

Monthly Indicators



May 2012

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.

Note: As of September 2011, this report looks at activity by city vs. MLS area. MLS areas were eliminated from NorthstarMLS in August 2011.

Activity Snapshot

+ 3.9% **+ 12.3%** **- 17.2%**

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.



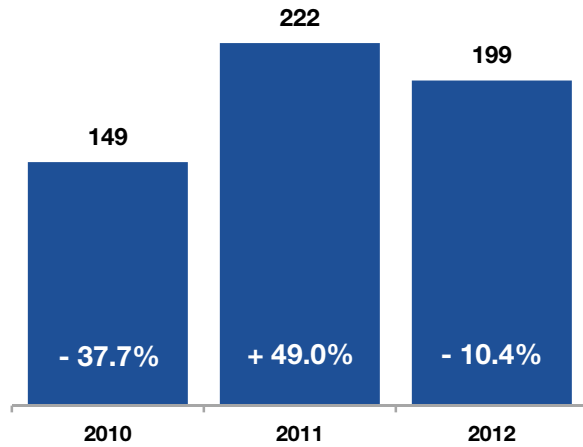
| Key Metrics | Historical Sparkbars | 5-2011 | 5-2012 | Percent Change | YTD 2011 | YTD 2012 | Percent Change |
|-------------------------------------|----------------------|-----------|------------------|----------------|-----------|------------------|----------------|
| New Listings | | 222 | 199 | - 10.4% | 1,003 | 961 | - 4.2% |
| Pending Sales | | 120 | 147 | + 22.5% | 474 | 601 | + 26.8% |
| Closed Sales | | 127 | 132 | + 3.9% | 405 | 495 | + 22.2% |
| Days on Market | | 104 | 99 | - 4.8% | 104 | 112 | + 7.7% |
| Median Sales Price | | \$115,750 | \$129,950 | + 12.3% | \$118,000 | \$124,900 | + 5.8% |
| Average Sales Price | | \$135,262 | \$140,296 | + 3.7% | \$128,682 | \$132,635 | + 3.1% |
| Pct. of Orig. Price Received | | 90.3% | 92.9% | + 2.9% | 90.4% | 91.1% | + 0.8% |
| Affordability Index | | 213 | 209 | - 1.9% | 210 | 216 | + 2.9% |
| Homes for Sale | | 927 | 768 | - 17.2% | -- | -- | -- |
| Months Supply | | 11.4 | 7.1 | - 37.7% | -- | -- | -- |

New Listings

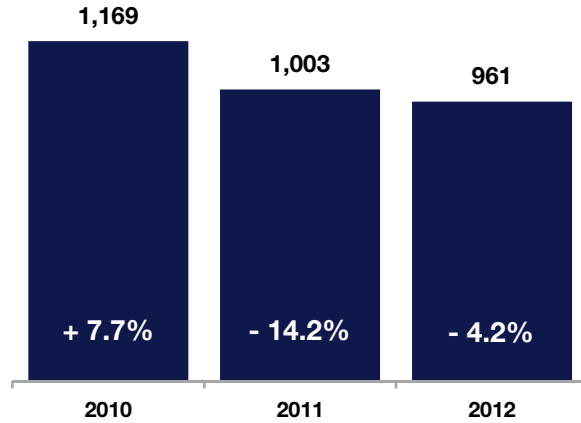
A count of the properties that have been newly listed on the market in a given month.



May

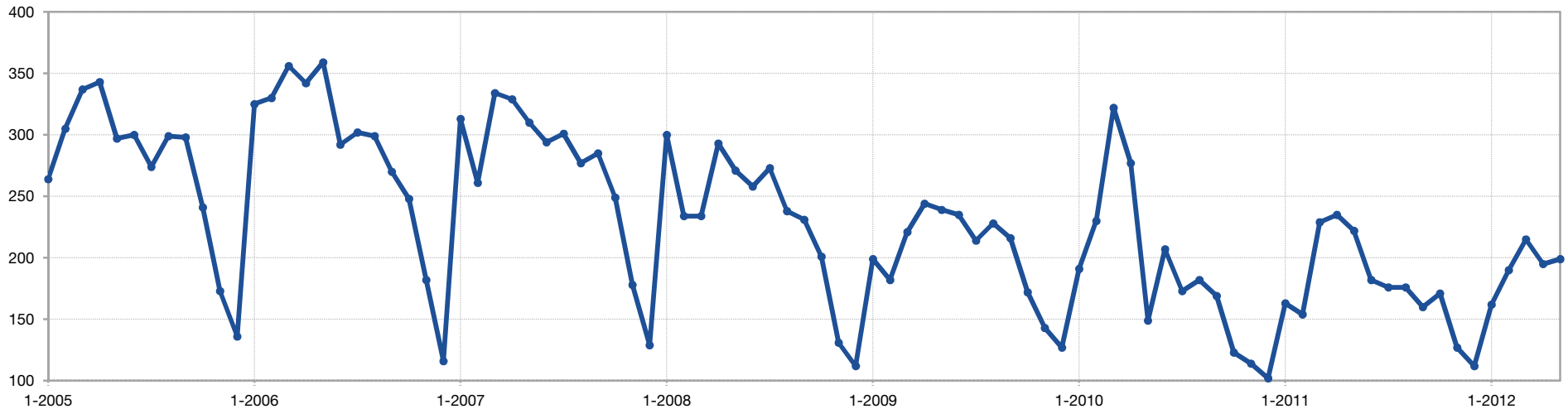


Year to Date



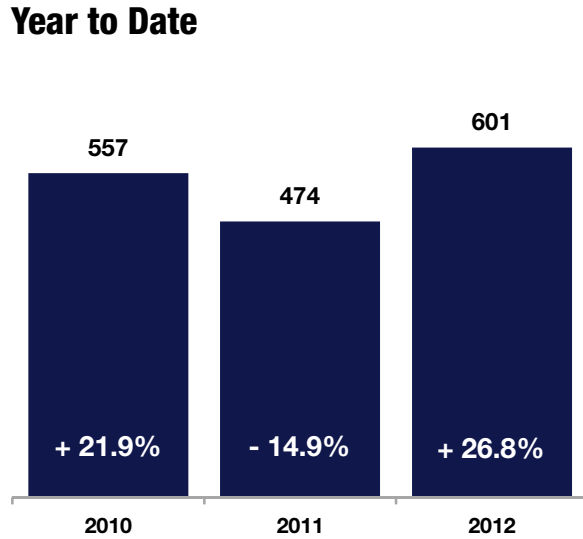
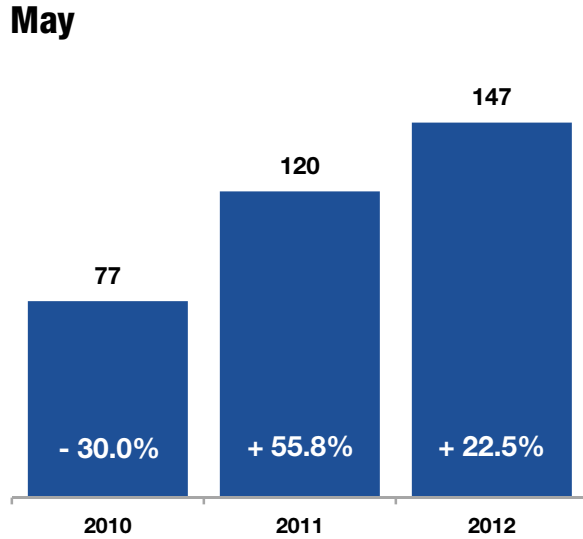
| | New Listings | Prior Year | Percent Change |
|-----------------|--------------|------------|----------------|
| June 2011 | 182 | 207 | -12.1% |
| July 2011 | 176 | 173 | +1.7% |
| August 2011 | 176 | 182 | -3.3% |
| September 2011 | 160 | 169 | -5.3% |
| October 2011 | 171 | 123 | +39.0% |
| November 2011 | 127 | 114 | +11.4% |
| December 2011 | 112 | 102 | +9.8% |
| January 2012 | 162 | 163 | -0.6% |
| February 2012 | 190 | 154 | +23.4% |
| March 2012 | 215 | 229 | -6.1% |
| April 2012 | 195 | 235 | -17.0% |
| May 2012 | 199 | 222 | -10.4% |
| 12-Month Avg | 172 | 173 | -0.6% |

Historical New Listings by Month



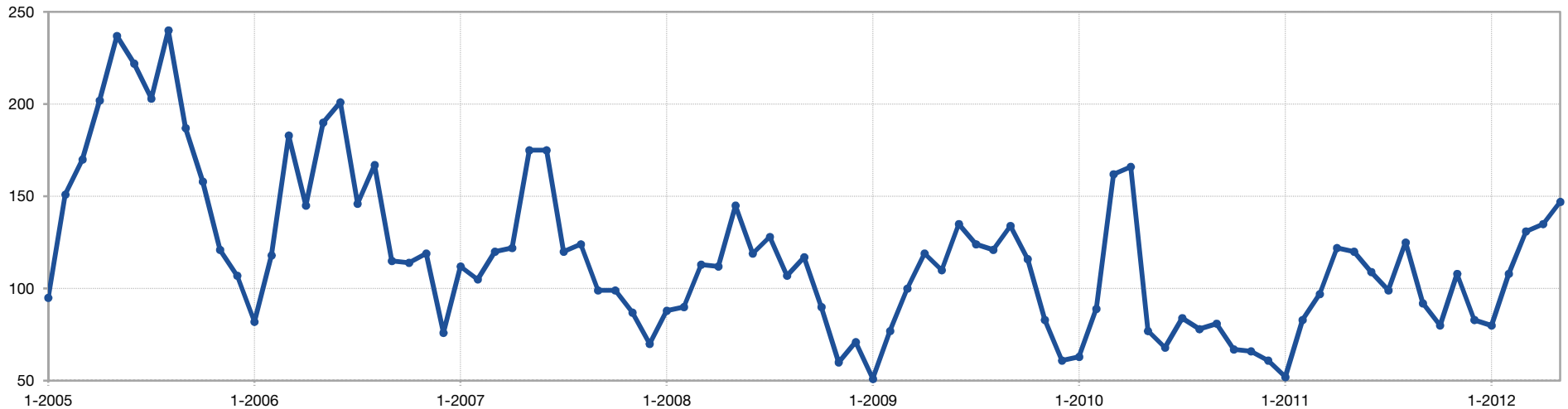
Pending Sales

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



| | Pending Sales | Prior Year | Percent Change |
|-----------------|---------------|------------|----------------|
| June 2011 | 109 | 68 | +60.3% |
| July 2011 | 99 | 84 | +17.9% |
| August 2011 | 125 | 78 | +60.3% |
| September 2011 | 92 | 81 | +13.6% |
| October 2011 | 80 | 67 | +19.4% |
| November 2011 | 108 | 66 | +63.6% |
| December 2011 | 83 | 61 | +36.1% |
| January 2012 | 80 | 52 | +53.8% |
| February 2012 | 108 | 83 | +30.1% |
| March 2012 | 131 | 97 | +35.1% |
| April 2012 | 135 | 122 | +10.7% |
| May 2012 | 147 | 120 | +22.5% |
| 12-Month Avg | 108 | 82 | +31.7% |

Historical Pending Sales by Month

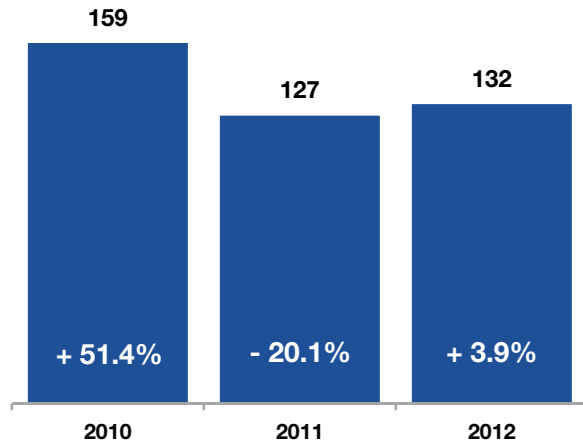


Closed Sales

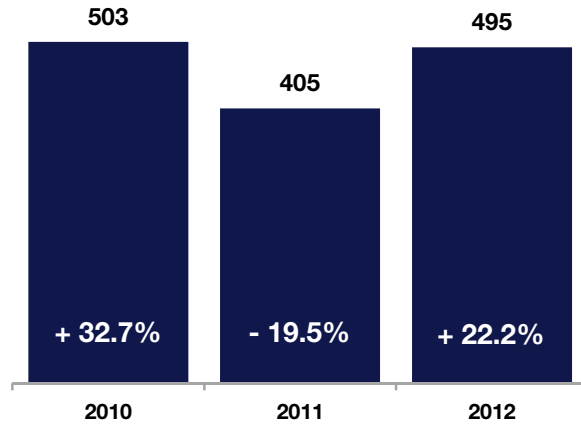
A count of the actual sales that closed in a given month.



May

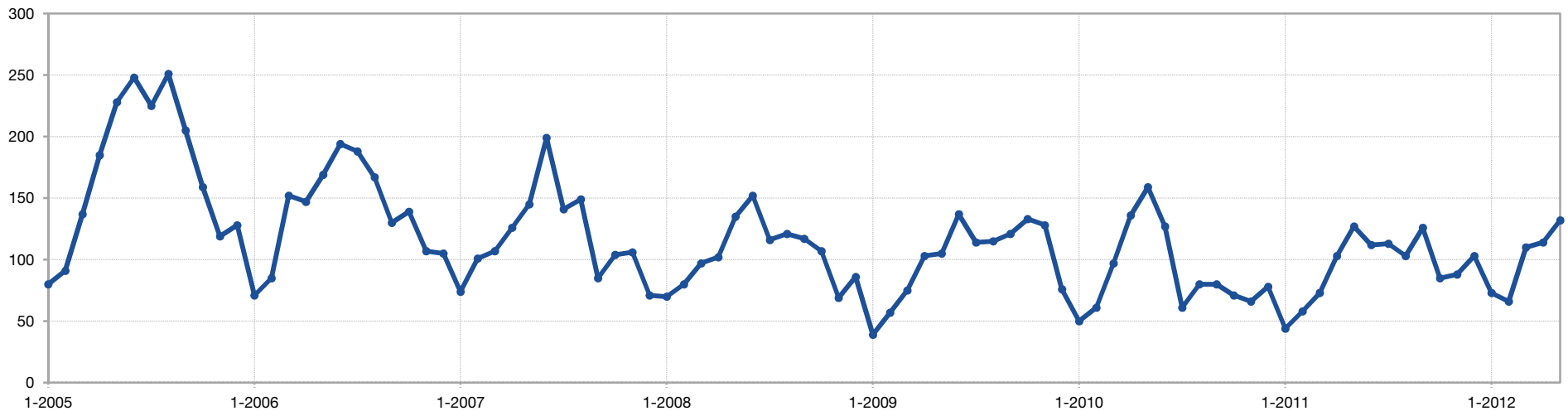


Year to Date



| | Closed Sales | Prior Year | Percent Change |
|-----------------|--------------|------------|----------------|
| June 2011 | 112 | 127 | -11.8% |
| July 2011 | 113 | 61 | +85.2% |
| August 2011 | 103 | 80 | +28.8% |
| September 2011 | 126 | 80 | +57.5% |
| October 2011 | 85 | 71 | +19.7% |
| November 2011 | 88 | 66 | +33.3% |
| December 2011 | 103 | 78 | +32.1% |
| January 2012 | 73 | 44 | +65.9% |
| February 2012 | 66 | 58 | +13.8% |
| March 2012 | 110 | 73 | +50.7% |
| April 2012 | 114 | 103 | +10.7% |
| May 2012 | 132 | 127 | +3.9% |
| 12-Month Avg | 102 | 81 | +25.9% |

Historical Closed Sales by Month

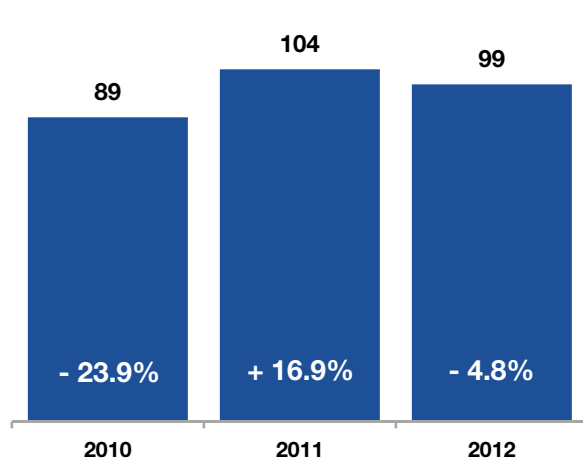


Days on Market Until Sale

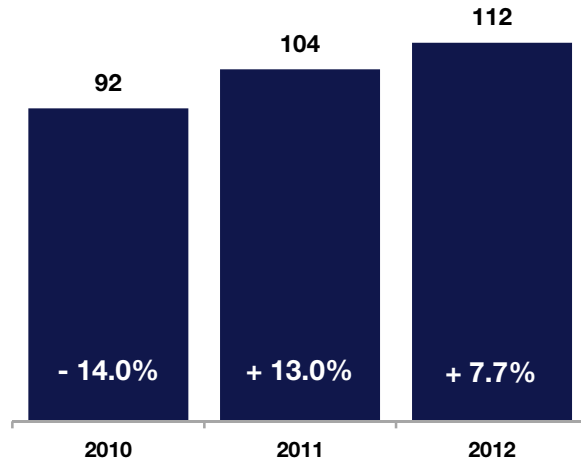
Average number of days between when a property is listed and when an offer is accepted in a given month.



May

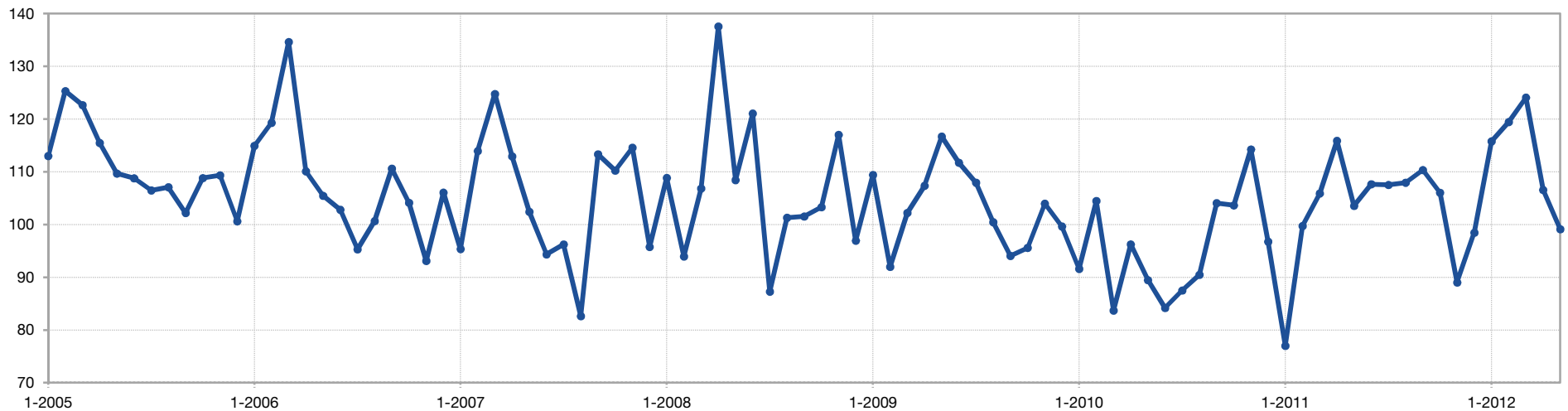


Year to Date



| Days on Market | Prior Year | Percent Change |
|-----------------|------------|----------------|
| June 2011 | 84 | +28.6% |
| July 2011 | 88 | +22.7% |
| August 2011 | 90 | +20.0% |
| September 2011 | 104 | +5.8% |
| October 2011 | 104 | +1.9% |
| November 2011 | 114 | -21.9% |
| December 2011 | 97 | +1.0% |
| January 2012 | 77 | +50.6% |
| February 2012 | 100 | +19.0% |
| March 2012 | 106 | +17.0% |
| April 2012 | 116 | -7.8% |
| May 2012 | 104 | -4.8% |
| 12-Month Avg | 108 | +9.1% |

Historical Days on Market Until Sale by Month

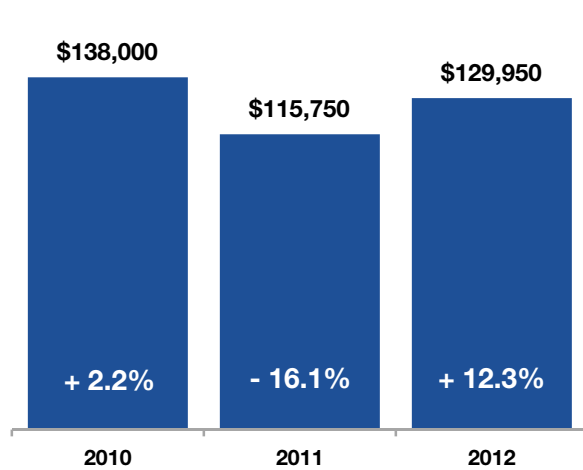


Median Sales Price

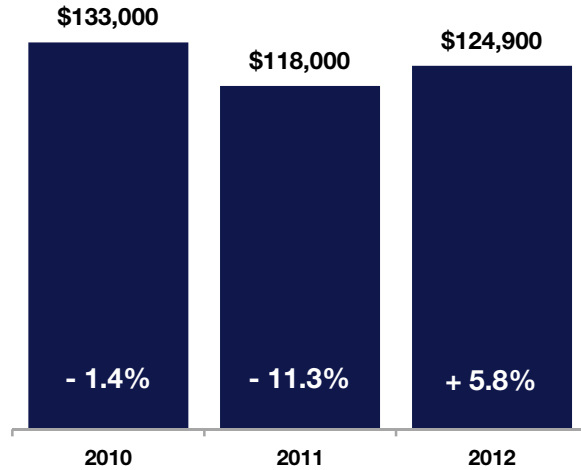
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



May



Year to Date



| Month | Median Sales Price | Prior Year | Percent Change |
|-----------------|--------------------|------------------|----------------|
| June 2011 | \$134,900 | \$142,475 | -5.3% |
| July 2011 | \$131,000 | \$137,000 | -4.4% |
| August 2011 | \$131,500 | \$144,517 | -9.0% |
| September 2011 | \$133,500 | \$134,450 | -0.7% |
| October 2011 | \$125,500 | \$140,000 | -10.4% |
| November 2011 | \$133,000 | \$121,000 | +9.9% |
| December 2011 | \$134,750 | \$129,000 | +4.5% |
| January 2012 | \$118,450 | \$105,285 | +12.5% |
| February 2012 | \$112,000 | \$102,550 | +9.2% |
| March 2012 | \$125,250 | \$124,125 | +0.9% |
| April 2012 | \$124,100 | \$119,900 | +3.5% |
| May 2012 | \$129,950 | \$115,750 | +12.3% |
| 12-Month Avg | \$127,825 | \$126,338 | +1.2% |

Historical Median Sales Price by Month

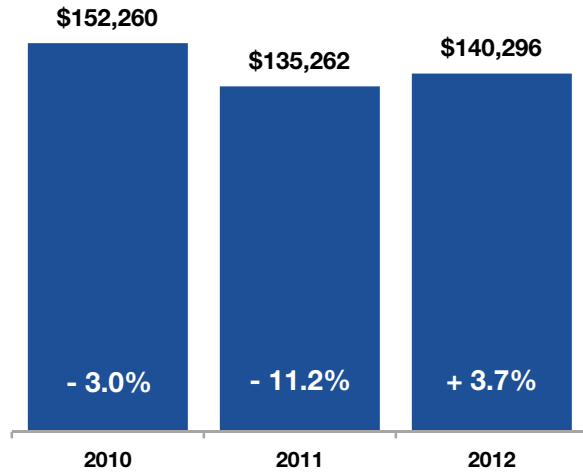


Average Sales Price

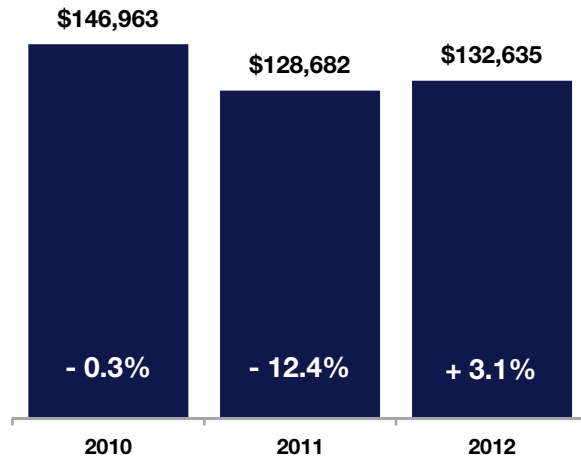
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



May

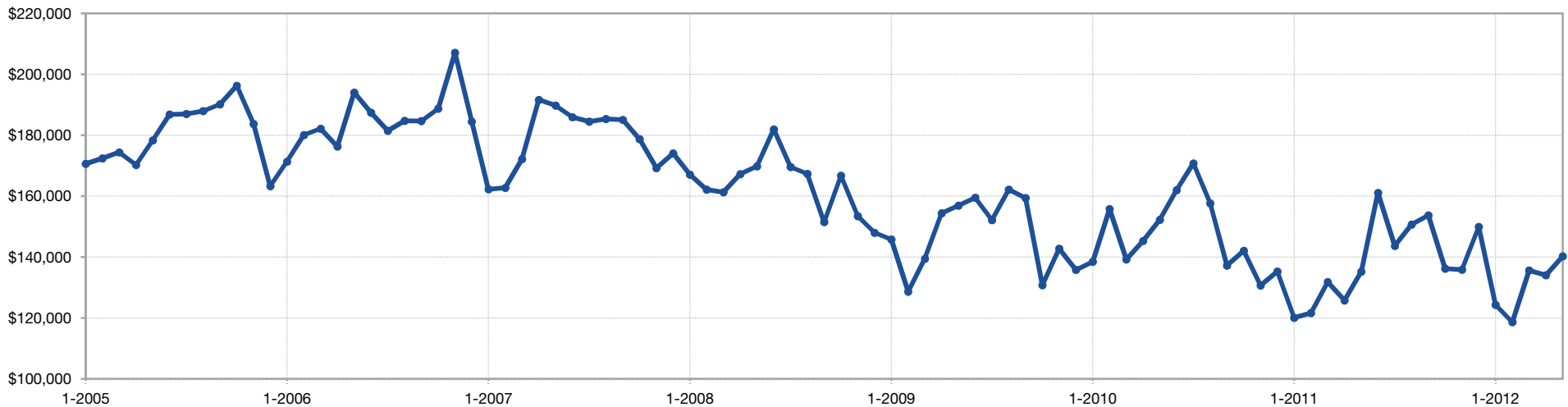


Year to Date



| | Average Sales Price | Prior Year | Percent Change |
|-----------------|---------------------|------------------|----------------|
| June 2011 | \$161,122 | \$162,019 | -0.6% |
| July 2011 | \$143,695 | \$170,776 | -15.9% |
| August 2011 | \$150,730 | \$157,678 | -4.4% |
| September 2011 | \$153,718 | \$137,232 | +12.0% |
| October 2011 | \$136,236 | \$142,104 | -4.1% |
| November 2011 | \$135,877 | \$130,726 | +3.9% |
| December 2011 | \$149,945 | \$135,279 | +10.8% |
| January 2012 | \$124,359 | \$120,099 | +3.5% |
| February 2012 | \$118,677 | \$121,669 | -2.5% |
| March 2012 | \$135,663 | \$131,844 | +2.9% |
| April 2012 | \$134,080 | \$125,817 | +6.6% |
| May 2012 | \$140,296 | \$135,262 | +3.7% |
| 12-Month Avg | \$140,366 | \$139,209 | +0.8% |

Historical Average Sales Price by Month

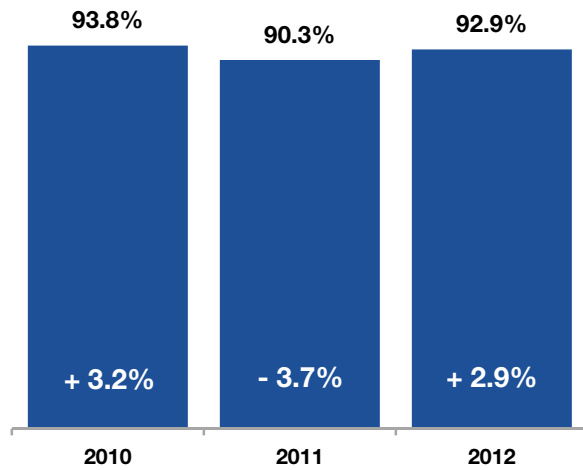


Percent of Original List Price Received

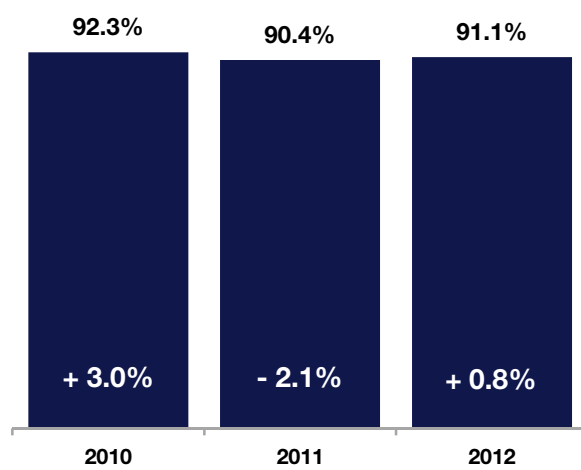
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



May

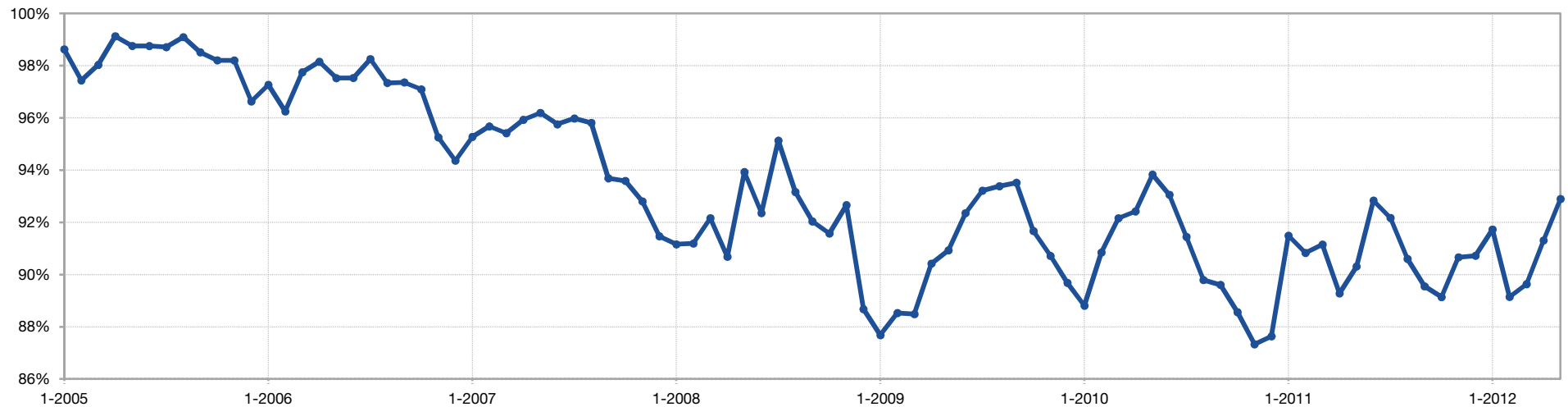


Year to Date



| | Pct. of Orig. Price Received | Prior Year | Percent Change |
|-----------------|------------------------------|--------------|----------------|
| June 2011 | 92.8% | 93.1% | -0.3% |
| July 2011 | 92.2% | 91.4% | +0.9% |
| August 2011 | 90.6% | 89.8% | +0.9% |
| September 2011 | 89.6% | 89.6% | 0.0% |
| October 2011 | 89.1% | 88.6% | +0.6% |
| November 2011 | 90.7% | 87.3% | +3.9% |
| December 2011 | 90.7% | 87.6% | +3.5% |
| January 2012 | 91.7% | 91.5% | +0.2% |
| February 2012 | 89.1% | 90.8% | -1.9% |
| March 2012 | 89.6% | 91.2% | -1.8% |
| April 2012 | 91.3% | 89.3% | +2.2% |
| May 2012 | 92.9% | 90.3% | +2.9% |
| 12-Month Avg | 90.9% | 90.0% | +1.0% |

Historical Percent of Original List Price Received by Month

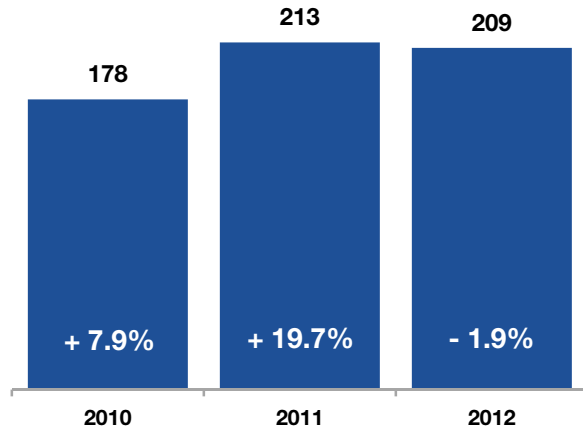


Housing Affordability Index

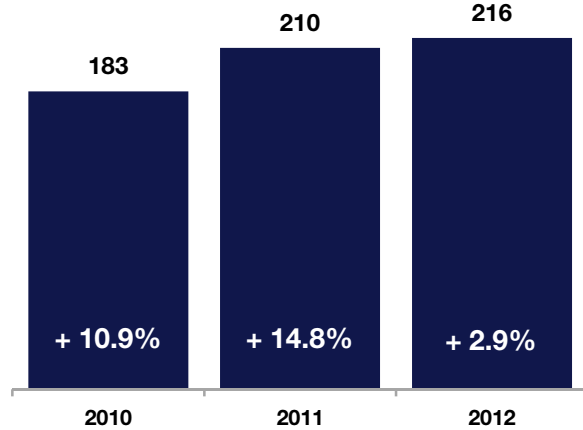
This index measures housing affordability for the region. An index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



May

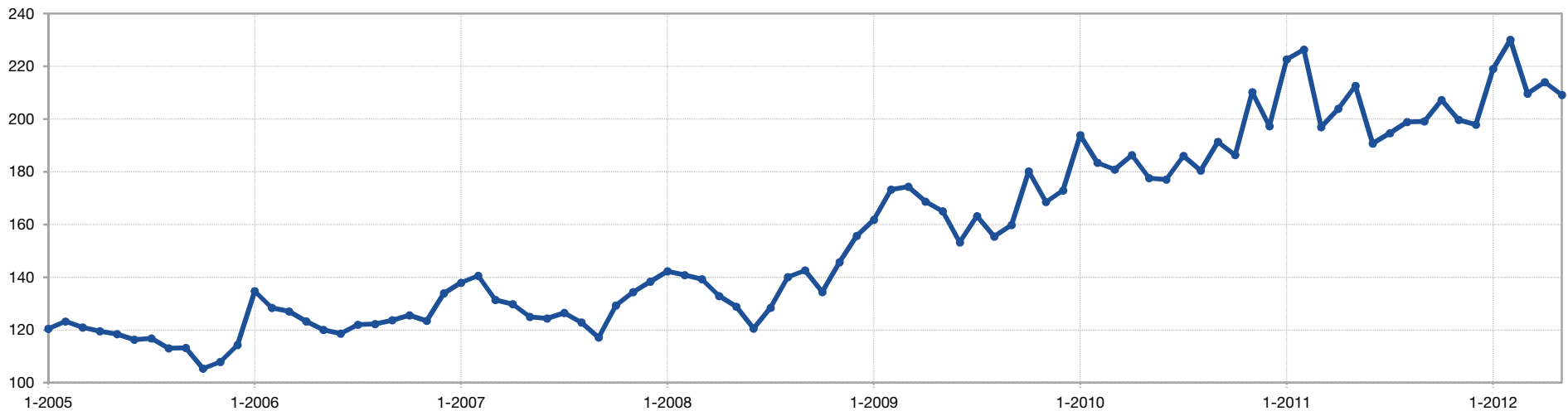


Year to Date



| | Affordability Index | Prior Year | Percent Change |
|-----------------|---------------------|------------|----------------|
| June 2011 | 191 | 177 | +7.9% |
| July 2011 | 195 | 186 | +4.8% |
| August 2011 | 199 | 180 | +10.6% |
| September 2011 | 199 | 191 | +4.2% |
| October 2011 | 207 | 186 | +11.3% |
| November 2011 | 200 | 210 | -4.8% |
| December 2011 | 198 | 197 | +0.5% |
| January 2012 | 219 | 223 | -1.8% |
| February 2012 | 230 | 226 | +1.8% |
| March 2012 | 210 | 197 | +6.6% |
| April 2012 | 214 | 204 | +4.9% |
| May 2012 | 209 | 213 | -1.9% |
| 12-Month Avg | 206 | 199 | +3.5% |

Historical Housing Affordability Index by Month

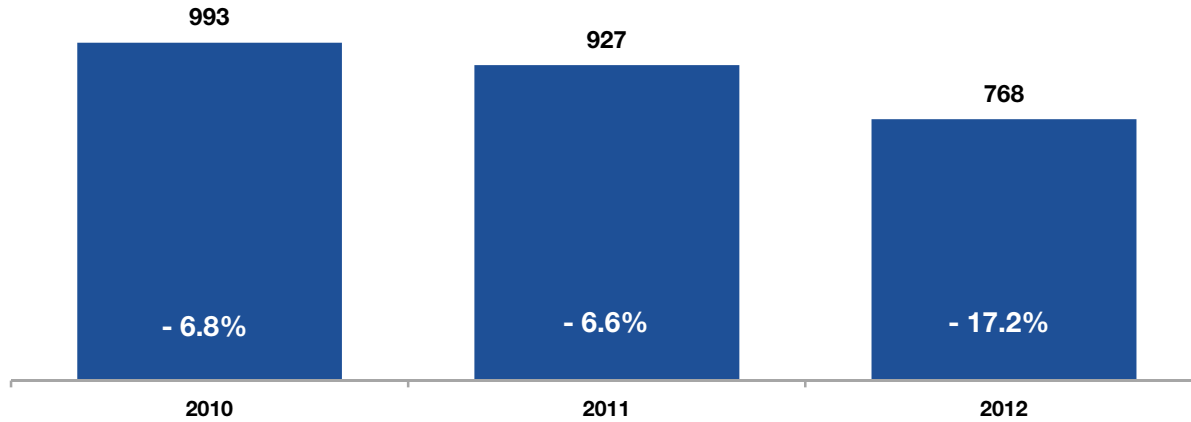


Inventory of Homes for Sale

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

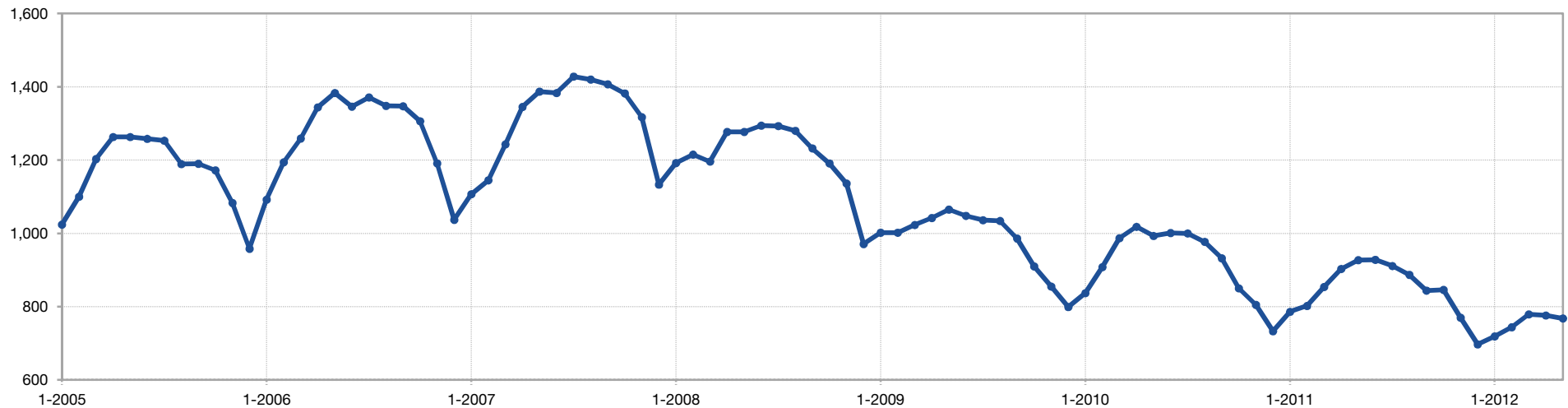


May



| Homes for Sale | | Prior Year | Percent Change |
|-----------------|------------|------------|----------------|
| June 2011 | 928 | 1,001 | -7.3% |
| July 2011 | 911 | 1,000 | -8.9% |
| August 2011 | 887 | 977 | -9.2% |
| September 2011 | 844 | 932 | -9.4% |
| October 2011 | 846 | 850 | -0.5% |
| November 2011 | 770 | 805 | -4.3% |
| December 2011 | 697 | 733 | -4.9% |
| January 2012 | 719 | 786 | -8.5% |
| February 2012 | 744 | 802 | -7.2% |
| March 2012 | 779 | 854 | -8.8% |
| April 2012 | 776 | 903 | -14.1% |
| May 2012 | 768 | 927 | -17.2% |
| 12-Month Avg | 806 | 881 | -8.5% |

Historical Inventory of Homes for Sale by Month

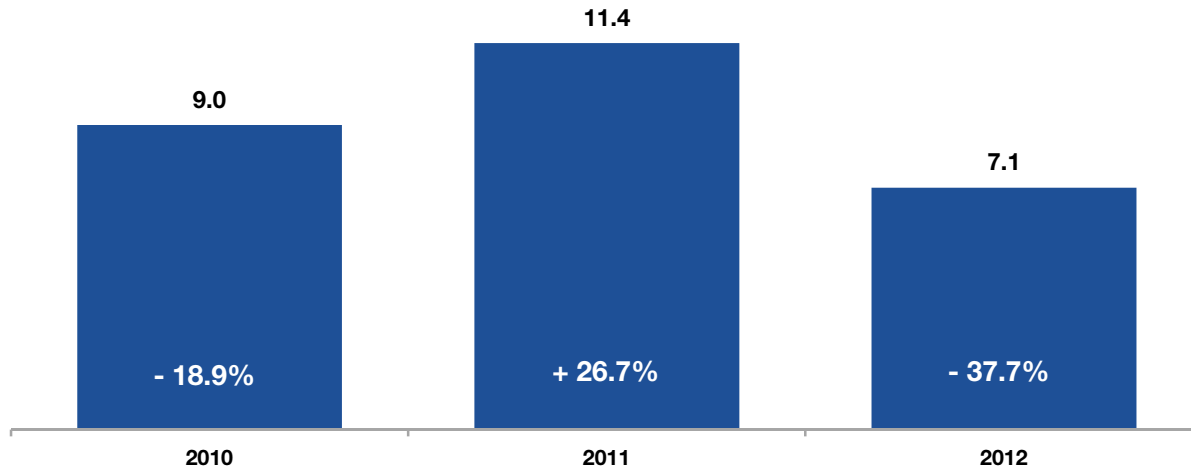


Months Supply of Inventory

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.

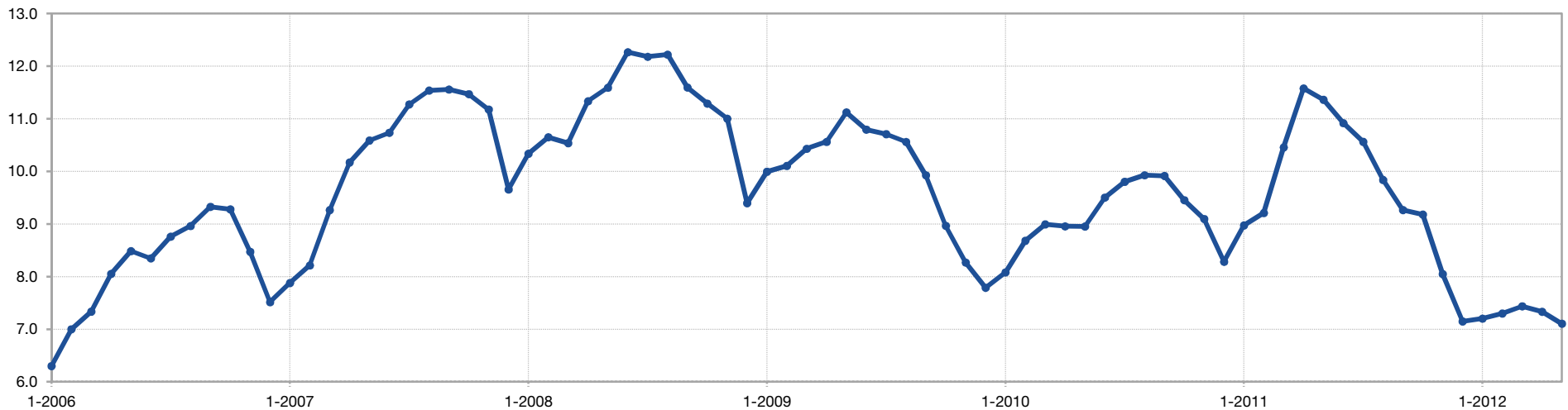


May



| Months Supply | | Prior Year | Percent Change |
|-----------------|------------|-------------|----------------|
| June 2011 | 10.9 | 9.5 | +14.7% |
| July 2011 | 10.6 | 9.8 | +8.2% |
| August 2011 | 9.8 | 9.9 | -1.0% |
| September 2011 | 9.3 | 9.9 | -6.1% |
| October 2011 | 9.2 | 9.5 | -3.2% |
| November 2011 | 8.0 | 9.1 | -12.1% |
| December 2011 | 7.1 | 8.3 | -14.5% |
| January 2012 | 7.2 | 9.0 | -20.0% |
| February 2012 | 7.3 | 9.2 | -20.7% |
| March 2012 | 7.4 | 10.5 | -29.5% |
| April 2012 | 7.3 | 11.6 | -37.1% |
| May 2012 | 7.1 | 11.4 | -37.7% |
| 12-Month Avg | 8.4 | 9.8 | -14.3% |

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 2011 | YTD 2012 | + / - | YTD 2011 | YTD 2012 | + / - | YTD 2011 | YTD 2012 | + / - | 5-2011 | 5-2012 | + / - | 5-2011 | 5-2012 | + / - |
| Albany | 31 | 25 | -19.4% | 18 | 10 | -44.4% | \$134,100 | \$110,000 | -18.0% | 31 | 22 | -29.0% | 8.3 | 7.1 | -14.2% |
| Avon | 39 | 29 | -25.6% | 15 | 12 | -20.0% | \$115,500 | \$143,000 | +23.8% | 34 | 30 | -11.8% | 11.7 | 10.6 | -9.2% |
| Clearwater | 30 | 46 | +53.3% | 18 | 18 | 0.0% | \$114,450 | \$148,000 | +29.3% | 33 | 42 | +27.3% | 10.4 | 11.2 | +7.5% |
| Cold Spring | 86 | 80 | -7.0% | 21 | 27 | +28.6% | \$161,250 | \$140,000 | -13.2% | 95 | 88 | -7.4% | 17.8 | 13.7 | -23.0% |
| Eden Lake Twp | 3 | 2 | -33.3% | 1 | 0 | -100.0% | \$54,000 | \$0 | -100.0% | 2 | 2 | 0.0% | 2.0 | 0.0 | -100.0% |
| Eden Valley | 27 | 29 | +7.4% | 7 | 9 | +28.6% | \$84,500 | \$125,000 | +47.9% | 30 | 31 | +3.3% | 15.0 | 12.9 | -13.9% |
| Fair Haven Twp | 4 | 3 | -25.0% | 1 | 1 | 0.0% | \$74,000 | \$215,280 | +190.9% | 2 | 3 | +50.0% | 1.5 | 3.0 | +100.0% |
| Foley | 62 | 63 | +1.6% | 22 | 28 | +27.3% | \$108,950 | \$86,700 | -20.4% | 63 | 51 | -19.0% | 11.7 | 7.3 | -38.0% |
| Freeport | 12 | 11 | -8.3% | 2 | 8 | +300.0% | \$138,750 | \$136,250 | -1.8% | 11 | 13 | +18.2% | 7.3 | 6.2 | -16.0% |
| Holdingford | 14 | 16 | +14.3% | 2 | 6 | +200.0% | \$47,500 | \$125,443 | +164.1% | 17 | 18 | +5.9% | 15.1 | 8.5 | -43.6% |
| Kimball | 32 | 32 | 0.0% | 13 | 10 | -23.1% | \$89,000 | \$151,750 | +70.5% | 30 | 37 | +23.3% | 11.3 | 13.1 | +16.7% |
| Maine Prairie Twp | 2 | 1 | -50.0% | 1 | 0 | -100.0% | \$280,000 | \$0 | -100.0% | 1 | 1 | 0.0% | 1.0 | 1.0 | 0.0% |
| Melrose | 40 | 26 | -35.0% | 18 | 9 | -50.0% | \$91,250 | \$125,000 | +37.0% | 34 | 23 | -32.4% | 8.7 | 6.3 | -27.1% |
| Paynesville | 41 | 41 | 0.0% | 21 | 17 | -19.0% | \$65,000 | \$123,350 | +89.8% | 45 | 44 | -2.2% | 10.4 | 10.4 | -0.3% |
| Rice | 75 | 78 | +4.0% | 19 | 18 | -5.3% | \$126,000 | \$134,450 | +6.7% | 82 | 81 | -1.2% | 16.1 | 13.3 | -17.5% |
| Richmond | 59 | 64 | +8.5% | 15 | 17 | +13.3% | \$132,880 | \$169,000 | +27.2% | 77 | 74 | -3.9% | 19.3 | 17.4 | -9.5% |
| Rockville | 9 | 12 | +33.3% | 4 | 4 | 0.0% | \$132,000 | \$153,450 | +16.3% | 10 | 12 | +20.0% | 7.3 | 6.0 | -17.5% |
| Sartell | 155 | 189 | +21.9% | 66 | 93 | +40.9% | \$151,000 | \$159,000 | +5.3% | 146 | 132 | -9.6% | 10.6 | 6.5 | -38.6% |
| Sauk Centre | 60 | 57 | -5.0% | 14 | 30 | +114.3% | \$106,450 | \$80,250 | -24.6% | 67 | 58 | -13.4% | 15.2 | 10.8 | -28.7% |
| Sauk Rapids | 139 | 144 | +3.6% | 54 | 70 | +29.6% | \$116,550 | \$130,000 | +11.5% | 128 | 118 | -7.8% | 11.1 | 7.5 | -32.6% |
| St. Cloud | 576 | 523 | -9.2% | 224 | 273 | +21.9% | \$106,000 | \$102,750 | -3.1% | 540 | 426 | -21.1% | 11.9 | 7.3 | -38.9% |
| St. Joseph | 73 | 65 | -11.0% | 33 | 32 | -3.0% | \$113,500 | \$144,250 | +27.1% | 68 | 56 | -17.6% | 11.8 | 7.5 | -36.9% |
| St. Augusta | 24 | 26 | +8.3% | 4 | 7 | +75.0% | \$182,000 | \$190,000 | +4.4% | 24 | 25 | +4.2% | 16.6 | 12.0 | -28.0% |
| Waite Park | 60 | 40 | -33.3% | 28 | 27 | -3.6% | \$121,200 | \$111,000 | -8.4% | 45 | 36 | -20.0% | 8.9 | 6.2 | -30.3% |
| Wakefield Twp | 1 | 1 | 0.0% | 0 | 0 | -- | \$0 | \$0 | -- | 1 | 1 | 0.0% | 1.0 | 1.0 | 0.0% |