

# 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 March 1, 2010

### What to Watch For

Over the last three weeks, the number of new listings has grown at a stronger pace than we saw in 2009. For the week ending February 20, there were 1,833 new listings, an increase of 17.7 percent from a year ago. The recent uptick is likely a combination of the typical spring increase in activity coupled with the effects of the \$6,500 tax credit available to move-up buyers. Consumers who have lived in their current residence for 5 of the last 8 years are eligible to receive the credit when they purchase a home before April 30.

Also for the week ending February 20, pending sales made a 9.9 percent year-over-year jump after staying even with last year for several consecutive weeks.

The Supply-Demand Ratio for March is 5.39, which means there are 5.39 homes available for each buyer. That's 6.9 percent below last year's number and is another indication of dwindling supply.

### 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>

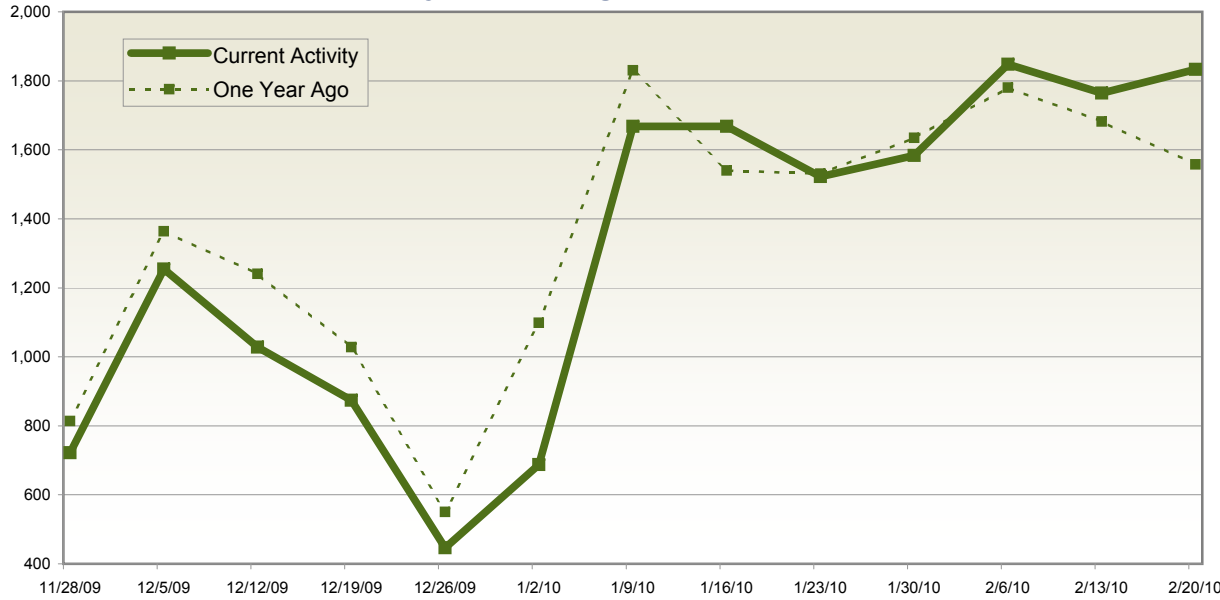
# New Listings

## As of March 1, 2010



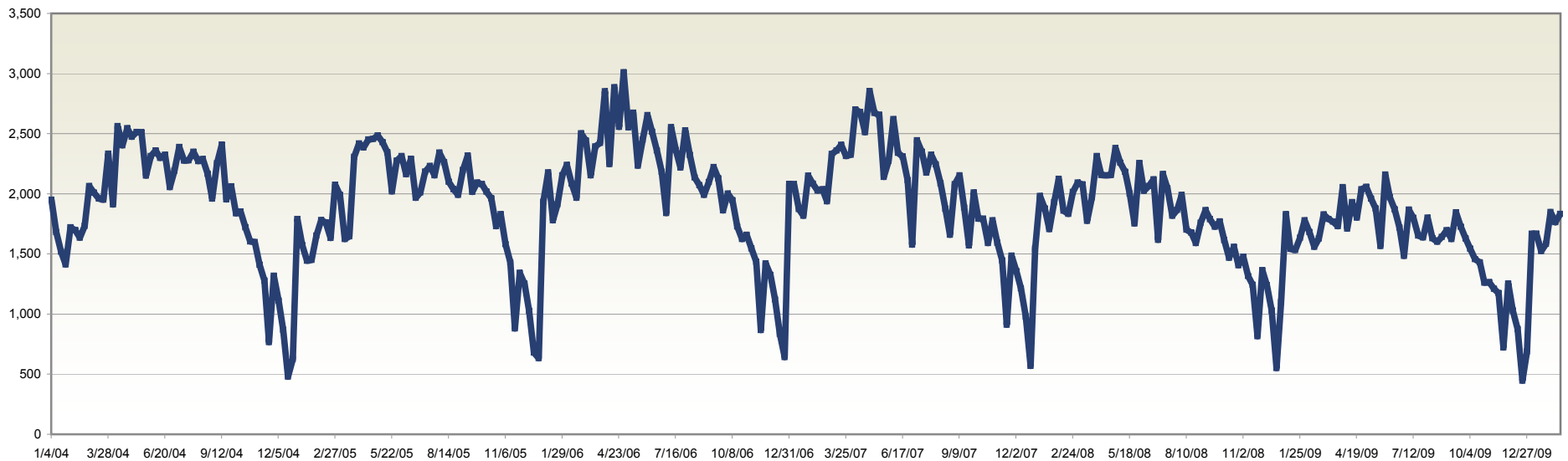
North Metro REALTORS® Association

### Last Three Months Weekly New Listings



For the week ending:	Current Activity	One Year Ago	One Year Change
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%
2/20/2010	1,833	1,558	+ 17.7%
<b>3-Month Total:</b>	<b>16,899</b>	<b>17,650</b>	<b>- 4.3%</b>

### Historical New Listings



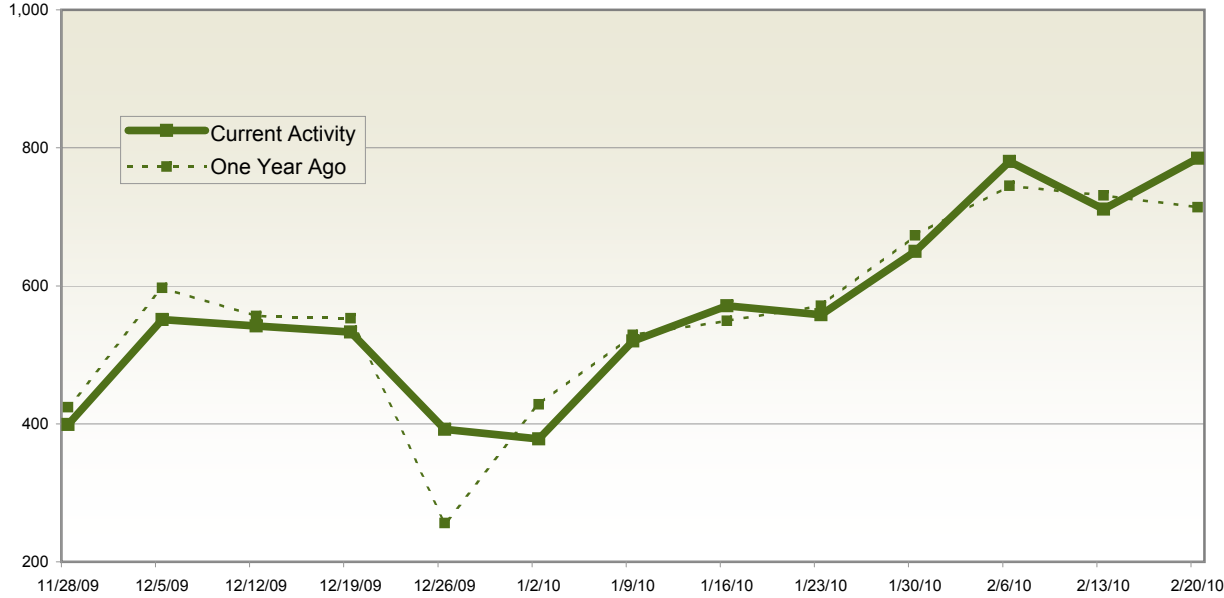
# Pending Sales

As of March 1, 2010



North Metro REALTORS® Association

## Last Three Months Weekly Pending Sales



For the week ending:	Current Activity	One Year Ago	One Year Change
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%
2/20/2010	785	714	+ 9.9%
<b>3-Month Total:</b>	<b>7,370</b>	<b>7,326</b>	<b>+ 0.6%</b>

## Historical Pending Sales



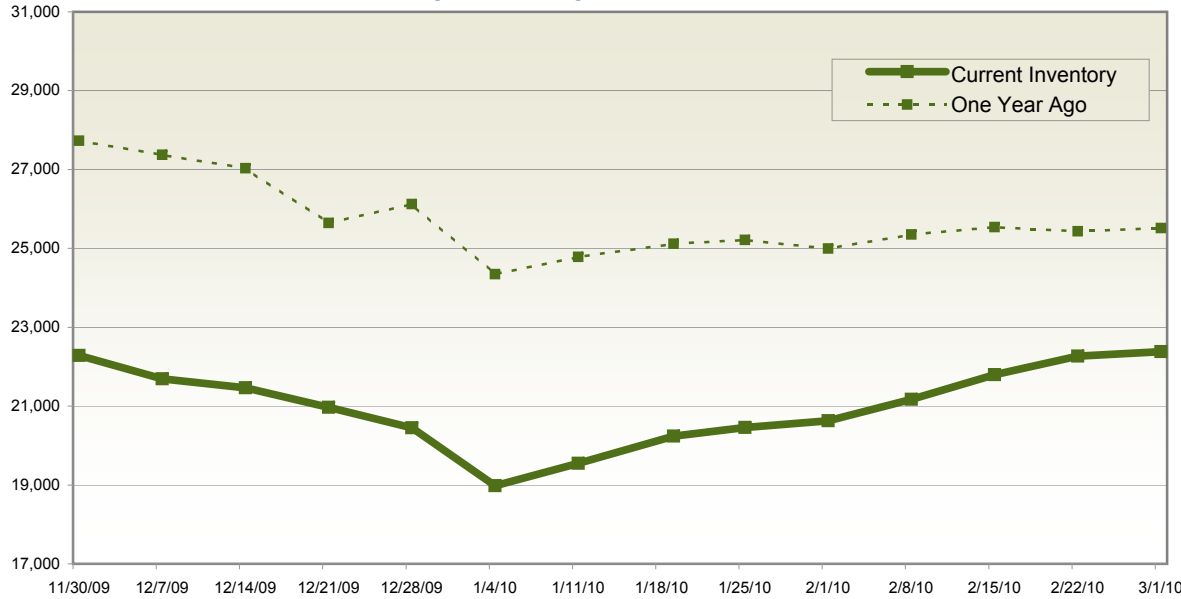
# Active Listings for Sale

As of March 1, 2010



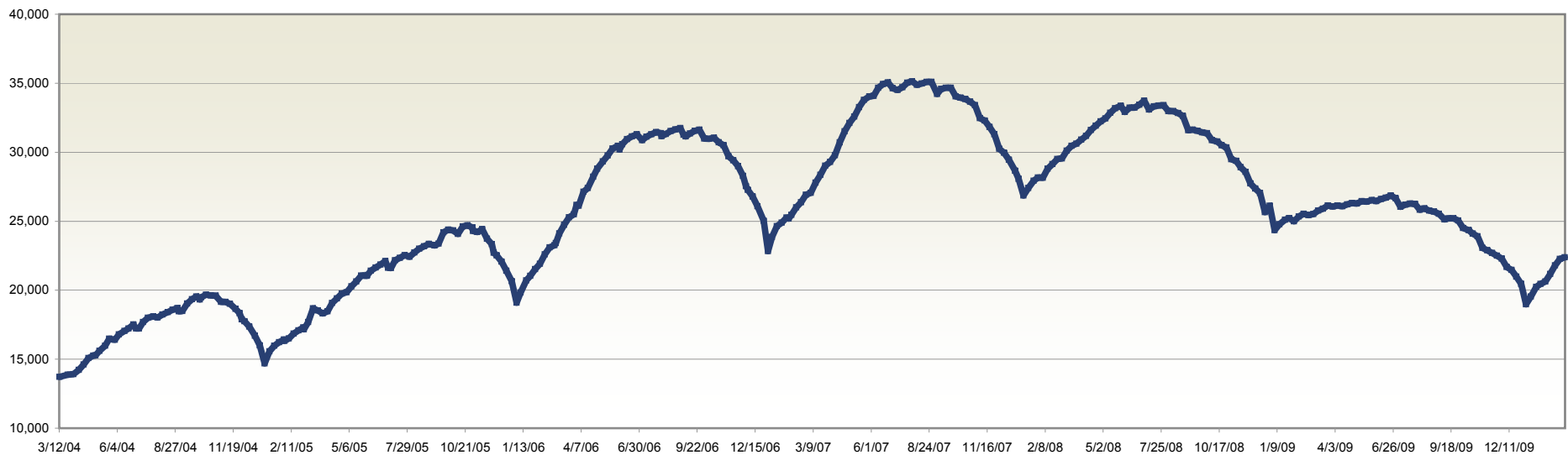
North Metro REALTORS® Association

### Last Three Months Weekly Inventory for Sale



Inventory as of:	Current Inventory	One Year Ago	One Year Change
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%
3/1/2010	22,377	25,513	- 12.3%
<b>3-Month Avg:</b>	<b>20,926</b>	<b>25,573</b>	<b>- 18.2%</b>

### Historical Weekly Inventory for Sale

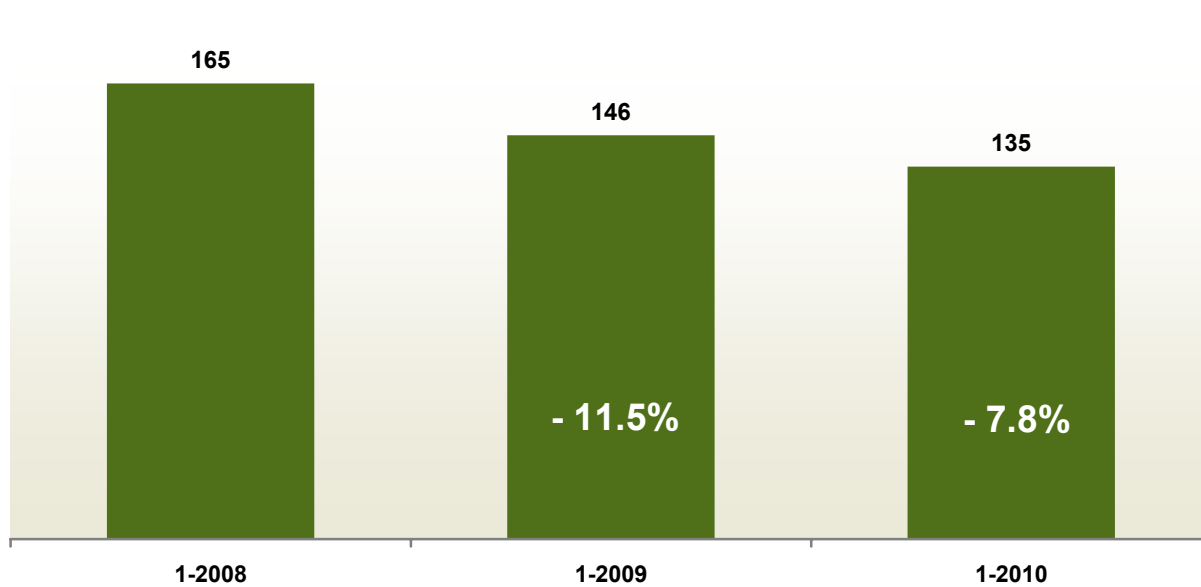


# Days on Market Until Sale

January 2010 — 135

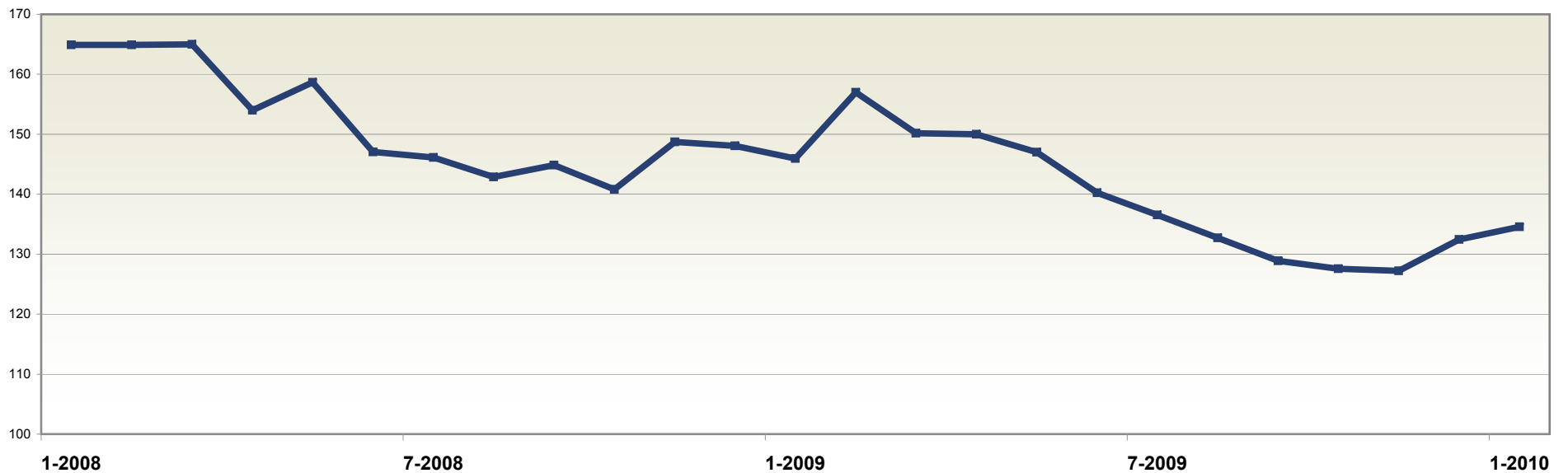


North Metro REALTORS® Association



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%
<b>12-Month Avg:</b>	<b>139</b>	<b>151</b>	<b>- 7.9%</b>

## Two Year Picture: Days on Market Until Sale

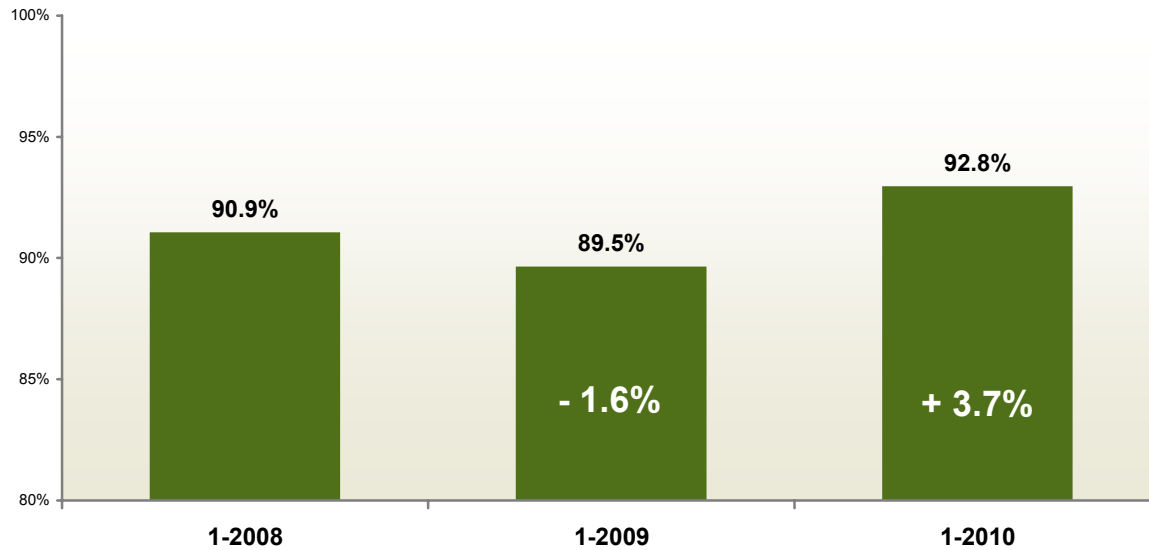


# Percent of Original List Price Received at Sale

January 2010 — 92.8%

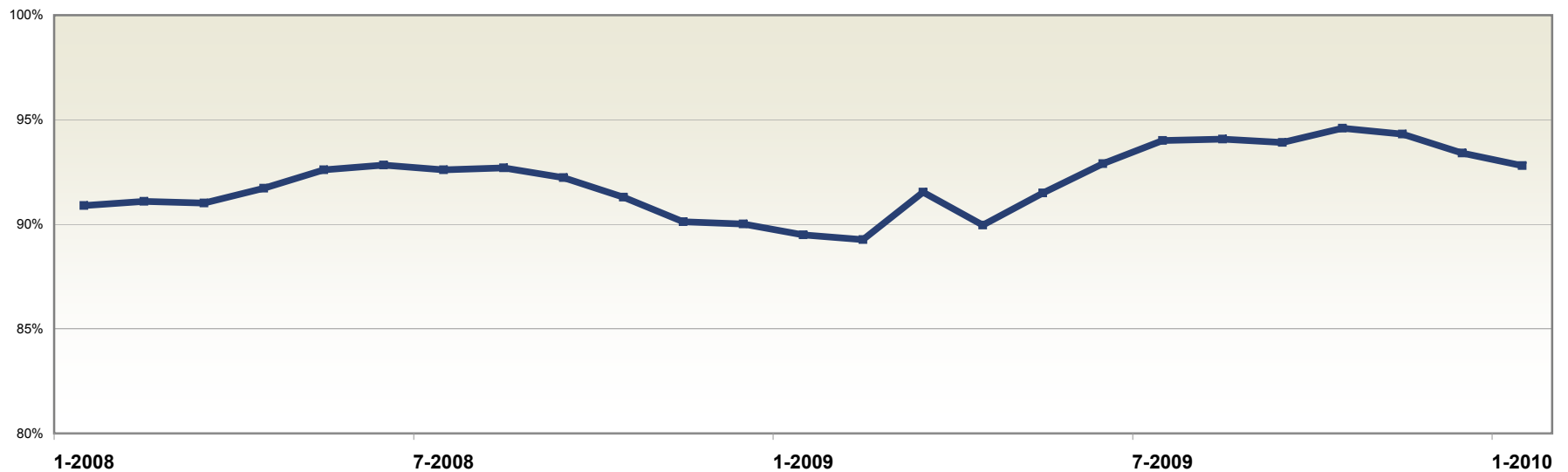


North Metro REALTORS® Association



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%
<b>12-Month Avg:</b>	<b>92.7%</b>	<b>91.5%</b>	<b>+ 1.3%</b>

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

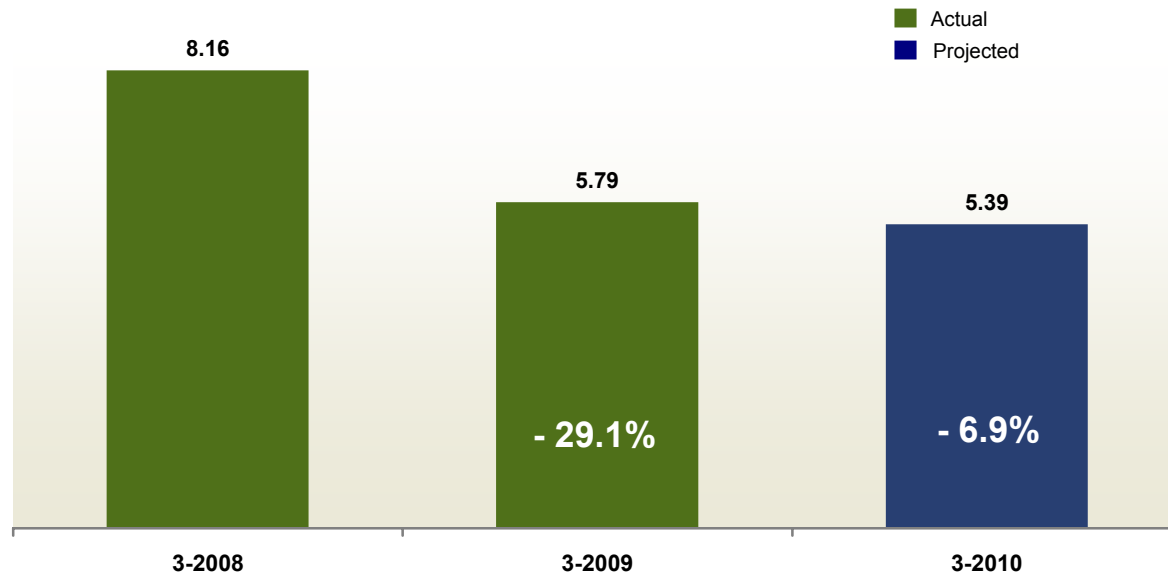


# Supply Demand Ratio

March 2010 — 5.39 Houses Per Buyer

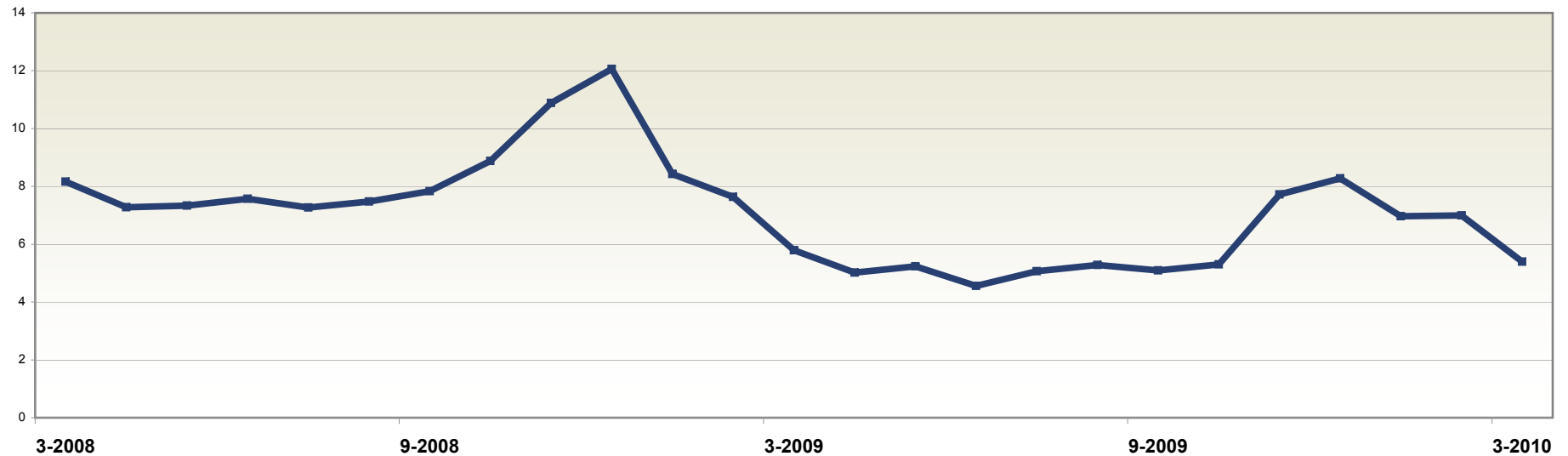


North Metro REALTORS® Association



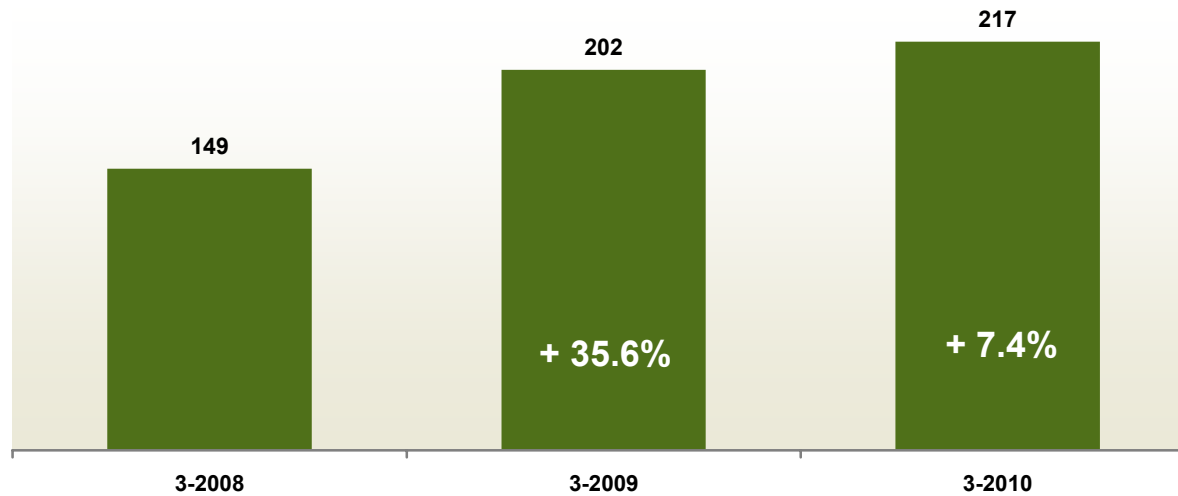
Month	Current Year	One Year Previous	One Year Change
4-2009	5.02	7.28	-31.0%
5-2009	5.23	7.33	-28.6%
6-2009	4.55	7.57	-39.9%
7-2009	5.06	7.27	-30.3%
8-2009	5.28	7.48	-29.4%
9-2009	5.10	7.83	-34.9%
10-2009	5.30	8.88	-40.3%
11-2009	7.72	10.88	-29.0%
12-2009	8.27	12.06	-31.4%
1-2010	6.97	8.43	-17.3%
2-2010	6.99	7.64	-8.4%
3-2010	5.39	5.79	-6.9%
<b>12-Month Avg:</b>	<b>5.91</b>	<b>8.20</b>	<b>-28.0%</b>

## Two Year Picture: Supply-Demand Ratio



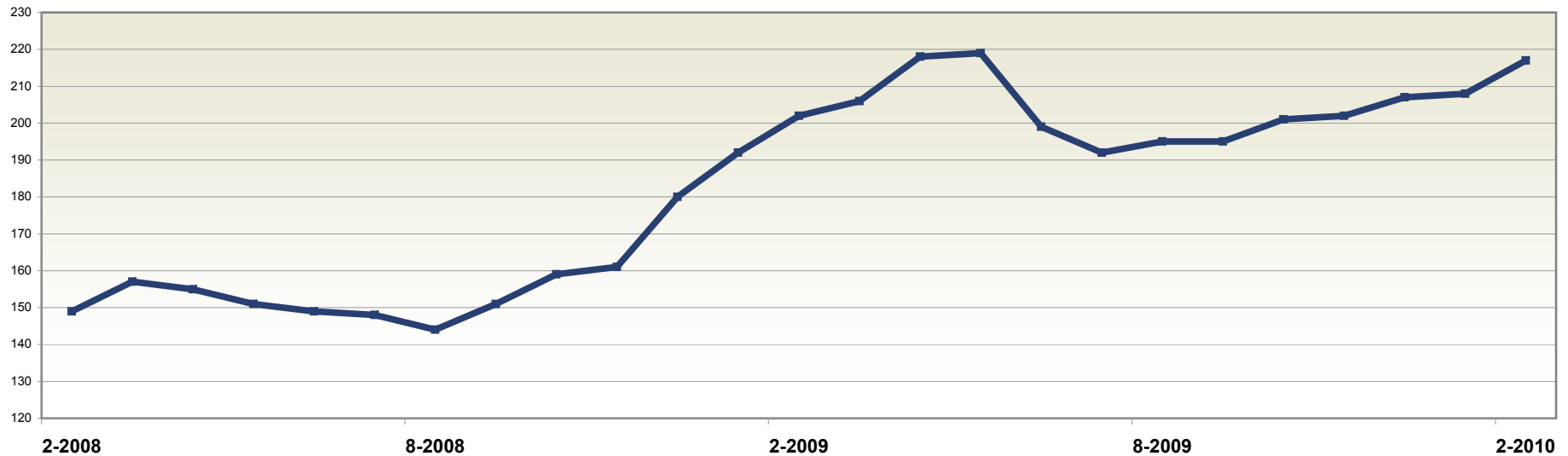
# Housing Affordability Index

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%
<b>12-Month Avg:</b>	<b>205</b>	<b>162</b>	<b>+ 26.2%</b>

## Two Year Picture: Housing Affordability Index

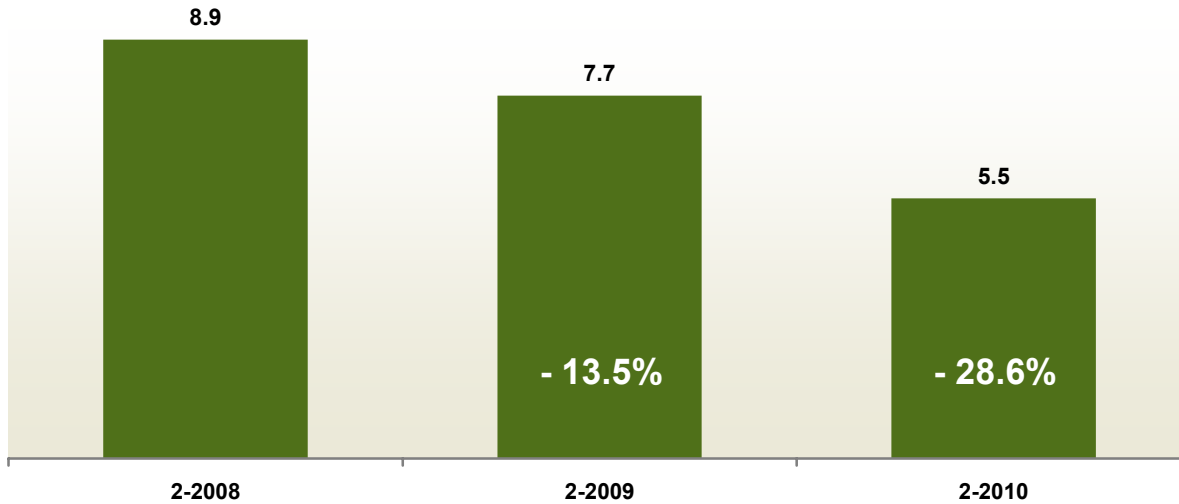


# Months Supply of Inventory

February 2010 — 5.5 Months



North Metro REALTORS® Association



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%
<b>12-Month Avg:</b>	<b>6.8</b>	<b>9.4</b>	<b>-28.0%</b>

## Two Year Picture: Months Supply of Inventory

