

Weekly Market Activity Report



MINNEAPOLIS AREA Association
of REALTORS®

Week of March 15, 2010

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 \$6,500 tax credit for move-up buyers appears to be stimulating some sellers to place their homes on the market in an attempt to sell them before the credit expires. For the week ending March 6, there were 2,279 new listings, an increase of 24.6 percent from a year ago. Every price range is seeing increased listing activity except for the two ends of the price spectrum: below \$120,000 and above \$1 million.

For the same reporting week, there were 809 accepted offers, which is a decline of 6.9 percent from a year ago. Over the last three months, pending sales have been just 2.0 percent higher than during the same period a year ago.

As a result of the strong new listings and flat pending sales, the inventory of available homes is rising faster this spring than it did last year. While there are still 8.2 percent fewer homes for sale right now than there were a year ago, that's a much smaller year-over-year decline than we've seen over the last two years.

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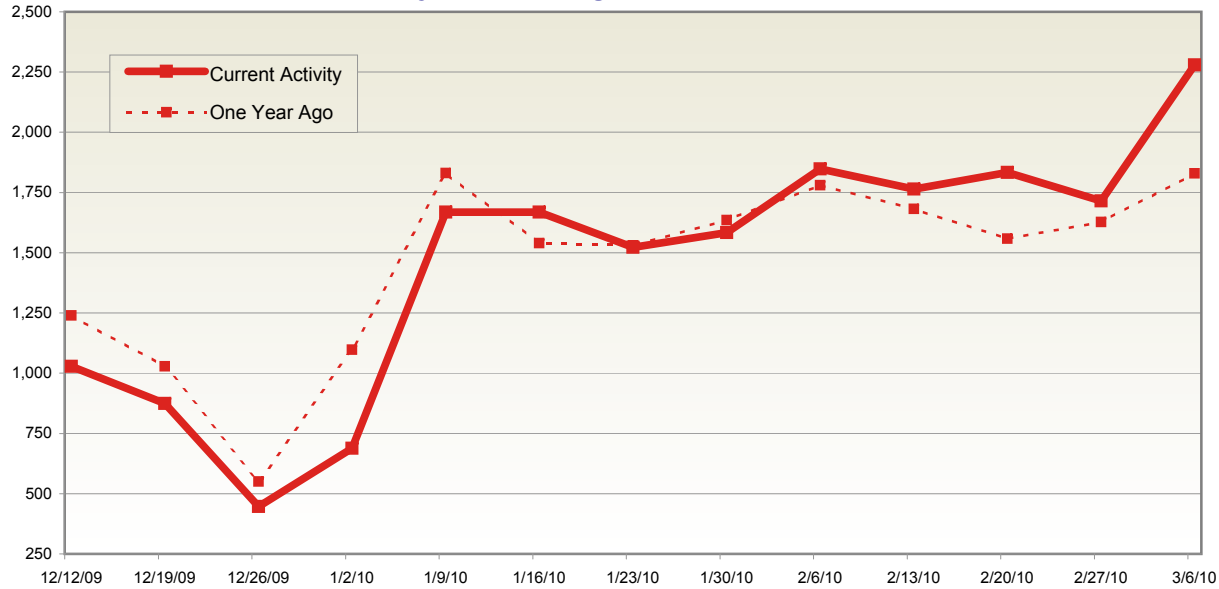
New Listings

As of March 15, 2010

Weekly Market Activity Report 

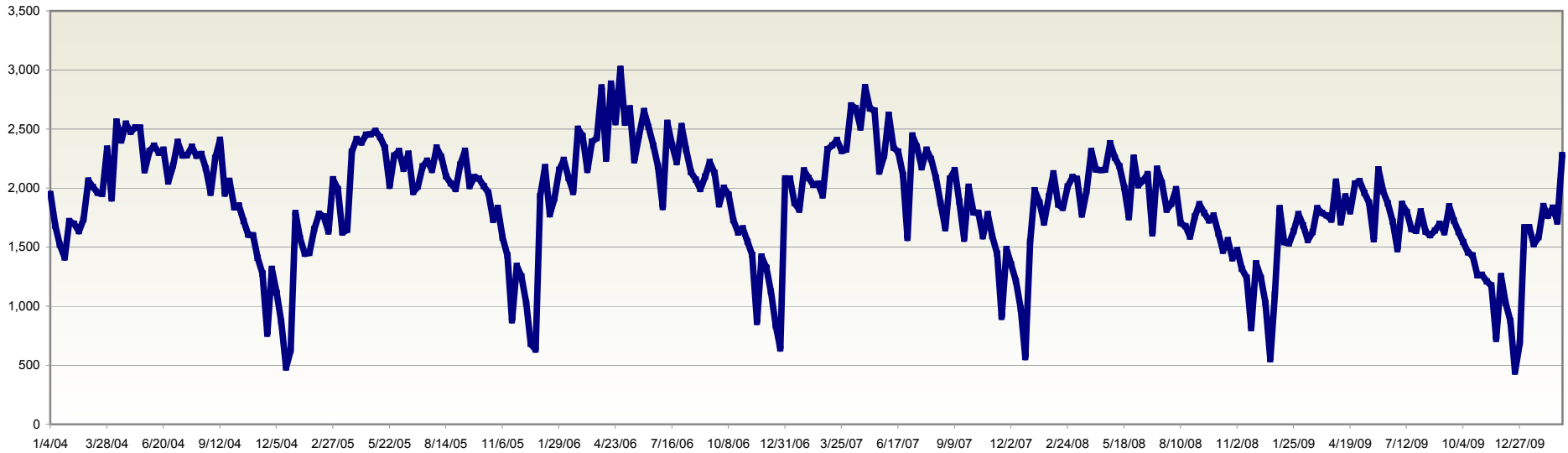


Last Three Months Weekly New Listings



For the week ending:	Current Activity	One Year Ago	One Year Change
12/12/2009	1,028	1,240	- 17.1%
12/19/2009	874	1,028	- 15.0%
12/26/2009	446	550	- 18.9%
1/2/2010	688	1,098	- 37.3%
1/9/2010	1,668	1,830	- 8.9%
1/16/2010	1,668	1,540	+ 8.3%
1/23/2010	1,522	1,531	- 0.6%
1/30/2010	1,584	1,635	- 3.1%
2/6/2010	1,848	1,780	+ 3.8%
2/13/2010	1,764	1,682	+ 4.9%
2/20/2010	1,833	1,558	+ 17.7%
2/27/2010	1,715	1,628	+ 5.3%
3/6/2010	2,279	1,829	+ 24.6%
3-Month Total:	18,917	18,929	- 0.1%

Historical New Listings



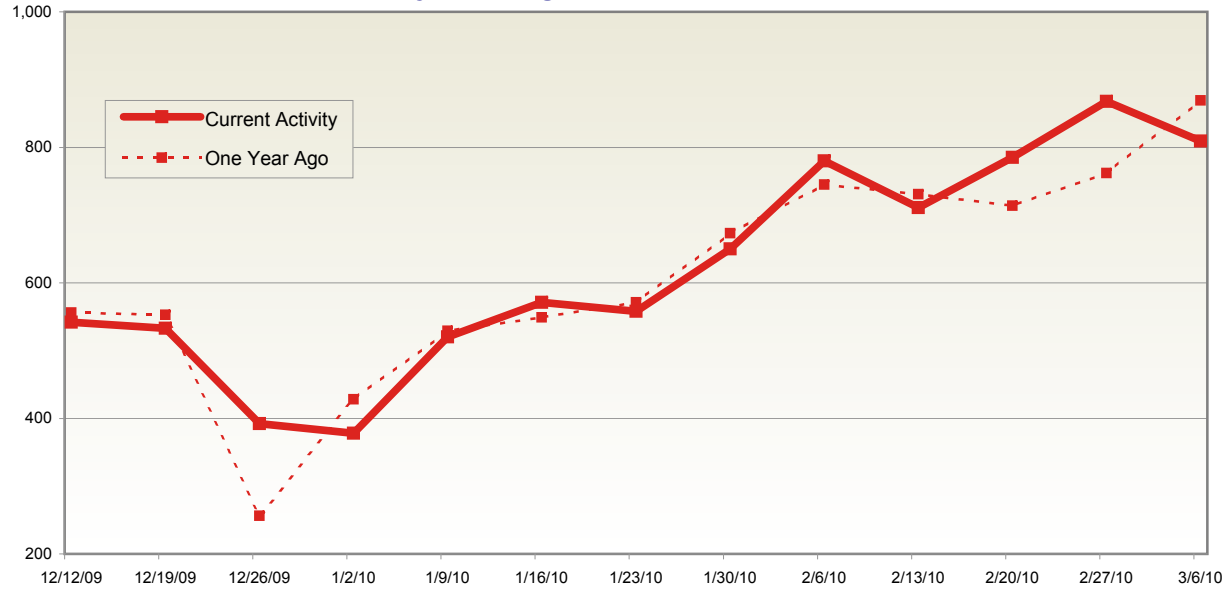
Pending Sales

As of March 15, 2010

Weekly Market Activity Report



Last Three Months Weekly Pending Sales



For the week ending:	Current Activity	One Year Ago	One Year Change
12/12/2009	542	556	- 2.5%
12/19/2009	533	553	- 3.6%
12/26/2009	392	256	+ 53.1%
1/2/2010	378	428	- 11.7%
1/9/2010	520	529	- 1.7%
1/16/2010	571	549	+ 4.0%
1/23/2010	558	571	- 2.3%
1/30/2010	650	673	- 3.4%
2/6/2010	780	745	+ 4.7%
2/13/2010	711	731	- 2.7%
2/20/2010	785	714	+ 9.9%
2/27/2010	868	762	+ 13.9%
3/6/2010	809	869	- 6.9%
3-Month Total:	8,097	7,936	+ 2.0%

Historical Pending Sales



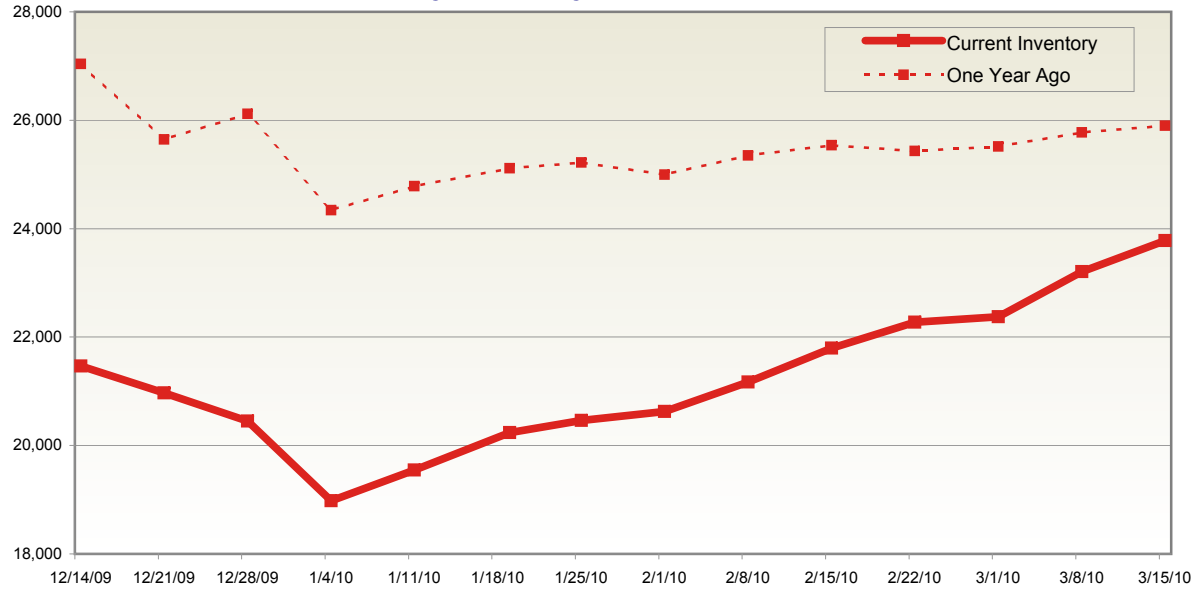
Active Listings for Sale

As of March 15, 2010

Weekly Market Activity Report 

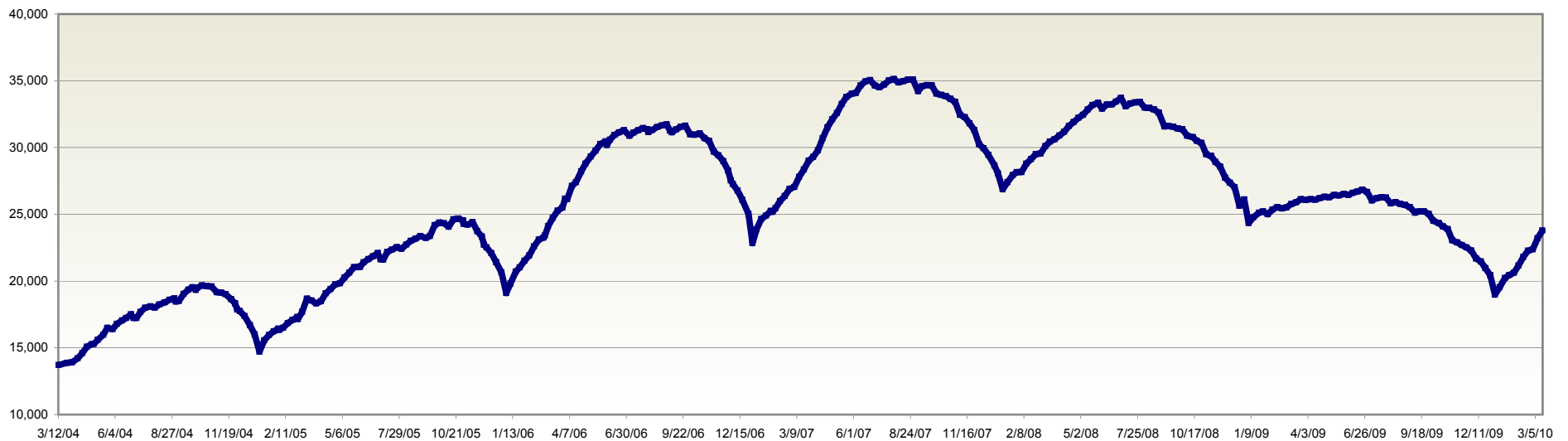


Last Three Months Weekly Inventory for Sale



Inventory as of:	Current Inventory	One Year Ago	One Year Change
12/14/2009	21,467	27,035	- 20.6%
12/21/2009	20,972	25,645	- 18.2%
12/28/2009	20,447	26,119	- 21.7%
1/4/2010	18,980	24,341	- 22.0%
1/11/2010	19,545	24,781	- 21.1%
1/19/2010	20,238	25,113	- 19.4%
1/25/2010	20,459	25,217	- 18.9%
2/1/2010	20,629	24,993	- 17.5%
2/8/2010	21,171	25,348	- 16.5%
2/15/2010	21,795	25,537	- 14.7%
2/22/2010	22,271	25,432	- 12.4%
3/1/2010	22,377	25,513	- 12.3%
3/8/2010	23,206	25,776	- 10.0%
3/15/2010	23,780	25,901	- 8.2%
21,221	25,363	- 16.3%	

Historical Weekly Inventory for Sale



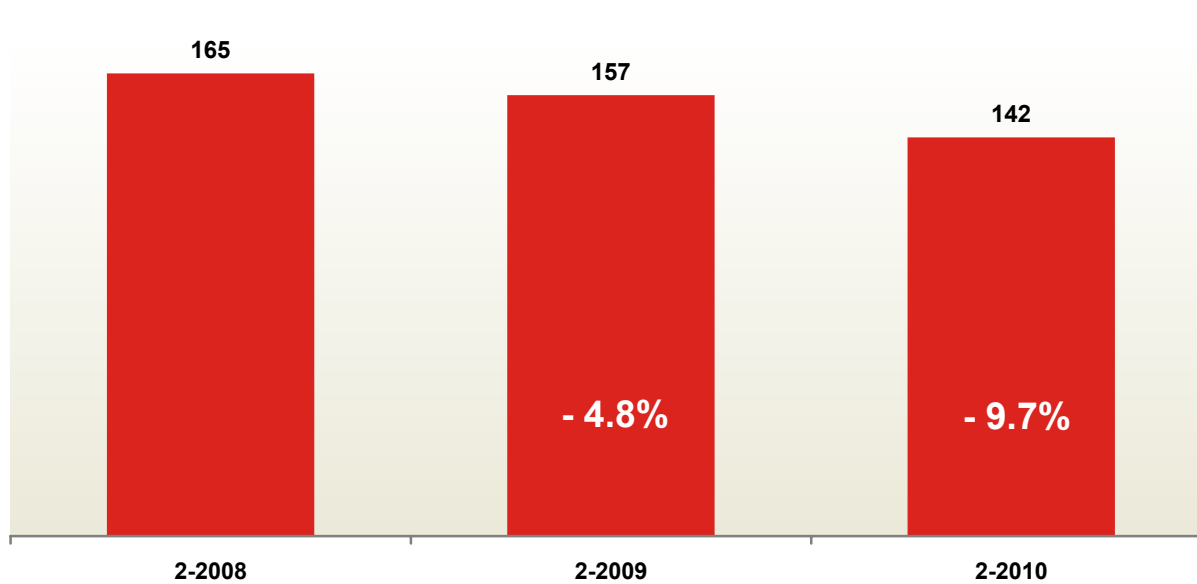
Days on Market Until Sale

February 2010 — 142

Weekly Market
Activity Report

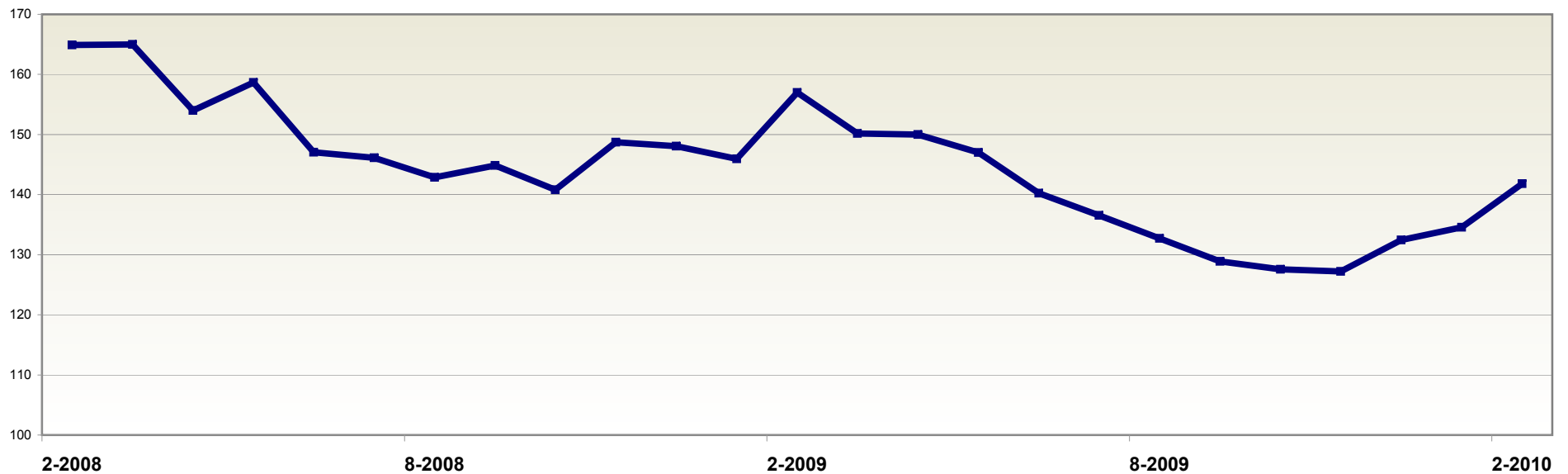


MINNEAPOLIS AREA Association
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Month	Current Year	One Year Previous	One Year Change
3-2009	150	165	- 9.0%
4-2009	150	154	- 2.6%
5-2009	147	159	- 7.3%
6-2009	140	147	- 4.6%
7-2009	137	146	- 6.6%
8-2009	133	143	- 7.1%
9-2009	129	145	- 11.0%
10-2009	128	141	- 9.4%
11-2009	127	149	- 14.5%
12-2009	132	148	- 10.5%
1-2010	135	146	- 7.8%
2-2010	142	157	- 9.7%
12-Month Avg:	137	150	- 8.3%

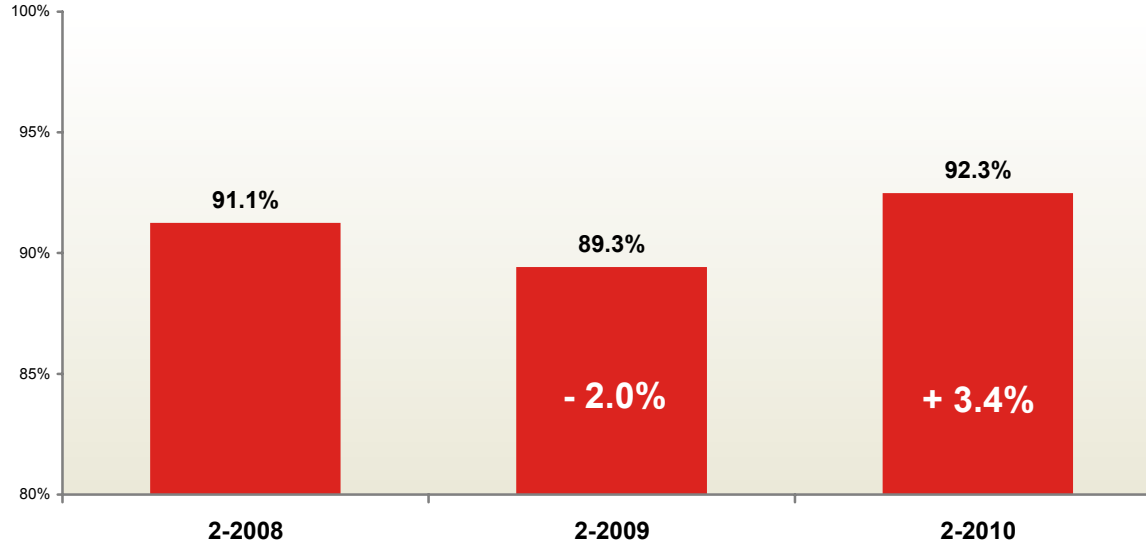
Two Year Picture: Days on Market Until Sale



Percent of Original List Price Received at Sale

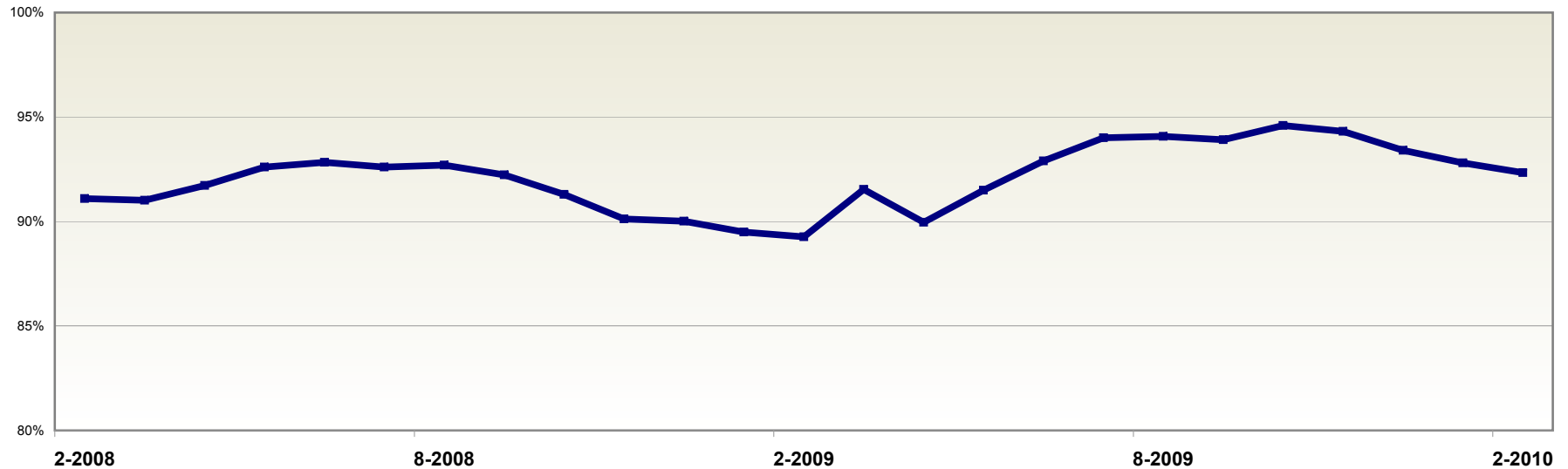
February 2010 — 92.3%

Weekly Market Activity Report 



Month	Current Year	One Year Previous	One Year Change
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%
12-2009	93.4%	90.0%	+ 3.8%
1-2010	92.8%	89.5%	+ 3.7%
2-2010	92.3%	89.3%	+ 3.4%
12-Month Avg:	92.9%	91.3%	+ 1.8%

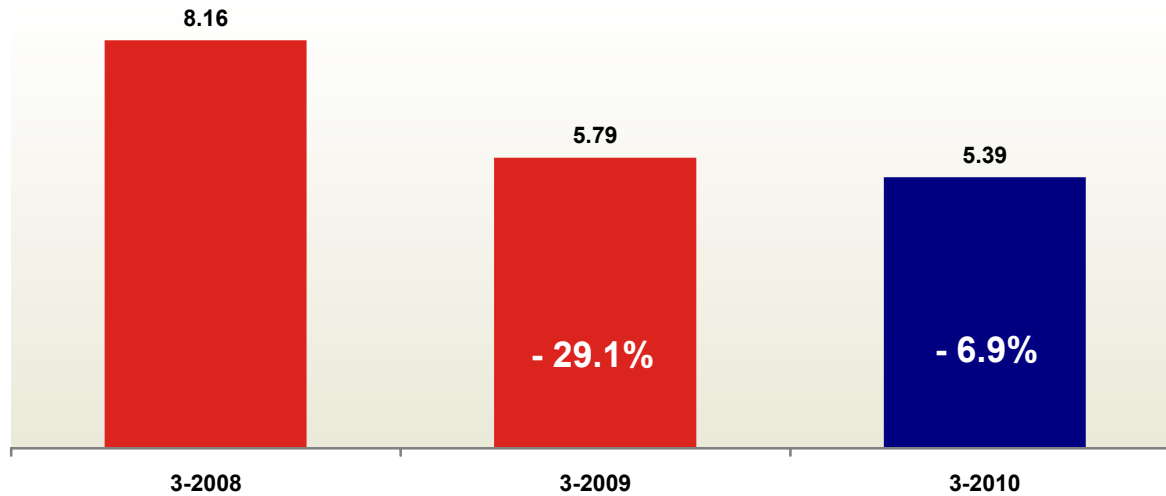
Two Year Picture: Percent of Original List Price Received at Sale



Supply Demand Ratio

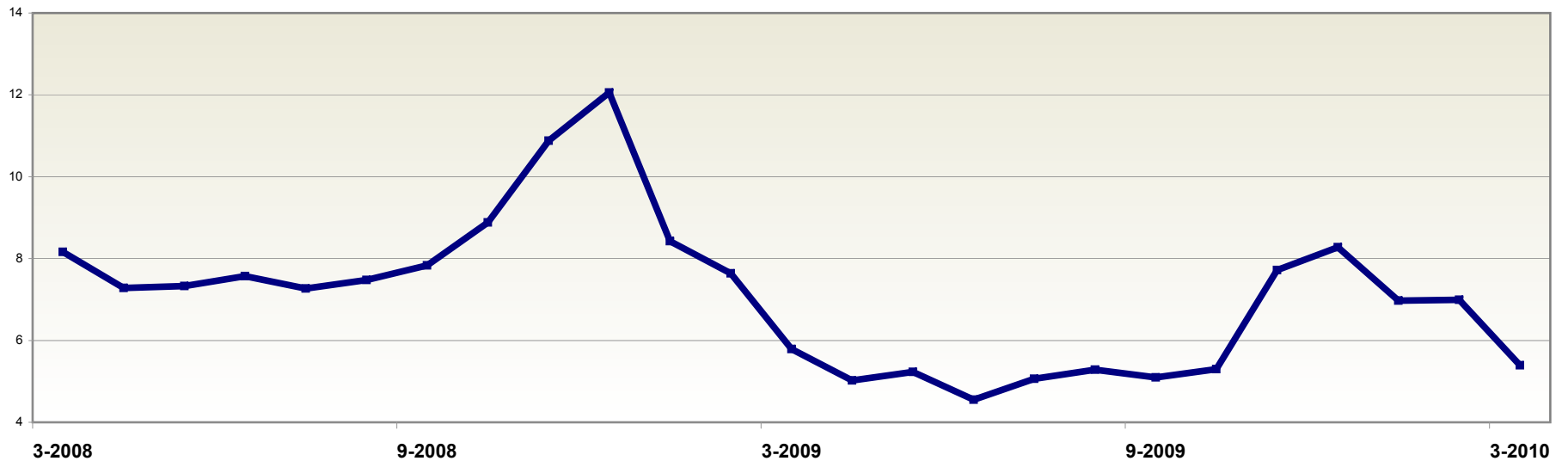
March 2010 — 5.39 Houses Per Buyer

Actual
Projected



Month	Current Year	One Year Previous	One Year Change
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	7.72	10.88	- 29.0%
12-2009	8.27	12.06	- 31.4%
1-2010	6.97	8.43	- 17.3%
2-2010	6.99	7.64	- 8.4%
3-2010	5.39	5.79	- 6.9%
12-Month Avg:	5.91	8.20	- 28.0%

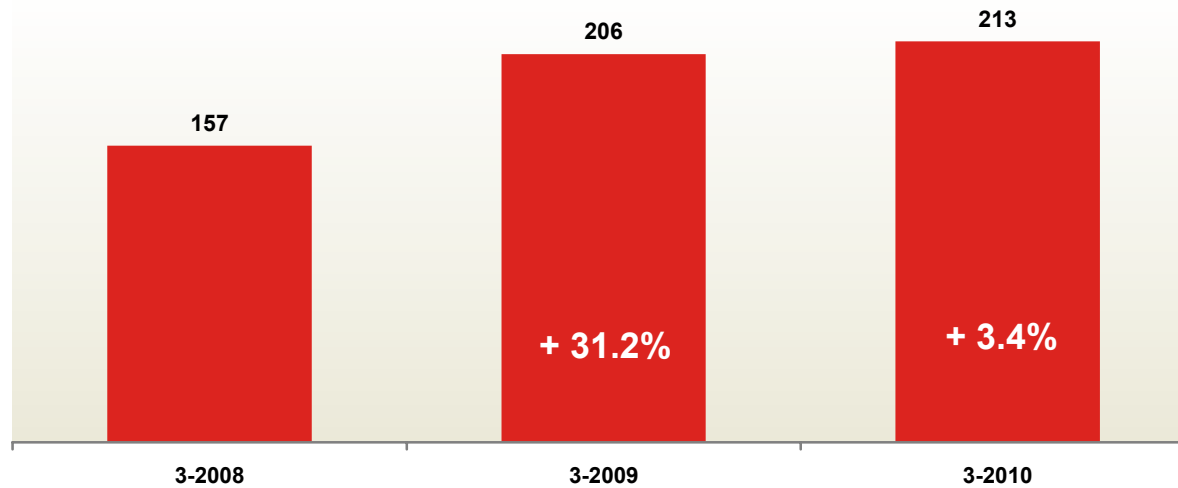
Two Year Picture: Supply-Demand Ratio



Housing Affordability Index

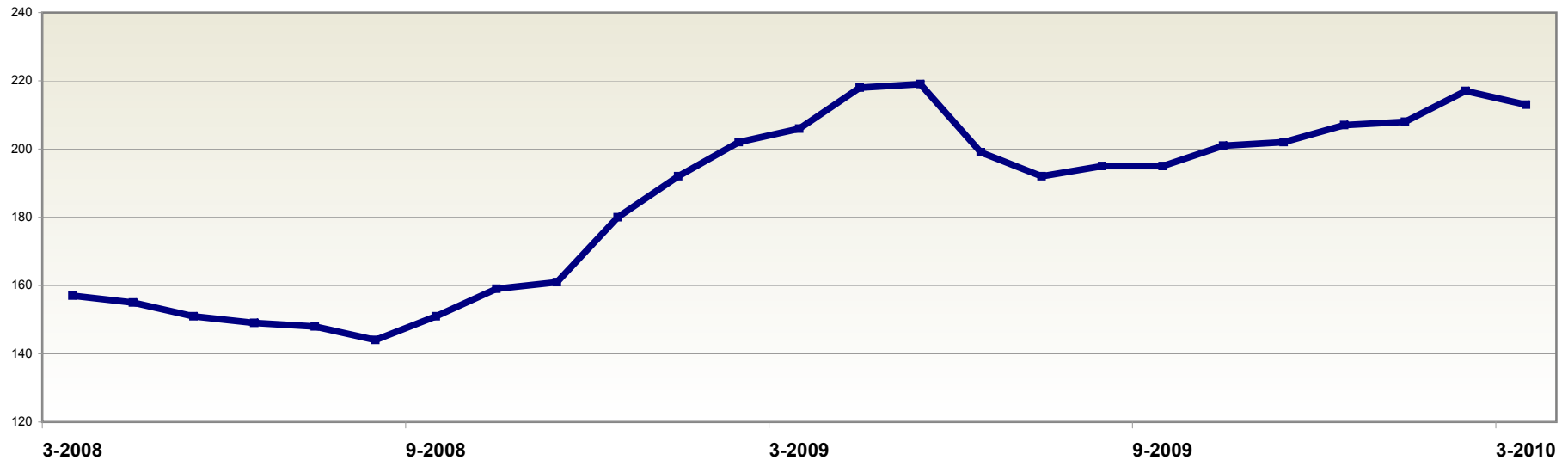
March 2010 — 213

Weekly Market Activity Report 



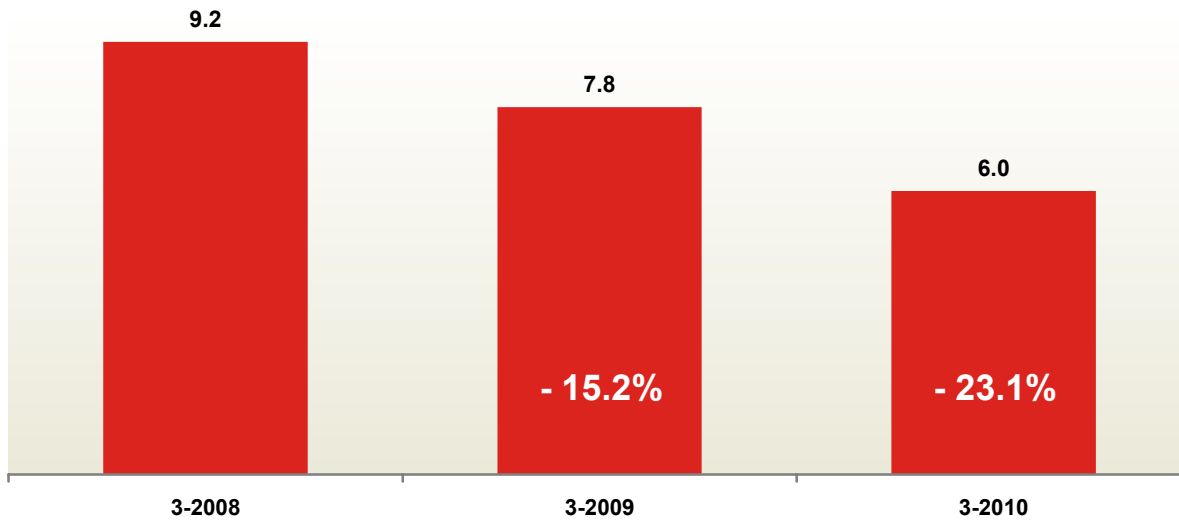
Month	Current Year	One Year Previous	One Year Change
4-2009	218	155	+ 40.6%
5-2009	219	151	+ 45.0%
6-2009	199	149	+ 33.6%
7-2009	192	148	+ 29.7%
8-2009	195	144	+ 35.4%
9-2009	195	151	+ 29.1%
10-2009	201	159	+ 26.4%
11-2009	202	161	+ 25.5%
12-2009	207	180	+ 15.0%
1-2010	208	192	+ 8.3%
2-2010	217	202	+ 7.4%
3-2010	213	206	+ 3.4%
12-Month Avg:	206	167	+ 23.4%

Two Year Picture: Housing Affordability Index



Months Supply of Inventory

March 2010 — 6.0 Months



Month	Current Year	One Year Previous	One Year Change
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%
12-2009	5.7	8.5	- 32.9%
1-2010	5.0	7.6	- 34.2%
2-2010	5.5	7.7	- 28.6%
3-2010	6.0	7.8	- 23.1%
12-Month Avg:	6.6	9.3	- 28.8%

Two Year Picture: Months Supply of Inventory

