

# Weekly Market Activity Report



**Publish Date: July 12, 2010**

## What to Watch For

For the week ending July 3, New Listings in the MRIS region were nearly 7 percent higher than the same week last year, with 3,885 new properties coming onto the market. Pending Sales finally made up their mind and are trending upwards from last year's trendline. The 2,560 purchase agreements marked a pivotal 9 percent gain over the same week in 2009.

Inventory continued its descent to 61,745 Active Listings for Sale. This represents an 8.6 percent decline from last year and is the greatest decline in the past eight weeks. Restored demand should continue to shrink housing supply.

Sellers may now anticipate receiving 94.7 percent of their original list price with market times of less than two-and-a-half months. The market appears to be well-balanced, with demand rebounding and Months Supply of Inventory hovering around the much-sought-after six month mark.

## Weekly Activity

<b>New Listings</b>	.....	<b>2</b>
<b>Pending Sales</b>	.....	<b>3</b>
<b>Active Listings</b>	.....	<b>4</b>

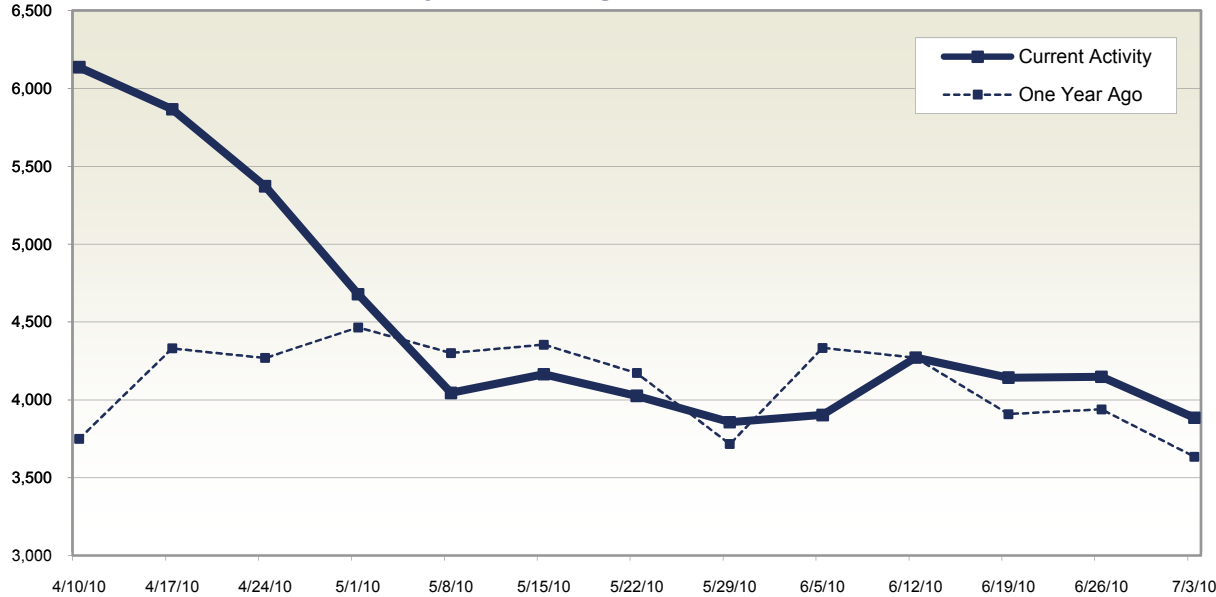
## Most Recent Month

<b>Days on Market Until Sale</b>	.....	<b>5</b>
<b>Percent of Original List Price Received at Sale</b>	.....	<b>6</b>
<b>Housing Affordability Index</b>	.....	<b>7</b>
<b>Months Supply of Inventory</b>	.....	<b>8</b>

# New Listings

## As of July 12, 2010

### Last Three Months Weekly New Listings

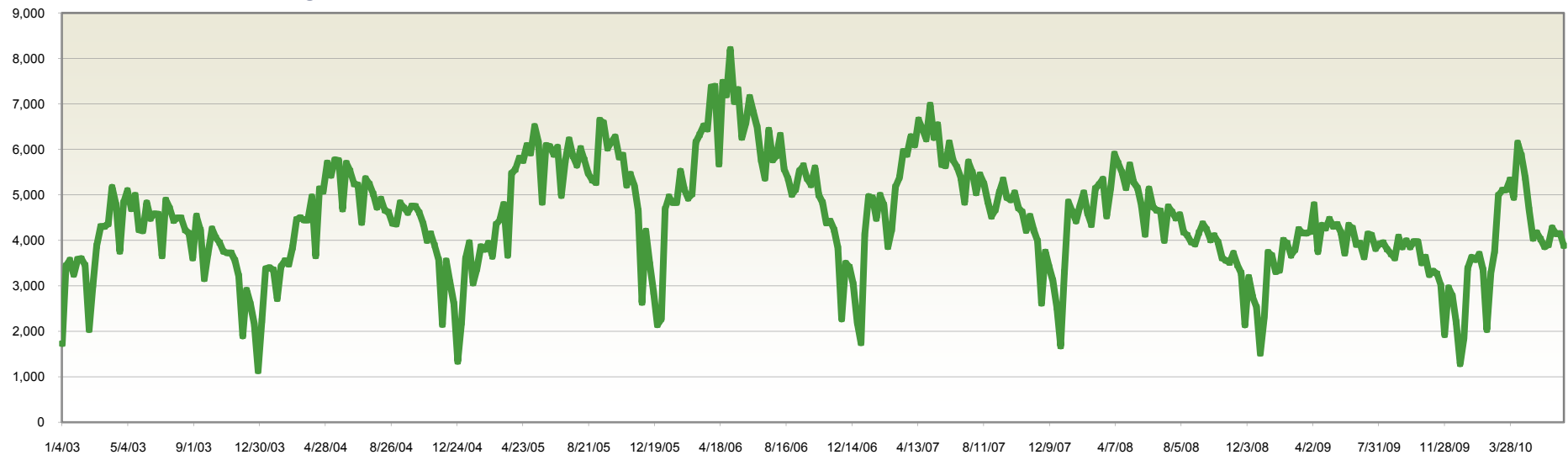


For the week ending:	Current Activity	One Year Ago	One Year Change
4/10/2010	6,136	3,750	+ 63.6%
4/17/2010	5,866	4,331	+ 35.4%
4/24/2010	5,372	4,269	+ 25.8%
5/1/2010	4,679	4,465	+ 4.8%
5/8/2010	4,045	4,301	- 6.0%
5/15/2010	4,165	4,354	- 4.3%
5/22/2010	4,026	4,173	- 3.5%
5/29/2010	3,857	3,716	+ 3.8%
6/5/2010	3,903	4,334	- 9.9%
6/12/2010	4,272	4,271	+ 0.0%
6/19/2010	4,143	3,909	+ 6.0%
6/26/2010	4,149	3,939	+ 5.3%
7/3/2010	3,885	3,635	+ 6.9%
<b>3-Month Total:</b>	<b>58,498</b>	<b>53,447</b>	<b>+ 9.5%</b>

Compared to Last Year: **Up (+)**

Compared to 2003: **Down (-)**

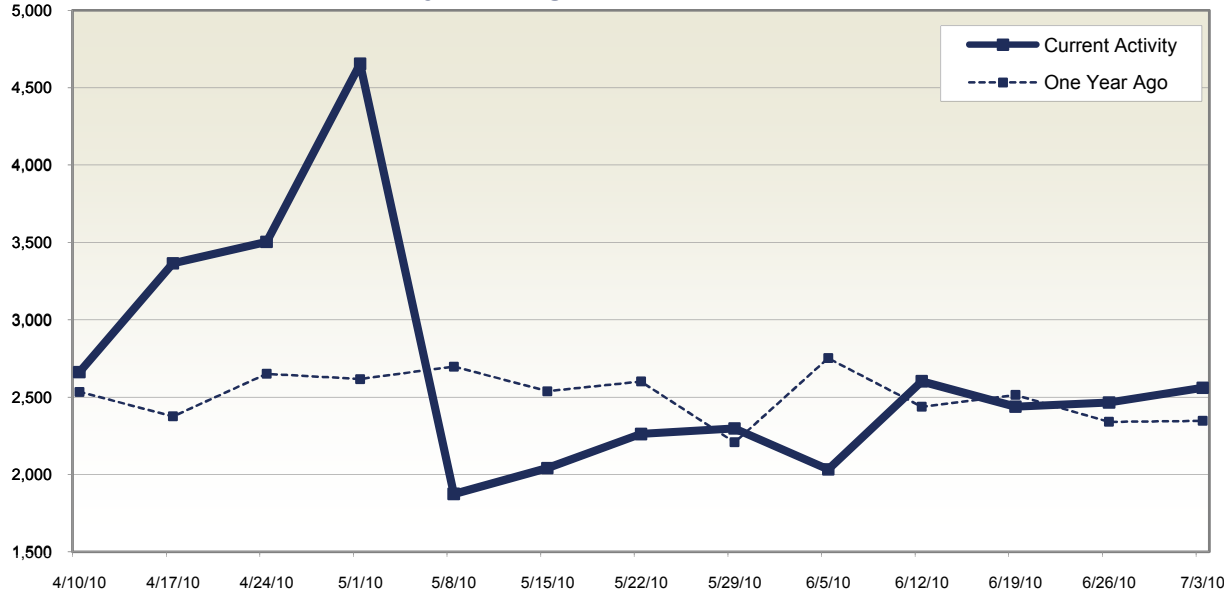
### Historical New Listings



# Pending Sales

## As of July 12, 2010

### Last Three Months Weekly Pending Sales



For the week ending:	Current Activity	One Year Ago	One Year Change
4/10/2010	2,662	2,534	+ 5.1%
4/17/2010	3,365	2,376	+ 41.6%
4/24/2010	3,504	2,651	+ 32.2%
5/1/2010	4,654	2,617	+ 77.8%
5/8/2010	1,875	2,698	- 30.5%
5/15/2010	2,042	2,538	- 19.5%
5/22/2010	2,262	2,602	- 13.1%
5/29/2010	2,298	2,209	+ 4.0%
6/5/2010	2,034	2,752	- 26.1%
6/12/2010	2,603	2,438	+ 6.8%
6/19/2010	2,439	2,515	- 3.0%
6/26/2010	2,466	2,341	+ 5.3%
7/3/2010	2,560	2,347	+ 9.1%
<b>3-Month Total:</b>	<b>34,764</b>	<b>32,618</b>	<b>+ 6.6%</b>

Compared to Last Year: **Up (+)**

Compared to 2003: **Down (-)**

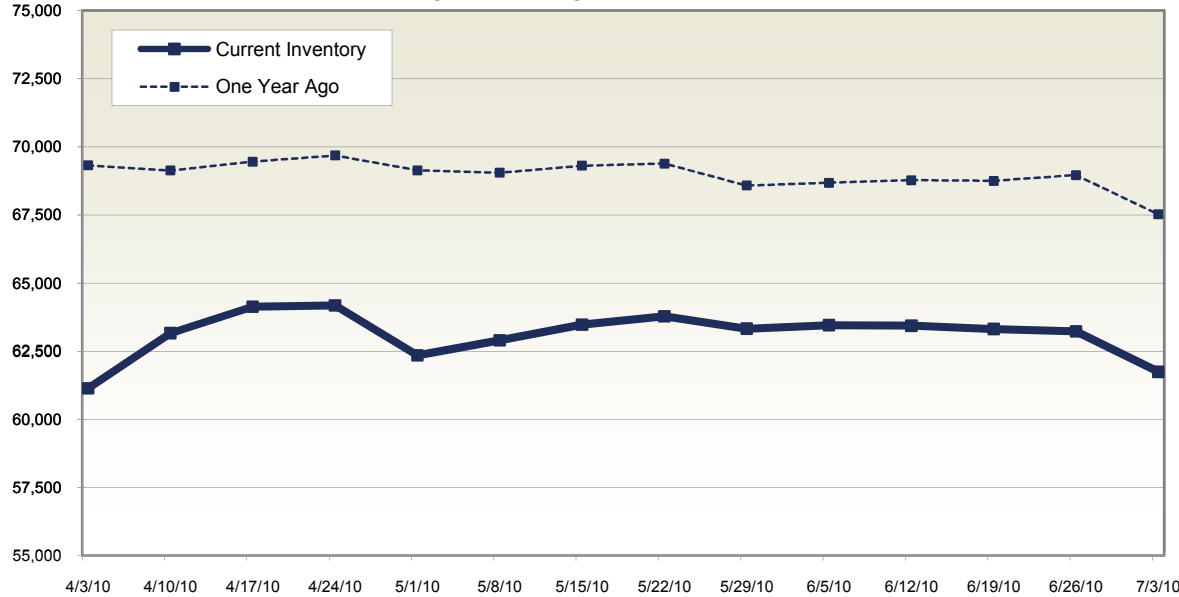
### Historical Pending Sales



# Active Listings for Sale

## As of July 12, 2010

Last Three Months Weekly Inventory for Sale

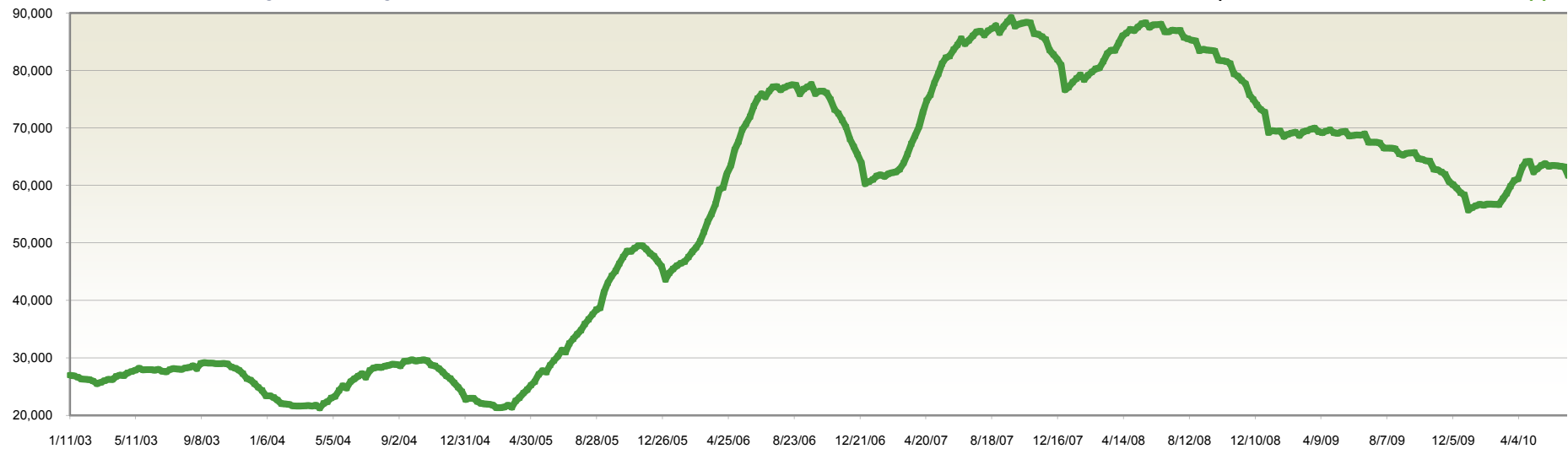


Inventory as of:	Current Inventory	One Year Ago	One Year Change
4/3/2010	61,138	69,322	- 11.8%
4/10/2010	63,165	69,134	- 8.6%
4/17/2010	64,135	69,453	- 7.7%
4/24/2010	64,182	69,684	- 7.9%
5/1/2010	62,353	69,141	- 9.8%
5/8/2010	62,902	69,052	- 8.9%
5/15/2010	63,476	69,308	- 8.4%
5/22/2010	63,783	69,386	- 8.1%
5/29/2010	63,328	68,581	- 7.7%
6/5/2010	63,458	68,678	- 7.6%
6/12/2010	63,437	68,772	- 7.8%
6/19/2010	63,317	68,753	- 7.9%
6/26/2010	63,229	68,961	- 8.3%
7/3/2010	61,745	67,524	- 8.6%
<b>3-Month Avg:</b>	<b>63,270</b>	<b>68,956</b>	<b>- 8.2%</b>

Compared to Last Year: **Down (-)**

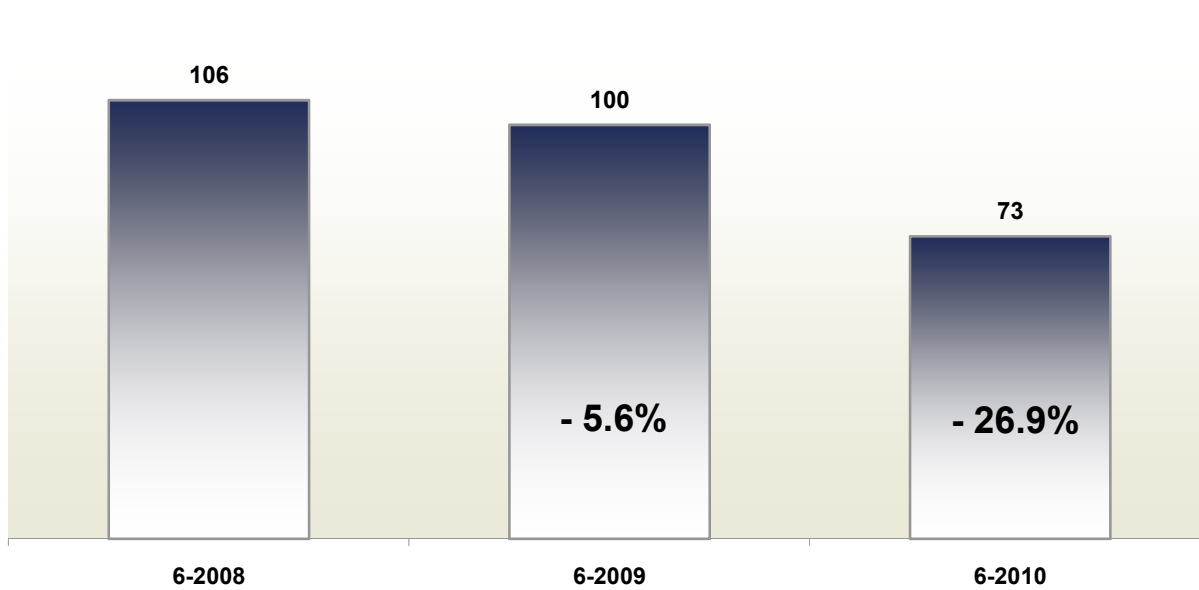
Compared to 2003: **Down (-)**

Historical Weekly Inventory for Sale



# Days on Market Until Sale

June 2010 — 73

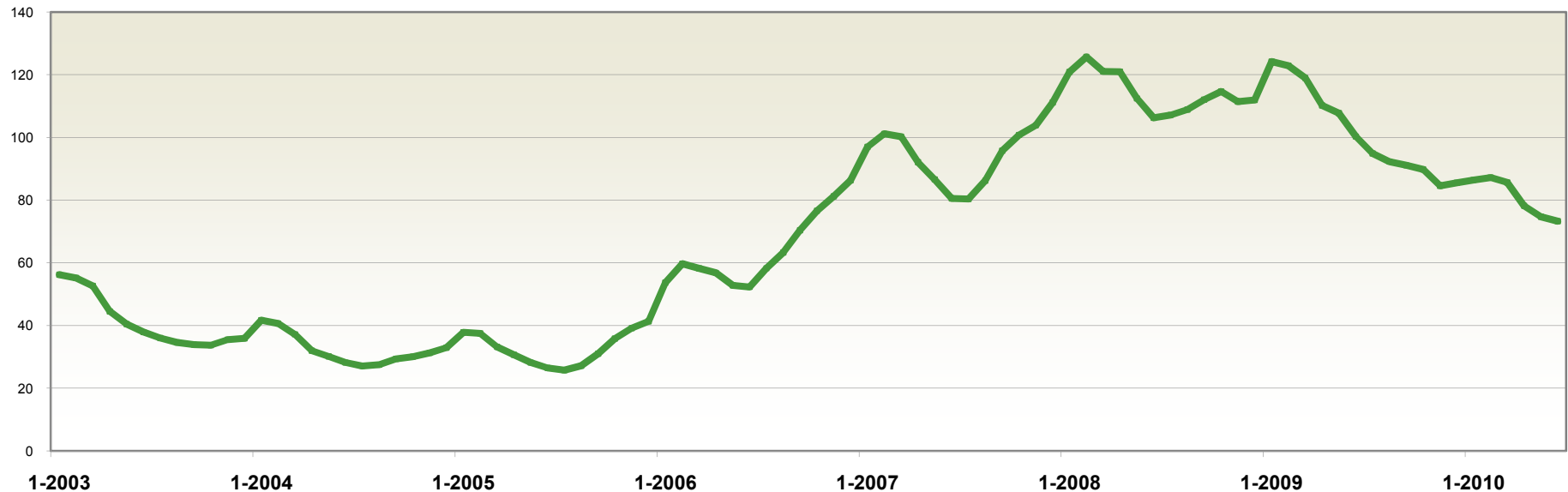


Month	Current Year	One Year Previous	One Year Change
7-2009	95	107	- 11.4%
8-2009	92	109	- 15.2%
9-2009	91	112	- 18.7%
10-2009	90	115	- 21.7%
11-2009	85	111	- 24.1%
12-2009	86	112	- 23.6%
1-2010	86	124	- 30.4%
2-2010	87	123	- 29.1%
3-2010	86	119	- 28.0%
4-2010	78	110	- 29.0%
5-2010	75	108	- 30.7%
6-2010	73	100	- 26.9%
<b>12-Month Avg:</b>	<b>85</b>	<b>113</b>	<b>- 24.2%</b>

Compared to Last Year: **Down (-)**

Compared to 2003: **Up (+)**

## Historical Days on Market Until Sale

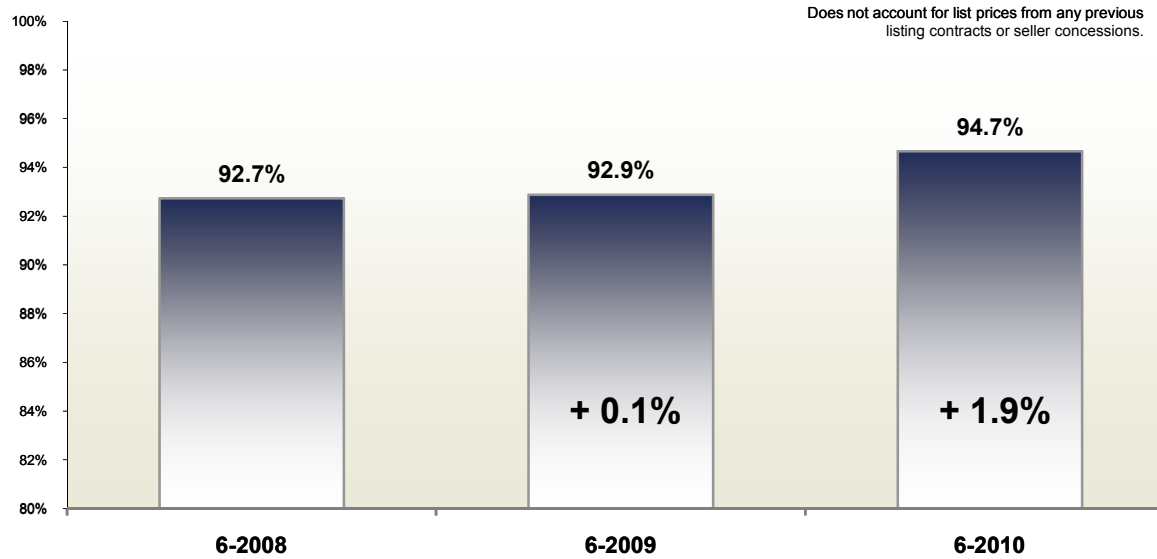


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# Percent of Original List Price Received at Sale

June 2010 — 94.7%

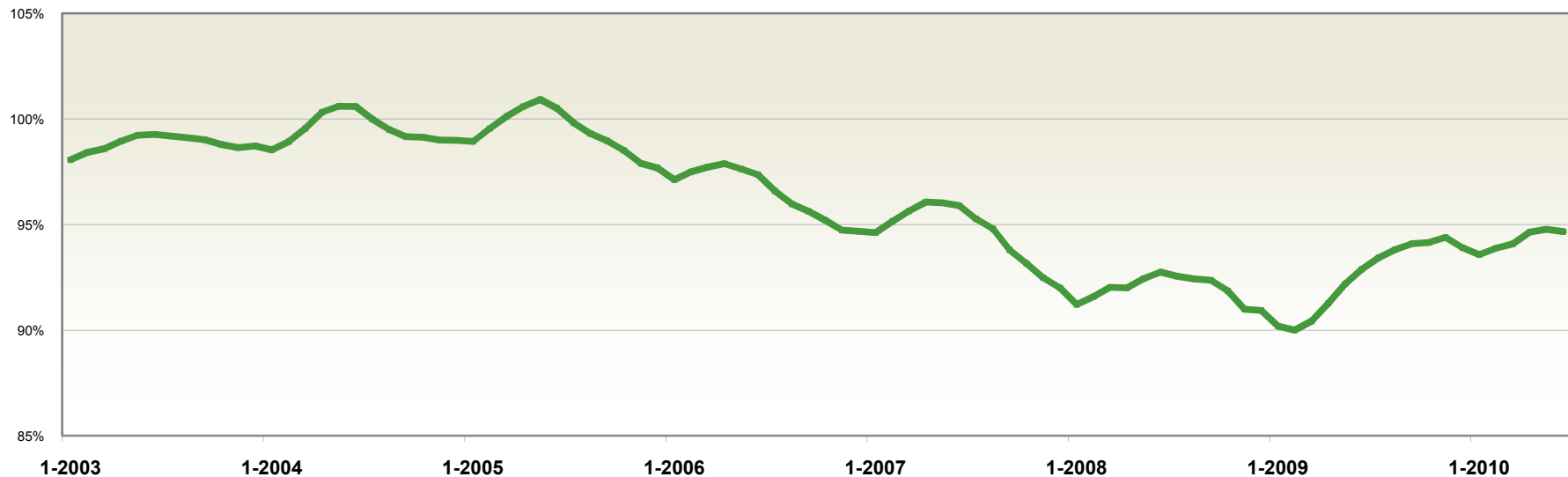


Month	Current Year	One Year Previous	One Year Change
7-2009	93.4%	92.5%	+ 0.9%
8-2009	93.8%	92.4%	+ 1.5%
9-2009	94.1%	92.4%	+ 1.9%
10-2009	94.1%	91.9%	+ 2.5%
11-2009	94.4%	91.0%	+ 3.7%
12-2009	93.9%	90.9%	+ 3.3%
1-2010	93.6%	90.2%	+ 3.8%
2-2010	93.9%	90.0%	+ 4.3%
3-2010	94.1%	90.4%	+ 4.0%
4-2010	94.6%	91.3%	+ 3.7%
5-2010	94.8%	92.2%	+ 2.8%
6-2010	94.7%	92.9%	+ 1.9%
<b>12-Month Avg:</b>	<b>94.1%</b>	<b>91.5%</b>	<b>+ 2.9%</b>

Compared to Last Year: **Up (+)**

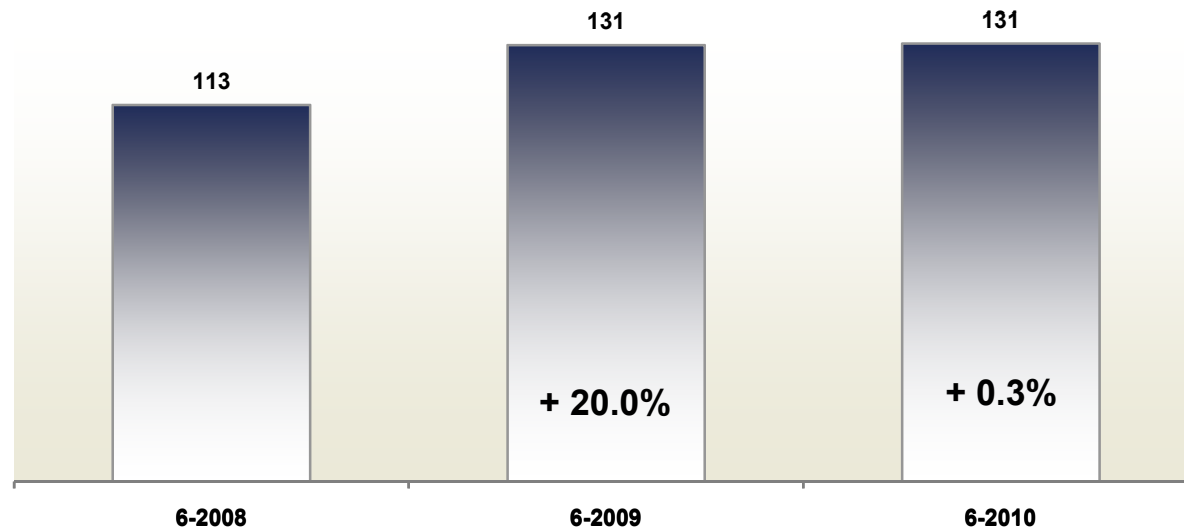
Compared to 2003: **Down (-)**

## Historical Percent of Original List Price Received at Sale



# Housing Affordability Index

June 2010 — 131



Month	Current Year	One Year Previous	One Year Change
7-2009	131	115	+ 13.5%
8-2009	134	121	+ 11.0%
9-2009	141	132	+ 7.0%
10-2009	144	128	+ 12.8%
11-2009	147	143	+ 3.1%
12-2009	144	146	- 1.4%
1-2010	152	152	+ 0.2%
2-2010	149	155	- 4.4%
3-2010	149	146	+ 2.2%
4-2010	143	146	- 2.1%
5-2010	138	136	+ 1.4%
6-2010	131	131	+ 0.3%
<b>12-Month Avg:</b>	<b>142</b>	<b>138</b>	<b>+ 3.2%</b>

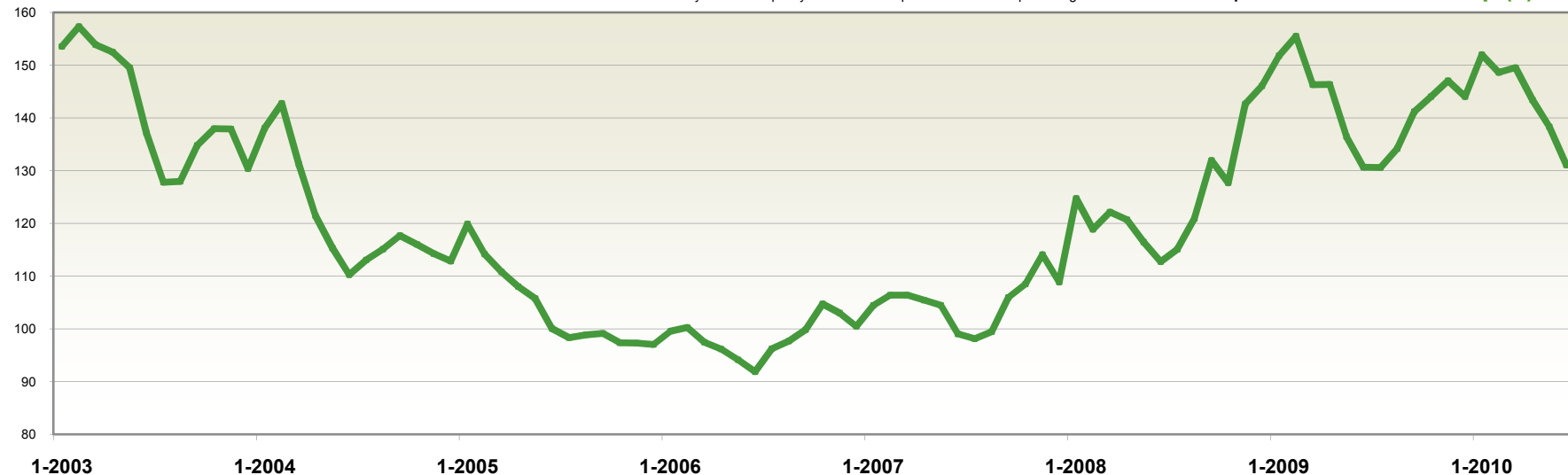
The Housing Affordability Index measures housing affordability for the MRIS service region. The higher the number, the more affordable our housing is.

Compared to Last Year: **Even**

## Historical Housing Affordability Index

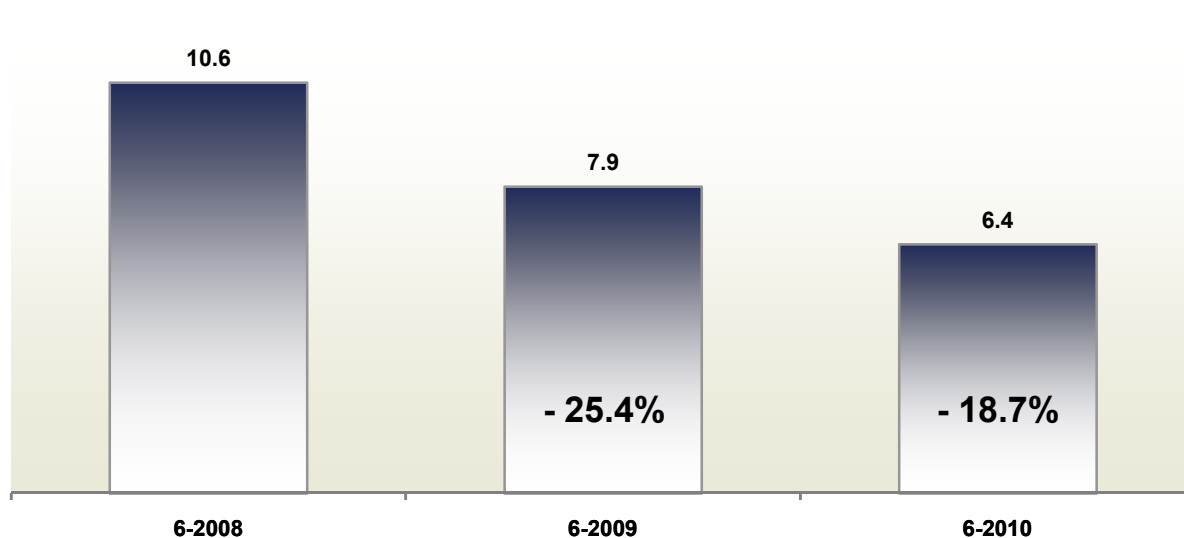
An HAI of 120 would mean that the median household income was 120% of the necessary income to qualify for the median priced home under prevailing interest rates.

Compared to 2003: **Up (+)**



# Months Supply of Inventory

June 2010 — 6.4 Months



Month	Current Year	One Year Previous	One Year Change
7-2009	7.7	10.6	-27.6%
8-2009	7.5	10.5	-28.9%
9-2009	7.3	10.2	-28.7%
10-2009	7.1	9.8	-27.6%
11-2009	6.7	9.5	-29.6%
12-2009	6.4	9.1	-30.0%
1-2010	5.9	8.2	-29.1%
2-2010	5.9	8.2	-28.1%
3-2010	5.8	8.2	-28.5%
4-2010	5.9	8.1	-26.7%
5-2010	6.0	8.1	-25.8%
6-2010	6.4	7.9	-18.7%
<b>12-Month Avg:</b>	<b>6.5</b>	<b>9.0</b>	<b>-27.6%</b>

Compared to Last Year: **Down (-)**

Compared to 2003: **Up (+)**

## Historical Months Supply of Inventory

