

Weekly Market Activity Report



Week of July 26, 2010

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

What to Watch For

It's been almost 3 months since the expiration of the federal home buyer tax credit and the market appears to have settled into something of a rhythm. With the dust settling, pending sales have become mostly fixed in the 500-to-600 per week range for the past 9 weeks. While the dramatic drop from a year ago is certainly not positive, demand is at least holding relatively steady for the time being. The 626 purchase agreements signed for the week ending July 17 were 39.7 percent behind a year ago.

For the same reporting week there were 1,618 new listings in the Twin Cities, down 10.0 percent from a year ago.

Inventory is rising due to slower demand. The 27,350 homes currently available for sale represent an increase of 4.8 percent from last year.

Contents

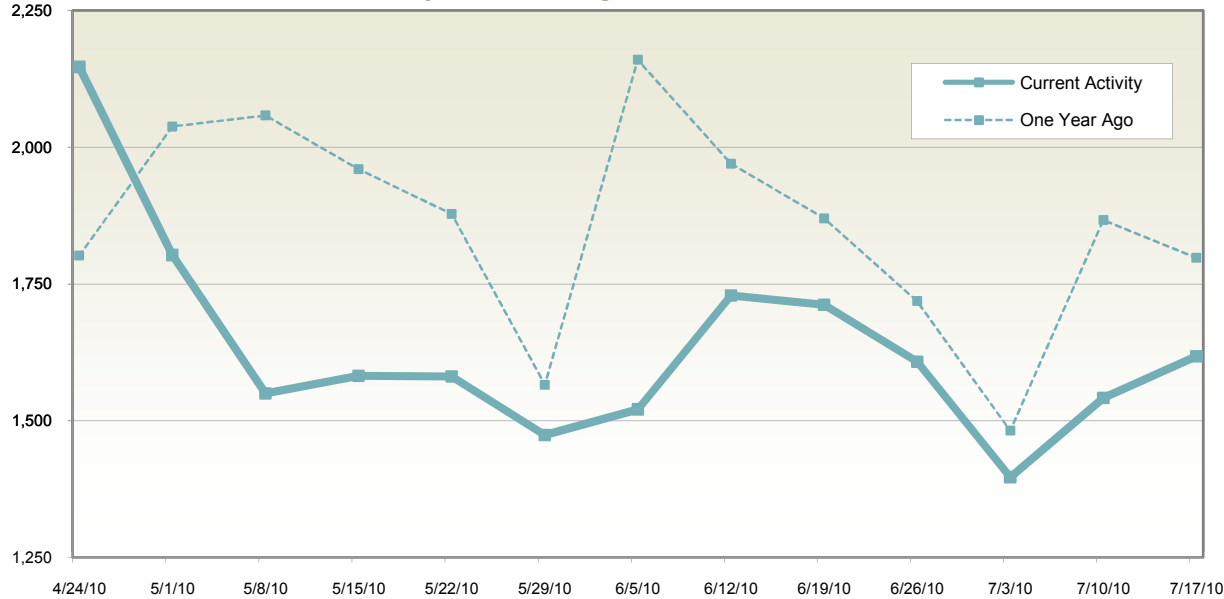
New Listings	2
Pending Sales	3
Active Listings	4
Days on Market Until Sale	5
Percent of Original List Price Received at Sale	6
Supply-Demand Ratio	7
Housing Affordability Index	8
Months Supply of Inventory	9

New Listings

As of July 26, 2010

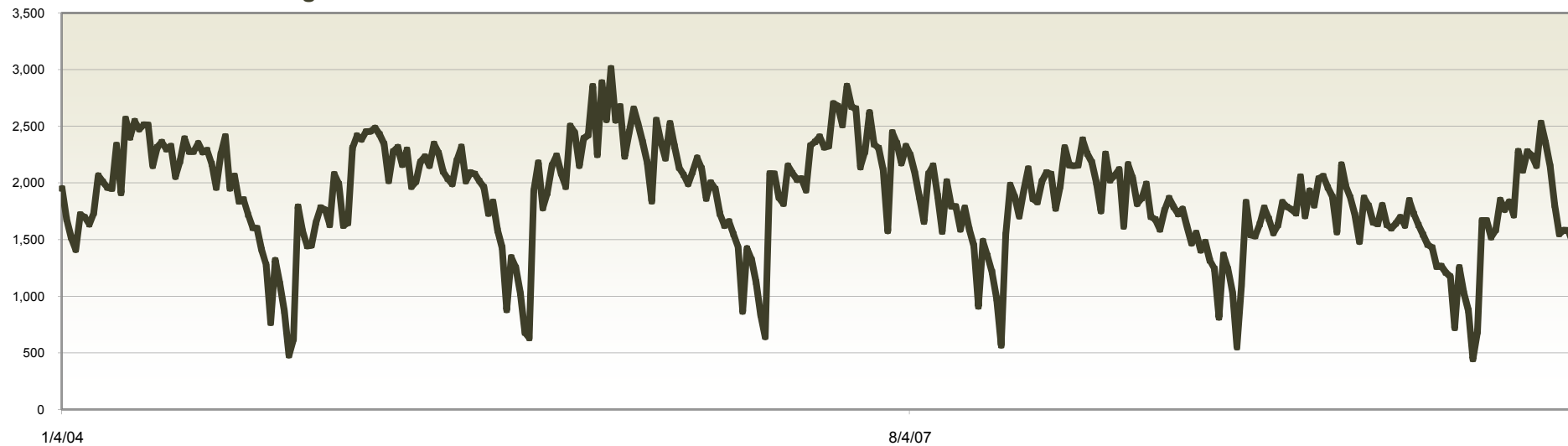


Last Three Months Weekly New Listings



For the week ending:	Current Activity	One Year Ago	One Year Change
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%
7/10/2010	1,542	1,867	- 17.4%
7/17/2010	1,618	1,798	- 10.0%
3-Month Total:	21,264	24,168	- 12.0%

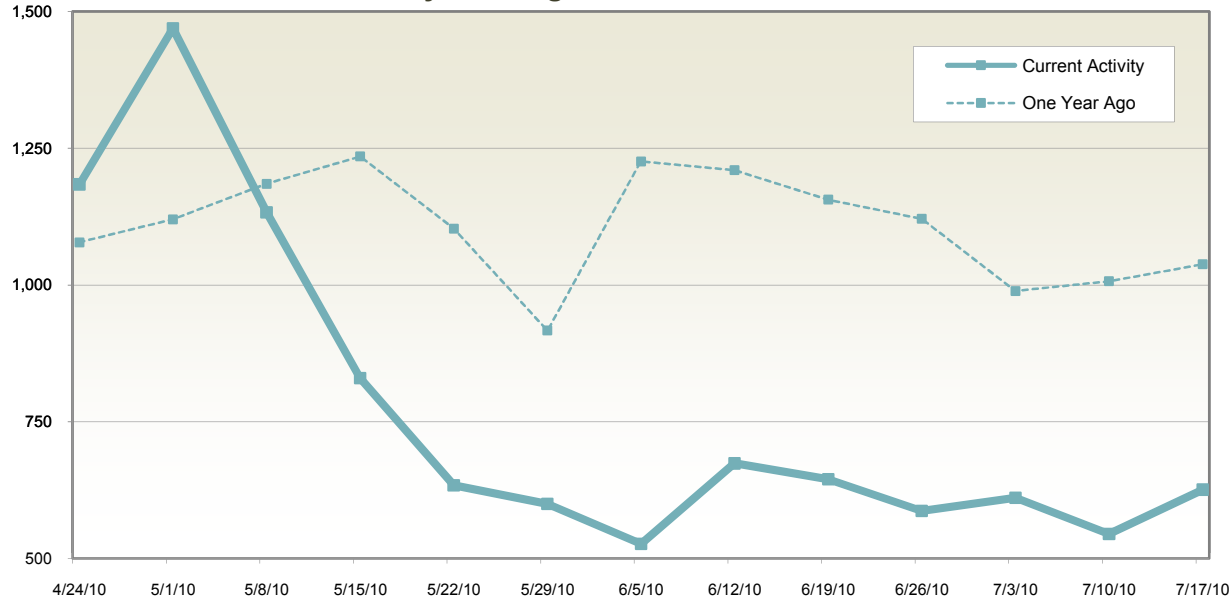
Historical New Listings



Pending Sales

As of July 26, 2010

Last Three Months Weekly Pending Sales



For the week ending:	Current Activity	One Year Ago	One Year Change
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%
7/10/2010	545	1,007	- 45.9%
7/17/2010	626	1,038	- 39.7%
3-Month Total:	10,065	14,385	- 30.0%

Historical Pending Sales

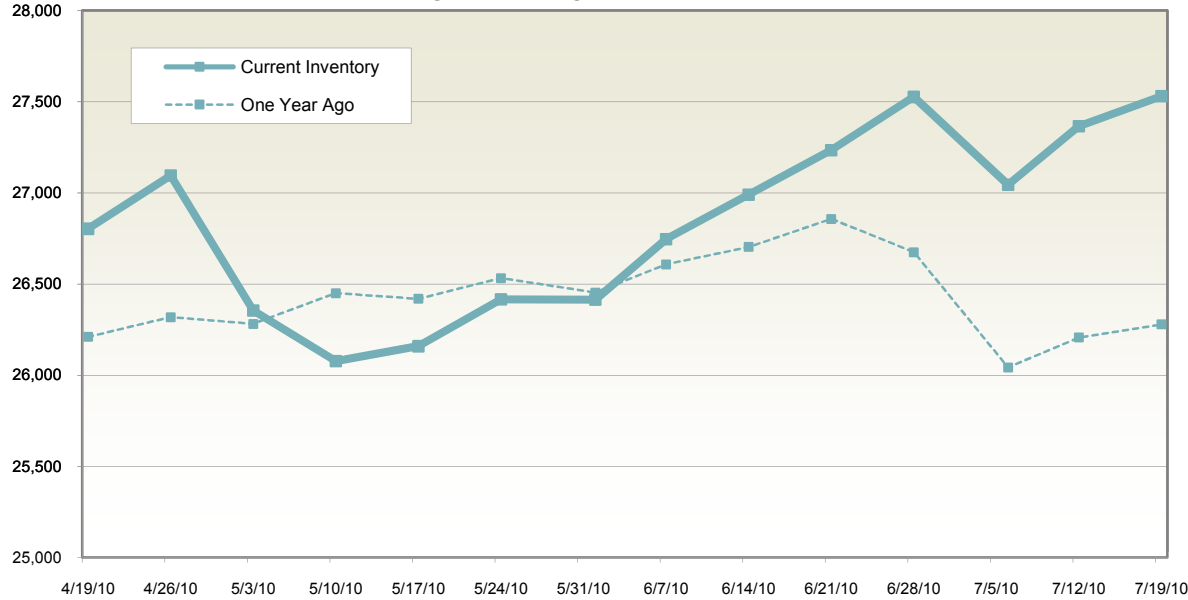


Active Listings for Sale

As of July 26, 2010

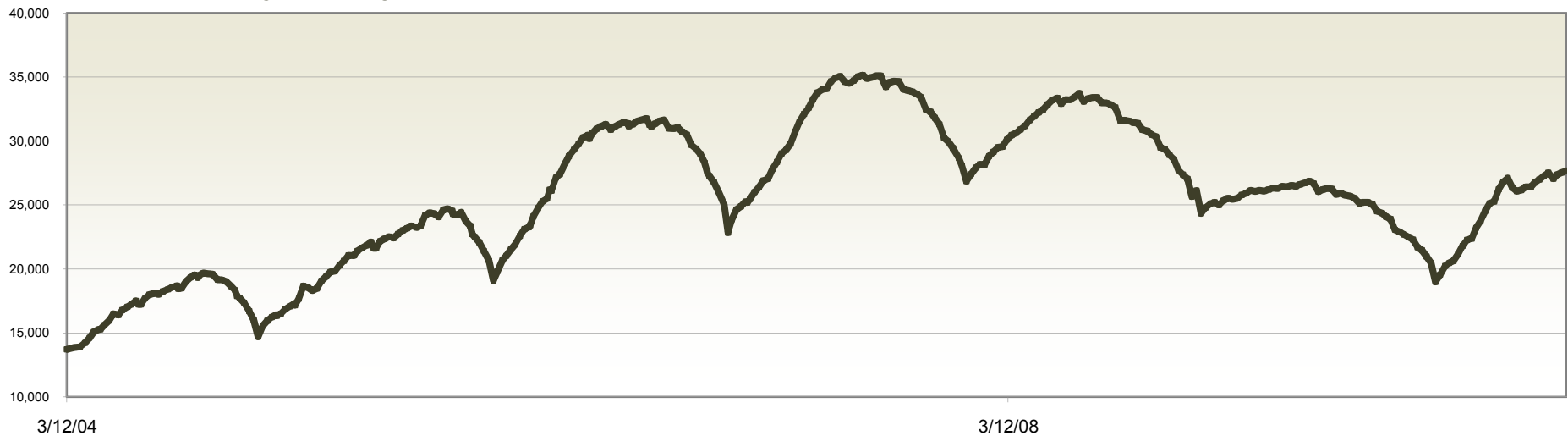


Last Three Months Weekly Inventory for Sale



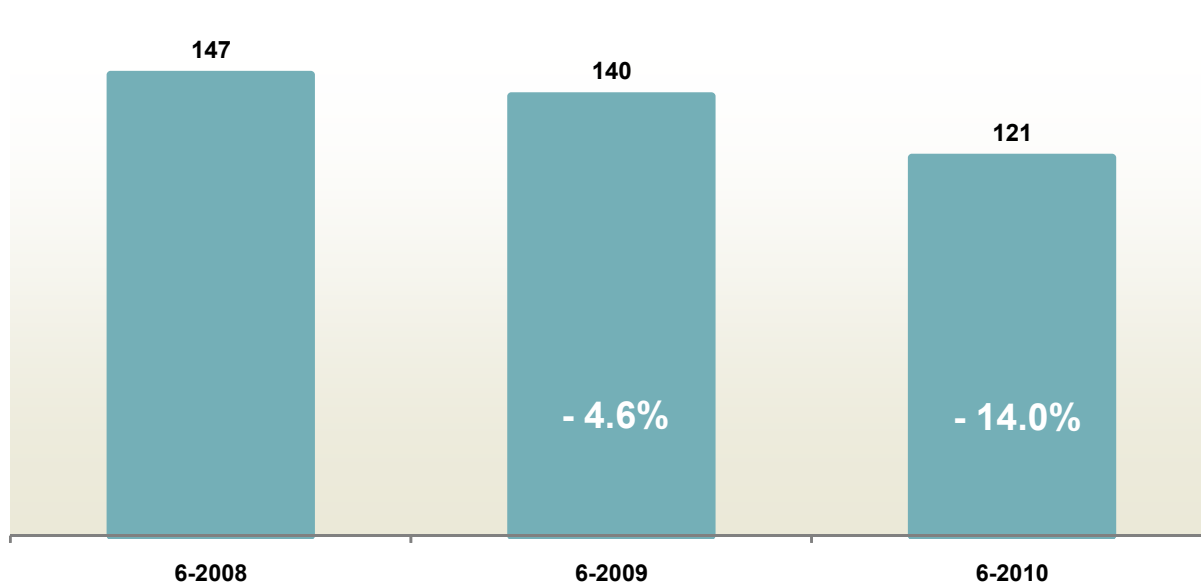
Inventory as of:	Current Inventory	One Year Ago	One Year Change
4/19/2010	26,803	26,210	+ 2.3%
4/26/2010	27,095	26,318	+ 3.0%
5/3/2010	26,354	26,281	+ 0.3%
5/10/2010	26,077	26,450	- 1.4%
5/17/2010	26,159	26,419	- 1.0%
5/24/2010	26,416	26,532	- 0.4%
6/1/2010	26,415	26,453	- 0.1%
6/7/2010	26,746	26,608	+ 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%
7/12/2010	27,365	26,207	+ 4.4%
7/19/2010	27,530	26,279	+ 4.8%
3-Month Avg:	26,842	26,448	+ 1.5%

Historical Weekly Inventory for Sale



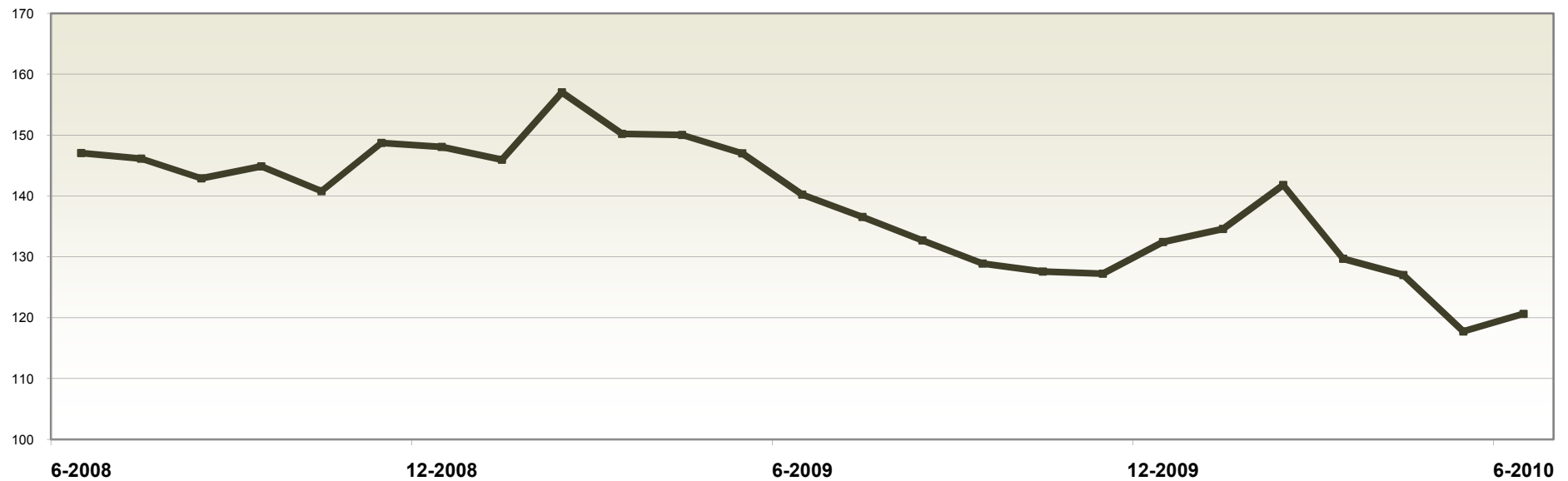
Days on Market Until Sale

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%

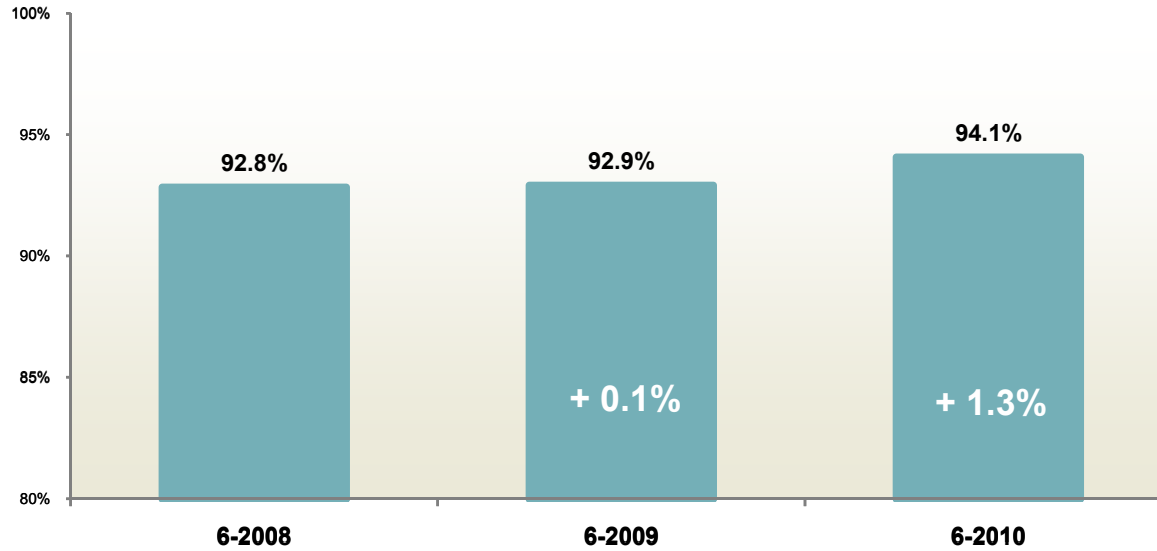
Two Year Picture: Days on Market Until Sale





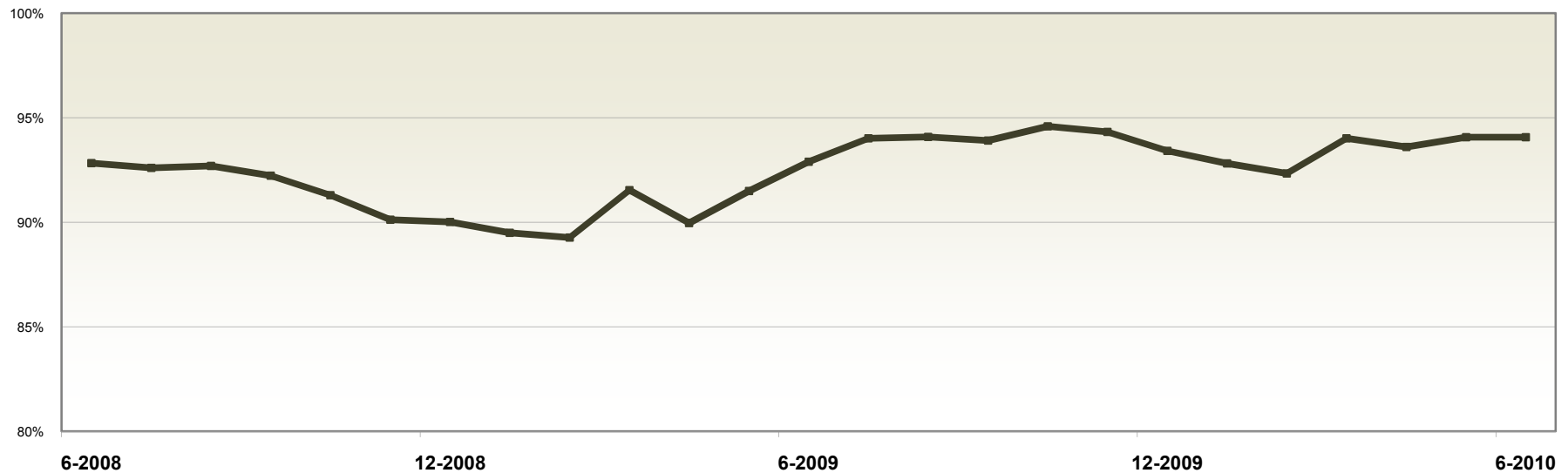
Percent of Original List Price Received at Sale

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%

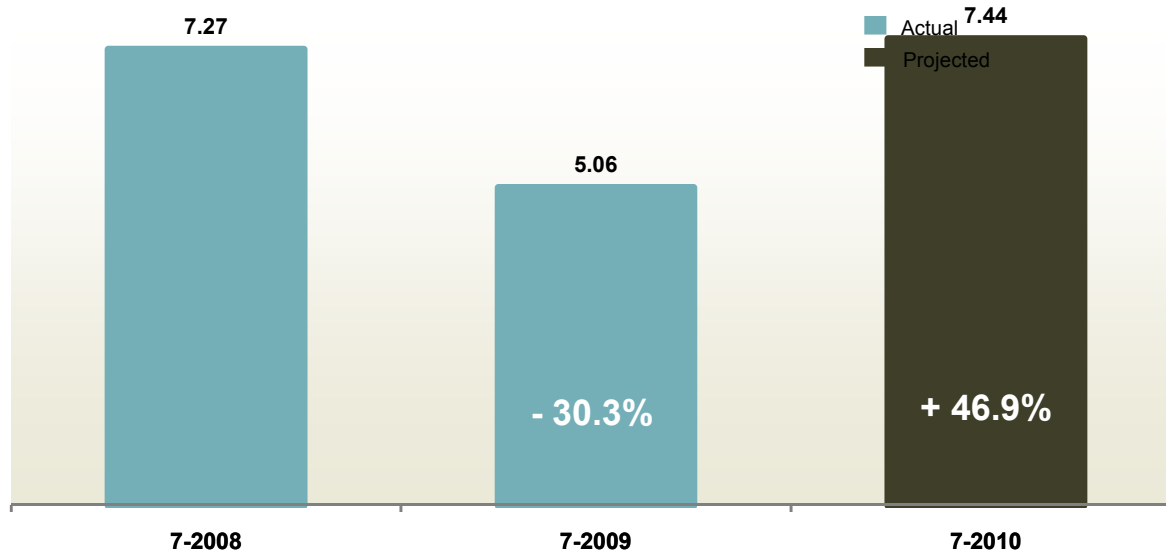
Two Year Picture: Percent of Original List Price Received at Sale





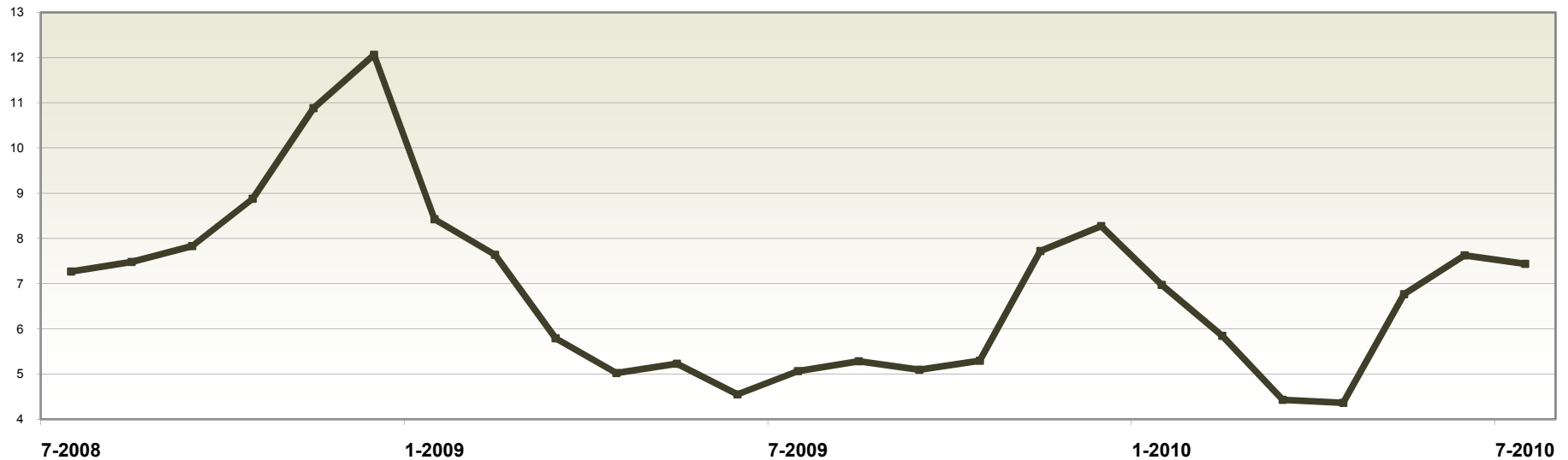
Supply Demand Ratio

July 2010 — 7.44 Houses Per Buyer



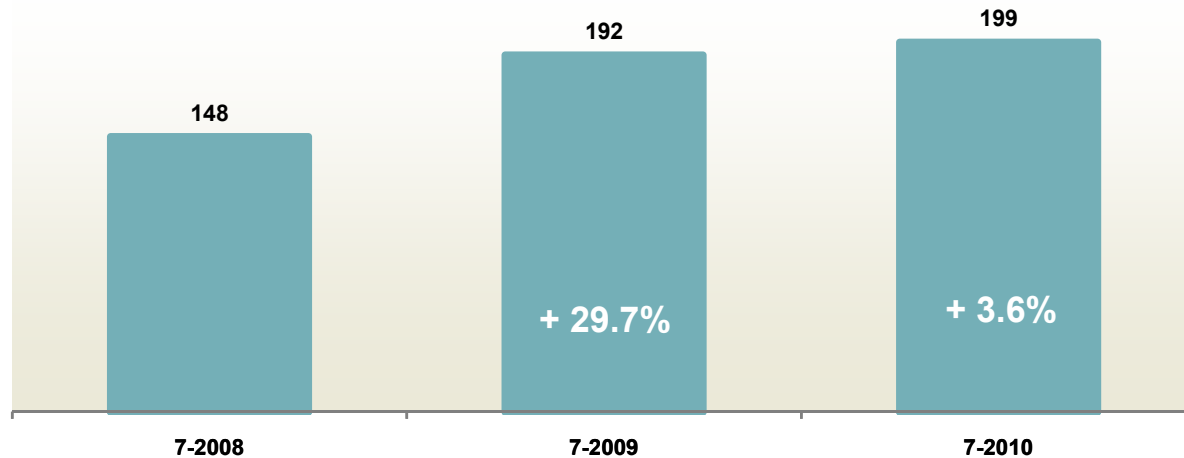
Month	Current Year	One Year Previous	One Year Change
7-2009	5.28	7.48	- 29.4%
8-2009	5.10	7.83	- 34.9%
9-2009	5.30	8.88	- 40.3%
10-2009	7.72	10.88	- 29.0%
11-2009	8.27	12.06	- 31.4%
12-2009	6.97	8.43	- 17.3%
1-2010	5.85	7.64	- 23.4%
2-2010	4.43	5.79	- 23.5%
3-2010	4.37	5.02	- 13.1%
4-2010	6.77	5.23	+ 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



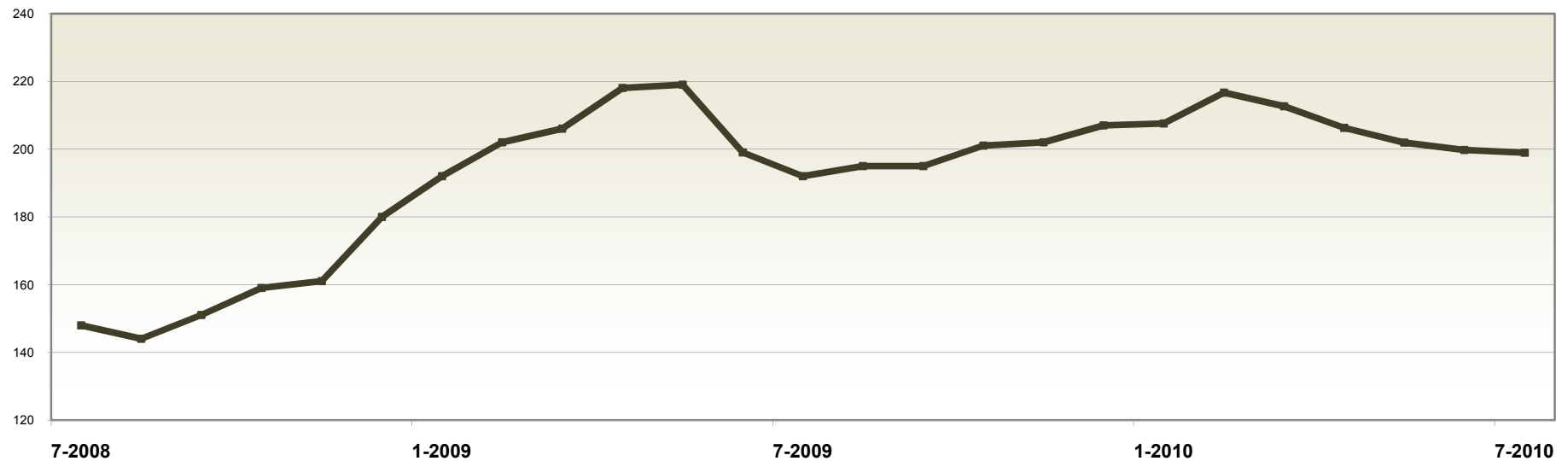
Housing Affordability Index

July 2010 — 199



Month	Current Year	One Year Previous	One Year Change
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%
7-2010	199	192	+ 3.6%
12-Month Avg:	204	185	+ 9.9%

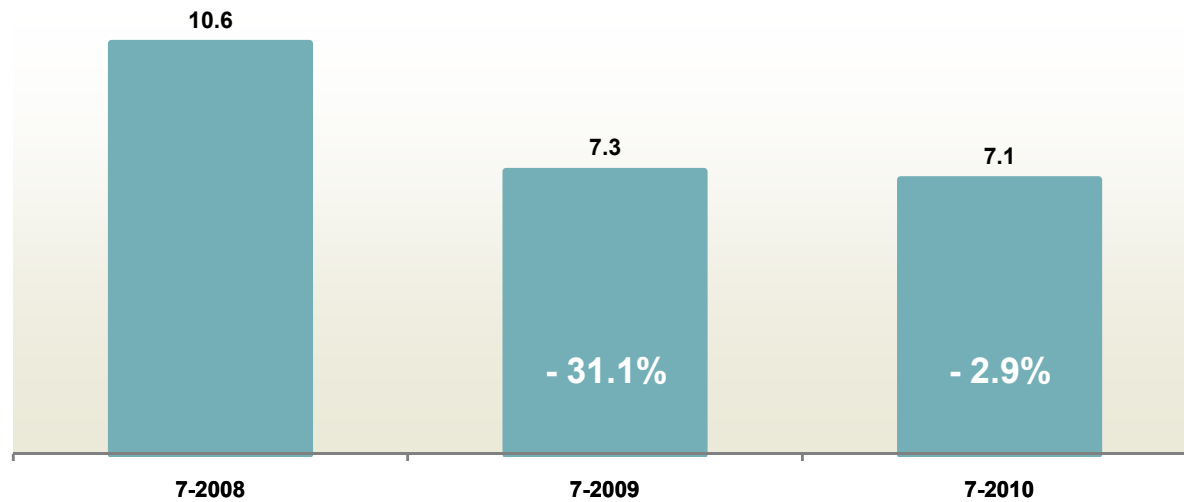
Two Year Picture: Housing Affordability Index





Months Supply of Inventory

July 2010 — 7.1 Months



Month	Current Year	One Year Previous	One Year Change
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%
7-2010	7.1	7.3	- 2.9%
12-Month Avg:	6.4	8.4	- 24.3%

Two Year Picture: Months Supply of Inventory

