

# Monthly Indicators



## July 2015

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

## Activity Snapshot

**+ 18.6%**      **+ 4.3%**      **- 0.8%**

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One-Year Change in <b>Closed Sales</b>	One-Year Change in <b>Median Sales Price</b>	One-Year Change in <b>New Listings</b>
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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	7-2014	7-2015	Percent Change	YTD 2014	YTD 2015	Percent Change
<b>New Listings</b>		11,912	<b>11,816</b>	- 0.8%	72,383	<b>78,171</b>	+ 8.0%
<b>Pending Sales</b>		7,693	<b>8,112</b>	+ 5.4%	44,784	<b>52,289</b>	+ 16.8%
<b>Closed Sales</b>		7,785	<b>9,233</b>	+ 18.6%	40,449	<b>47,393</b>	+ 17.2%
<b>Days on Market</b>		65	<b>64</b>	- 1.5%	75	<b>73</b>	- 2.7%
<b>Median Sales Price</b>		\$192,000	<b>\$200,200</b>	+ 4.3%	\$180,000	<b>\$195,000</b>	+ 8.3%
<b>Avg. Sales Price</b>		\$232,315	<b>\$239,532</b>	+ 3.1%	\$222,277	<b>\$232,240</b>	+ 4.5%
<b>Pct. of Orig. Price Received</b>		95.8%	<b>96.4%</b>	+ 0.6%	94.8%	<b>95.7%</b>	+ 0.9%
<b>Affordability Index</b>		204	<b>205</b>	+ 0.5%	218	<b>210</b>	- 3.7%
<b>Homes for Sale*</b>	Historical data not available at this time.	35,858	<b>33,798</b>	- 5.7%	--	--	--
<b>Months Supply*</b>	Historical data not available at this time.	5.9	<b>5.1</b>	- 13.6%	--	--	--

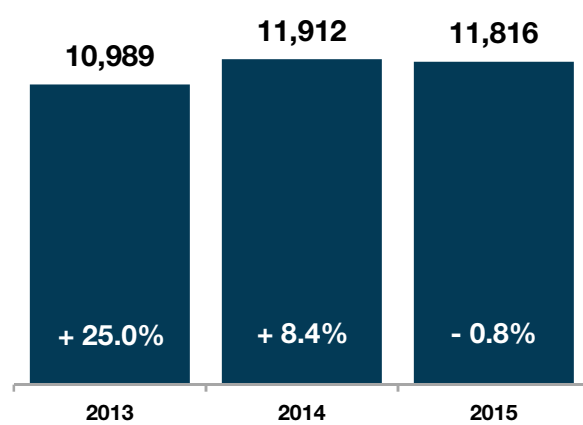
\* Statewide inventory before 2012 was overstated due to changes made in NorthstarMLS. However, an "Expired" field was made available in 2012 by some multiple listing services, allowing expired listings to be separated from active listings, providing more accurate views of inventory and supply.

# New Listings

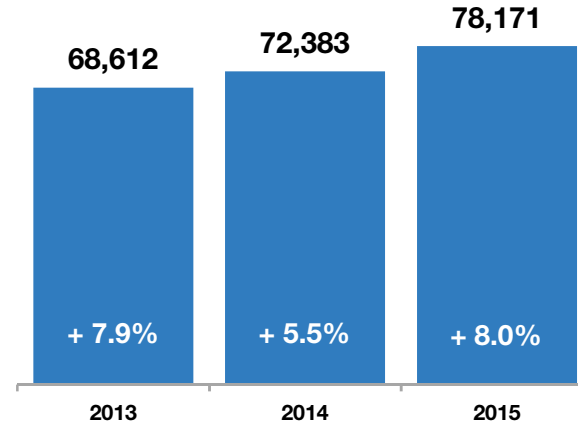
A count of the properties that have been newly listed on the market in a given month.



## July

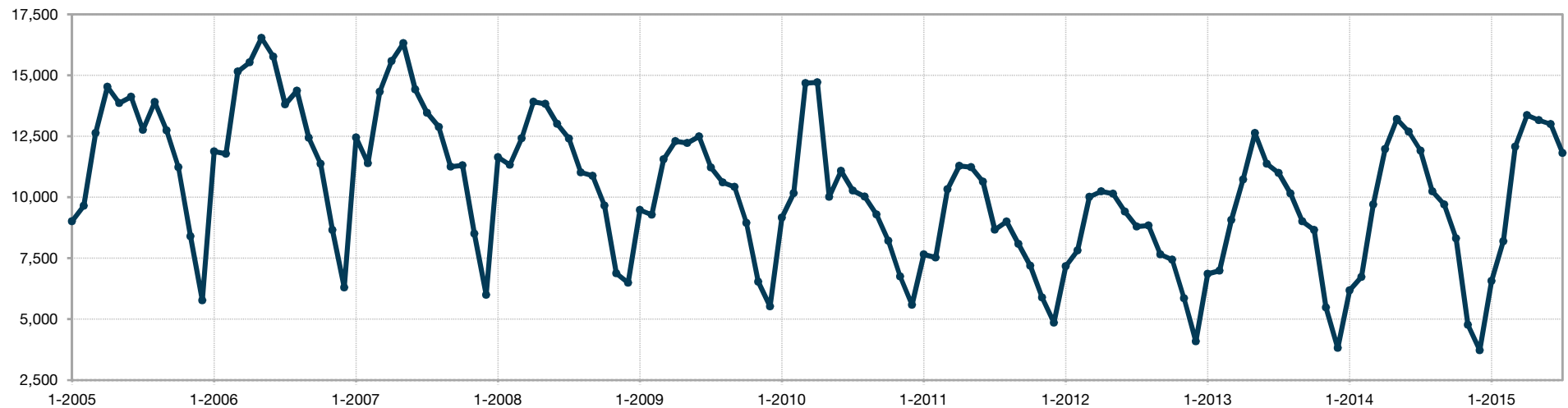


## Year to Date



	New Listings	Prior Year	Percent Change
August 2014	10,237	10,153	+0.8%
September 2014	9,703	9,009	+7.7%
October 2014	8,314	8,652	-3.9%
November 2014	4,763	5,475	-13.0%
December 2014	3,725	3,819	-2.5%
January 2015	6,561	6,181	+6.1%
February 2015	8,192	6,725	+21.8%
March 2015	12,068	9,696	+24.5%
April 2015	13,369	11,978	+11.6%
May 2015	13,164	13,204	-0.3%
June 2015	13,001	12,687	+2.5%
<b>July 2015</b>	<b>11,816</b>	<b>11,912</b>	<b>-0.8%</b>
12-Month Avg	9,576	9,124	+5.0%

## Historical New Listings by Month

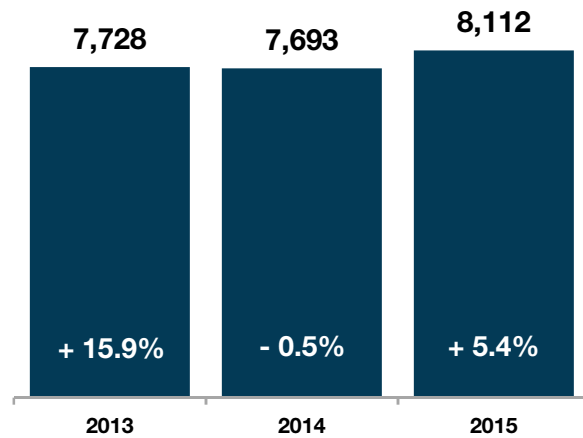


# Pending Sales

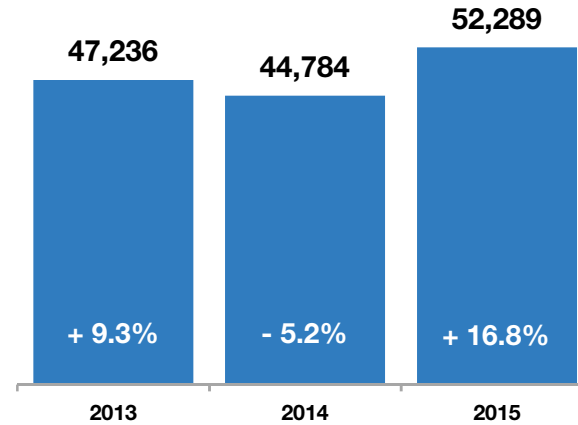
A count of the properties on which offers have been accepted in a given month.



## July

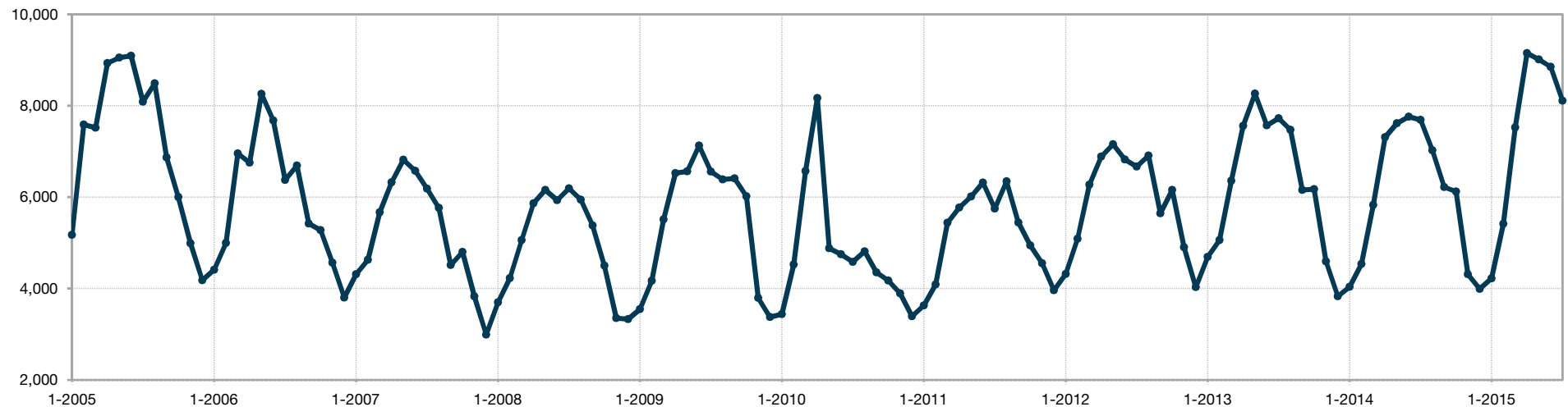


## Year to Date



	Pending Sales	Prior Year	Percent Change
August 2014	7,025	7,471	-6.0%
September 2014	6,222	6,158	+1.0%
October 2014	6,120	6,176	-0.9%
November 2014	4,311	4,596	-6.2%
December 2014	3,989	3,830	+4.2%
January 2015	4,218	4,035	+4.5%
February 2015	5,418	4,537	+19.4%
March 2015	7,523	5,830	+29.0%
April 2015	9,150	7,311	+25.2%
May 2015	9,014	7,618	+18.3%
June 2015	8,854	7,760	+14.1%
<b>July 2015</b>	<b>8,112</b>	<b>7,693</b>	<b>+5.4%</b>
12-Month Avg	6,663	6,085	+9.5%

## Historical Pending Sales by Month

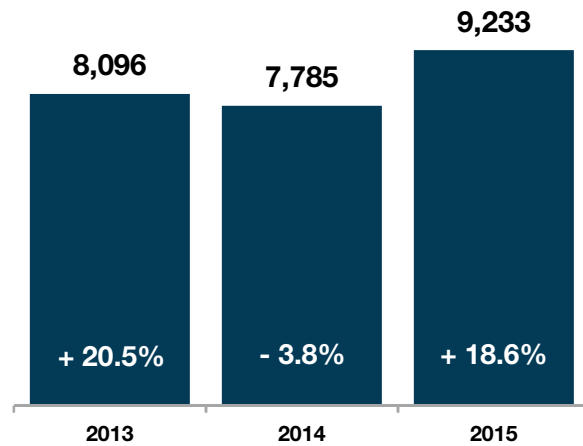


# Closed Sales

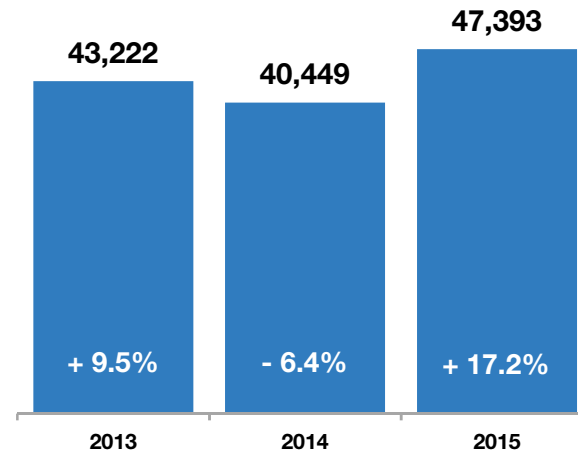
A count of the actual sales that closed in a given month.



## July

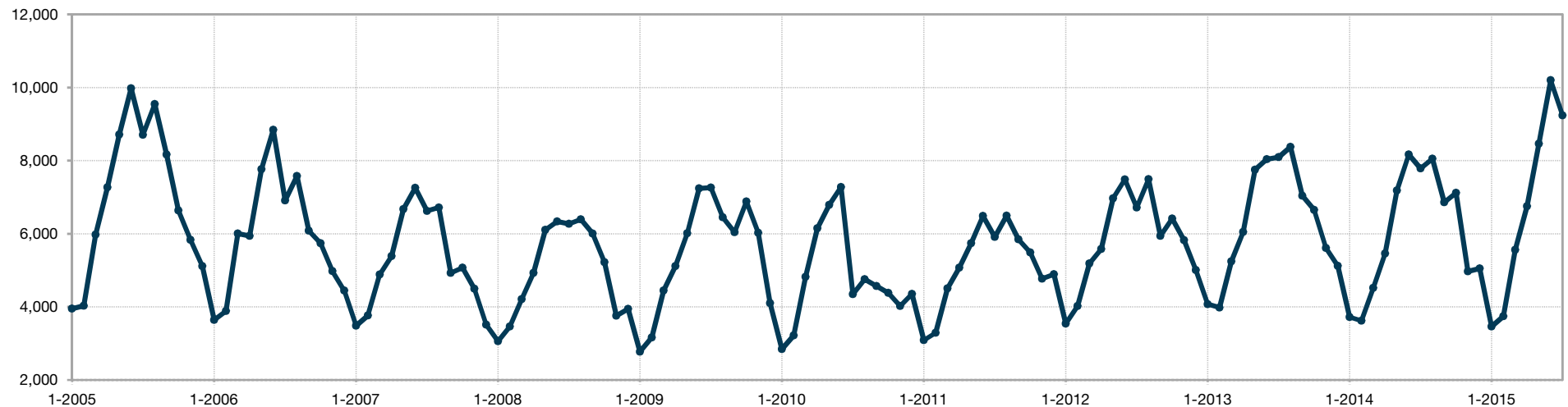


## Year to Date



	Closed Sales	Prior Year	Percent Change
August 2014	8,050	8,373	-3.9%
September 2014	6,856	7,036	-2.6%
October 2014	7,118	6,652	+7.0%
November 2014	4,967	5,608	-11.4%
December 2014	5,048	5,120	-1.4%
January 2015	3,462	3,723	-7.0%
February 2015	3,738	3,619	+3.3%
March 2015	5,555	4,515	+23.0%
April 2015	6,748	5,456	+23.7%
May 2015	8,461	7,182	+17.8%
June 2015	10,196	8,169	+24.8%
<b>July 2015</b>	<b>9,233</b>	<b>7,785</b>	<b>+18.6%</b>
12-Month Avg	6,619	6,103	+8.5%

## Historical Closed Sales by Month

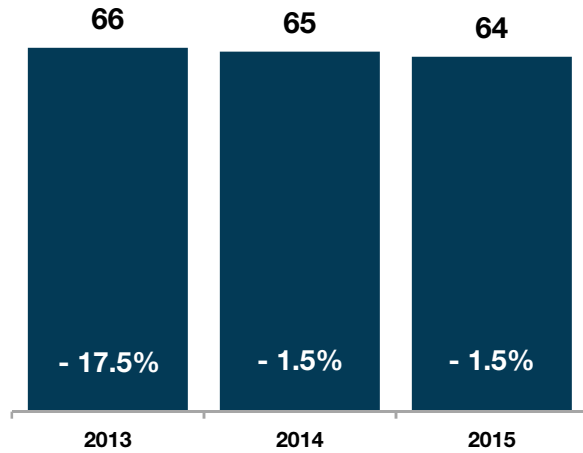


# Days on Market Until Sale

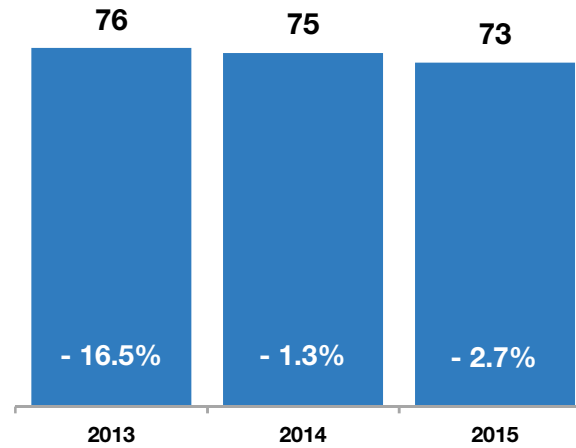
Average number of days between when a property is listed and when an offer is accepted in a given month.



## July



## Year to Date



Month	Days on Market	Prior Year	Percent Change
August 2014	69	67	+3.0%
September 2014	72	68	+5.9%
October 2014	75	71	+5.6%
November 2014	79	74	+6.8%
December 2014	85	79	+7.6%
January 2015	91	84	+8.3%
February 2015	93	89	+4.5%
March 2015	87	85	+2.4%
April 2015	77	80	-3.8%
May 2015	67	73	-8.2%
June 2015	62	68	-8.8%
<b>July 2015</b>	<b>64</b>	<b>65</b>	<b>-1.5%</b>
12-Month Avg	77	75	+2.7%

## Historical Days on Market Until Sale by Month

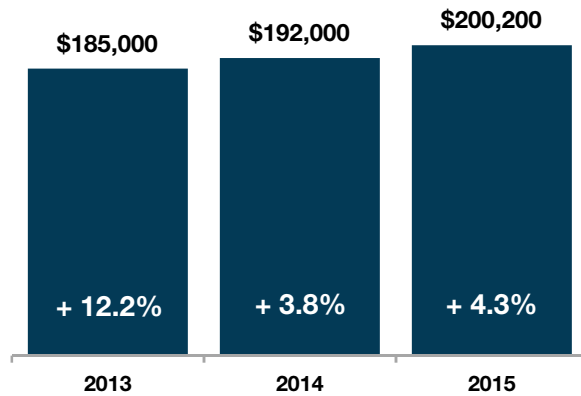


# Median Sales Price

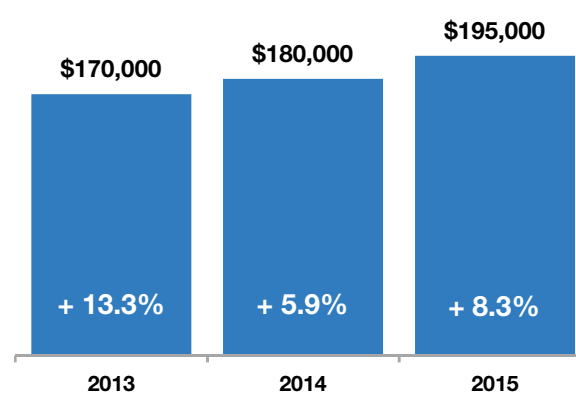
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## July



## Year to Date



	Median Sales Price	Prior Year	Percent Change
August 2014	\$190,500	\$183,000	+4.1%
September 2014	\$182,000	\$174,000	+4.6%
October 2014	\$179,000	\$175,000	+2.3%
November 2014	\$177,500	\$171,750	+3.3%
December 2014	\$178,700	\$168,000	+6.4%
January 2015	\$174,000	\$159,000	+9.4%
February 2015	\$178,000	\$160,000	+11.3%
March 2015	\$185,000	\$170,000	+8.8%
April 2015	\$194,900	\$175,000	+11.4%
May 2015	\$199,000	\$185,950	+7.0%
June 2015	\$206,000	\$193,000	+6.7%
<b>July 2015</b>	<b>\$200,200</b>	<b>\$192,000</b>	<b>+4.3%</b>
12-Month Avg	\$187,067	\$175,558	+6.6%

## Historical Median Sales Price by Month

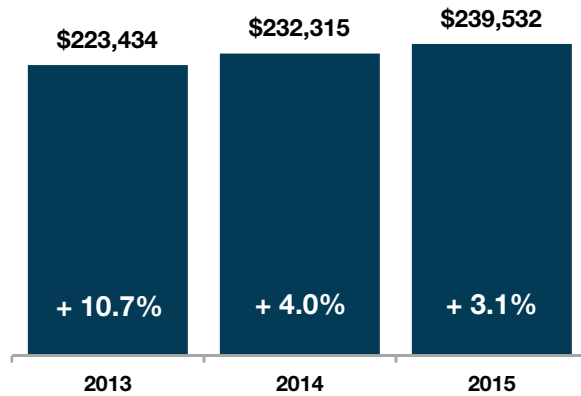


# Average Sales Price

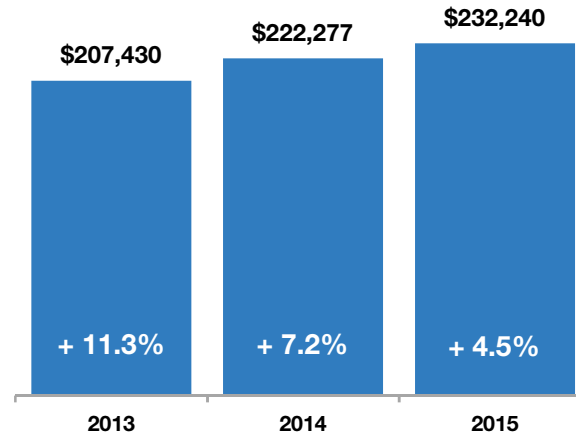
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



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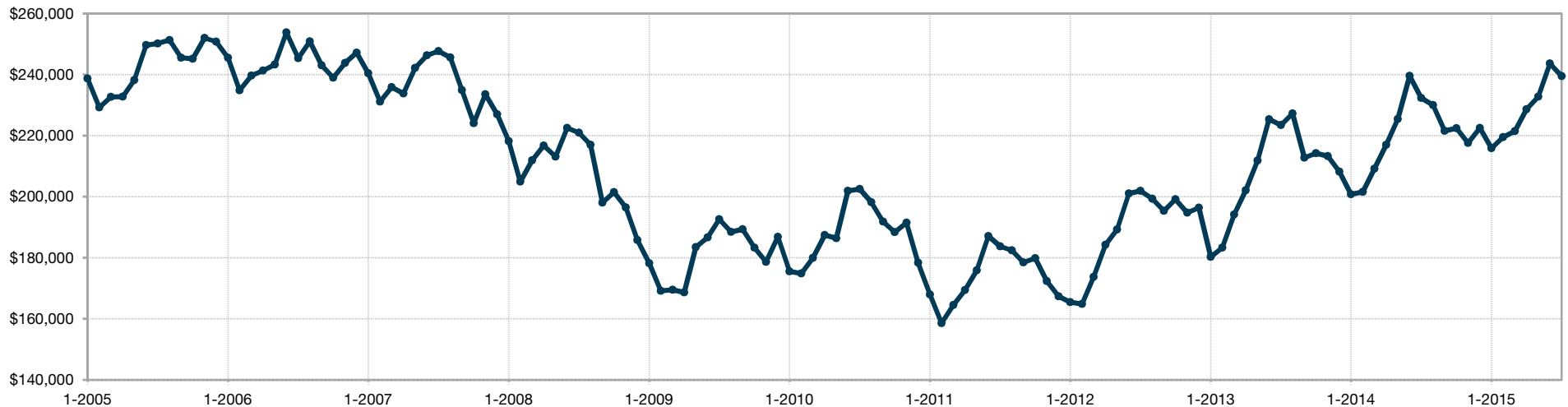


## Year to Date



	Avg. Sales Price	Prior Year	Percent Change
August 2014	\$230,043	\$227,248	+1.2%
September 2014	\$221,536	\$212,793	+4.1%
October 2014	\$222,461	\$214,251	+3.8%
November 2014	\$217,647	\$213,324	+2.0%
December 2014	\$222,511	\$208,214	+6.9%
January 2015	\$215,914	\$200,765	+7.5%
February 2015	\$219,495	\$201,604	+8.9%
March 2015	\$221,478	\$209,132	+5.9%
April 2015	\$228,670	\$217,019	+5.4%
May 2015	\$232,765	\$225,471	+3.2%
June 2015	\$243,608	\$239,563	+1.7%
<b>July 2015</b>	<b>\$239,532</b>	<b>\$232,315</b>	<b>+3.1%</b>
12-Month Avg	\$226,305	\$216,808	+4.4%

## Historical Average Sales Price by Month



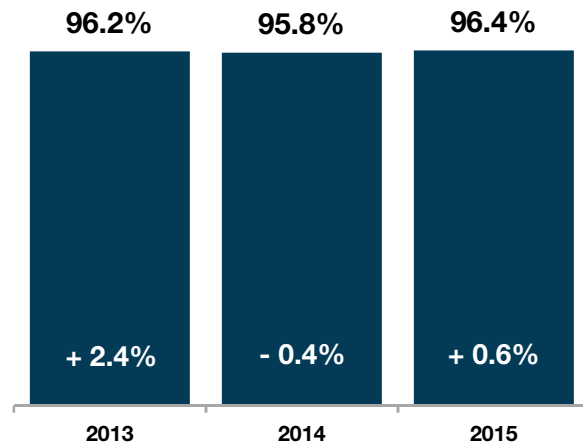


# Percent of Original List Price Received

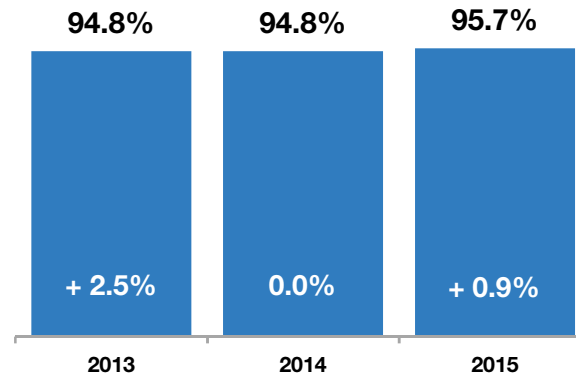
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



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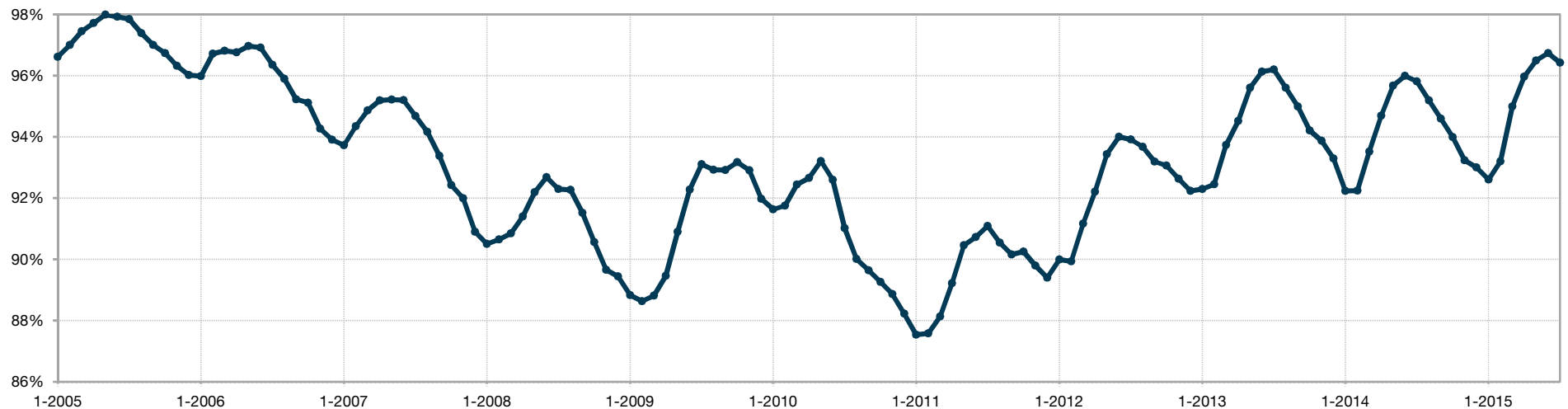


## Year to Date



	Pct. of Orig. Price Received	Prior Year	Percent Change
August 2014	95.2%	95.6%	-0.4%
September 2014	94.6%	95.0%	-0.4%
October 2014	94.0%	94.2%	-0.2%
November 2014	93.2%	93.9%	-0.7%
December 2014	93.0%	93.3%	-0.3%
January 2015	92.6%	92.2%	+0.4%
February 2015	93.2%	92.2%	+1.1%
March 2015	95.0%	93.5%	+1.6%
April 2015	96.0%	94.7%	+1.4%
May 2015	96.5%	95.7%	+0.8%
June 2015	96.7%	96.0%	+0.7%
<b>July 2015</b>	<b>96.4%</b>	<b>95.8%</b>	<b>+0.6%</b>
12-Month Avg	94.7%	94.3%	+0.4%

## Historical Percent of Original List Price Received by Month

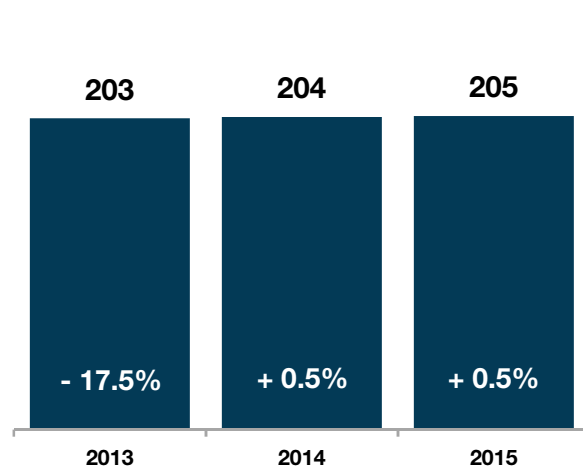


# Housing Affordability Index

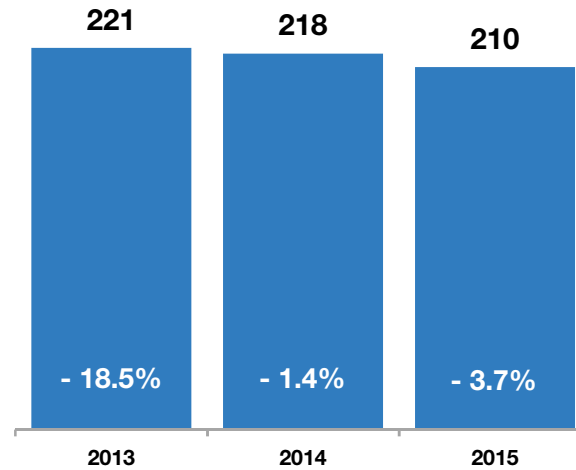
This index measures housing affordability for the region. An index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## July

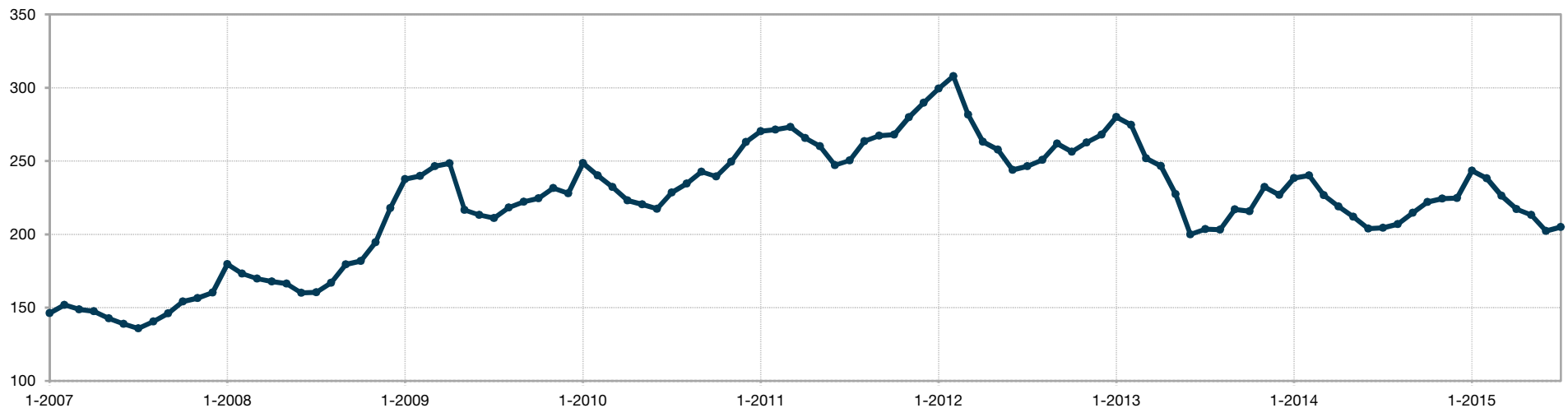


## Year to Date



	Affordability Index	Prior Year	Percent Change
August 2014	207	203	+2.0%
September 2014	215	217	-0.9%
October 2014	222	216	+2.8%
November 2014	224	232	-3.4%
December 2014	225	227	-0.9%
January 2015	243	238	+2.1%
February 2015	238	240	-0.8%
March 2015	226	227	-0.4%
April 2015	217	219	-0.9%
May 2015	213	212	+0.5%
June 2015	202	204	-1.0%
<b>July 2015</b>	<b>205</b>	<b>204</b>	<b>+0.5%</b>
12-Month Avg	220	220	0.0%

## Historical Housing Affordability Index by Month

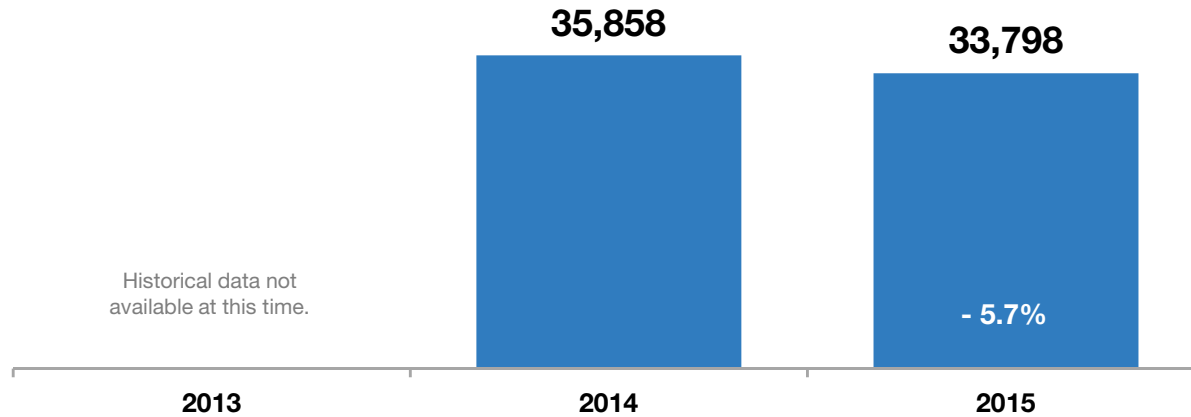


# Inventory of Homes for Sale

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

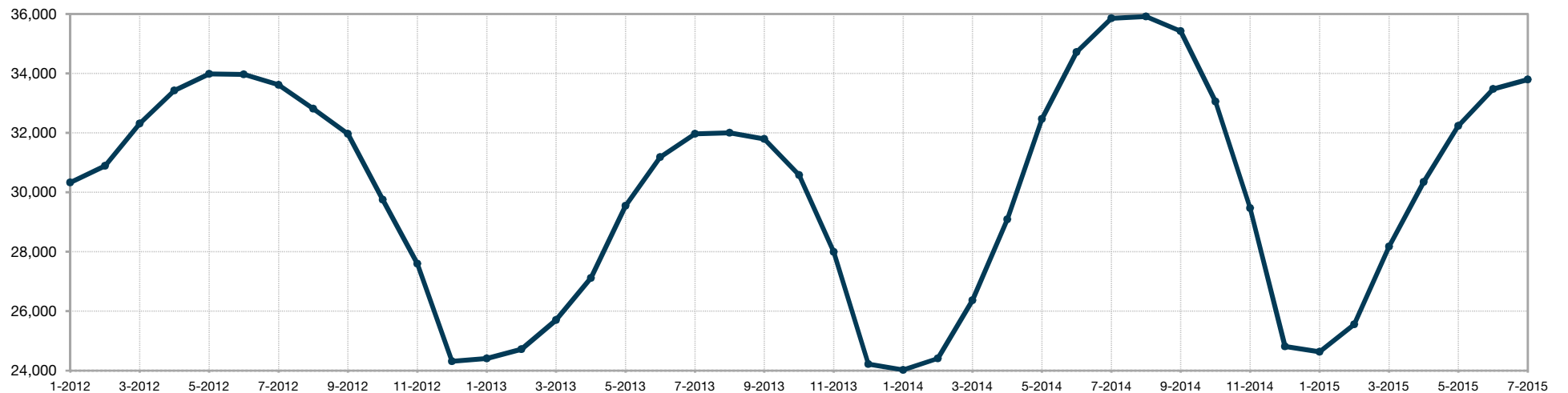


## July



Homes for Sale		Prior Year	Percent Change
August 2014	35,913	32,003	+12.2%
September 2014	35,422	31,791	+11.4%
October 2014	33,055	30,582	+8.1%
November 2014	29,465	27,991	+5.3%
December 2014	24,815	24,219	+2.5%
January 2015	24,629	24,023	+2.5%
February 2015	25,557	24,412	+4.7%
March 2015	28,173	26,367	+6.8%
April 2015	30,348	29,093	+4.3%
May 2015	32,237	32,465	-0.7%
June 2015	33,476	34,720	-3.6%
<b>July 2015</b>	<b>33,798</b>	<b>35,858</b>	<b>-5.7%</b>

## Historical Inventory of Homes for Sale by Month



Note: Statewide inventory before 2012 was overstated due to changes made in NorthstarMLS. However, an "Expired" field was made available in 2012 by some multiple listing services, allowing expired listings to be separated from active listings, providing a more accurate view of inventory.

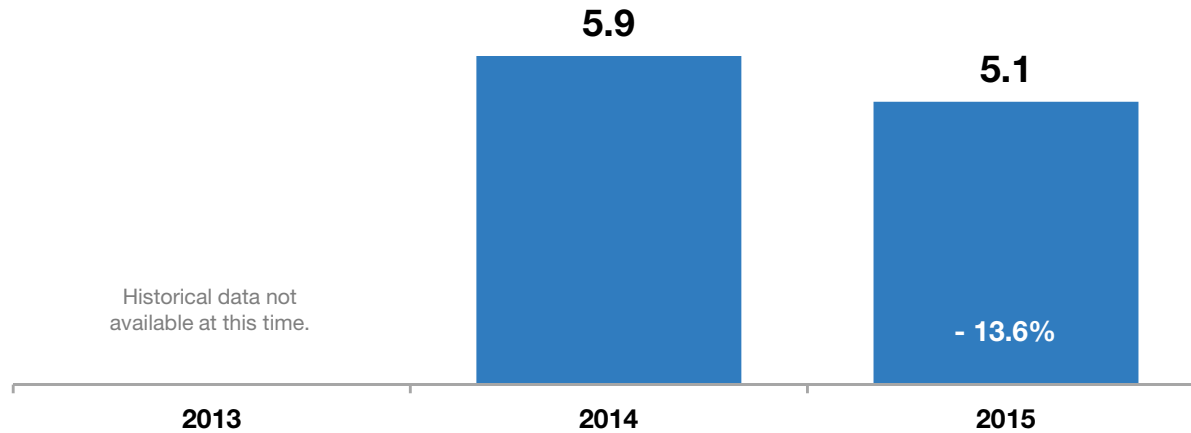
Current as of August 12, 2015. All data from the multiple listing services in the state of Minnesota. Powered by 10K Research and Marketing. | 11

# 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.

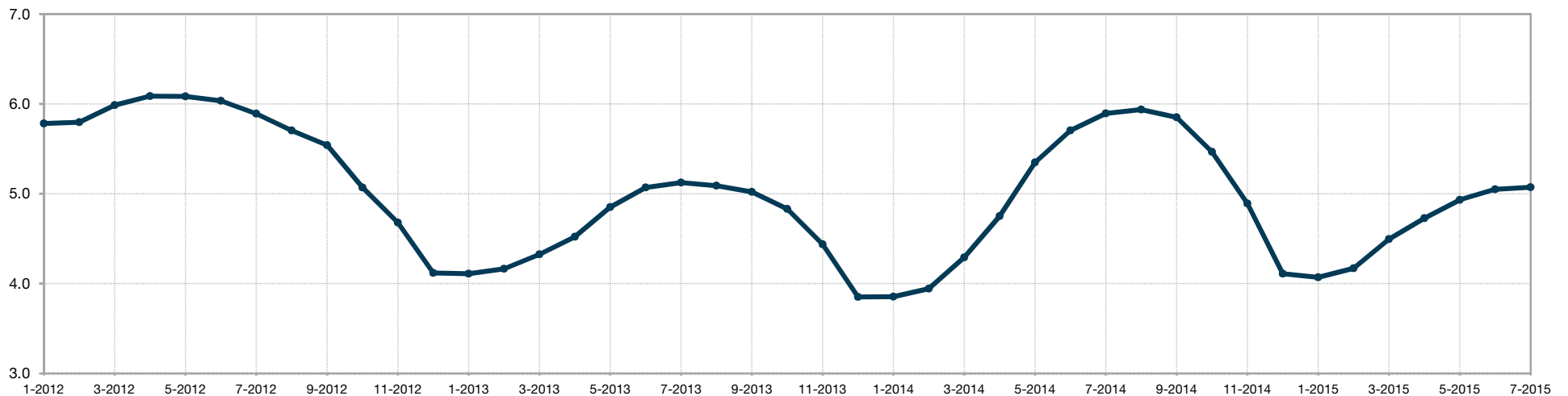


## July



Months Supply		Prior Year	Percent Change
August 2014	5.9	5.1	+15.7%
September 2014	5.9	5.0	+18.0%
October 2014	5.5	4.8	+14.6%
November 2014	4.9	4.4	+11.4%
December 2014	4.1	3.9	+5.1%
January 2015	4.1	3.9	+5.1%
February 2015	4.2	3.9	+7.7%
March 2015	4.5	4.3	+4.7%
April 2015	4.7	4.7	0.0%
May 2015	4.9	5.3	-7.5%
June 2015	5.1	5.7	-10.5%
<b>July 2015</b>	<b>5.1</b>	<b>5.9</b>	<b>-13.6%</b>

## Historical Months Supply of Inventory by Month



Note: Statewide inventory before 2012 was overstated due to changes made in NorthstarMLS. However, an "Expired" field was made available in 2012 by some multiple listing services, allowing expired listings to be separated from active listings, providing a more accurate view of supply.

Current as of August 12, 2015. All data from the multiple listing services in the state of Minnesota. Powered by 10K Research and Marketing. | 12