

Weekly Market Activity Report



Week of July 12, 2010

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

As the summer progresses, the Twin Cities housing market continues a remarkably similar week-to-week pattern —tepid new listings, extremely weak buyer demand and a total supply of available homes that slowly increases.

New listings for the week ending July 3 were 5.6 percent below last year, but the drop in pending sales was much more dramatic. The 611 signed agreements for the week ending July 3rd represented a 38.2 percent drop from last year's figures. Because the decline in demand is stronger than the decline in supply, the number of total active listings is up 3.8 percent from a year ago.

On the upside, Days on Market until Sale has dropped considerably over the last year. At 121 days in June this is 14 percent below the 140 days it took to sell a house last year. Percent of Original List Price has also increased, in related news. However, these metrics tend to lag a few months behind the true supply-demand picture, so it is unlikely that these positive trends will continue.

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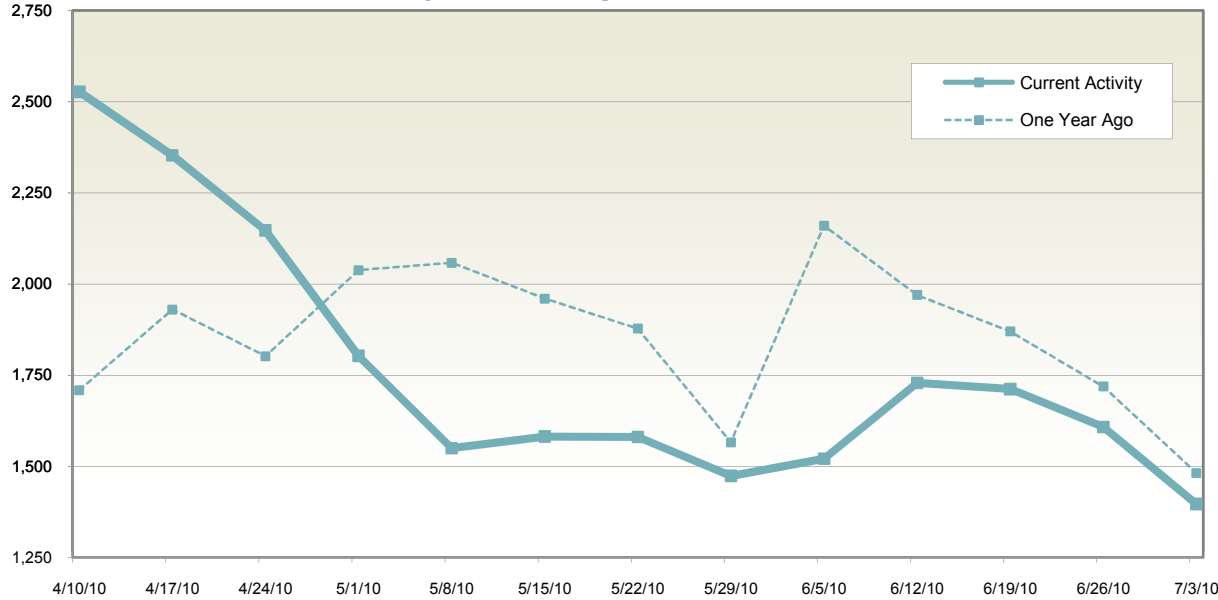
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New Listings

As of July 12, 2010



Last Three Months Weekly New Listings



For the week ending:	Current Activity	One Year Ago	One Year Change
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%
7/3/2010	1,397	1,482	- 5.7%
3-Month Total:	22,984	24,142	- 4.8%

Historical New Listings

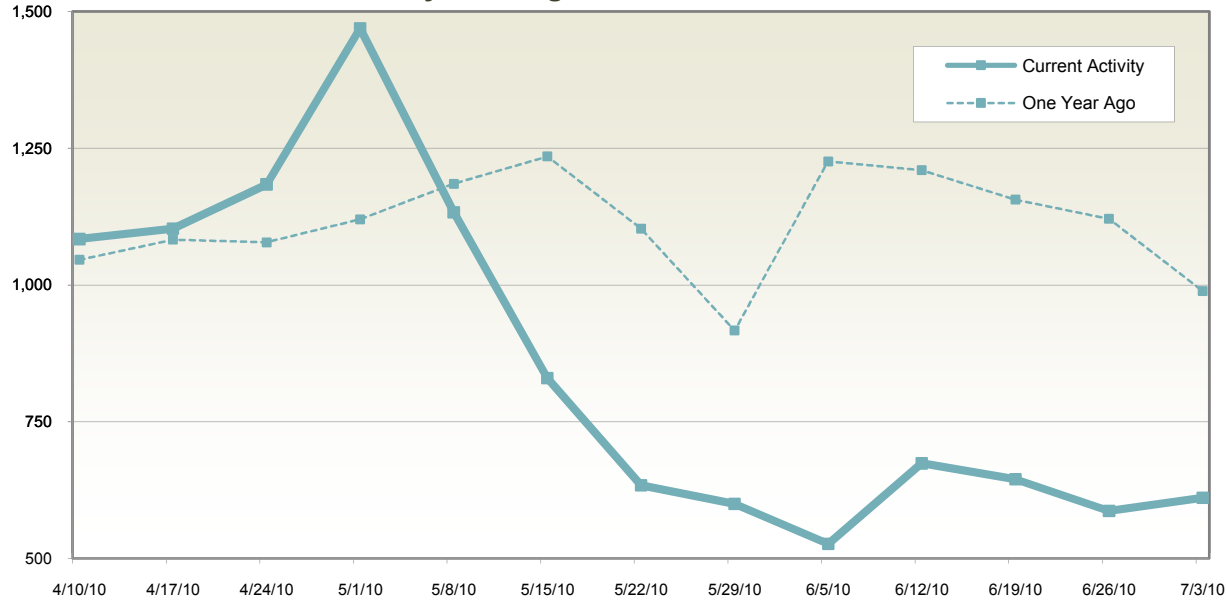




Pending Sales

As of July 12, 2010

Last Three Months Weekly Pending Sales



For the week ending:	Current Activity	One Year Ago	One Year Change
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%
7/3/2010	611	989	- 38.2%
3-Month Total:	11,081	14,469	- 23.4%

Historical Pending Sales

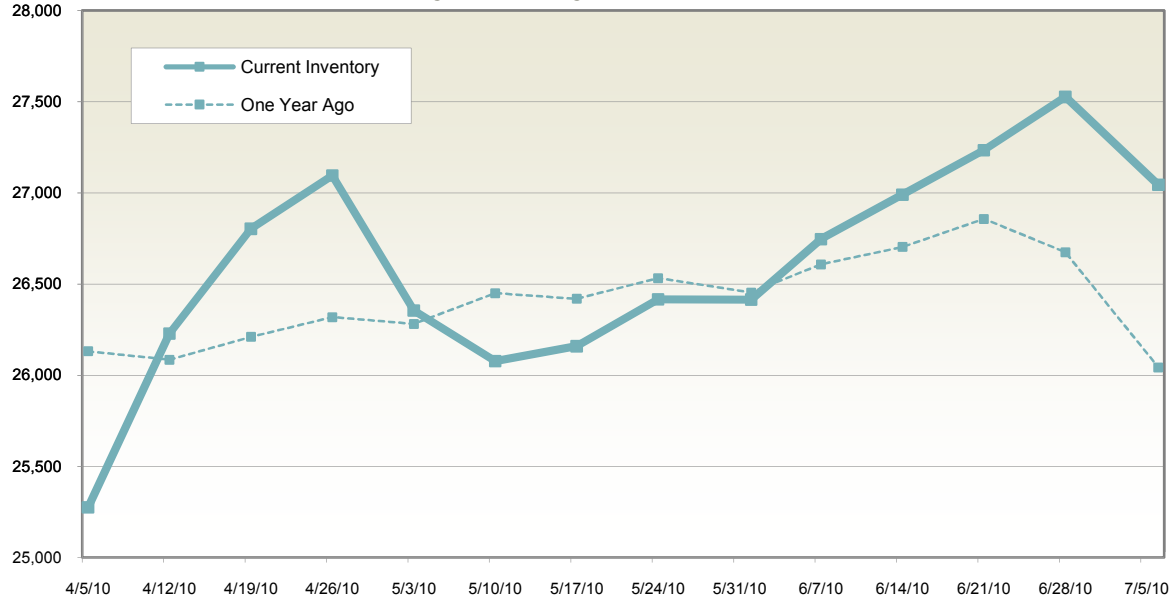


Active Listings for Sale

As of July 12, 2010

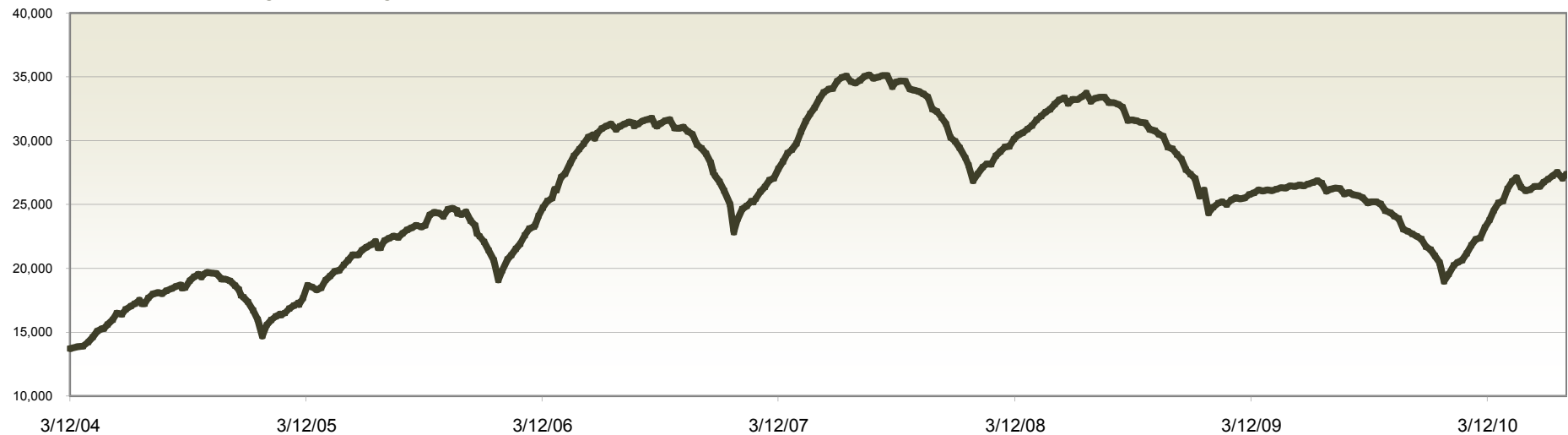


Last Three Months Weekly Inventory for Sale



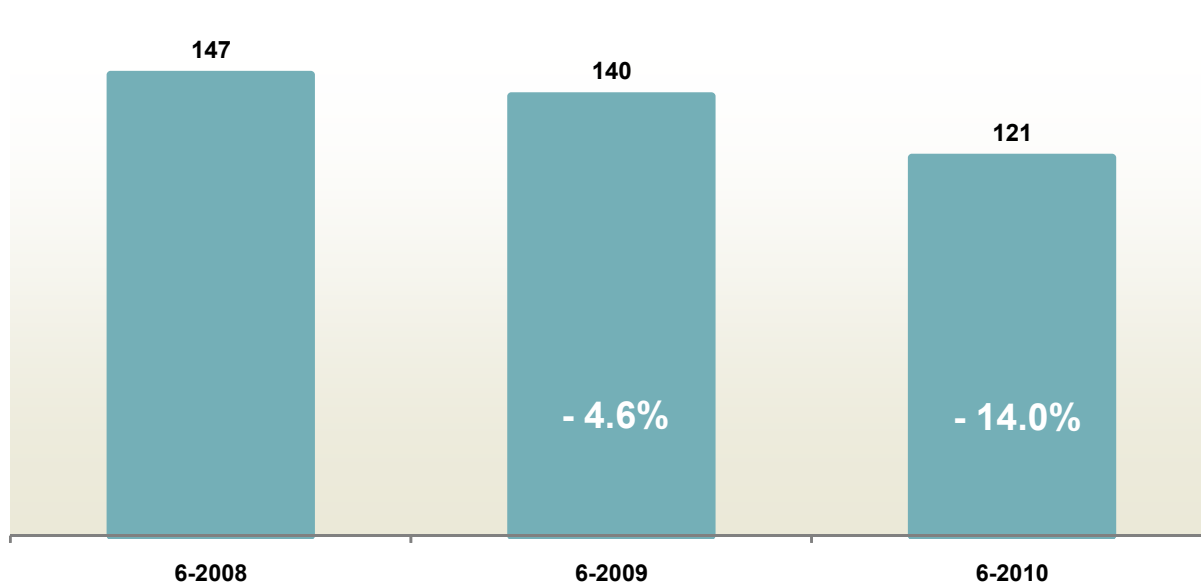
Inventory as of:	Current Inventory	One Year Ago	One Year Change
4/5/2010	25,275	26,131	- 3.3%
4/12/2010	26,228	26,085	+ 0.5%
4/19/2010	26,803	26,210	+ 2.3%
4/26/2010	27,095	26,318	+ 3.0%
5/3/2010	26,354	26,281	+ 0.3%
5/10/2010	26,077	26,450	- 1.4%
5/17/2010	26,159	26,419	- 1.0%
5/24/2010	26,416	26,532	- 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%
7/6/2010	27,044	26,043	+ 3.8%
3-Month Avg:	26,699	26,433	+ 1.0%

Historical Weekly Inventory for Sale



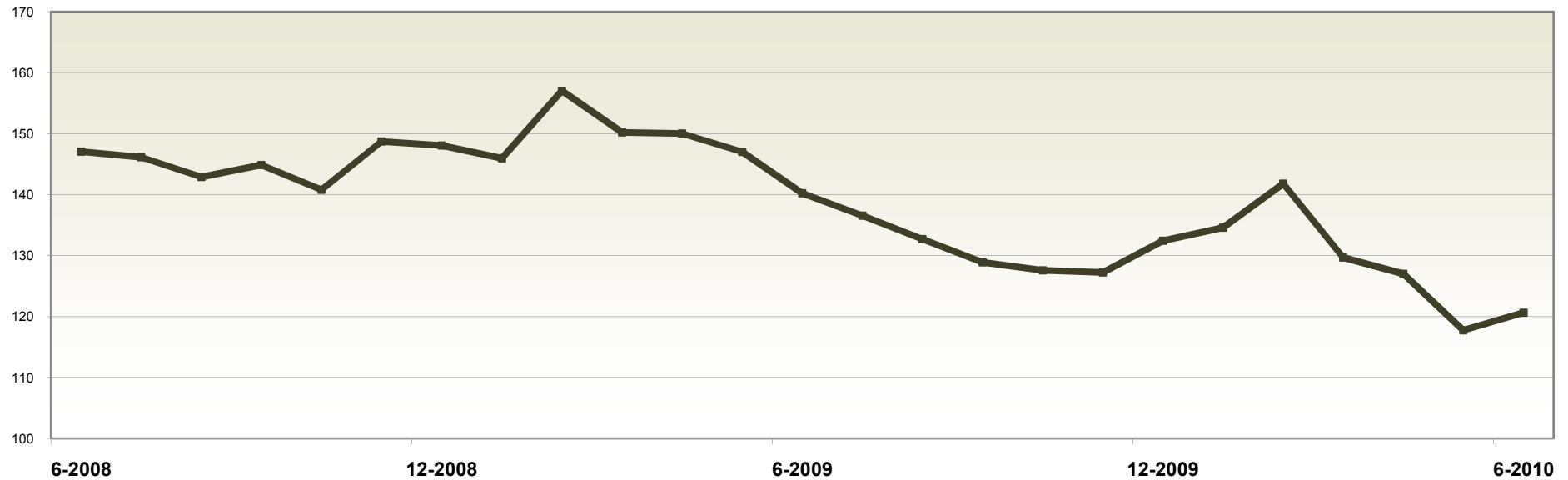
Days on Market Until Sale

June 2010 — 121



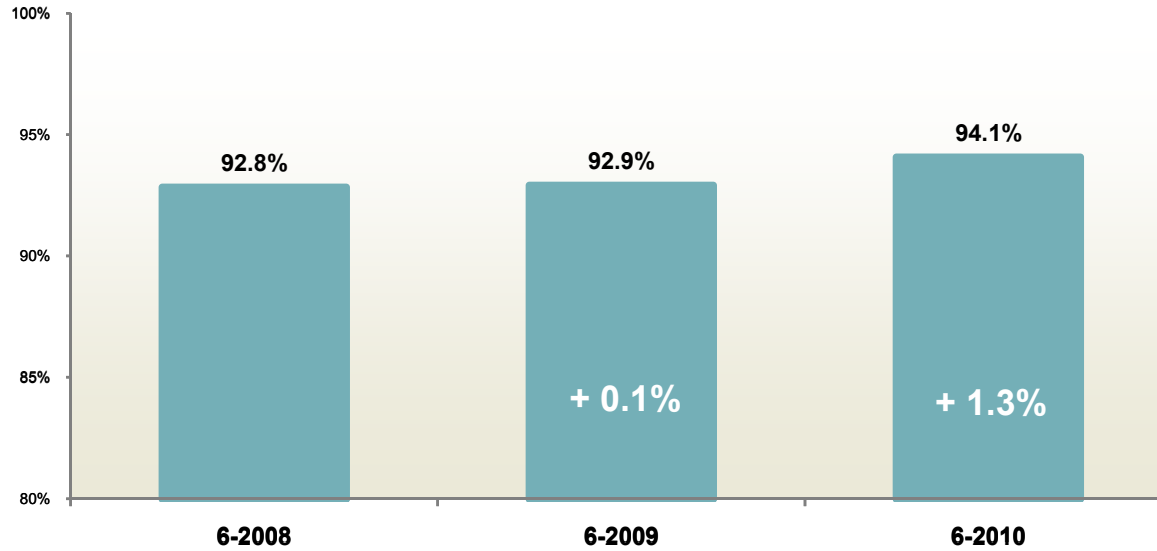
Month	Current Year	One Year Previous	One Year Change
7-2009	137	146	- 6.6%
8-2009	133	143	- 7.1%
9-2009	129	145	- 11.0%
10-2009	128	141	- 9.4%
11-2009	127	149	- 14.5%
12-2009	132	148	- 10.5%
1-2010	135	146	- 7.8%
2-2010	142	157	- 9.7%
3-2010	130	150	- 13.7%
4-2010	127	150	- 15.3%
5-2010	118	147	- 19.9%
6-2010	121	140	- 14.0%
12-Month Avg:	130	147	- 11.6%

Two Year Picture: Days on Market Until Sale



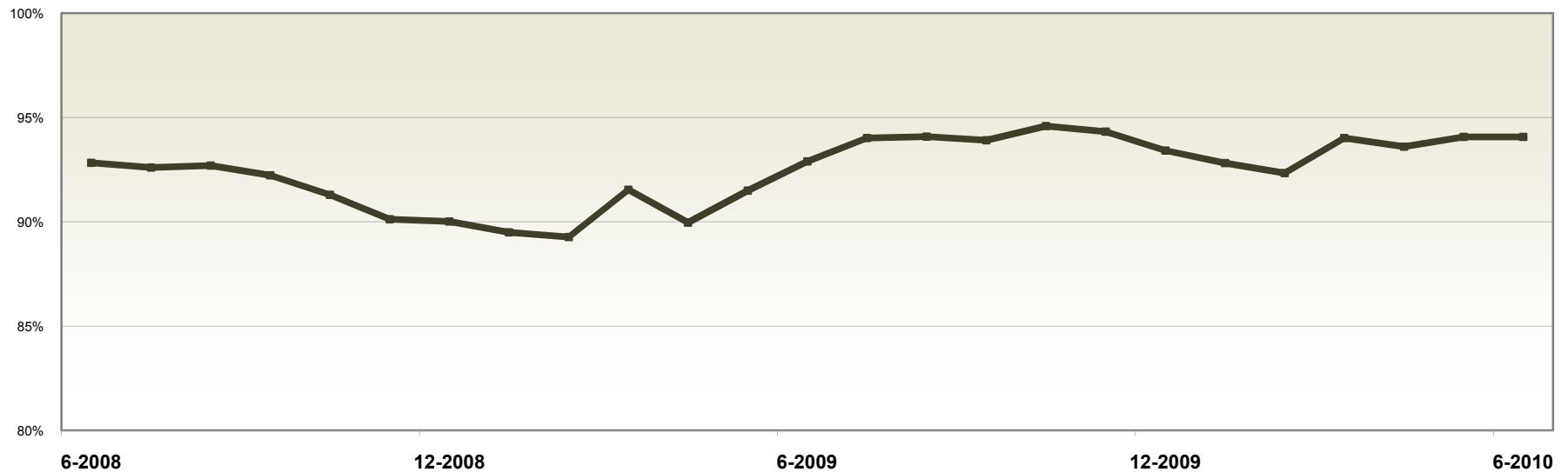
Percent of Original List Price Received at Sale

June 2010 — 94.1%



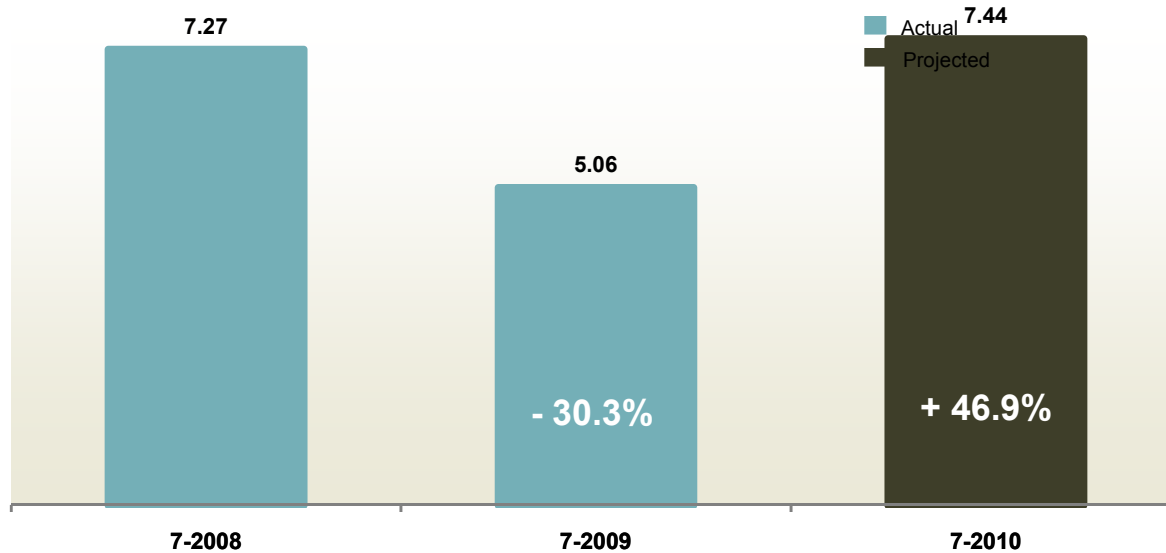
Month	Current Year	One Year Previous	One Year Change
7-2009	94.0%	92.6%	+ 1.5%
8-2009	94.1%	92.7%	+ 1.5%
9-2009	93.9%	92.2%	+ 1.8%
10-2009	94.6%	91.3%	+ 3.6%
11-2009	94.3%	90.1%	+ 4.7%
12-2009	93.4%	90.0%	+ 3.8%
1-2010	92.8%	89.5%	+ 3.7%
2-2010	92.3%	89.3%	+ 3.4%
3-2010	94.0%	91.5%	+ 2.7%
4-2010	93.6%	90.0%	+ 4.0%
5-2010	94.1%	91.5%	+ 2.8%
6-2010	94.1%	92.9%	+ 1.3%
12-Month Avg:	93.8%	91.1%	+ 2.9%

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



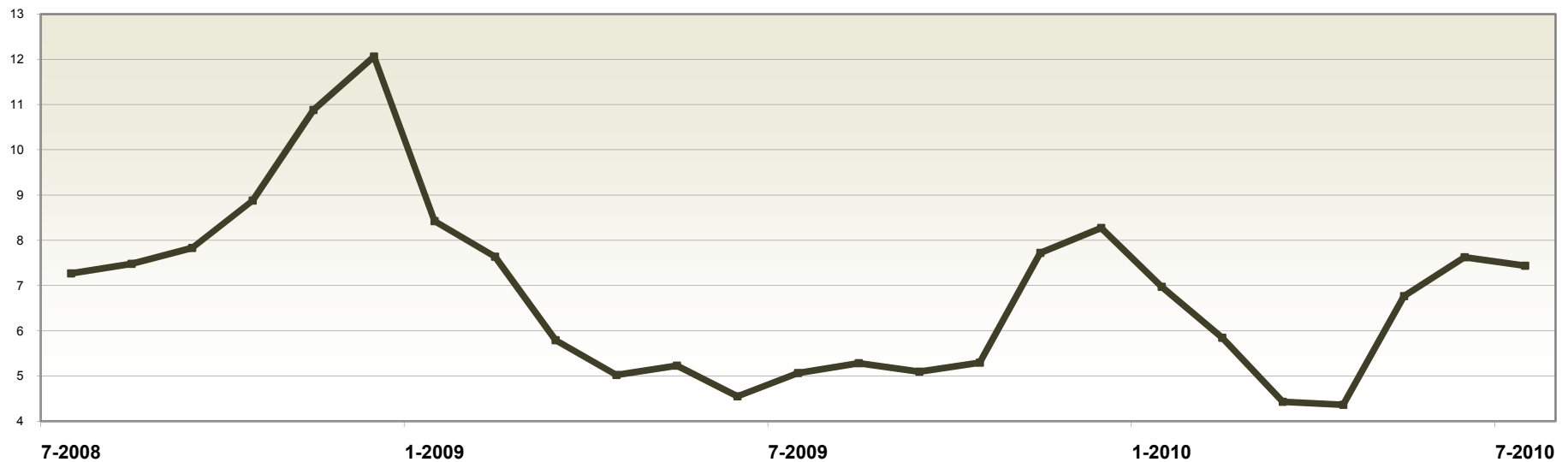
Supply Demand Ratio

July 2010 — 7.44 Houses Per Buyer



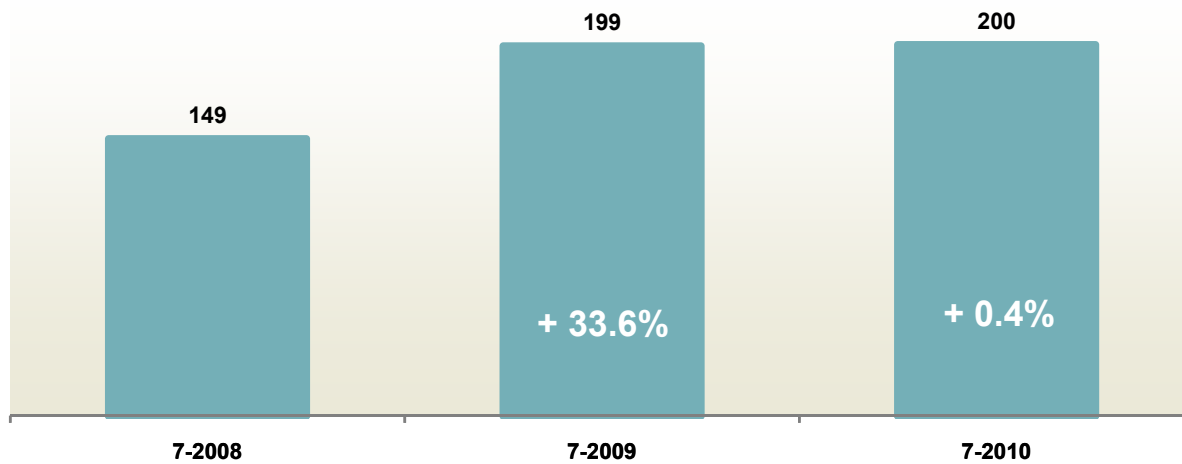
Month	Current Year	One Year Previous	One Year Change
7-2009	5.28	7.48	-29.4%
8-2009	5.10	7.83	-34.9%
9-2009	5.30	8.88	-40.3%
10-2009	7.72	10.88	-29.0%
11-2009	8.27	12.06	-31.4%
12-2009	6.97	8.43	-17.3%
1-2010	5.85	7.64	-23.4%
2-2010	4.43	5.79	-23.5%
3-2010	4.37	5.02	-13.1%
4-2010	6.77	5.23	+29.3%
5-2010	7.62	4.55	+67.4%
6-2010	7.44	5.06	+46.9%
12-Month Avg:	6.26	7.40	-15.5%

Two Year Picture: Supply-Demand Ratio



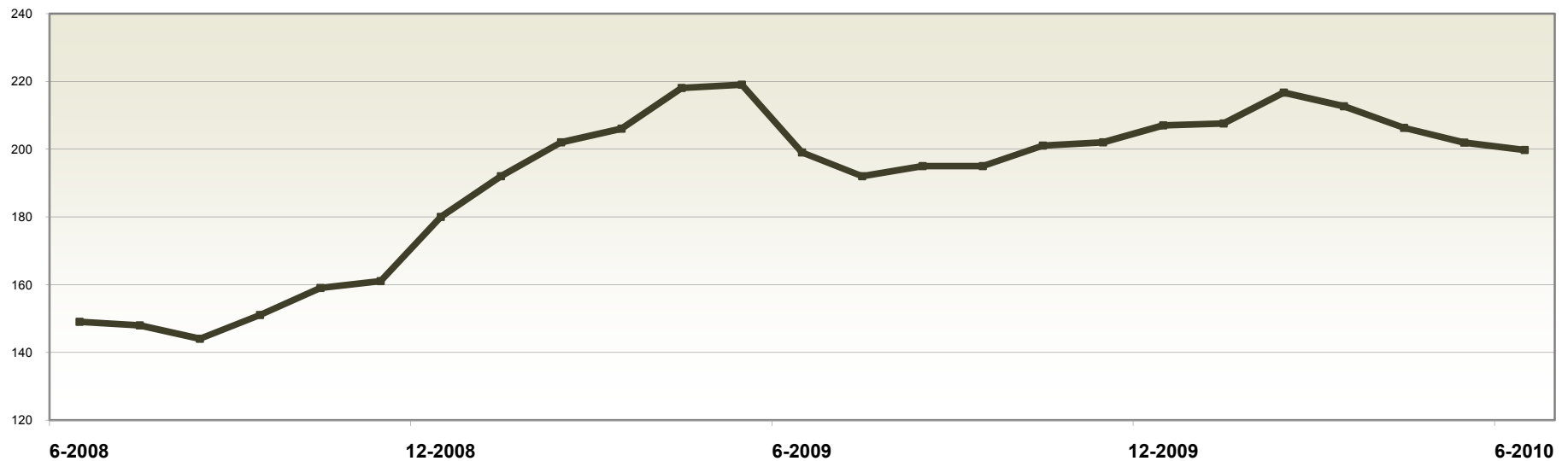
Housing Affordability Index

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	+ 8.1%
2-2010	217	202	+ 7.3%
3-2010	213	206	+ 3.2%
4-2010	206	218	- 5.4%
5-2010	202	219	- 7.8%
6-2010	200	199	+ 0.4%
12-Month Avg:	203	182	+ 11.8%

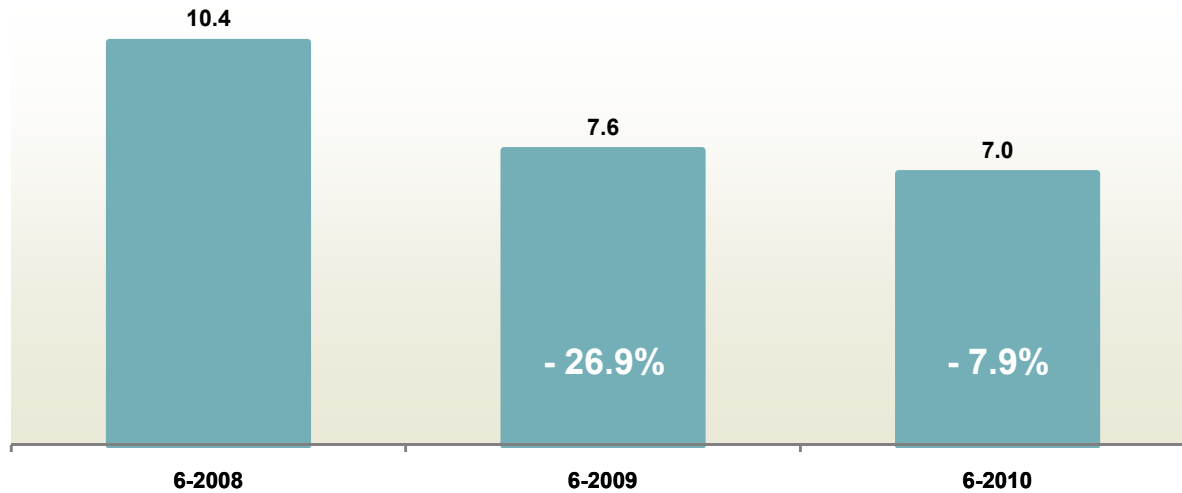
Two Year Picture: Housing Affordability Index





Months Supply of Inventory

June 2010 — 7.0 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	7.0	7.6	-7.9%
12-Month Avg:	6.4	8.7	-26.5%

Two Year Picture: Months Supply of Inventory

