

# Monthly Indicators

## May 2019

Residential real estate activity composed 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

**+ 4.5%**      **+ 8.9%**      **- 14.0%**

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.



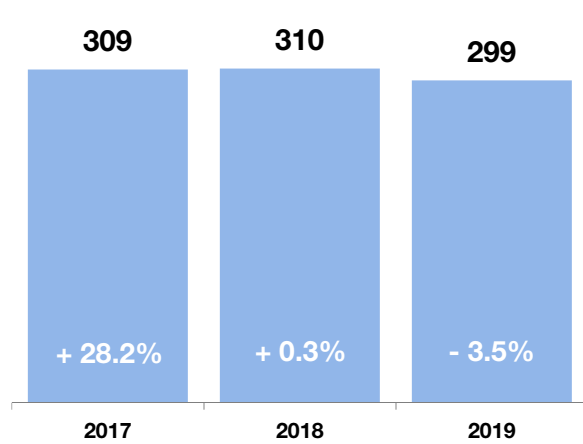
Key Metrics	Historical Sparkbars	5-2018	5-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>New Listings</b>		310	<b>299</b>	- 3.5%	1,047	<b>1,043</b>	- 0.4%
<b>Pending Sales</b>		207	<b>228</b>	+ 10.1%	824	<b>801</b>	- 2.8%
<b>Closed Sales</b>		198	<b>207</b>	+ 4.5%	686	<b>633</b>	- 7.7%
<b>Days on Market</b>		52	<b>49</b>	- 5.8%	63	<b>61</b>	- 3.2%
<b>Median Sales Price</b>		\$179,000	<b>\$194,900</b>	+ 8.9%	\$167,900	<b>\$185,000</b>	+ 10.2%
<b>Avg. Sales Price</b>		\$194,801	<b>\$209,945</b>	+ 7.8%	\$183,556	<b>\$197,964</b>	+ 7.8%
<b>Pct. of Orig. Price Received</b>		97.9%	<b>98.6%</b>	+ 0.7%	96.7%	<b>97.0%</b>	+ 0.3%
<b>Affordability Index</b>		179	<b>171</b>	- 4.5%	191	<b>180</b>	- 5.8%
<b>Homes for Sale</b>		486	<b>418</b>	- 14.0%	--	--	--
<b>Months Supply</b>		3.2	<b>2.8</b>	- 12.5%	--	--	--

# New Listings

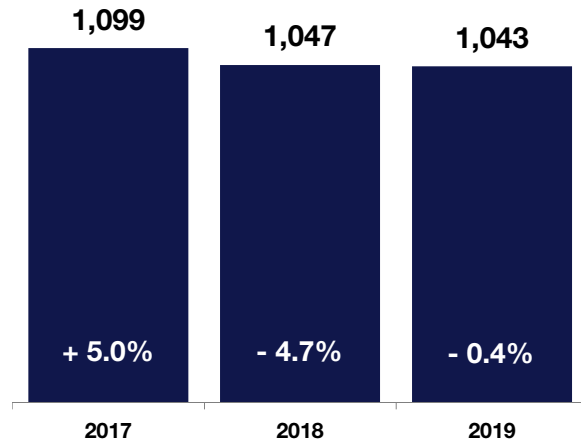
A count of the properties that have been newly listed on the market in a given month.



## May

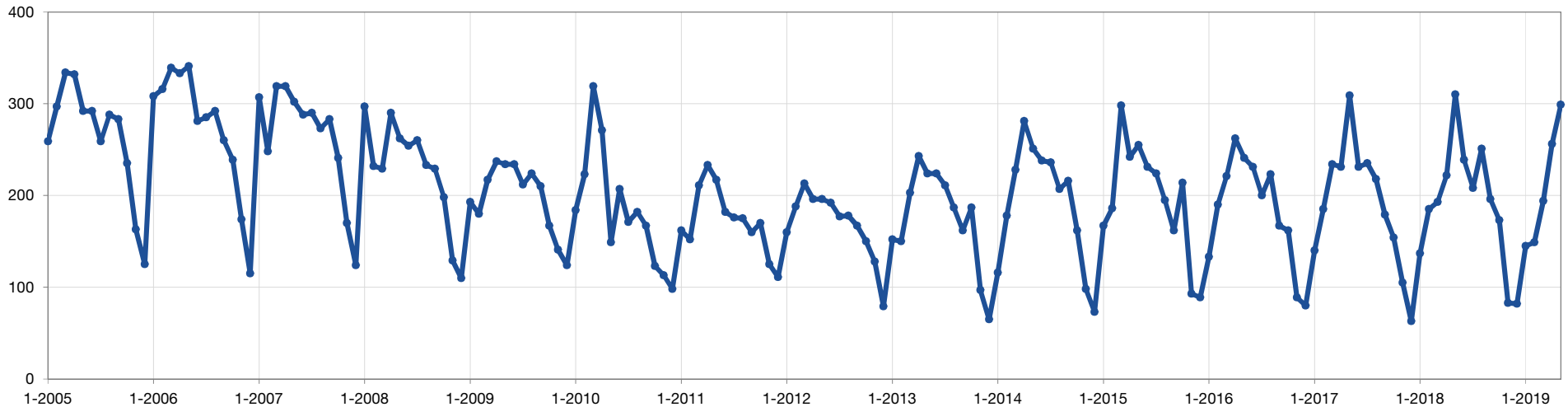


## Year to Date



	New Listings	Prior Year	Percent Change
June 2018	239	231	+3.5%
July 2018	208	235	-11.5%
August 2018	251	218	+15.1%
September 2018	196	179	+9.5%
October 2018	173	154	+12.3%
November 2018	83	105	-21.0%
December 2018	82	63	+30.2%
January 2019	145	137	+5.8%
February 2019	149	185	-19.5%
March 2019	194	193	+0.5%
April 2019	256	222	+15.3%
<b>May 2019</b>	<b>299</b>	<b>310</b>	<b>-3.5%</b>
12-Month Avg	190	186	+2.2%

## Historical New Listings by Month

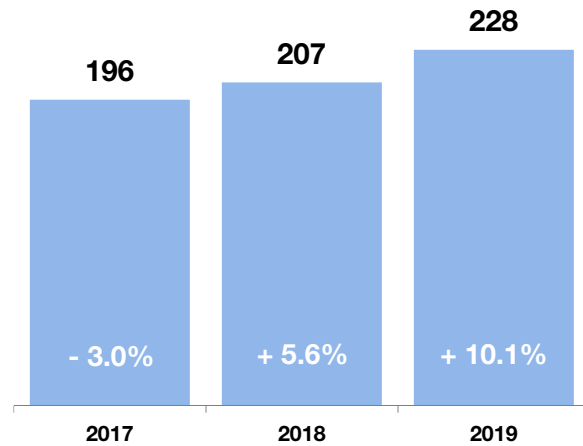


# Pending Sales

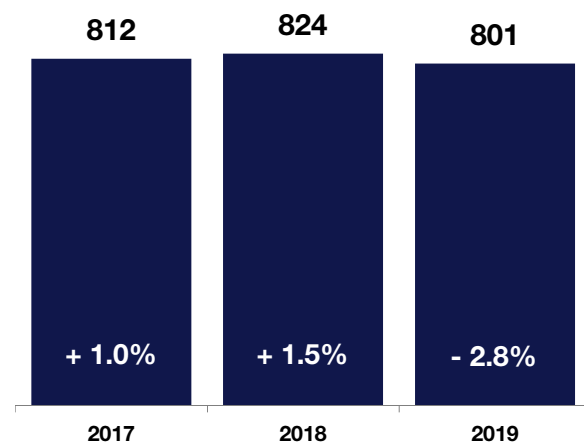
A count of the properties on which offers have been accepted in a given month.



## May

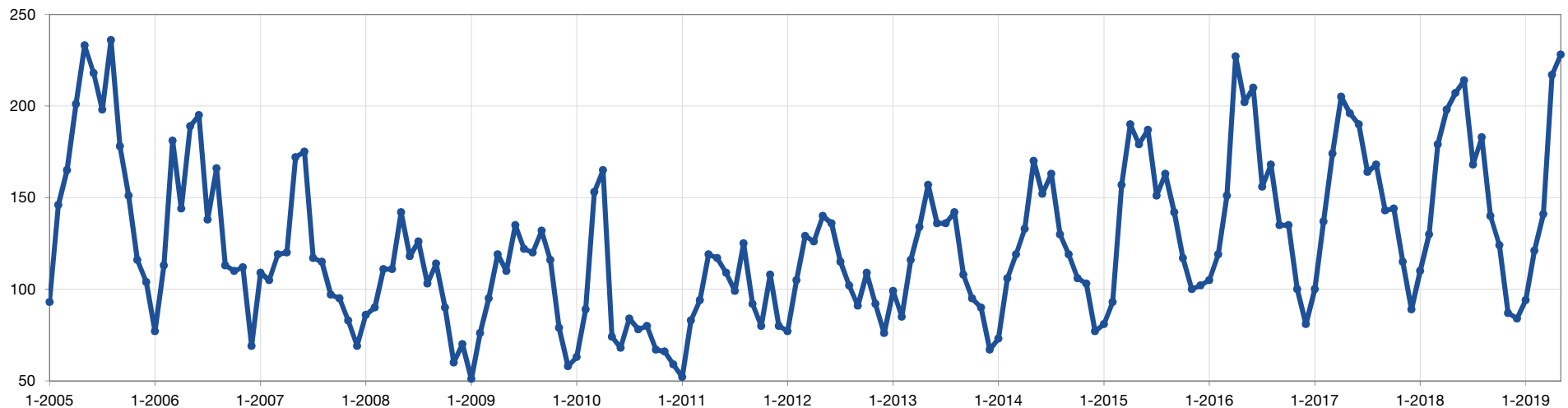


## Year to Date



	Pending Sales	Prior Year	Percent Change
June 2018	214	190	+12.6%
July 2018	168	164	+2.4%
August 2018	183	168	+8.9%
September 2018	140	143	-2.1%
October 2018	124	144	-13.9%
November 2018	87	115	-24.3%
December 2018	84	89	-5.6%
January 2019	94	110	-14.5%
February 2019	121	130	-6.9%
March 2019	141	179	-21.2%
April 2019	217	198	+9.6%
<b>May 2019</b>	<b>228</b>	<b>207</b>	<b>+10.1%</b>
12-Month Avg	150	153	-2.0%

## Historical Pending Sales by Month

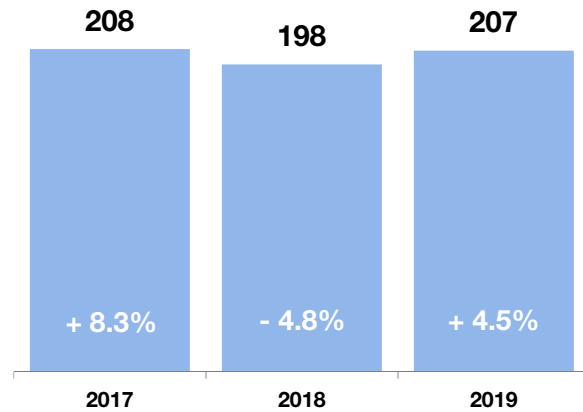


# Closed Sales

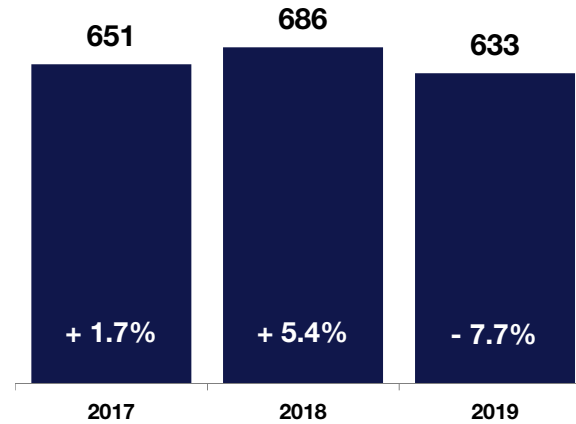
A count of the actual sales that closed in a given month.



## May

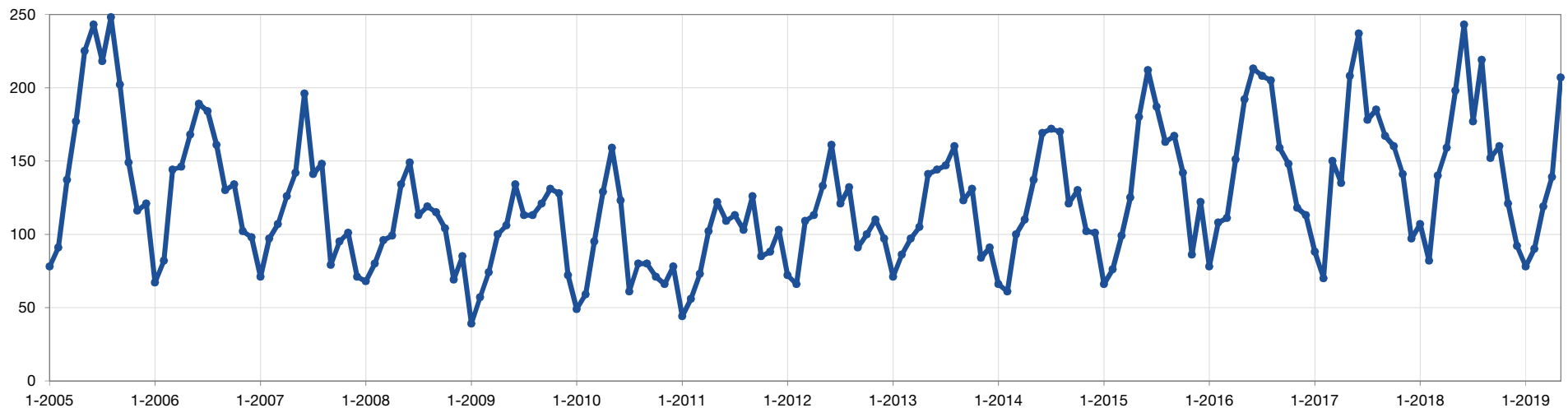


## Year to Date



	Closed Sales	Prior Year	Percent Change
June 2018	243	237	+2.5%
July 2018	177	178	-0.6%
August 2018	219	185	+18.4%
September 2018	152	167	-9.0%
October 2018	160	160	0.0%
November 2018	121	141	-14.2%
December 2018	92	97	-5.2%
January 2019	78	107	-27.1%
February 2019	90	82	+9.8%
March 2019	119	140	-15.0%
April 2019	139	159	-12.6%
<b>May 2019</b>	<b>207</b>	<b>198</b>	<b>+4.5%</b>
12-Month Avg	150	154	-2.6%

## Historical Closed Sales by Month

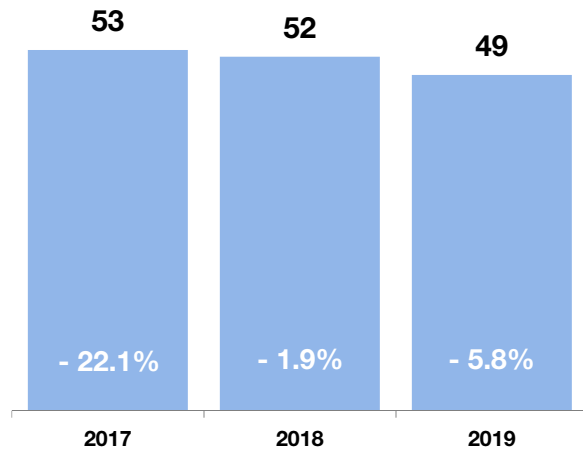


# Days on Market Until Sale

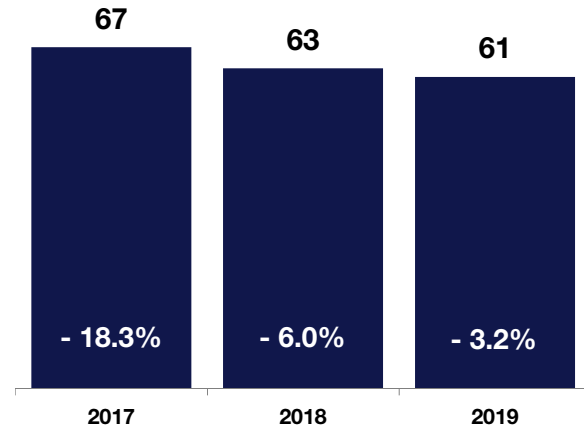
Average number of days between when a property is listed and when an offer is accepted in a given month.



## May

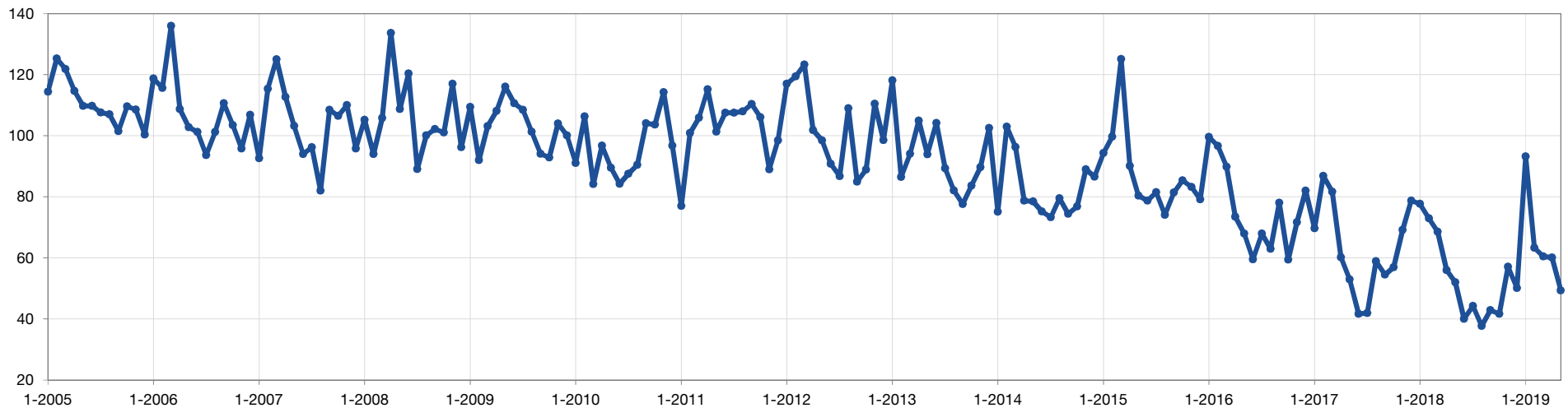


## Year to Date



Days on Market	Prior Year	Percent Change	
June 2018	40	42	-4.8%
July 2018	44	42	+4.8%
August 2018	38	59	-35.6%
September 2018	43	55	-21.8%
October 2018	42	57	-26.3%
November 2018	57	69	-17.4%
December 2018	50	79	-36.7%
January 2019	93	78	+19.2%
February 2019	63	73	-13.7%
March 2019	60	69	-13.0%
April 2019	60	56	+7.1%
<b>May 2019</b>	<b>49</b>	<b>52</b>	<b>-5.8%</b>
12-Month Avg	53	61	-13.1%

## Historical Days on Market Until Sale by Month

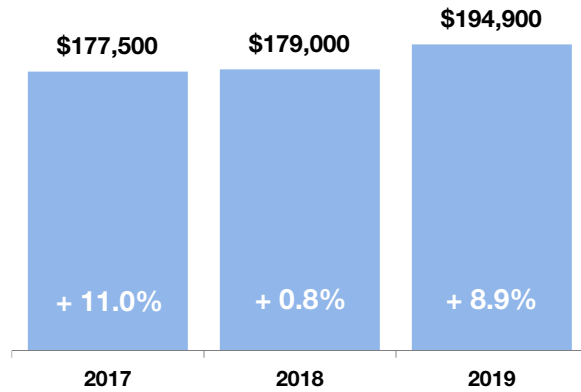


# Median Sales Price

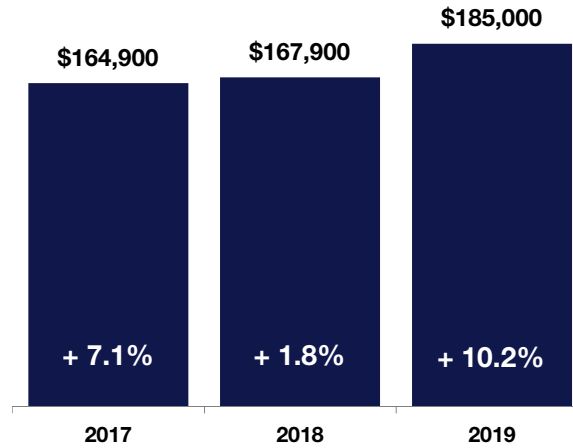
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## May



## Year to Date



	Median Sales Price	Prior Year	Percent Change
June 2018	\$189,000	\$177,250	+6.6%
July 2018	\$182,000	\$172,000	+5.8%
August 2018	\$190,000	\$172,000	+10.5%
September 2018	\$179,500	\$171,750	+4.5%
October 2018	\$178,000	\$164,950	+7.9%
November 2018	\$177,000	\$161,400	+9.7%
December 2018	\$164,900	\$151,000	+9.2%
January 2019	\$171,450	\$143,000	+19.9%
February 2019	\$156,000	\$145,950	+6.9%
March 2019	\$190,000	\$169,900	+11.8%
April 2019	\$189,950	\$169,500	+12.1%
<b>May 2019</b>	<b>\$194,900</b>	<b>\$179,000</b>	<b>+8.9%</b>
12-Month Avg	\$180,225	\$164,808	+9.4%

## Historical Median Sales Price by Month

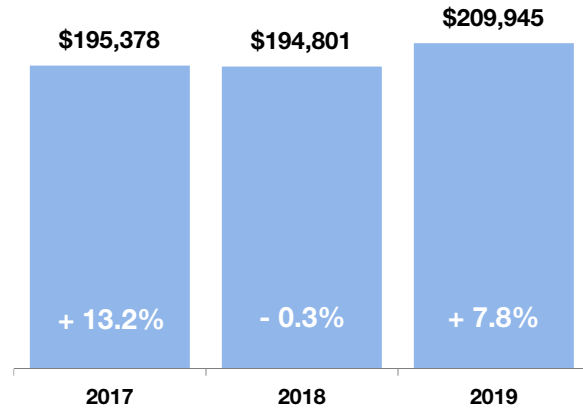


# Average Sales Price

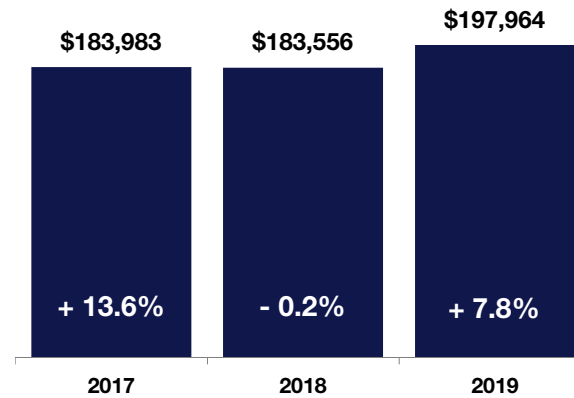
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## May



## Year to Date



	Avg. Sales Price	Prior Year	Percent Change
June 2018	\$210,386	\$194,080	+8.4%
July 2018	\$205,476	\$184,285	+11.5%
August 2018	\$206,203	\$188,474	+9.4%
September 2018	\$192,116	\$192,933	-0.4%
October 2018	\$191,226	\$188,047	+1.7%
November 2018	\$188,873	\$173,771	+8.7%
December 2018	\$185,870	\$165,139	+12.6%
January 2019	\$201,247	\$159,315	+26.3%
February 2019	\$170,658	\$169,249	+0.8%
March 2019	\$199,450	\$186,924	+6.7%
April 2019	\$194,355	\$190,259	+2.2%
<b>May 2019</b>	<b>\$209,945</b>	<b>\$194,801</b>	<b>+7.8%</b>
12-Month Avg	\$196,317	\$182,273	+7.7%

## Historical Average Sales Price by Month



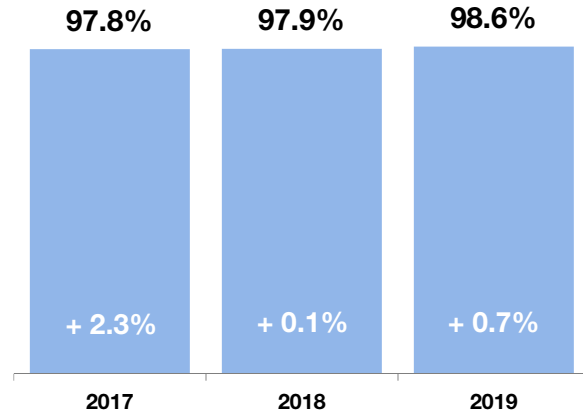


# Percent of Original List Price Received

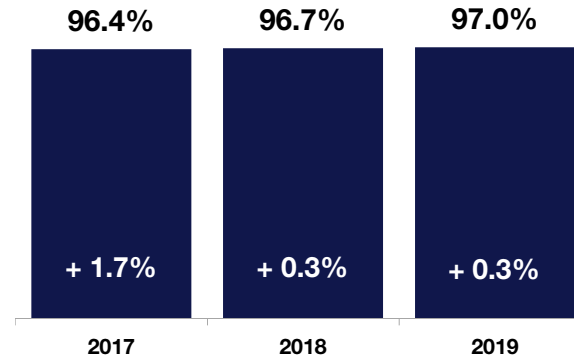


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

## May

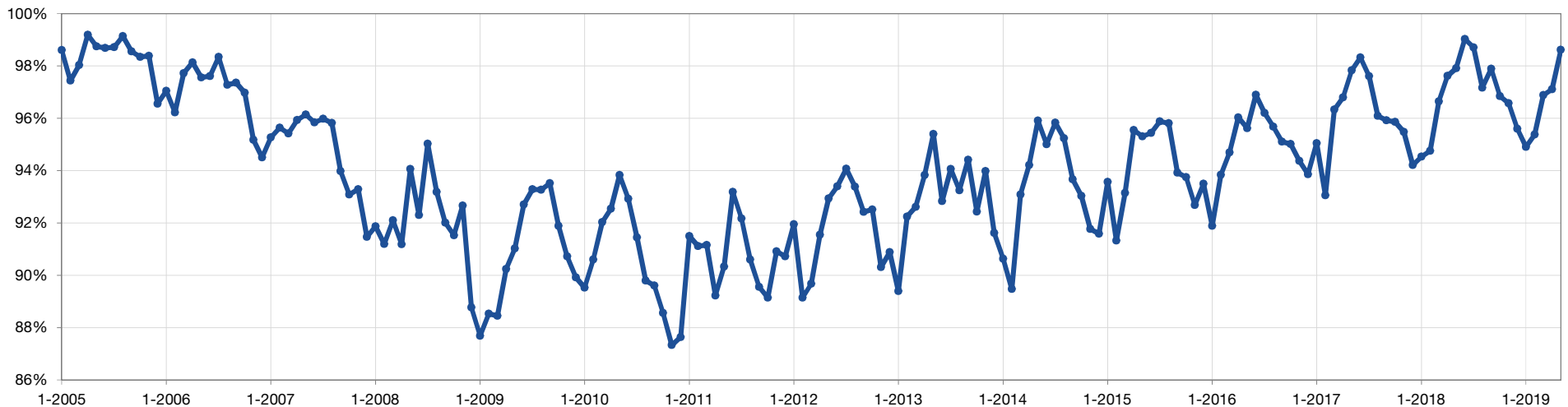


## Year to Date



	Pct. of Orig. Price Received	Prior Year	Percent Change
June 2018	99.0%	98.3%	+0.7%
July 2018	98.7%	97.6%	+1.1%
August 2018	97.2%	96.1%	+1.1%
September 2018	97.9%	95.9%	+2.1%
October 2018	96.8%	95.9%	+0.9%
November 2018	96.6%	95.5%	+1.2%
December 2018	95.6%	94.2%	+1.5%
January 2019	94.9%	94.5%	+0.4%
February 2019	95.4%	94.8%	+0.6%
March 2019	96.9%	96.6%	+0.3%
April 2019	97.1%	97.6%	-0.5%
<b>May 2019</b>	<b>98.6%</b>	<b>97.9%</b>	<b>+0.7%</b>
12-Month Avg	97.1%	96.2%	+0.9%

## Historical Percent of Original List Price Received by Month

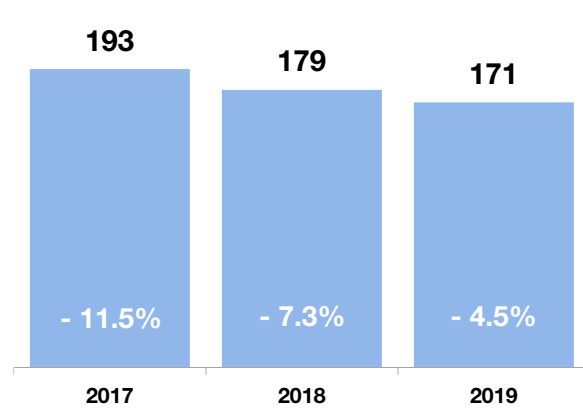


# Housing Affordability Index

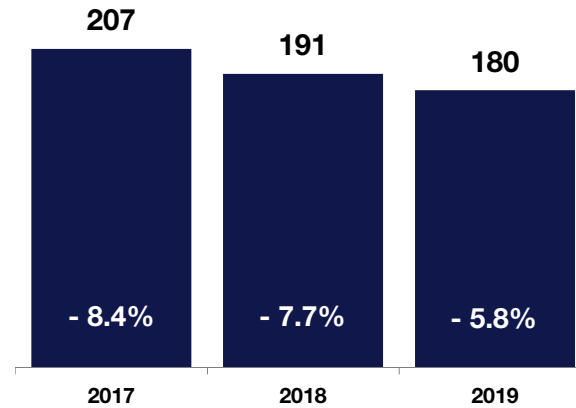


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

## May

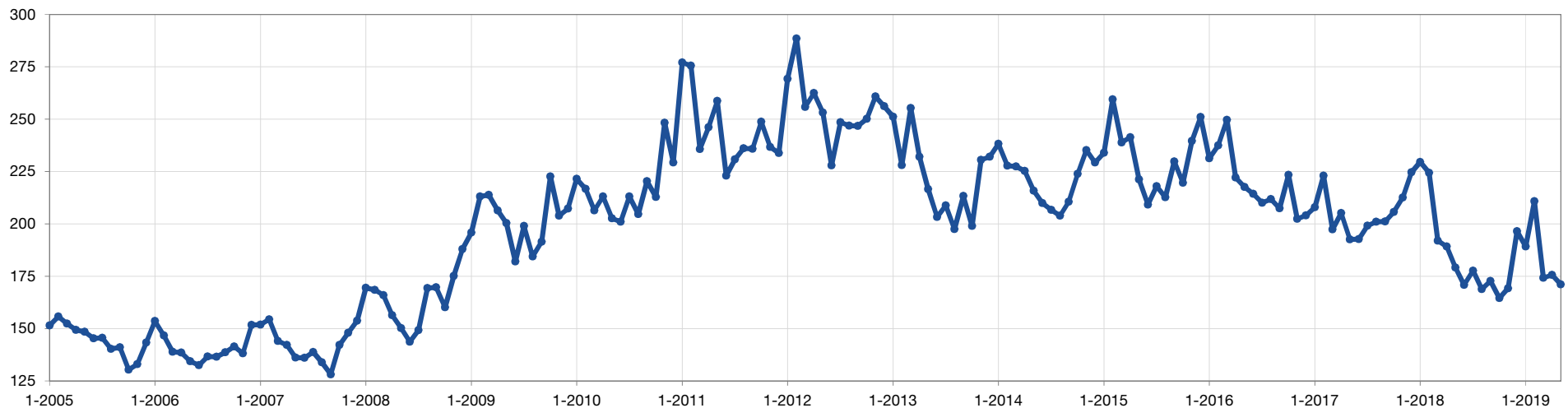


## Year to Date



	Affordability Index	Prior Year	Percent Change
June 2018	171	193	-11.4%
July 2018	178	199	-10.6%
August 2018	169	201	-15.9%
September 2018	173	201	-13.9%
October 2018	165	206	-19.9%
November 2018	169	213	-20.7%
December 2018	197	225	-12.4%
January 2019	189	229	-17.5%
February 2019	211	224	-5.8%
March 2019	174	192	-9.4%
April 2019	176	189	-6.9%
<b>May 2019</b>	<b>171</b>	<b>179</b>	<b>-4.5%</b>
12-Month Avg	178	204	-12.7%

## Historical Housing Affordability Index by Month

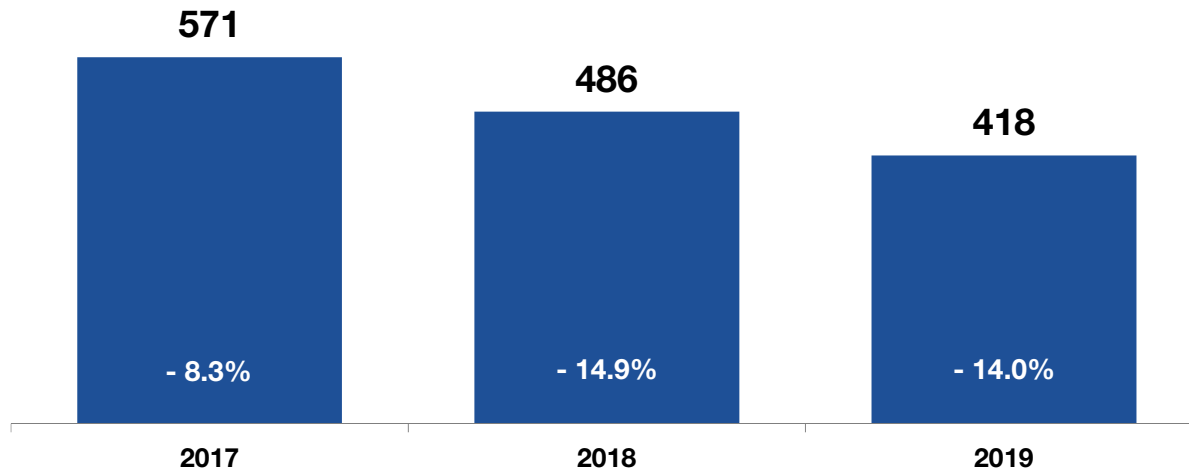


# Inventory of Homes for Sale

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

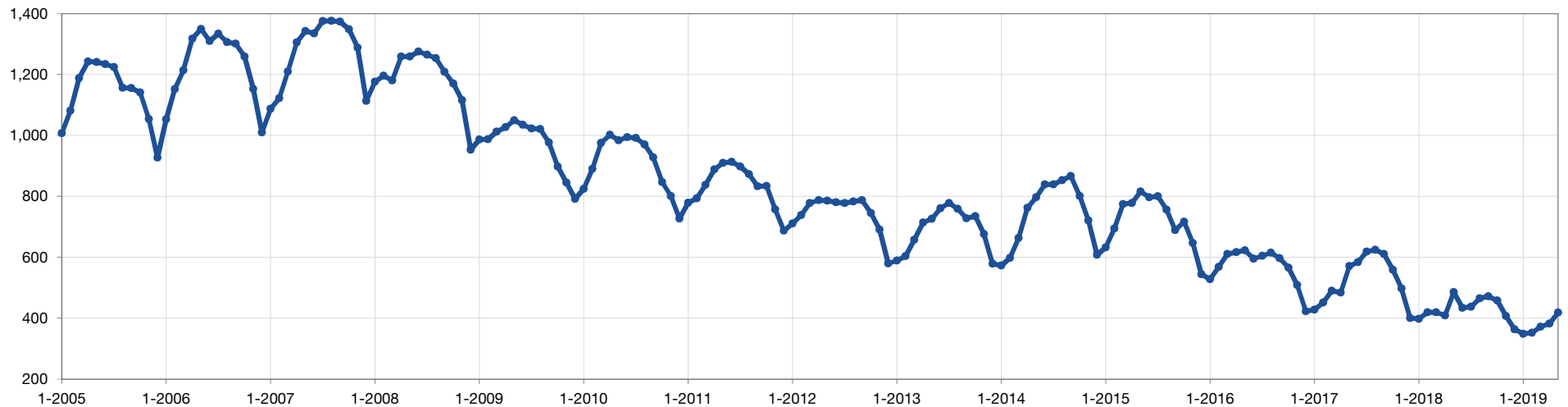


## May



Homes for Sale		Prior Year	Percent Change
June 2018	434	584	-25.7%
July 2018	437	618	-29.3%
August 2018	465	624	-25.5%
September 2018	472	611	-22.7%
October 2018	458	559	-18.1%
November 2018	407	498	-18.3%
December 2018	363	400	-9.3%
January 2019	349	398	-12.3%
February 2019	352	419	-16.0%
March 2019	372	419	-11.2%
April 2019	382	409	-6.6%
<b>May 2019</b>	<b>418</b>	<b>486</b>	<b>-14.0%</b>
12-Month Avg	409	502	-18.5%

## Historical Inventory of Homes for Sale by Month

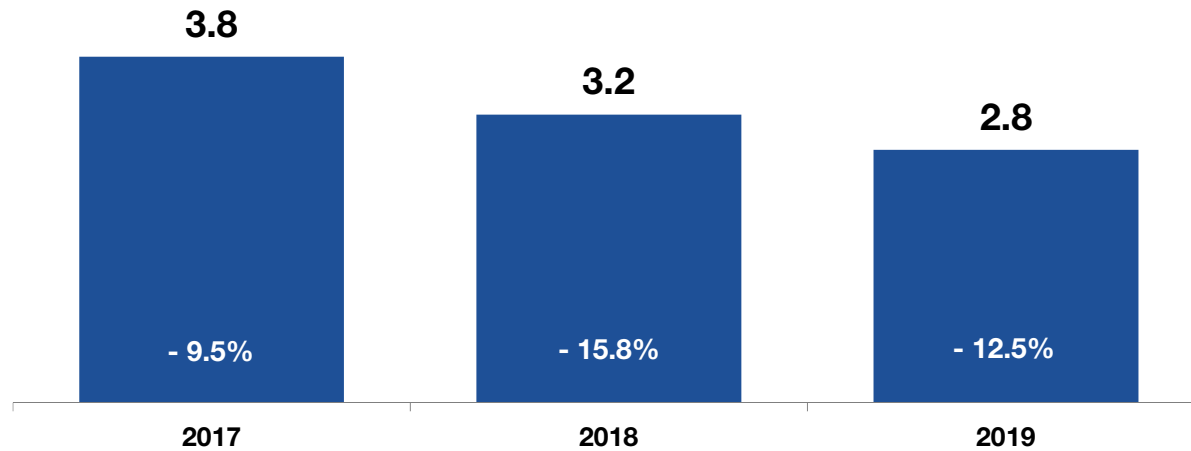


# Months Supply of Inventory

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.

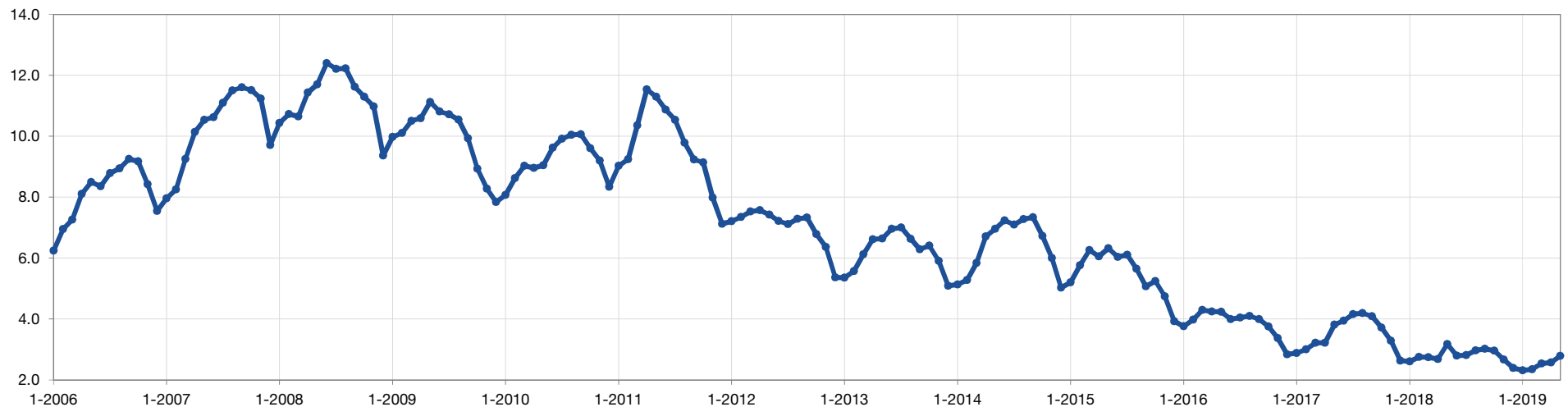


## May



Months Supply		Prior Year	Percent Change
June 2018	2.8	3.9	-28.2%
July 2018	2.8	4.2	-33.3%
August 2018	3.0	4.2	-28.6%
September 2018	3.0	4.1	-26.8%
October 2018	3.0	3.7	-18.9%
November 2018	2.7	3.3	-18.2%
December 2018	2.4	2.6	-7.7%
January 2019	2.3	2.6	-11.5%
February 2019	2.3	2.8	-17.9%
March 2019	2.5	2.7	-7.4%
April 2019	2.6	2.7	-3.7%
<b>May 2019</b>	<b>2.8</b>	<b>3.2</b>	<b>-12.5%</b>
12-Month Avg	2.7	3.3	-18.2%

## 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 2018	YTD 2019	+ / -	YTD 2018	YTD 2019	+ / -	YTD 2018	YTD 2019	+ / -	5-2018	5-2019	+ / -	5-2018	5-2019	+ / -
Albany	17	25	+47.1%	15	17	+13.3%	\$170,000	\$179,200	+5.4%	6	10	+66.7%	1.3	2.2	+65.0%
Avon	21	13	-38.1%	13	10	-23.1%	\$211,200	\$228,500	+8.2%	13	7	-46.2%	4.2	2.2	-47.8%
Clearwater	50	40	-20.0%	26	28	+7.7%	\$193,950	\$209,200	+7.9%	24	12	-50.0%	3.7	1.7	-55.7%
Cold Spring	76	64	-15.8%	30	35	+16.7%	\$198,500	\$199,050	+0.3%	49	43	-12.2%	5.4	3.8	-30.3%
Eden Lake Twp	3	4	+33.3%	1	1	0.0%	\$156,000	\$53,000	-66.0%	4	3	-25.0%	3.0	2.0	-33.3%
Eden Valley	10	16	+60.0%	4	7	+75.0%	\$154,450	\$137,200	-11.2%	7	6	-14.3%	3.5	1.9	-44.7%
Fair Haven Twp	0	4	--	2	2	0.0%	\$315,000	\$360,000	+14.3%	1	4	+300.0%	0.7	4.0	+500.0%
Foley	50	48	-4.0%	28	33	+17.9%	\$169,900	\$196,000	+15.4%	13	19	+46.2%	1.8	2.4	+35.4%
Freeport	11	7	-36.4%	5	4	-20.0%	\$199,500	\$194,500	-2.5%	5	1	-80.0%	3.1	0.6	-80.0%
Holdingford	8	12	+50.0%	6	9	+50.0%	\$183,950	\$171,000	-7.0%	3	6	+100.0%	1.8	3.5	+91.2%
Kimball	22	18	-18.2%	12	11	-8.3%	\$275,000	\$260,000	-5.5%	11	10	-9.1%	3.1	2.8	-11.2%
Maine Prairie Twp	0	0	--	0	0	--	\$0	\$0	--	0	0	--	0.0	0.0	--
Melrose	34	36	+5.9%	20	14	-30.0%	\$152,000	\$185,000	+21.7%	20	19	-5.0%	4.5	3.5	-22.3%
Paynesville	38	32	-15.8%	19	15	-21.1%	\$155,000	\$144,000	-7.1%	16	21	+31.3%	3.4	4.8	+38.7%
Rice	54	60	+11.1%	28	27	-3.6%	\$205,000	\$215,500	+5.1%	21	26	+23.8%	3.0	3.8	+28.3%
Richmond	54	48	-11.1%	20	22	+10.0%	\$189,000	\$240,500	+27.2%	39	28	-28.2%	7.4	4.5	-39.7%
Rockville	8	11	+37.5%	8	6	-25.0%	\$145,496	\$239,000	+64.3%	4	5	+25.0%	2.6	2.9	+11.1%
Sartell	185	185	0.0%	104	98	-5.8%	\$231,500	\$225,750	-2.5%	81	78	-3.7%	3.3	3.2	-1.7%
Sauk Centre	28	39	+39.3%	19	16	-15.8%	\$179,900	\$155,750	-13.4%	25	28	+12.0%	4.0	5.1	+28.8%
Sauk Rapids	128	134	+4.7%	90	84	-6.7%	\$179,500	\$202,600	+12.9%	47	40	-14.9%	2.2	2.0	-8.9%
Saint Cloud	605	601	-0.7%	412	375	-9.0%	\$142,250	\$160,000	+12.5%	309	246	-20.4%	3.4	2.8	-17.5%
Saint Joseph	80	74	-7.5%	48	36	-25.0%	\$193,700	\$207,300	+7.0%	28	40	+42.9%	2.8	3.9	+40.5%
Saint Augusta	21	29	+38.1%	20	18	-10.0%	\$250,000	\$240,000	-4.0%	8	18	+125.0%	2.5	5.0	+98.8%
Waite Park	49	49	0.0%	32	40	+25.0%	\$151,750	\$166,950	+10.0%	21	14	-33.3%	3.2	1.7	-48.5%
Wakefield Twp	4	2	-50.0%	3	1	-66.7%	\$235,000	\$270,000	+14.9%	4	0	-100.0%	2.7	0.0	-100.0%