

Weekly Market Activity Report



Week of August 30, 2010

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

For 12 consecutive weeks now, the number of homes for sale in the Twin Cities housing market has been higher than it was a year ago, and the gap between this year's inventory and last year's inventory at the same time has been steadily growing. There are currently 27,784 homes for sale, up 8.1 percent from this time in 2009. Inventory is not growing due to an influx of new sellers putting their homes on the market. Rather, its growing due to a drop in buyers who once were absorbing supply.

For the week ending August 21, there were 601 signed purchase agreements, down 40.6 percent from a year ago. That's the 15th consecutive week of significant declines compared to a year ago.

With supply growing and fewer buyers to purchase it, home sellers can expect a challenging fall and downward pressure on home values. Motivated sellers who want to move quickly may have to pursue aggressive pricing to attract buyers.

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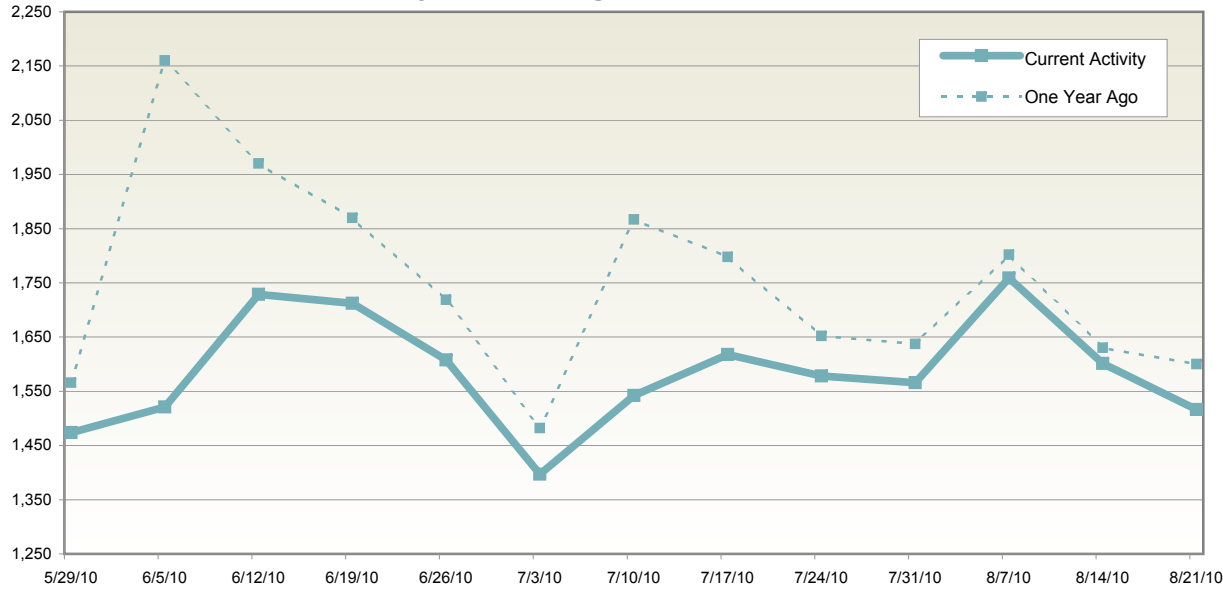
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New Listings

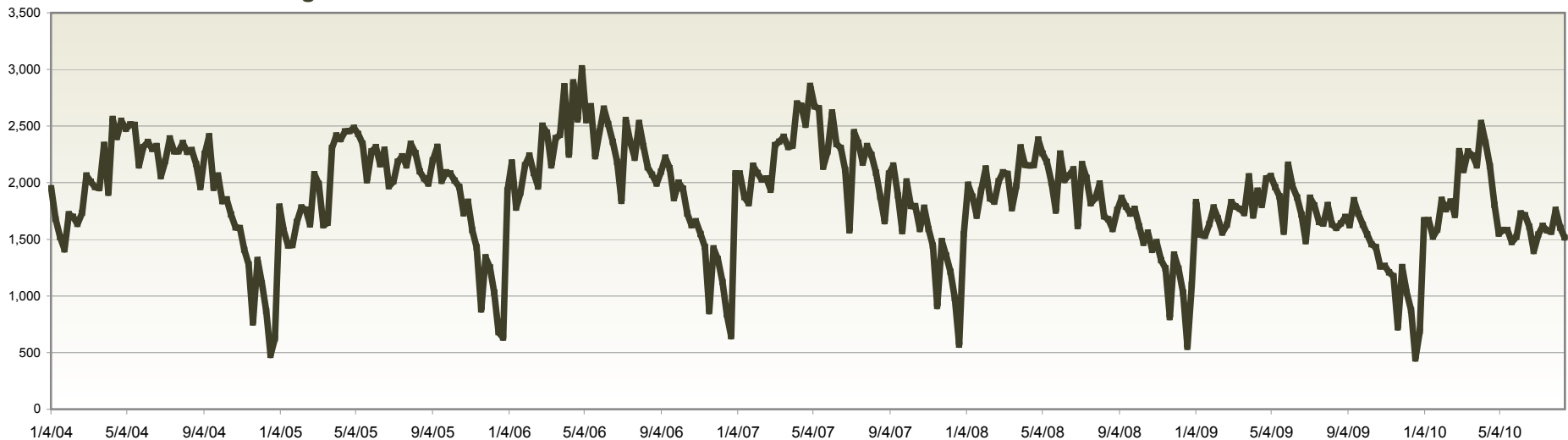
As of August 30, 2010

Last Three Months Weekly New Listings



For the week ending:	Current Activity	One Year Ago	One Year Change
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%
8/14/2010	1,601	1,630	- 1.8%
8/21/2010	1,516	1,600	- 5.3%
3-Month Total:	20,621	22,753	- 9.4%

Historical New Listings

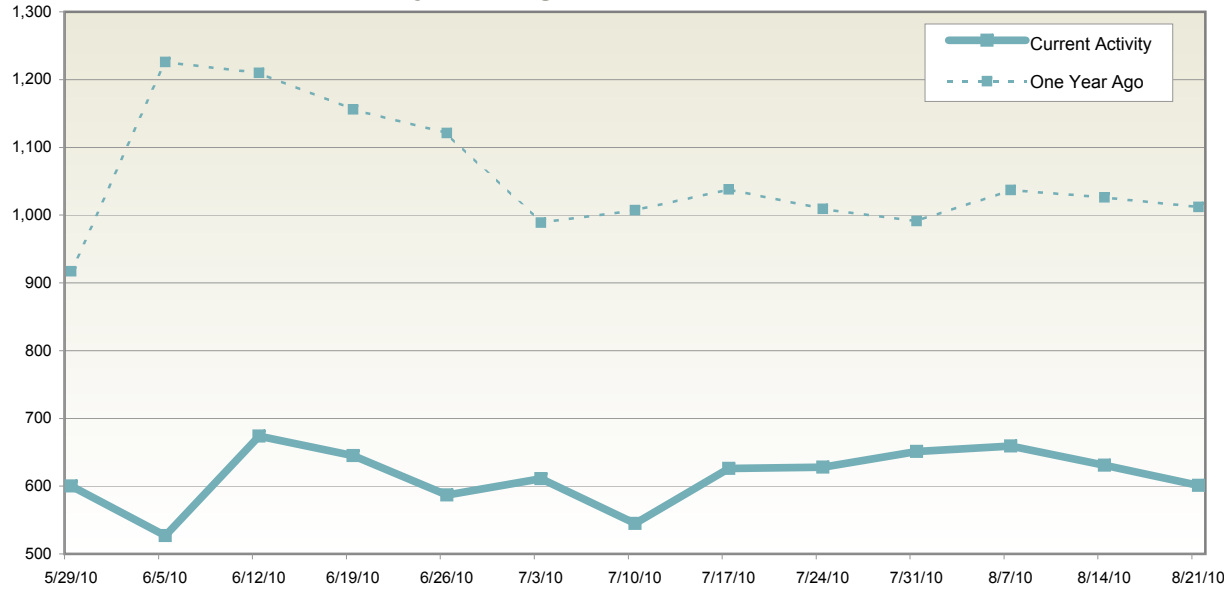




Pending Sales

As of August 30, 2010

Last Three Months Weekly Pending Sales



For the week ending:	Current Activity	One Year Ago	One Year Change
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%
8/14/2010	631	1,026	- 38.5%
8/21/2010	601	1,012	- 40.6%
3-Month Total:	7,985	13,739	- 41.9%

Historical Pending Sales

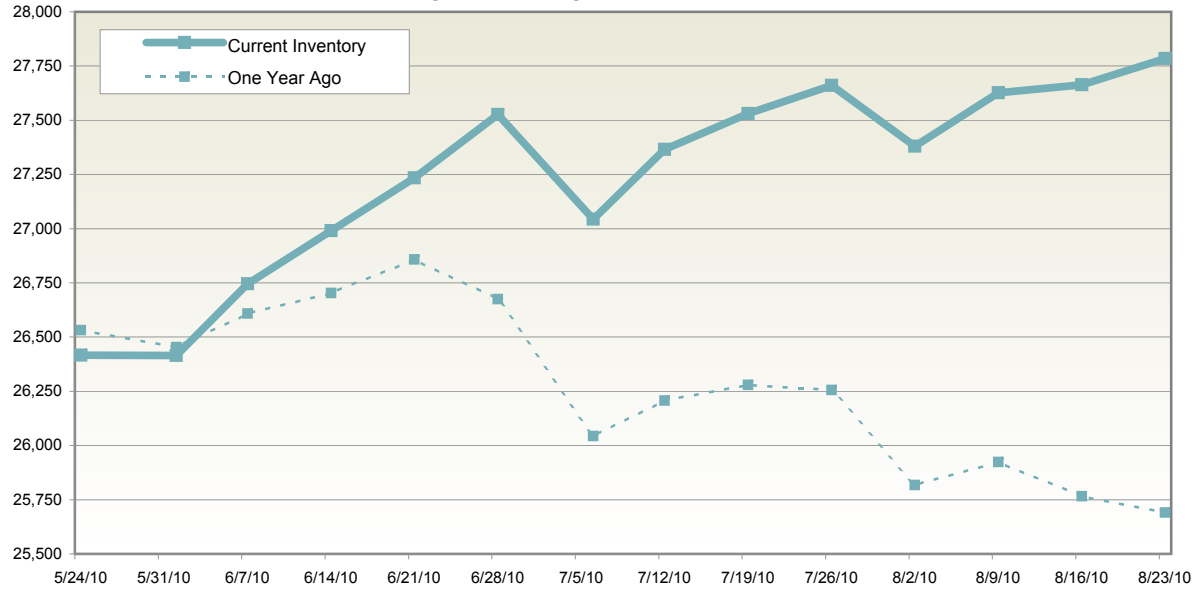


Active Listings for Sale

As of August 30, 2010

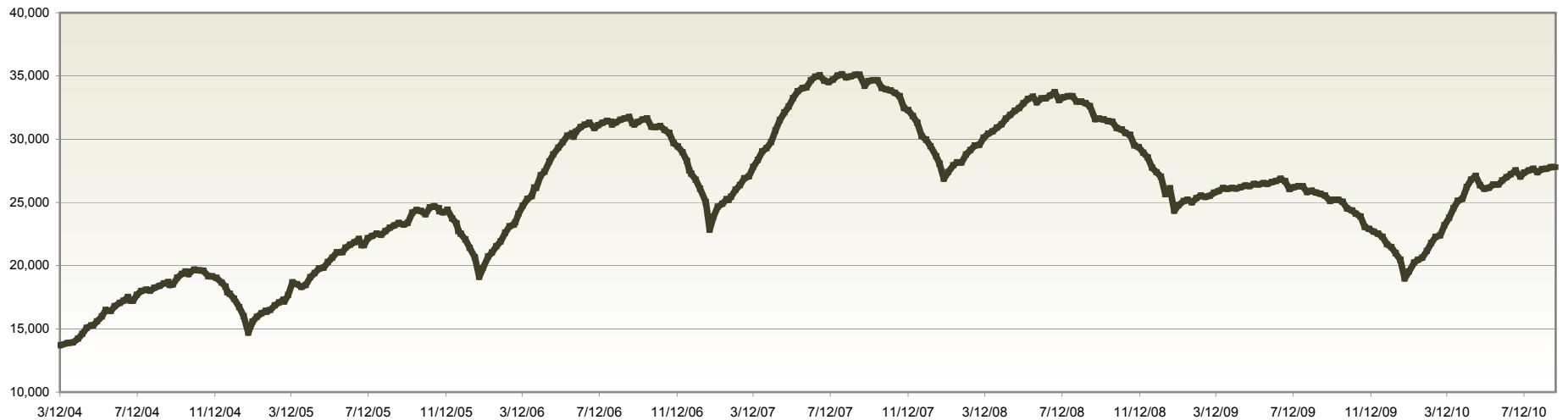


Last Three Months Weekly Inventory for Sale



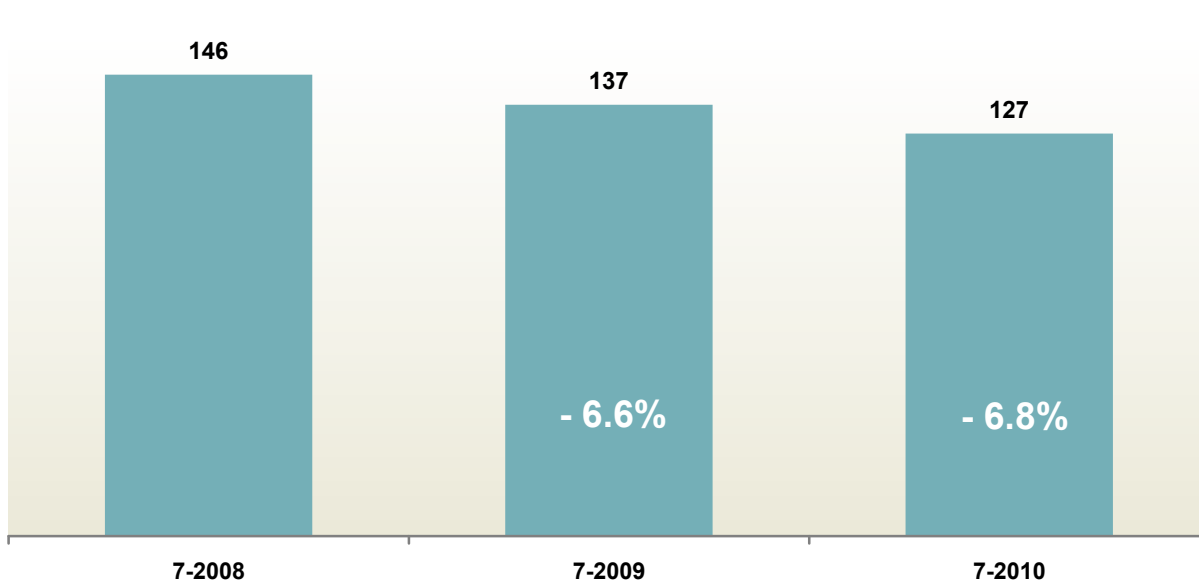
Inventory as of:	Current Inventory	One Year Ago	One Year Change
5/24/2010	26,416	26,532	- 0.4%
6/1/2010	26,415	26,453	- 0.1%
6/7/2010	26,746	26,608	+ 0.5%
6/14/2010	26,990	26,703	+ 1.1%
6/21/2010	27,234	26,857	+ 1.4%
6/28/2010	27,526	26,674	+ 3.2%
7/6/2010	27,044	26,043	+ 3.8%
7/12/2010	27,365	26,207	+ 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%
8/23/2010	27,784	25,691	+ 8.1%
3-Month Avg:	27,305	26,252	+ 4.0%

Historical Weekly Inventory for Sale



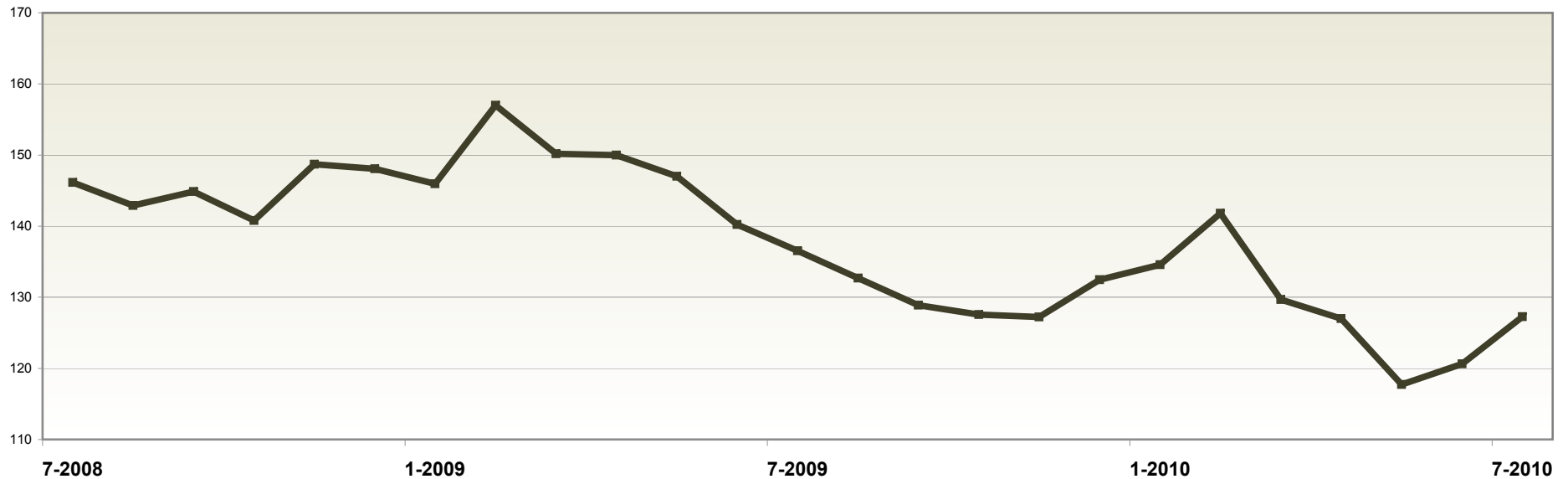
Days on Market Until Sale

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%

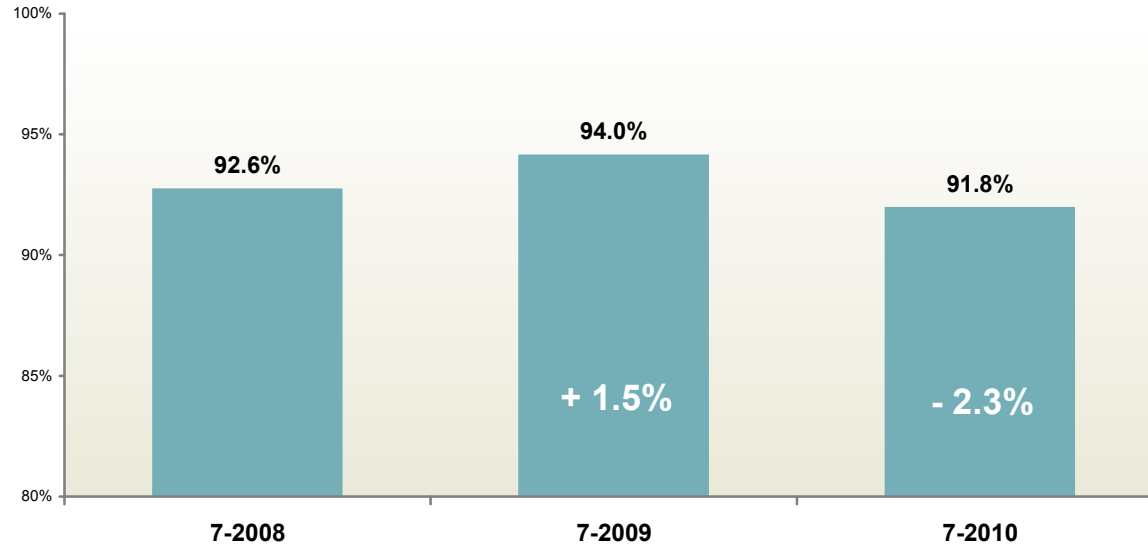
Two Year Picture: Days on Market Until Sale





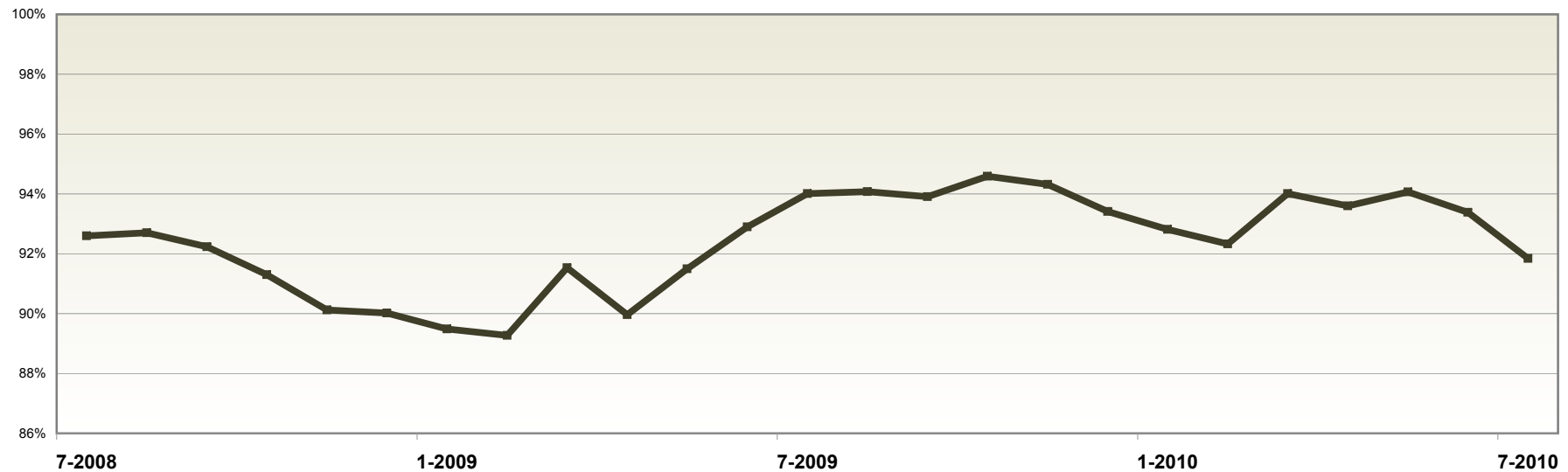
Percent of Original List Price Received at Sale

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

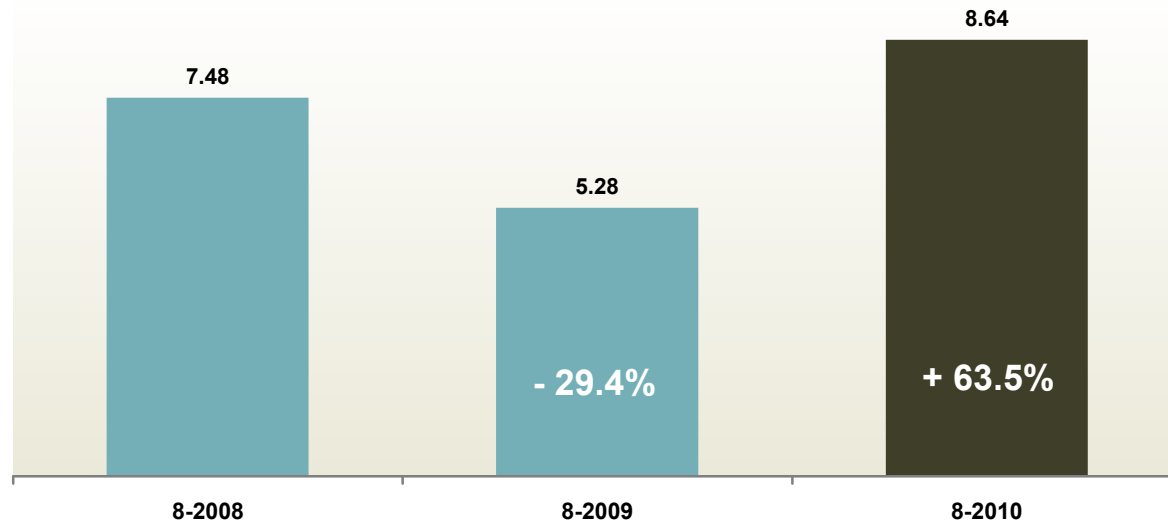




Supply Demand Ratio

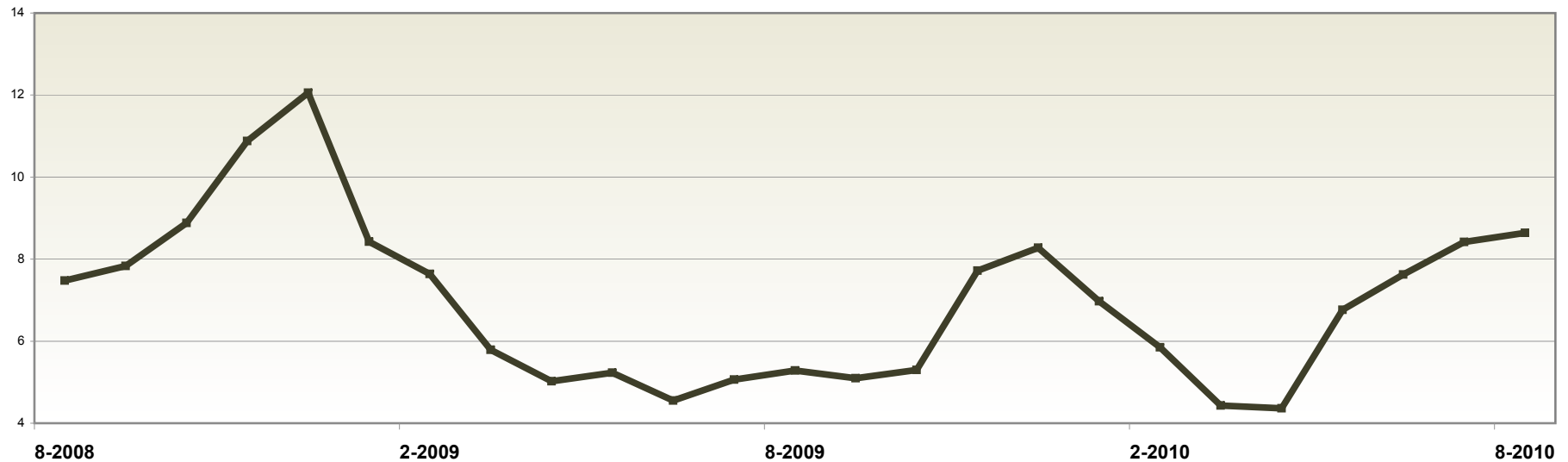
August 2010 — 8.64 Houses Per Buyer

Actual
Projected



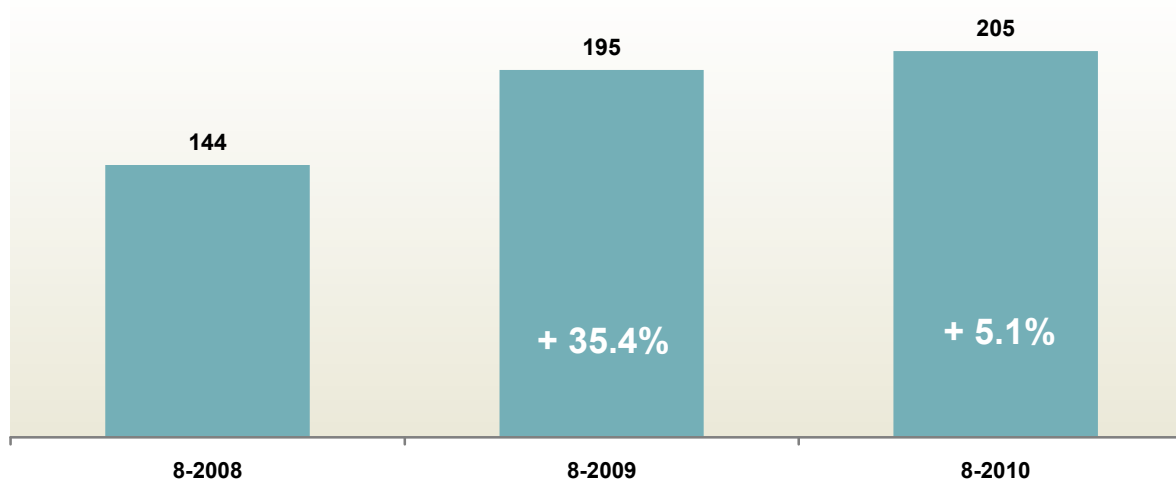
Month	Current Year	One Year Previous	One Year Change
9-2009	5.10	7.83	- 34.9%
10-2009	5.30	8.88	- 40.3%
11-2009	7.72	10.88	- 29.0%
12-2009	8.27	12.06	- 31.4%
1-2010	6.97	8.43	- 17.3%
2-2010	5.85	7.64	- 23.4%
3-2010	4.43	5.79	- 23.5%
4-2010	4.37	5.02	- 13.1%
5-2010	6.77	5.23	+ 29.3%
6-2010	7.62	4.55	+ 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



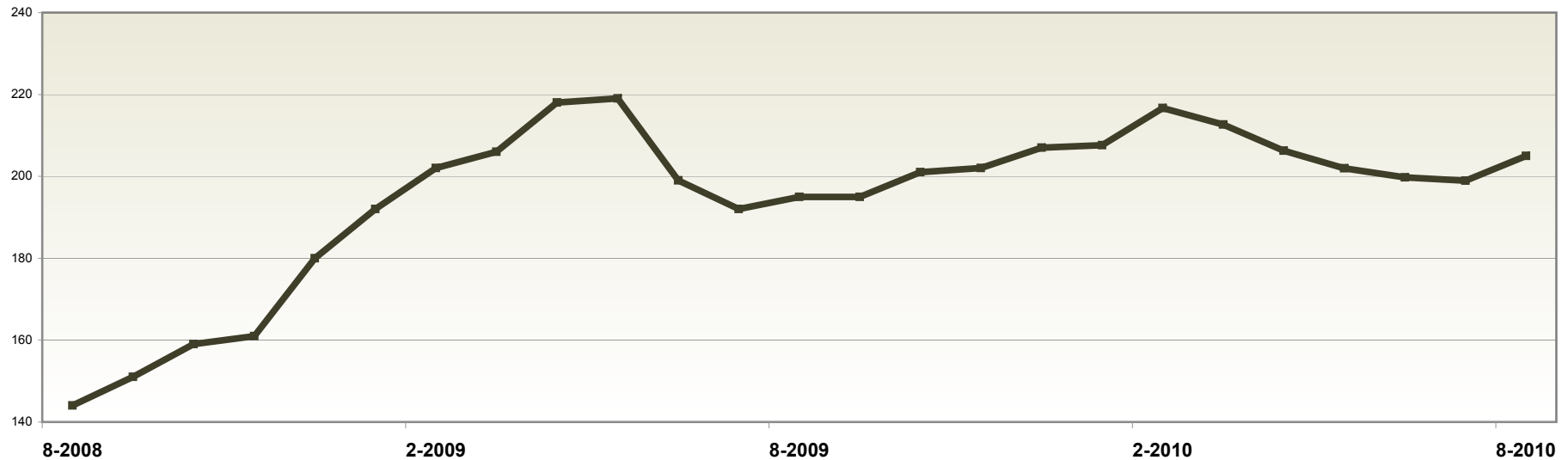
Housing Affordability Index

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%

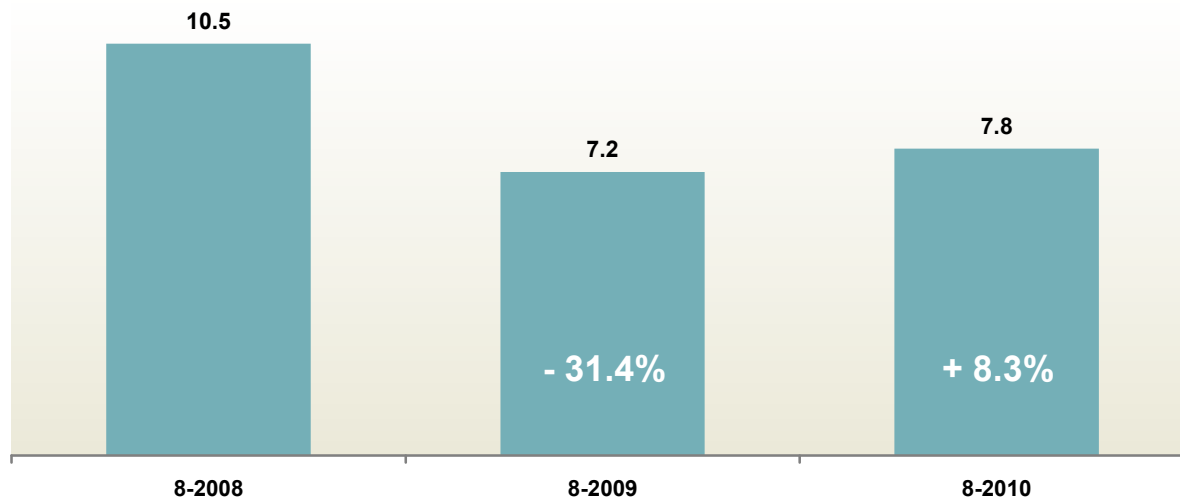
Two Year Picture: Housing Affordability Index





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

