

Weekly Market Activity Report



MINNEAPOLIS AREA Association
of REALTORS®

Week of June 29, 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 number of homes for sale in the Twin Cities metro area continues to decline relative to a year ago. As of Monday morning this week, there were 26,674 homes for sale in the region, down 20.9 percent from a year ago. In other words, we've lost 1 in 5 homes in our inventory in the last year.

Sales are a different story. For the week ending June 20, there were 1,156 signed purchase agreements, up 32.1 percent from the same week in 2008. That's the 12th week of the last 13 to feature a year-over-year increase in sales activity exceeding 20 percent.

We must bear in mind, however, that sales are only up in certain categories and price ranges. Year to date, traditional home sales (excluding foreclosures and short sales) are still down 17.8 percent from last year. New construction sales are down 21.7 percent from last year. And sales of homes priced above \$350,000 are down 26.8 percent from a year ago. The lion's share of market activity is taking place in the lower price ranges this year.

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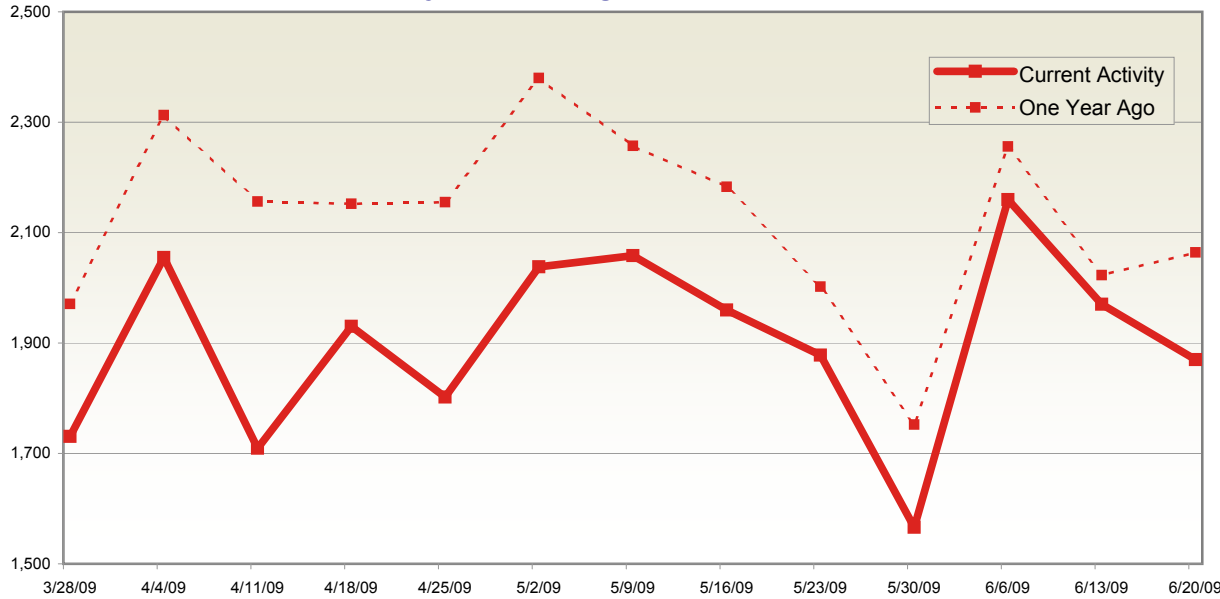
New Listings

As of June 29, 2009

Weekly Market Activity Report 

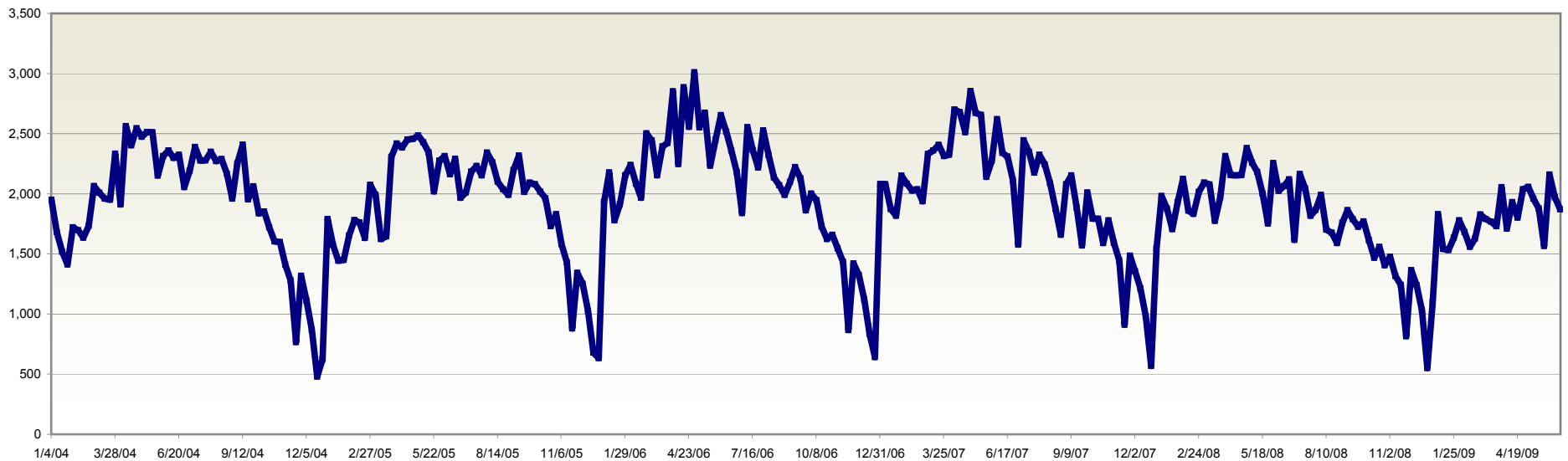


Last Three Months Weekly New Listings



For the week ending:	Current Activity	One Year Ago	One Year Change
3/28/2009	1,731	1,971	- 12.2%
4/4/2009	2,055	2,313	- 11.2%
4/11/2009	1,709	2,156	- 20.7%
4/18/2009	1,930	2,152	- 10.3%
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%
3-Month Total:	24,727	27,664	- 10.6%

Historical New Listings



Pending Sales

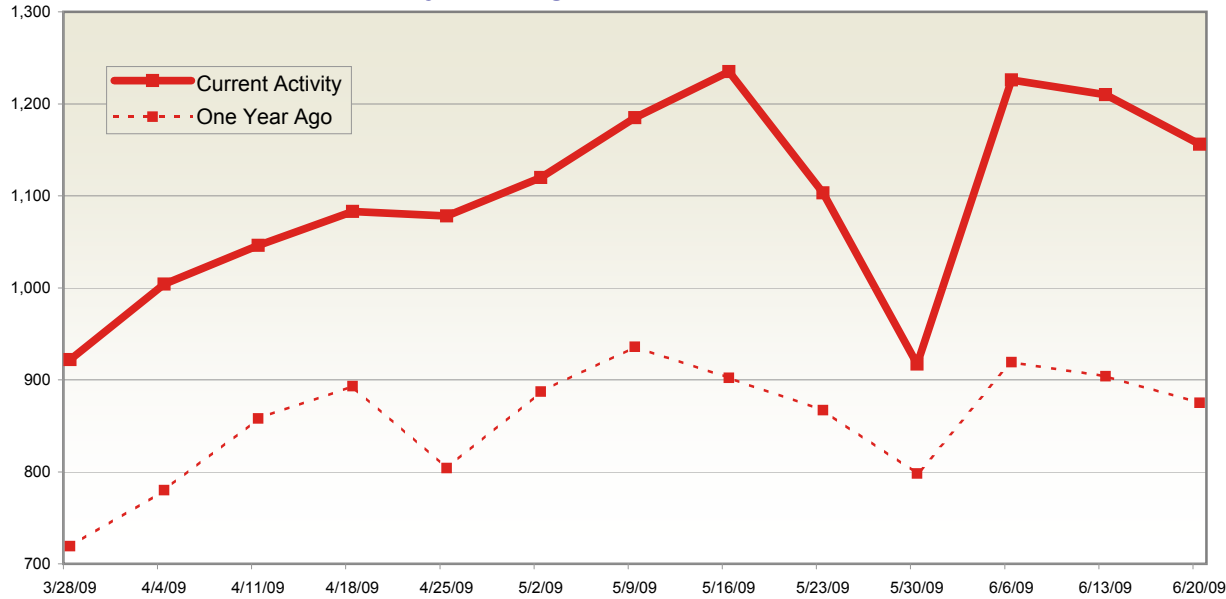
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Last Three Months Weekly Pending Sales



For the week ending:	Current Activity	One Year Ago	One Year Change
3/28/2009	922	719	+ 28.2%
4/4/2009	1,004	780	+ 28.7%
4/11/2009	1,046	858	+ 21.9%
4/18/2009	1,083	893	+ 21.3%
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%
3-Month Total:	14,285	11,142	+ 28.2%

Historical Pending Sales



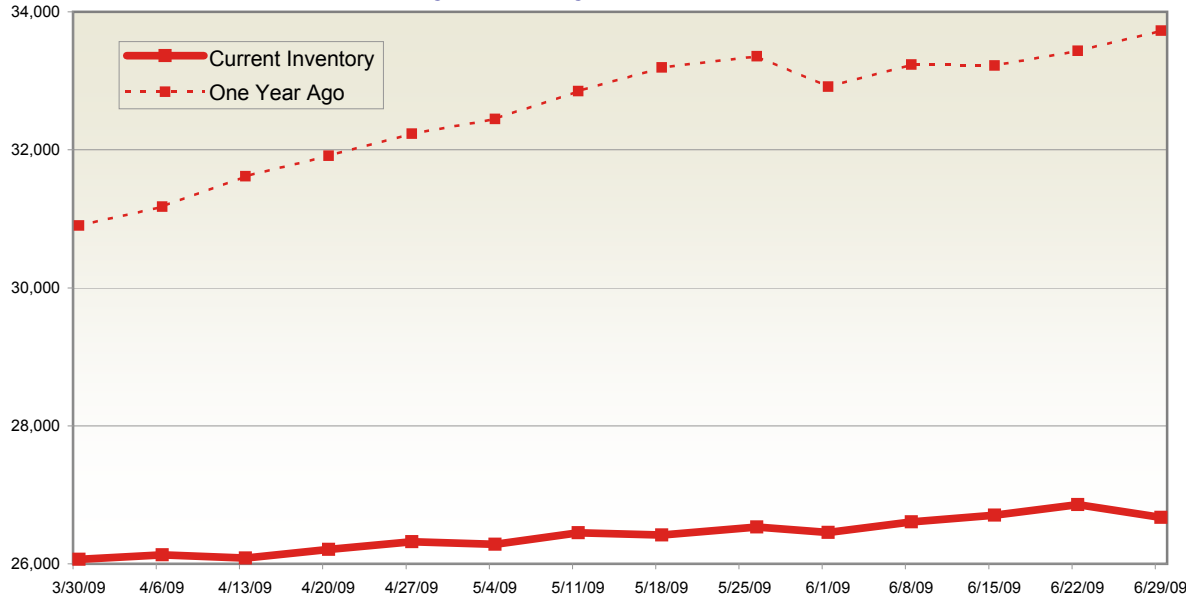
Active Listings for Sale

As of June 29, 2009

Weekly Market Activity Report 

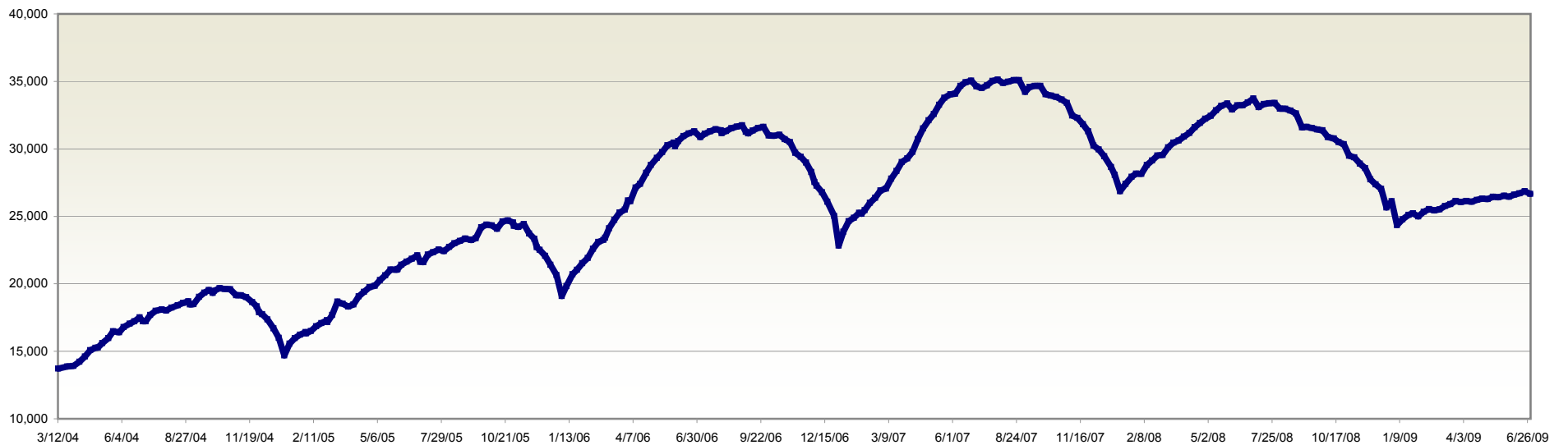


Last Three Months Weekly Inventory for Sale



Inventory as of:	Current Inventory	One Year Ago	One Year Change
3/30/2009	26,064	30,904	- 15.7%
4/6/2009	26,131	31,176	- 16.2%
4/13/2009	26,085	31,615	- 17.5%
4/20/2009	26,210	31,915	- 17.9%
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%
3-Month Avg:	26,440	32,716	- 19.2%

Historical Weekly Inventory for Sale



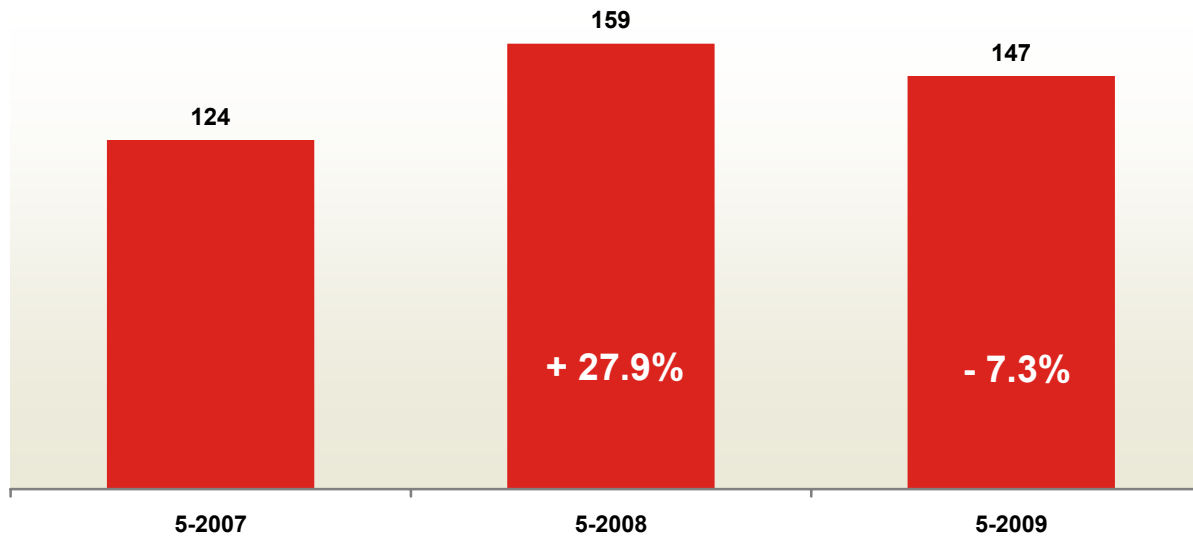
Days on Market Until Sale

May 2009 — 147

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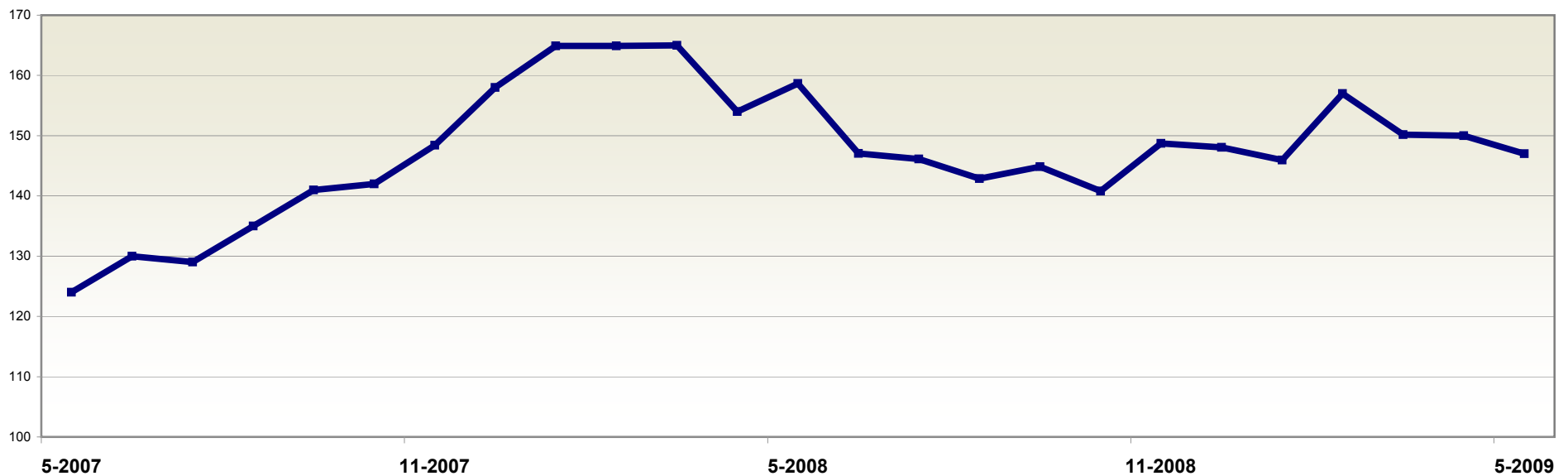


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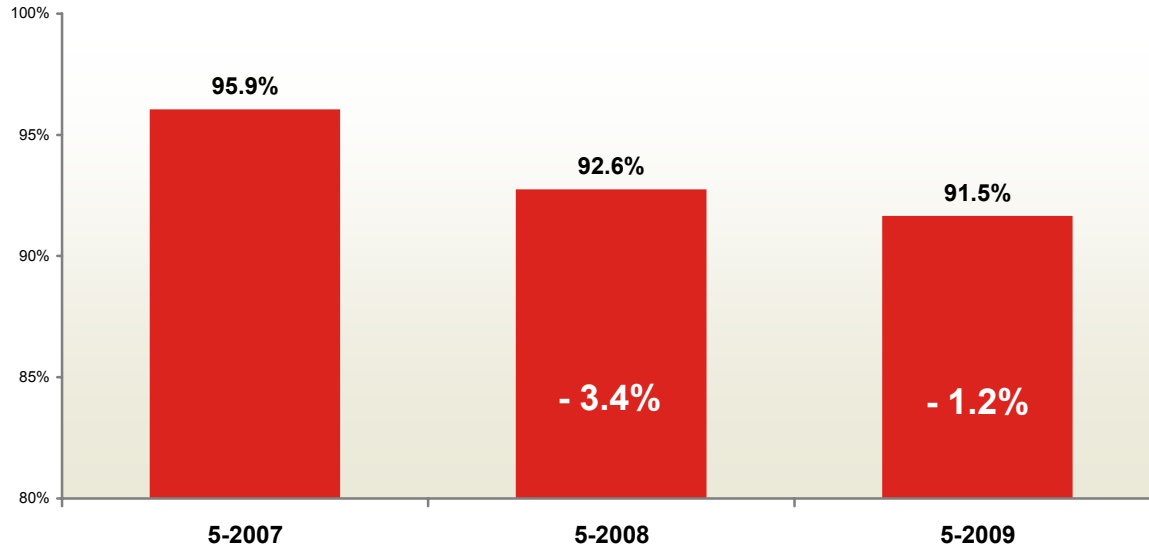
Month	Current Year	One Year Previous	One Year Change
6-2008	147	130	+ 13.1%
7-2008	146	129	+ 13.3%
8-2008	143	135	+ 5.8%
9-2008	145	141	+ 2.7%
10-2008	141	142	- 0.8%
11-2008	149	148	+ 0.2%
12-2008	148	158	- 6.3%
1-2009	146	165	- 11.5%
2-2009	157	165	- 4.8%
3-2009	150	165	- 9.0%
4-2009	150	154	- 2.6%
5-2009	147	159	- 7.3%
12-Month Avg:	147	149	- 1.2%

Two Year Picture: Days on Market Until Sale



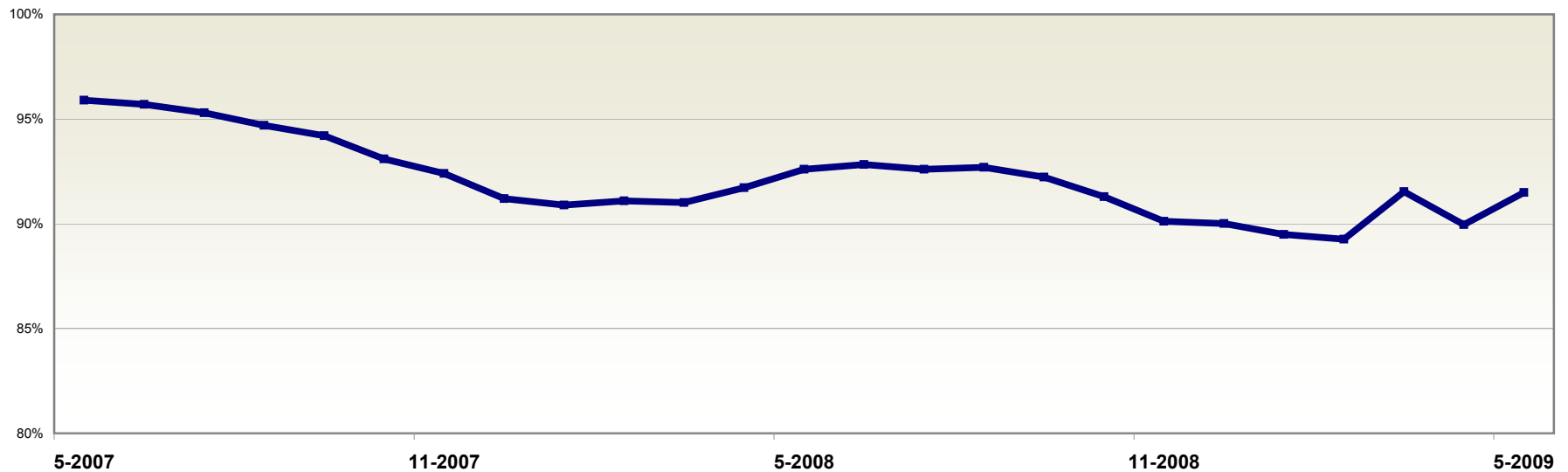
Percent of Original List Price Received at Sale

May 2009 — 91.5%



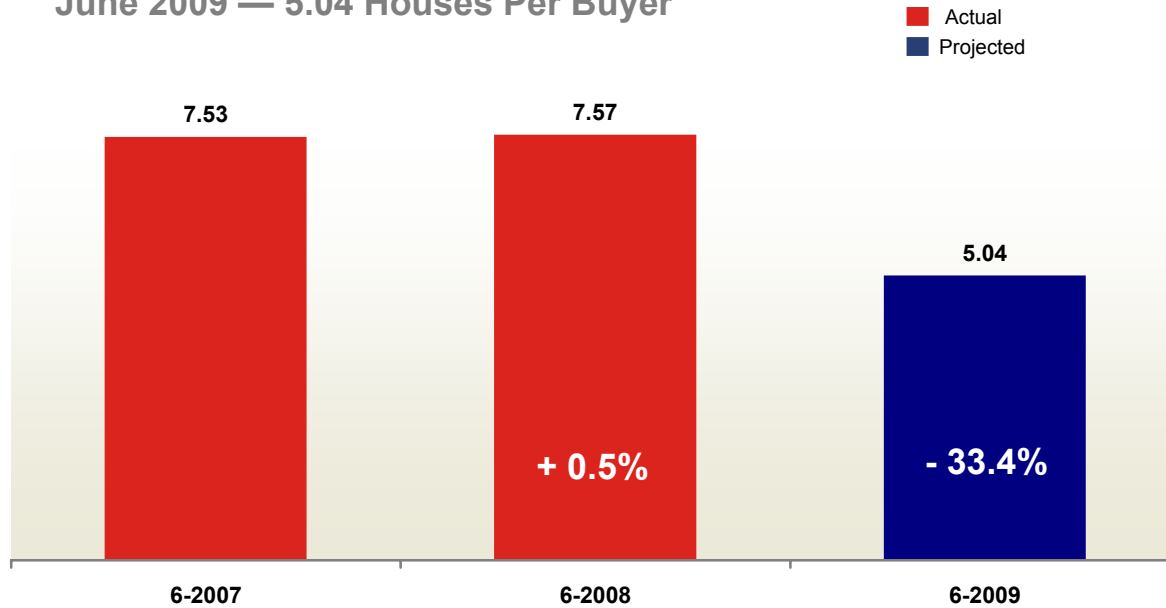
Month	Current Year	One Year Previous	One Year Change
6-2008	92.8%	95.7%	- 3.0%
7-2008	92.6%	95.3%	- 2.8%
8-2008	92.7%	94.7%	- 2.1%
9-2008	92.2%	94.2%	- 2.1%
10-2008	91.3%	93.1%	- 1.9%
11-2008	90.1%	92.4%	- 2.5%
12-2008	90.0%	91.2%	- 1.3%
1-2009	89.5%	90.9%	- 1.6%
2-2009	89.3%	91.1%	- 2.0%
3-2009	91.5%	91.0%	+ 0.6%
4-2009	90.0%	91.7%	- 1.9%
5-2009	91.5%	92.6%	- 1.2%
12-Month Avg:	91.1%	92.8%	- 1.8%

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



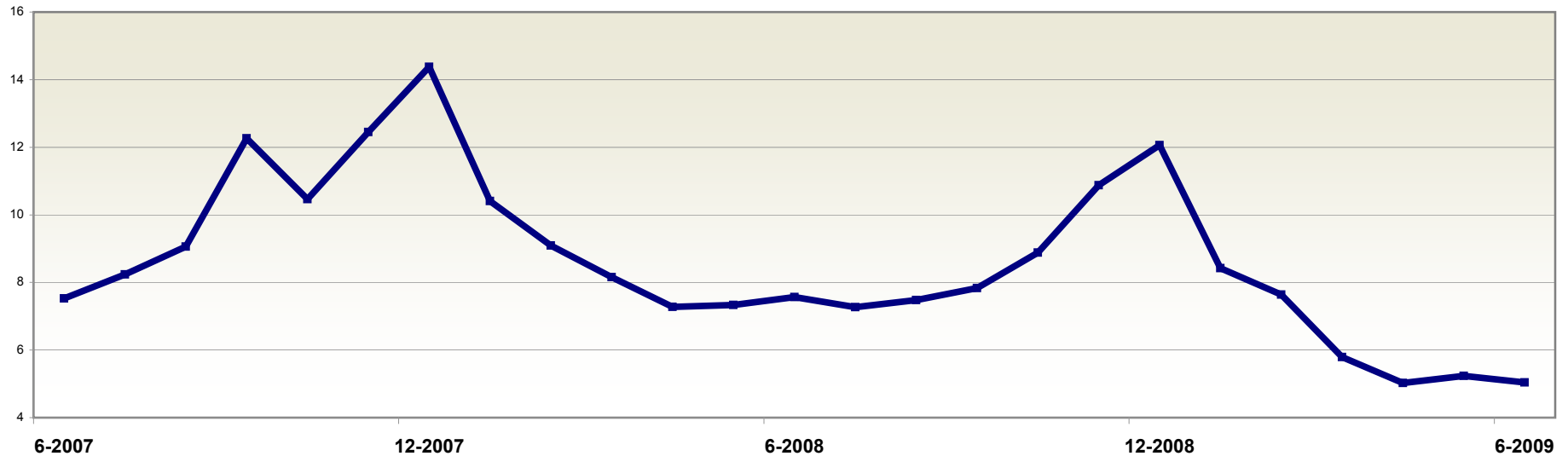
Supply Demand Ratio

June 2009 — 5.04 Houses Per Buyer



Month	Current Year	One Year Previous	One Year Change
7-2008	7.27	8.24	- 11.8%
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%
12-Month Avg:	7.63	9.72	- 21.5%

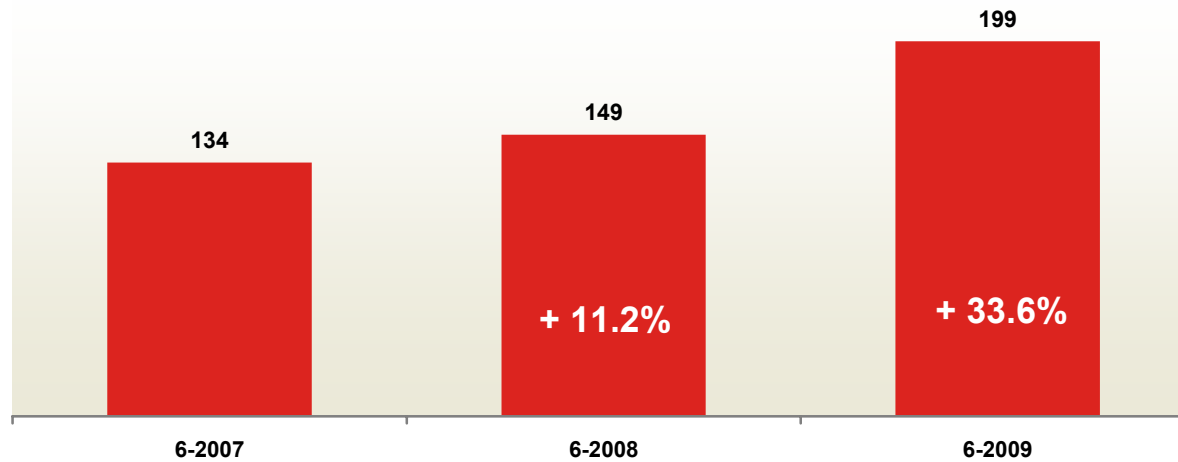
Two Year Picture: Supply-Demand Ratio



Housing Affordability Index

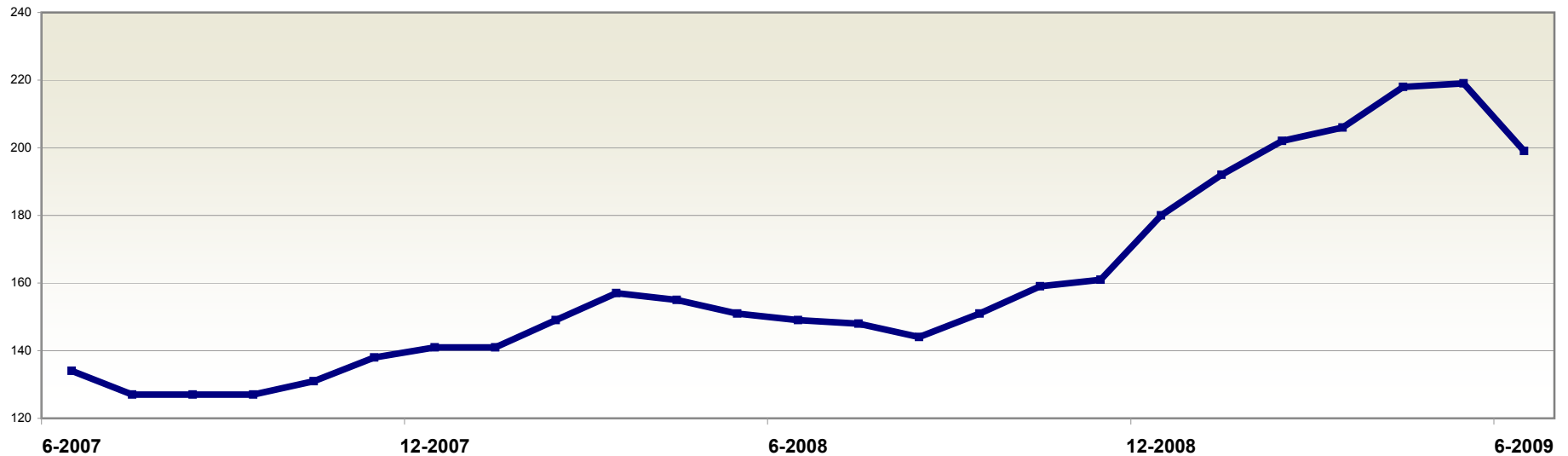
June 2009 — 199

Weekly Market Activity Report 



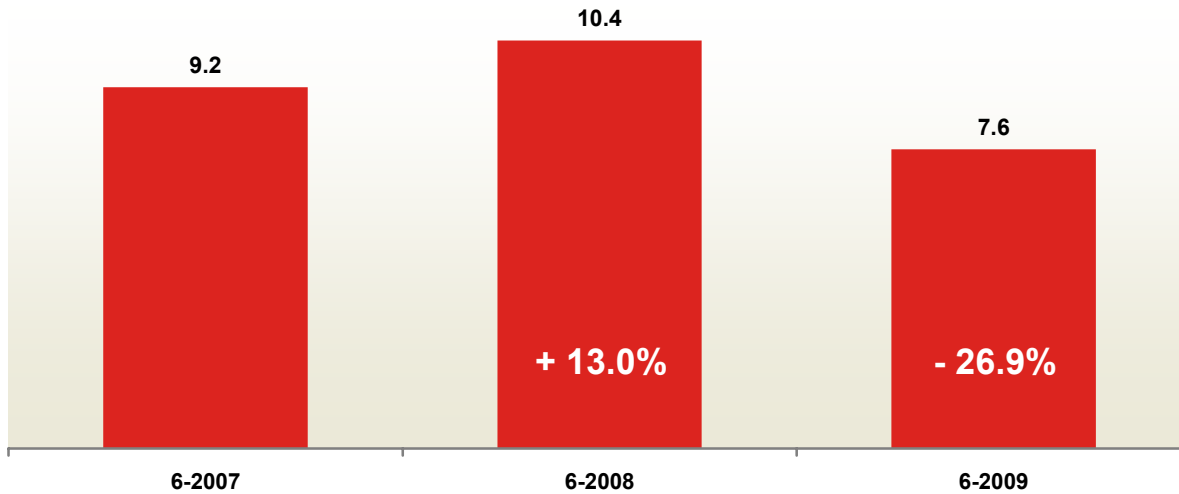
Month	Current Year	One Year Previous	One Year Change
7-2008	148	127	+ 16.5%
8-2008	144	127	+ 13.4%
9-2008	151	127	+ 18.9%
10-2008	159	131	+ 21.4%
11-2008	161	138	+ 16.7%
12-2008	180	141	+ 27.7%
1-2009	192	141	+ 36.2%
2-2009	202	149	+ 35.6%
3-2009	206	157	+ 31.2%
4-2009	218	155	+ 40.6%
5-2009	219	151	+ 45.0%
6-2009	199	149	+ 33.6%
12-Month Avg:	182	141	+ 28.7%

Two Year Picture: Housing Affordability Index



Months Supply of Inventory

June 2009 — 7.6 Months



Month	Current Year	One Year Previous	One Year Change
7-2008	10.6	9.6	+ 10.4%
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%
12-Month Avg:	8.7	9.5	- 9.1%

Two Year Picture: Months Supply of Inventory

