

Weekly Market Activity Report



A RESEARCH TOOL FROM THE SAINT PAUL AREA ASSOCIATION OF REALTORS®. BROUGHT TO YOU BY THE UNIQUE DATA-SHARING TRADITIONS OF THE REALTOR® COMMUNITY

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SAINT PAUL AREA ASSOCIATION OF REALTORS®

For Week Ending December 10, 2016

Publish Date: December 19, 2016 • All comparisons are to 2015

Housing starts have fallen from last month's nine-year high, but the onset of the winter season has to be a strong consideration for the reason behind the month-over-month slowdown. The fact remains that homebuilder confidence has reached its highest point in more than ten years, and the housing market is rounding out the year in a rather solid position.

In the Twin Cities region, for the week ending December 10:

- New Listings increased 1.5% to 725
- Pending Sales increased at 745
- Inventory decreased 22.1% to 10,422

For the month of November:

- Median Sales Price increased 5.5% to \$231,400
- Days on Market decreased 15.1% to 62
- Percent of Original List Price Received increased 0.8% to 96.7%
- Months Supply of Homes For Sale decreased 24.1% to 2.2

Quick Facts

+ 1.5%

+ 0.3%

- 22.1%

Change in
New Listings

Change in
Pending Sales

Change in
Inventory

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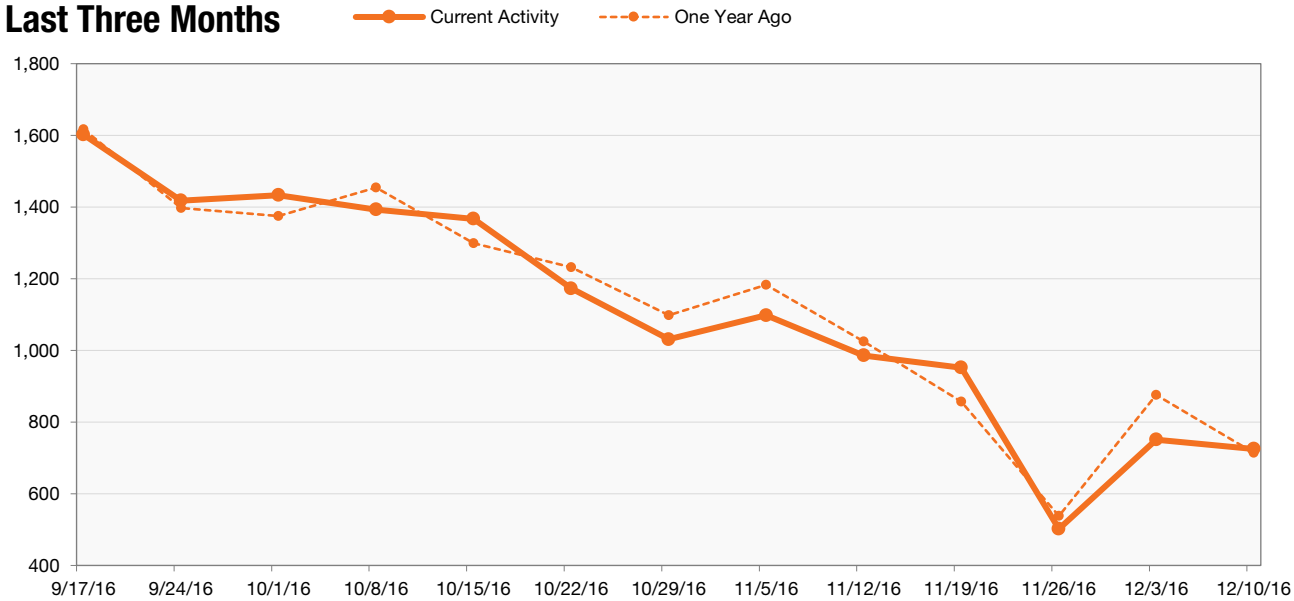


New Listings

A count of the properties that have been newly listed on the market in a given week.



Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
9/17/2016	1,602	1,617	- 0.9%
9/24/2016	1,418	1,397	+ 1.5%
10/1/2016	1,433	1,375	+ 4.2%
10/8/2016	1,393	1,454	- 4.2%
10/15/2016	1,367	1,299	+ 5.2%
10/22/2016	1,173	1,232	- 4.8%
10/29/2016	1,031	1,098	- 6.1%
11/5/2016	1,098	1,183	- 7.2%
11/12/2016	986	1,025	- 3.8%
11/19/2016	952	857	+ 11.1%
11/26/2016	502	538	- 6.7%
12/3/2016	751	876	- 14.3%
12/10/2016	725	714	+ 1.5%
3-Month Total	14,431	14,665	- 1.6%

Historical New Listing Activity

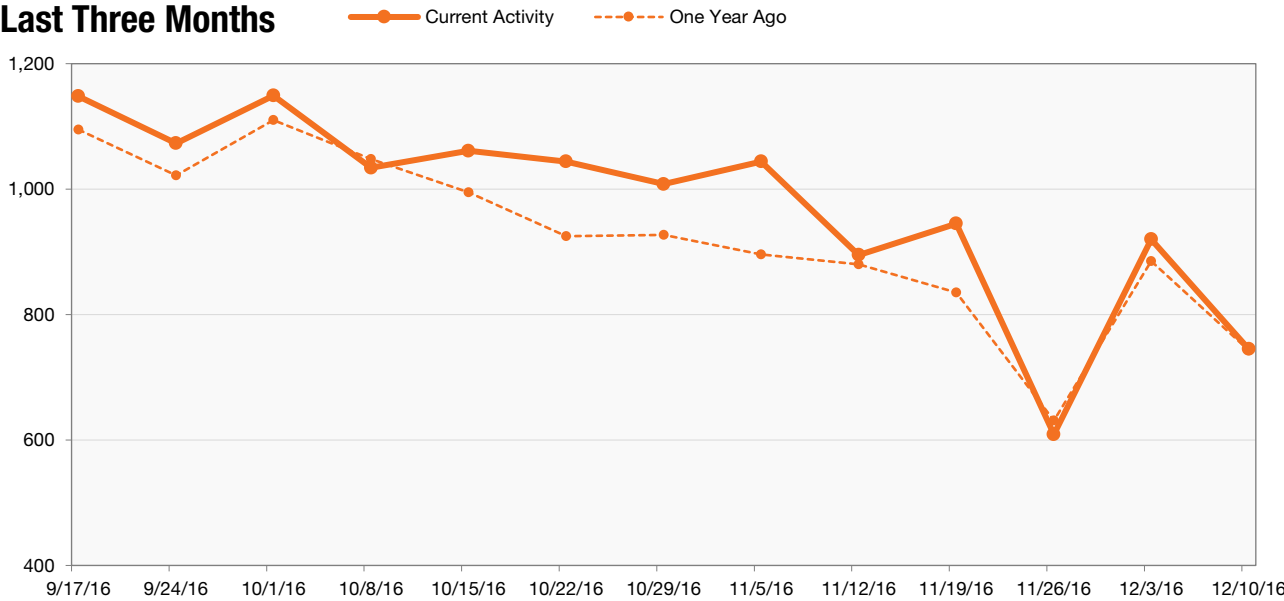


Pending Sales

A count of the properties that have offers accepted on them in a given week.



Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
9/17/2016	1,148	1,095	+ 4.8%
9/24/2016	1,073	1,022	+ 5.0%
10/1/2016	1,149	1,110	+ 3.5%
10/8/2016	1,034	1,048	- 1.3%
10/15/2016	1,061	995	+ 6.6%
10/22/2016	1,044	925	+ 12.9%
10/29/2016	1,008	927	+ 8.7%
11/5/2016	1,044	896	+ 16.5%
11/12/2016	895	880	+ 1.7%
11/19/2016	945	835	+ 13.2%
11/26/2016	609	631	- 3.5%
12/3/2016	920	885	+ 4.0%
12/10/2016	745	743	+ 0.3%
3-Month Total	12,675	11,992	+ 5.7%

Historical Pending Sales Activity

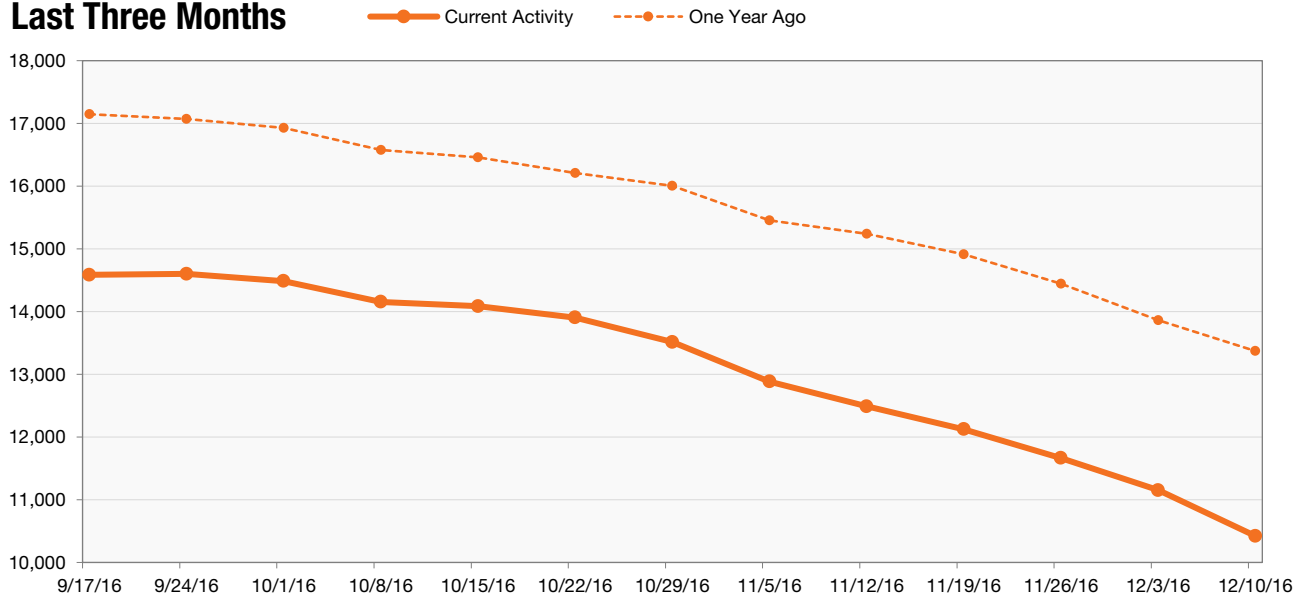


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given week.



Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
9/17/2016	14,586	17,146	- 14.9%
9/24/2016	14,601	17,070	- 14.5%
10/1/2016	14,485	16,929	- 14.4%
10/8/2016	14,155	16,578	- 14.6%
10/15/2016	14,086	16,459	- 14.4%
10/22/2016	13,905	16,208	- 14.2%
10/29/2016	13,513	16,007	- 15.6%
11/5/2016	12,883	15,453	- 16.6%
11/12/2016	12,488	15,240	- 18.1%
11/19/2016	12,124	14,914	- 18.7%
11/26/2016	11,665	14,443	- 19.2%
12/3/2016	11,152	13,863	- 19.6%
12/10/2016	10,422	13,371	- 22.1%
3-Month Avg	13,082	15,668	- 16.5%

Historical Inventory Levels

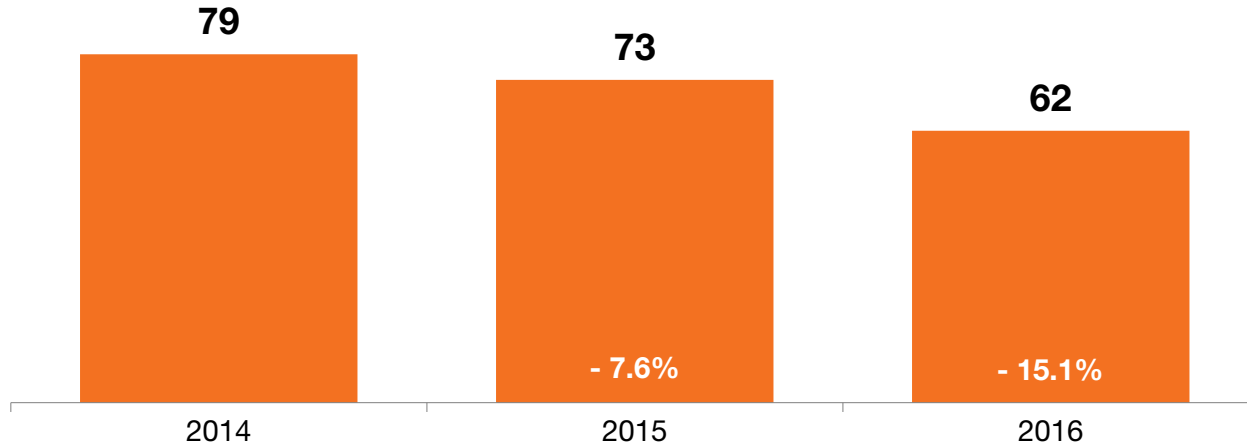


Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

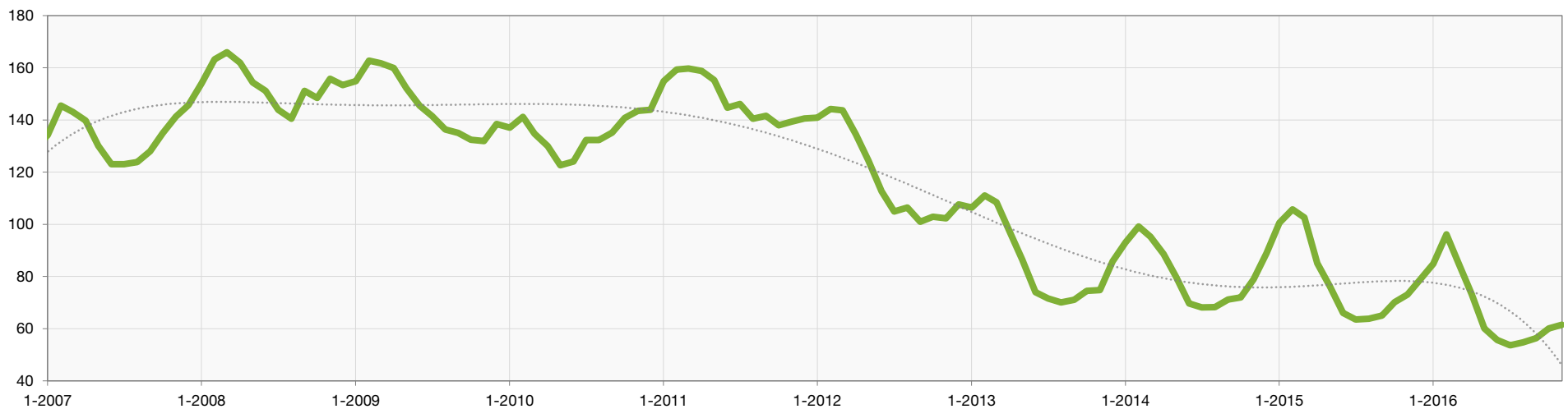


November



Month	Current Activity	One Year Previous	+ / -
December	79	89	- 11.2%
January	85	101	- 15.8%
February	96	106	- 9.4%
March	85	103	- 17.5%
April	73	85	- 14.1%
May	60	76	- 21.1%
June	56	66	- 15.2%
July	54	63	- 14.3%
August	55	64	- 14.1%
September	56	65	- 13.8%
October	60	70	- 14.3%
November	62	73	- 15.1%
12-Month Avg	65	76	- 14.5%

Historical Days on Market Until Sale

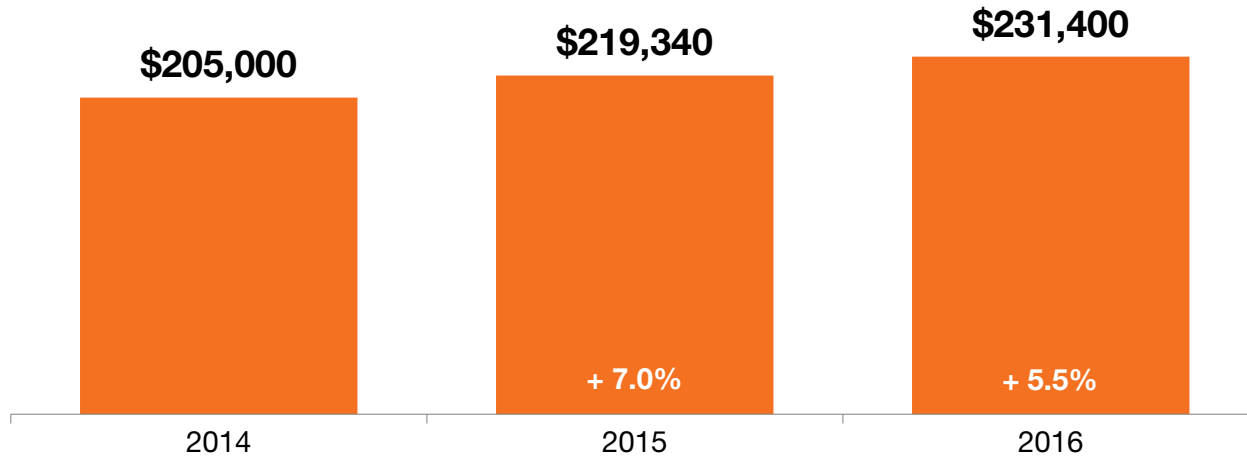


Median Sales Price

Median price point for all closed sales, not accounting for seller concessions, in a given month.



November



Month	Current Activity	One Year Previous	+ / -
December	\$219,500	\$200,000	+ 9.7%
January	\$215,000	\$195,000	+ 10.3%
February	\$207,083	\$200,000	+ 3.5%
March	\$222,000	\$210,000	+ 5.7%
April	\$231,000	\$215,000	+ 7.4%
May	\$237,000	\$224,000	+ 5.8%
June	\$242,000	\$229,900	+ 5.3%
July	\$239,900	\$225,000	+ 6.6%
August	\$237,500	\$224,900	+ 5.6%
September	\$230,000	\$222,000	+ 3.6%
October	\$230,000	\$215,950	+ 6.5%
November	\$231,400	\$219,340	+ 5.5%
12-Month Med	\$231,353	\$219,900	+ 5.2%

Historical Median Sales Price

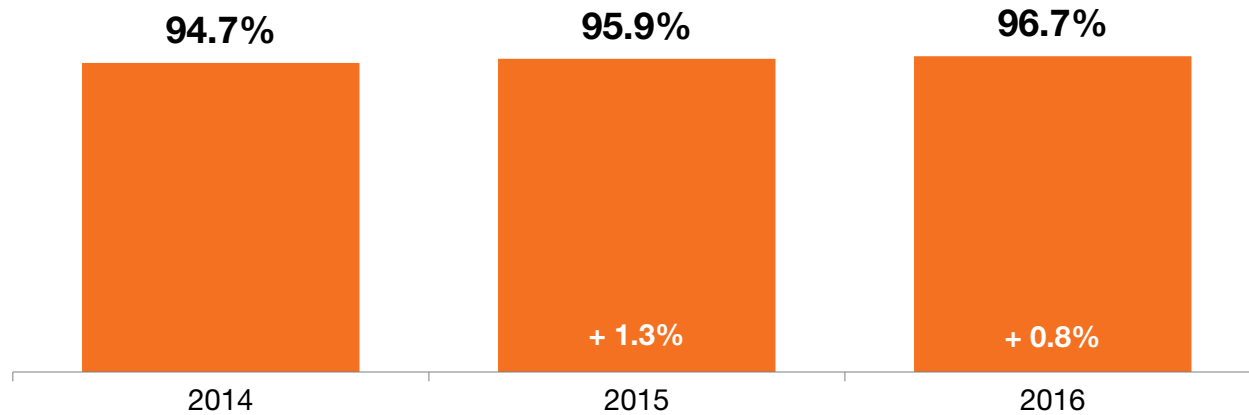


Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

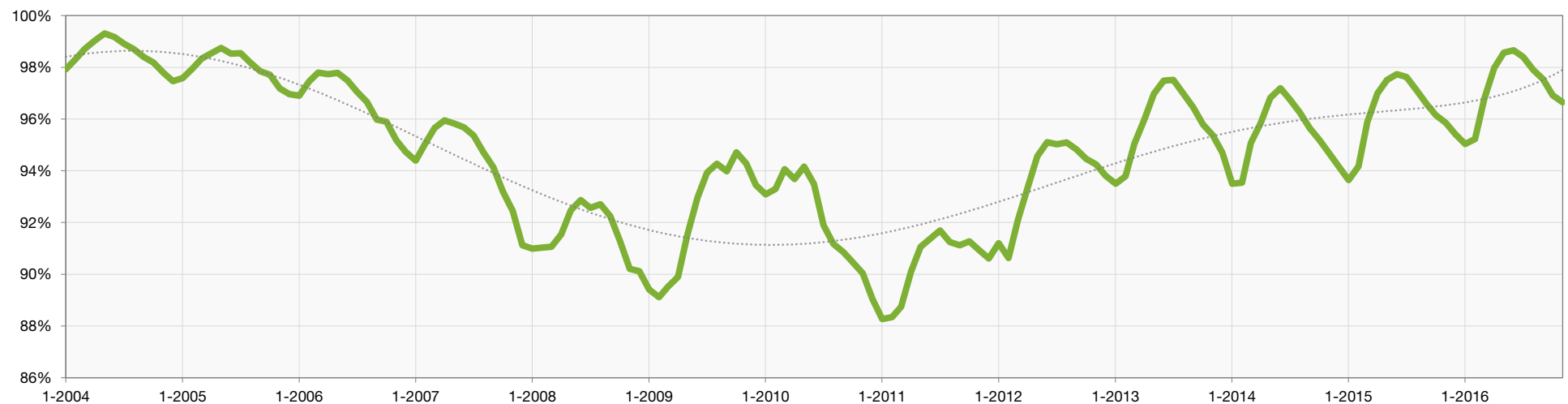


November



Month	Current Activity	One Year Previous	+ / -
December	95.4%	94.2%	+ 1.3%
January	95.0%	93.6%	+ 1.5%
February	95.2%	94.2%	+ 1.1%
March	96.8%	95.9%	+ 0.9%
April	98.0%	97.0%	+ 1.0%
May	98.6%	97.5%	+ 1.1%
June	98.7%	97.7%	+ 1.0%
July	98.4%	97.6%	+ 0.8%
August	97.9%	97.1%	+ 0.8%
September	97.5%	96.6%	+ 0.9%
October	96.9%	96.1%	+ 0.8%
November	96.7%	95.9%	+ 0.8%
12-Month Avg	97.4%	96.5%	+ 0.9%

Historical Percent of Original List Price Received

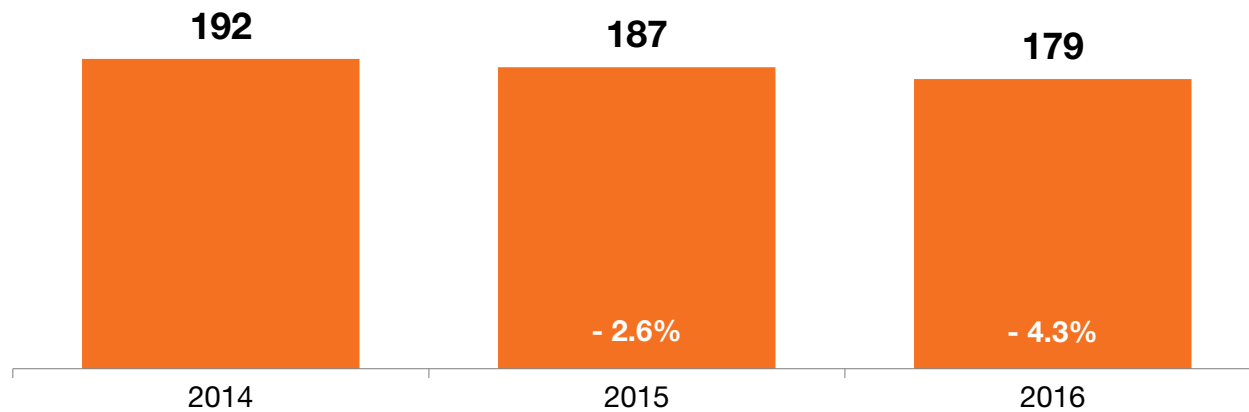


Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

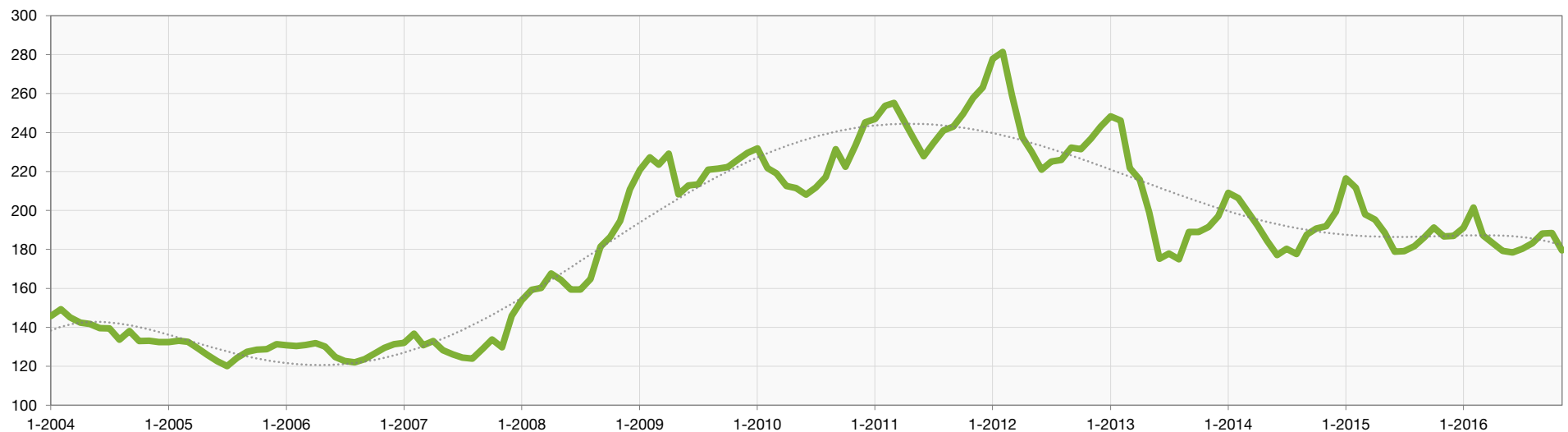


November



Month	Current Activity	One Year Previous	+ / -
December	187	199	- 6.0%
January	191	216	- 11.6%
February	201	212	- 5.2%
March	187	198	- 5.6%
April	183	195	- 6.2%
May	179	189	- 5.3%
June	178	179	- 0.6%
July	180	179	+ 0.6%
August	183	182	+ 0.5%
September	188	186	+ 1.1%
October	188	191	- 1.6%
November	179	187	- 4.3%
12-Month Avg	185	192	- 3.6%

Historical Housing Affordability Index

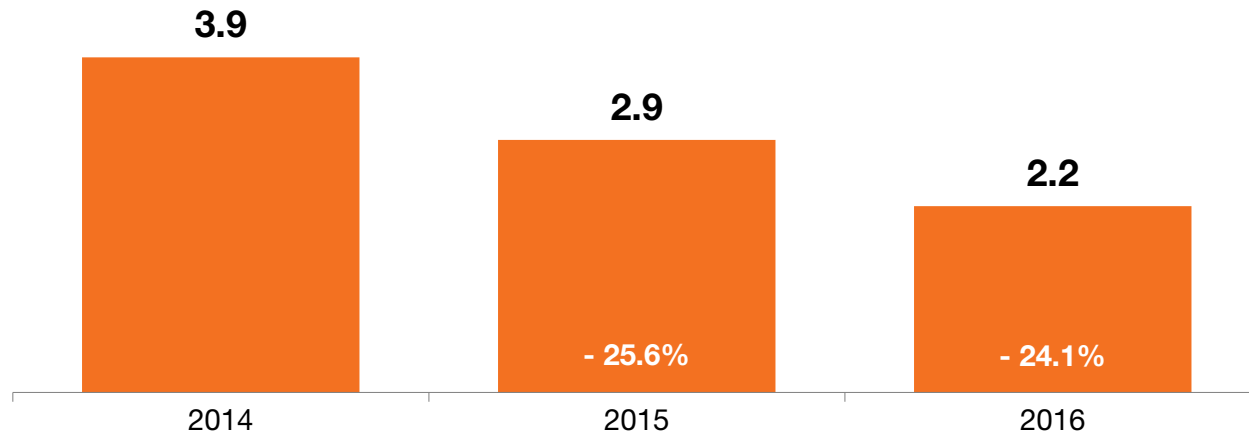


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



November



Month	Current Activity	One Year Previous	+ / -
December	2.3	3.2	- 28.1%
January	2.3	3.1	- 25.8%
February	2.5	3.2	- 21.9%
March	2.6	3.5	- 25.7%
April	2.8	3.6	- 22.2%
May	2.9	3.8	- 23.7%
June	3.0	3.8	- 21.1%
July	3.1	3.8	- 18.4%
August	2.9	3.7	- 21.6%
September	2.9	3.5	- 17.1%
October	2.6	3.3	- 21.2%
November	2.2	2.9	- 24.1%
12-Month Avg	2.7	3.5	- 22.9%

Historical Months Supply of Inventory

