

# 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 September 2, 2017

Publish Date: September 11, 2017 • All comparisons are to 2016

Market trends have remained steady for the last couple of years, which has allowed residential real estate to flourish in terms of sales activity and buyer demand. Even when total sales are not measuring forward in year-over-year comparisons, it is evident that the market is responding positively to wider economic indicators. Higher prices, fewer days on market and lower months of supply are all usual indicators of healthy activity.

In the Twin Cities region, for the week ending September 2:

- New Listings decreased 2.3% to 1,306
- Pending Sales decreased 4.3% to 1,145
- Inventory decreased 16.5% to 12,852

For the month of July:

- Median Sales Price increased 5.6% to \$251,650
- Days on Market decreased 16.4% to 46
- Percent of Original List Price Received increased 0.8% to 99.1%
- Months Supply of Homes For Sale decreased 16.1% to 2.6

## Quick Facts

- 2.3%

- 4.3%

- 16.5%

Change in  
New Listings

Change in  
Pending Sales

Change in  
Inventory

## Metrics by Week

|                             |   |
|-----------------------------|---|
| New Listings                | 2 |
| Pending Sales               | 3 |
| Inventory of Homes for Sale | 4 |

## Metrics by Month

|   |   |
|---|---|
| Days on Market Until Sale               | 5 |
| Median Sales Price                      | 6 |
| Percent of Original List Price Received | 7 |
| Housing Affordability Index             | 8 |
| Months Supply of Inventory              | 9 |

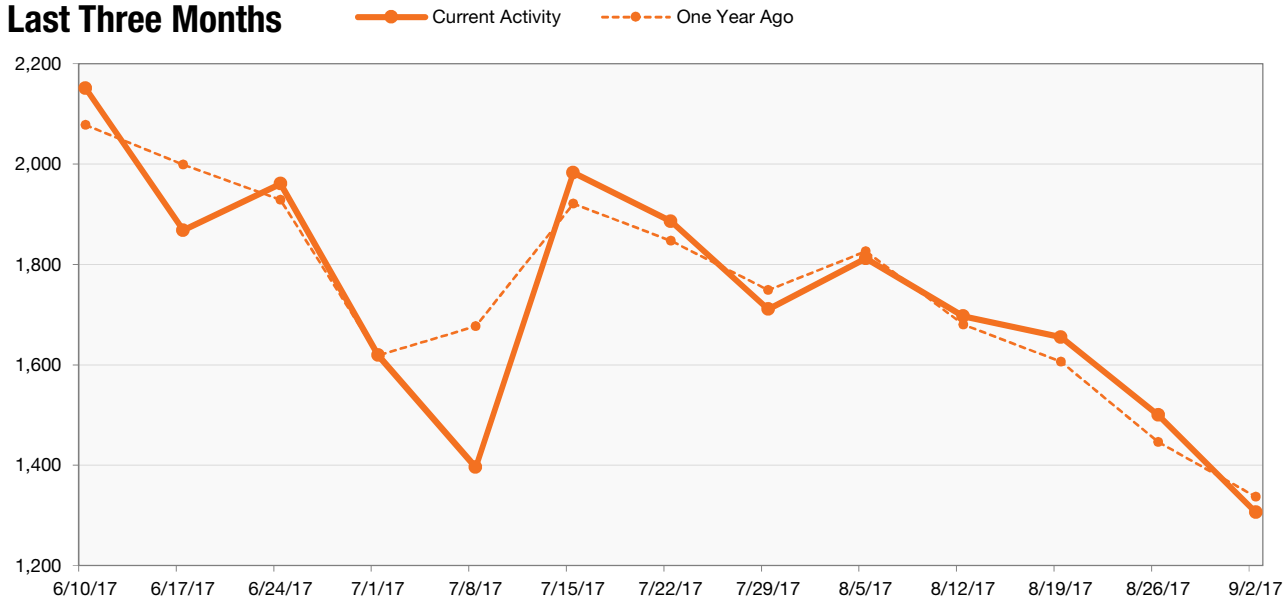


# New Listings

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 | + / -         |
|----------------------|------------------|-------------------|---------------|
| 6/10/2017            | 2,151            | 2,078             | + 3.5%        |
| 6/17/2017            | 1,868            | 1,999             | - 6.6%        |
| 6/24/2017            | 1,961            | 1,929             | + 1.7%        |
| 7/1/2017             | 1,619            | 1,619             | 0.0%          |
| 7/8/2017             | 1,396            | 1,677             | - 16.8%       |
| 7/15/2017            | 1,983            | 1,921             | + 3.2%        |
| 7/22/2017            | 1,886            | 1,847             | + 2.1%        |
| 7/29/2017            | 1,711            | 1,749             | - 2.2%        |
| 8/5/2017             | 1,812            | 1,826             | - 0.8%        |
| 8/12/2017            | 1,697            | 1,680             | + 1.0%        |
| 8/19/2017            | 1,655            | 1,606             | + 3.1%        |
| 8/26/2017            | 1,500            | 1,446             | + 3.7%        |
| 9/2/2017             | 1,306            | 1,337             | - 2.3%        |
| <b>3-Month Total</b> | <b>22,545</b>    | <b>22,714</b>     | <b>- 0.7%</b> |

## Historical New Listing Activity

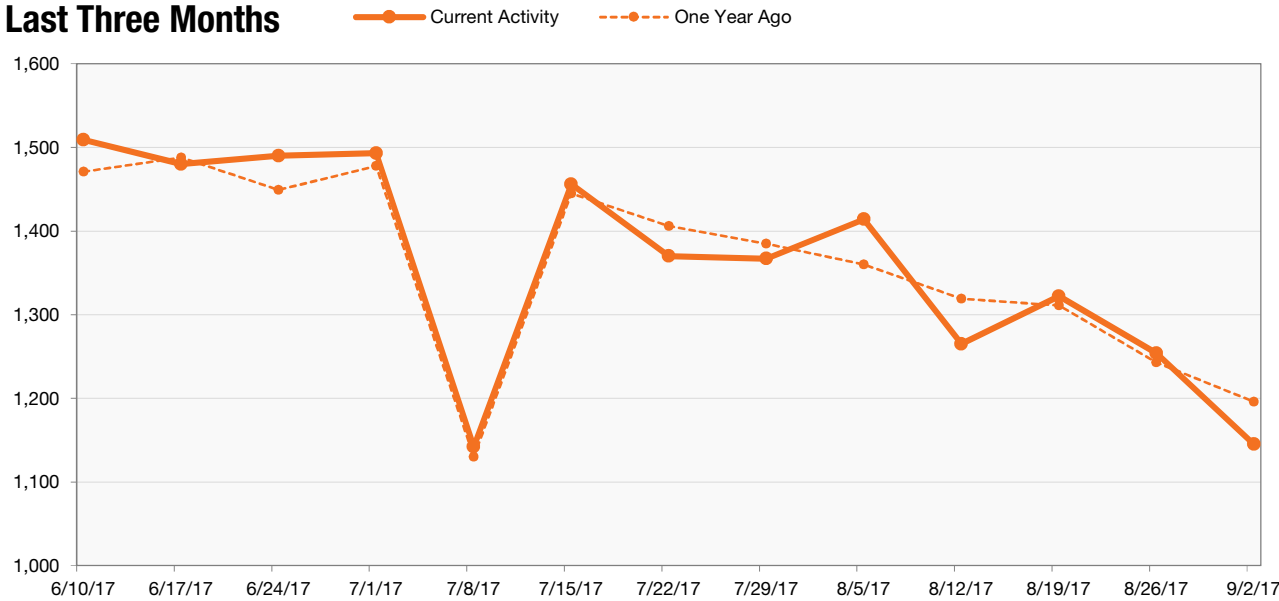


# Pending Sales

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

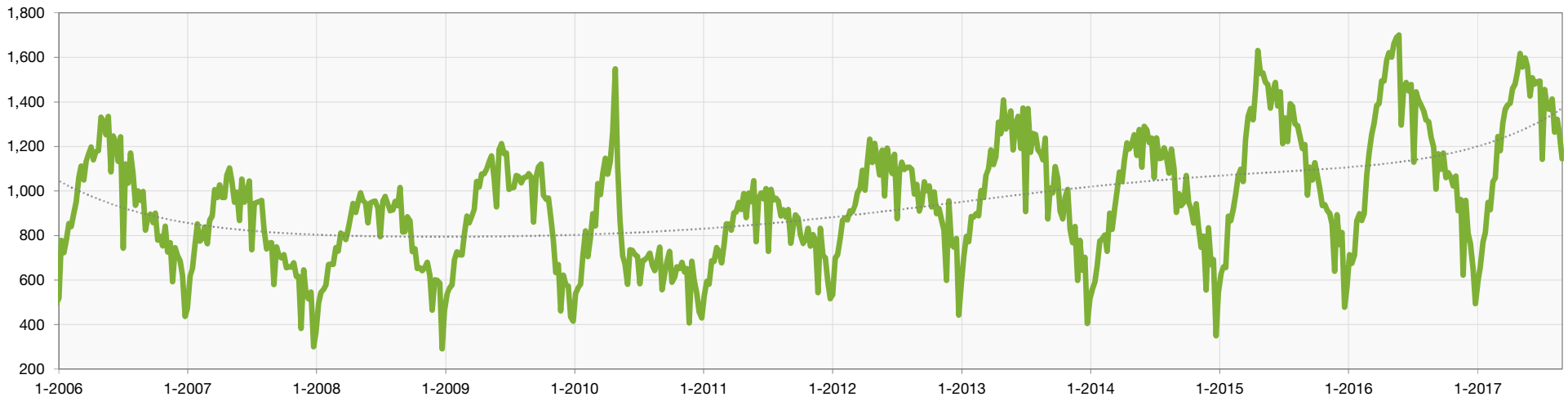


## Last Three Months



| For the Week Ending  | Current Activity | One Year Previous | + / -         |
|----------------------|------------------|-------------------|---------------|
| 6/10/2017            | 1,509            | 1,471             | + 2.6%        |
| 6/17/2017            | 1,480            | 1,488             | - 0.5%        |
| 6/24/2017            | 1,490            | 1,449             | + 2.8%        |
| 7/1/2017             | 1,493            | 1,478             | + 1.0%        |
| 7/8/2017             | 1,142            | 1,130             | + 1.1%        |
| 7/15/2017            | 1,456            | 1,445             | + 0.8%        |
| 7/22/2017            | 1,370            | 1,406             | - 2.6%        |
| 7/29/2017            | 1,367            | 1,385             | - 1.3%        |
| 8/5/2017             | 1,414            | 1,360             | + 4.0%        |
| 8/12/2017            | 1,265            | 1,319             | - 4.1%        |
| 8/19/2017            | 1,322            | 1,311             | + 0.8%        |
| 8/26/2017            | 1,254            | 1,243             | + 0.9%        |
| 9/2/2017             | 1,145            | 1,196             | - 4.3%        |
| <b>3-Month Total</b> | <b>17,707</b>    | <b>17,681</b>     | <b>+ 0.1%</b> |

## Historical Pending Sales Activity

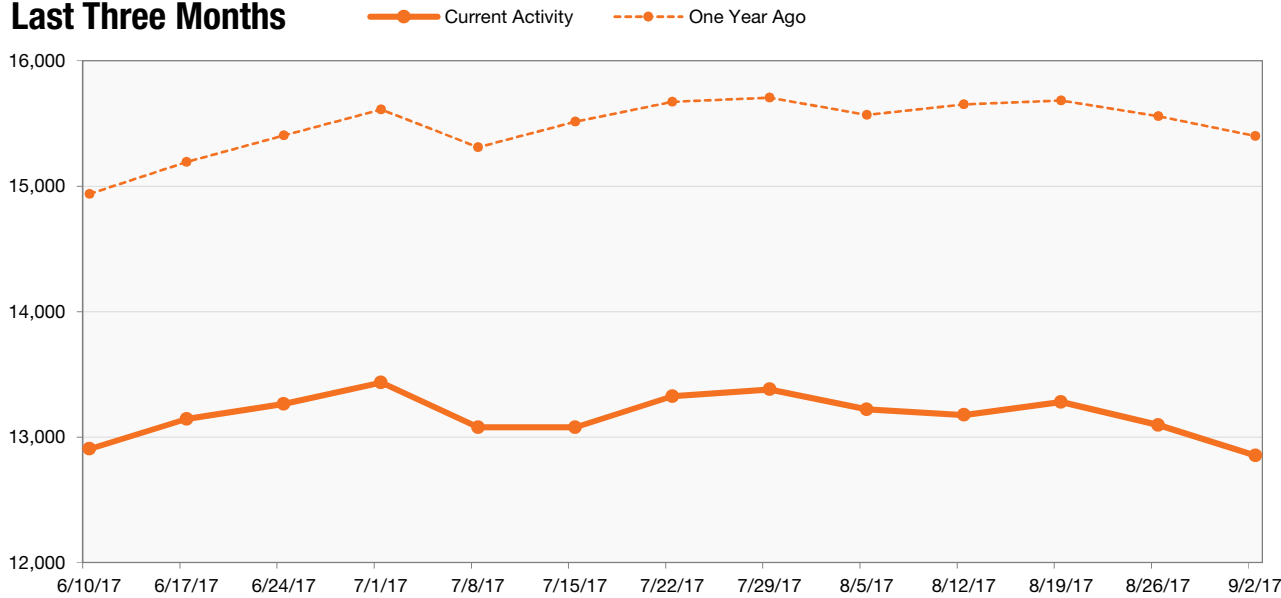


# Inventory of Homes for Sale

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 | + / -          |
|---------------------|------------------|-------------------|----------------|
| 6/10/2017           | 12,906           | 14,939            | - 13.6%        |
| 6/17/2017           | 13,145           | 15,194            | - 13.5%        |
| 6/24/2017           | 13,264           | 15,405            | - 13.9%        |
| 7/1/2017            | 13,435           | 15,611            | - 13.9%        |
| 7/8/2017            | 13,078           | 15,311            | - 14.6%        |
| 7/15/2017           | 13,078           | 15,516            | - 15.7%        |
| 7/22/2017           | 13,326           | 15,674            | - 15.0%        |
| 7/29/2017           | 13,381           | 15,706            | - 14.8%        |
| 8/5/2017            | 13,221           | 15,569            | - 15.1%        |
| 8/12/2017           | 13,177           | 15,652            | - 15.8%        |
| 8/19/2017           | 13,280           | 15,684            | - 15.3%        |
| 8/26/2017           | 13,096           | 15,558            | - 15.8%        |
| 9/2/2017            | 12,852           | 15,400            | - 16.5%        |
| <b>3-Month Avg</b>  | <b>13,172</b>    | <b>15,478</b>     | <b>- 14.9%</b> |

## Historical Inventory Levels

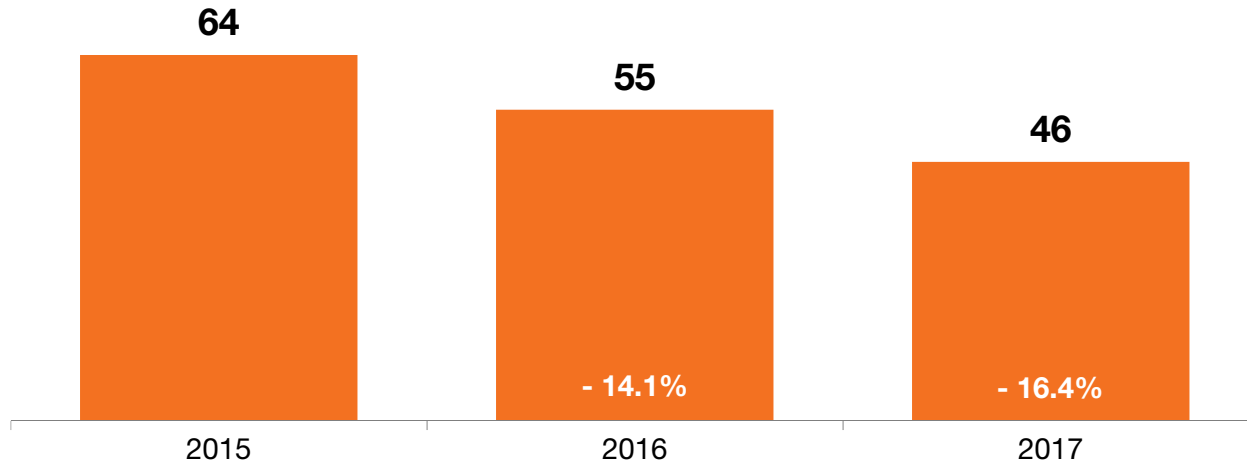


# Days on Market Until Sale

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

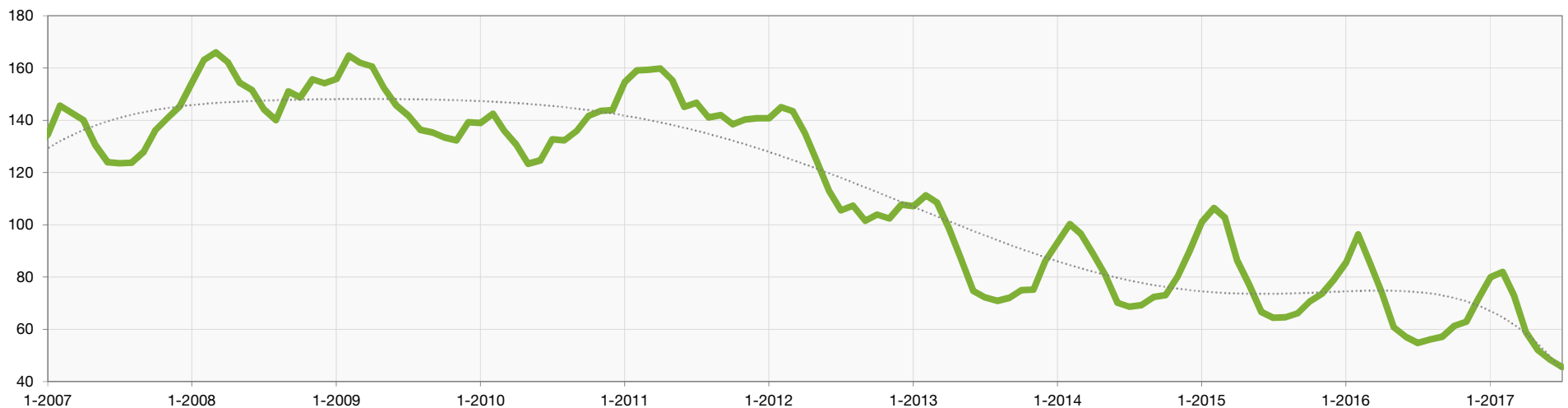


## July



| Month               | Current Activity | One Year Previous | + / -          |
|---------------------|------------------|-------------------|----------------|
| August              | 56               | 65                | - 13.8%        |
| September           | 57               | 66                | - 13.6%        |
| October             | 61               | 71                | - 14.1%        |
| November            | 63               | 74                | - 14.9%        |
| December            | 72               | 79                | - 8.9%         |
| January             | 80               | 86                | - 7.0%         |
| February            | 82               | 96                | - 14.6%        |
| March               | 73               | 86                | - 15.1%        |
| April               | 59               | 74                | - 20.3%        |
| May                 | 52               | 61                | - 14.8%        |
| June                | 48               | 57                | - 15.8%        |
| July                | 46               | 55                | - 16.4%        |
| <b>12-Month Avg</b> | <b>59</b>        | <b>69</b>         | <b>- 14.5%</b> |

## Historical Days on Market Until Sale

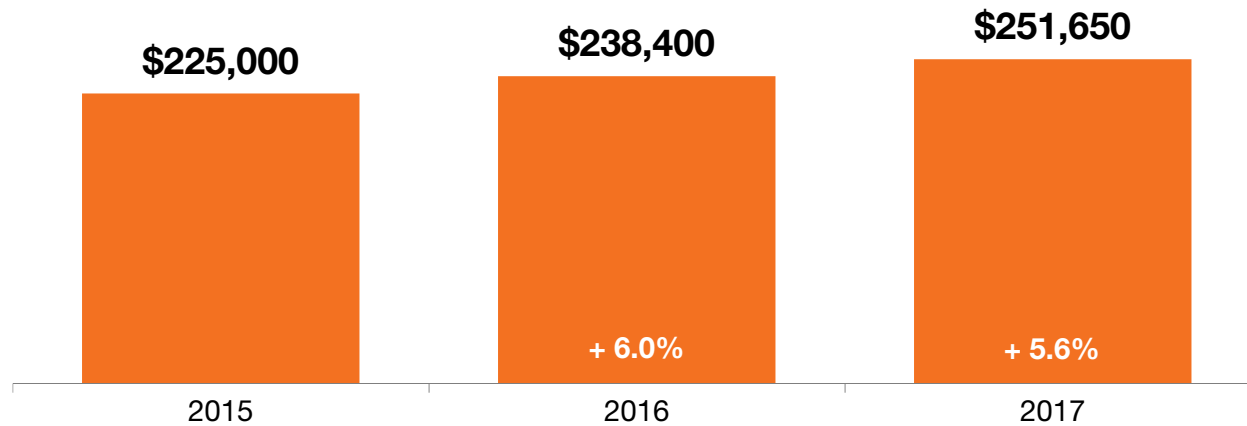


# Median Sales Price

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



## July



| Month        | Current Activity | One Year Previous | + / -  |
|--------------|------------------|-------------------|--------|
| August       | \$236,000        | \$222,500         | + 6.1% |
| September    | \$230,000        | \$220,000         | + 4.5% |
| October      | \$230,000        | \$215,000         | + 7.0% |
| November     | \$230,000        | \$217,000         | + 6.0% |
| December     | \$226,000        | \$218,000         | + 3.7% |
| January      | \$222,500        | \$215,000         | + 3.5% |
| February     | \$221,900        | \$206,000         | + 7.7% |
| March        | \$235,109        | \$220,000         | + 6.9% |
| April        | \$245,000        | \$230,000         | + 6.5% |
| May          | \$250,000        | \$235,000         | + 6.4% |
| June         | \$257,000        | \$240,041         | + 7.1% |
| July         | \$251,650        | \$238,400         | + 5.6% |
| 12-Month Med | \$239,900        | \$225,000         | + 6.6% |

## Historical Median Sales Price

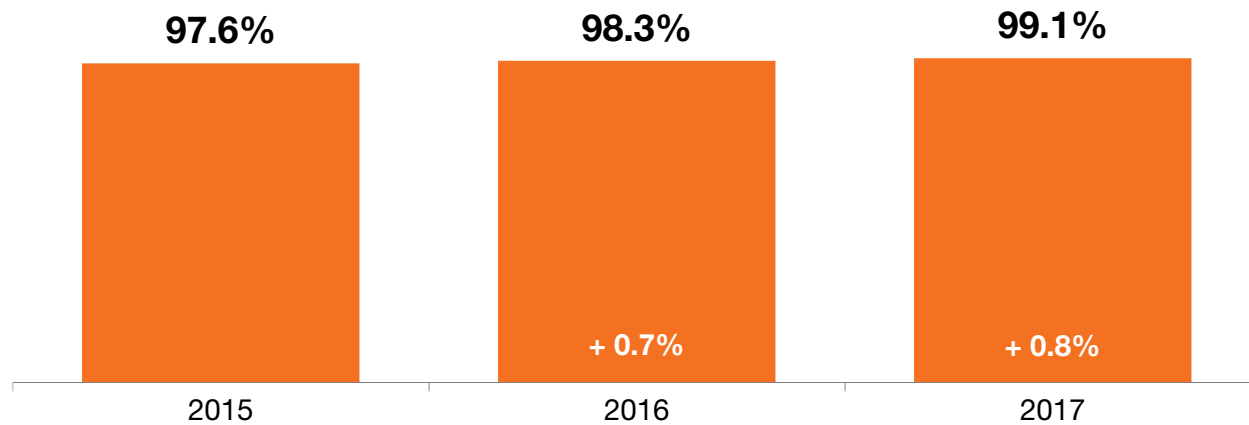


# Percent of Original List Price Received

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.

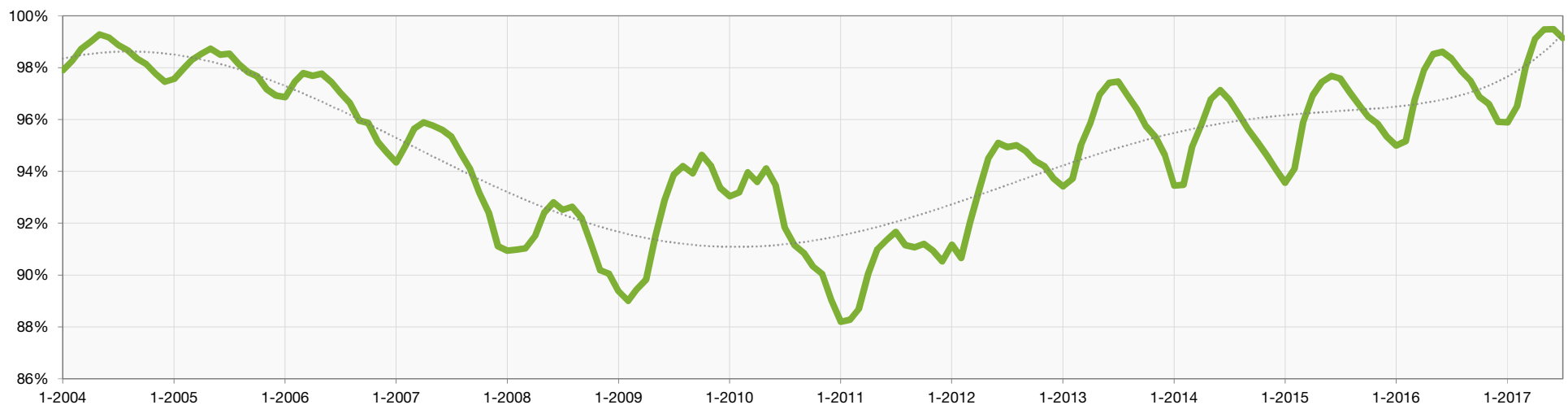


## July



| 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%            | 95.8%             | + 0.8%        |
| December            | 95.9%            | 95.3%             | + 0.6%        |
| January             | 95.9%            | 95.0%             | + 0.9%        |
| February            | 96.5%            | 95.2%             | + 1.4%        |
| March               | 98.0%            | 96.8%             | + 1.2%        |
| April               | 99.1%            | 97.9%             | + 1.2%        |
| May                 | 99.5%            | 98.5%             | + 1.0%        |
| June                | 99.5%            | 98.6%             | + 0.9%        |
| July                | 99.1%            | 98.3%             | + 0.8%        |
| <b>12-Month Avg</b> | <b>98.0%</b>     | <b>97.1%</b>      | <b>+ 0.9%</b> |

## Historical Percent of Original List Price Received

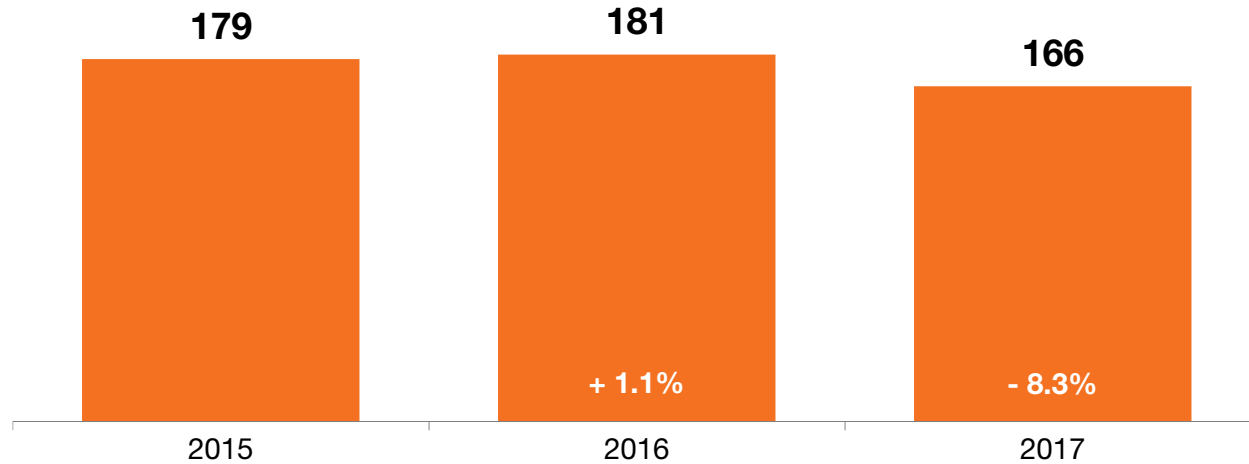


# Housing Affordability Index

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.**

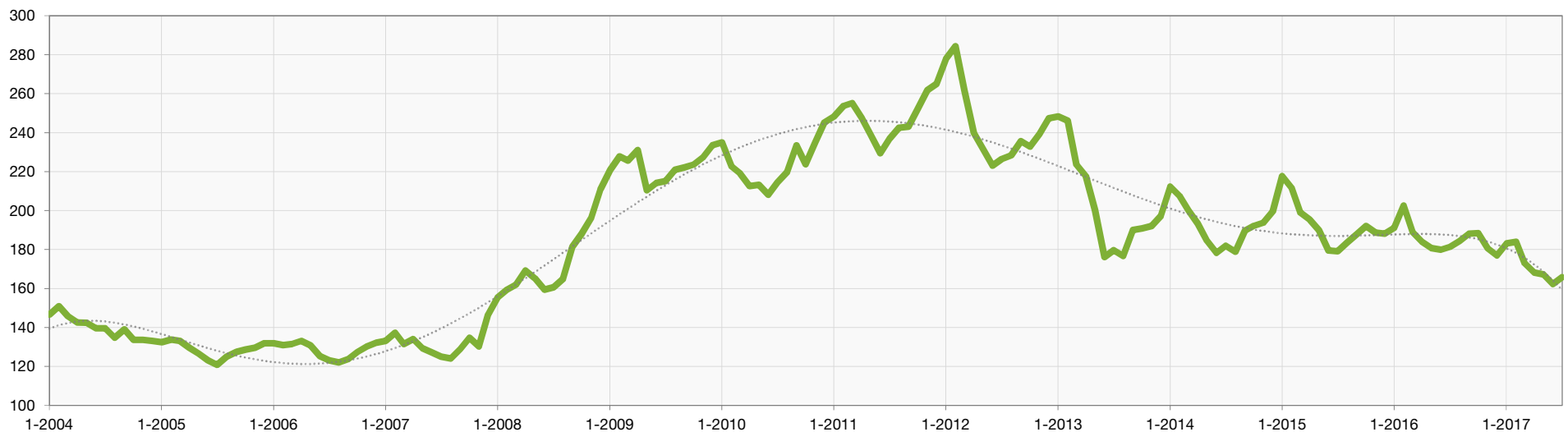


## July



| Month        | Current Activity | One Year Previous | + / -   |
|--------------|------------------|-------------------|---------|
| August       | 184              | 184               | 0.0%    |
| September    | 188              | 188               | 0.0%    |
| October      | 188              | 192               | - 2.1%  |
| November     | 181              | 189               | - 4.2%  |
| December     | 177              | 188               | - 5.9%  |
| January      | 183              | 191               | - 4.2%  |
| February     | 184              | 203               | - 9.4%  |
| March        | 173              | 189               | - 8.5%  |
| April        | 168              | 184               | - 8.7%  |
| May          | 167              | 181               | - 7.7%  |
| June         | 162              | 180               | - 10.0% |
| July         | 166              | 181               | - 8.3%  |
| 12-Month Avg | 176              | 188               | - 6.4%  |

## Historical Housing Affordability Index



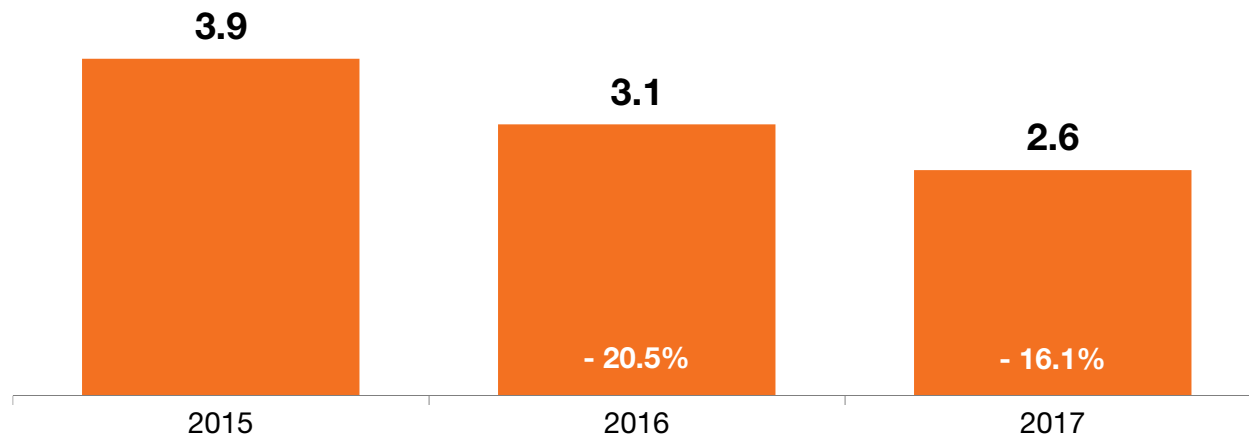


# Months Supply of Inventory

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       | 3.0              | 3.7               | - 18.9% |
| September    | 3.0              | 3.6               | - 16.7% |
| October      | 2.7              | 3.4               | - 20.6% |
| November     | 2.3              | 3.0               | - 23.3% |
| December     | 1.9              | 2.4               | - 20.8% |
| January      | 1.8              | 2.4               | - 25.0% |
| February     | 1.9              | 2.5               | - 24.0% |
| March        | 2.2              | 2.7               | - 18.5% |
| April        | 2.3              | 2.9               | - 20.7% |
| May          | 2.5              | 2.9               | - 13.8% |
| June         | 2.6              | 3.1               | - 16.1% |
| July         | 2.6              | 3.1               | - 16.1% |
| 12-Month Avg | 2.4              | 3.0               | - 20.0% |

## Historical Months Supply of Inventory

