

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 August 12, 2017

Publish Date: August 21, 2017 • All comparisons are to 2016

The prevailing trends have continued to prevail through the summer, which has not really been a surprise. There have not been any jolting changes in the economy that would affect residential real estate. This includes steady news for factors such as wage growth, unemployment, new construction and mortgage rates. Every locality has its unique challenges, but housing as a whole is performing as expected.

In the Twin Cities region, for the week ending August 12:

- New Listings increased 1.2% to 1,668
- Pending Sales decreased 8.0% to 1,195
- Inventory decreased 17.1% to 12,576

For the month of July:

- Median Sales Price increased 5.9% to \$254,000
- Days on Market decreased 16.7% to 45
- Percent of Original List Price Received increased 0.8% to 99.2%
- Months Supply of Homes For Sale decreased 19.4% to 2.5

Quick Facts

+ 1.2%	- 8.0%	- 17.1%
Change in New Listings	Change in Pending Sales	Change in Inventory

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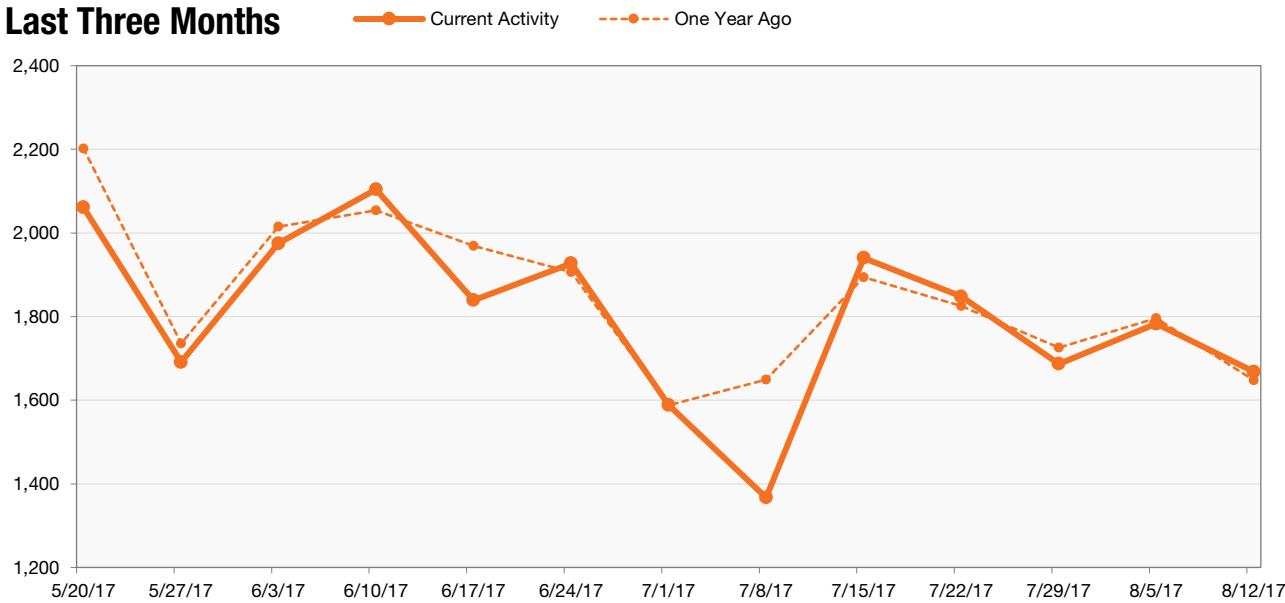


New Listings

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	+ / -
5/20/2017	2,061	2,202	- 6.4%
5/27/2017	1,691	1,736	- 2.6%
6/3/2017	1,975	2,015	- 2.0%
6/10/2017	2,104	2,054	+ 2.4%
6/17/2017	1,839	1,969	- 6.6%
6/24/2017	1,927	1,906	+ 1.1%
7/1/2017	1,588	1,588	0.0%
7/8/2017	1,367	1,649	- 17.1%
7/15/2017	1,940	1,894	+ 2.4%
7/22/2017	1,848	1,825	+ 1.3%
7/29/2017	1,687	1,726	- 2.3%
8/5/2017	1,783	1,796	- 0.7%
8/12/2017	1,668	1,648	+ 1.2%
3-Month Total	23,478	24,008	- 2.2%

Historical New Listing Activity

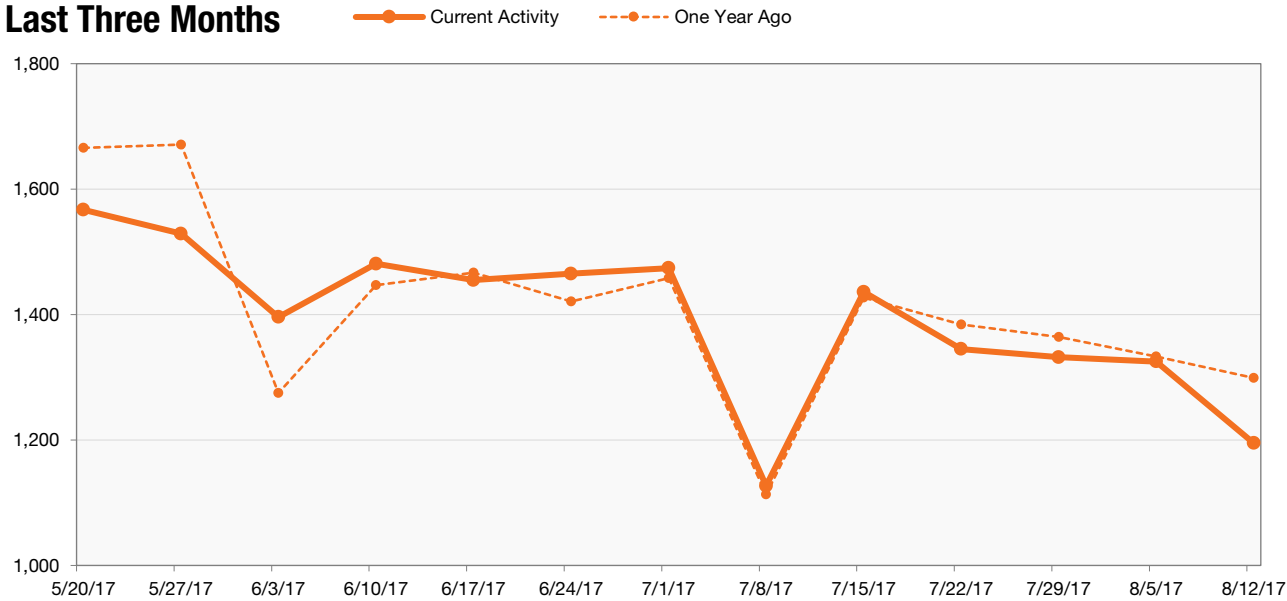


Pending Sales

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

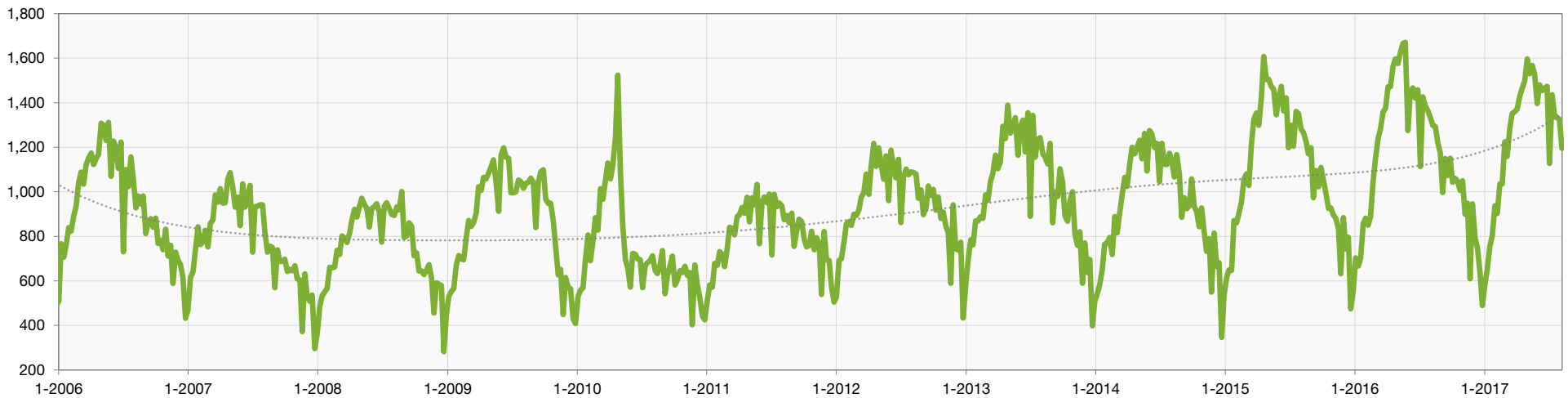


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
5/20/2017	1,567	1,666	- 5.9%
5/27/2017	1,529	1,671	- 8.5%
6/3/2017	1,396	1,275	+ 9.5%
6/10/2017	1,481	1,447	+ 2.3%
6/17/2017	1,455	1,467	- 0.8%
6/24/2017	1,465	1,421	+ 3.1%
7/1/2017	1,474	1,458	+ 1.1%
7/8/2017	1,127	1,113	+ 1.3%
7/15/2017	1,436	1,427	+ 0.6%
7/22/2017	1,345	1,384	- 2.8%
7/29/2017	1,332	1,364	- 2.3%
8/5/2017	1,325	1,333	- 0.6%
8/12/2017	1,195	1,299	- 8.0%
3-Month Total	18,127	18,325	- 1.1%

Historical Pending Sales Activity

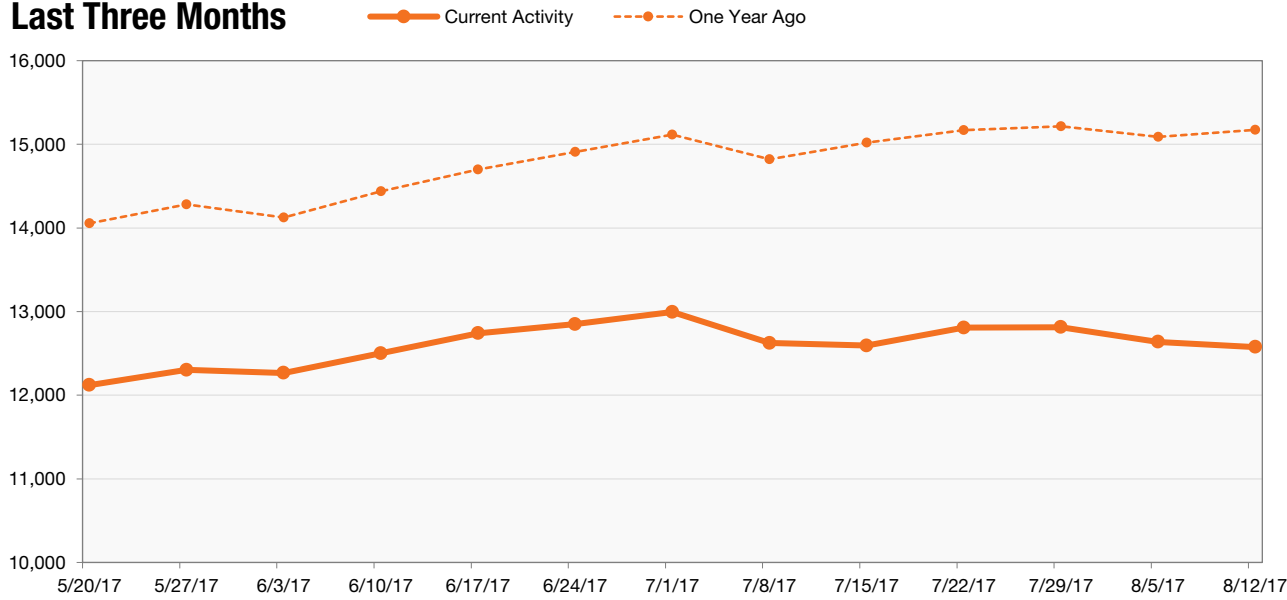


Inventory of Homes for Sale

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	+ / -
5/20/2017	12,120	14,055	- 13.8%
5/27/2017	12,302	14,283	- 13.9%
6/3/2017	12,266	14,126	- 13.2%
6/10/2017	12,502	14,439	- 13.4%
6/17/2017	12,741	14,699	- 13.3%
6/24/2017	12,850	14,908	- 13.8%
7/1/2017	12,995	15,116	- 14.0%
7/8/2017	12,623	14,822	- 14.8%
7/15/2017	12,594	15,021	- 16.2%
7/22/2017	12,808	15,171	- 15.6%
7/29/2017	12,814	15,215	- 15.8%
8/5/2017	12,638	15,090	- 16.2%
8/12/2017	12,576	15,172	- 17.1%
3-Month Avg	12,602	14,778	- 14.7%

Historical Inventory Levels

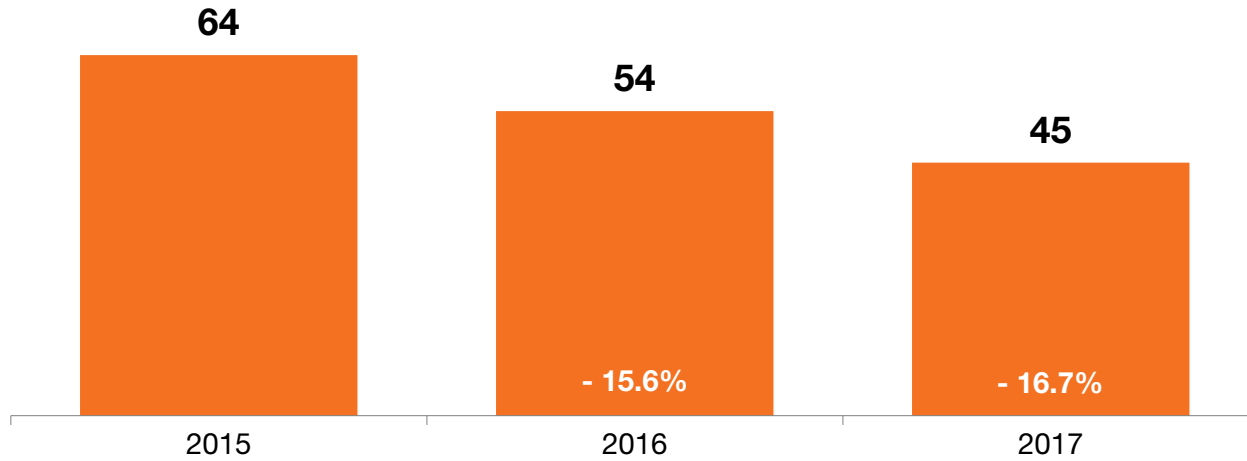


Days on Market Until Sale

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

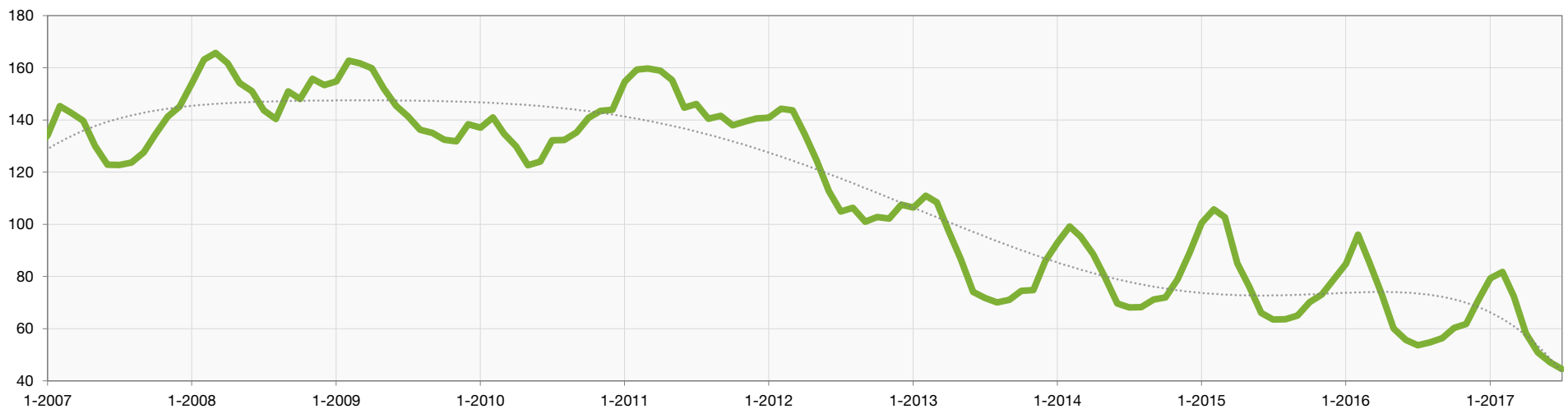


July



Month	Current Activity	One Year Previous	+ / -
August	55	64	- 14.1%
September	56	65	- 13.8%
October	60	70	- 14.3%
November	62	73	- 15.1%
December	71	79	- 10.1%
January	79	85	- 7.1%
February	82	96	- 14.6%
March	72	85	- 15.3%
April	58	73	- 20.5%
May	51	60	- 15.0%
June	47	56	- 16.1%
July	45	54	- 16.7%
12-Month Avg	58	68	- 14.7%

Historical Days on Market Until Sale

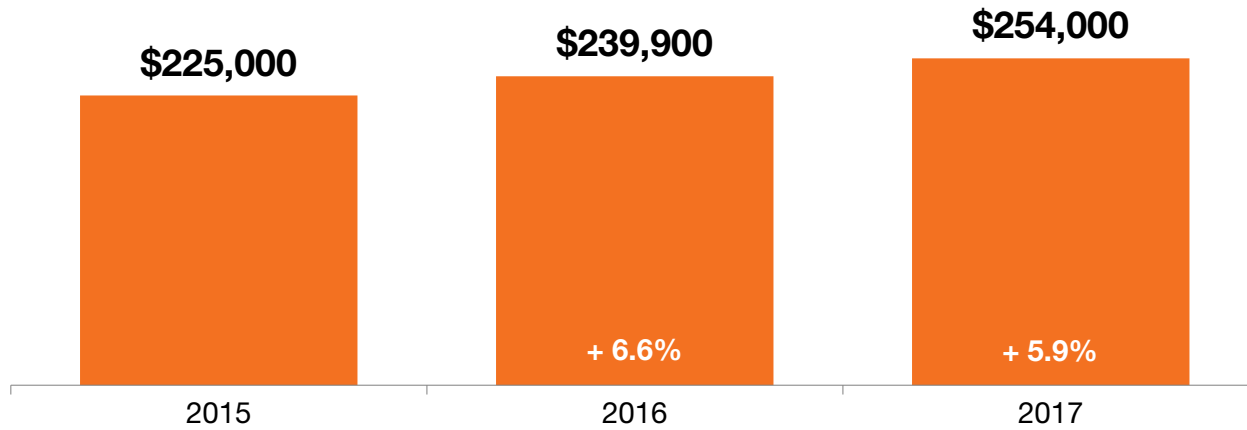


Median Sales Price

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



July



Month	Current Activity	One Year Previous	+ / -
August	\$238,000	\$224,900	+ 5.8%
September	\$230,000	\$222,000	+ 3.6%
October	\$230,000	\$215,950	+ 6.5%
November	\$231,625	\$219,340	+ 5.6%
December	\$228,000	\$219,500	+ 3.9%
January	\$224,900	\$215,000	+ 4.6%
February	\$223,950	\$207,280	+ 8.0%
March	\$237,400	\$222,000	+ 6.9%
April	\$245,500	\$231,000	+ 6.3%
May	\$250,000	\$237,000	+ 5.5%
June	\$259,000	\$242,000	+ 7.0%
July	\$254,000	\$239,900	+ 5.9%
12-Month Med	\$240,000	\$227,000	+ 5.7%

Historical Median Sales Price

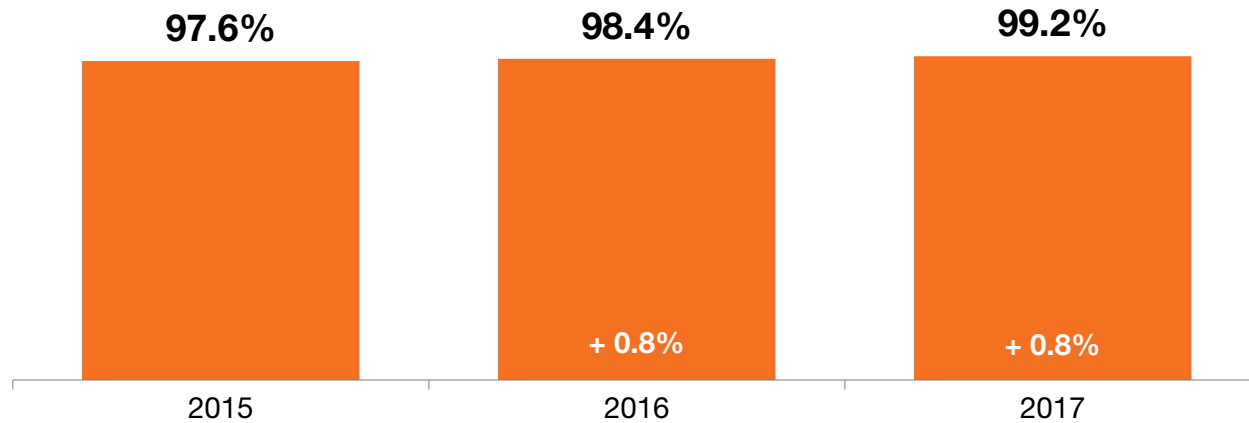


Percent of Original List Price Received

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.

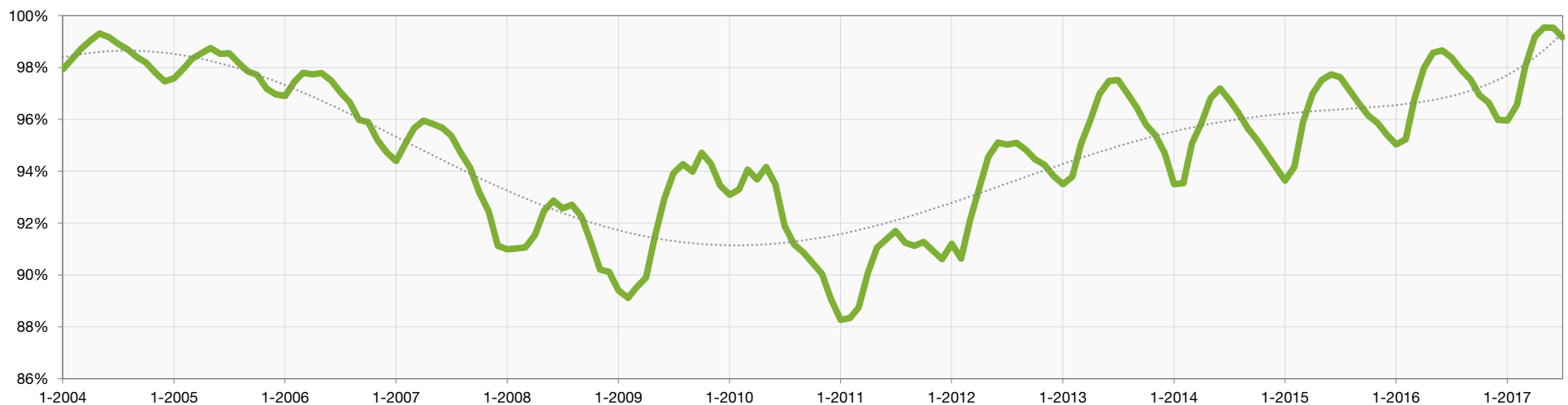


July



Month	Current Activity	One Year Previous	+ / -
August	97.9%	97.1%	+ 0.8%
September	97.5%	96.6%	+ 0.9%
October	96.9%	96.1%	+ 0.8%
November	96.6%	95.9%	+ 0.7%
December	96.0%	95.4%	+ 0.6%
January	96.0%	95.0%	+ 1.1%
February	96.6%	95.2%	+ 1.5%
March	98.1%	96.8%	+ 1.3%
April	99.2%	98.0%	+ 1.2%
May	99.5%	98.6%	+ 0.9%
June	99.5%	98.7%	+ 0.8%
July	99.2%	98.4%	+ 0.8%
12-Month Avg	98.0%	97.2%	+ 0.8%

Historical Percent of Original List Price Received

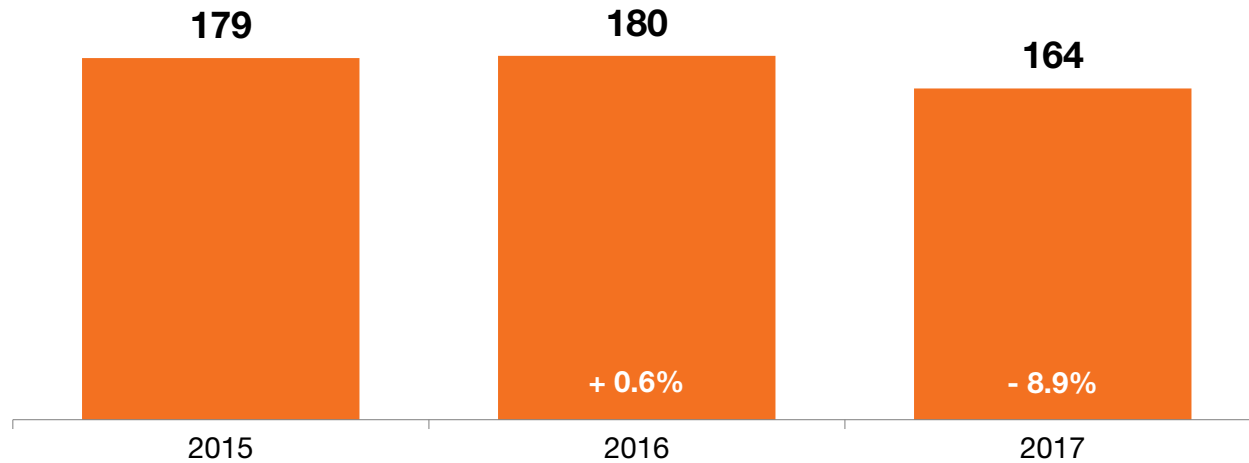


Housing Affordability Index

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.**



July



Month	Current Activity	One Year Previous	+ / -
August	183	182	+ 0.5%
September	188	186	+ 1.1%
October	188	191	- 1.6%
November	179	187	- 4.3%
December	175	187	- 6.4%
January	181	191	- 5.2%
February	182	201	- 9.5%
March	171	187	- 8.6%
April	168	183	- 8.2%
May	167	179	- 6.7%
June	161	178	- 9.6%
July	164	180	- 8.9%
12-Month Avg	175	187	- 6.4%

Historical Housing Affordability Index

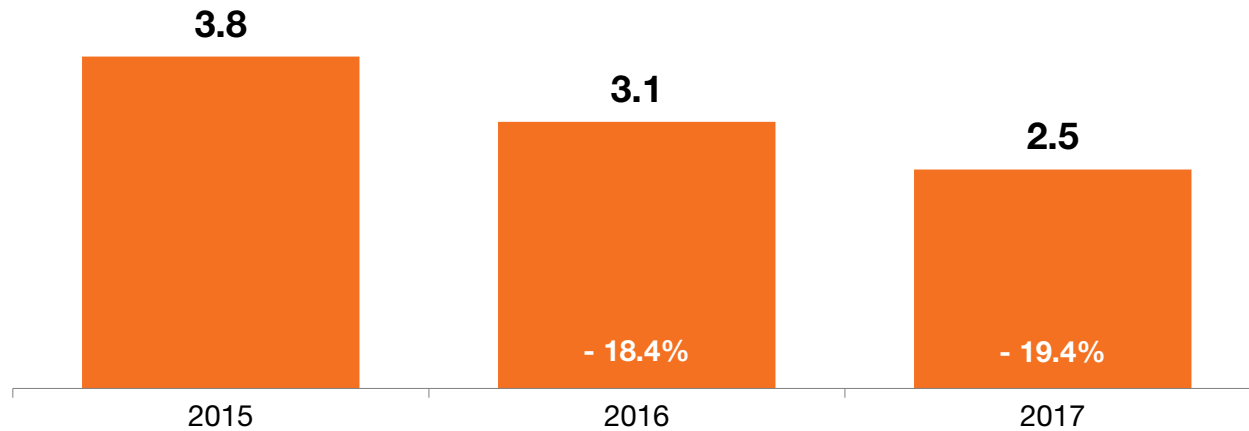


Months Supply of Inventory

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.



July



Month	Current Activity	One Year Previous	+ / -
August	2.9	3.7	- 21.6%
September	2.9	3.5	- 17.1%
October	2.7	3.3	- 18.2%
November	2.3	2.9	- 20.7%
December	1.8	2.3	- 21.7%
January	1.8	2.3	- 21.7%
February	1.9	2.5	- 24.0%
March	2.2	2.6	- 15.4%
April	2.3	2.8	- 17.9%
May	2.4	2.9	- 17.2%
June	2.6	3.0	- 13.3%
July	2.5	3.1	- 19.4%
12-Month Avg	2.4	2.9	- 17.2%

Historical Months Supply of Inventory

