

# Weekly Market Activity Report



North Metro REALTORS® Association

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

## Week of January 25, 2010

### What to Watch For

Activity continues to pick up in the Twin Cities housing market as sellers and buyers bid a sad farewell to the Vikings' football season and the dormant holiday market begins to thaw. New listings, sales and inventory are steadily increasing as we prepare for the spring selling season.

For the week ending January 16 there were 571 signed purchase agreements, up 4.0 percent from a year ago. That's only the second week of year-over-year increase in the last nine. New listings were 8.3 percent higher than a year ago at 1,668, and the total inventory of homes available for sale currently sits at 20,459, down 18.9 percent from last year at this time.

With an extreme shortage of inventory in some of the lower price ranges, new listings may be welcome in that segment for the first time in several years. In the upper price ranges, sales activity is still declining and new sellers face a tougher market.

### Contents

<b>New Listings</b>	.....	<b>2</b>
<b>Pending Sales</b>	.....	<b>3</b>
<b>Active Listings</b>	.....	<b>4</b>
<b>Days on Market Until Sale</b>	.....	<b>5</b>
<b>Percent of Original List Price Received at Sale</b>	.....	<b>6</b>
<b>Supply-Demand Ratio</b>	.....	<b>7</b>
<b>Housing Affordability Index</b>	.....	<b>8</b>
<b>Months Supply of Inventory</b>	.....	<b>9</b>

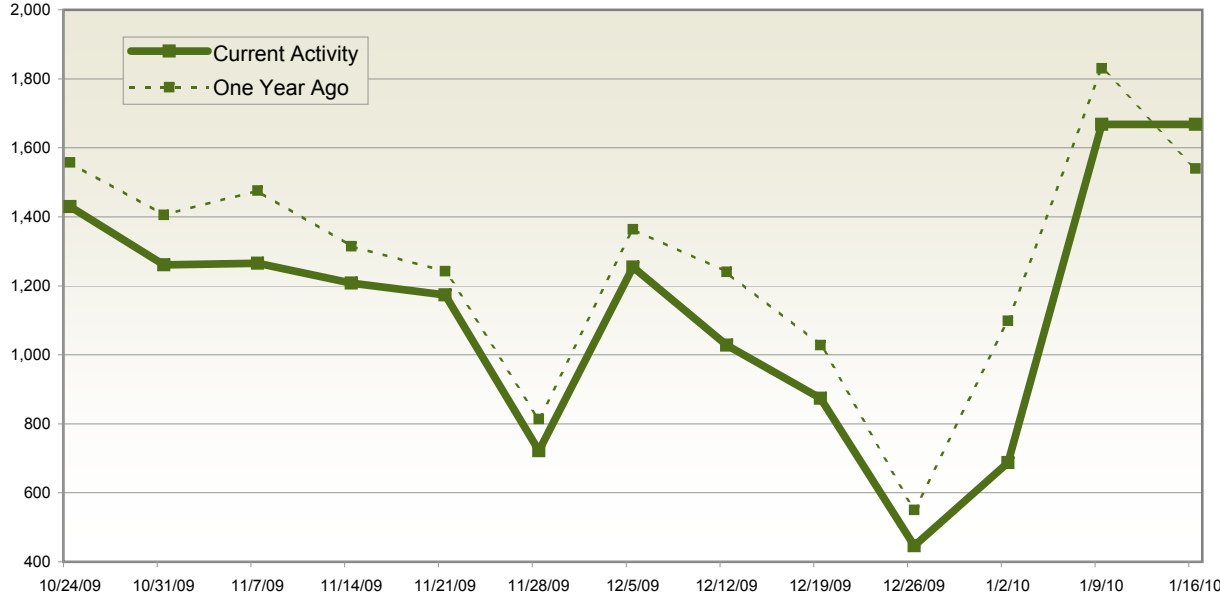
# New Listings

## As of January 25, 2010



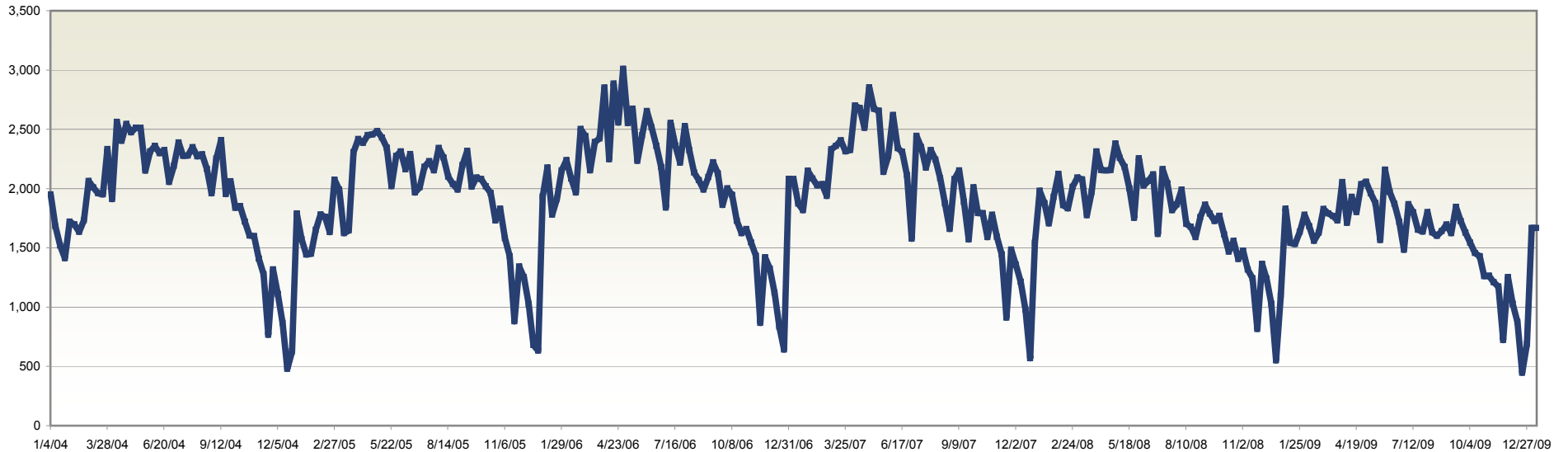
North Metro REALTORS® Association

### Last Three Months Weekly New Listings



For the week ending:	Current Activity	One Year Ago	One Year Change
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%
12/5/2009	1,254	1,364	- 8.1%
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%
<b>3-Month Total:</b>	<b>14,686</b>	<b>16,460</b>	<b>- 10.8%</b>

### Historical New Listings



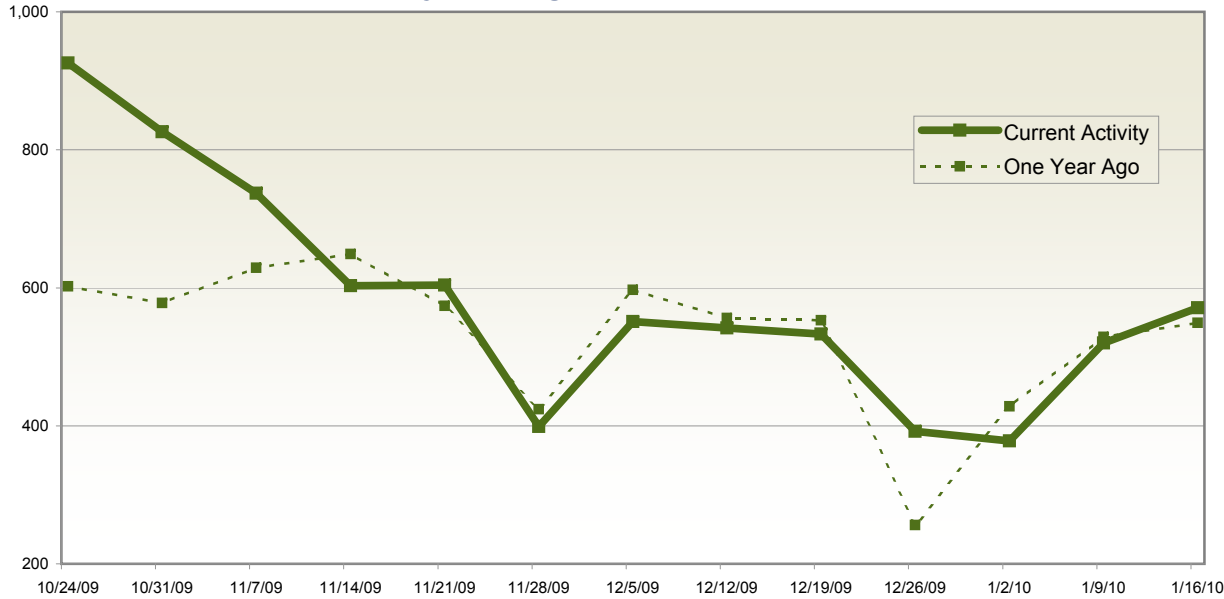
# Pending Sales

## As of January 25, 2010



North Metro REALTORS® Association

### Last Three Months Weekly Pending Sales



For the week ending:	Current Activity	One Year Ago	One Year Change
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%
12/5/2009	551	597	- 7.7%
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%
<b>3-Month Total:</b>	<b>7,582</b>	<b>6,924</b>	<b>+ 9.5%</b>

### Historical Pending Sales



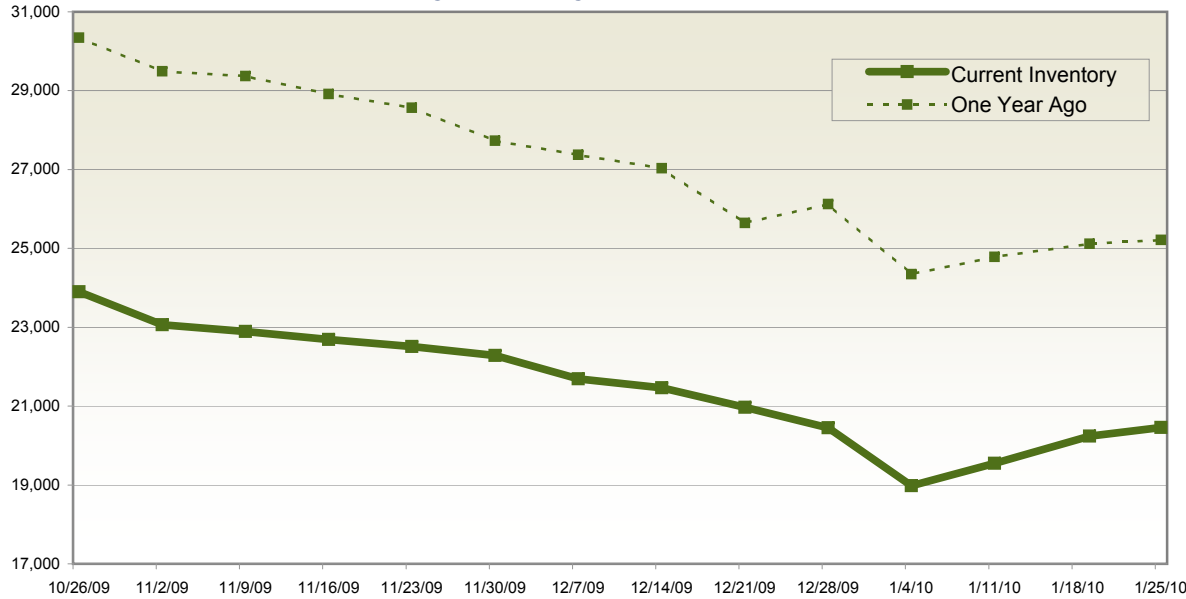
# Active Listings for Sale

## As of January 25, 2010



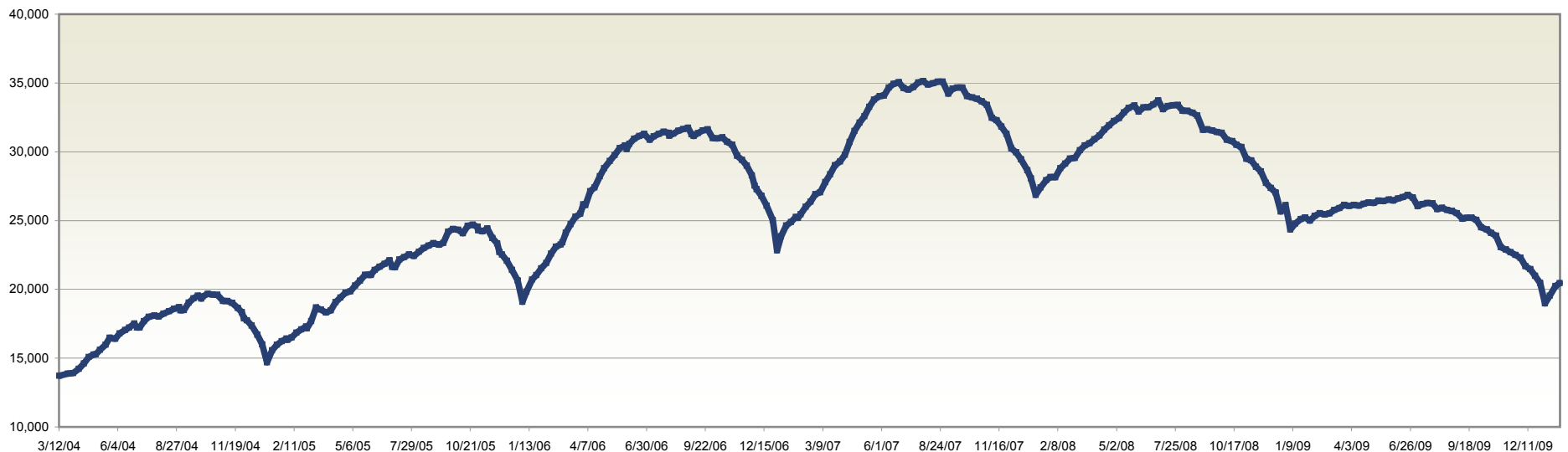
North Metro REALTORS® Association

### Last Three Months Weekly Inventory for Sale



Inventory as of:	Current Inventory	One Year Ago	One Year Change
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%
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%
<b>3-Month Avg:</b>	<b>21,325</b>	<b>26,899</b>	<b>- 20.7%</b>

### Historical Weekly Inventory for Sale

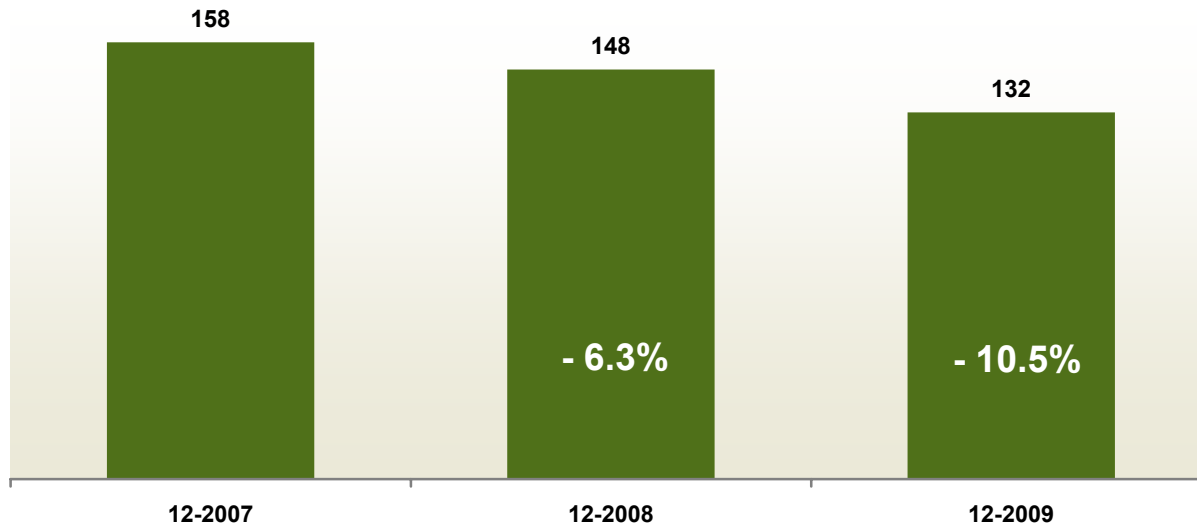


# Days on Market Until Sale

December 2009 — 132

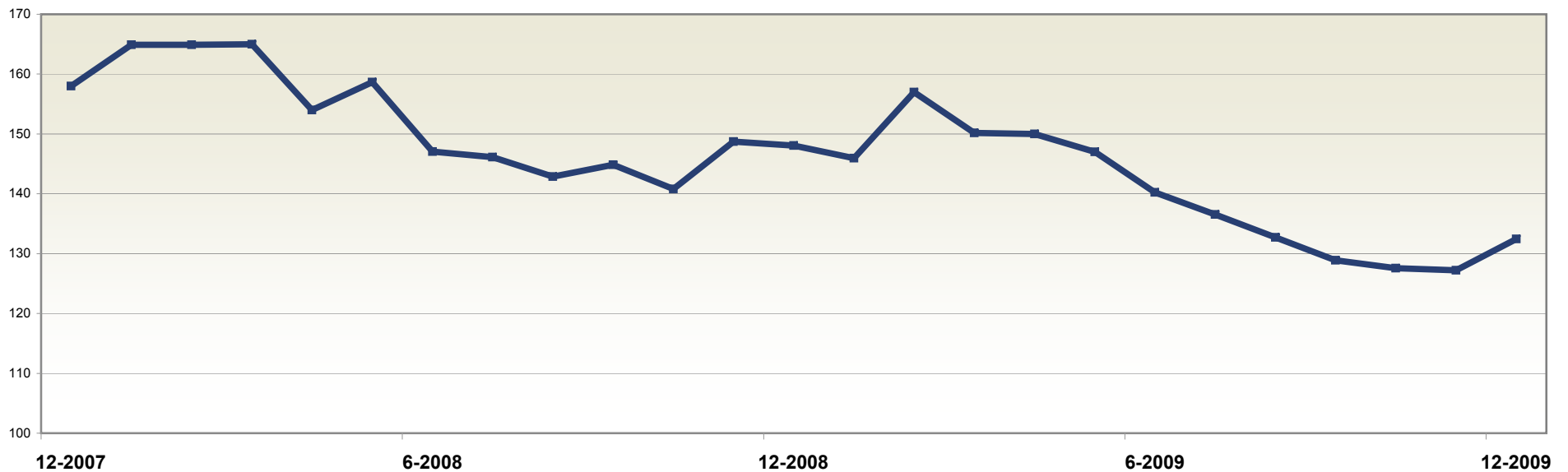


North Metro REALTORS® Association



Month	Current Year	One Year Previous	One Year Change
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%
12-2009	132	148	- 10.5%
<b>12-Month Avg:</b>	<b>140</b>	<b>152</b>	<b>- 8.2%</b>

## Two Year Picture: Days on Market Until Sale

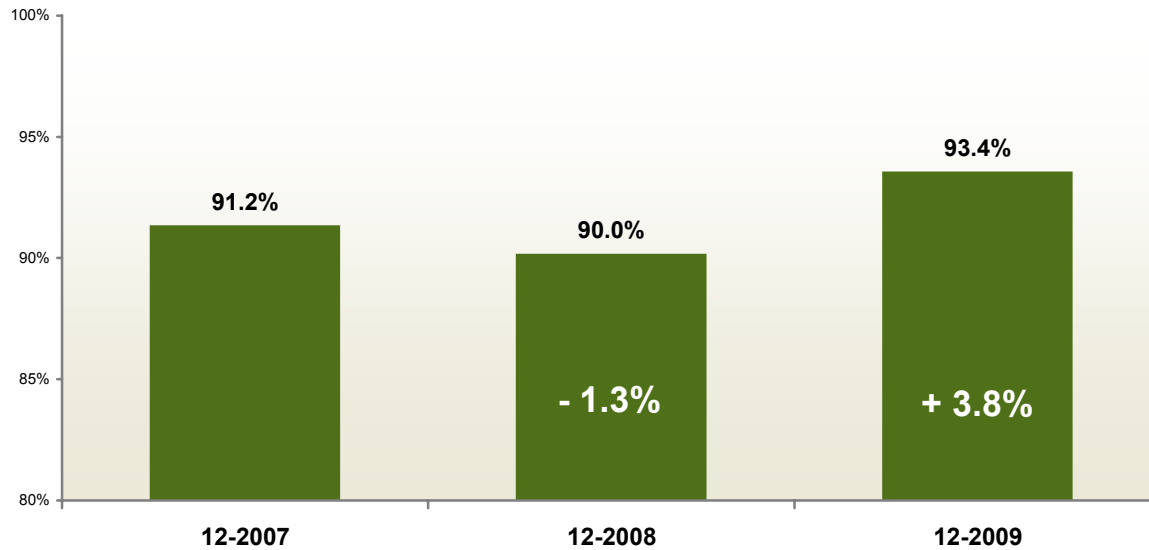


# Percent of Original List Price Received at Sale

December 2009 — 93.4%

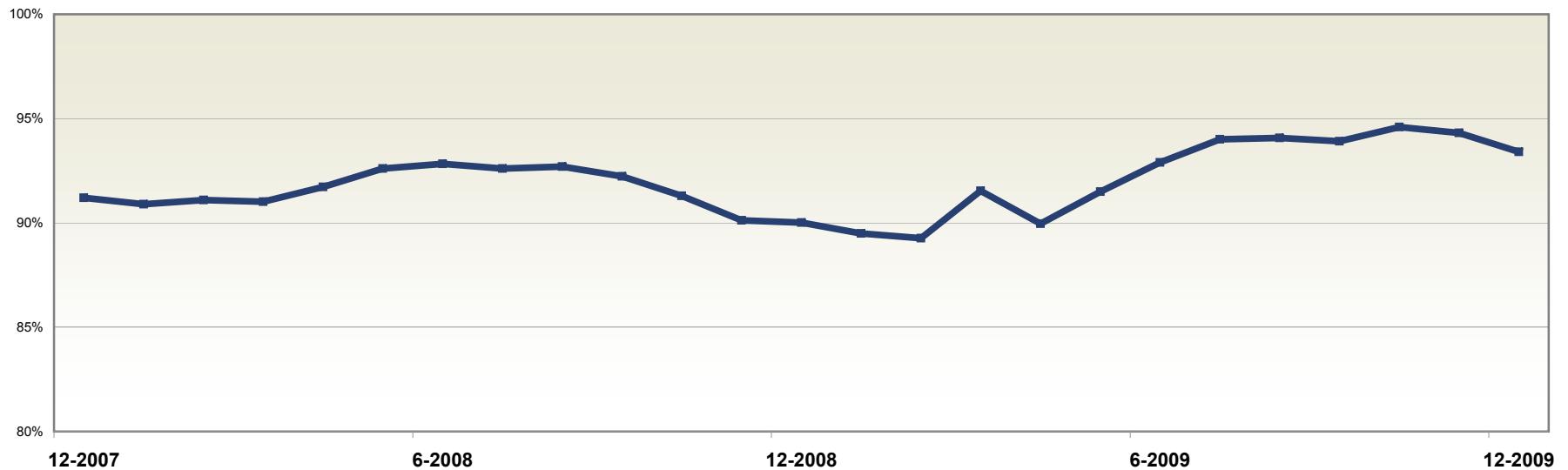


North Metro REALTORS® Association



Month	Current Year	One Year Previous	One Year Change
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%
12-2009	93.4%	90.0%	+ 3.8%
<b>12-Month Avg:</b>	<b>92.4%</b>	<b>91.6%</b>	<b>+ 0.9%</b>

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

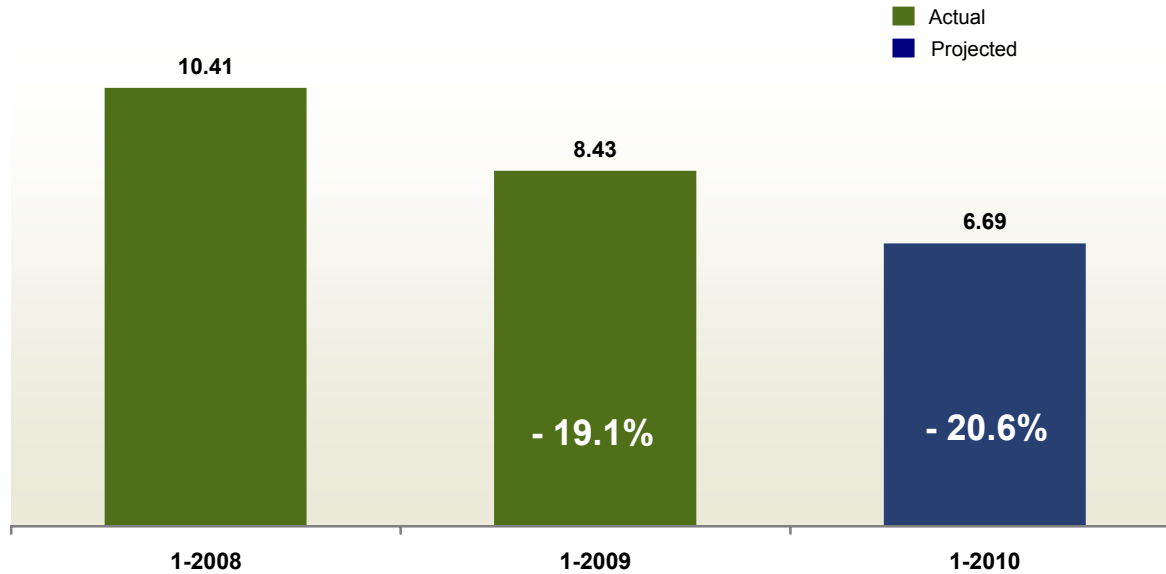


# Supply Demand Ratio

January 2010 — 6.69 Houses Per Buyer

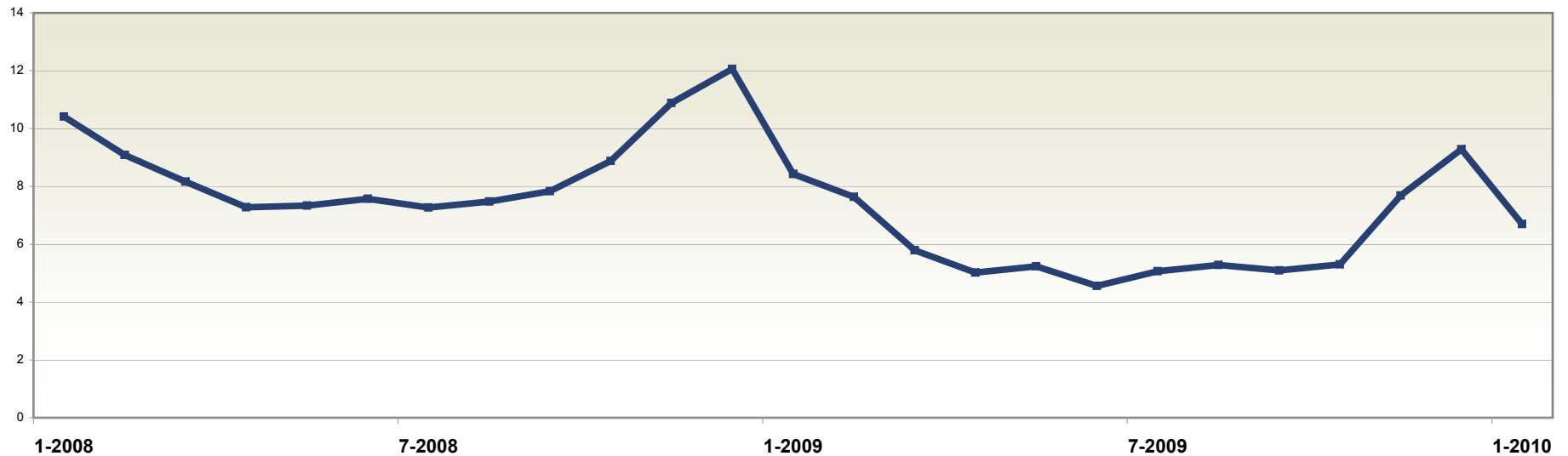


North Metro REALTORS® Association



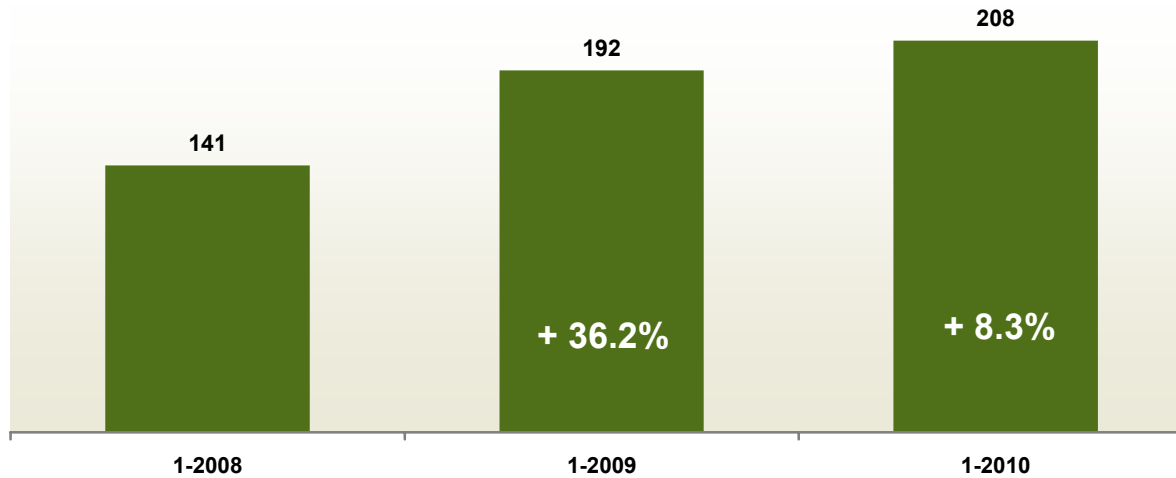
Month	Current Year	One Year Previous	One Year Change
2-2009	7.64	9.09	- 16.0%
3-2009	5.79	8.16	- 29.1%
4-2009	5.02	7.28	- 31.0%
5-2009	5.23	7.33	- 28.6%
6-2009	4.55	7.57	- 39.9%
7-2009	5.06	7.27	- 30.3%
8-2009	5.28	7.48	- 29.4%
9-2009	5.10	7.83	- 34.9%
10-2009	5.30	8.88	- 40.3%
11-2009	7.69	10.88	- 29.3%
12-2009	9.28	12.06	- 23.0%
1-2010	6.69	8.43	- 20.6%
<b>12-Month Avg:</b>	<b>6.05</b>	<b>8.52</b>	<b>- 29.0%</b>

## Two Year Picture: Supply-Demand Ratio



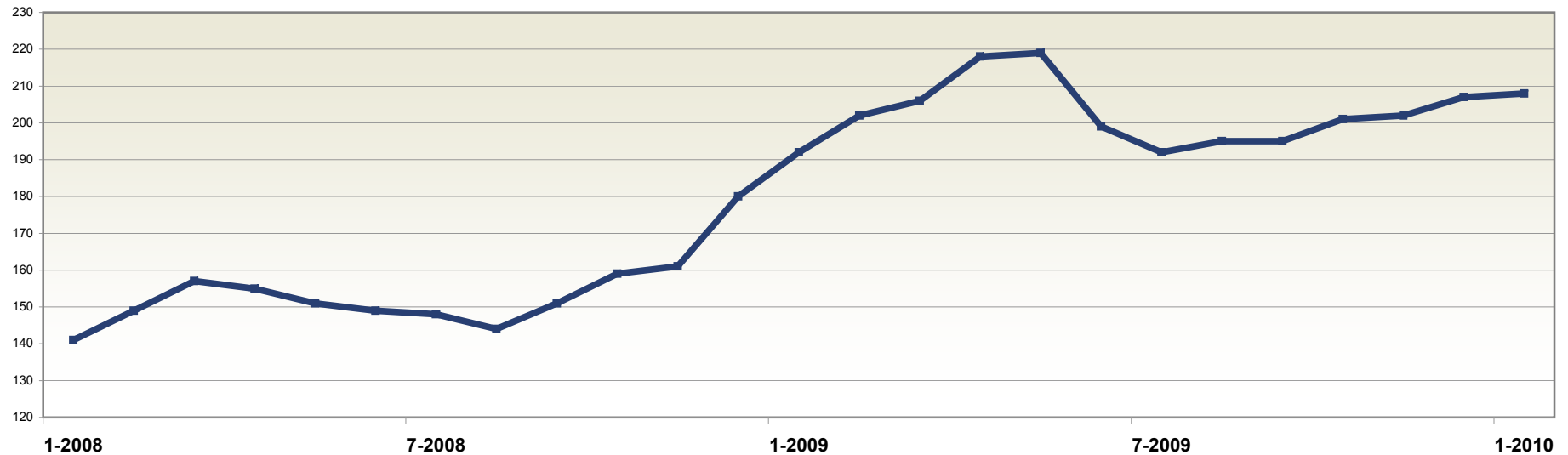
# Housing Affordability Index

January 2010 — 208



Month	Current Year	One Year Previous	One Year Change
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%
12-2009	207	180	+ 15.0%
1-2010	208	192	+ 8.3%
<b>12-Month Avg:</b>	<b>204</b>	<b>158</b>	<b>+ 28.9%</b>

## Two Year Picture: Housing Affordability Index

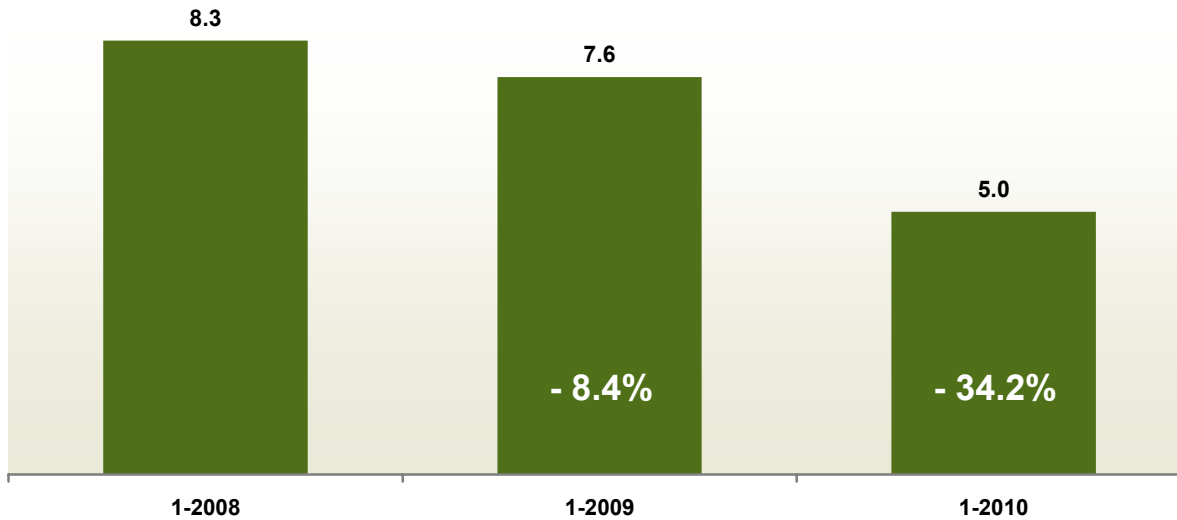


# Months Supply of Inventory

January 2010 — 5.0 Months



North Metro REALTORS® Association



Month	Current Year	One Year Previous	One Year Change
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%
12-2009	5.7	8.5	- 32.9%
1-2010	5.0	7.6	- 34.2%
<b>12-Month Avg:</b>	<b>6.9</b>	<b>9.5</b>	<b>- 26.9%</b>

## Two Year Picture: Months Supply of Inventory

