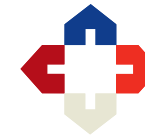


Weekly Market Activity Report



MINNEAPOLIS AREA Association
of REALTORS®

Week of May 17, 2010

A free research tool from the **Minneapolis Area Association of REALTORS®**
Brought to you by the unique data-sharing traditions of the REALTOR® community

THE Skinny

The Twin Cities housing market reacted as anticipated in the week following the end of the government tax credit. For the week ending May 8, there were 1,133 Pending Sales, a 4.4% drop below last year at this time. The year-over-year decline, which was the first since March 6, was likely owing to the number of buyers that acted in advance of the end of the tax credit.

Three other important numbers:

- Housing Affordability has dropped slightly for the month of May to 202. This is a 7.8 percent decrease from last year and is a product of both rising home prices and interest rates.
- After peaking in mid-April, New Listings continue to fall, settling at 1,550 units, down 24.7 percent from the same week last year.
- Months Supply of Inventory seems to be settling as well. At 6.7 houses per buyer, this is 13 percent below last year. This, too, is an indicator of some leveling in the market between buyers and sellers.

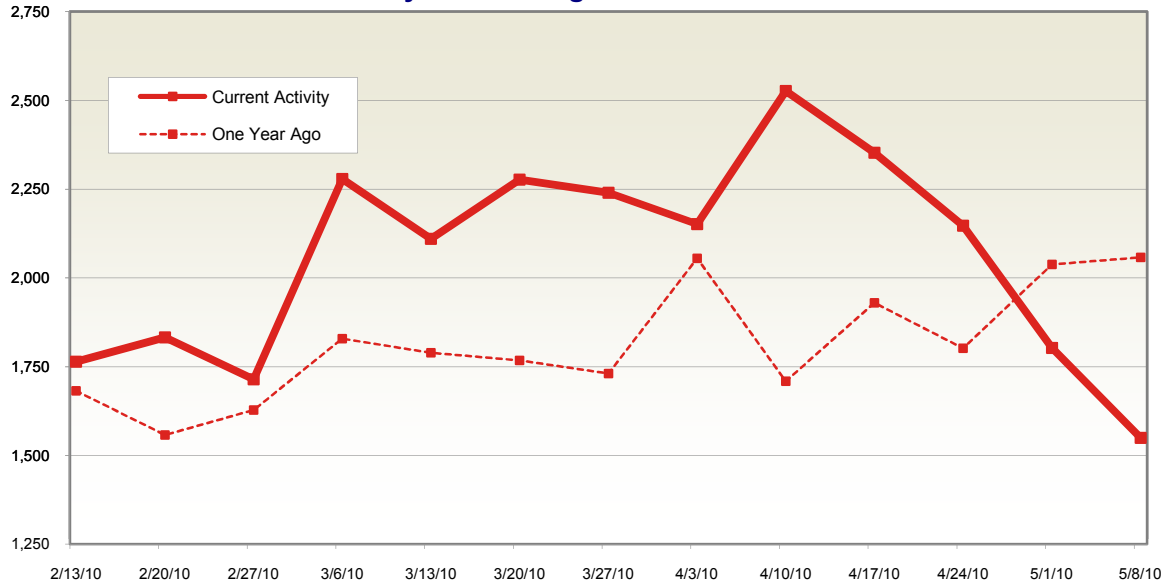
Contents

New Listings	.....	2
Pending Sales	.....	3
Active Listings	.....	4
Days on Market Until Sale	.....	5
Percent of Original List Price Received at Sale	.....	6
Supply-Demand Ratio	.....	7
Housing Affordability Index	.....	8
Months Supply of Inventory	.....	9

New Listings

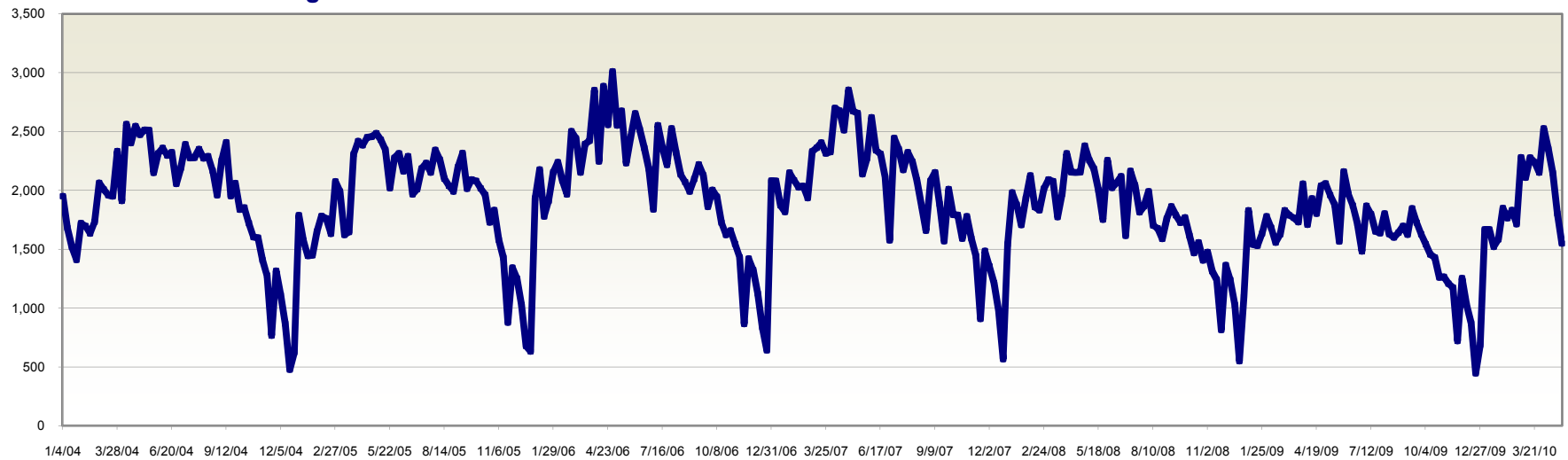
As of May 17, 2010

Last Three Months Weekly New Listings



For the week ending:	Current Activity	One Year Ago	One Year Change
2/13/2010	1,764	1,682	+ 4.9%
2/20/2010	1,833	1,558	+ 17.7%
2/27/2010	1,715	1,628	+ 5.3%
3/6/2010	2,279	1,829	+ 24.6%
3/13/2010	2,110	1,789	+ 17.9%
3/20/2010	2,277	1,768	+ 28.8%
3/27/2010	2,240	1,731	+ 29.4%
4/3/2010	2,152	2,055	+ 4.7%
4/10/2010	2,527	1,709	+ 47.9%
4/17/2010	2,353	1,930	+ 21.9%
4/24/2010	2,147	1,802	+ 19.1%
5/1/2010	1,803	2,038	- 11.5%
5/8/2010	1,550	2,058	- 24.7%
3-Month Total:	26,750	23,577	+ 13.5%

Historical New Listings



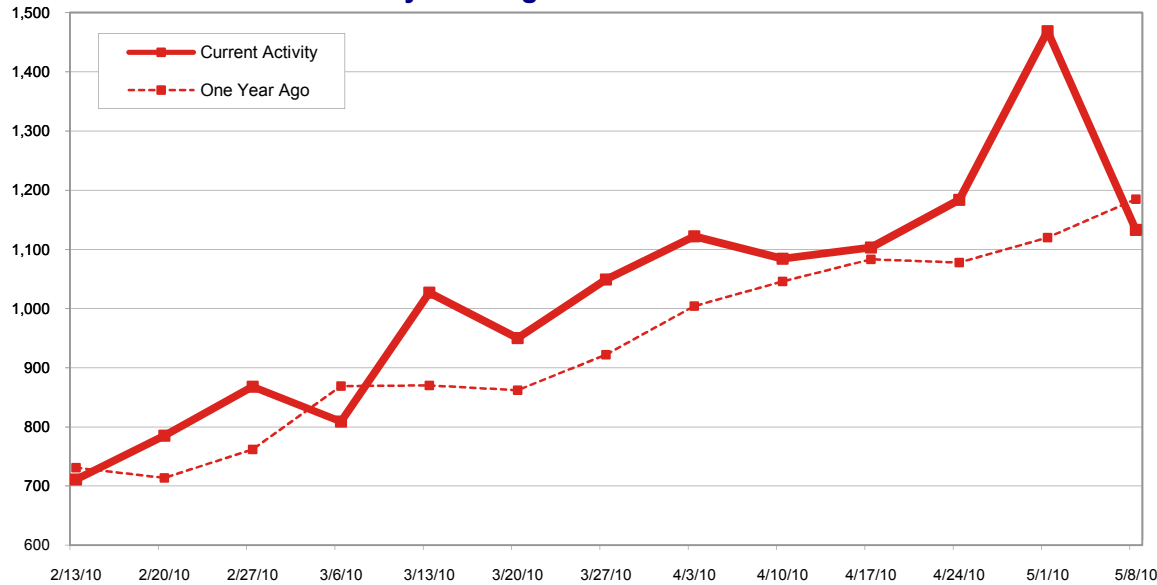
Pending Sales

As of May 17, 2010

Weekly Market Activity Report 



Last Three Months Weekly Pending Sales



For the week ending:	Current Activity	One Year Ago	One Year Change
2/13/2010	711	731	- 2.7%
2/20/2010	785	714	+ 9.9%
2/27/2010	868	762	+ 13.9%
3/6/2010	809	869	- 6.9%
3/13/2010	1,027	870	+ 18.0%
3/20/2010	950	862	+ 10.2%
3/27/2010	1,049	922	+ 13.8%
4/3/2010	1,122	1,004	+ 11.8%
4/10/2010	1,084	1,046	+ 3.6%
4/17/2010	1,103	1,083	+ 1.8%
4/24/2010	1,184	1,078	+ 9.8%
5/1/2010	1,469	1,120	+ 31.2%
5/8/2010	1,133	1,185	- 4.4%
3-Month Total:	13,294	12,246	+ 8.6%

Historical Pending Sales



Active Listings for Sale

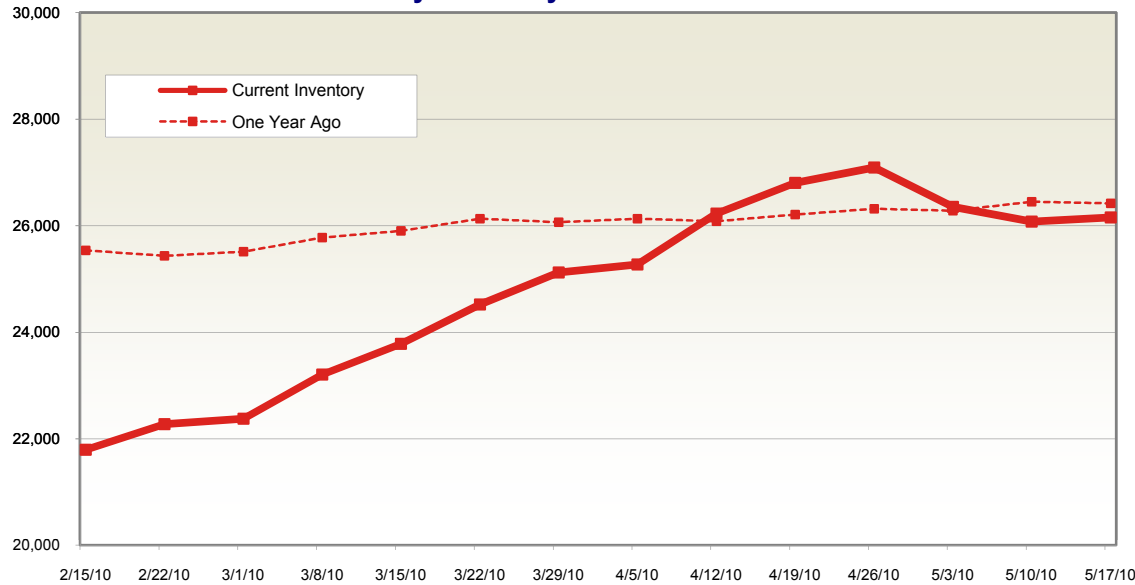
As of May 17, 2010

Weekly Market Activity Report 



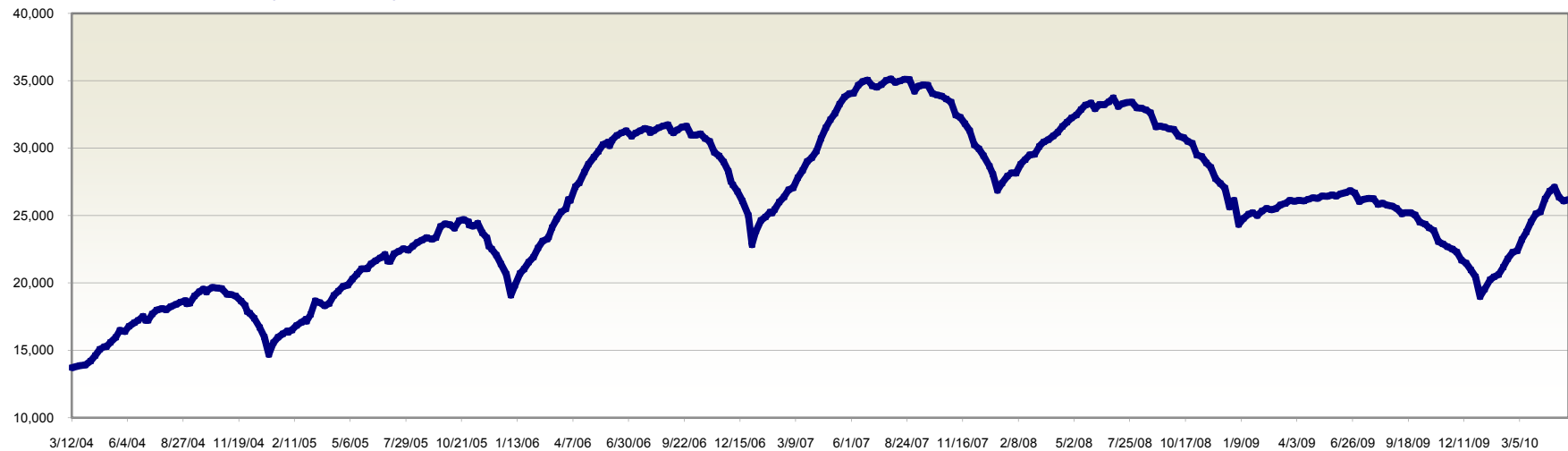
MINNEAPOLIS AREA Association of REALTORS

Last Three Months Weekly Inventory for Sale



Inventory as of:	Current Inventory	One Year Ago	One Year Change
2/15/2010	21,795	25,537	- 14.7%
2/22/2010	22,271	25,432	- 12.4%
3/1/2010	22,377	25,513	- 12.3%
3/8/2010	23,206	25,776	- 10.0%
3/15/2010	23,780	25,901	- 8.2%
3/22/2010	24,524	26,133	- 6.2%
3/29/2010	25,122	26,064	- 3.6%
4/5/2010	25,275	26,131	- 3.3%
4/12/2010	26,228	26,085	+ 0.5%
4/19/2010	26,803	26,210	+ 2.3%
4/26/2010	27,095	26,318	+ 3.0%
5/3/2010	26,354	26,281	+ 0.3%
5/10/2010	26,077	26,450	- 1.4%
5/17/2010	26,159	26,419	- 1.0%
3-Month Avg:	25,021	26,055	- 4.0%

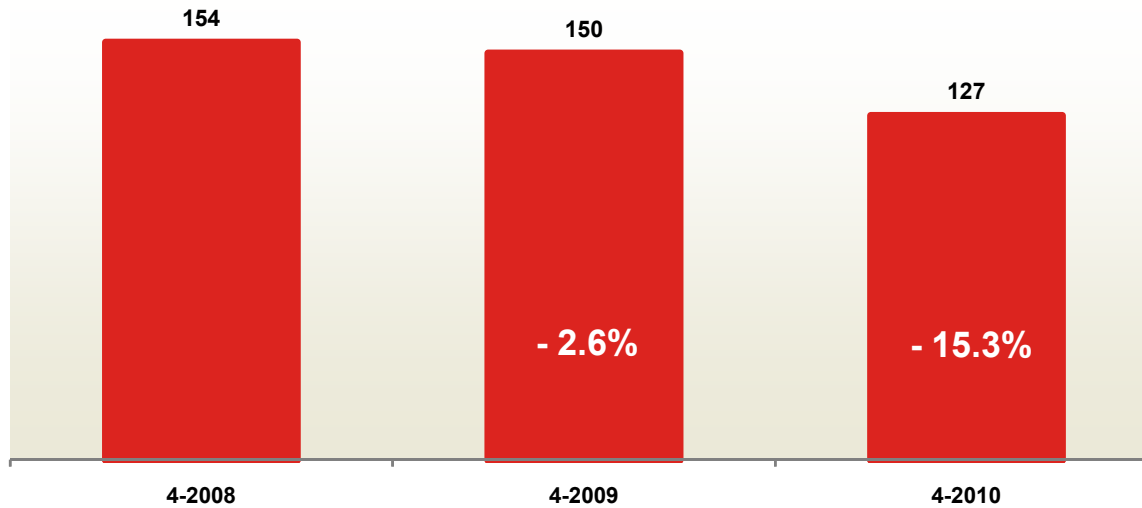
Historical Weekly Inventory for Sale



Days on Market Until Sale

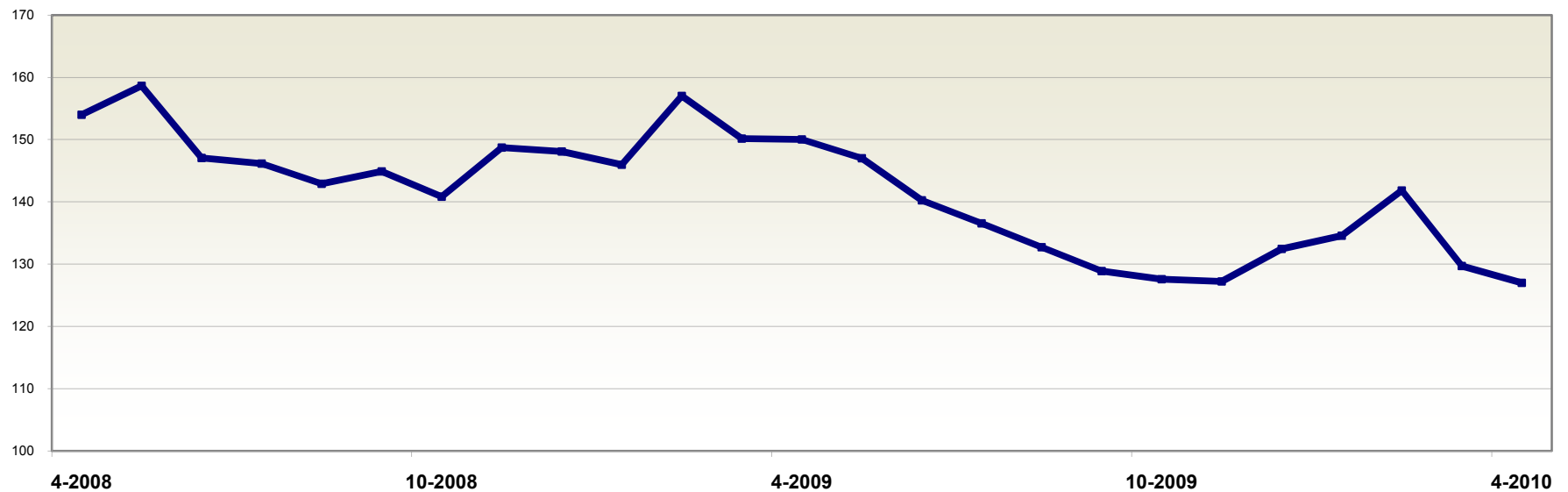
April 2010 — 127

Weekly Market Activity Report 



Month	Current Year	One Year Previous	One Year Change
5-2009	147	159	- 7.3%
6-2009	140	147	- 4.6%
7-2009	137	146	- 6.6%
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%
12-Month Avg:	134	148	- 9.8%

Two Year Picture: Days on Market Until Sale



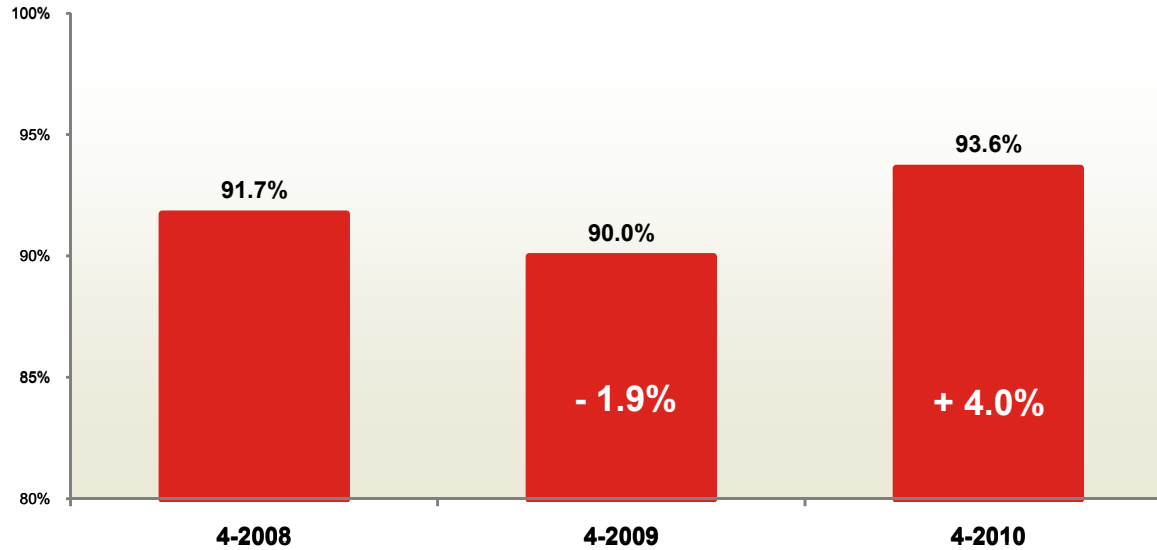
Percent of Original List Price Received at Sale

April 2010 — 93.6%

Weekly Market Activity Report 

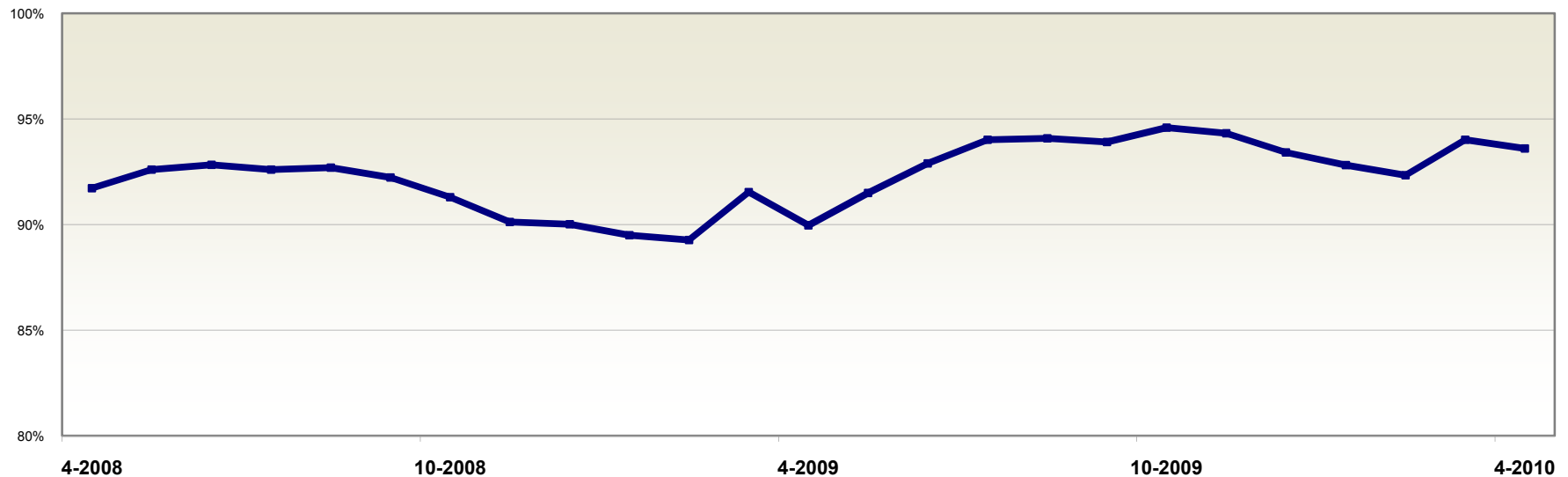


MINNEAPOLIS AREA Association of REALTORS



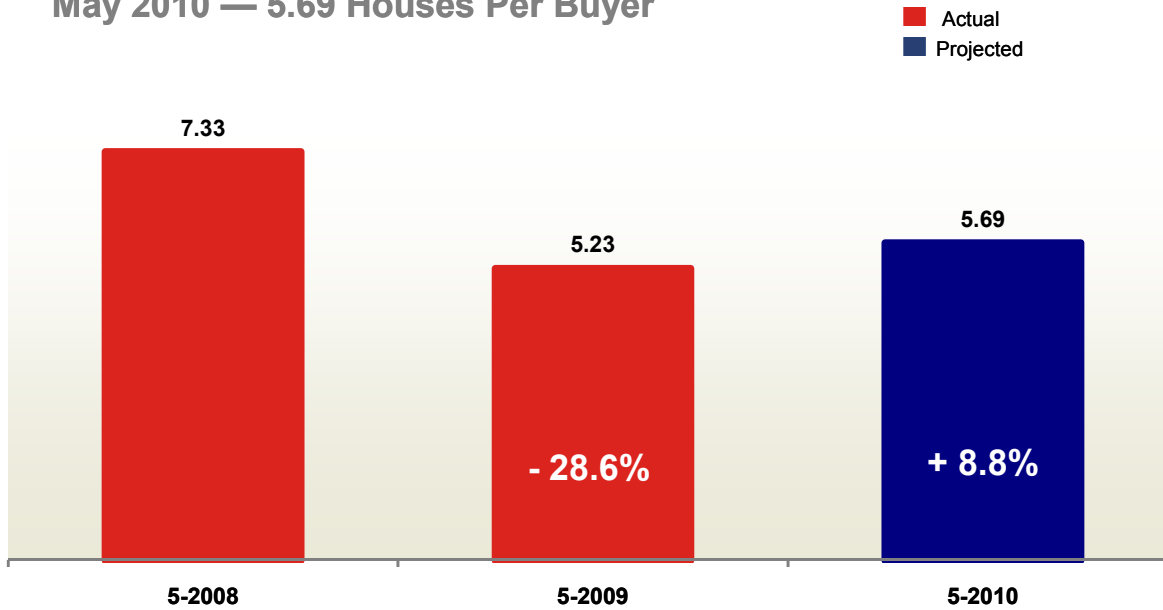
Month	Current Year	One Year Previous	One Year Change
5-2009	91.5%	92.6%	- 1.2%
6-2009	92.9%	92.8%	+ 0.1%
7-2009	94.0%	92.6%	+ 1.5%
8-2009	94.1%	92.7%	+ 1.5%
9-2009	93.9%	92.2%	+ 1.8%
10-2009	94.6%	91.3%	+ 3.6%
11-2009	94.3%	90.1%	+ 4.7%
12-2009	93.4%	90.0%	+ 3.8%
1-2010	92.8%	89.5%	+ 3.7%
2-2010	92.3%	89.3%	+ 3.4%
3-2010	94.0%	91.5%	+ 2.7%
4-2010	93.6%	90.0%	+ 4.0%
12-Month Avg:	93.5%	91.2%	+ 2.4%

Two Year Picture: Percent of Original List Price Received at Sale



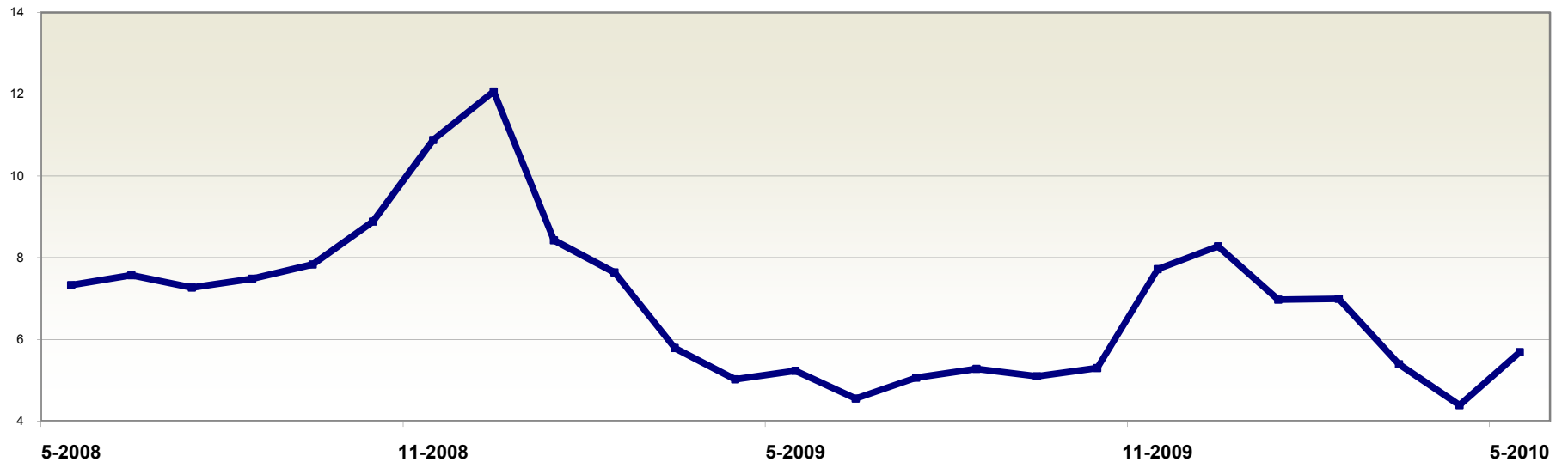
Supply Demand Ratio

May 2010 — 5.69 Houses Per Buyer



Month	Current Year	One Year Previous	One Year Change
6-2009	4.55	7.57	- 39.9%
7-2009	5.06	7.27	- 30.3%
8-2009	5.28	7.48	- 29.4%
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	6.99	7.64	- 8.4%
3-2010	5.39	5.79	- 6.9%
4-2010	4.39	5.02	- 12.6%
5-2010	5.69	5.23	+ 8.8%
12-Month Avg:	5.89	7.84	- 24.8%

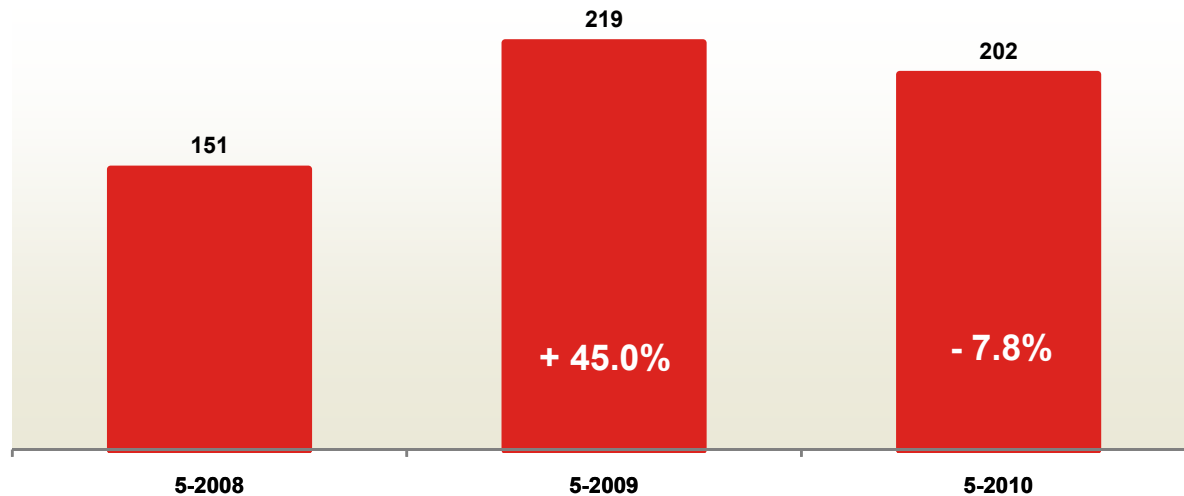
Two Year Picture: Supply-Demand Ratio



Housing Affordability Index

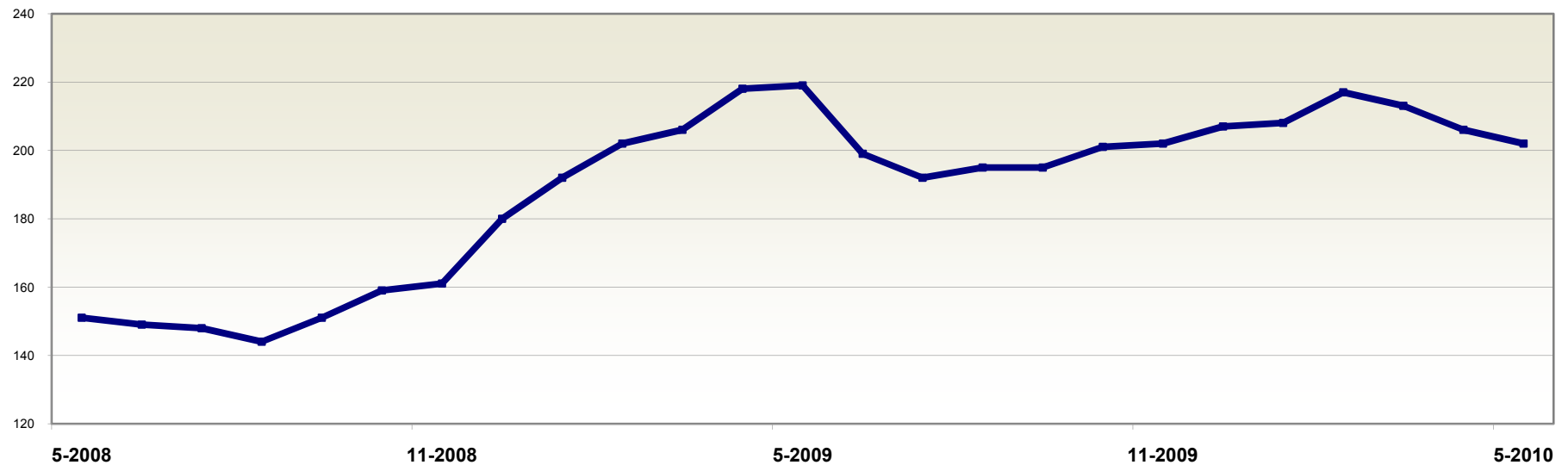
May 2010 — 202

Weekly Market Activity Report 



Month	Current Year	One Year Previous	One Year Change
6-2009	199	149	+ 33.6%
7-2009	192	148	+ 29.7%
8-2009	195	144	+ 35.4%
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	+ 8.3%
2-2010	217	202	+ 7.4%
3-2010	213	206	+ 3.4%
4-2010	206	218	- 5.5%
5-2010	202	219	- 7.8%
12-Month Avg:	203	177	+ 14.5%

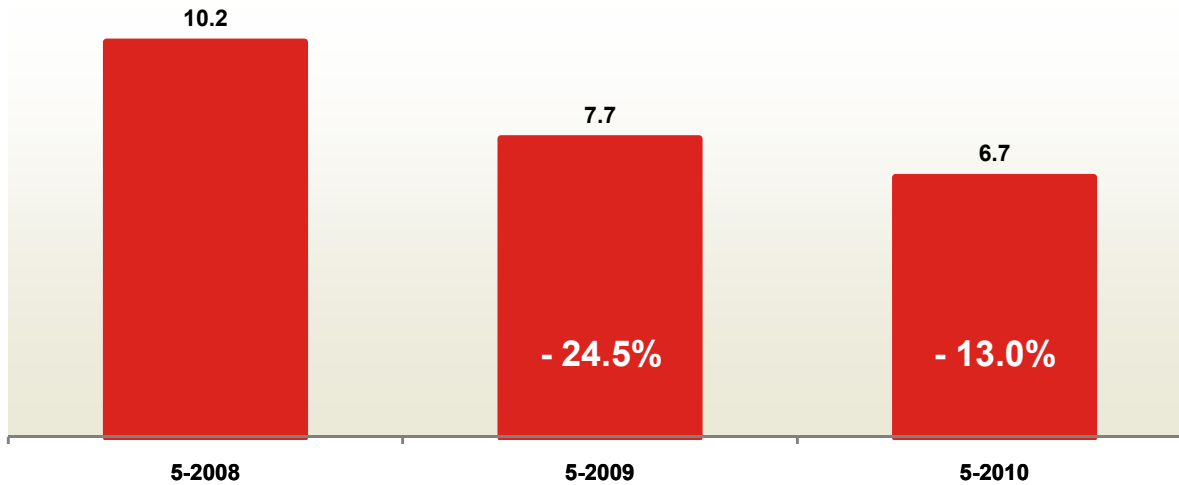
Two Year Picture: Housing Affordability Index



Months Supply of Inventory

May 2010 — 6.7 Months

Weekly Market Activity Report 



Month	Current Year	One Year Previous	One Year Change
6-2009	7.6	10.4	-26.9%
7-2009	7.3	10.6	-31.1%
8-2009	7.2	10.5	-31.4%
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%
12-Month Avg:	6.4	8.9	-27.9%

Two Year Picture: Months Supply of Inventory

