

Weekly Market Activity Report



Week of July 6, 2010

A free research tool from the **Saint Paul Area Association of REALTORS®**
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What to Watch For

The post-tax credit malaise continues as the Twin Cities housing market comes to grips with the new normal. Pending Sales for the week ending June 26 were down 47.6 percent versus 2009 numbers—from 1,121 a year ago to 587 now. New Listings are also down from a year ago, though not to the same extreme as Pending Sales, only dropping 6.5 percent from a year ago.

With demand weakening faster than new supply, the inventory of available homes is starting to grow. The current count of 27,526 homes is 3.2 percent higher than at this time last year.

The slight growth in total inventory is happening in the face of dropping demand, which means that the balance between buyers and sellers is shifting back in the buyer's favor. This is reflected in July's Supply Demand Ratio of 7.44, which was a ginormous 46.9 percent over last July and means that there are 7.44 homes available for each buyer during the month of July.

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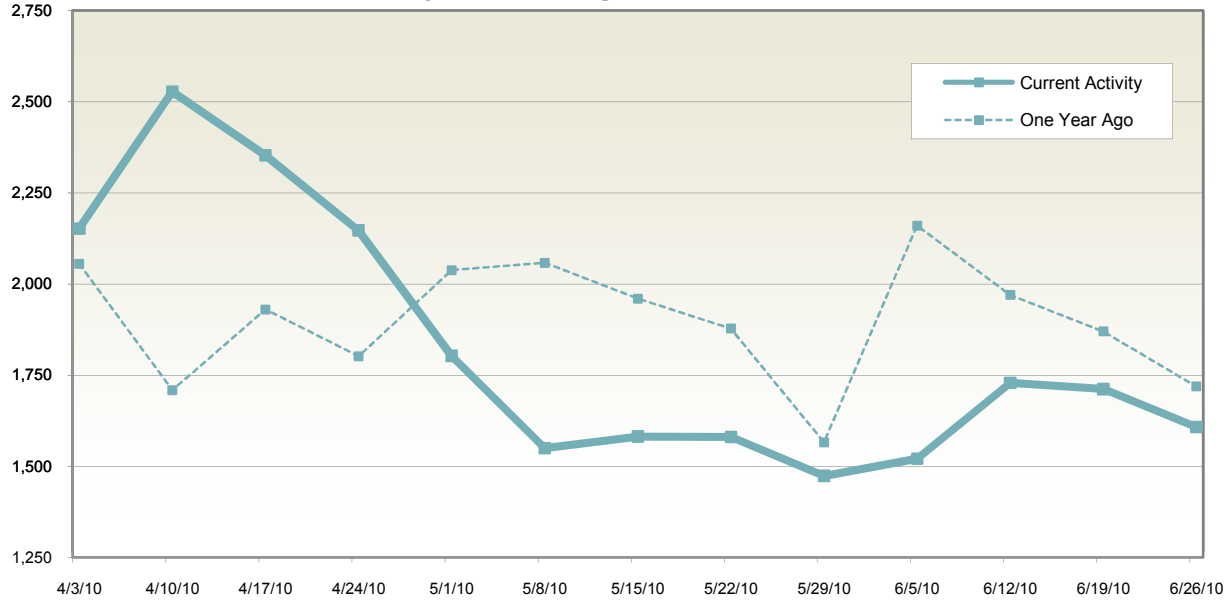
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New Listings

As of July 6, 2010

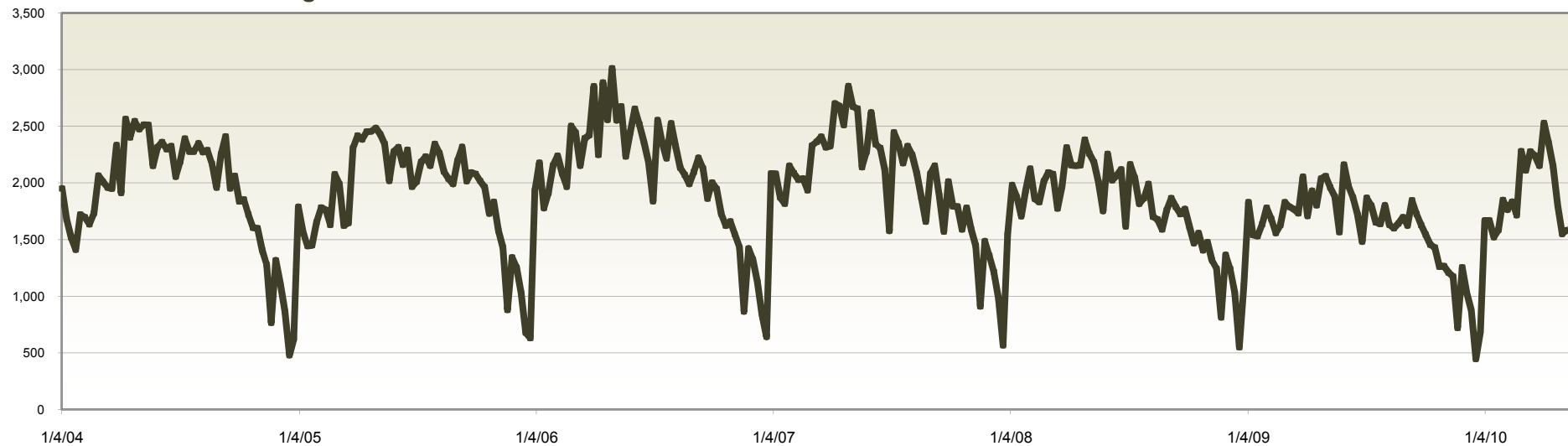


Last Three Months Weekly New Listings



For the week ending:	Current Activity	One Year Ago	One Year Change
4/3/2010	2,152	2,055	+ 4.7%
4/10/2010	2,527	1,709	+ 47.9%
4/17/2010	2,353	1,930	+ 21.9%
4/24/2010	2,147	1,802	+ 19.1%
5/1/2010	1,803	2,038	- 11.5%
5/8/2010	1,550	2,058	- 24.7%
5/15/2010	1,582	1,960	- 19.3%
5/22/2010	1,581	1,878	- 15.8%
5/29/2010	1,474	1,566	- 5.9%
6/5/2010	1,521	2,160	- 29.6%
6/12/2010	1,729	1,970	- 12.2%
6/19/2010	1,712	1,870	- 8.4%
6/26/2010	1,608	1,719	- 6.5%
3-Month Total:	23,739	24,715	- 3.9%

Historical New Listings

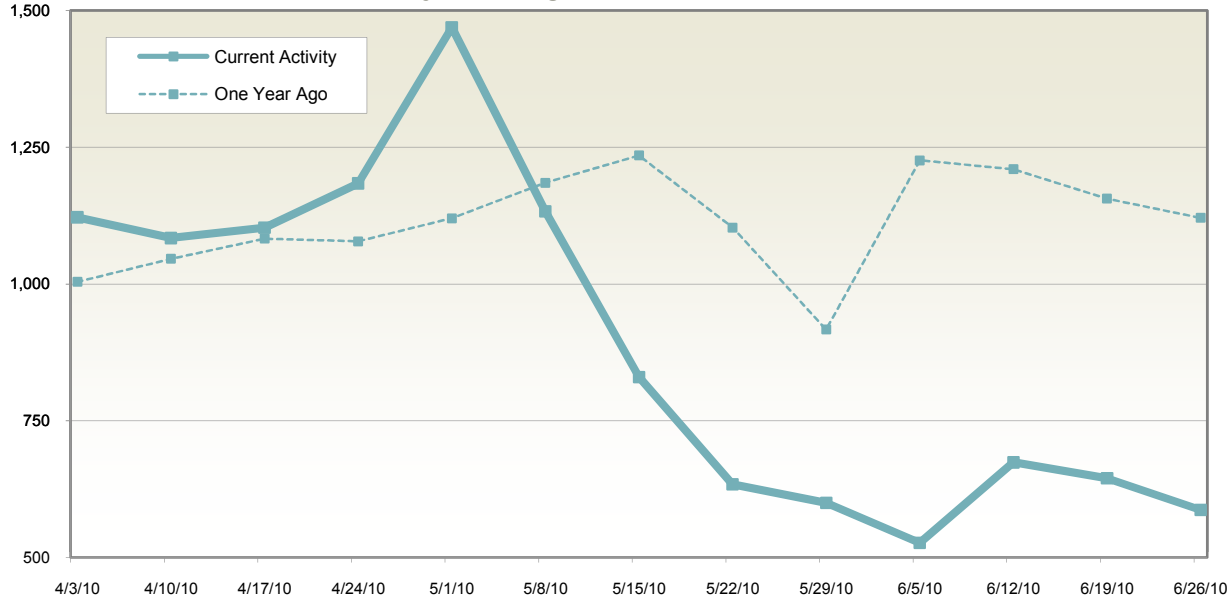


Pending Sales

As of July 6, 2010



Last Three Months Weekly Pending Sales



For the week ending:	Current Activity	One Year Ago	One Year Change
4/3/2010	1,122	1,004	+ 11.8%
4/10/2010	1,084	1,046	+ 3.6%
4/17/2010	1,103	1,083	+ 1.8%
4/24/2010	1,184	1,078	+ 9.8%
5/1/2010	1,469	1,120	+ 31.2%
5/8/2010	1,133	1,185	- 4.4%
5/15/2010	830	1,235	- 32.8%
5/22/2010	634	1,103	- 42.5%
5/29/2010	600	917	- 34.6%
6/5/2010	527	1,226	- 57.0%
6/12/2010	674	1,210	- 44.3%
6/19/2010	645	1,156	- 44.2%
6/26/2010	587	1,121	- 47.6%
3-Month Total:	11,592	14,484	- 20.0%

Historical Pending Sales

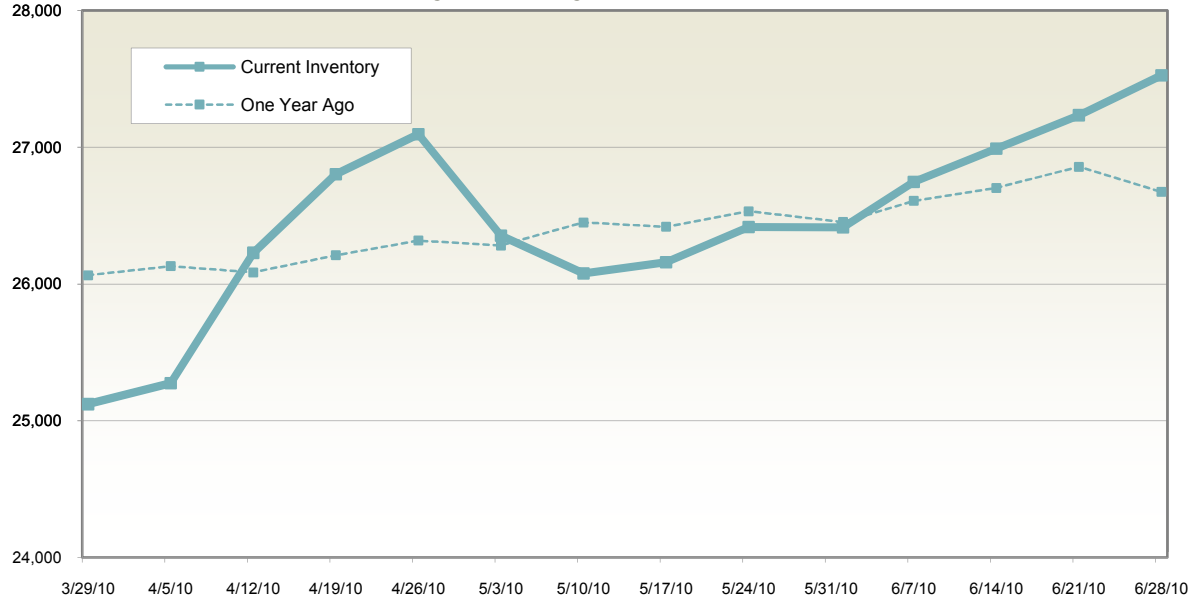


Active Listings for Sale

As of July 6, 2010

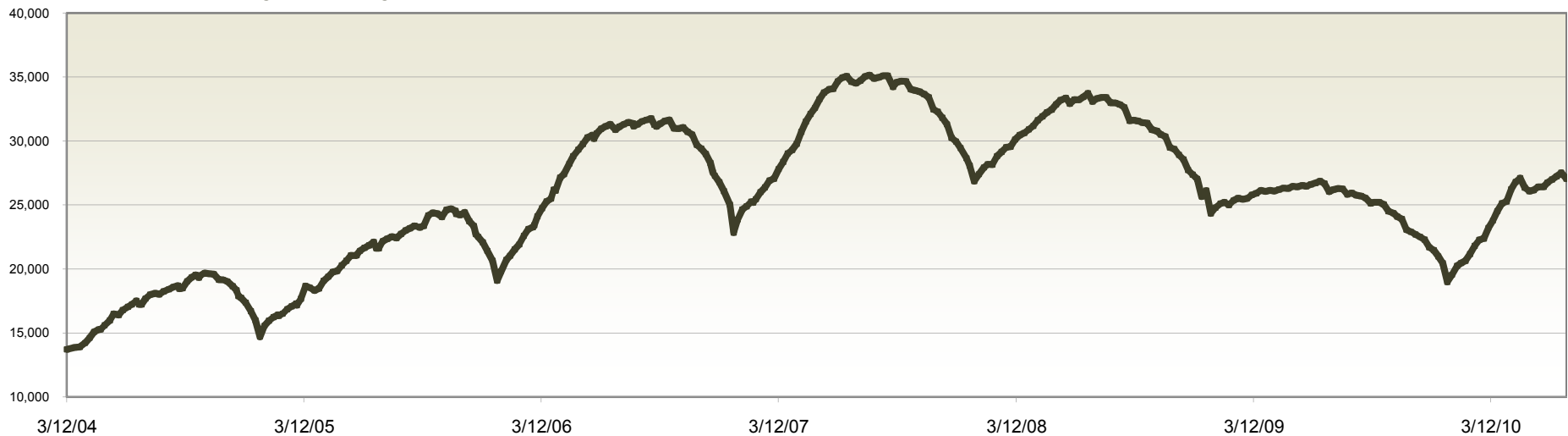


Last Three Months Weekly Inventory for Sale



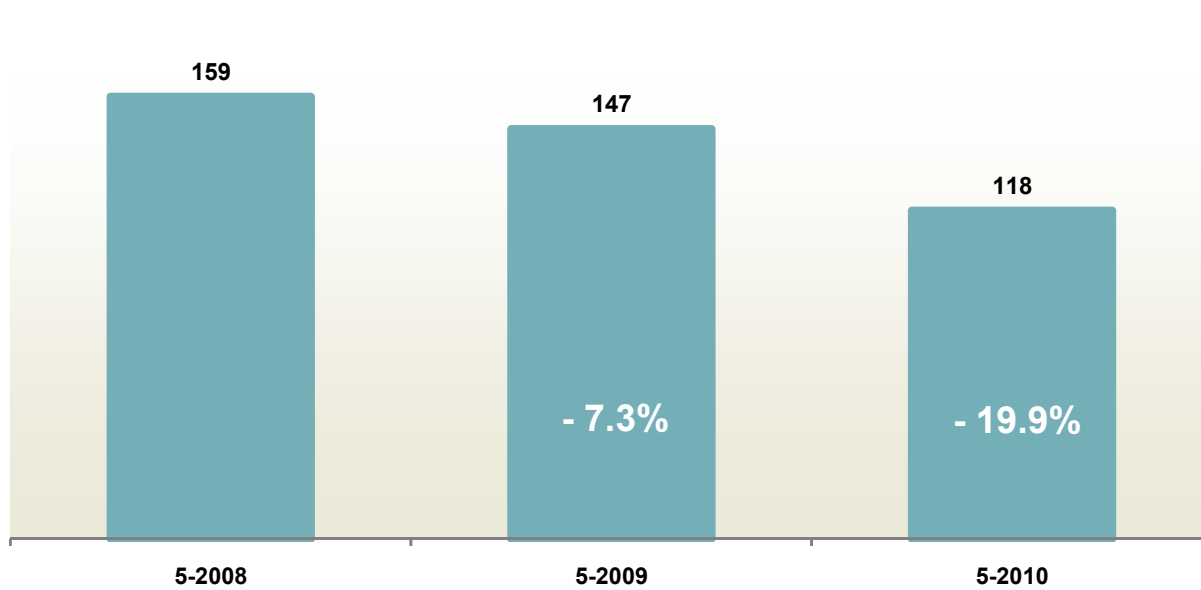
Inventory as of:	Current Inventory	One Year Ago	One Year Change
3/29/2010	25,122	26,064	- 3.6%
4/5/2010	25,275	26,131	- 3.3%
4/12/2010	26,228	26,085	+ 0.5%
4/19/2010	26,803	26,210	+ 2.3%
4/26/2010	27,095	26,318	+ 3.0%
5/3/2010	26,354	26,281	+ 0.3%
5/10/2010	26,077	26,450	- 1.4%
5/17/2010	26,159	26,419	- 1.0%
5/24/2010	26,416	26,532	- 0.4%
6/1/2010	26,415	26,453	- 0.1%
6/7/2010	26,746	26,608	+ 0.5%
6/14/2010	26,990	26,703	+ 1.1%
6/21/2010	27,234	26,857	+ 1.4%
6/28/2010	27,526	26,674	+ 3.2%
3-Month Avg:	26,563	26,440	+ 0.5%

Historical Weekly Inventory for Sale



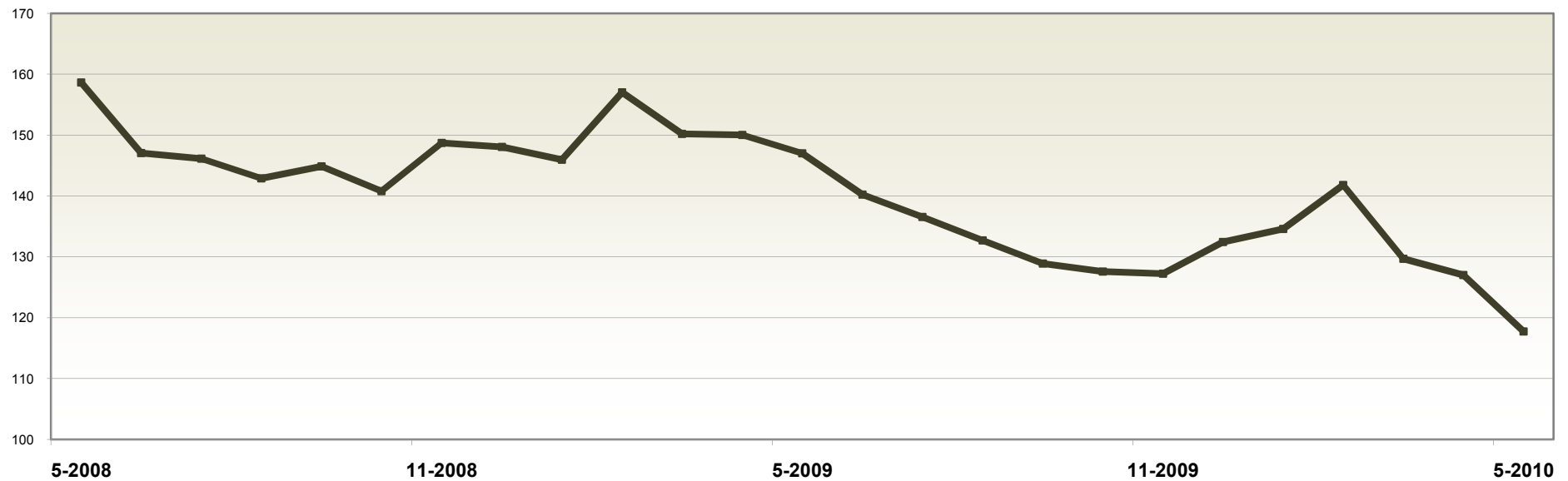
Days on Market Until Sale

May 2010 — 118



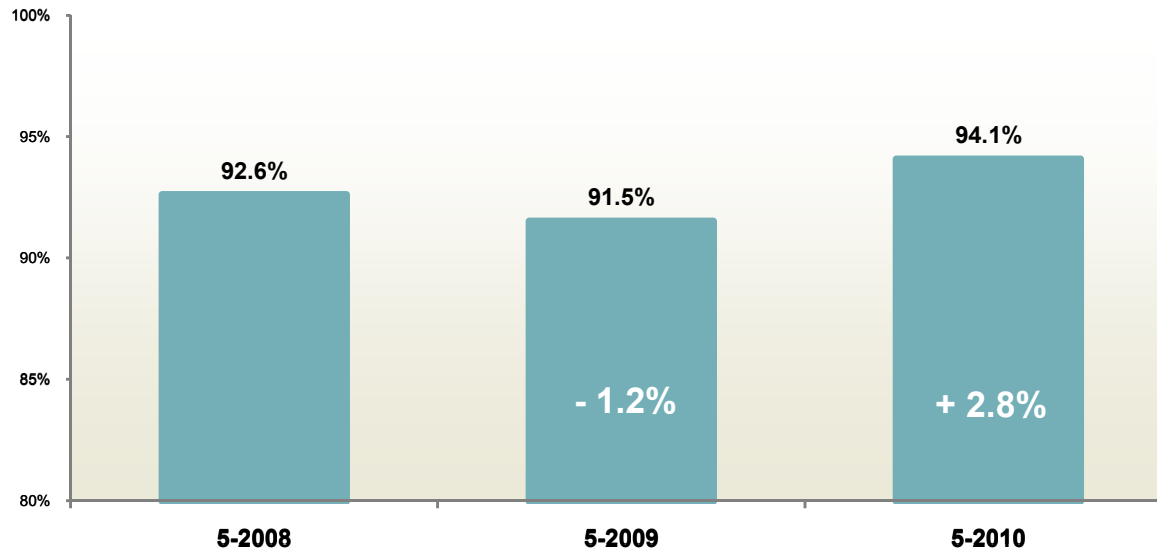
Month	Current Year	One Year Previous	One Year Change
6-2009	140	147	- 4.6%
7-2009	137	146	- 6.6%
8-2009	133	143	- 7.1%
9-2009	129	145	- 11.0%
10-2009	128	141	- 9.4%
11-2009	127	149	- 14.5%
12-2009	132	148	- 10.5%
1-2010	135	146	- 7.8%
2-2010	142	157	- 9.7%
3-2010	130	150	- 13.7%
4-2010	127	150	- 15.3%
5-2010	118	147	- 19.9%
12-Month Avg:	131	147	- 10.9%

Two Year Picture: Days on Market Until Sale



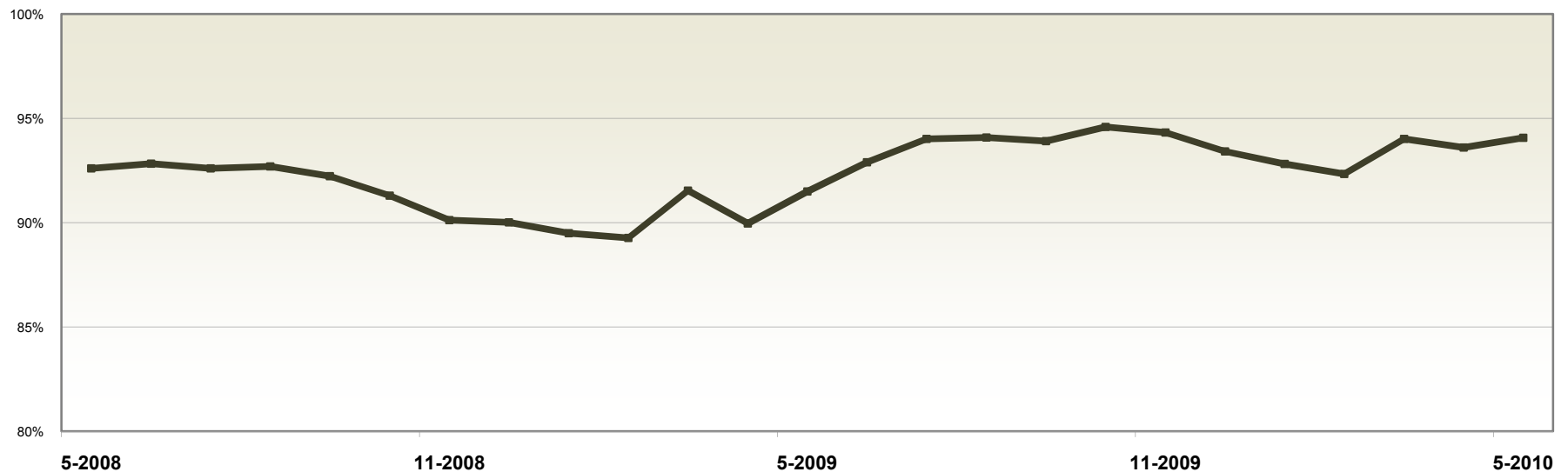
Percent of Original List Price Received at Sale

May 2010 — 94.1%



Month	Current Year	One Year Previous	One Year Change
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%
3-2010	94.0%	91.5%	+ 2.7%
4-2010	93.6%	90.0%	+ 4.0%
5-2010	94.1%	91.5%	+ 2.8%
12-Month Avg:	93.7%	91.1%	+ 2.8%

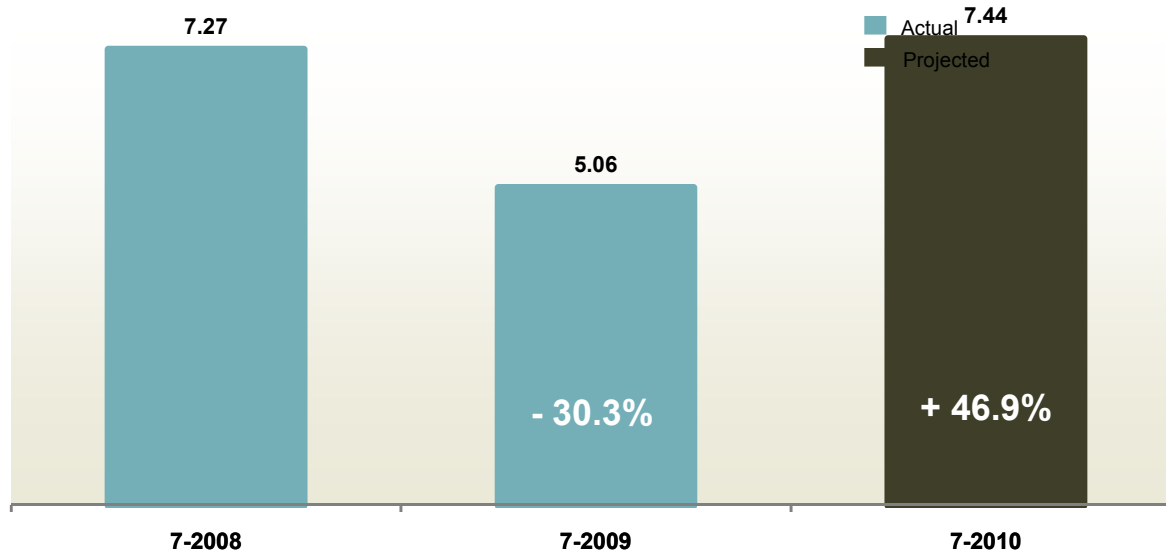
Two Year Picture: Percent of Original List Price Received at Sale





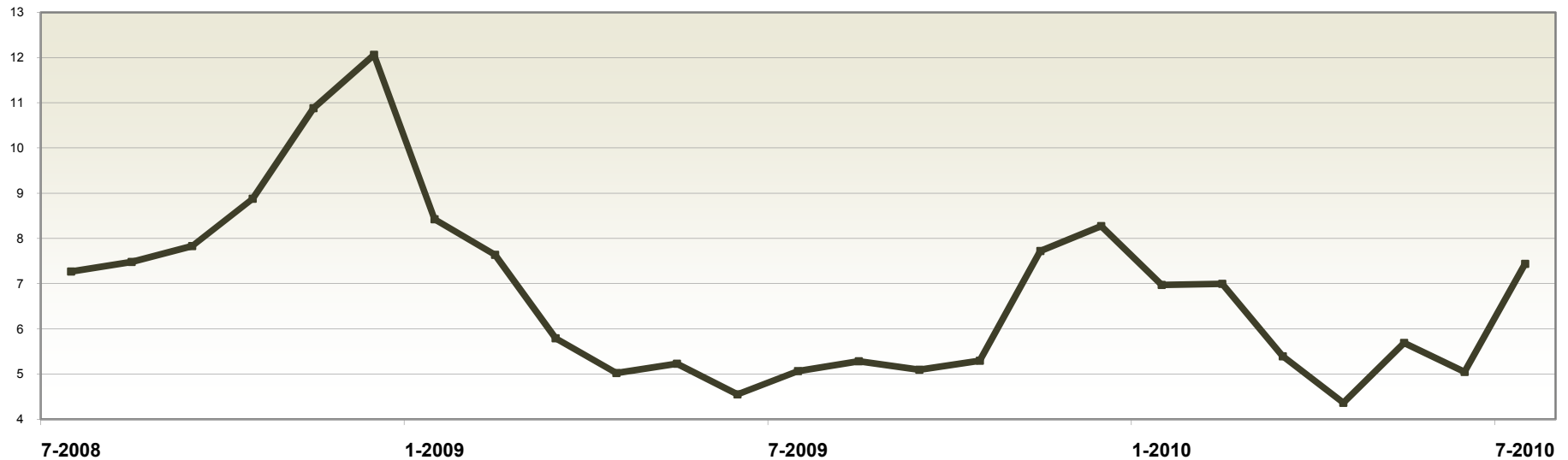
Supply Demand Ratio

July 2010 — 7.44 Houses Per Buyer



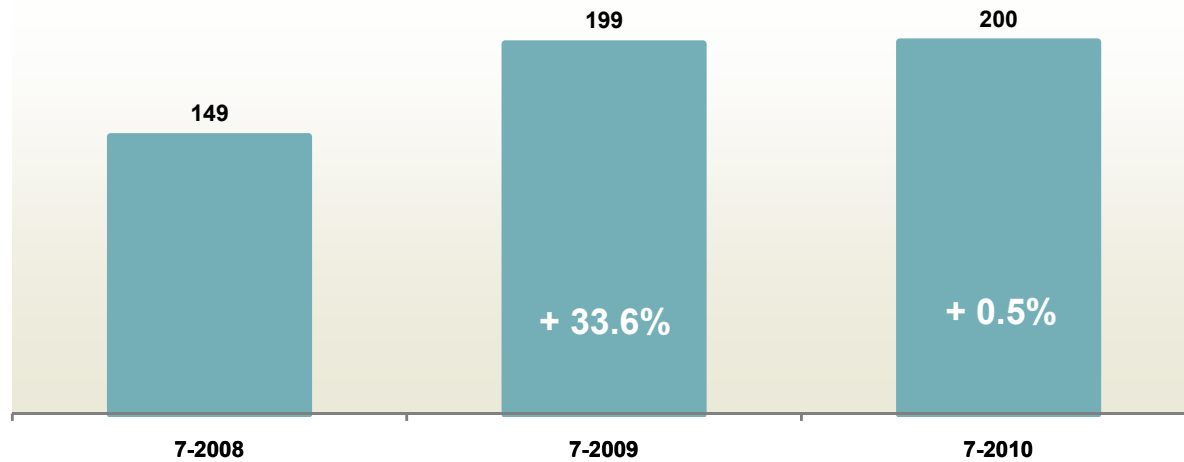
Month	Current Year	One Year Previous	One Year Change
7-2009	5.28	7.48	-29.4%
8-2009	5.10	7.83	-34.9%
9-2009	5.30	8.88	-40.3%
10-2009	7.72	10.88	-29.0%
11-2009	8.27	12.06	-31.4%
12-2009	6.97	8.43	-17.3%
1-2010	6.99	7.64	-8.4%
2-2010	5.39	5.79	-6.9%
3-2010	4.37	5.02	-13.1%
4-2010	5.69	5.23	+8.8%
5-2010	5.05	4.55	+10.9%
6-2010	7.44	5.06	+46.9%
12-Month Avg:	6.13	7.40	-17.2%

Two Year Picture: Supply-Demand Ratio



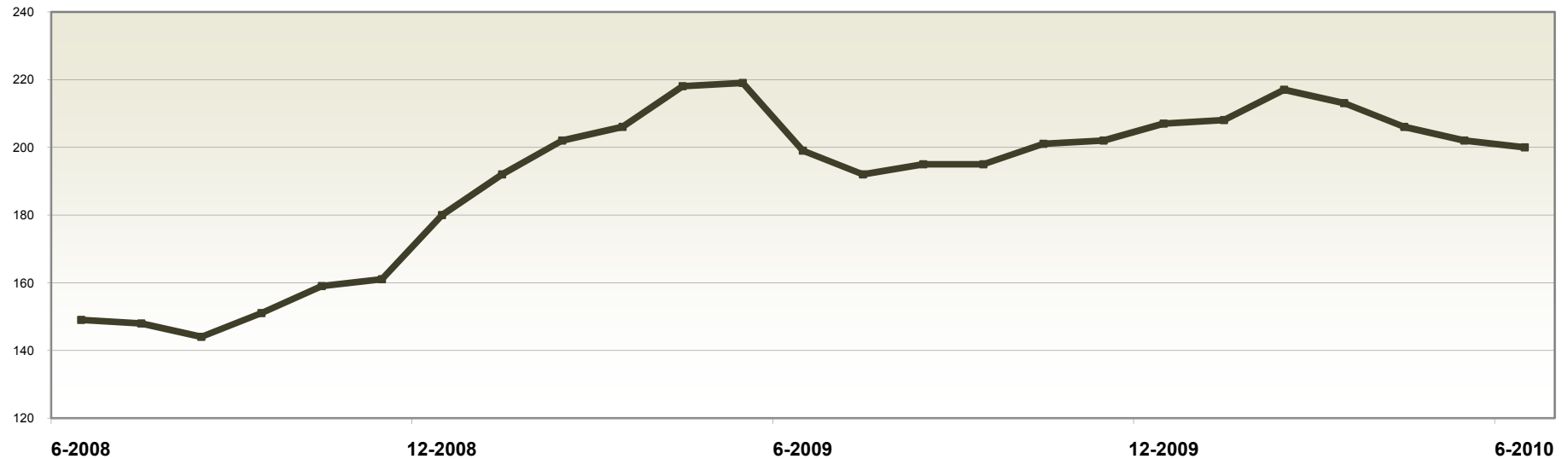
Housing Affordability Index

June 2010 — 200



Month	Current Year	One Year Previous	One Year Change
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%
4-2010	206	218	- 5.5%
5-2010	202	219	- 7.8%
6-2010	200	199	+ 0.5%
12-Month Avg:	203	182	+ 11.9%

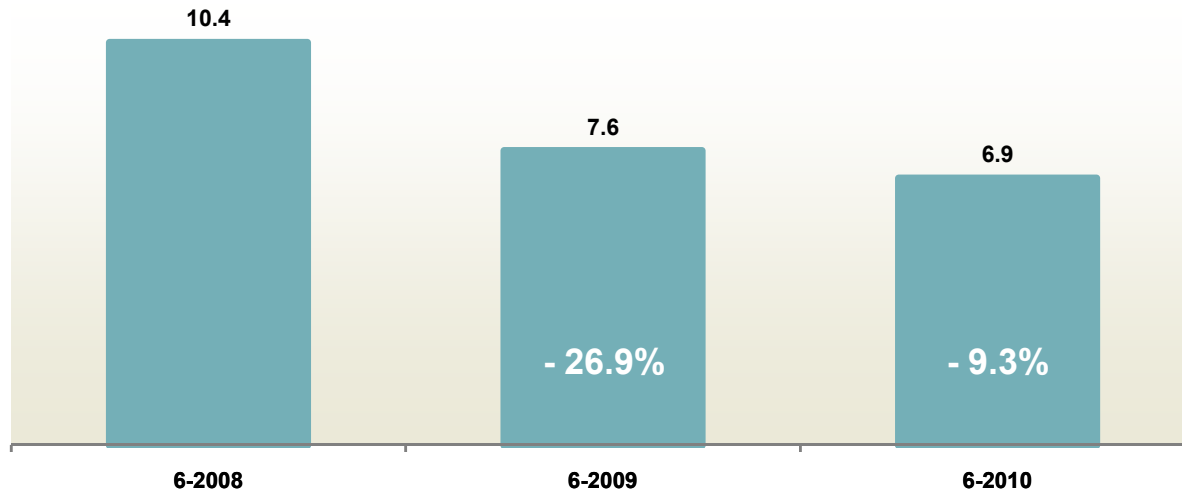
Two Year Picture: Housing Affordability Index





Months Supply of Inventory

June 2010 — 6.9 Months



Month	Current Year	One Year Previous	One Year Change
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%
4-2010	6.5	7.7	- 15.4%
5-2010	6.7	7.7	- 13.0%
6-2010	6.9	7.6	- 9.3%
12-Month Avg:	6.4	8.7	- 26.6%

Two Year Picture: Months Supply of Inventory

