ 27.7%
1-2009	192	141	+ 36.2%
2-2009	202	149	+ 35.6%
3-2009	206	157	+ 31.2%
4-2009	218	155	+ 40.6%
5-2009	219	151	+ 45.0%
6-2009	199	149	+ 33.6%
7-2009	192	148	+ 29.7%
8-2009	195	144	+ 35.4%
9-2009	195	151	+ 29.1%
10-2009	201	159	+ 26.4%
11-2009	202	161	+ 25.5%
<b>12-Month Avg:</b>	<b>200</b>	<b>151</b>	<b>+ 32.9%</b>

## Two Year Picture: Housing Affordability Index



# Months Supply of Inventory

November 2009 — 6.1 Months



Month	Current Year	One Year Previous	One Year Change
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%
8-2009	7.2	10.5	- 31.4%
9-2009	6.9	9.9	- 30.3%
10-2009	6.6	9.5	- 30.5%
11-2009	6.1	9.0	- 32.2%
12-Month Avg:	7.4	9.6	- 23.1%

Two Year Picture: Months Supply of Inventory

