

Weekly Market Activity Report



North Metro REALTORS® Association

A free research tool from the North Metro REALTORS® Association
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Week of February 22, 2010

What to Watch For

The Twin Cities housing market in early 2010 looks pretty much like it did in early 2009. How similar? Over the last three months, there have been 7,189 signed purchase agreements; there were 7,186 a year ago during the same time period. Eerie, no? Robotic precision.

For the week ending February 13, there were 711 pending sales, down 2.7 percent from last year, and new listings posted 1,764 units, up 4.9 percent from a year ago. The only thing that's really changed much is the supply of available homes, which continues to dwindle relative to a year ago. The current stock of 22,271 available homes represents a 12.4 percent decline from a year ago.

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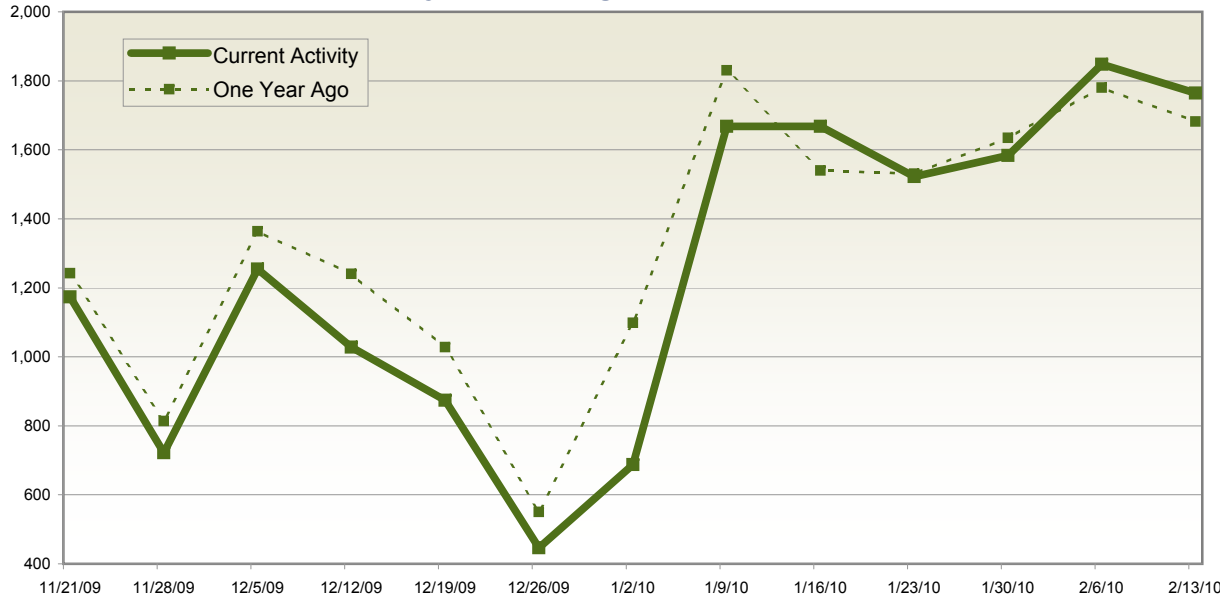
New Listings

As of February 22, 2010



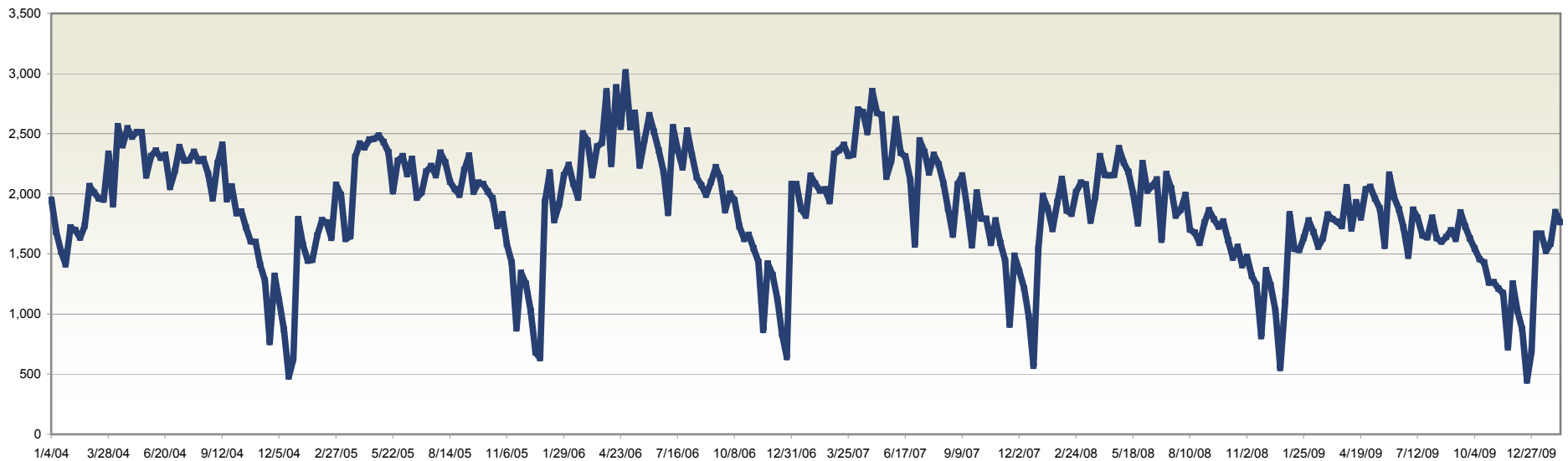
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Last Three Months Weekly New Listings



For the week ending:	Current Activity	One Year Ago	One Year Change
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%
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%
3-Month Total:	16,240	17,334	- 6.3%

Historical New Listings



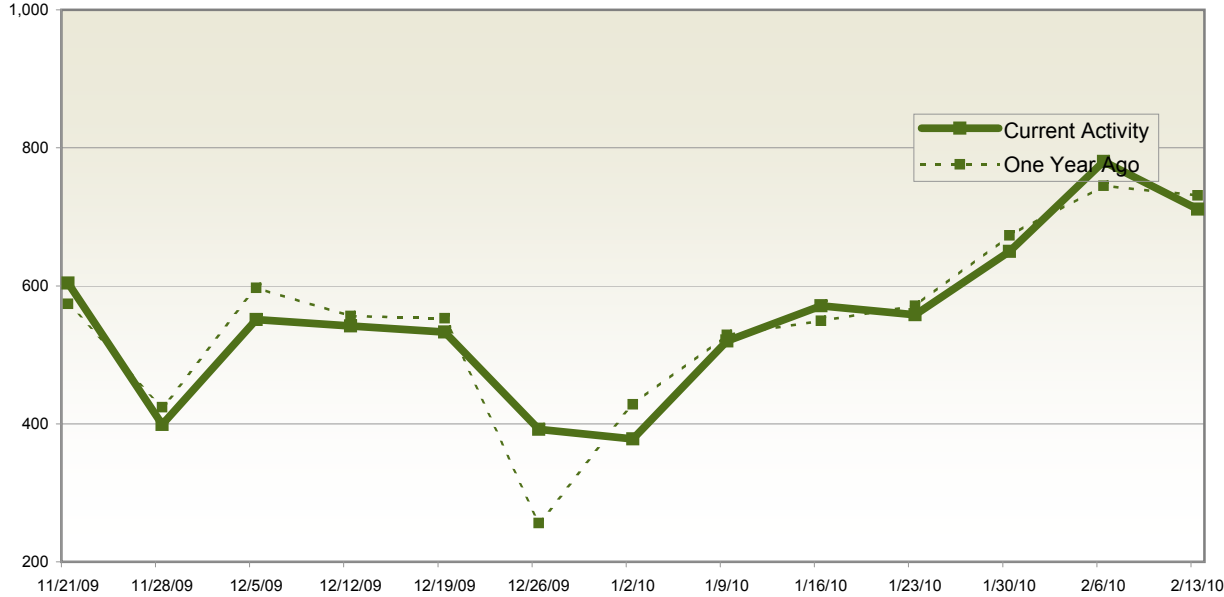
Pending Sales

As of February 22, 2010



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Last Three Months Weekly Pending Sales



For the week ending:	Current Activity	One Year Ago	One Year Change
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%
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%
3-Month Total:	7,189	7,186	+ 0.0%

Historical Pending Sales



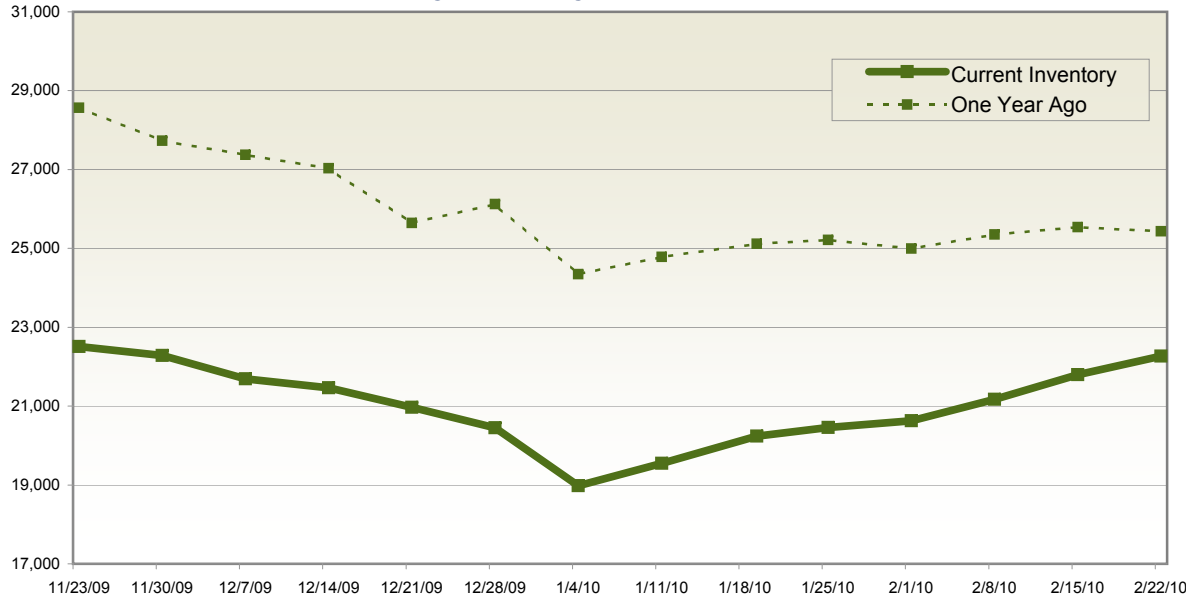
Active Listings for Sale

As of February 22, 2010



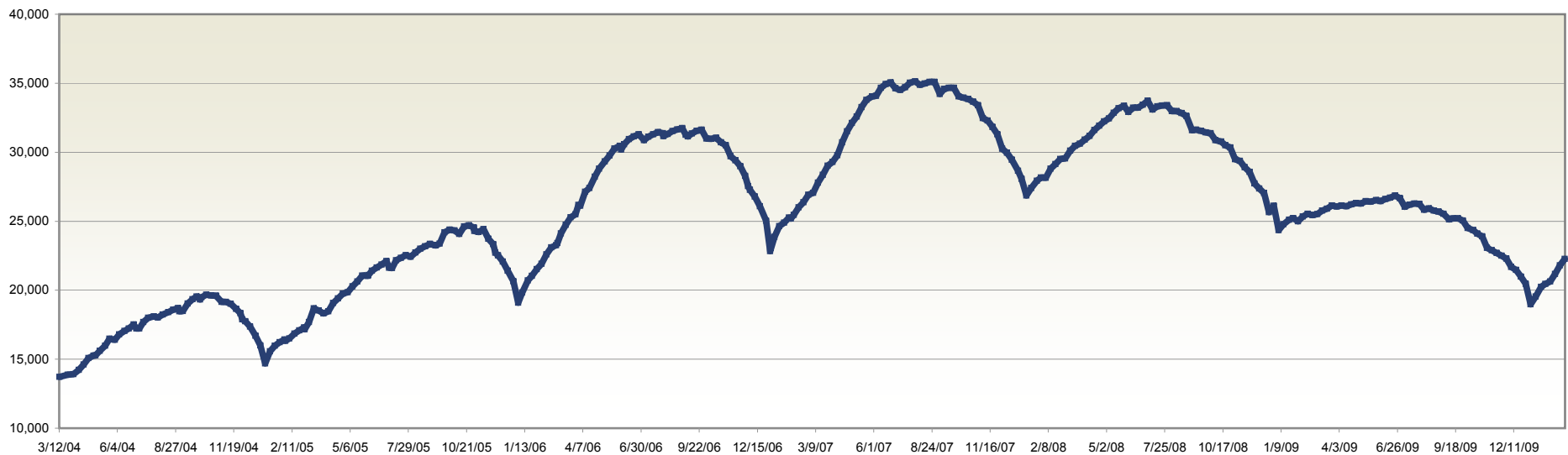
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Last Three Months Weekly Inventory for Sale



Inventory as of:	Current Inventory	One Year Ago	One Year Change
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%
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-Month Avg:	20,919	25,744	- 18.7%

Historical Weekly Inventory for Sale

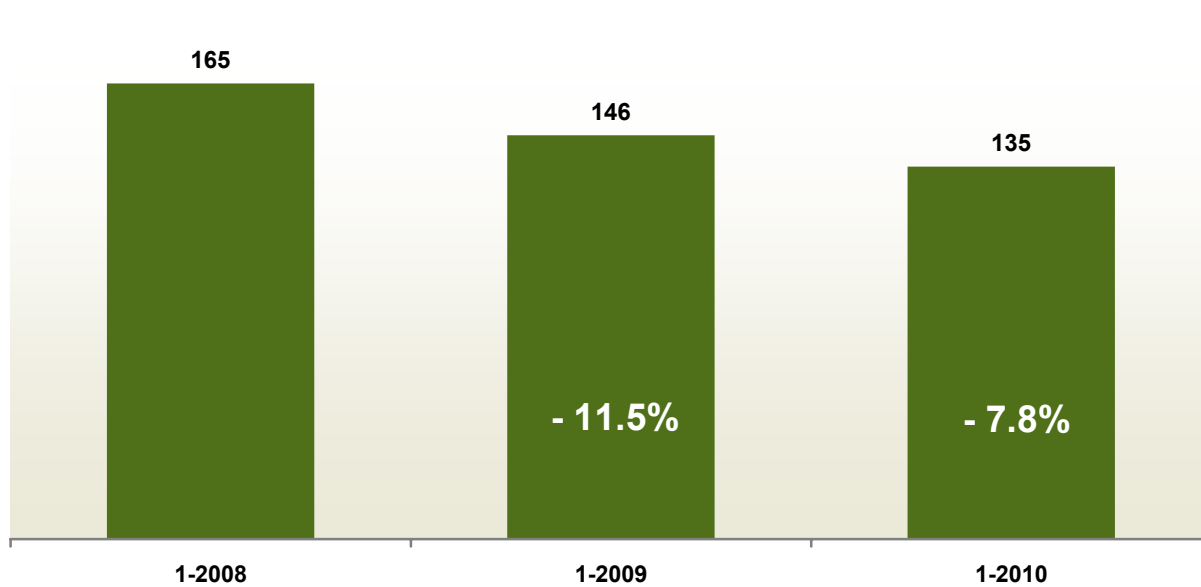


Days on Market Until Sale

January 2010 — 135

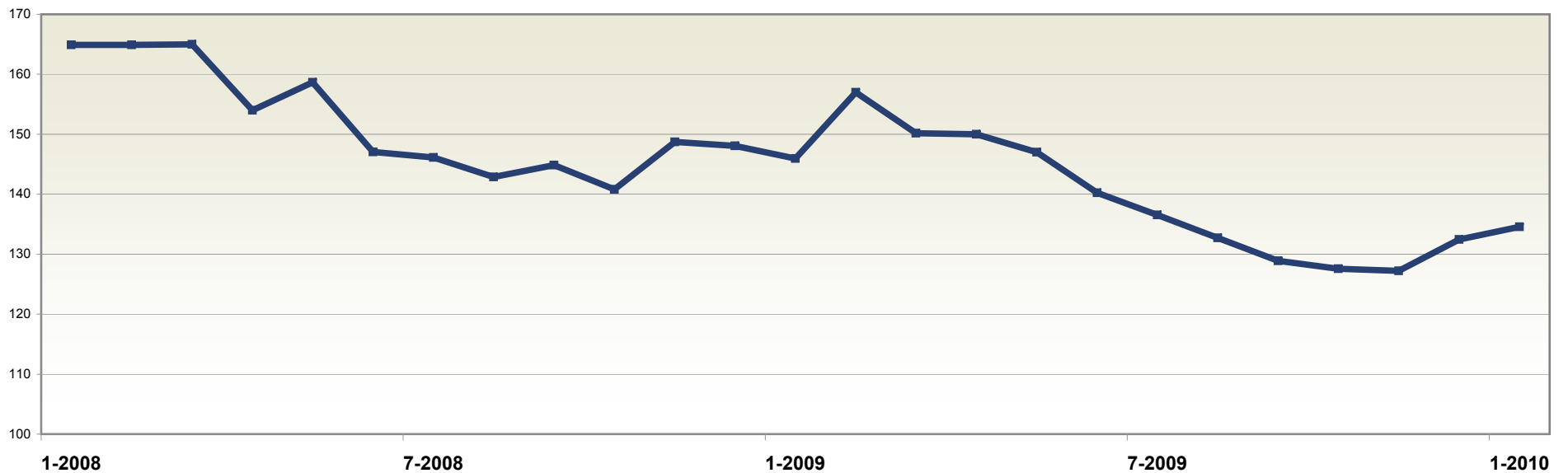


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Month	Current Year	One Year Previous	One Year Change
2-2009	157	165	- 4.8%
3-2009	150	165	- 9.0%
4-2009	150	154	- 2.6%
5-2009	147	159	- 7.3%
6-2009	140	147	- 4.6%
7-2009	137	146	- 6.6%
8-2009	133	143	- 7.1%
9-2009	129	145	- 11.0%
10-2009	128	141	- 9.4%
11-2009	127	149	- 14.5%
12-2009	132	148	- 10.5%
1-2010	135	146	- 7.8%
12-Month Avg:	139	151	- 7.9%

Two Year Picture: Days on Market Until Sale

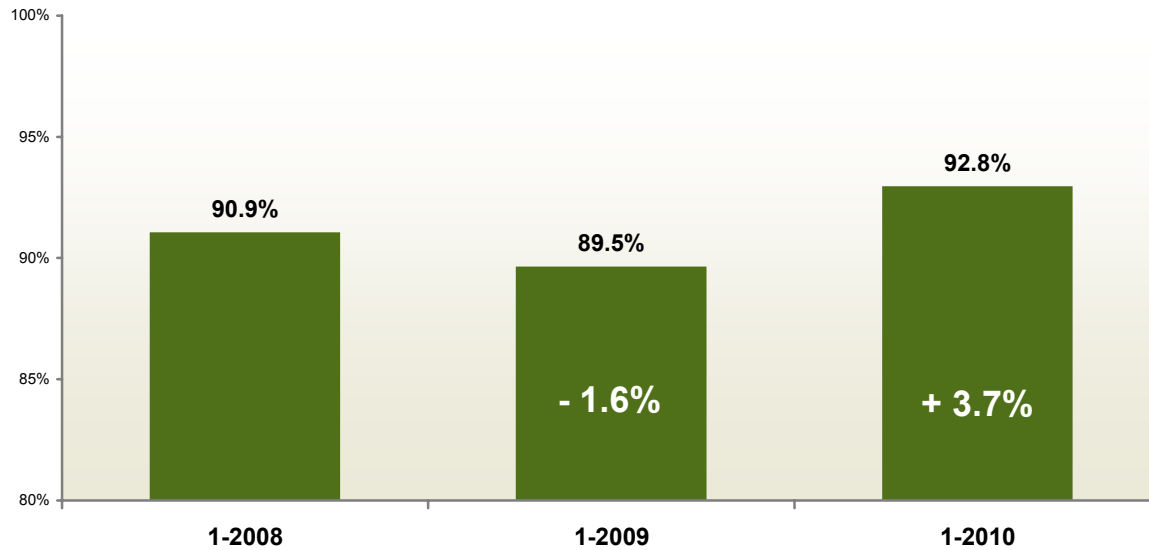


Percent of Original List Price Received at Sale

January 2010 — 92.8%

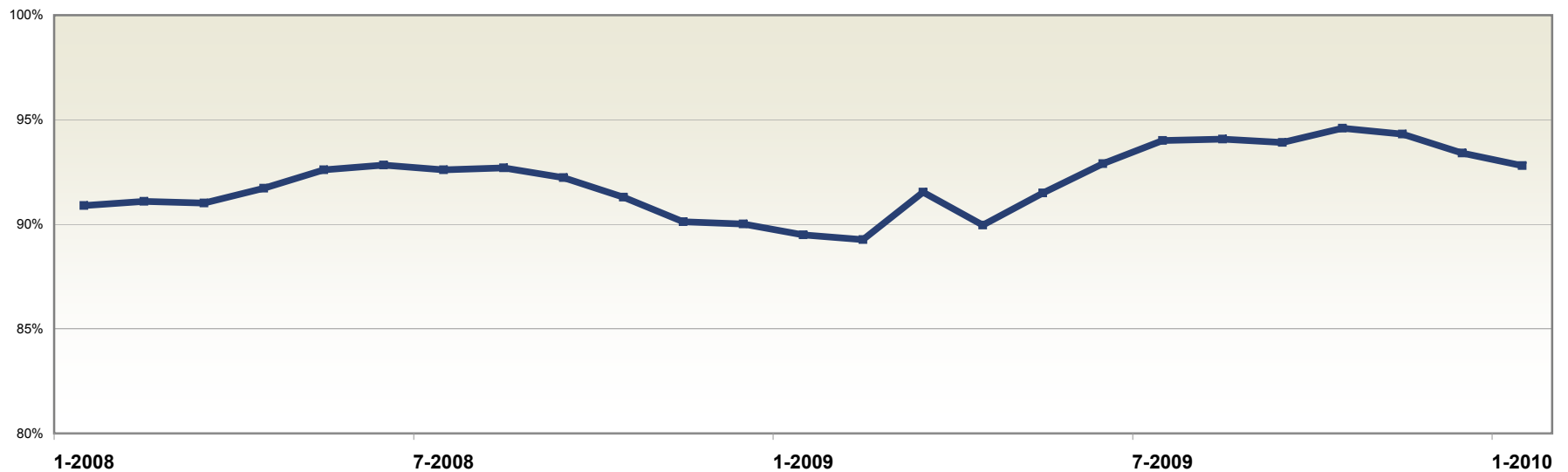


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Month	Current Year	One Year Previous	One Year Change
2-2009	89.3%	91.1%	- 2.0%
3-2009	91.5%	91.0%	+ 0.6%
4-2009	90.0%	91.7%	- 1.9%
5-2009	91.5%	92.6%	- 1.2%
6-2009	92.9%	92.8%	+ 0.1%
7-2009	94.0%	92.6%	+ 1.5%
8-2009	94.1%	92.7%	+ 1.5%
9-2009	93.9%	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%
1-2010	92.8%	89.5%	+ 3.7%
12-Month Avg:	92.7%	91.5%	+ 1.3%

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

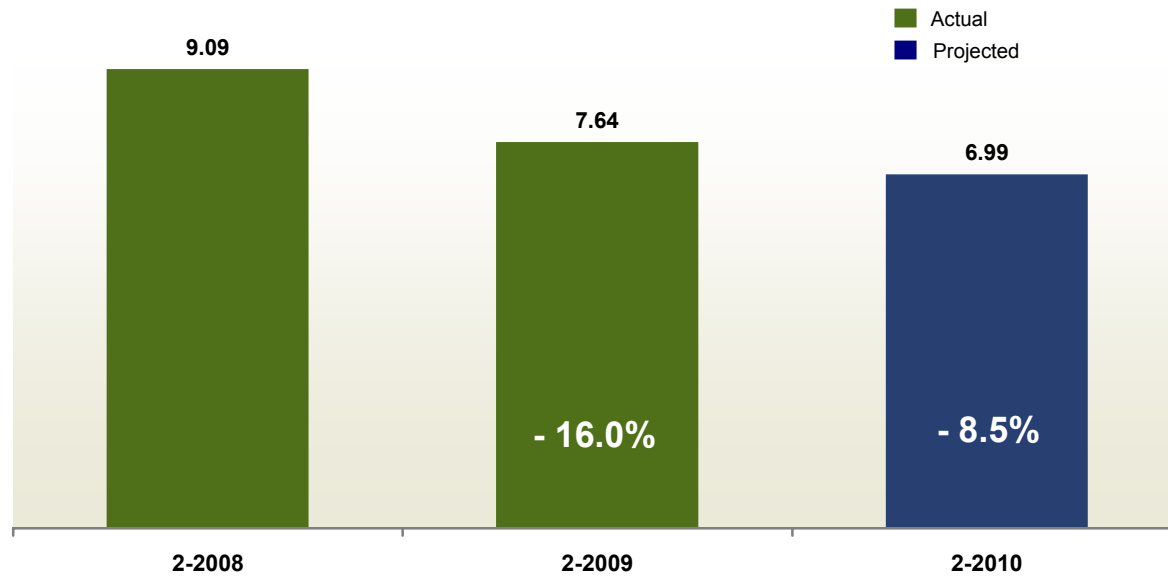


Supply Demand Ratio

February 2010 — 6.99 Houses Per Buyer

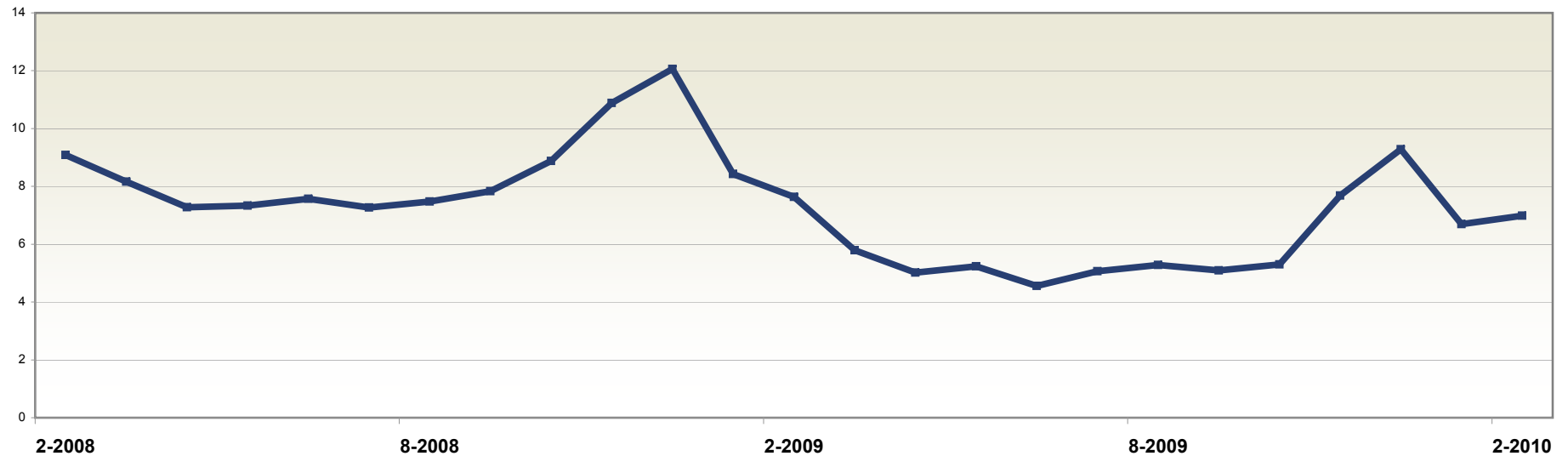


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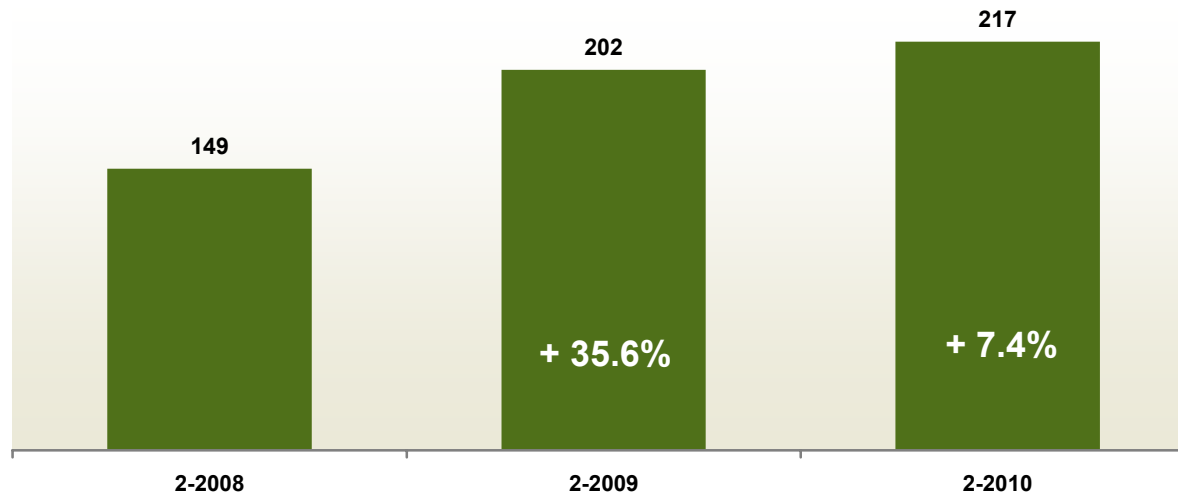
Month	Current Year	One Year Previous	One Year Change
3-2009	5.79	8.16	- 29.1%
4-2009	5.02	7.28	- 31.0%
5-2009	5.23	7.33	- 28.6%
6-2009	4.55	7.57	- 39.9%
7-2009	5.06	7.27	- 30.3%
8-2009	5.28	7.48	- 29.4%
9-2009	5.10	7.83	- 34.9%
10-2009	5.30	8.88	- 40.3%
11-2009	7.69	10.88	- 29.3%
12-2009	9.28	12.06	- 23.0%
1-2010	6.69	8.43	- 20.6%
2-2010	6.99	7.64	- 8.5%
12-Month Avg:	6.00	8.40	- 28.6%

Two Year Picture: Supply-Demand Ratio



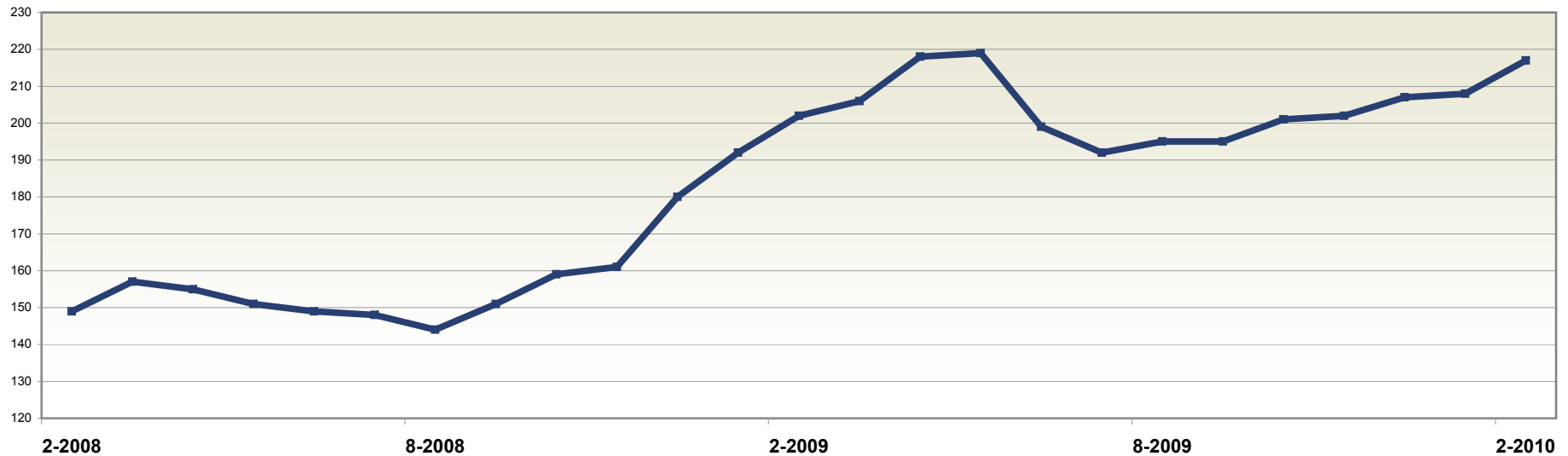
Housing Affordability Index

February 2010 — 217



Month	Current Year	One Year Previous	One Year Change
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%
2-2010	217	202	+ 7.4%
12-Month Avg:	205	162	+ 26.2%

Two Year Picture: Housing Affordability Index

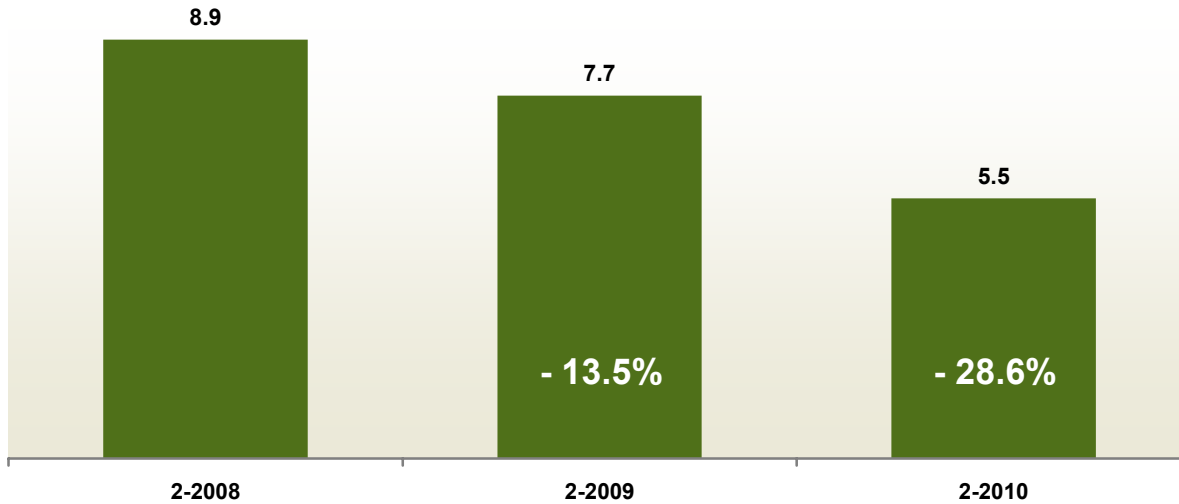


Months Supply of Inventory

February 2010 — 5.5 Months



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Month	Current Year	One Year Previous	One Year Change
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%
2-2010	5.5	7.7	- 28.6%
12-Month Avg:	6.8	9.4	- 28.0%

Two Year Picture: Months Supply of Inventory

