

Monthly Indicators

May 2018

Residential real estate activity comprised of single-family properties, townhomes and condominiums combined. Percent changes are calculated using rounded figures.

Based on residential market activity in the cities of St. Cloud, St. Joseph, Sartell, Sauk Rapids and Waite Park.

Activity Snapshot

- 6.7% **+ 0.8%** **- 18.6%**

One-Year Change in Closed Sales	One-Year Change in Median Sales Price	One-Year Change in Homes for Sale
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Activity Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



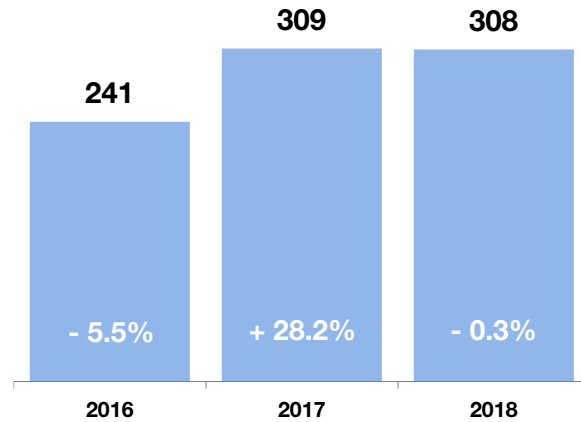
Key Metrics	Historical Sparkbars	5-2017	5-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
New Listings		309	308	- 0.3%	1,098	1,040	- 5.3%
Pending Sales		196	207	+ 5.6%	812	821	+ 1.1%
Closed Sales		208	194	- 6.7%	651	679	+ 4.3%
Days on Market		53	52	- 1.9%	67	63	- 6.0%
Median Sales Price		\$177,500	\$179,000	+ 0.8%	\$164,900	\$167,900	+ 1.8%
Avg. Sales Price		\$195,378	\$194,216	- 0.6%	\$183,983	\$183,299	- 0.4%
Pct. of Orig. Price Received		97.8%	97.9%	+ 0.1%	96.4%	96.7%	+ 0.3%
Affordability Index		193	179	- 7.3%	207	191	- 7.7%
Homes for Sale		570	464	- 18.6%	--	--	--
Months Supply		3.8	3.0	- 21.1%	--	--	--

New Listings

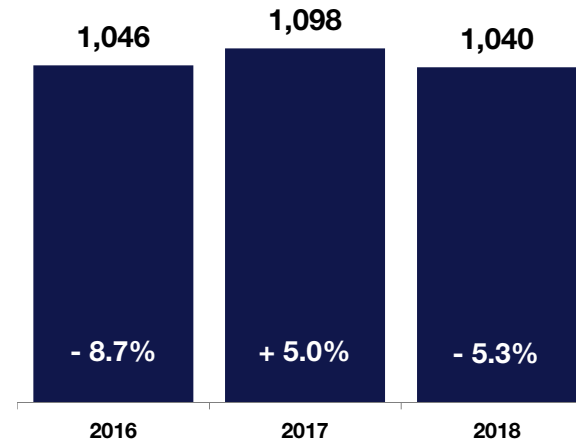
A count of the properties that have been newly listed on the market in a given month.



May

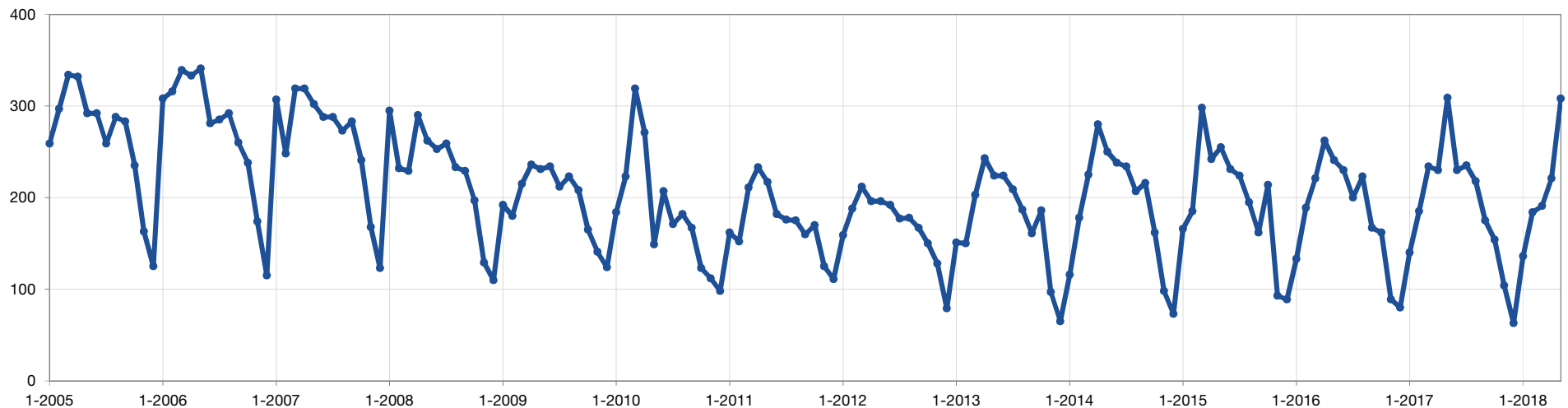


Year to Date



	New Listings	Prior Year	Percent Change
June 2017	230	230	0.0%
July 2017	235	200	+17.5%
August 2017	218	223	-2.2%
September 2017	175	167	+4.8%
October 2017	154	162	-4.9%
November 2017	104	89	+16.9%
December 2017	63	80	-21.3%
January 2018	136	140	-2.9%
February 2018	184	185	-0.5%
March 2018	191	234	-18.4%
April 2018	221	230	-3.9%
May 2018	308	309	-0.3%
12-Month Avg	185	187	-1.1%

Historical New Listings by Month

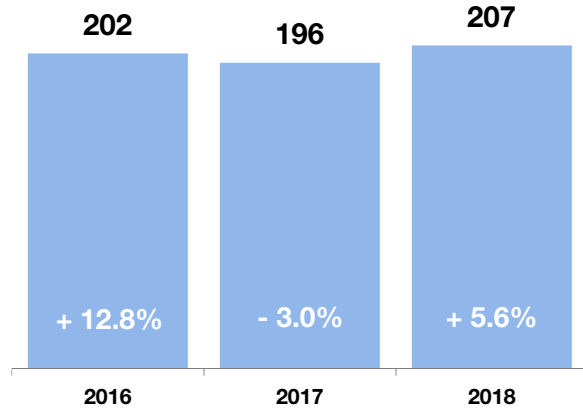


Pending Sales

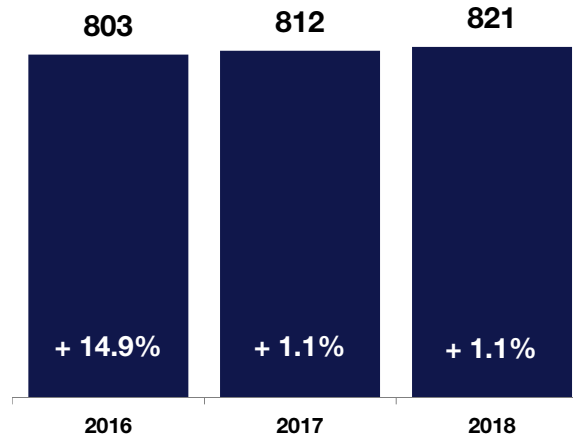
A count of the properties on which offers have been accepted in a given month.



May

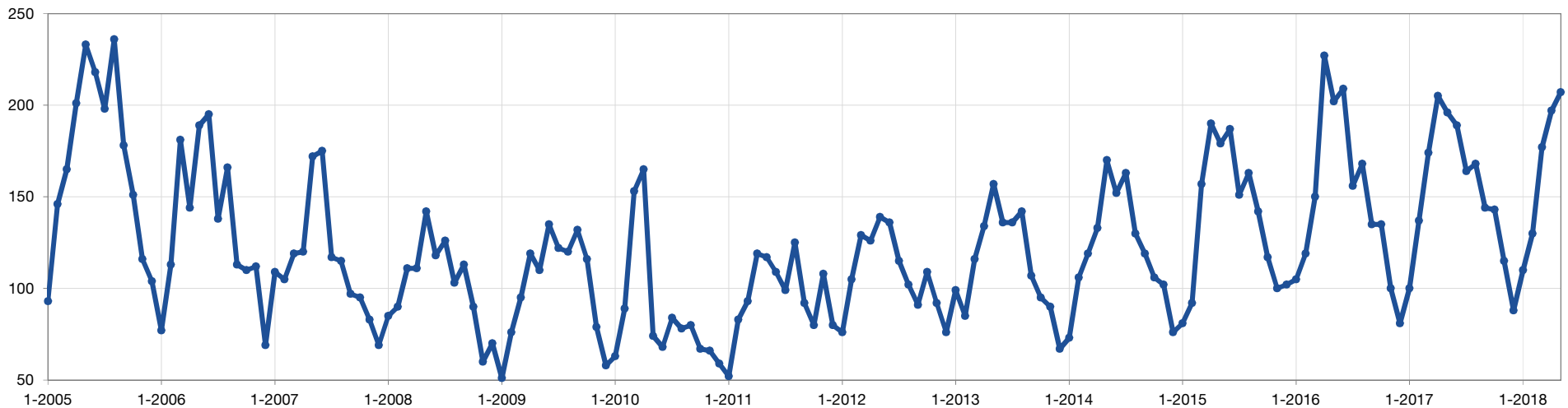


Year to Date



	Pending Sales	Prior Year	Percent Change
June 2017	189	209	-9.6%
July 2017	164	156	+5.1%
August 2017	168	168	0.0%
September 2017	144	135	+6.7%
October 2017	143	135	+5.9%
November 2017	115	100	+15.0%
December 2017	88	81	+8.6%
January 2018	110	100	+10.0%
February 2018	130	137	-5.1%
March 2018	177	174	+1.7%
April 2018	197	205	-3.9%
May 2018	207	196	+5.6%
12-Month Avg	153	150	+2.0%

Historical Pending Sales by Month

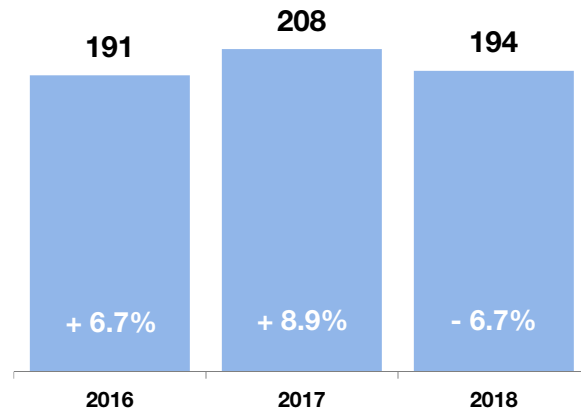


Closed Sales

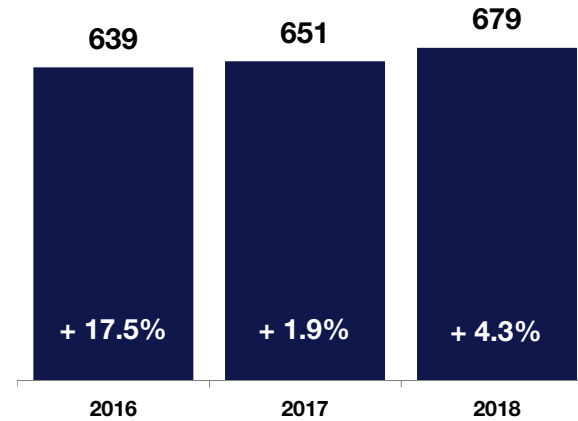
A count of the actual sales that closed in a given month.



May

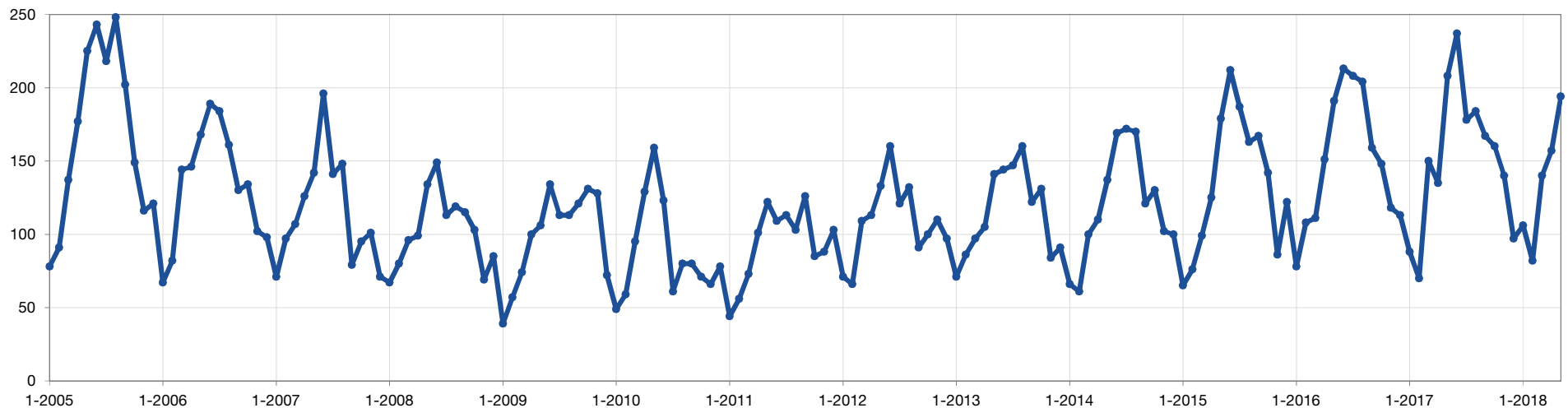


Year to Date



	Closed Sales	Prior Year	Percent Change
June 2017	237	213	+11.3%
July 2017	178	208	-14.4%
August 2017	184	204	-9.8%
September 2017	167	159	+5.0%
October 2017	160	148	+8.1%
November 2017	140	118	+18.6%
December 2017	97	113	-14.2%
January 2018	106	88	+20.5%
February 2018	82	70	+17.1%
March 2018	140	150	-6.7%
April 2018	157	135	+16.3%
May 2018	194	208	-6.7%
12-Month Avg	154	151	+2.0%

Historical Closed Sales by Month

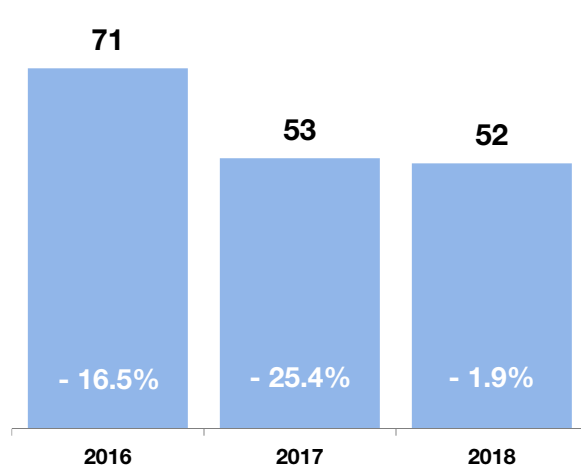


Days on Market Until Sale

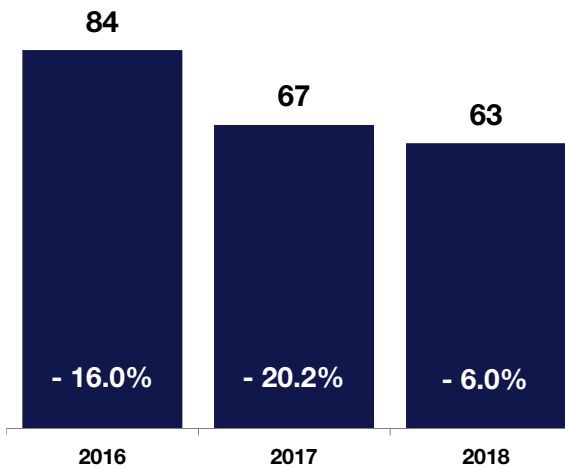
Average number of days between when a property is listed and when an offer is accepted in a given month.



May

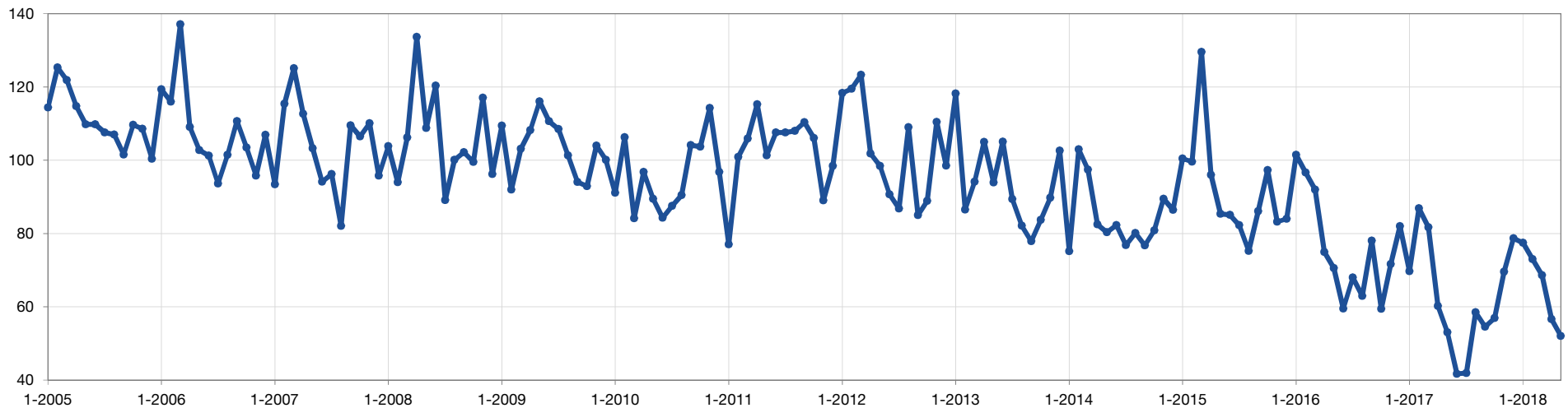


Year to Date



Days on Market	Prior Year	Percent Change	
June 2017	42	59	-28.8%
July 2017	42	68	-38.2%
August 2017	59	63	-6.3%
September 2017	55	78	-29.5%
October 2017	57	59	-3.4%
November 2017	70	72	-2.8%
December 2017	79	82	-3.7%
January 2018	77	70	+10.0%
February 2018	73	87	-16.1%
March 2018	69	82	-15.9%
April 2018	57	60	-5.0%
May 2018	52	53	-1.9%
12-Month Avg	61	69	-11.6%

Historical Days on Market Until Sale by Month

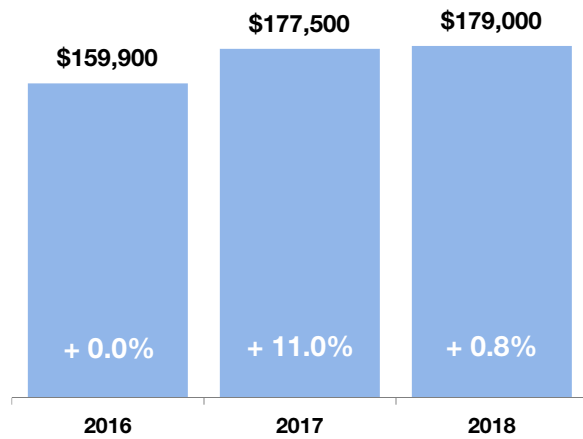


Median Sales Price

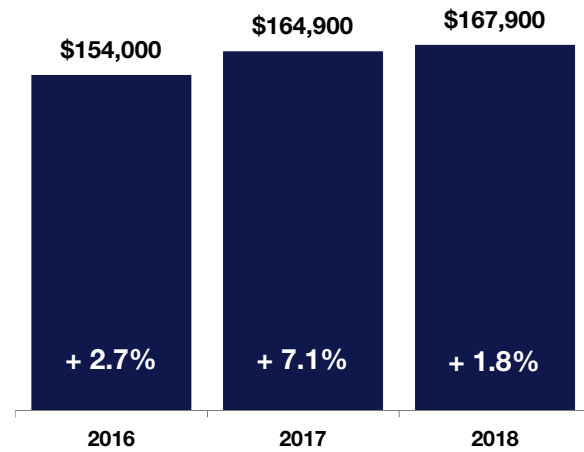
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



May

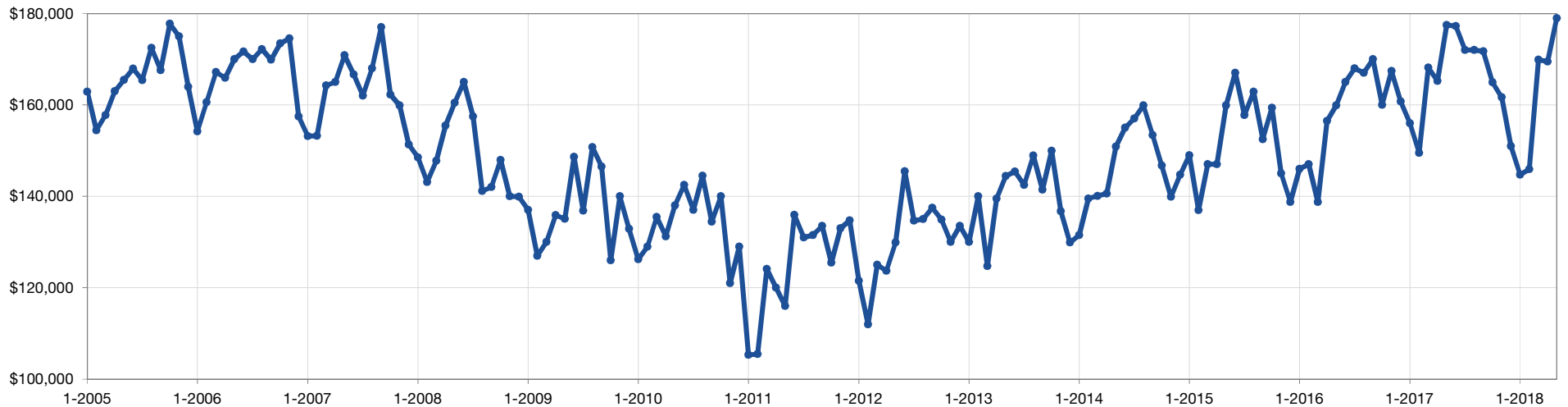


Year to Date



	Median Sales Price	Prior Year	Percent Change
June 2017	\$177,250	\$165,000	+7.4%
July 2017	\$172,000	\$168,000	+2.4%
August 2017	\$172,000	\$167,000	+3.0%
September 2017	\$171,750	\$170,000	+1.0%
October 2017	\$164,950	\$160,000	+3.1%
November 2017	\$161,700	\$167,450	-3.4%
December 2017	\$151,000	\$160,750	-6.1%
January 2018	\$144,750	\$156,000	-7.2%
February 2018	\$145,950	\$149,475	-2.4%
March 2018	\$169,900	\$168,200	+1.0%
April 2018	\$169,500	\$165,250	+2.6%
May 2018	\$179,000	\$177,500	+0.8%
12-Month Avg	\$164,979	\$164,552	+0.3%

Historical Median Sales Price by Month

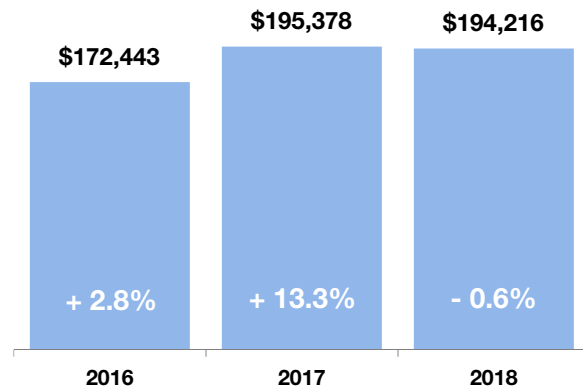


Average Sales Price

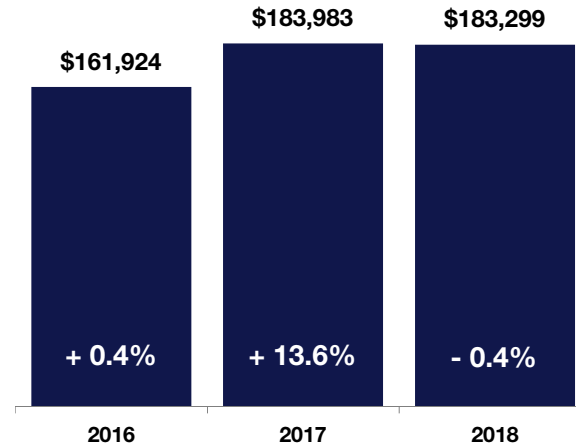
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



May



Year to Date



	Avg. Sales Price	Prior Year	Percent Change
June 2017	\$194,080	\$180,912	+7.3%
July 2017	\$184,285	\$195,845	-5.9%
August 2017	\$188,687	\$173,608	+8.7%
September 2017	\$192,933	\$185,179	+4.2%
October 2017	\$188,047	\$184,133	+2.1%
November 2017	\$174,194	\$183,120	-4.9%
December 2017	\$165,139	\$184,070	-10.3%
January 2018	\$159,733	\$180,959	-11.7%
February 2018	\$169,249	\$165,642	+2.2%
March 2018	\$186,924	\$178,756	+4.6%
April 2018	\$189,739	\$183,799	+3.2%
May 2018	\$194,216	\$195,378	-0.6%
12-Month Avg	\$182,269	\$182,617	-0.2%

Historical Average Sales Price by Month

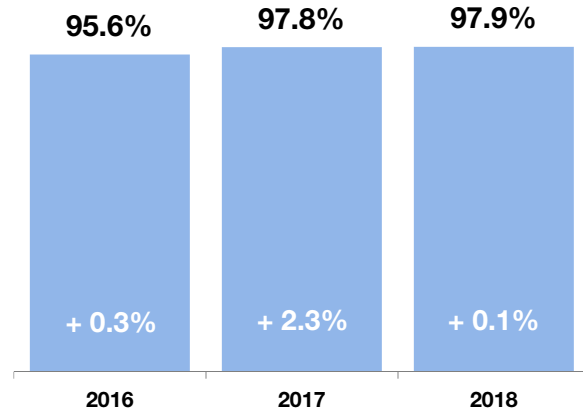


Percent of Original List Price Received

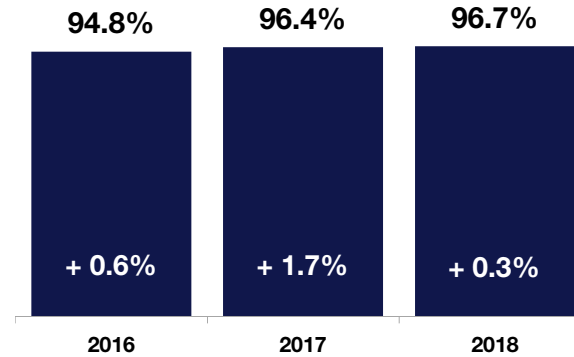


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

May

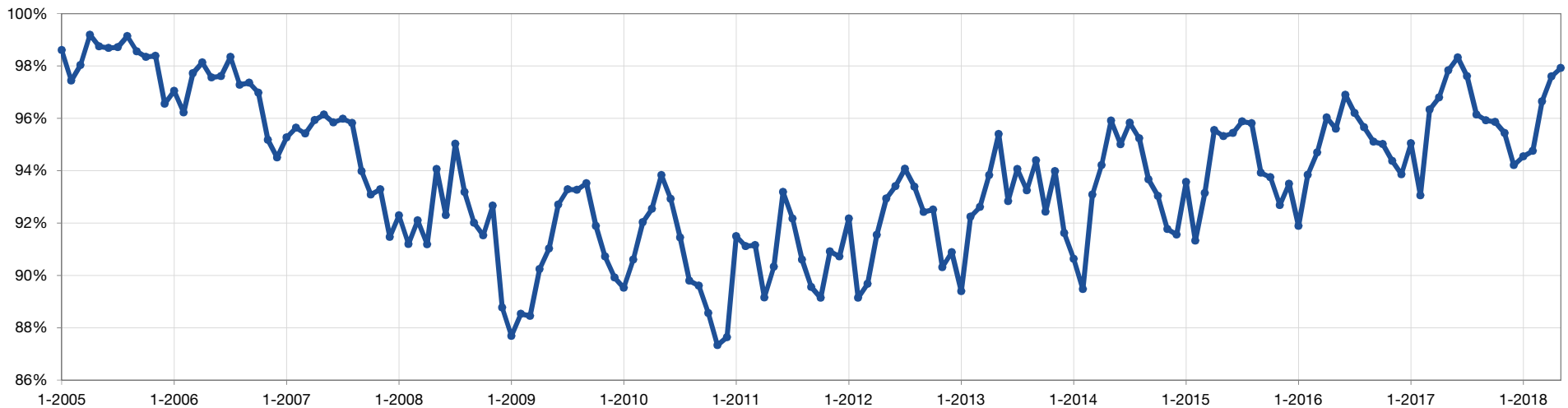


Year to Date



	Pct. of Orig. Price Received	Prior Year	Percent Change
June 2017	98.3%	96.9%	+1.4%
July 2017	97.6%	96.2%	+1.5%
August 2017	96.1%	95.7%	+0.4%
September 2017	95.9%	95.1%	+0.8%
October 2017	95.9%	95.0%	+0.9%
November 2017	95.4%	94.4%	+1.1%
December 2017	94.2%	93.9%	+0.3%
January 2018	94.5%	95.0%	-0.5%
February 2018	94.8%	93.1%	+1.8%
March 2018	96.6%	96.3%	+0.3%
April 2018	97.6%	96.8%	+0.8%
May 2018	97.9%	97.8%	+0.1%
12-Month Avg	96.2%	95.5%	+0.7%

Historical Percent of Original List Price Received by Month

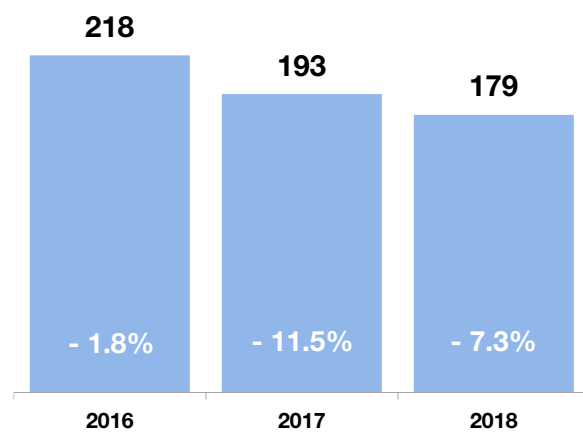


Housing Affordability Index

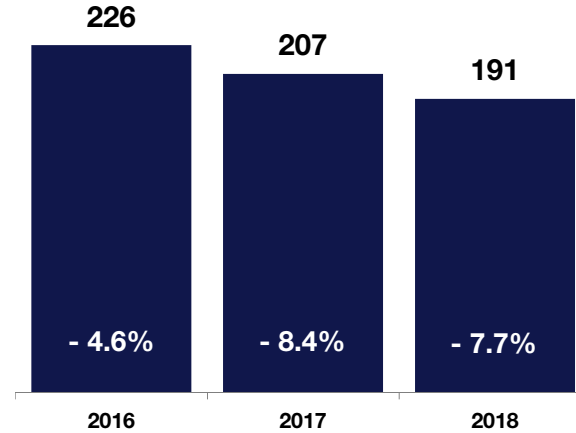


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

May

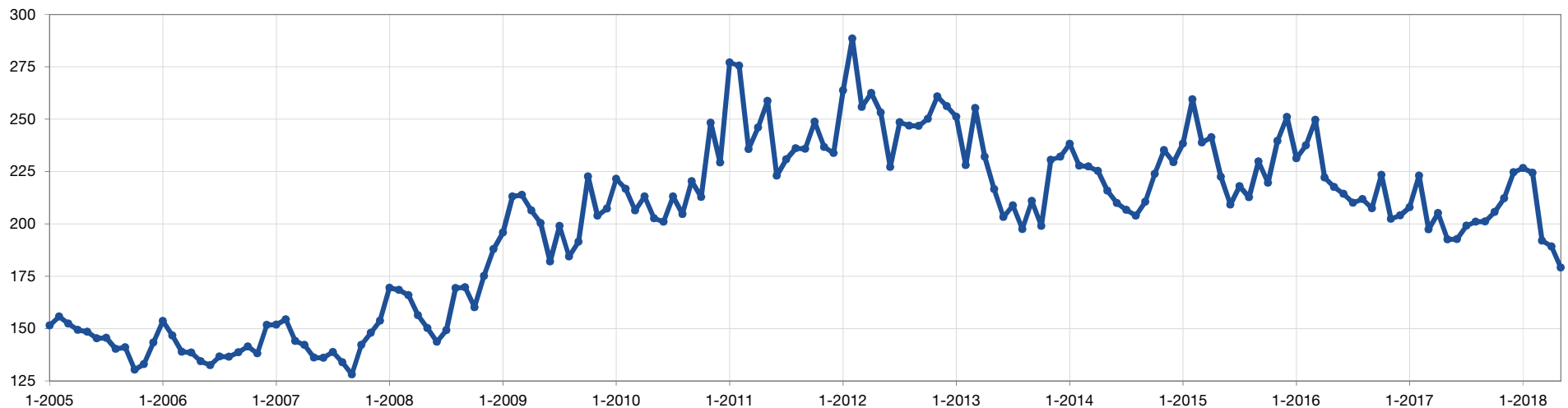


Year to Date



	Affordability Index	Prior Year	Percent Change
June 2017	193	214	-9.8%
July 2017	199	210	-5.2%
August 2017	201	212	-5.2%
September 2017	201	207	-2.9%
October 2017	206	223	-7.6%
November 2017	212	202	+5.0%
December 2017	225	204	+10.3%
January 2018	227	208	+9.1%
February 2018	224	223	+0.4%
March 2018	192	197	-2.5%
April 2018	189	205	-7.8%
May 2018	179	193	-7.3%
12-Month Avg	204	208	-1.9%

Historical Housing Affordability Index by Month

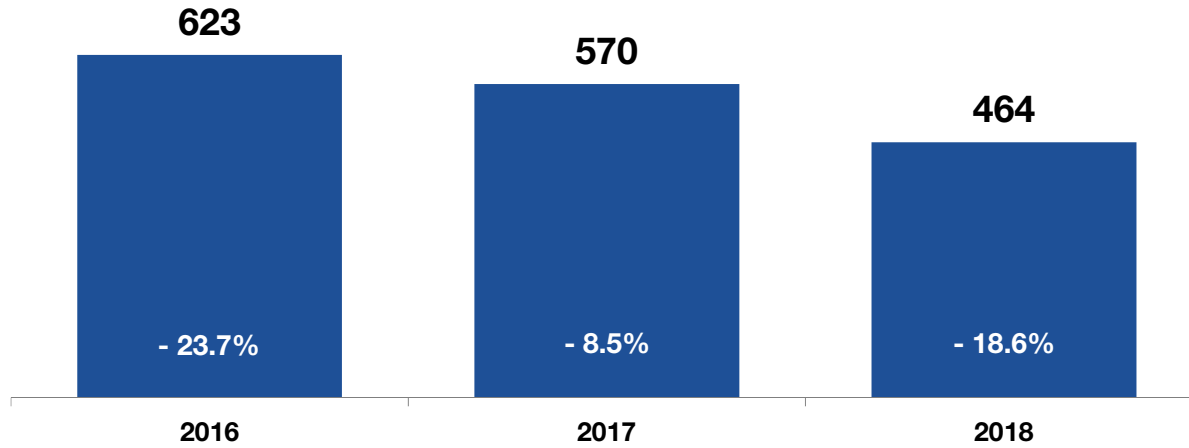


Inventory of Homes for Sale

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

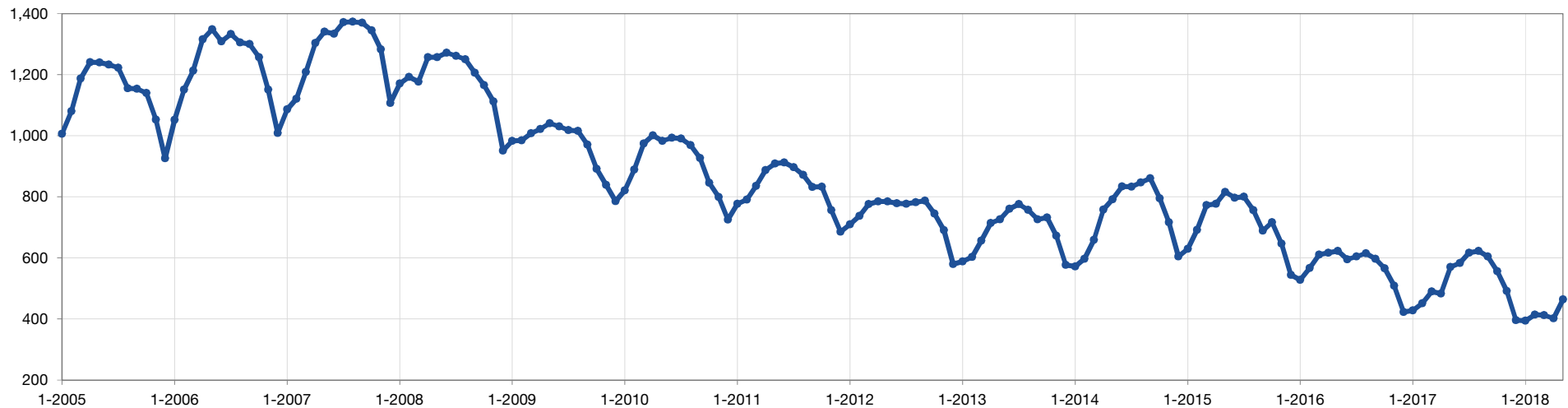


May



Homes for Sale		Prior Year	Percent Change
June 2017	583	595	-2.0%
July 2017	617	605	+2.0%
August 2017	623	615	+1.3%
September 2017	605	597	+1.3%
October 2017	556	566	-1.8%
November 2017	492	509	-3.3%
December 2017	396	423	-6.4%
January 2018	394	428	-7.9%
February 2018	414	451	-8.2%
March 2018	412	490	-15.9%
April 2018	402	483	-16.8%
May 2018	464	570	-18.6%
12-Month Avg	497	528	-5.9%

Historical Inventory of Homes for Sale by Month

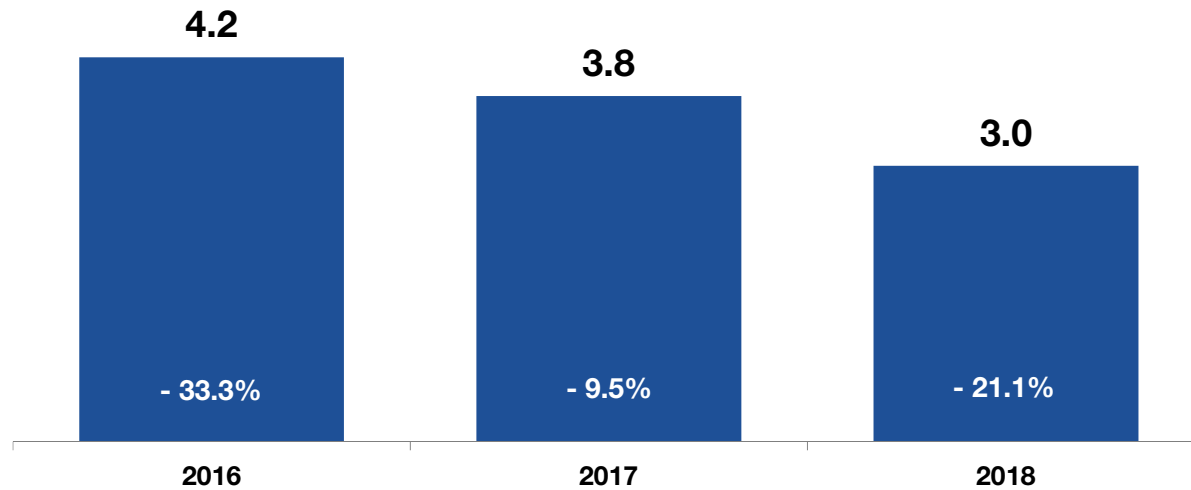


Months Supply of Inventory

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.



May



Months Supply		Prior Year	Percent Change
June 2017	3.9	4.0	-2.5%
July 2017	4.2	4.1	+2.4%
August 2017	4.2	4.1	+2.4%
September 2017	4.0	4.0	0.0%
October 2017	3.7	3.8	-2.6%
November 2017	3.3	3.4	-2.9%
December 2017	2.6	2.8	-7.1%
January 2018	2.6	2.9	-10.3%
February 2018	2.7	3.0	-10.0%
March 2018	2.7	3.2	-15.6%
April 2018	2.6	3.2	-18.8%
May 2018	3.0	3.8	-21.1%
12-Month Avg	3.3	3.5	-5.7%

Historical Months Supply of Inventory by Month



Area Overview



New Listings, Closed Sales, and Median Sales Price are based on year-to-date (YTD) figures.
Homes for Sale and Months Supply are based on monthly figures.

	New Listings			Closed Sales			Median Sales Price			Homes for Sale			Months Supply		
	YTD 2017	YTD 2018	+ / -	YTD 2017	YTD 2018	+ / -	YTD 2017	YTD 2018	+ / -	5-2017	5-2018	+ / -	5-2017	5-2018	+ / -
Albany	30	17	-43.3%	11	15	+36.4%	\$136,500	\$170,000	+24.5%	15	6	-60.0%	4.3	1.3	-68.9%
Avon	34	20	-41.2%	18	13	-27.8%	\$181,000	\$211,200	+16.7%	14	12	-14.3%	3.2	3.9	+22.3%
Clearwater	34	49	+44.1%	28	26	-7.1%	\$190,500	\$193,950	+1.8%	16	22	+37.5%	2.9	3.5	+19.4%
Cold Spring	73	73	0.0%	35	30	-14.3%	\$183,000	\$198,500	+8.5%	45	46	+2.2%	5.6	5.2	-7.3%
Eden Lake Twp	4	3	-25.0%	1	0	-100.0%	\$125,000	\$0	-100.0%	2	4	+100.0%	2.0	3.0	+50.0%
Eden Valley	14	10	-28.6%	8	4	-50.0%	\$159,950	\$154,450	-3.4%	7	6	-14.3%	3.5	3.0	-14.3%
Fair Haven Twp	2	0	-100.0%	0	1	--	\$0	\$135,000	--	2	1	-50.0%	2.0	0.8	-60.0%
Foley	46	50	+8.7%	35	28	-20.0%	\$180,000	\$169,900	-5.6%	21	13	-38.1%	2.5	1.8	-30.4%
Freeport	8	11	+37.5%	4	5	+25.0%	\$74,600	\$199,500	+167.4%	6	5	-16.7%	2.7	3.1	+14.6%
Holdingford	7	8	+14.3%	5	6	+20.0%	\$132,800	\$183,950	+38.5%	2	3	+50.0%	0.7	1.8	+156.4%
Kimball	21	21	0.0%	11	12	+9.1%	\$214,900	\$275,000	+28.0%	11	10	-9.1%	3.0	2.9	-4.8%
Maine Prairie Twp	1	0	-100.0%	1	0	-100.0%	\$175,000	\$0	-100.0%	3	0	-100.0%	3.0	0.0	-100.0%
Melrose	29	34	+17.2%	12	19	+58.3%	\$138,700	\$160,250	+15.5%	21	19	-9.5%	5.6	4.4	-21.7%
Paynesville	37	37	0.0%	20	19	-5.0%	\$150,000	\$155,000	+3.3%	12	14	+16.7%	1.9	3.0	+54.8%
Rice	75	54	-28.0%	49	28	-42.9%	\$179,900	\$205,000	+14.0%	27	20	-25.9%	2.9	2.8	-5.3%
Richmond	50	52	+4.0%	28	18	-35.7%	\$200,000	\$205,000	+2.5%	26	36	+38.5%	3.9	6.9	+78.0%
Rockville	6	7	+16.7%	5	8	+60.0%	\$196,797	\$145,496	-26.1%	2	3	+50.0%	1.2	1.9	+56.7%
Sartell	207	184	-11.1%	121	103	-14.9%	\$200,000	\$230,700	+15.4%	98	79	-19.4%	3.4	3.2	-6.0%
Sauk Centre	43	27	-37.2%	23	18	-21.7%	\$157,500	\$182,450	+15.8%	36	23	-36.1%	6.4	3.7	-41.4%
Sauk Rapids	130	128	-1.5%	93	89	-4.3%	\$182,000	\$179,000	-1.6%	65	47	-27.7%	3.4	2.2	-35.9%
Saint Cloud	649	600	-7.6%	362	408	+12.7%	\$143,900	\$142,250	-1.1%	359	294	-18.1%	4.3	3.3	-24.0%
Saint Joseph	66	80	+21.2%	41	47	+14.6%	\$174,000	\$193,700	+11.3%	26	25	-3.8%	2.6	2.5	-2.2%
Saint Augusta	26	22	-15.4%	15	20	+33.3%	\$185,500	\$250,000	+34.8%	18	9	-50.0%	4.7	2.8	-39.5%
Waite Park	46	48	+4.3%	34	32	-5.9%	\$160,000	\$151,750	-5.2%	22	19	-13.6%	2.7	2.9	+8.5%
Wakefield Twp	2	4	+100.0%	2	3	+50.0%	\$260,750	\$235,000	-9.9%	1	3	+200.0%	1.0	2.0	+100.0%