



Monthly Indicators

December 2013

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

[Click on desired metric to jump to that page.](#)

Activity Snapshot

- 2.6% **+ 8.2%** **- 9.0%**

One-Year Change in **Closed Sales** One-Year Change in **Median Sales Price** One-Year Change in **New Listings**

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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	12-2012	12-2013	Percent Change	YTD 2012	YTD 2013	Percent Change
New Listings		4,323	3,934	- 9.0%	107,522	111,900	+ 4.1%
Pending Sales		4,174	3,845	- 7.9%	74,982	77,565	+ 3.4%
Closed Sales		5,264	5,127	- 2.6%	74,426	77,820	+ 4.6%
Days on Market		96	83	- 13.5%	96	79	- 17.7%
Median Sales Price		\$153,000	\$165,500	+ 8.2%	\$150,500	\$170,000	+ 13.0%
Average Sales Price		\$193,340	\$206,472	+ 6.8%	\$187,947	\$209,079	+ 11.2%
Pct. of Orig. Price Received		92.0%	93.2%	+ 1.3%	92.5%	94.6%	+ 2.3%
Affordability Index		258	223	- 13.6%	261	218	- 16.5%
Homes for Sale*	Historical data not available at this time.	27,100	26,986	- 0.4%	--	--	--
Months Supply*	Historical data not available at this time.	4.3	4.2	- 2.3%	--	--	--

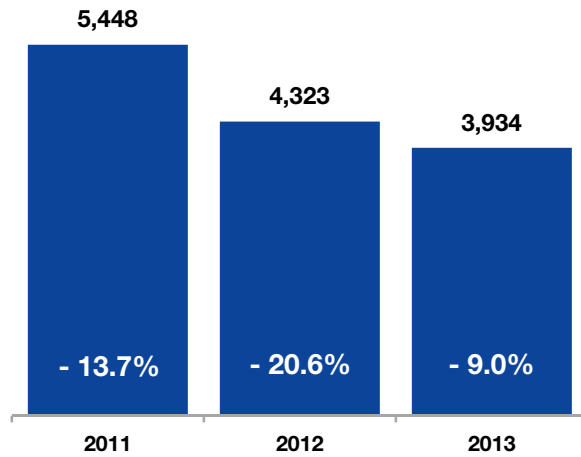
* Statewide inventory before 2012 was overstated due to changes made in NorthstarMLS. However, an "Expired" field was made available in 2012 by some multiple listing services, allowing expired listings to be separated from active listings, providing more accurate views of inventory and supply.

New Listings

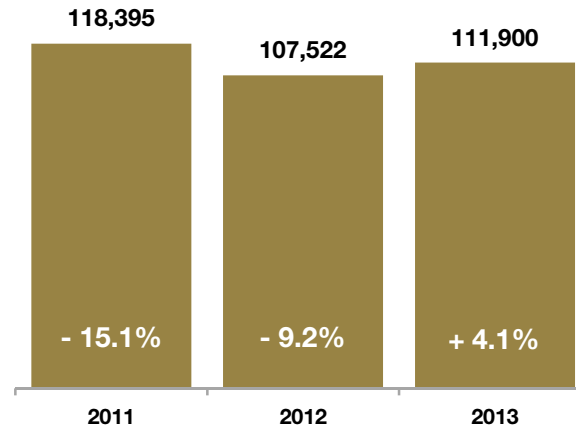
A count of the properties that have been newly listed on the market in a given month.



December

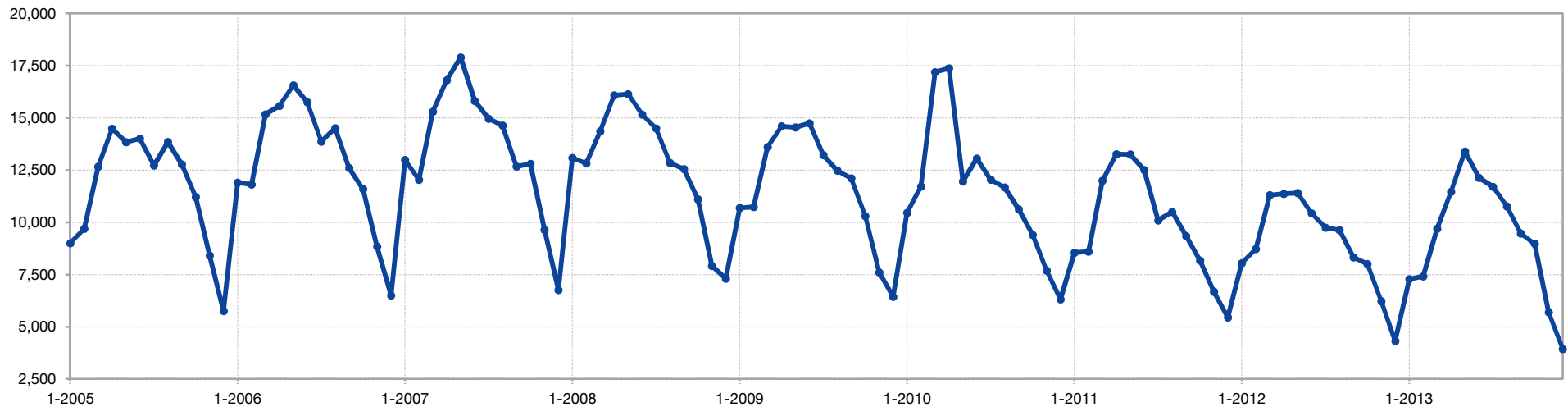


Year to Date



	New Listings	Prior Year	Percent Change
January 2013	7,284	8,046	-9.5%
February 2013	7,415	8,725	-15.0%
March 2013	9,695	11,302	-14.2%
April 2013	11,463	11,361	+0.9%
May 2013	13,389	11,404	+17.4%
June 2013	12,131	10,432	+16.3%
July 2013	11,700	9,743	+20.1%
August 2013	10,762	9,629	+11.8%
September 2013	9,466	8,324	+13.7%
October 2013	8,969	8,006	+12.0%
November 2013	5,692	6,227	-8.6%
December 2013	3,934	4,323	-9.0%
12-Month Avg	9,325	8,960	+4.1%

Historical New Listings by Month

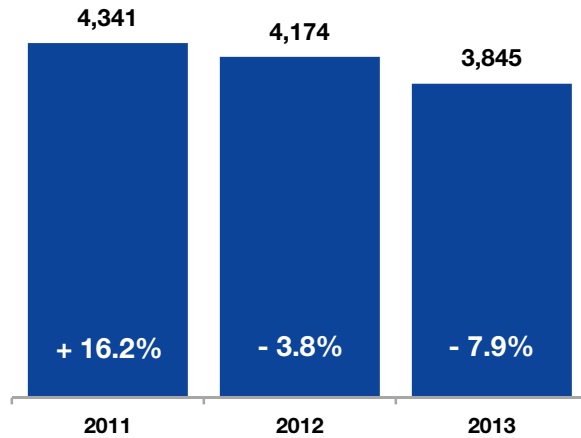


Pending Sales

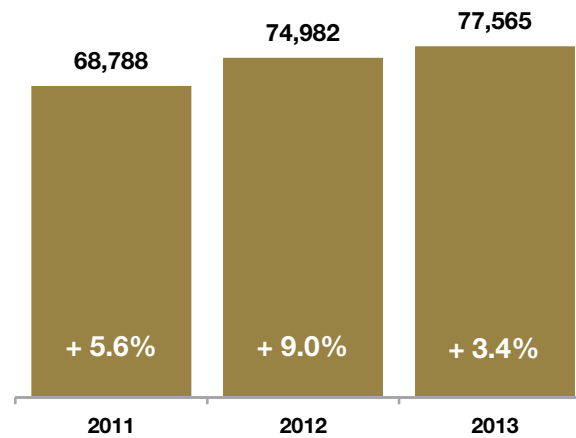
A count of the properties on which offers have been accepted in a given month.



December

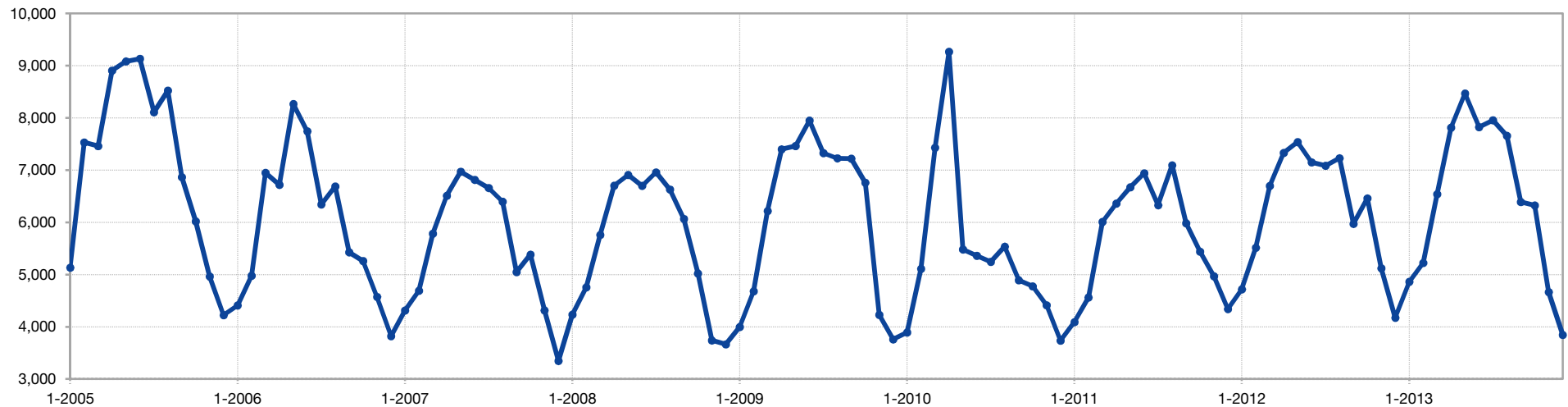


Year to Date



	Pending Sales	Prior Year	Percent Change
January 2013	4,862	4,718	+3.1%
February 2013	5,223	5,514	-5.3%
March 2013	6,540	6,698	-2.4%
April 2013	7,814	7,330	+6.6%
May 2013	8,467	7,537	+12.3%
June 2013	7,823	7,149	+9.4%
July 2013	7,956	7,084	+12.3%
August 2013	7,657	7,228	+5.9%
September 2013	6,389	5,971	+7.0%
October 2013	6,324	6,459	-2.1%
November 2013	4,665	5,120	-8.9%
December 2013	3,845	4,174	-7.9%
12-Month Avg	6,464	6,249	+3.4%

Historical Pending Sales by Month

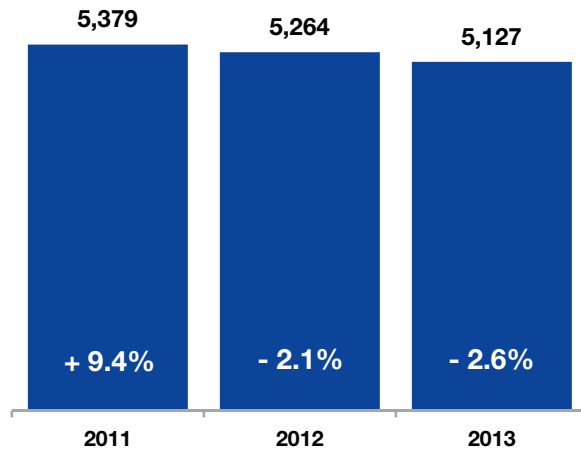


Closed Sales

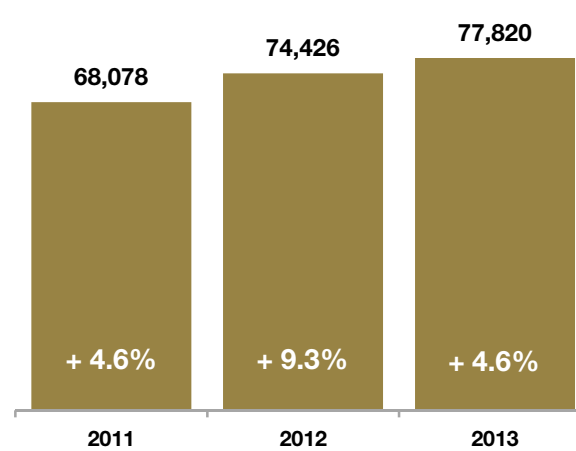
A count of the actual sales that closed in a given month.



December

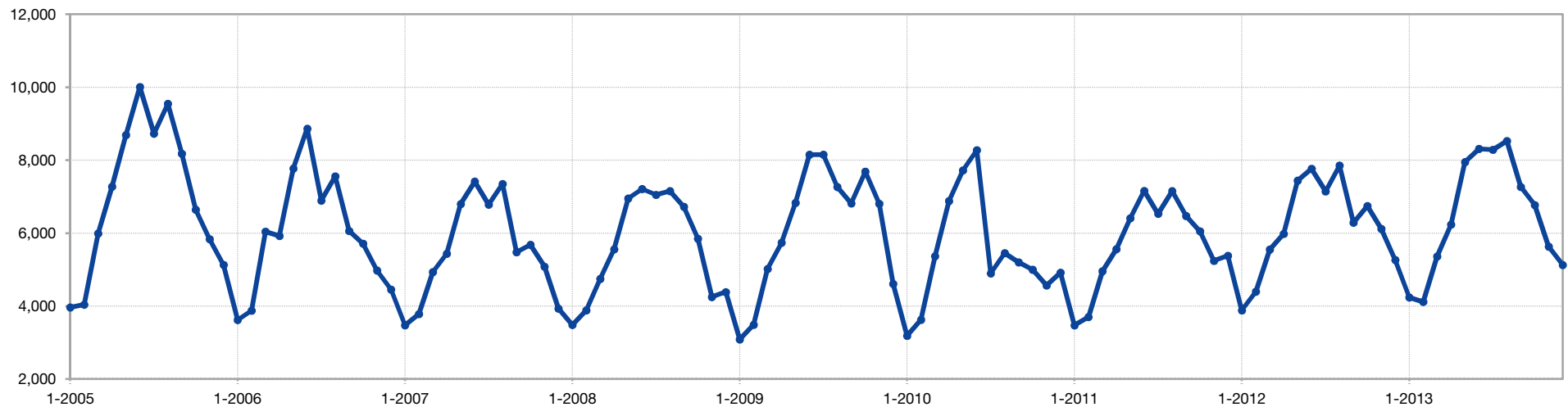


Year to Date



	Closed Sales	Prior Year	Percent Change
January 2013	4,239	3,883	+9.2%
February 2013	4,117	4,397	-6.4%
March 2013	5,362	5,552	-3.4%
April 2013	6,237	5,981	+4.3%
May 2013	7,950	7,440	+6.9%
June 2013	8,311	7,765	+7.0%
July 2013	8,285	7,144	+16.0%
August 2013	8,526	7,853	+8.6%
September 2013	7,266	6,287	+15.6%
October 2013	6,769	6,743	+0.4%
November 2013	5,631	6,117	-7.9%
December 2013	5,127	5,264	-2.6%
12-Month Avg	6,485	6,202	+4.6%

Historical Closed Sales by Month

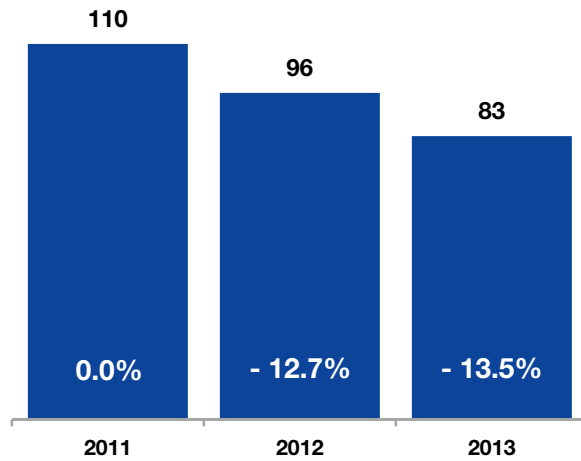


Days on Market Until Sale

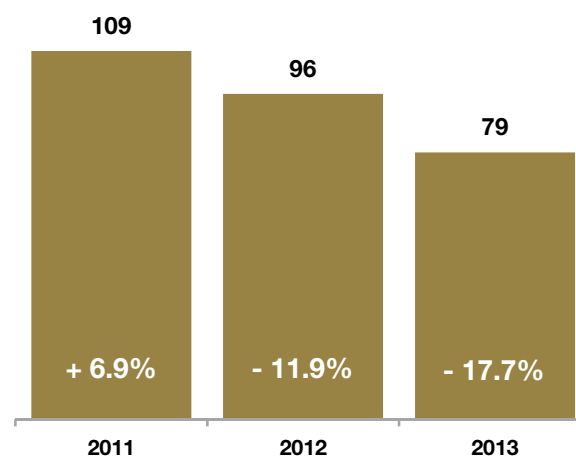
Average number of days between when a property is listed and when an offer is accepted in a given month.



December

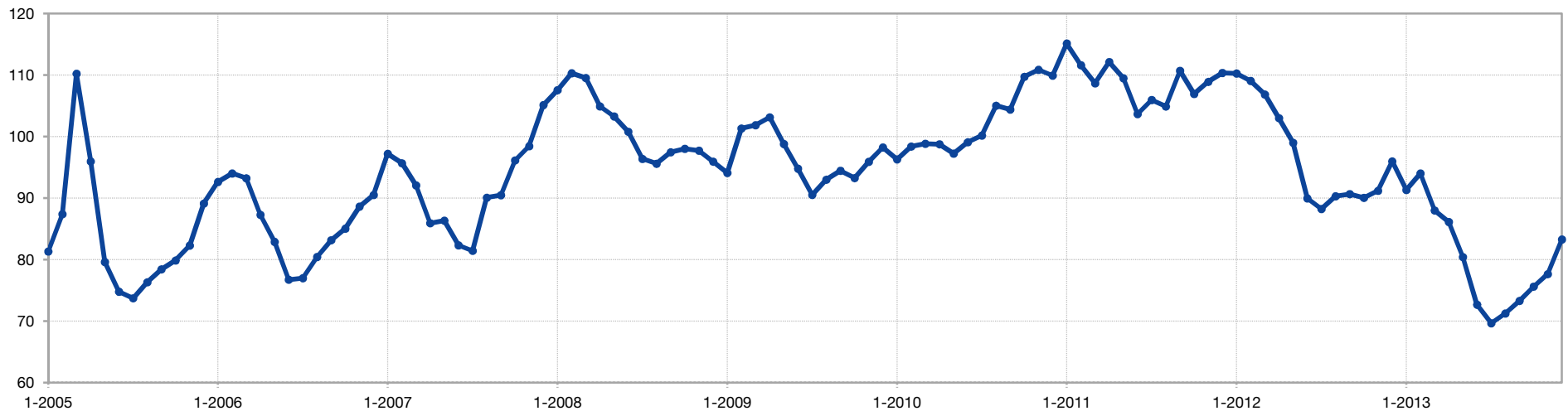


Year to Date



Days on Market		Prior Year	Percent Change
January 2013	91	110	-17.3%
February 2013	94	109	-13.8%
March 2013	88	107	-17.8%
April 2013	86	103	-16.5%
May 2013	80	99	-19.2%
June 2013	73	90	-18.9%
July 2013	70	88	-20.5%
August 2013	71	90	-21.1%
September 2013	73	91	-19.8%
October 2013	76	90	-15.6%
November 2013	78	91	-14.3%
December 2013	83	96	-13.5%
12-Month Avg	80	97	-17.5%

Historical Days on Market Until Sale by Month

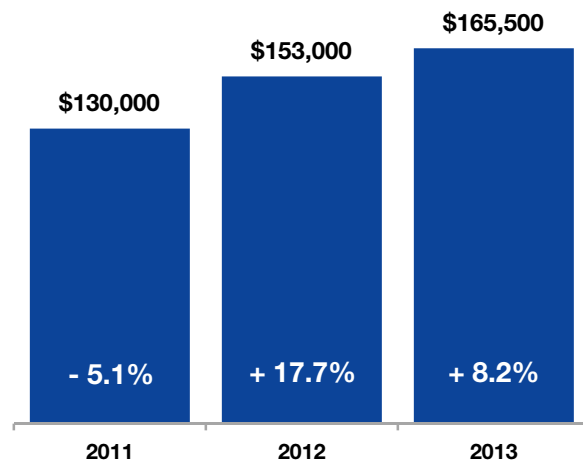


Median Sales Price

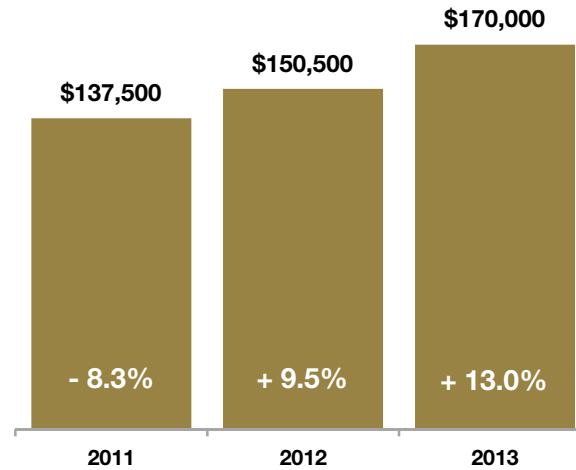
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



December

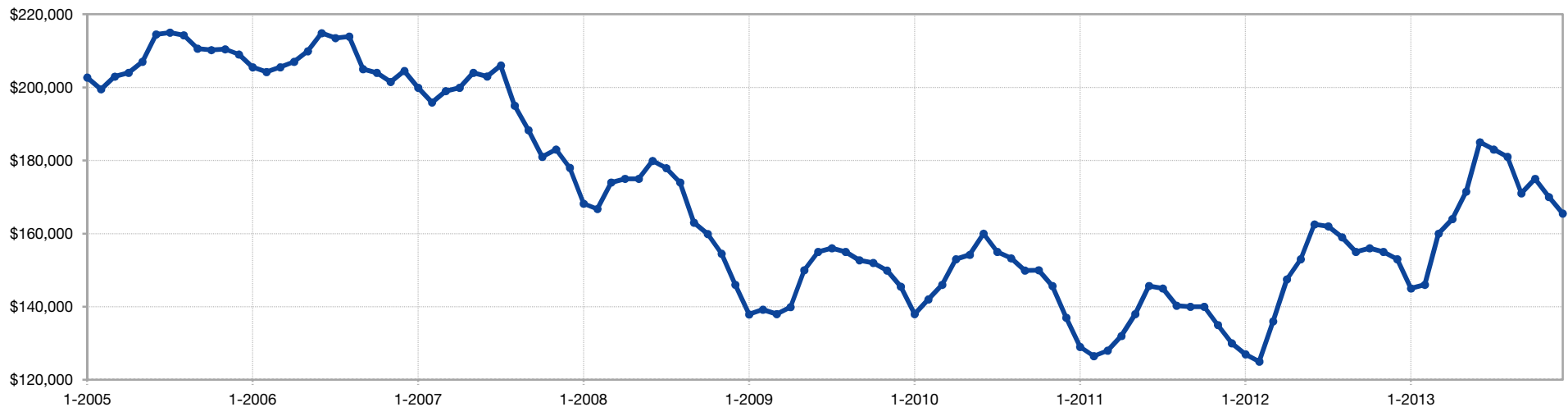


Year to Date



	Median Sales Price	Prior Year	Percent Change
January 2013	\$145,000	\$127,000	+14.2%
February 2013	\$146,000	\$125,000	+16.8%
March 2013	\$160,000	\$136,000	+17.6%
April 2013	\$164,000	\$147,500	+11.2%
May 2013	\$171,500	\$153,000	+12.1%
June 2013	\$185,000	\$162,526	+13.8%
July 2013	\$183,000	\$162,000	+13.0%
August 2013	\$181,000	\$159,000	+13.8%
September 2013	\$171,015	\$155,000	+10.3%
October 2013	\$175,000	\$156,000	+12.2%
November 2013	\$170,000	\$155,000	+9.7%
December 2013	\$165,500	\$153,000	+8.2%
12-Month Avg	\$168,085	\$149,252	+12.6%

Historical Median Sales Price by Month

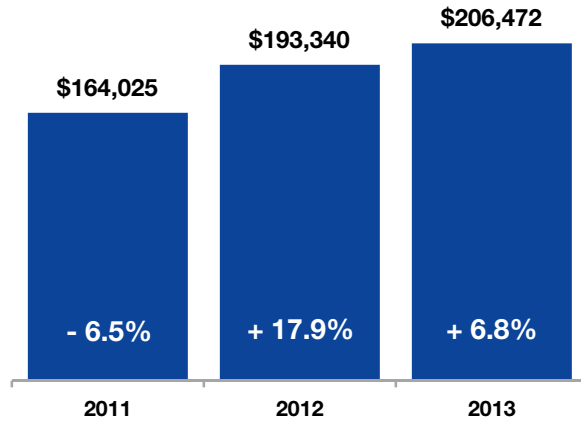


Average Sales Price

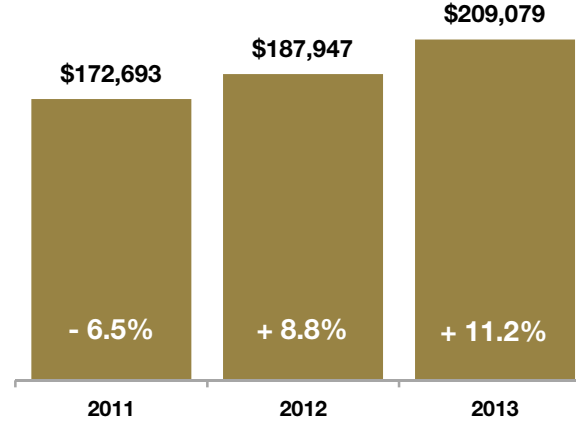
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



December



Year to Date



	Average Sales Price	Prior Year	Percent Change
January 2013	\$177,797	\$163,000	+9.1%
February 2013	\$181,969	\$162,092	+12.3%
March 2013	\$192,240	\$172,062	+11.7%
April 2013	\$199,113	\$180,371	+10.4%
May 2013	\$209,398	\$187,017	+12.0%
June 2013	\$222,163	\$198,980	+11.7%
July 2013	\$221,699	\$198,399	+11.7%
August 2013	\$225,406	\$196,051	+15.0%
September 2013	\$209,873	\$191,446	+9.6%
October 2013	\$213,898	\$195,547	+9.4%
November 2013	\$211,907	\$191,987	+10.4%
December 2013	\$206,472	\$193,340	+6.8%
12-Month Avg	\$205,995	\$185,858	+10.8%

Historical Average Sales Price by Month

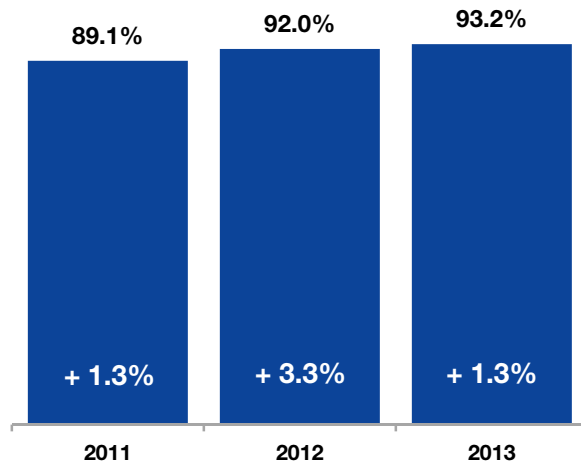


Percent of Original List Price Received

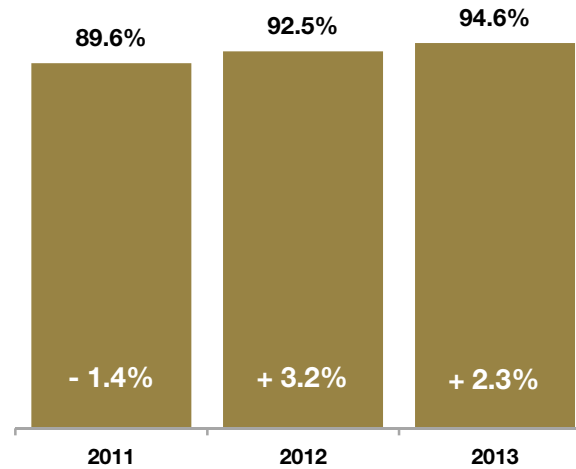


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

December

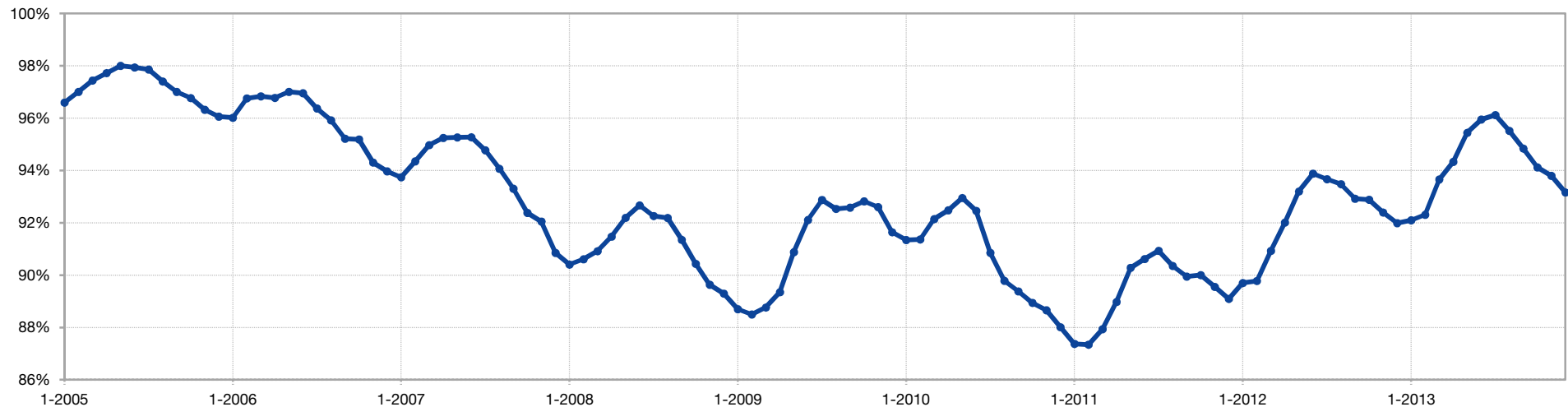


Year to Date



	Pct. of Orig. Price Received	Prior Year	Percent Change
January 2013	92.1%	89.7%	+2.7%
February 2013	92.3%	89.8%	+2.8%
March 2013	93.7%	90.9%	+3.1%
April 2013	94.3%	92.0%	+2.5%
May 2013	95.4%	93.2%	+2.4%
June 2013	96.0%	93.9%	+2.2%
July 2013	96.1%	93.7%	+2.6%
August 2013	95.5%	93.5%	+2.1%
September 2013	94.8%	92.9%	+2.0%
October 2013	94.1%	92.9%	+1.3%
November 2013	93.8%	92.4%	+1.5%
December 2013	93.2%	92.0%	+1.3%
12-Month Avg	94.3%	92.2%	+2.3%

Historical Percent of Original List Price Received by Month

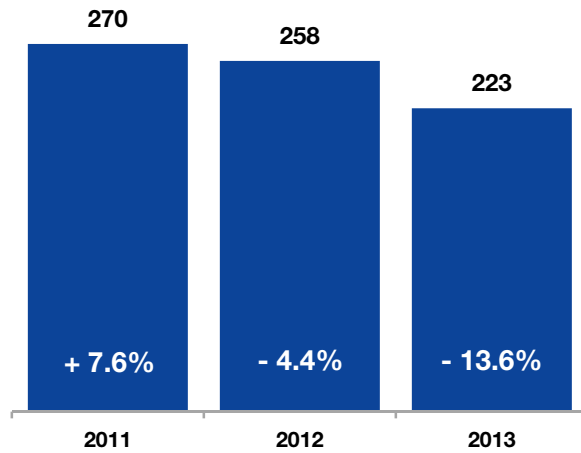


Housing Affordability Index

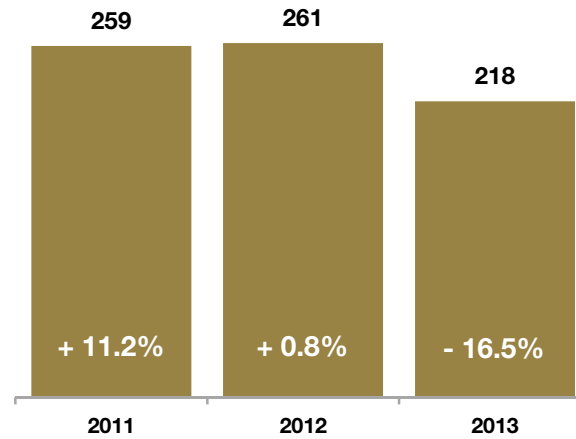


This index measures housing affordability for the region. An index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

December

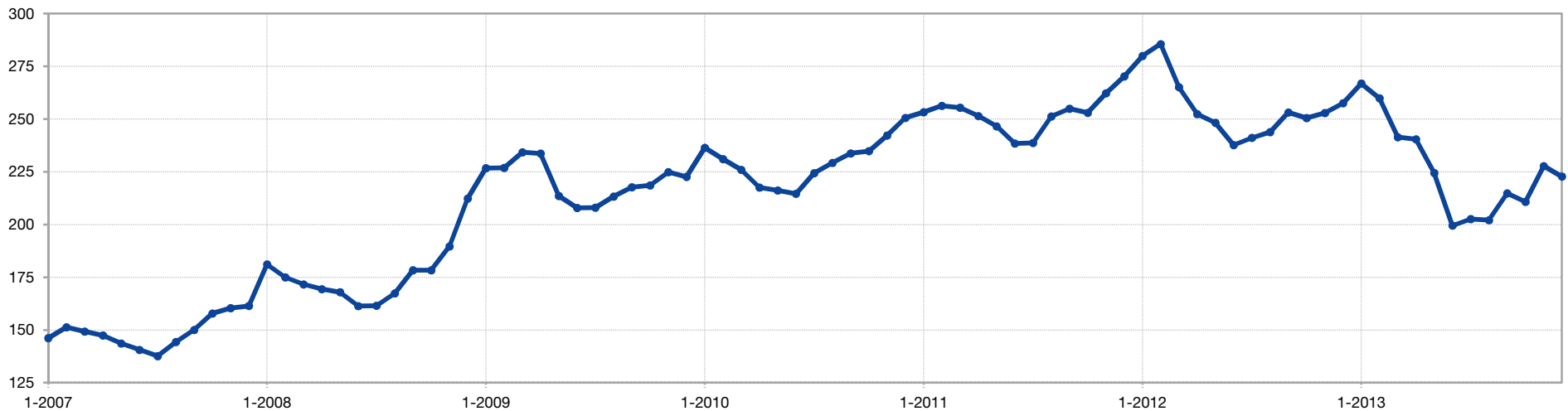


Year to Date



Affordability Index		Prior Year	Percent Change
January 2013	267	280	-4.6%
February 2013	260	286	-9.1%
March 2013	241	265	-9.1%
April 2013	240	252	-4.8%
May 2013	224	248	-9.7%
June 2013	200	238	-16.0%
July 2013	203	241	-15.8%
August 2013	202	244	-17.2%
September 2013	215	253	-15.0%
October 2013	211	250	-15.6%
November 2013	228	253	-9.9%
December 2013	223	258	-13.6%
12-Month Avg	226	256	-11.7%

Historical Housing Affordability Index by Month

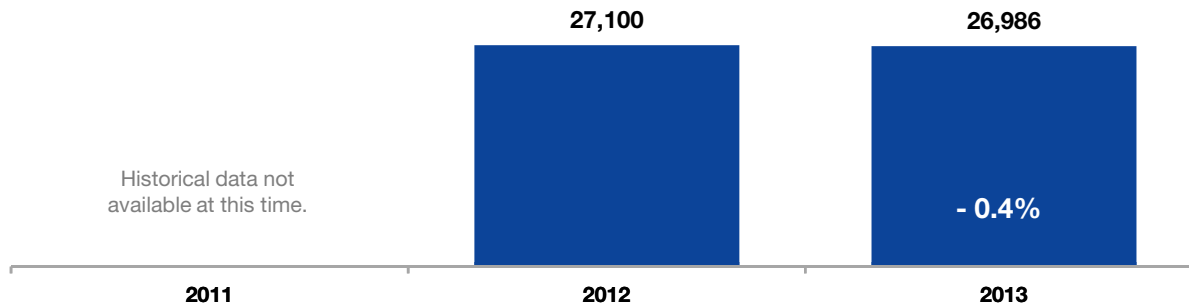


Inventory of Homes for Sale

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

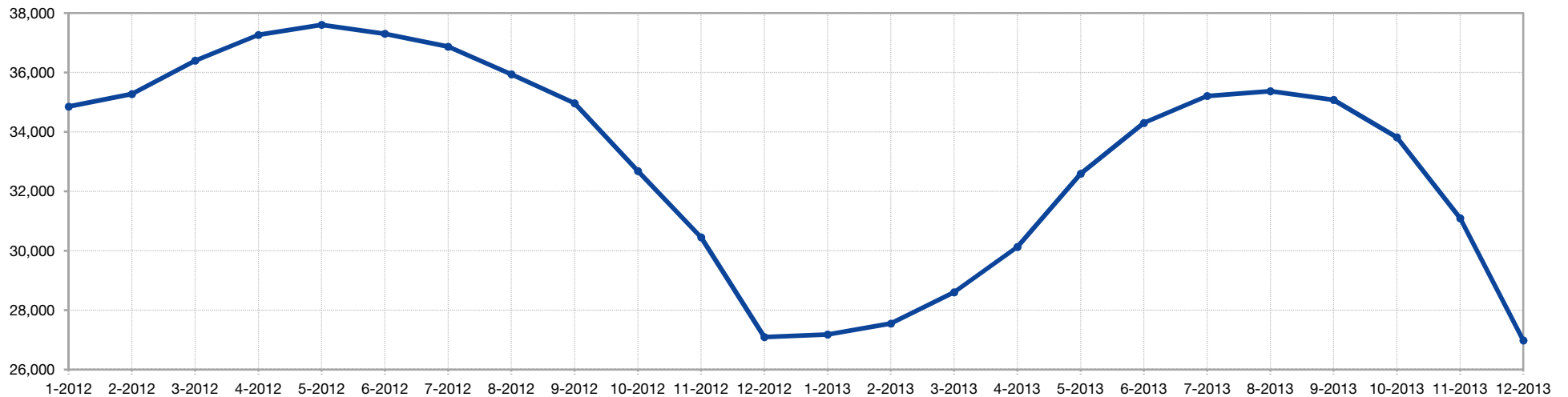


December



Homes for Sale		Prior Year	Percent Change
January 2013	27,186	34,853	-22.0%
February 2013	27,552	35,276	-21.9%
March 2013	28,607	36,402	-21.4%
April 2013	30,132	37,266	-19.1%
May 2013	32,595	37,608	-13.3%
June 2013	34,304	37,307	-8.0%
July 2013	35,213	36,869	-4.5%
August 2013	35,372	35,942	-1.6%
September 2013	35,081	34,966	+0.3%
October 2013	33,820	32,687	+3.5%
November 2013	31,098	30,456	+2.1%
December 2013	26,986	27,100	-0.4%

Historical Inventory of Homes for Sale by Month



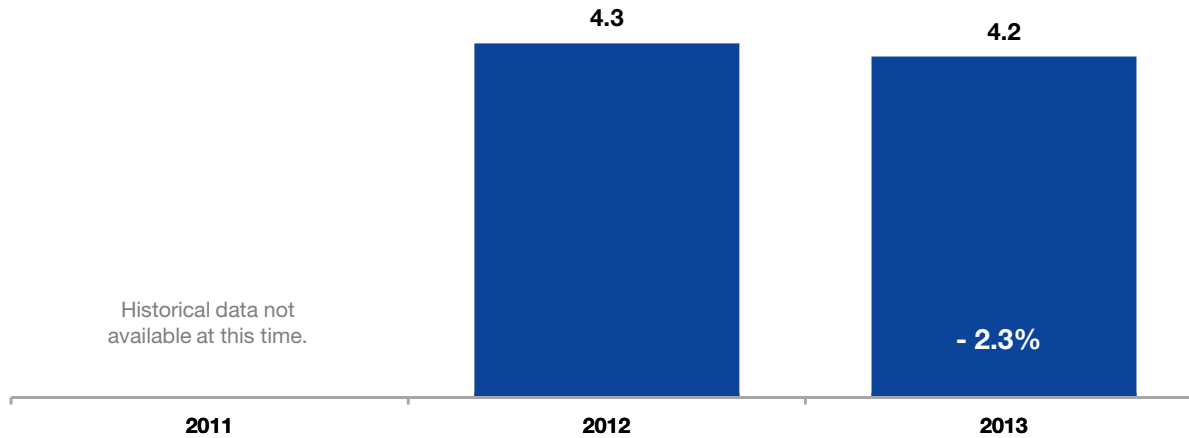
Note: Statewide inventory before 2012 was overstated due to changes made in NorthstarMLS. However, an "Expired" field was made available in 2012 by some multiple listing services, allowing expired listings to be separated from active listings, providing a more accurate view of inventory.

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.

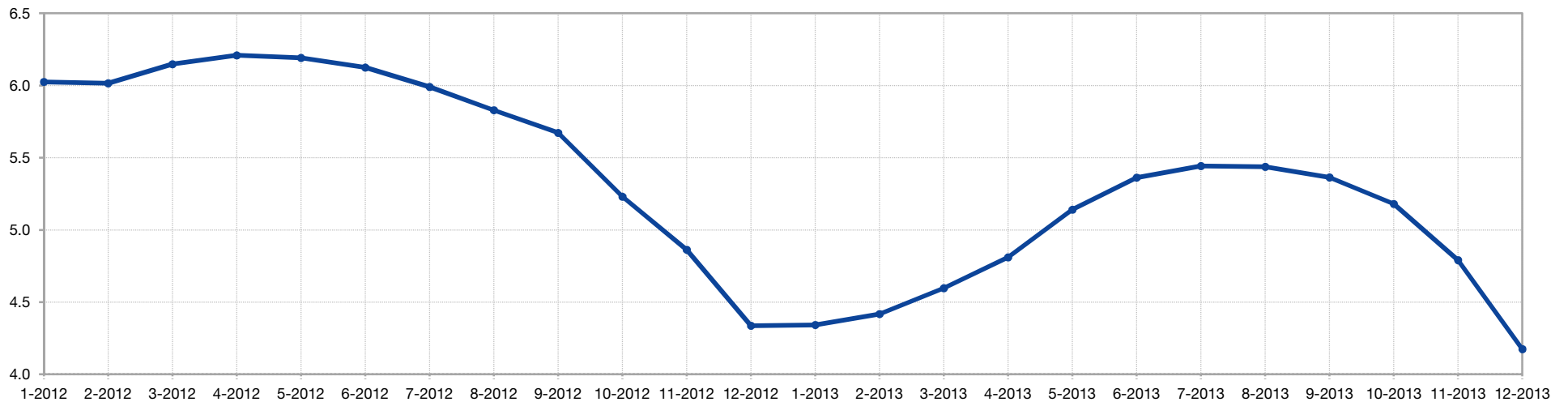


December



Months Supply		Prior Year	Percent Change
January 2013	4.3	6.0	-28.3%
February 2013	4.4	6.0	-26.7%
March 2013	4.6	6.1	-24.6%
April 2013	4.8	6.2	-22.6%
May 2013	5.1	6.2	-17.7%
June 2013	5.4	6.1	-11.5%
July 2013	5.4	6.0	-10.0%
August 2013	5.4	5.8	-6.9%
September 2013	5.4	5.7	-5.3%
October 2013	5.2	5.2	0.0%
November 2013	4.8	4.9	-2.0%
December 2013	4.2	4.3	-2.3%

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 January 12, 2014. All data from the multiple listing services in the state of Minnesota. Powered by 10K Research and Marketing. | Click for Cover Page | 12