

Weekly Market Activity Report



Week of August 16, 2010

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

For the week ending August 7, we didn't stray from the post-tax credit trends in the Twin Cities housing market. Pending sales remained entrenched in a holding pattern around 600 per week, continually underperforming last year's activity. The 659 purchase agreements signed were 36.5 percent below 2009 figures.

Weak sales means rising inventory. There are 27,664 homes available for sale, up 7.4 percent from a year ago. In August, there will be 8.64 homes available per buyer, up dramatically from the mark of 5.28 seen a year ago.

For now, Days on Market continues to drop slightly from last year, down 6.8 percent from a year ago to 127, but Percent of Original List Price Received at Sale for July 2010 declined from a year ago for the first time in several years, an indication that home prices will remain soft in the months ahead.

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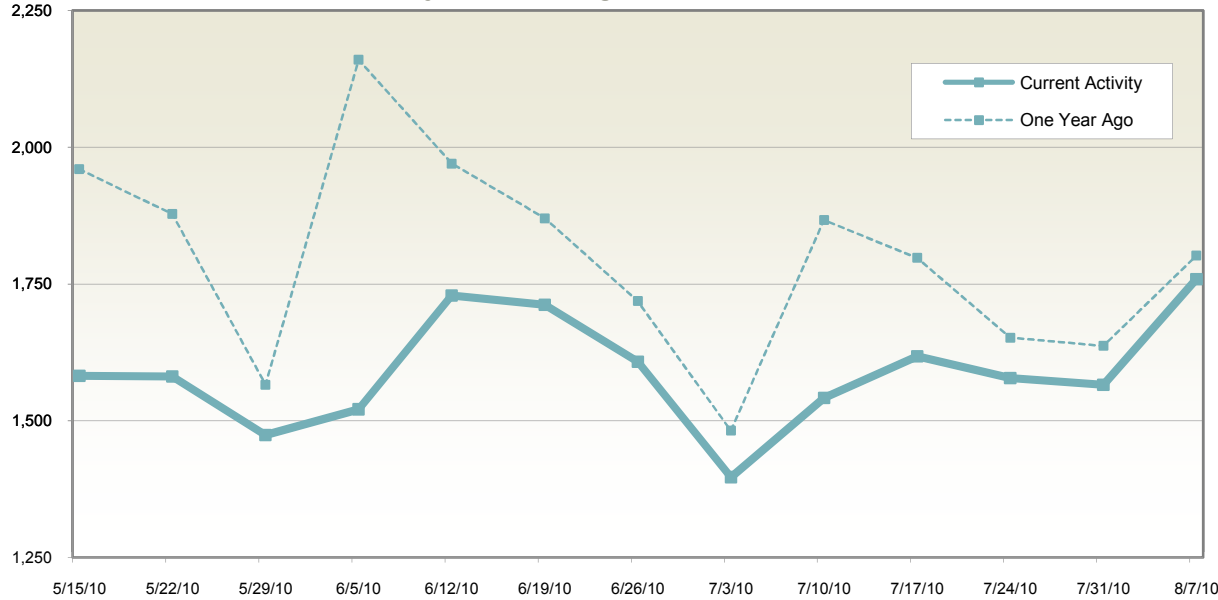
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New Listings

As of August 16, 2010

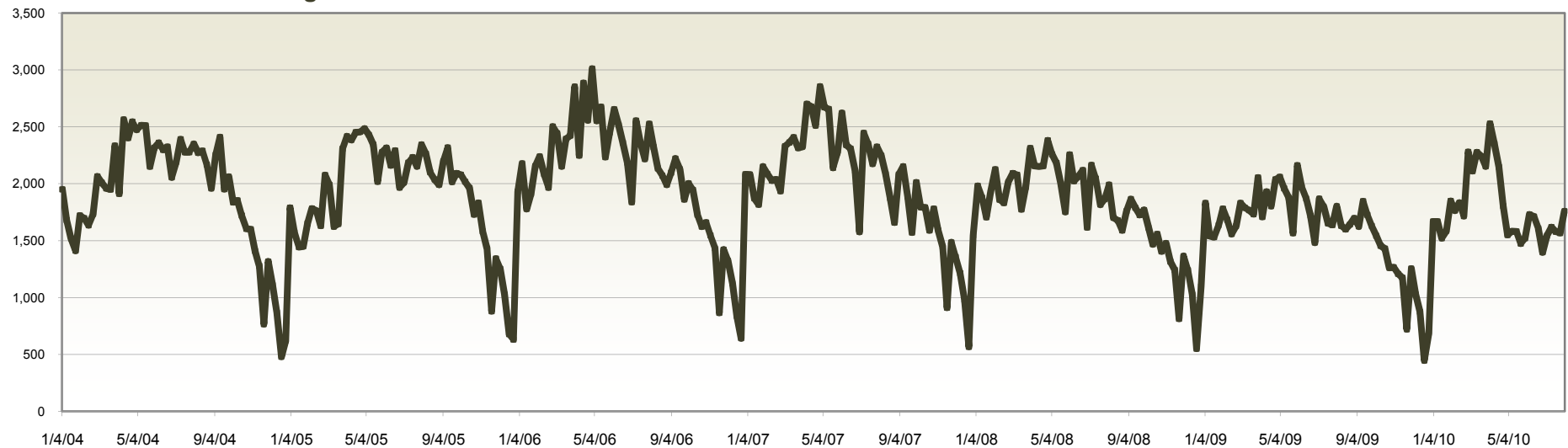


Last Three Months Weekly New Listings



For the week ending:	Current Activity	One Year Ago	One Year Change
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%
7/24/2010	1,578	1,652	- 4.5%
7/31/2010	1,566	1,637	- 4.3%
8/7/2010	1,759	1,802	- 2.4%
3-Month Total:	20,667	23,361	- 11.5%

Historical New Listings

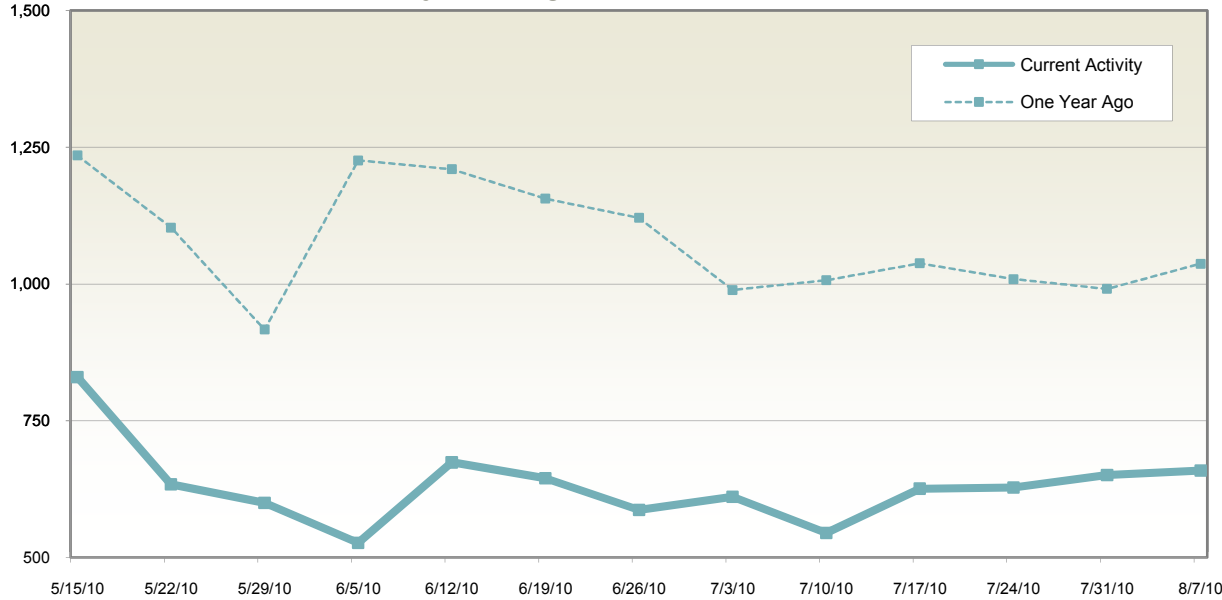


Pending Sales

As of August 16, 2010



Last Three Months Weekly Pending Sales



For the week ending:	Current Activity	One Year Ago	One Year Change
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%
7/24/2010	628	1,009	- 37.8%
7/31/2010	651	991	- 34.3%
8/7/2010	659	1,037	- 36.5%
3-Month Total:	8,217	14,039	- 41.5%

Historical Pending Sales

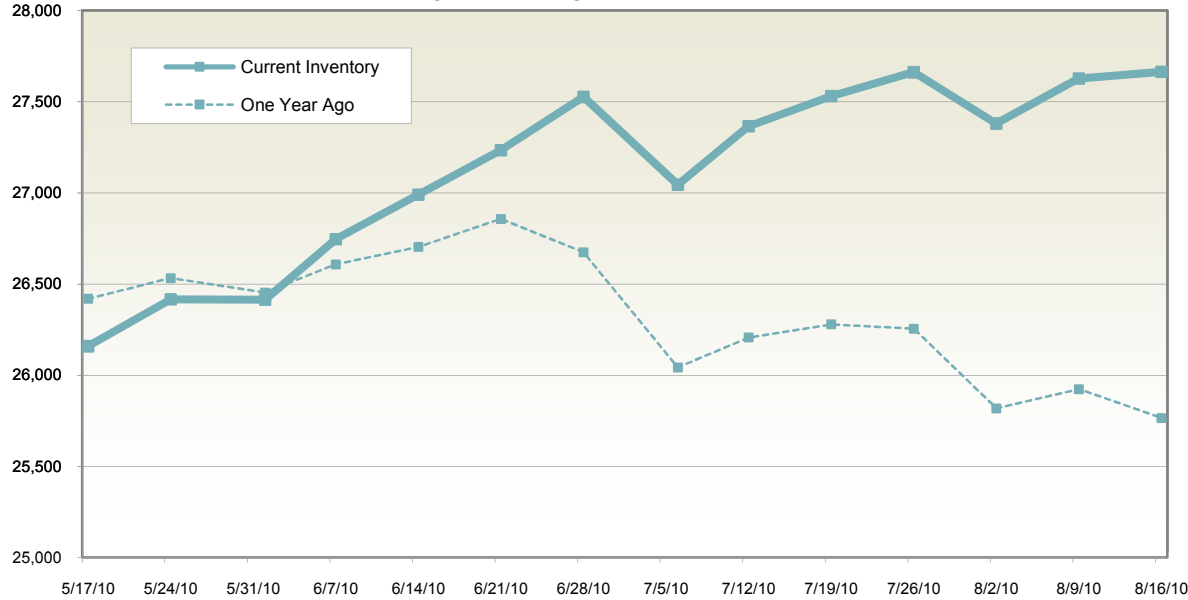


Active Listings for Sale

As of August 16, 2010

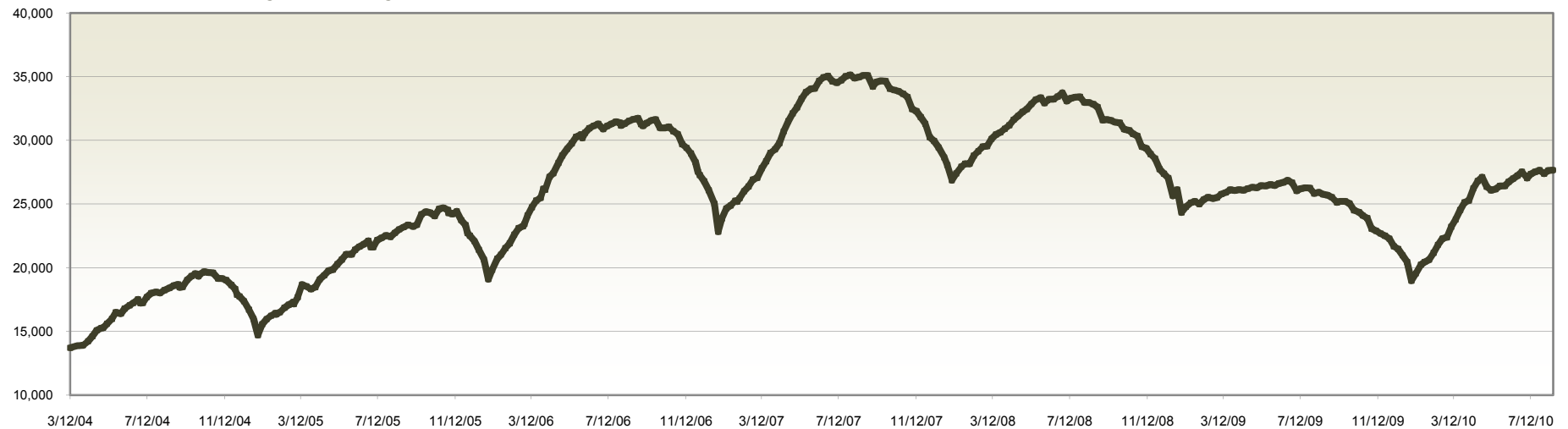


Last Three Months Weekly Inventory for Sale



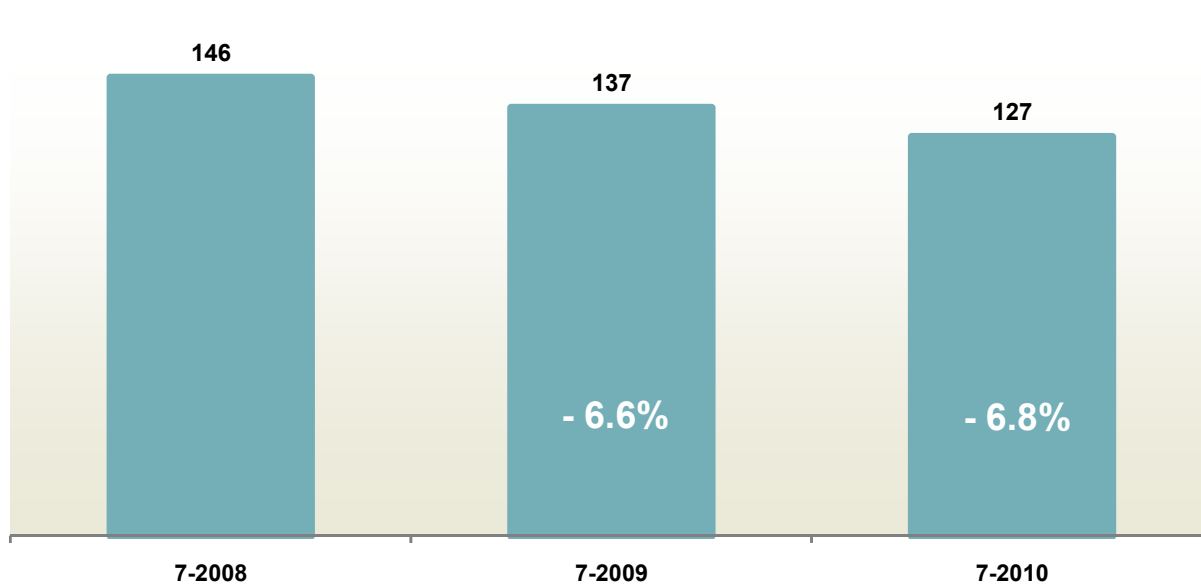
Inventory as of:	Current Inventory	One Year Ago	One Year Change
5/17/2010	26,159	26,419	- 1.0%
5/24/2010	26,416	26,532	- 0.4%
6/1/2010	26,415	26,453	- 0.1%
6/7/2010	26,746	26,608	+ 0.5%
6/14/2010	26,990	26,703	+ 1.1%
6/21/2010	27,234	26,857	+ 1.4%
6/28/2010	27,526	26,674	+ 3.2%
7/6/2010	27,044	26,043	+ 3.8%
7/12/2010	27,365	26,207	+ 4.4%
7/19/2010	27,530	26,279	+ 4.8%
7/26/2010	27,661	26,255	+ 5.4%
8/2/2010	27,380	25,818	+ 6.1%
8/9/2010	27,627	25,923	+ 6.6%
8/16/2010	27,664	25,765	+ 7.4%
3-Month Avg:	27,200	26,317	+ 3.4%

Historical Weekly Inventory for Sale



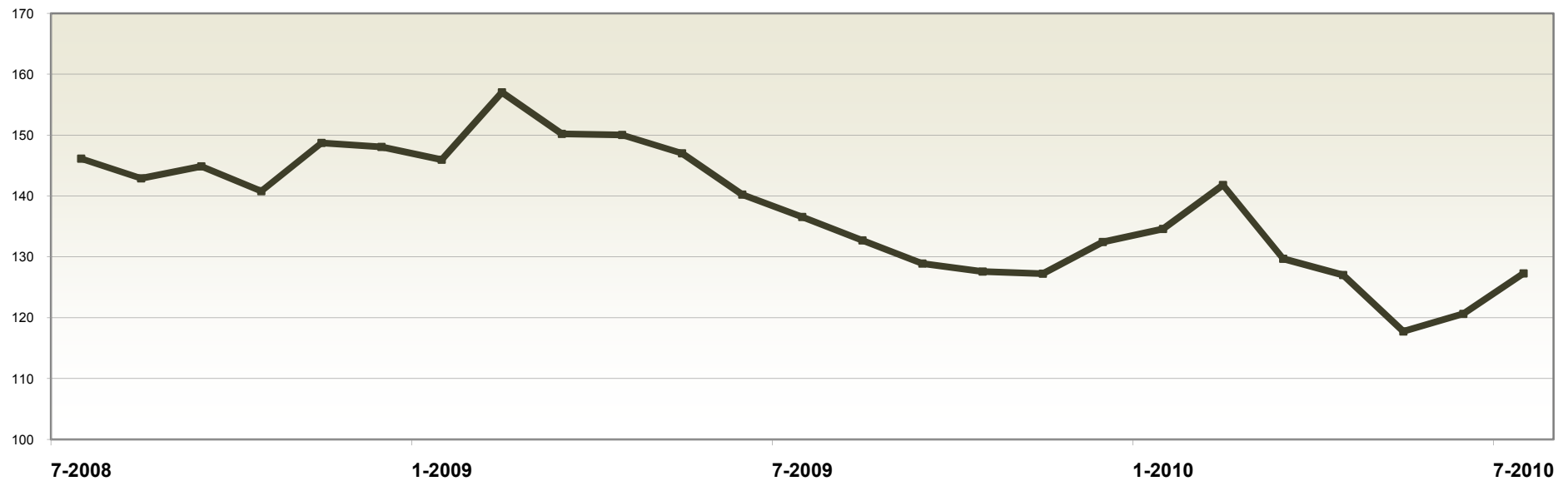
Days on Market Until Sale

July 2010 — 127



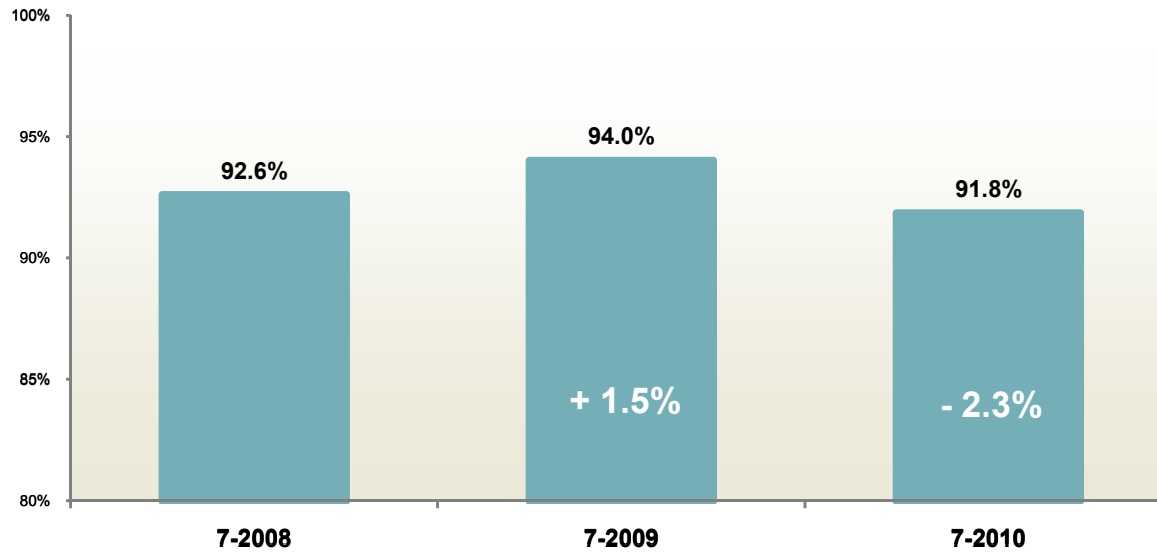
Month	Current Year	One Year Previous	One Year Change
8-2009	133	143	- 7.1%
9-2009	129	145	- 11.0%
10-2009	128	141	- 9.4%
11-2009	127	149	- 14.5%
12-2009	132	148	- 10.5%
1-2010	135	146	- 7.8%
2-2010	142	157	- 9.7%
3-2010	130	150	- 13.7%
4-2010	127	150	- 15.3%
5-2010	118	147	- 19.9%
6-2010	121	140	- 14.0%
7-2010	127	137	- 6.8%
12-Month Avg:	129	146	- 11.7%

Two Year Picture: Days on Market Until Sale



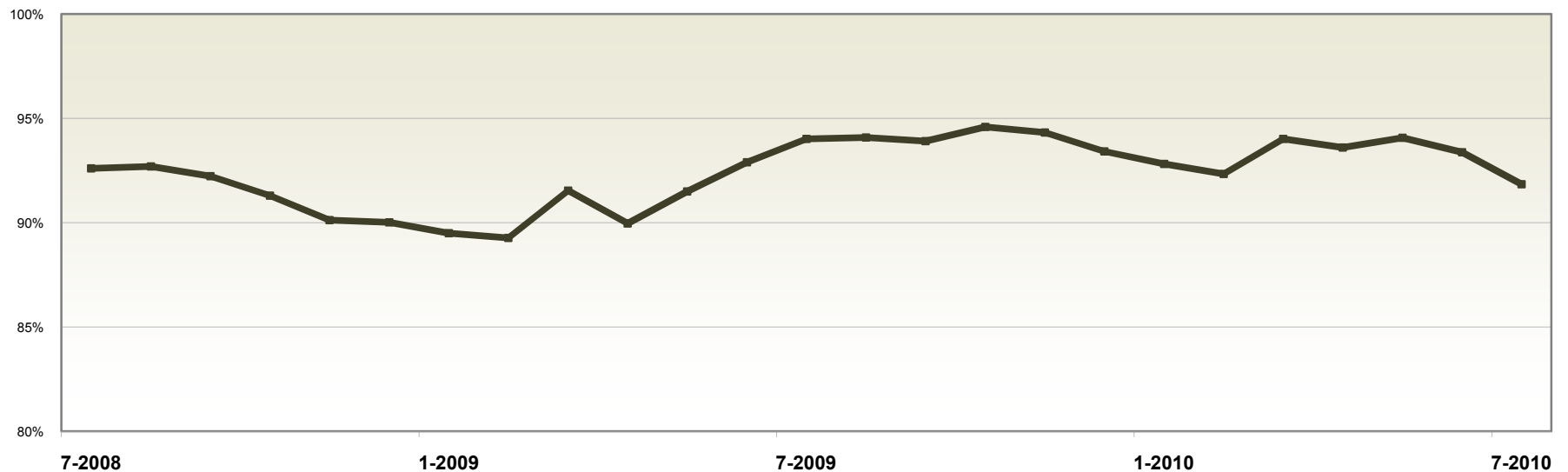
Percent of Original List Price Received at Sale

July 2010 — 91.8%



Month	Current Year	One Year Previous	One Year Change
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	93.4%	92.9%	+ 0.5%
7-2010	91.8%	94.0%	- 2.3%
12-Month Avg:	93.5%	91.3%	+ 2.5%

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

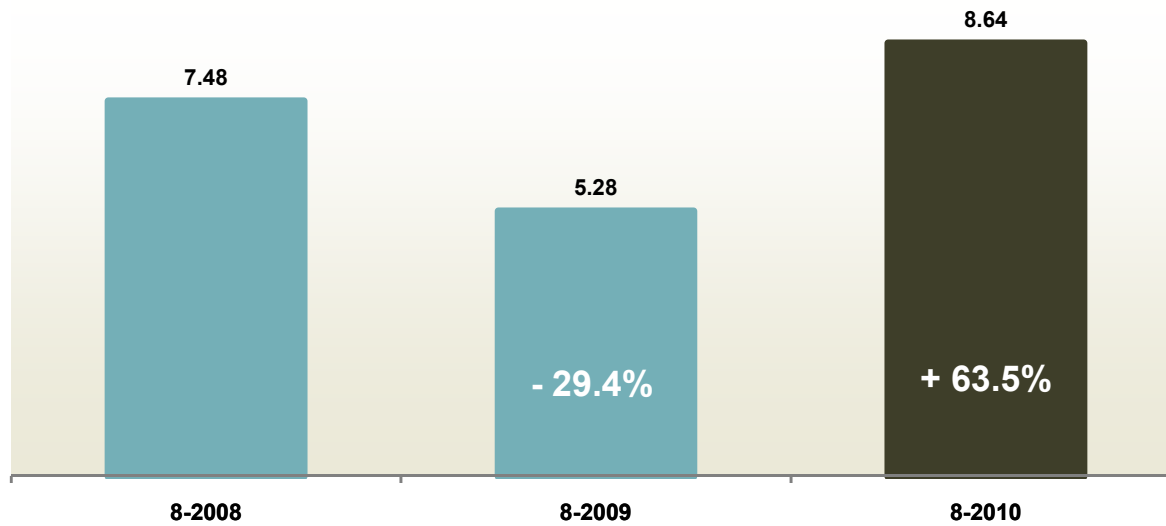




Supply Demand Ratio

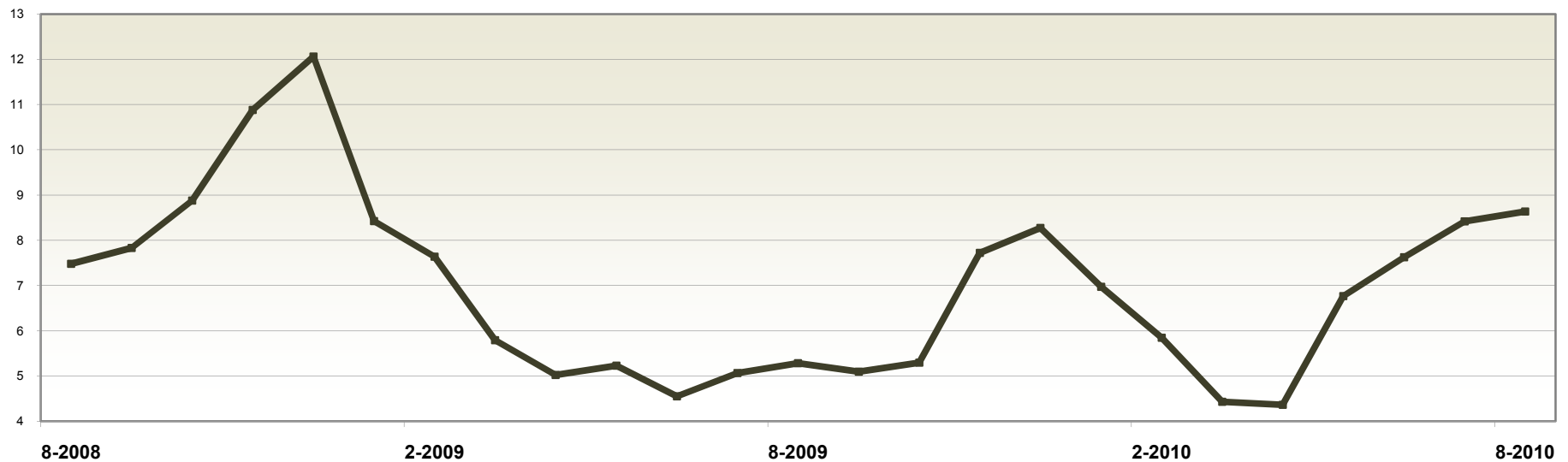
August 2010 — 8.64 Houses Per Buyer

Actual
Projected



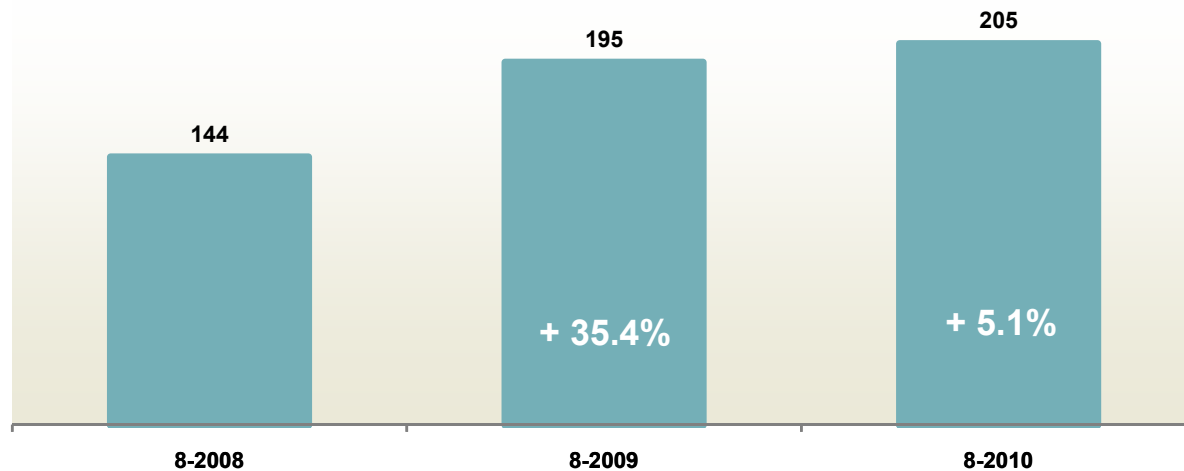
Month	Current Year	One Year Previous	One Year Change
9-2009	5.10	7.83	- 34.9%
10-2009	5.30	8.88	- 40.3%
11-2009	7.72	10.88	- 29.0%
12-2009	8.27	12.06	- 31.4%
1-2010	6.97	8.43	- 17.3%
2-2010	5.85	7.64	- 23.4%
3-2010	4.43	5.79	- 23.5%
4-2010	4.37	5.02	- 13.1%
5-2010	6.77	5.23	+ 29.3%
6-2010	7.62	4.55	+ 67.4%
7-2010	8.42	5.06	+ 66.2%
8-2010	8.64	5.28	+ 63.5%
12-Month Avg:	6.62	7.22	- 8.3%

Two Year Picture: Supply-Demand Ratio



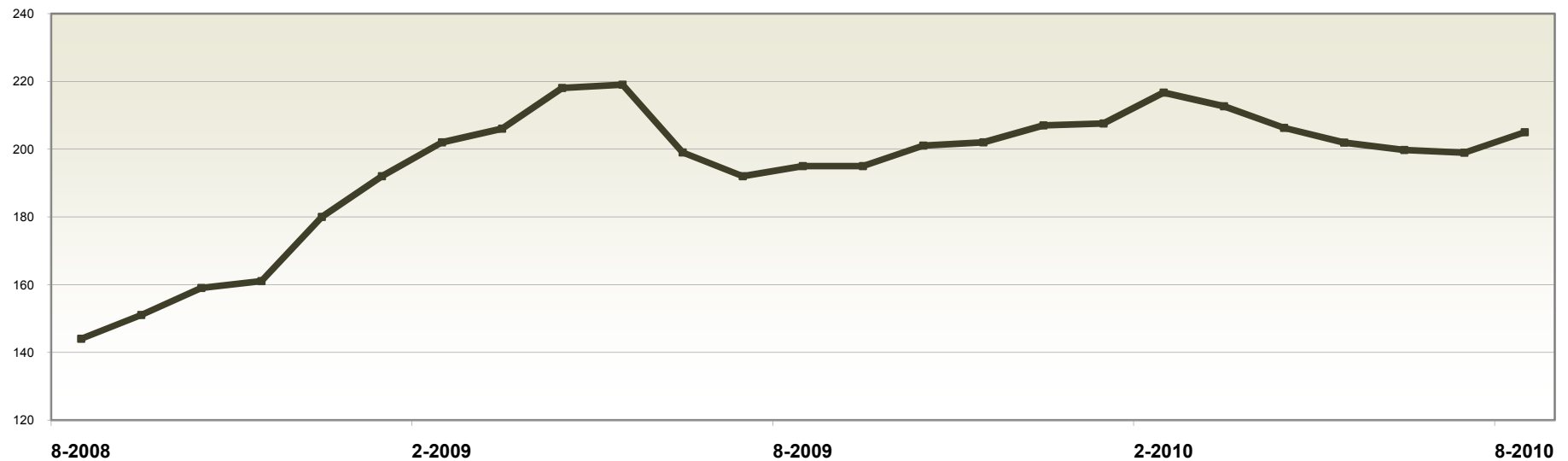
Housing Affordability Index

August 2010 — 205



Month	Current Year	One Year Previous	One Year Change
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%
8-2010	205	195	+ 5.1%
12-Month Avg:	204	190	+ 7.9%

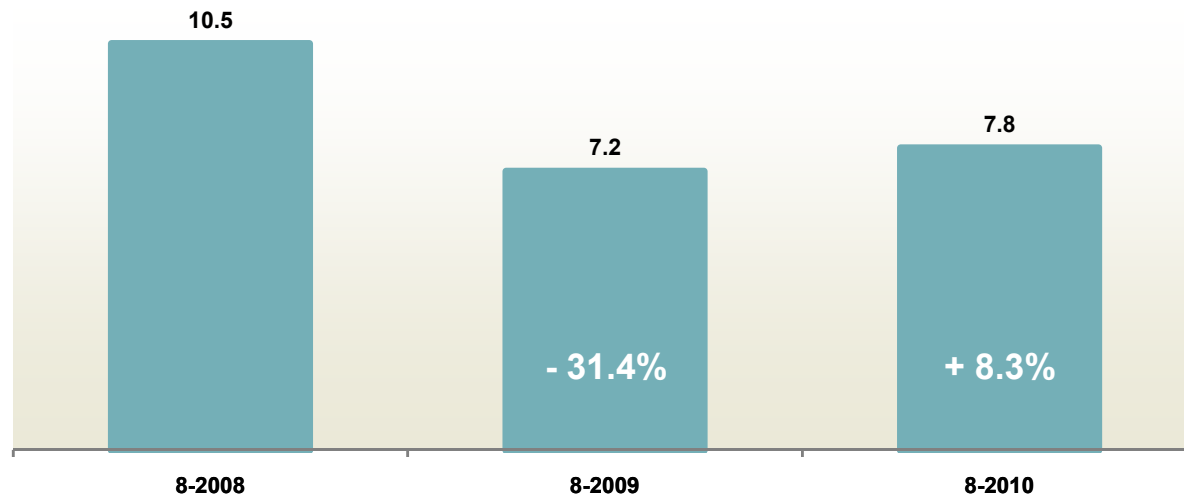
Two Year Picture: Housing Affordability Index





Months Supply of Inventory

August 2010 — 7.8 Months



Month	Current Year	One Year Previous	One Year Change
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%
8-2010	7.8	7.2	+ 8.3%
12-Month Avg:	6.4	8.1	- 21.1%

Two Year Picture: Months Supply of Inventory

