

Weekly Market Activity Report



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SAINT PAUL AREA ASSOCIATION OF REALTORS®

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

For Week Ending July 13, 2019

Publish Date: July 22, 2019 • All comparisons are to 2018

Every year during the week of Independence Day, real estate markets across the country slow down as buyers, sellers and real estate professionals take some time off during the height of summer to spend time with friends and family. This year continued that tradition, except that new listings declined a little more and pending sales rose a little more. This is of particular interest because that is the exact dynamic that will keep prices on the rise.

In the Twin Cities region, for the week ending July 13:

- New Listings increased 0.5% to 2,227
- Pending Sales increased 0.3% to 1,470
- Inventory decreased 2.1% to 11,759

For the month of June:

- Median Sales Price increased 7.2% to \$290,000
- Days on Market increased 2.5% to 41
- Percent of Original List Price Received decreased 0.3% to 100.0%
- Months Supply of Homes For Sale remained flat at 2.5

Quick Facts

+ 0.5%	+ 0.3%	- 2.1%
Change in New Listings	Change in Pending Sales	Change in Inventory

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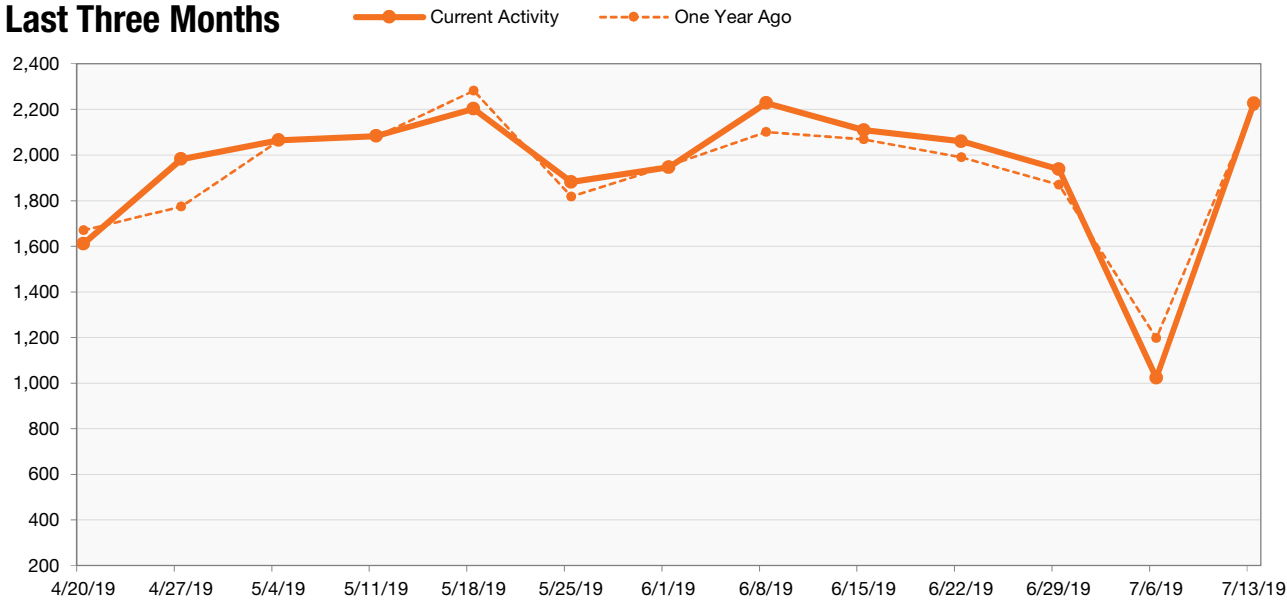


New Listings

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	+ / -
4/20/2019	1,611	1,670	- 3.5%
4/27/2019	1,982	1,774	+ 11.7%
5/4/2019	2,065	2,061	+ 0.2%
5/11/2019	2,083	2,080	+ 0.1%
5/18/2019	2,202	2,282	- 3.5%
5/25/2019	1,882	1,818	+ 3.5%
6/1/2019	1,946	1,954	- 0.4%
6/8/2019	2,228	2,101	+ 6.0%
6/15/2019	2,109	2,068	+ 2.0%
6/22/2019	2,060	1,990	+ 3.5%
6/29/2019	1,937	1,870	+ 3.6%
7/6/2019	1,023	1,197	- 14.5%
7/13/2019	2,227	2,215	+ 0.5%
3-Month Total	25,355	25,080	+ 1.1%

Historical New Listing Activity

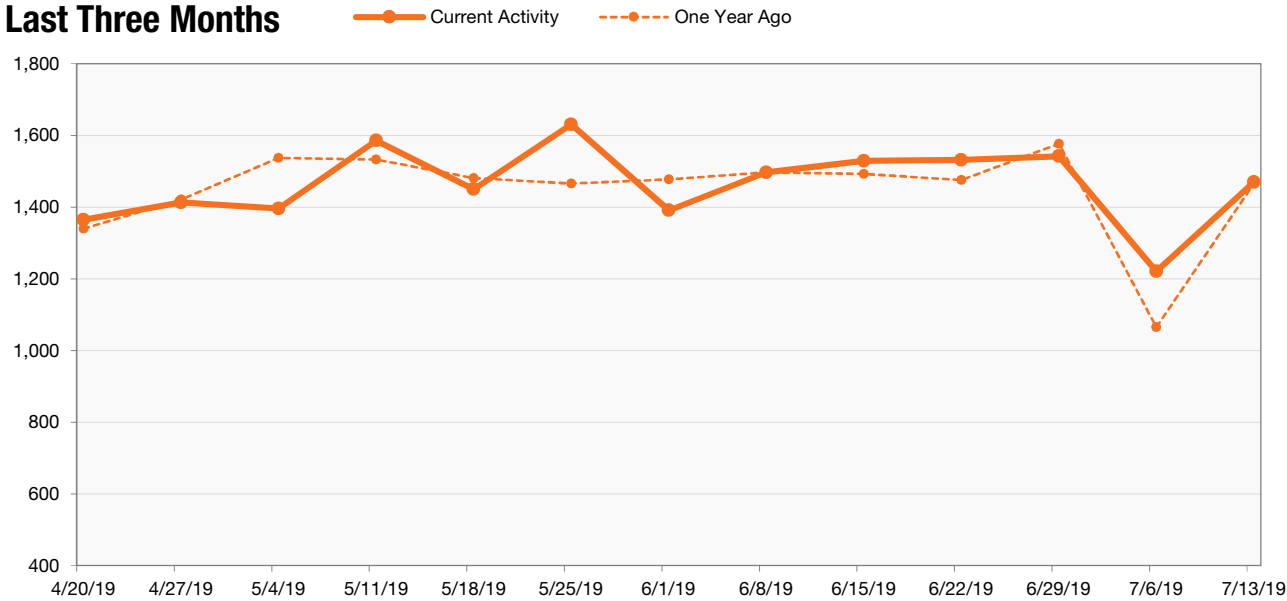


Pending Sales

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

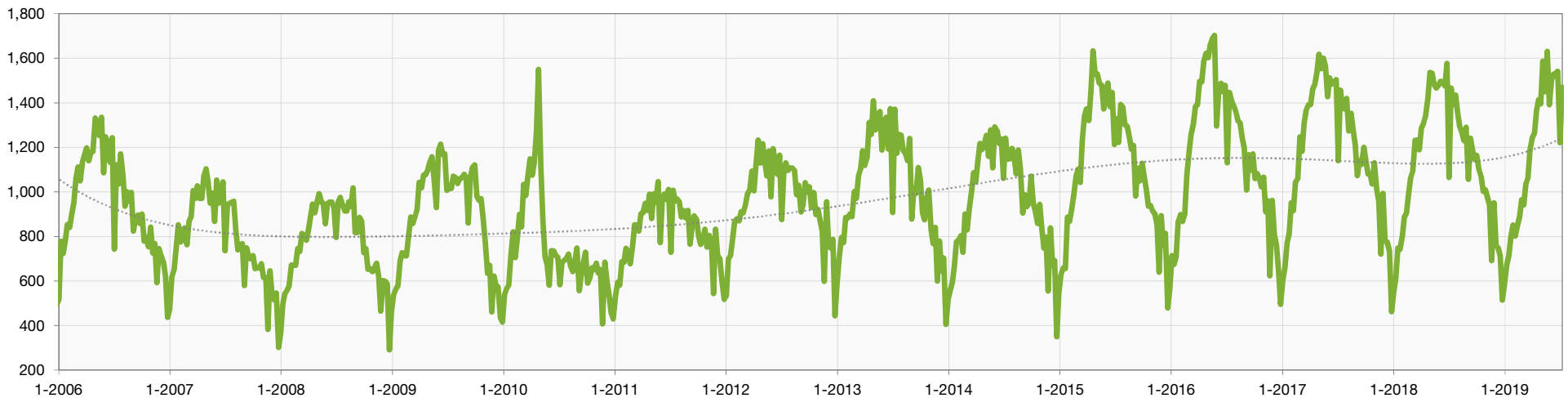


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
4/20/2019	1,365	1,340	+ 1.9%
4/27/2019	1,413	1,421	- 0.6%
5/4/2019	1,396	1,537	- 9.2%
5/11/2019	1,586	1,533	+ 3.5%
5/18/2019	1,450	1,481	- 2.1%
5/25/2019	1,631	1,466	+ 11.3%
6/1/2019	1,391	1,478	- 5.9%
6/8/2019	1,497	1,497	0.0%
6/15/2019	1,529	1,493	+ 2.4%
6/22/2019	1,532	1,476	+ 3.8%
6/29/2019	1,542	1,577	- 2.2%
7/6/2019	1,221	1,065	+ 14.6%
7/13/2019	1,470	1,466	+ 0.3%
3-Month Total	19,023	18,830	+ 1.0%

Historical Pending Sales Activity

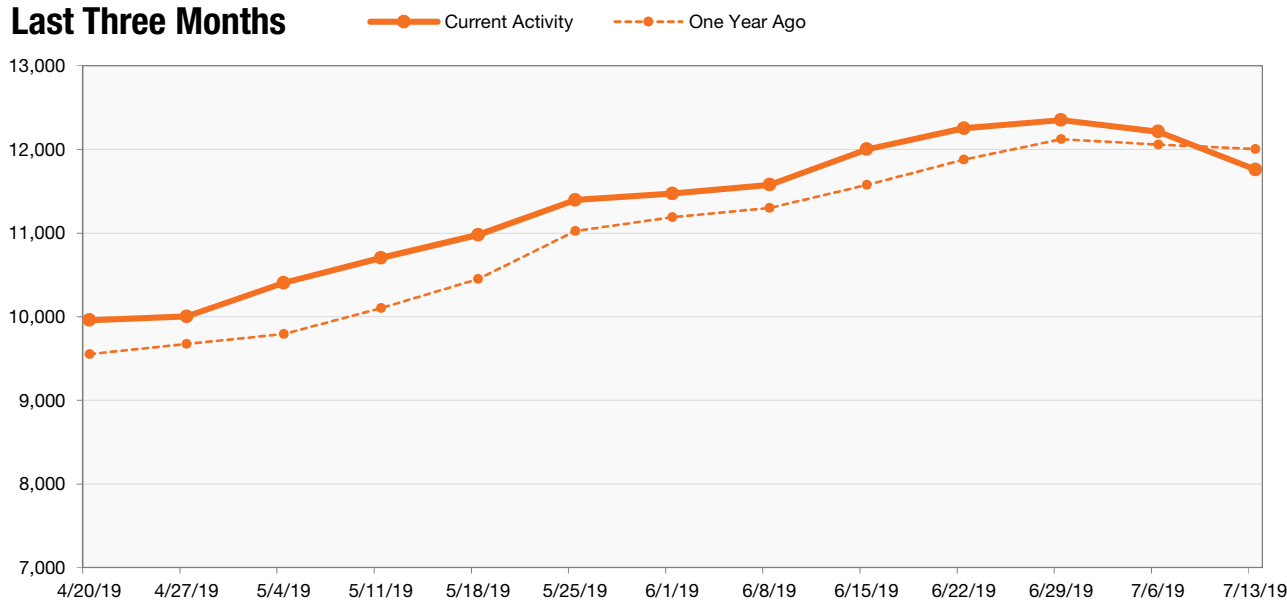


Inventory of Homes for Sale

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

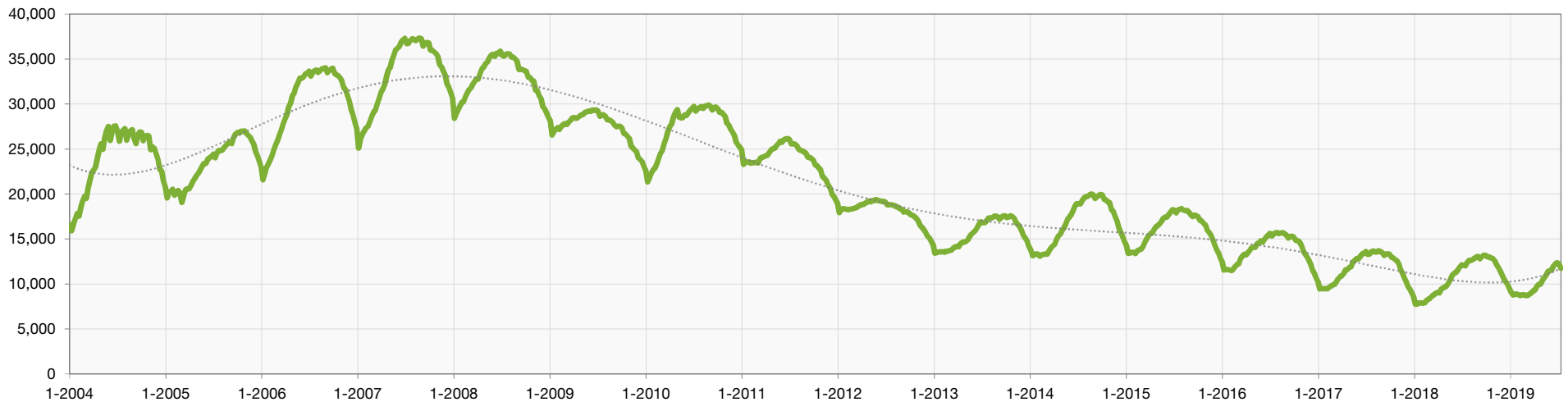


Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / -
4/20/2019	9,958	9,553	+ 4.2%
4/27/2019	10,002	9,675	+ 3.4%
5/4/2019	10,405	9,793	+ 6.2%
5/11/2019	10,702	10,104	+ 5.9%
5/18/2019	10,979	10,451	+ 5.1%
5/25/2019	11,396	11,025	+ 3.4%
6/1/2019	11,471	11,191	+ 2.5%
6/8/2019	11,577	11,302	+ 2.4%
6/15/2019	12,002	11,575	+ 3.7%
6/22/2019	12,253	11,879	+ 3.1%
6/29/2019	12,351	12,122	+ 1.9%
7/6/2019	12,212	12,058	+ 1.3%
7/13/2019	11,759	12,006	- 2.1%
3-Month Avg	11,313	10,980	+ 3.0%

Historical Inventory Levels

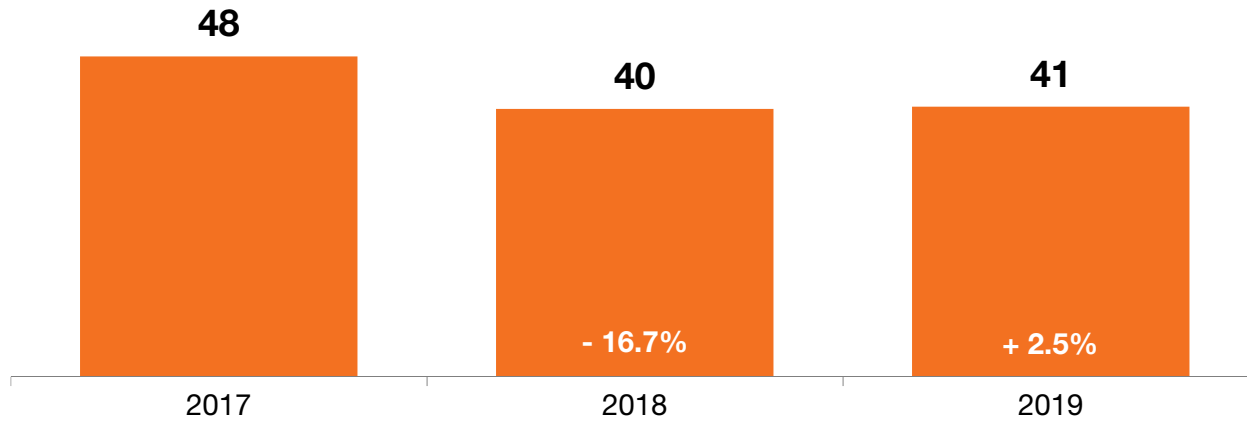


Days on Market Until Sale

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



June



Month	Current Activity	One Year Previous	+ / -
July	38	46	- 17.4%
August	40	48	- 16.7%
September	42	50	- 16.0%
October	48	52	- 7.7%
November	52	56	- 7.1%
December	57	61	- 6.6%
January	65	69	- 5.8%
February	69	69	0.0%
March	66	57	+ 15.8%
April	57	53	+ 7.5%
May	45	47	- 4.3%
June	41	40	+ 2.5%
12-Month Avg	49	52	- 5.8%

Historical Days on Market Until Sale

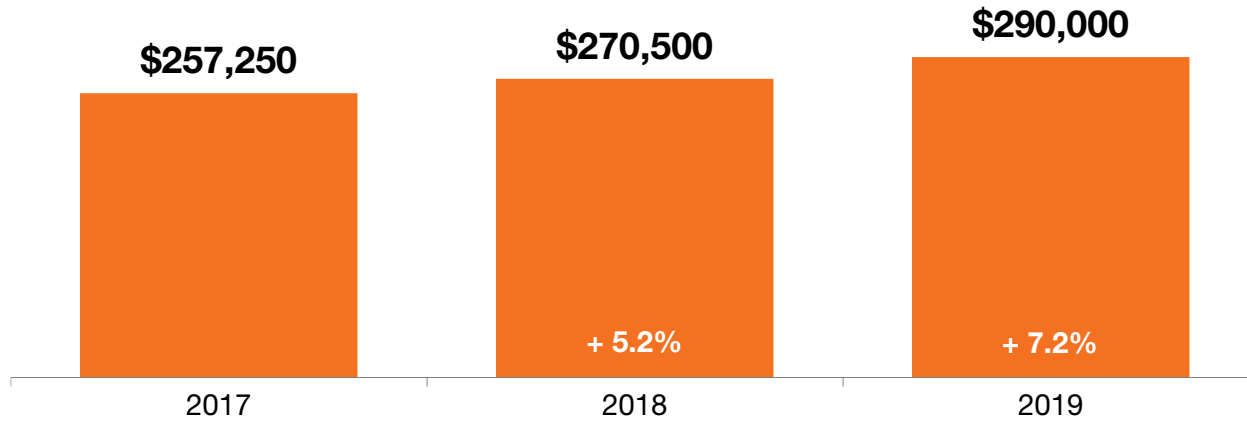


Median Sales Price

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

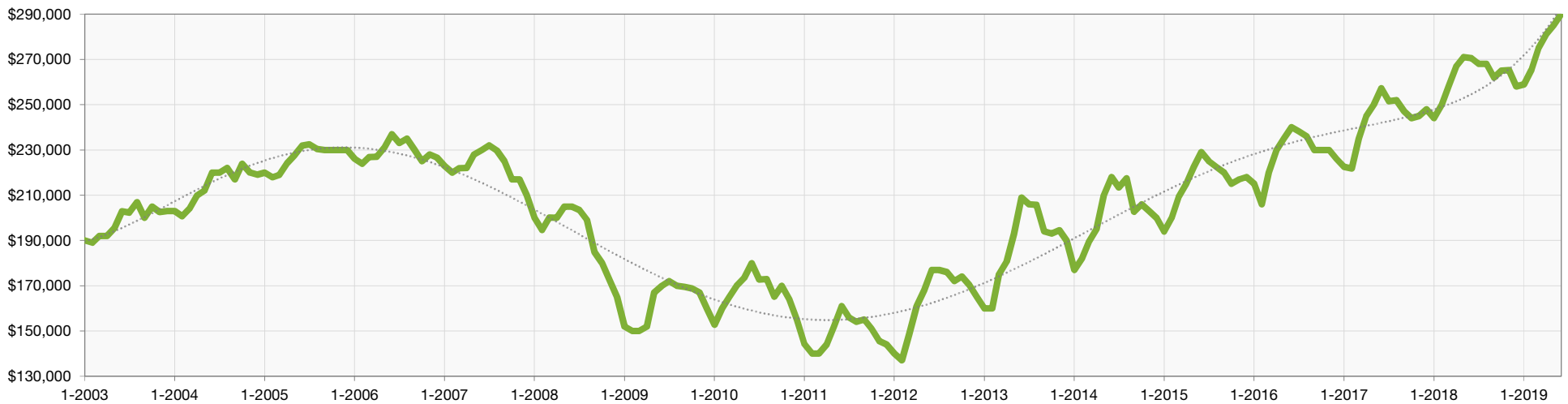


June



Month	Current Activity	One Year Previous	+ / -
July	\$268,000	\$251,500	+ 6.6%
August	\$268,000	\$252,000	+ 6.3%
September	\$262,000	\$247,000	+ 6.1%
October	\$265,000	\$244,000	+ 8.6%
November	\$265,300	\$245,000	+ 8.3%
December	\$258,000	\$248,000	+ 4.0%
January	\$259,000	\$244,000	+ 6.1%
February	\$265,450	\$250,000	+ 6.2%
March	\$275,000	\$258,100	+ 6.5%
April	\$281,000	\$267,000	+ 5.2%
May	\$285,000	\$271,000	+ 5.2%
June	\$290,000	\$270,500	+ 7.2%
12-Month Med	\$272,000	\$255,000	+ 6.7%

Historical Median Sales Price

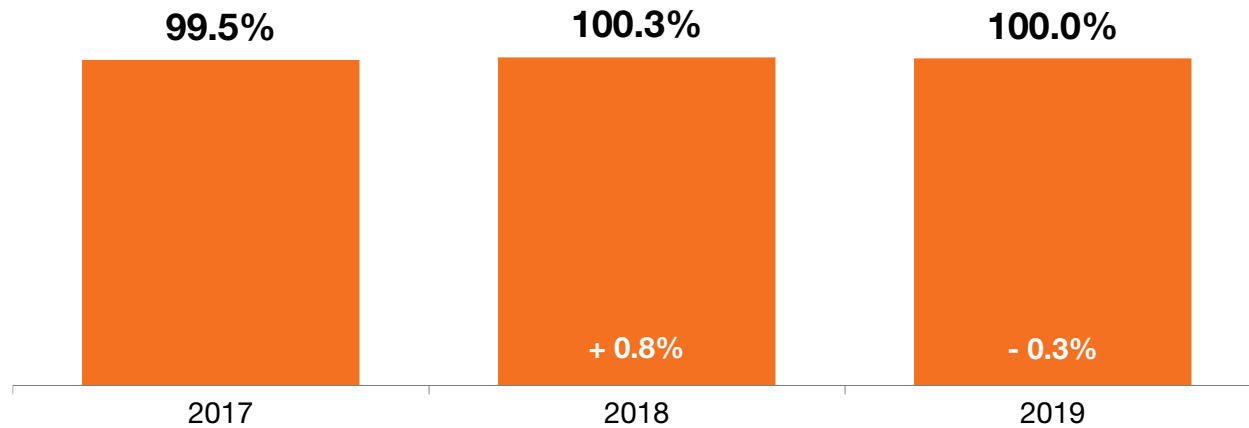


Percent of Original List Price Received

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.



June



Month	Current Activity	One Year Previous	+ / -
July	99.8%	99.1%	+ 0.7%
August	99.2%	98.5%	+ 0.7%
September	98.4%	98.1%	+ 0.3%
October	98.0%	97.7%	+ 0.3%
November	97.3%	97.4%	- 0.1%
December	96.9%	97.1%	- 0.2%
January	97.1%	96.9%	+ 0.2%
February	97.7%	98.0%	- 0.3%
March	98.6%	99.1%	- 0.5%
April	99.4%	99.9%	- 0.5%
May	100.0%	100.2%	- 0.2%
June	100.0%	100.3%	- 0.3%
12-Month Avg	98.8%	98.7%	+ 0.1%

Historical Percent of Original List Price Received

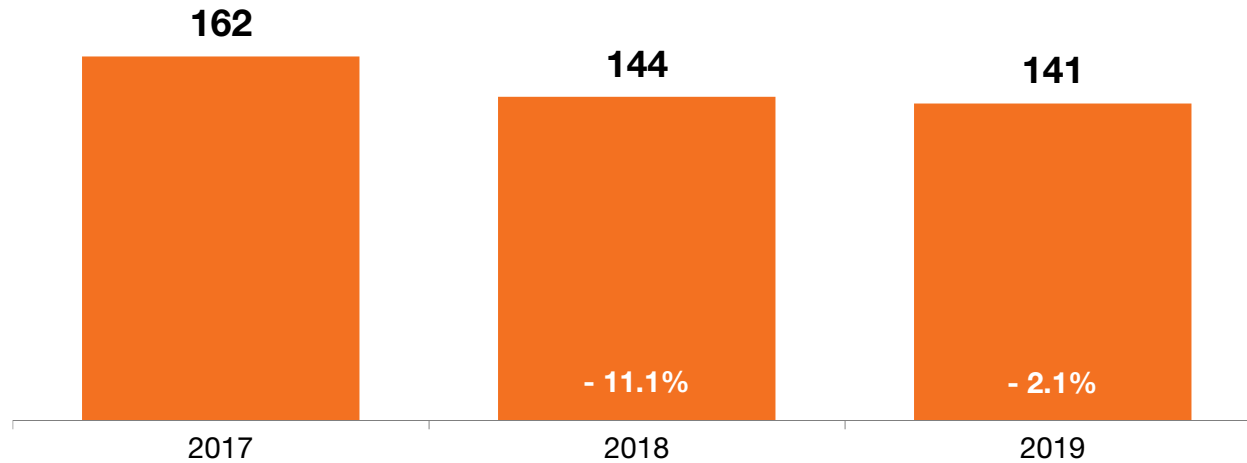


Housing Affordability Index

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.**



June



Month	Current Activity	One Year Previous	+ / -
July	143	166	- 13.9%
August	144	166	- 13.3%
September	147	170	- 13.5%
October	142	171	- 17.0%
November	144	169	- 14.8%
December	152	167	- 9.0%
January	152	167	- 9.0%
February	148	161	- 8.1%
March	146	154	- 5.2%
April	143	146	- 2.1%
May	141	144	- 2.1%
June	141	144	- 2.1%
12-Month Avg	145	160	- 9.4%

Historical Housing Affordability Index

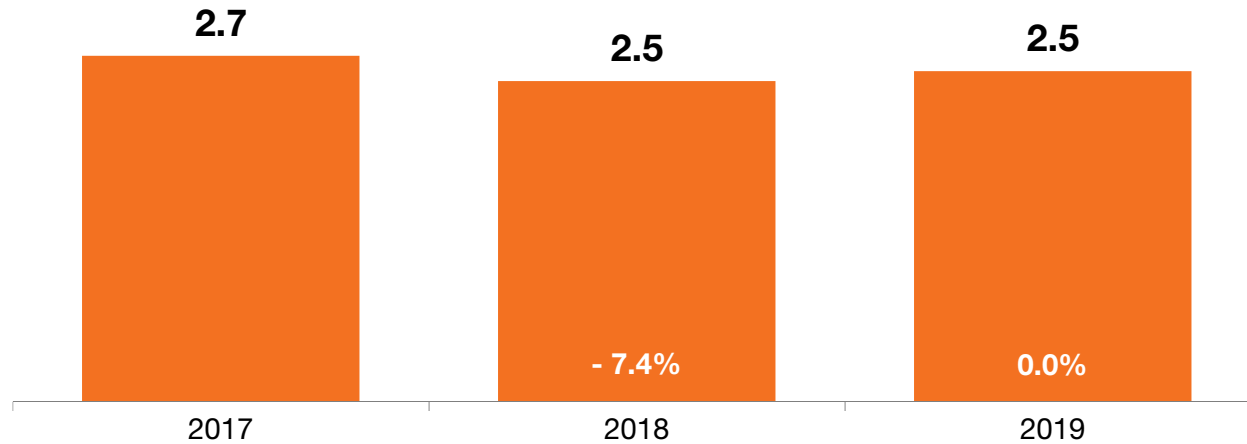


Months Supply of Inventory

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.



June



Month	Current Activity	One Year Previous	+ / -
July	2.5	2.7	- 7.4%
August	2.6	2.6	0.0%
September	2.7	2.6	+ 3.8%
October	2.5	2.4	+ 4.2%
November	2.2	1.9	+ 15.8%
December	1.8	1.5	+ 20.0%
January	1.8	1.5	+ 20.0%
February	1.8	1.7	+ 5.9%
March	1.9	1.8	+ 5.6%
April	2.1	2.0	+ 5.0%
May	2.4	2.3	+ 4.3%
June	2.5	2.5	0.0%
12-Month Avg	2.2	2.1	+ 4.8%

Historical Months Supply of Inventory

