



# Monthly Indicators

## February 2017

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

**- 35.2%**    **+ 1.7%**    **- 22.6%**

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.



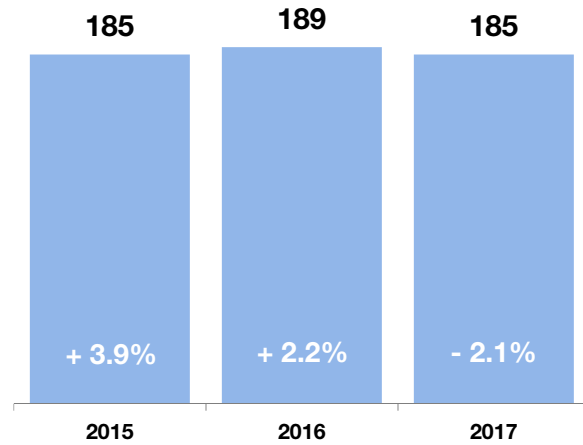
Key Metrics	Historical Sparkbars	2-2016	2-2017	Percent Change	YTD 2016	YTD 2017	Percent Change
<b>New Listings</b>		189	185	- 2.1%	322	325	+ 0.9%
<b>Pending Sales</b>		119	138	+ 16.0%	224	241	+ 7.6%
<b>Closed Sales</b>		108	70	- 35.2%	186	157	- 15.6%
<b>Days on Market</b>		97	87	- 10.3%	99	77	- 22.2%
<b>Median Sales Price</b>		\$147,000	\$149,475	+ 1.7%	\$147,000	\$155,000	+ 5.4%
<b>Avg. Sales Price</b>		\$147,303	\$165,642	+ 12.4%	\$153,654	\$174,186	+ 13.4%
<b>Pct. of Orig. Price Received</b>		93.8%	93.1%	- 0.7%	93.0%	94.2%	+ 1.3%
<b>Affordability Index</b>		237	223	- 5.9%	237	215	- 9.3%
<b>Homes for Sale</b>		567	439	- 22.6%	--	--	--
<b>Months Supply</b>		4.0	2.9	- 27.5%	--	--	--

# New Listings

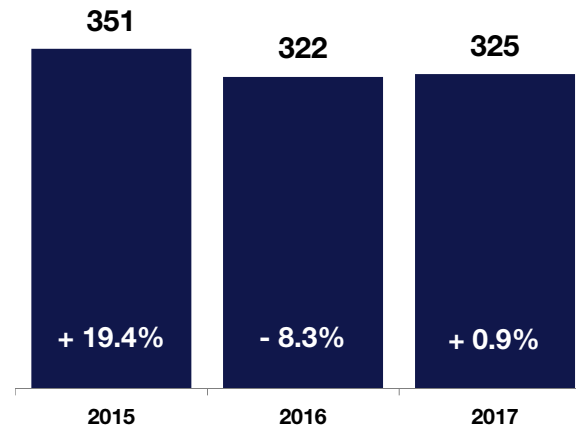
A count of the properties that have been newly listed on the market in a given month.



## February



## Year to Date



	New Listings	Prior Year	Percent Change
March 2016	221	298	-25.8%
April 2016	262	242	+8.3%
May 2016	241	255	-5.5%
June 2016	230	231	-0.4%
July 2016	200	224	-10.7%
August 2016	223	195	+14.4%
September 2016	167	162	+3.1%
October 2016	162	214	-24.3%
November 2016	89	93	-4.3%
December 2016	80	89	-10.1%
January 2017	140	133	+5.3%
<b>February 2017</b>	<b>185</b>	<b>189</b>	<b>-2.1%</b>
12-Month Avg	183	194	-5.7%

## Historical New Listings by Month

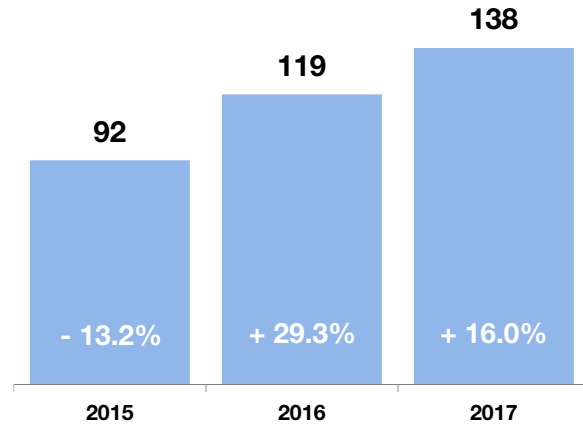


# Pending Sales

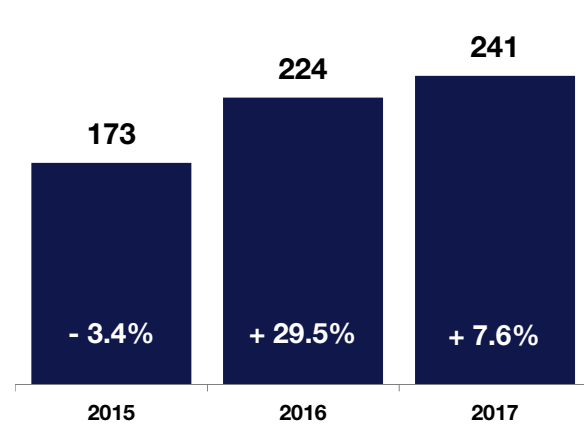
A count of the properties on which offers have been accepted in a given month.



## February

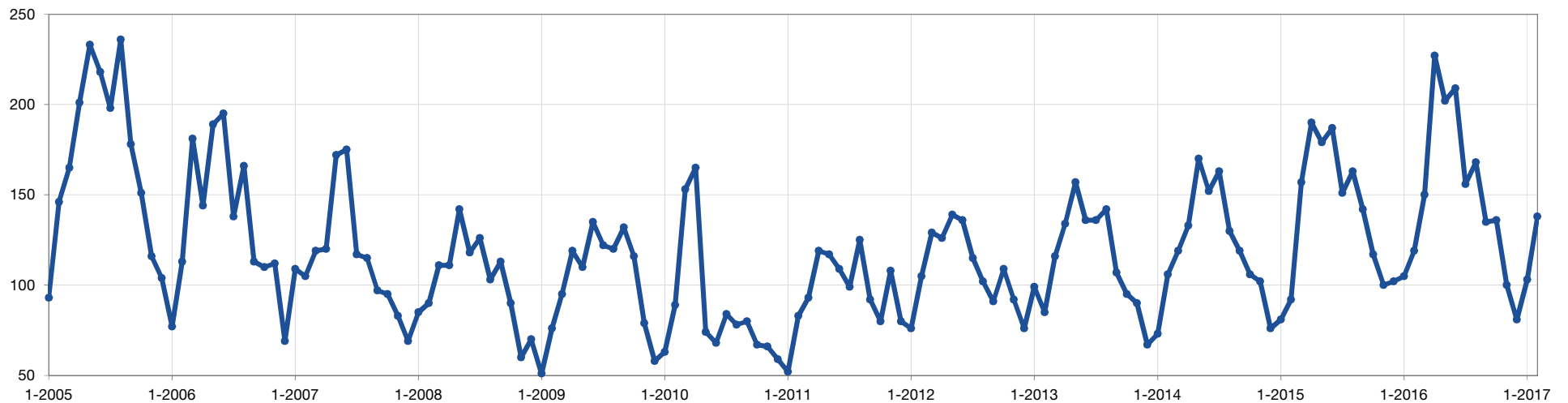


## Year to Date



	Pending Sales	Prior Year	Percent Change
March 2016	150	157	-4.5%
April 2016	227	190	+19.5%
May 2016	202	179	+12.8%
June 2016	209	187	+11.8%
July 2016	156	151	+3.3%
August 2016	168	163	+3.1%
September 2016	135	142	-4.9%
October 2016	136	117	+16.2%
November 2016	100	100	0.0%
December 2016	81	102	-20.6%
January 2017	103	105	-1.9%
<b>February 2017</b>	<b>138</b>	<b>119</b>	<b>+16.0%</b>
12-Month Avg	150	143	+4.9%

## Historical Pending Sales by Month

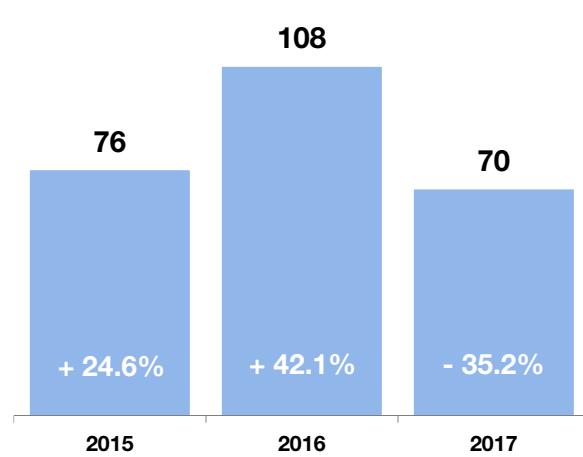


# Closed Sales

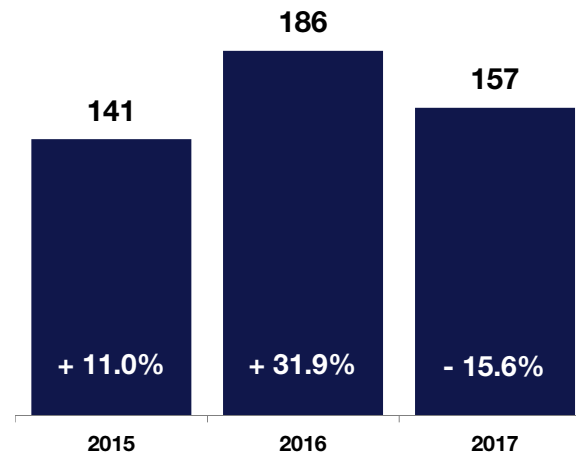
A count of the actual sales that closed in a given month.



## February



## Year to Date



Closed Sales	Prior Year	Percent Change
March 2016	111	99 +12.1%
April 2016	151	125 +20.8%
May 2016	191	179 +6.7%
June 2016	213	212 +0.5%
July 2016	208	187 +11.2%
August 2016	204	163 +25.2%
September 2016	159	167 -4.8%
October 2016	148	142 +4.2%
November 2016	117	86 +36.0%
December 2016	113	122 -7.4%
January 2017	87	78 +11.5%
<b>February 2017</b>	<b>70</b>	<b>108 -35.2%</b>
12-Month Avg	148	139 +6.5%

## Historical Closed Sales by Month

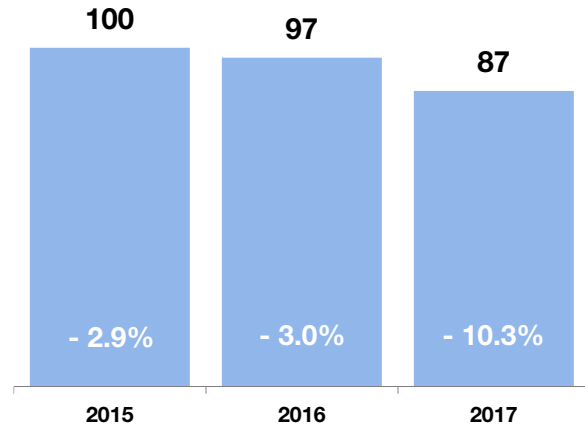


# Days on Market Until Sale

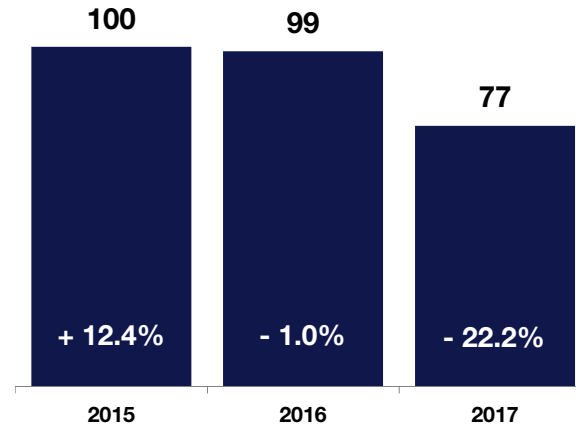
Average number of days between when a property is listed and when an offer is accepted in a given month.



## February

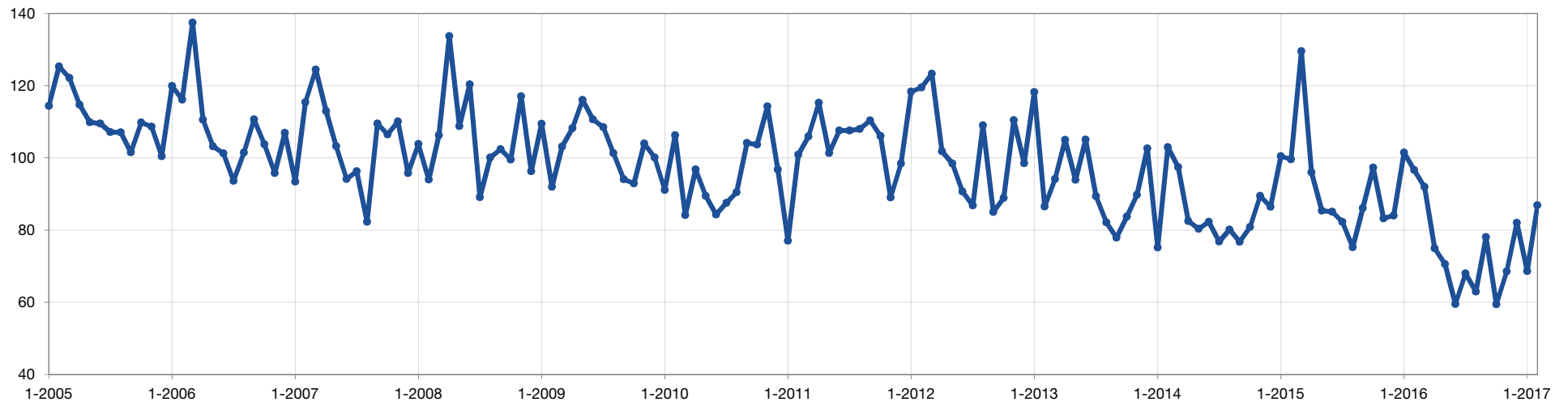


## Year to Date



Days on Market		Prior Year	Percent Change
March 2016	92	130	-29.2%
April 2016	75	96	-21.9%
May 2016	71	85	-16.5%
June 2016	59	85	-30.6%
July 2016	68	82	-17.1%
August 2016	63	75	-16.0%
September 2016	78	86	-9.3%
October 2016	59	97	-39.2%
November 2016	69	83	-16.9%
December 2016	82	84	-2.4%
January 2017	69	101	-31.7%
<b>February 2017</b>	<b>87</b>	<b>97</b>	<b>-10.3%</b>
12-Month Avg	73	92	-20.7%

## Historical Days on Market Until Sale by Month

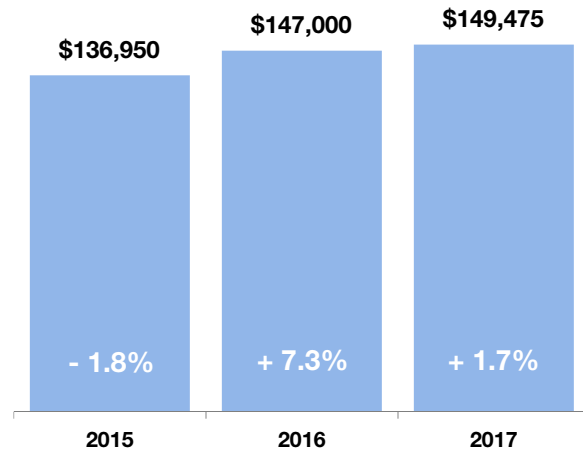


# Median Sales Price

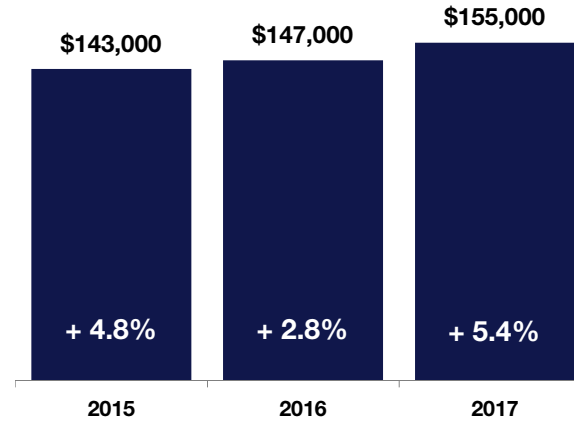
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## February



## Year to Date



Month	Median Sales Price	Prior Year	Percent Change
March 2016	\$138,750	\$147,000	-5.6%
April 2016	\$156,500	\$147,000	+6.5%
May 2016	\$159,900	\$159,898	+0.0%
June 2016	\$165,000	\$167,000	-1.2%
July 2016	\$168,000	\$157,750	+6.5%
August 2016	\$167,000	\$162,900	+2.5%
September 2016	\$170,000	\$152,500	+11.5%
October 2016	\$160,000	\$159,400	+0.4%
November 2016	\$167,400	\$145,000	+15.4%
December 2016	\$160,750	\$138,774	+15.8%
January 2017	\$155,000	\$146,000	+6.2%
<b>February 2017</b>	<b>\$149,475</b>	<b>\$147,000</b>	<b>+1.7%</b>
12-Month Avg	\$159,815	\$152,518	+4.8%

## Historical Median Sales Price by Month

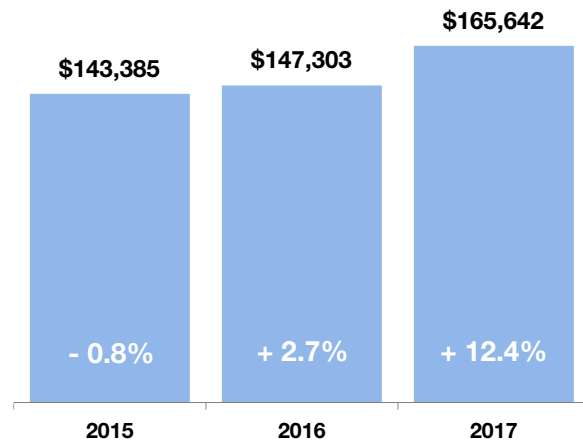


# Average Sales Price

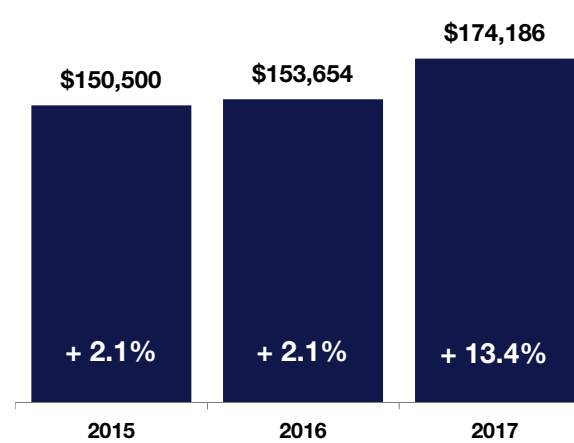
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## February



## Year to Date



	Avg. Sales Price	Prior Year	Percent Change
March 2016	\$157,274	\$165,685	-5.1%
April 2016	\$162,080	\$160,747	+0.8%
May 2016	\$172,443	\$167,709	+2.8%
June 2016	\$180,912	\$178,467	+1.4%
July 2016	\$195,845	\$173,959	+12.6%
August 2016	\$173,608	\$181,268	-4.2%
September 2016	\$185,179	\$171,931	+7.7%
October 2016	\$184,133	\$177,951	+3.5%
November 2016	\$183,044	\$156,300	+17.1%
December 2016	\$184,070	\$156,774	+17.4%
January 2017	\$181,062	\$162,366	+11.5%
<b>February 2017</b>	<b>\$165,642</b>	<b>\$147,303</b>	<b>+12.4%</b>
12-Month Avg	\$177,108	\$166,705	+6.2%

## Historical Average Sales Price by Month



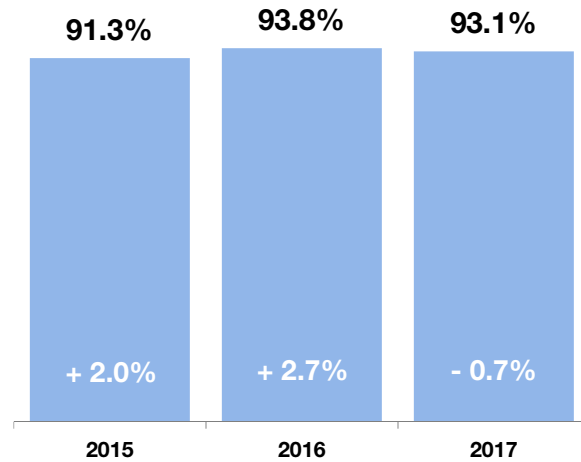


# Percent of Original List Price Received

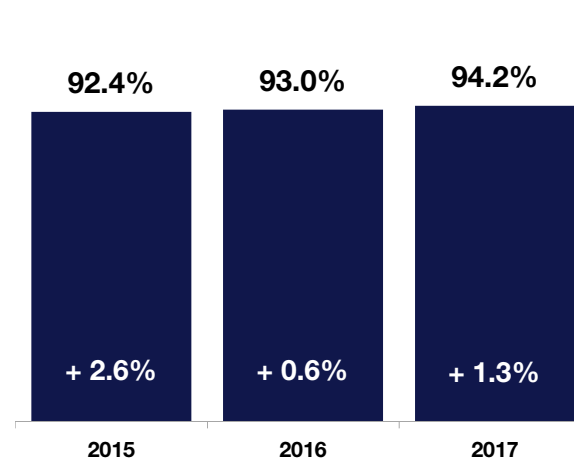


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

## February

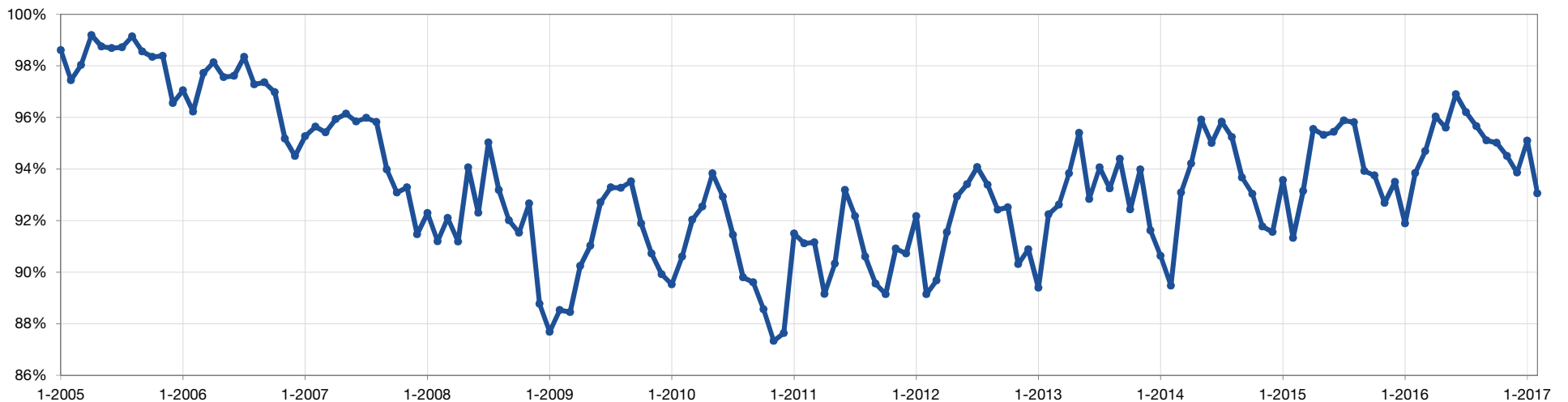


## Year to Date



	Pct. of Orig. Price Received	Prior Year	Percent Change
March 2016	94.7%	93.1%	+1.7%
April 2016	96.0%	95.5%	+0.5%
May 2016	95.6%	95.3%	+0.3%
June 2016	96.9%	95.4%	+1.6%
July 2016	96.2%	95.9%	+0.3%
August 2016	95.7%	95.8%	-0.1%
September 2016	95.1%	93.9%	+1.3%
October 2016	95.0%	93.8%	+1.3%
November 2016	94.5%	92.7%	+1.9%
December 2016	93.9%	93.5%	+0.4%
January 2017	95.1%	91.9%	+3.5%
<b>February 2017</b>	<b>93.1%</b>	<b>93.8%</b>	<b>-0.7%</b>
12-Month Avg	95.1%	94.2%	+1.0%

## Historical Percent of Original List Price Received by Month

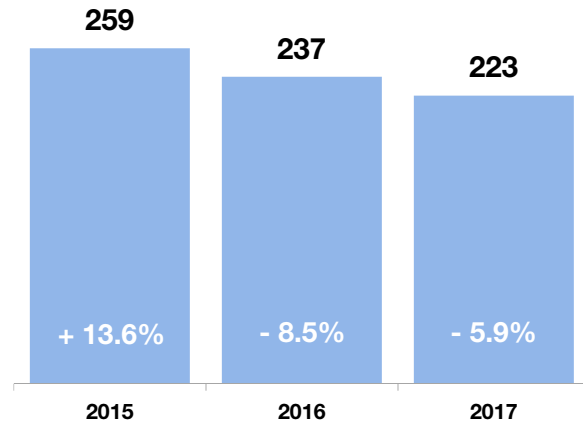


# Housing Affordability Index

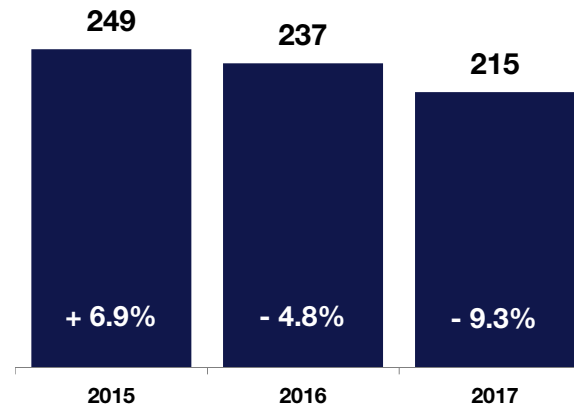


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

## February

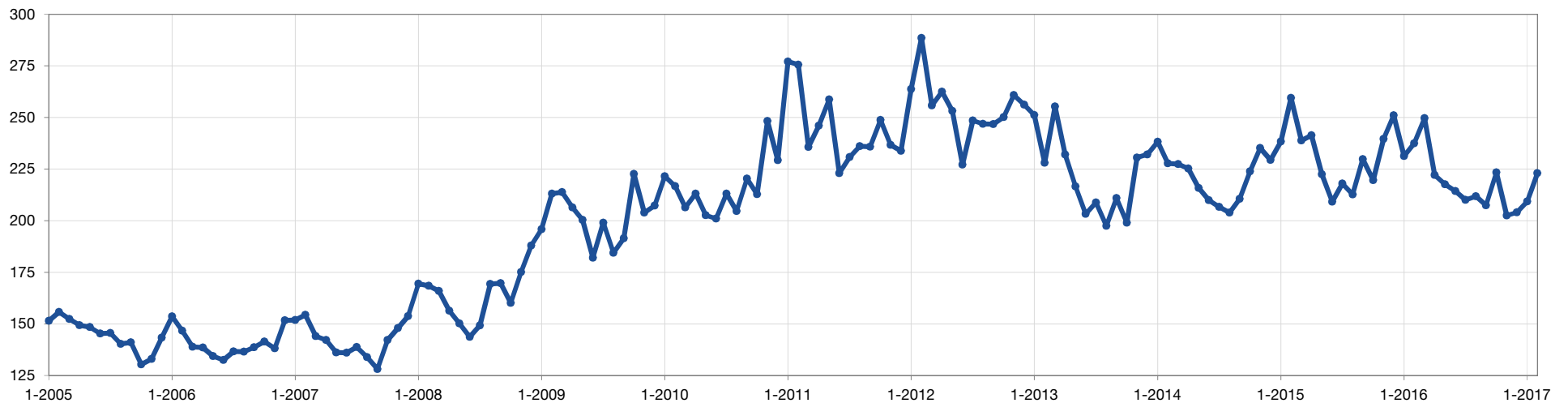


## Year to Date



	Affordability Index	Prior Year	Percent Change
March 2016	250	239	+4.6%
April 2016	222	241	-7.9%
May 2016	218	222	-1.8%
June 2016	214	209	+2.4%
July 2016	210	218	-3.7%
August 2016	212	213	-0.5%
September 2016	207	230	-10.0%
October 2016	223	220	+1.4%
November 2016	202	240	-15.8%
December 2016	204	251	-18.7%
January 2017	209	231	-9.5%
<b>February 2017</b>	<b>223</b>	<b>237</b>	<b>-5.9%</b>
12-Month Avg	216	229	-5.7%

## Historical Housing Affordability Index by Month

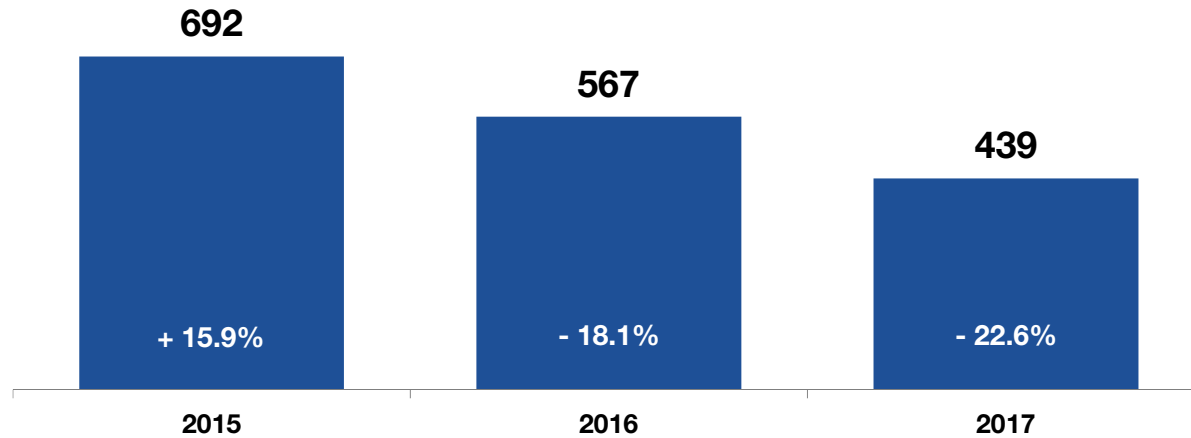


# Inventory of Homes for Sale

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



## February



Homes for Sale		Prior Year	Percent Change
March 2016	611	773	-21.0%
April 2016	617	777	-20.6%
May 2016	623	816	-23.7%
June 2016	594	797	-25.5%
July 2016	604	800	-24.5%
August 2016	613	756	-18.9%
September 2016	593	689	-13.9%
October 2016	561	717	-21.8%
November 2016	504	647	-22.1%
December 2016	417	544	-23.3%
January 2017	417	528	-21.0%
<b>February 2017</b>	<b>439</b>	<b>567</b>	<b>-22.6%</b>
12-Month Avg	549	701	-21.7%

## Historical Inventory of Homes for Sale by Month

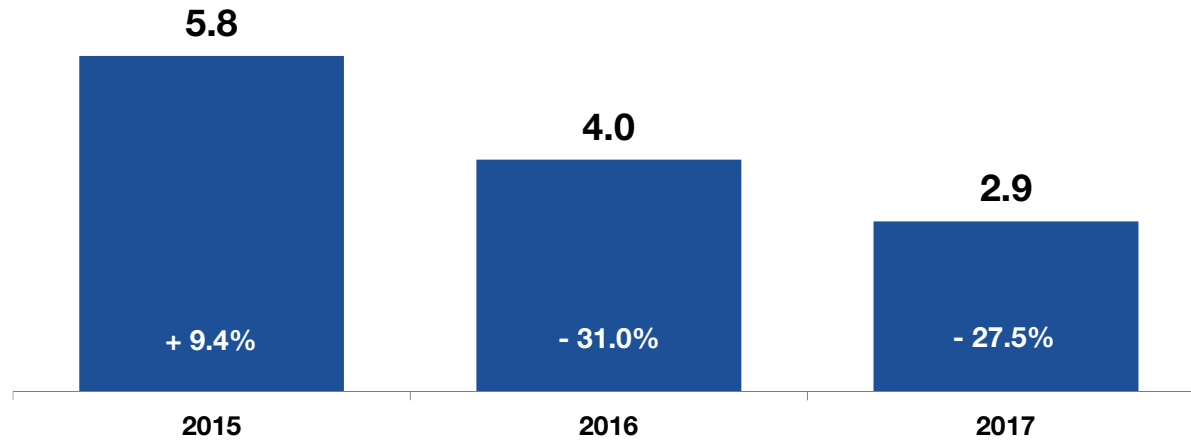


# Months Supply of Inventory

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.



## February



Months Supply		Prior Year	Percent Change
March 2016	4.3	6.3	-31.7%
April 2016	4.3	6.1	-29.5%
May 2016	4.2	6.3	-33.3%
June 2016	4.0	6.0	-33.3%
July 2016	4.0	6.1	-34.4%
August 2016	4.1	5.7	-28.1%
September 2016	4.0	5.1	-21.6%
October 2016	3.7	5.3	-30.2%
November 2016	3.3	4.7	-29.8%
December 2016	2.8	3.9	-28.2%
January 2017	2.8	3.8	-26.3%
<b>February 2017</b>	<b>2.9</b>	<b>4.0</b>	<b>-27.5%</b>
12-Month Avg	3.7	5.3	-30.2%

## 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 2016	YTD 2017	+ / -	YTD 2016	YTD 2017	+ / -	YTD 2016	YTD 2017	+ / -	2-2016	2-2017	+ / -	2-2016	2-2017	+ / -
Albany	5	10	+100.0%	4	4	0.0%	\$125,050	\$118,500	-5.2%	9	11	+22.2%	2.3	2.8	+22.2%
Avon	14	8	-42.9%	5	4	-20.0%	\$182,000	\$155,950	-14.3%	19	10	-47.4%	5.4	2.1	-60.8%
Clearwater	11	13	+18.2%	10	7	-30.0%	\$138,250	\$180,000	+30.2%	17	12	-29.4%	2.7	1.8	-34.6%
Cold Spring	24	13	-45.8%	12	8	-33.3%	\$153,000	\$185,500	+21.2%	46	25	-45.7%	4.7	3.0	-36.4%
Eden Lake Twp	2	2	0.0%	0	0	--	\$0	\$0	--	2	5	+150.0%	1.1	4.0	+260.0%
Eden Valley	1	5	+400.0%	0	2	--	\$0	\$209,213	--	8	6	-25.0%	3.4	3.6	+6.4%
Fair Haven Twp	0	0	--	0	0	--	\$0	\$0	--	1	0	-100.0%	1.0	0.0	-100.0%
Foley	21	13	-38.1%	7	10	+42.9%	\$151,000	\$151,250	+0.2%	19	22	+15.8%	2.0	2.7	+32.3%
Freeport	3	1	-66.7%	0	3	--	\$0	\$65,500	--	5	2	-60.0%	2.6	0.8	-69.6%
Holdingsford	6	2	-66.7%	1	1	0.0%	\$155,000	\$150,000	-3.2%	9	1	-88.9%	3.5	0.3	-90.4%
Kimball	9	5	-44.4%	5	1	-80.0%	\$225,000	\$125,000	-44.4%	15	10	-33.3%	4.3	2.9	-32.5%
Maine Prairie Twp	0	1	--	0	0	--	\$0	\$0	--	3	3	0.0%	3.0	3.0	0.0%
Melrose	7	5	-28.6%	7	4	-42.9%	\$125,000	\$122,450	-2.0%	26	10	-61.5%	6.6	2.4	-63.1%
Paynesville	4	9	+125.0%	2	4	+100.0%	\$112,450	\$122,000	+8.5%	17	12	-29.4%	4.7	2.4	-49.4%
Rice	13	23	+76.9%	9	9	0.0%	\$172,000	\$174,900	+1.7%	20	28	+40.0%	3.2	3.5	+10.5%
Richmond	11	20	+81.8%	6	3	-50.0%	\$169,500	\$198,000	+16.8%	30	24	-20.0%	5.0	3.6	-27.1%
Rockville	4	4	0.0%	0	3	--	\$0	\$223,693	--	5	4	-20.0%	2.2	2.1	-2.5%
Sartell	60	68	+13.3%	29	31	+6.9%	\$179,900	\$185,000	+2.8%	89	77	-13.5%	3.2	2.6	-17.9%
Sauk Centre	12	9	-25.0%	8	6	-25.0%	\$172,950	\$138,250	-20.1%	27	22	-18.5%	4.3	3.2	-24.5%
Sauk Rapids	42	48	+14.3%	25	23	-8.0%	\$153,900	\$165,000	+7.2%	56	59	+5.4%	2.7	2.9	+8.4%
Saint Cloud	188	184	-2.1%	108	91	-15.7%	\$128,900	\$129,900	+0.8%	376	274	-27.1%	4.8	3.3	-31.0%
Saint Joseph	18	16	-11.1%	12	6	-50.0%	\$157,450	\$132,576	-15.8%	23	18	-21.7%	2.4	1.8	-25.7%
Saint Augusta	7	6	-14.3%	1	3	+200.0%	\$166,000	\$192,000	+15.7%	12	17	+41.7%	3.9	5.5	+41.7%
Waite Park	14	9	-35.7%	12	6	-50.0%	\$159,700	\$167,000	+4.6%	23	11	-52.2%	3.7	1.4	-63.5%
Wakefield Twp	0	0	--	0	1	--	\$0	\$221,500	--	0	0	--	0.0	0.0	--