

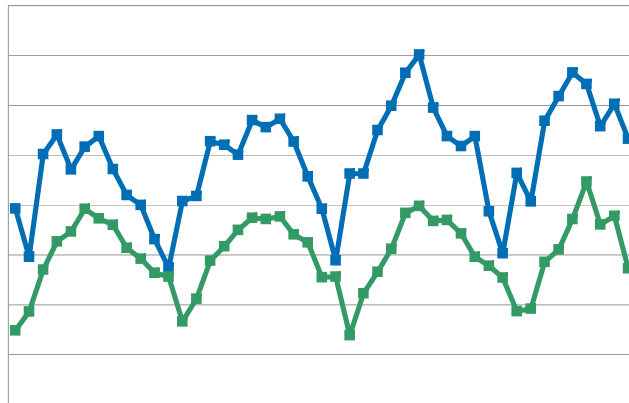


REALTOR® Association of the Sioux Empire Inc.

A free research tool from the REALTOR® Association of the Sioux Empire, Inc. brought to you by the unique data-sharing traditions of the REALTOR® community

Monthly Indicators

June 2008



Contents

New Listings	2
Pending Sales	3
Closed Sales	4
Days On Market Until Sale	5
Median Sales Price	6
Average Sales Price	7
Percent of Original List Price Received at Sale	8
Mortgage Rates	9
Housing Affordability Index	10
Housing Supply Outlook	
All Residential Properties	11
<i>Under \$100,000 and \$100,001 to \$150,000</i>	12
<i>\$150,001 to \$200,000 and \$200,001 to \$300,000</i>	13
<i>\$300,001 and above</i>	14
Market Overview	15
Annual Review	16

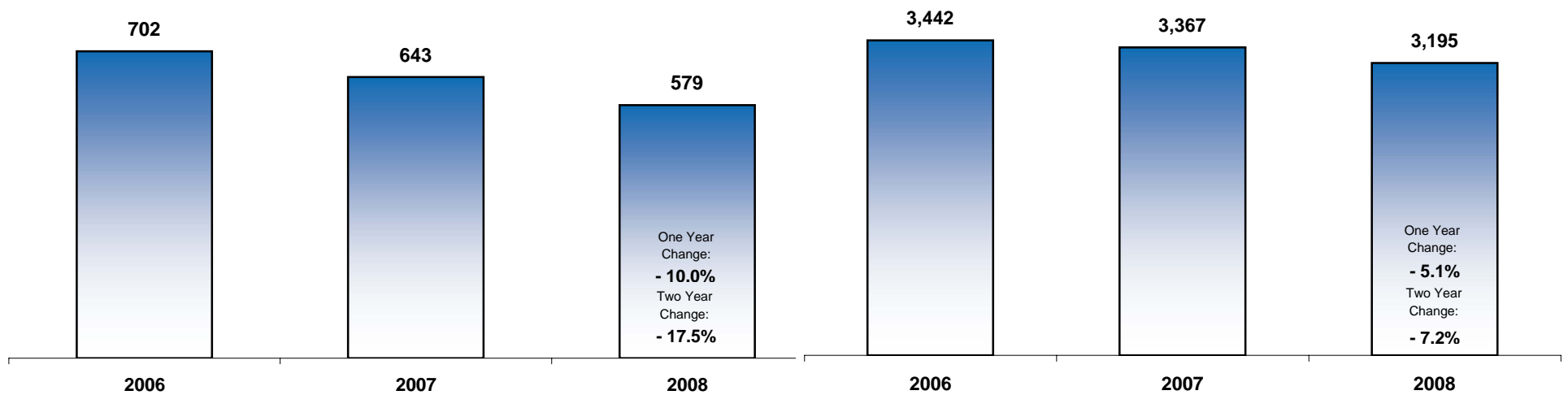
New Listings

A Monthly Indicator from the REALTOR® Association of the Sioux Empire

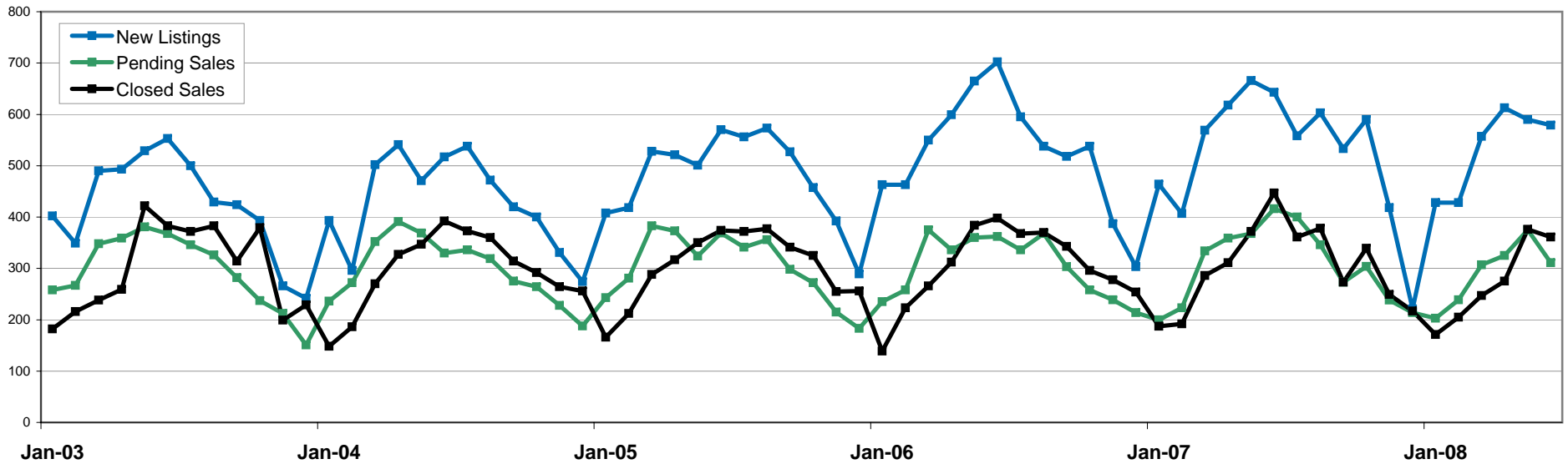


June

Year to Date



Historical Market Activity

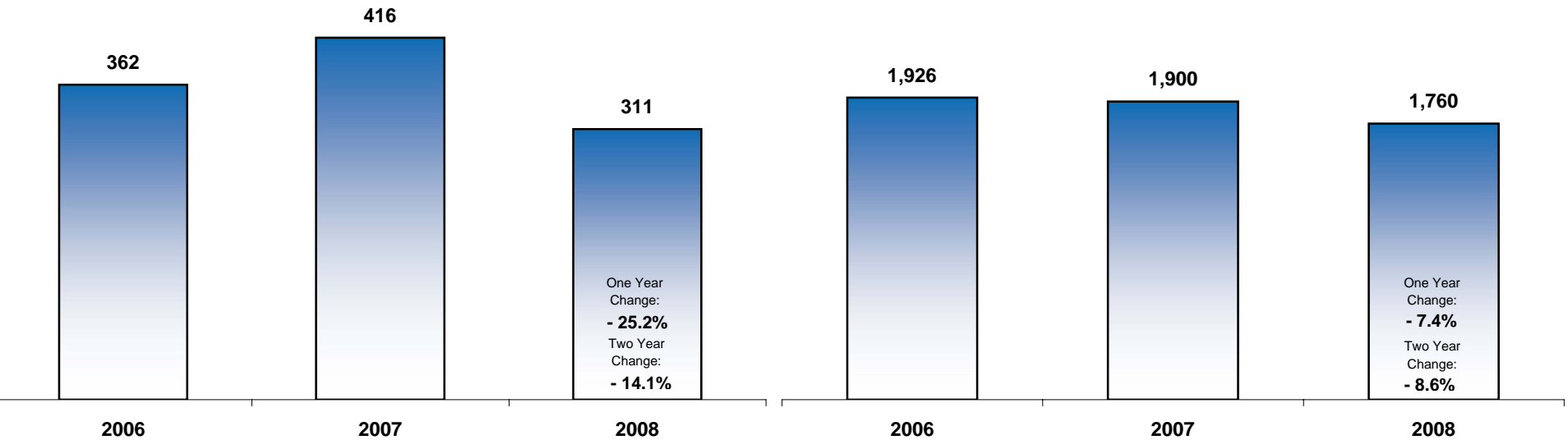


Pending Sales

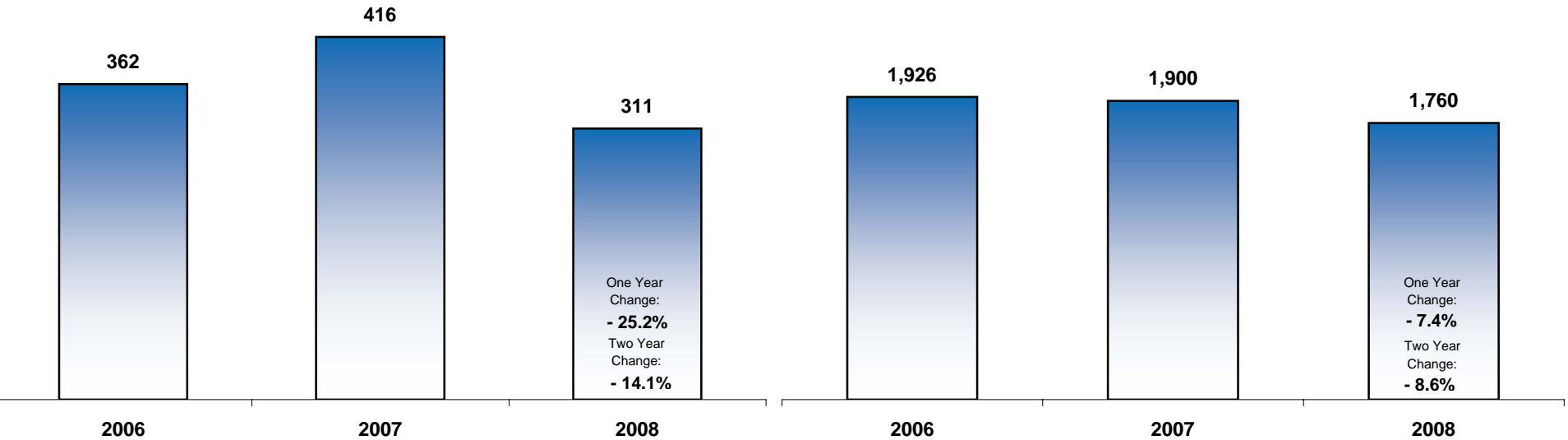
A Monthly Indicator from the REALTOR® Association of the Sioux Empire



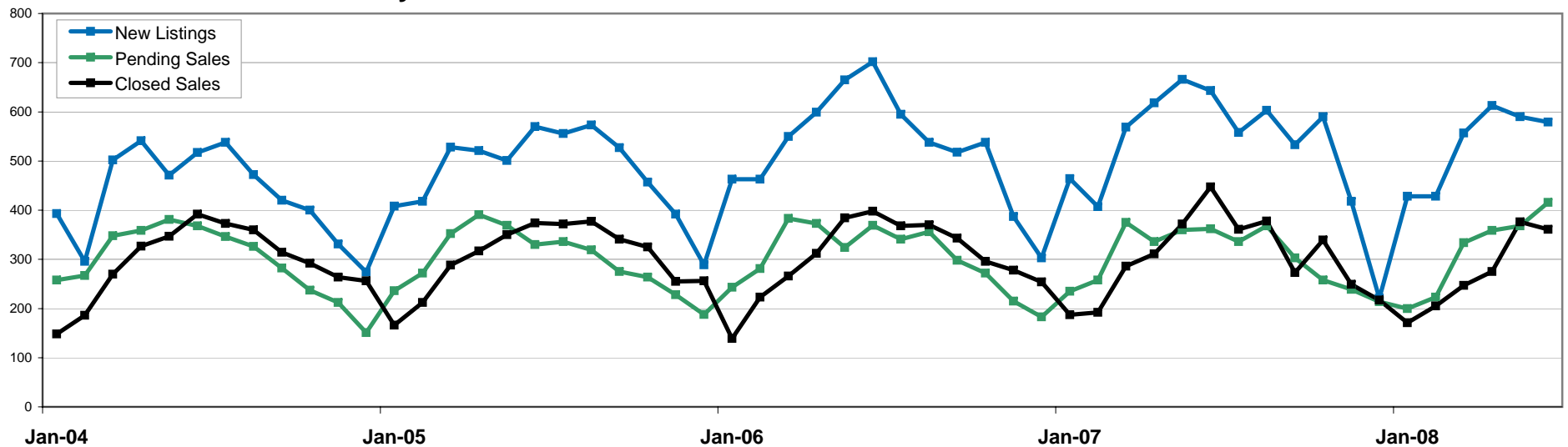
June



Year to Date



Historical Market Activity

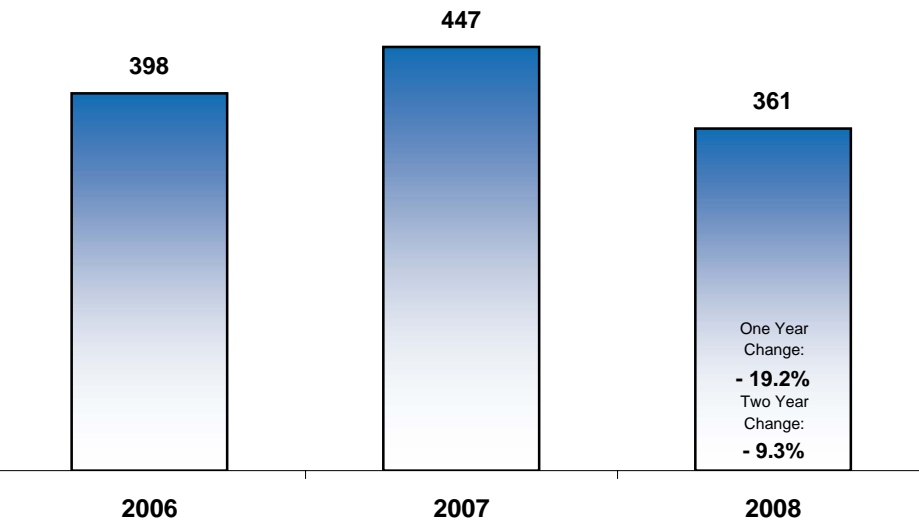


Closed Sales

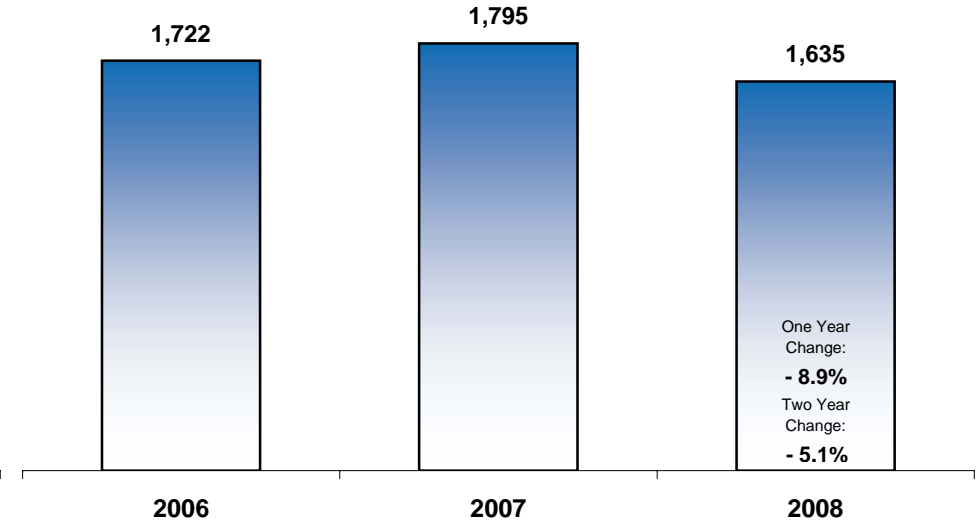
A Monthly Indicator from the REALTOR® Association of the Sioux Empire



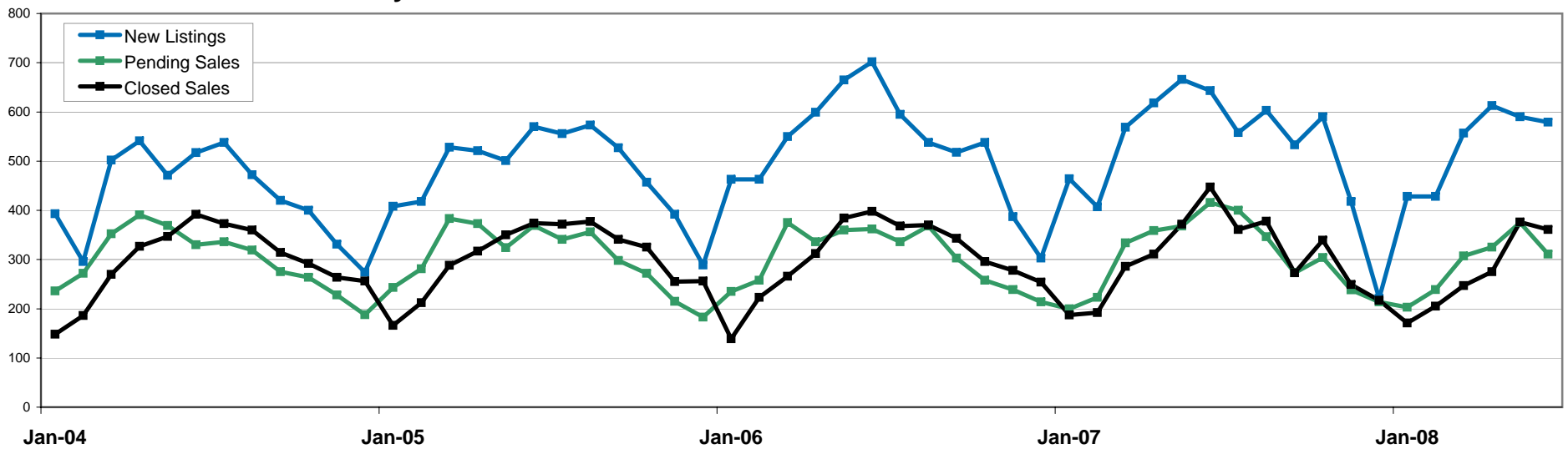
June



Year to Date



Historical Market Activity

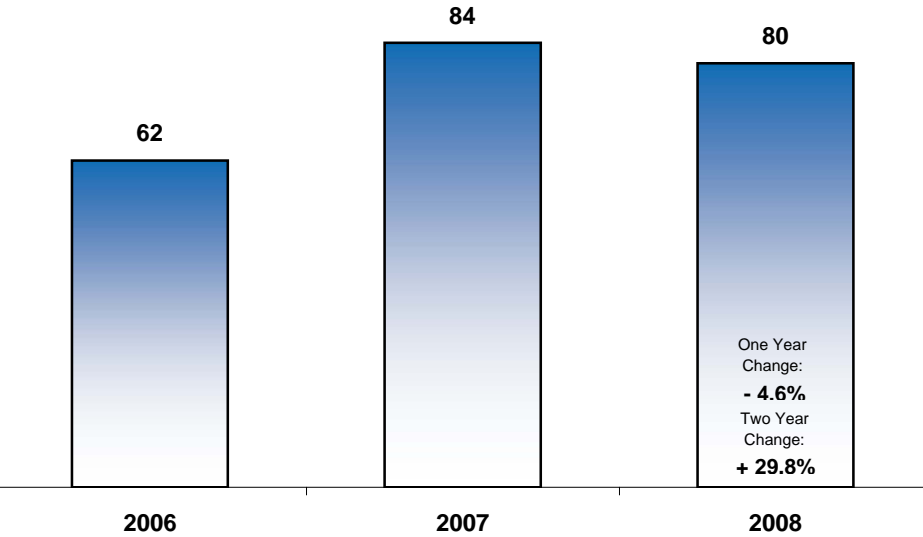


Days on Market Until Sale

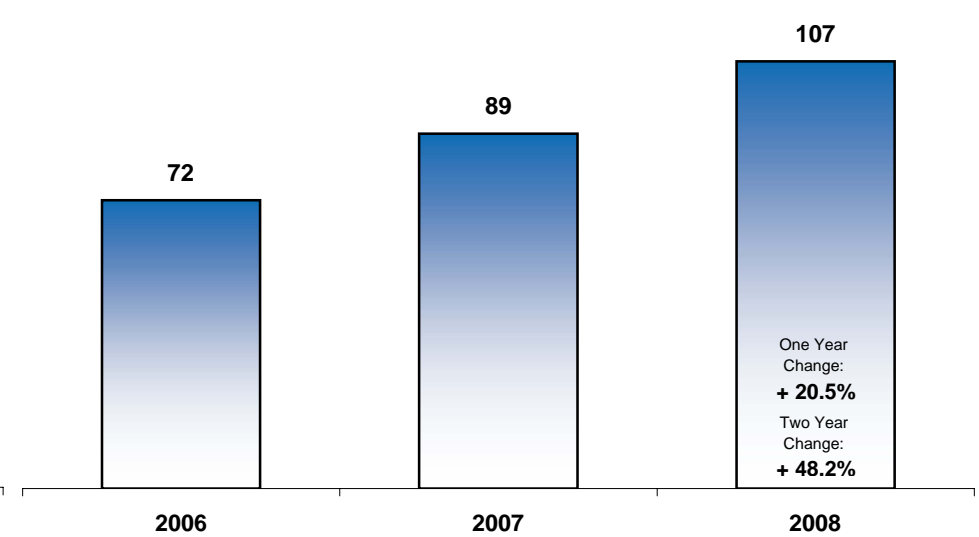
A Monthly Indicator from the REALTOR® Association of the Sioux Empire



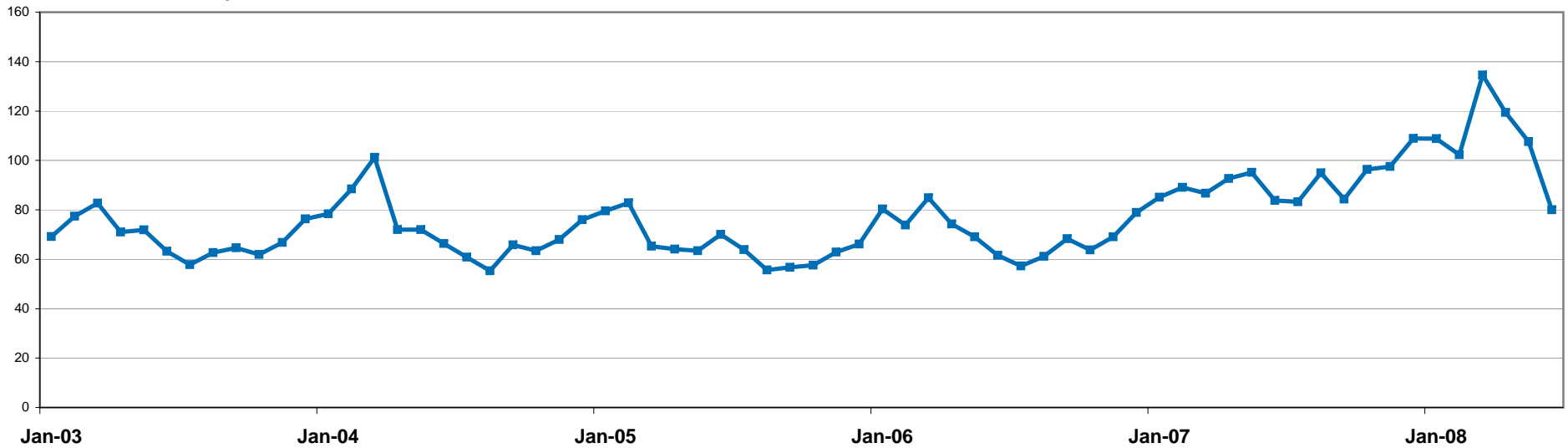
June



Year to Date



Historical Days on Market Until Sale

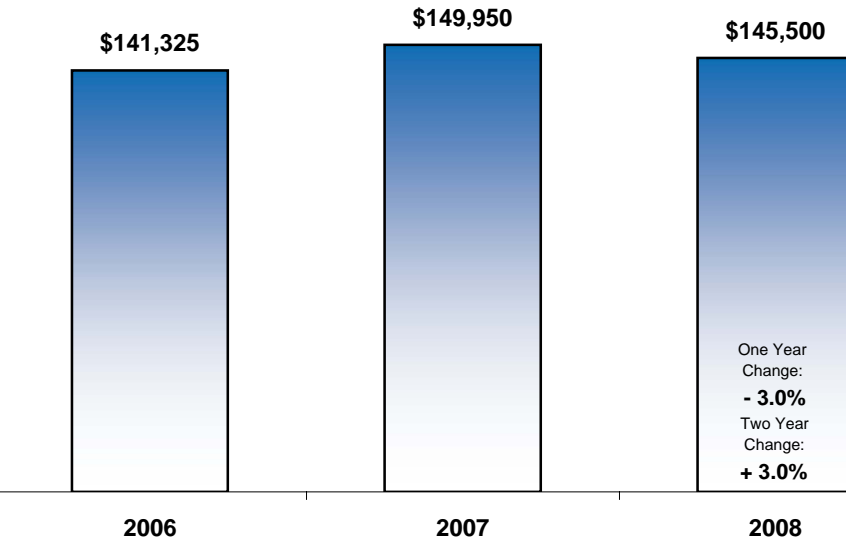


Median Sales Price

A Monthly Indicator from the REALTOR® Association of the Sioux Empire

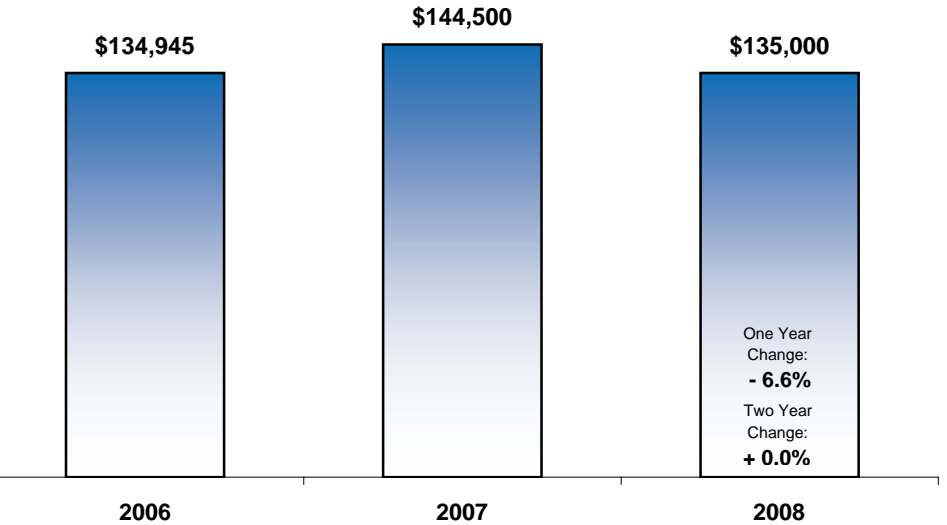


June

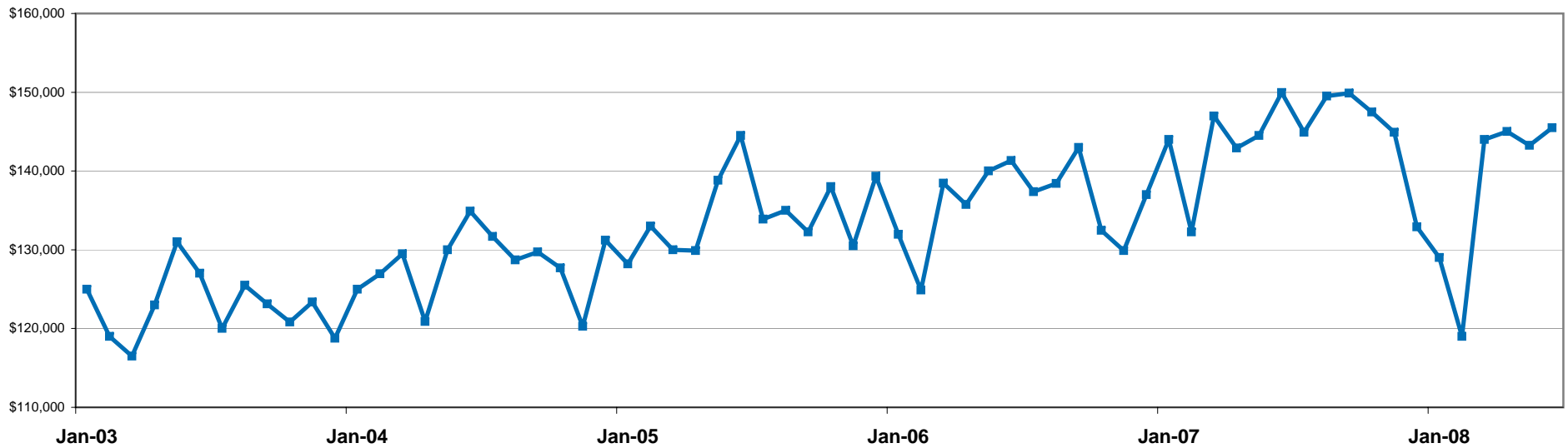


Year to Date

Figures do not take into account seller concessions.



Historical Median Prices

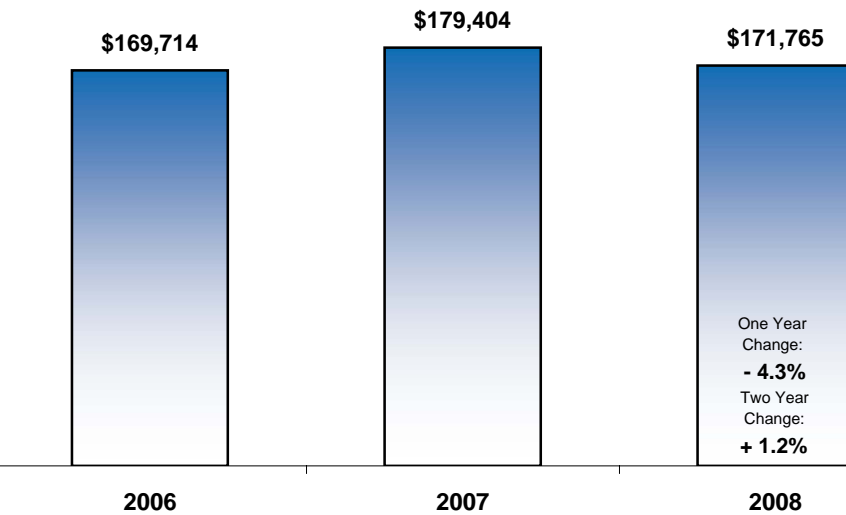


Average Sales Price

A Monthly Indicator from the REALTOR® Association of the Sioux Empire

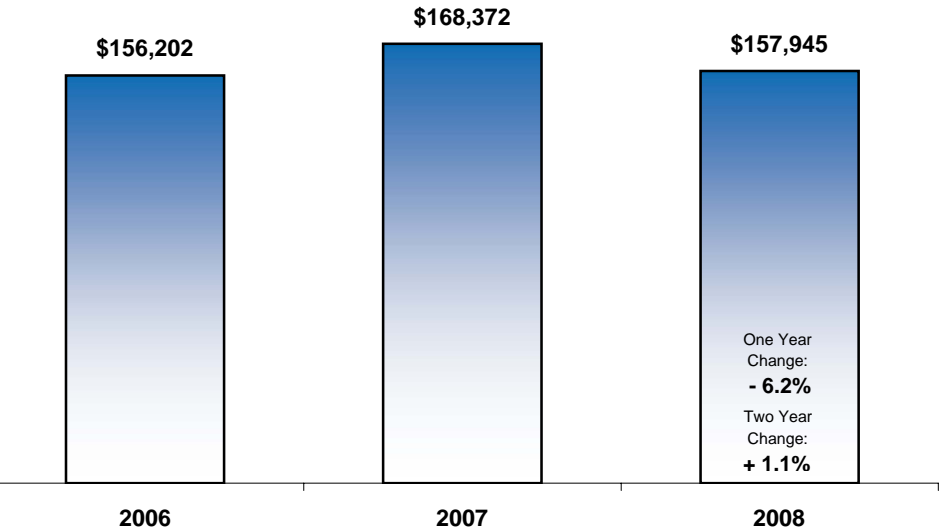


June

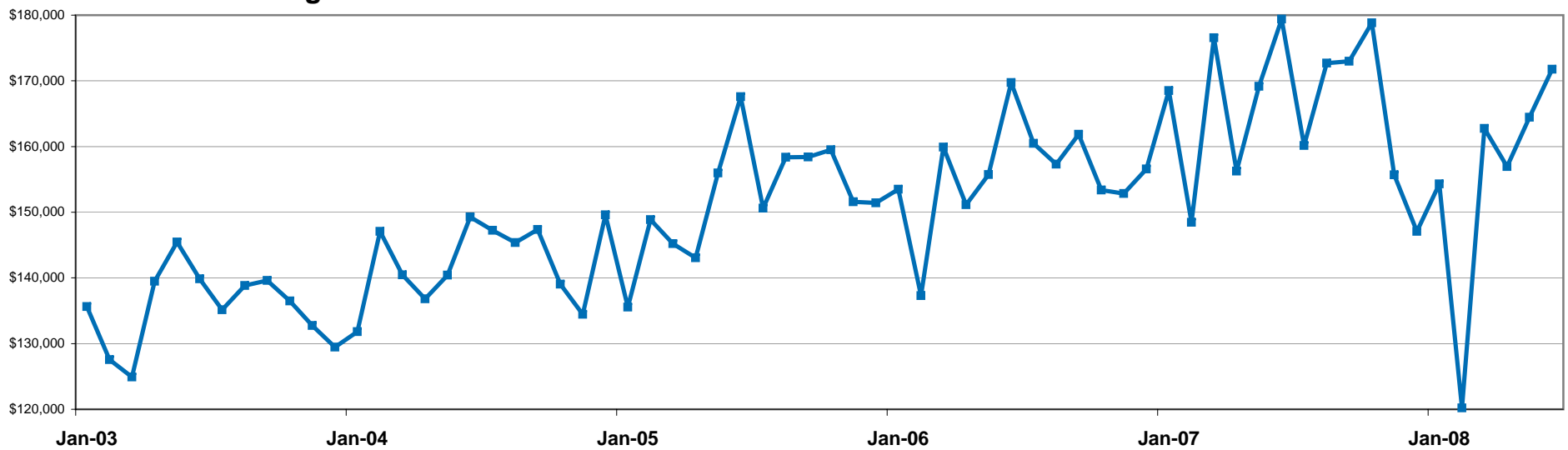


Year to Date

Figures do not take into account seller concessions.



Historical Average Prices



Percent of Original List Price Received at Sale

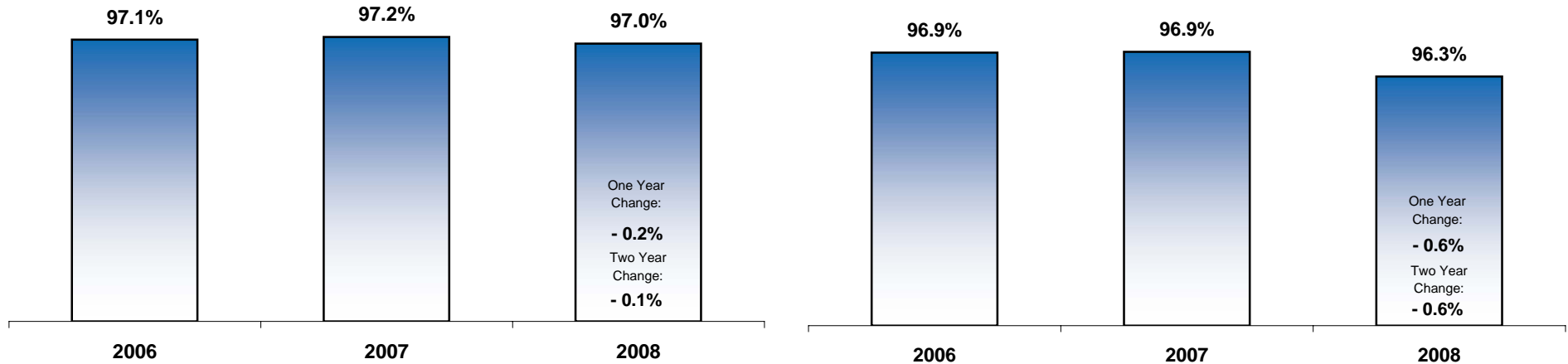
A Monthly Indicator from the REALTOR® Association of the Sioux Empire



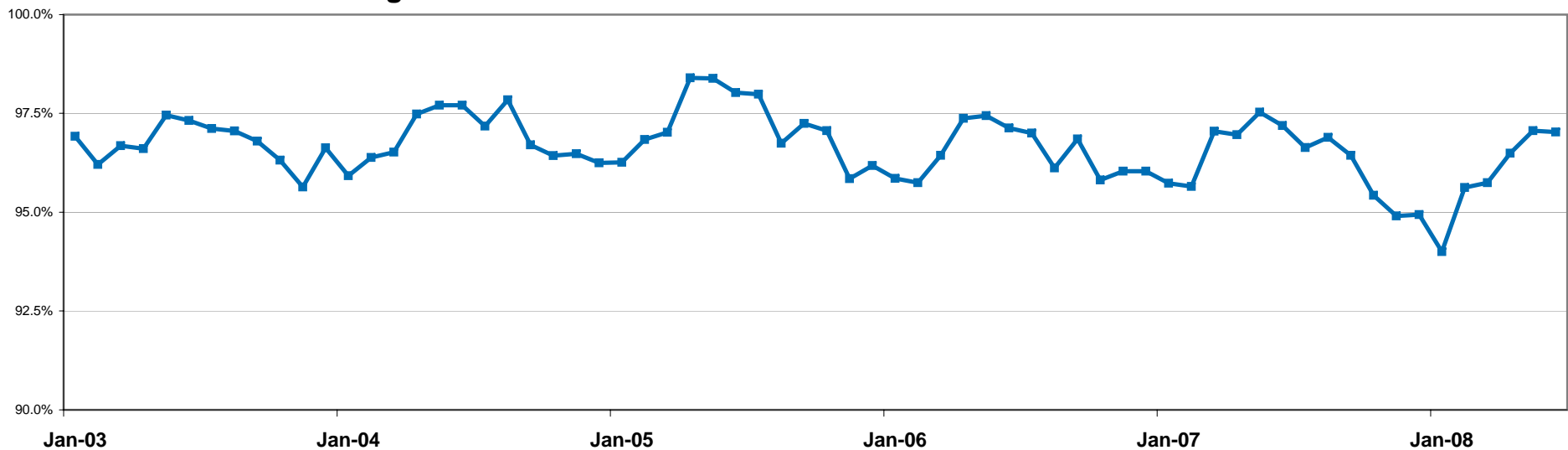
June

Year to Date

The Percent of Original List Price Received at Sale is calculated by comparing the final sales prices of closed sales to their original list prices. This does not account for list prices from any previous listing contracts. The sales price does not account for seller concessions.



Historical Percent of Original List Price Received at Sale



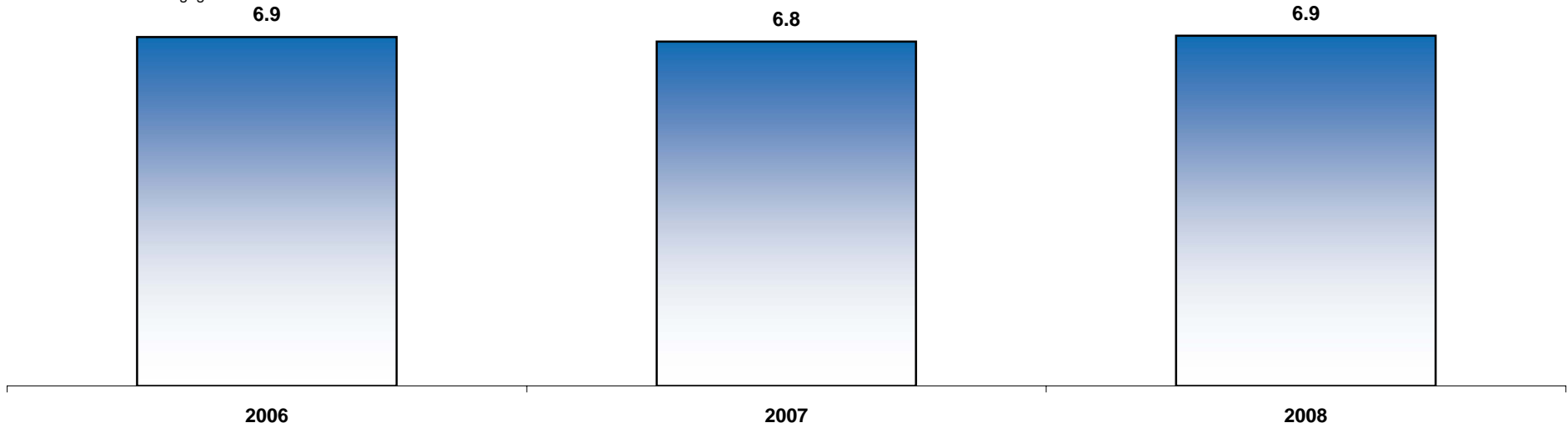
Mortgage Rates

A Monthly Indicator from the REALTOR® Association of the Sioux Empire

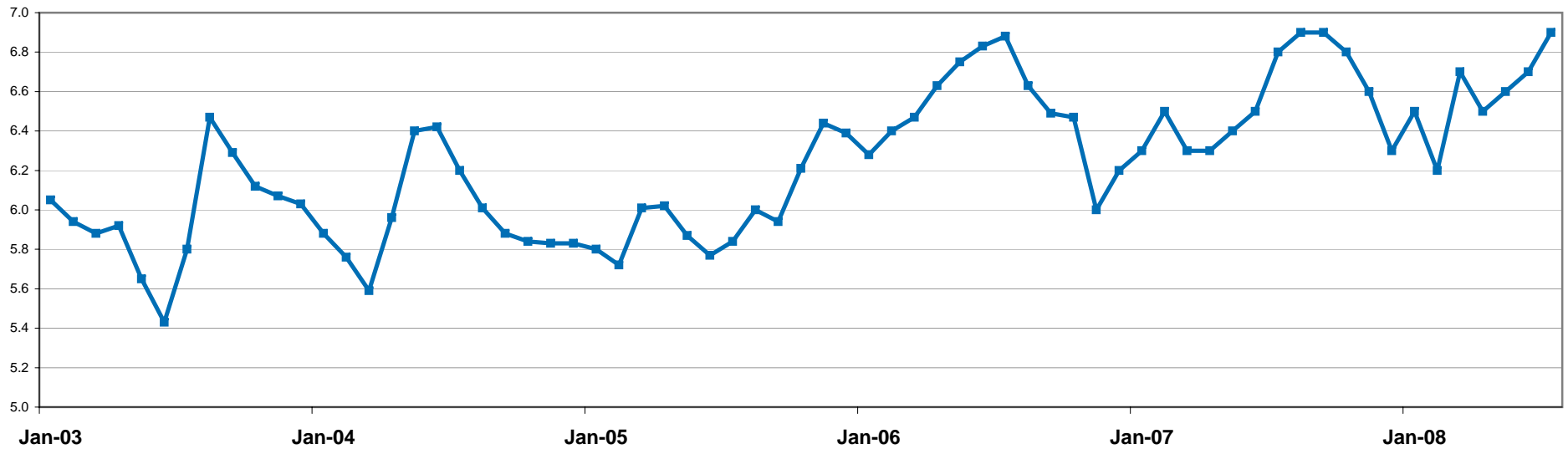


July

Mortgage rate information is gathered from HSH Associates Financial Publishers, Inc (www.hsh.com). Data represents national 30-year fixed-rate mortgages.



Historical Interest Rates



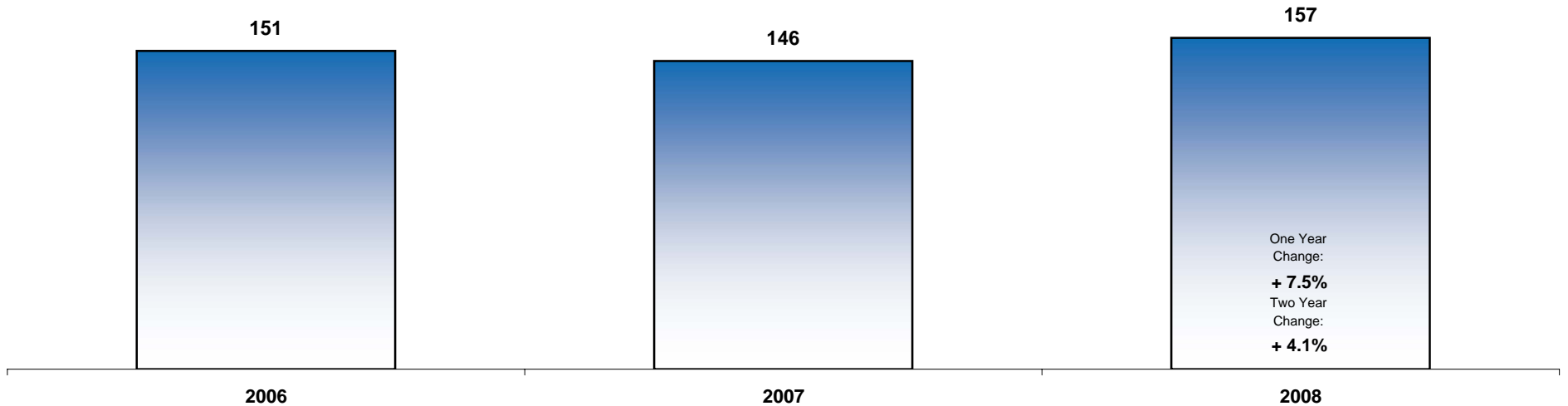
Housing Affordability Index

A Monthly Indicator from the REALTOR® Association of the Sioux Empire

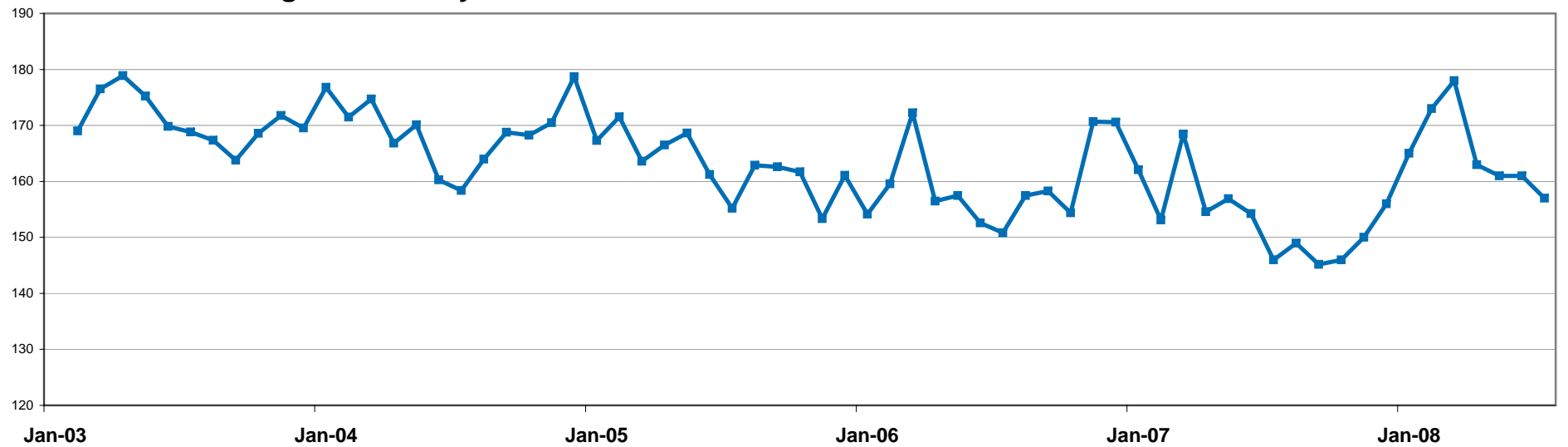


July

The HAI formula measures housing affordability for the Sioux Falls Housing Market. An HAI of 157 means the median family income is 157% of the necessary income to qualify for the median priced home using 20% downpayment, 30-year fixed rate mortgage



Historical Housing Affordability Index

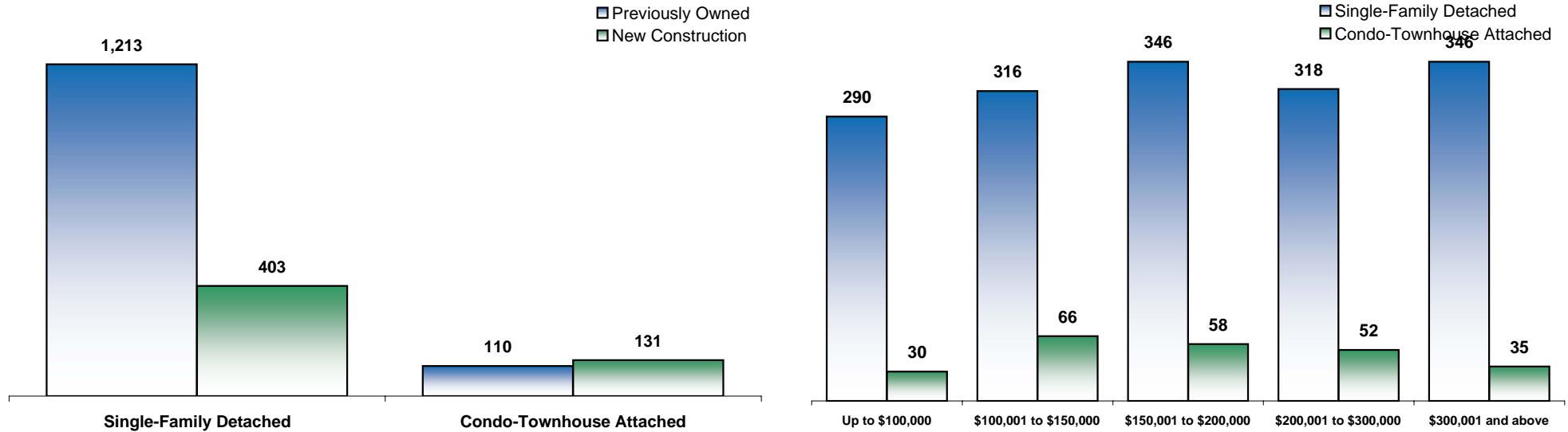


Housing Supply Outlook

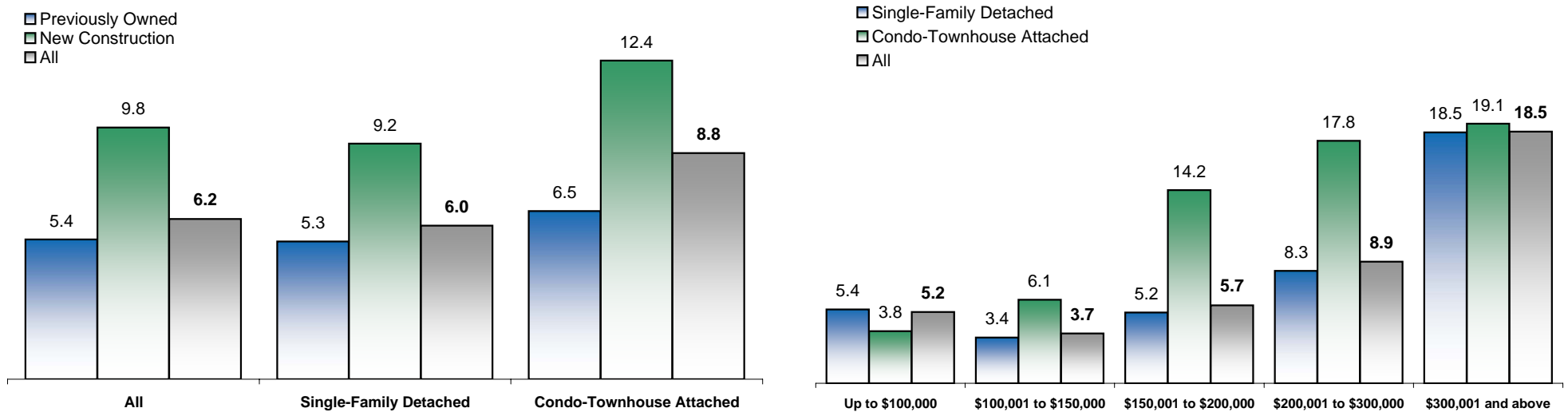
A Monthly Indicator from the REALTOR® Association of the Sioux Empire



Inventory of Active Listings



Months Supply



A market is considered balanced between buyers and sellers when there is roughly a 5 to 6-month supply of homes available for purchase

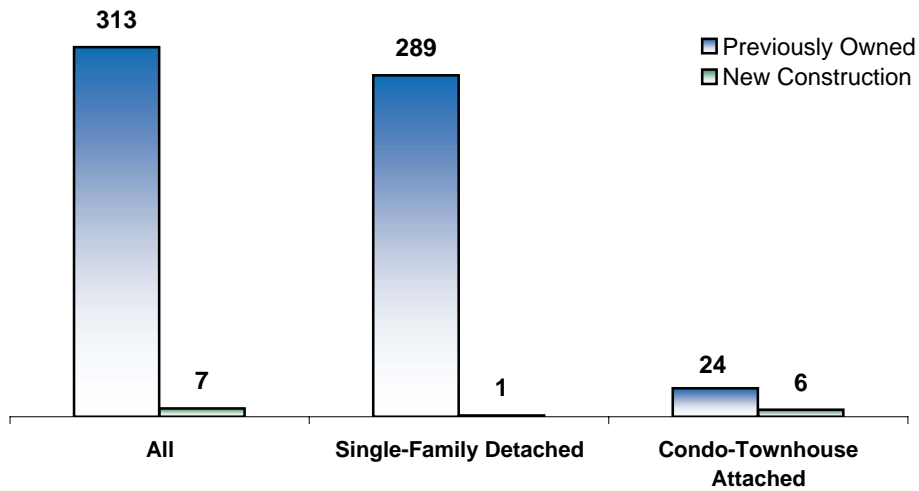
Housing Supply Outlook

A Monthly Indicator from the REALTOR® Association of the Sioux Empire

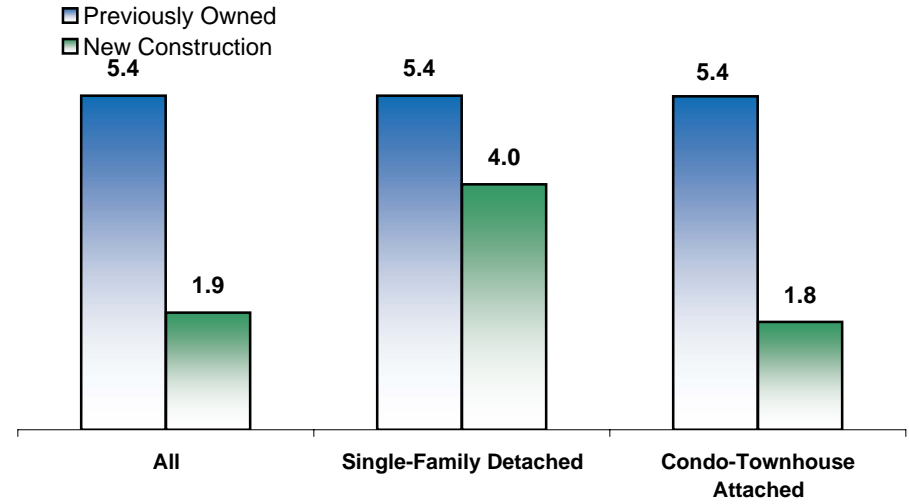


Under \$100,000

Inventory

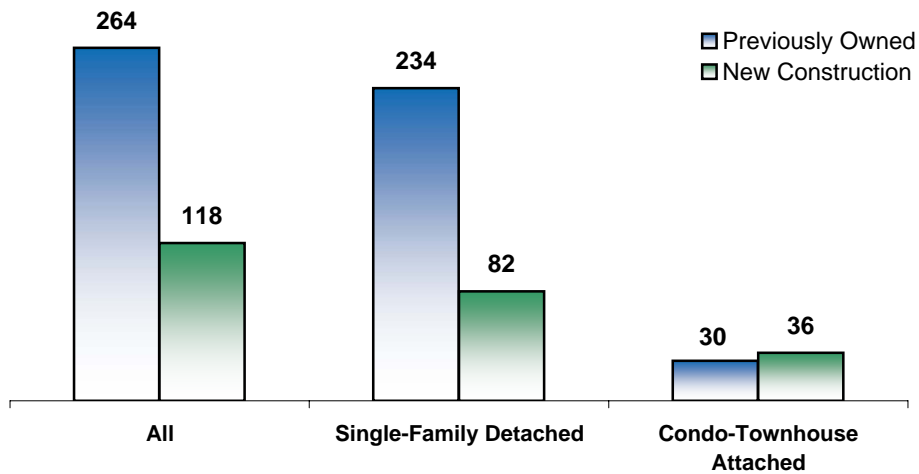


Months Supply

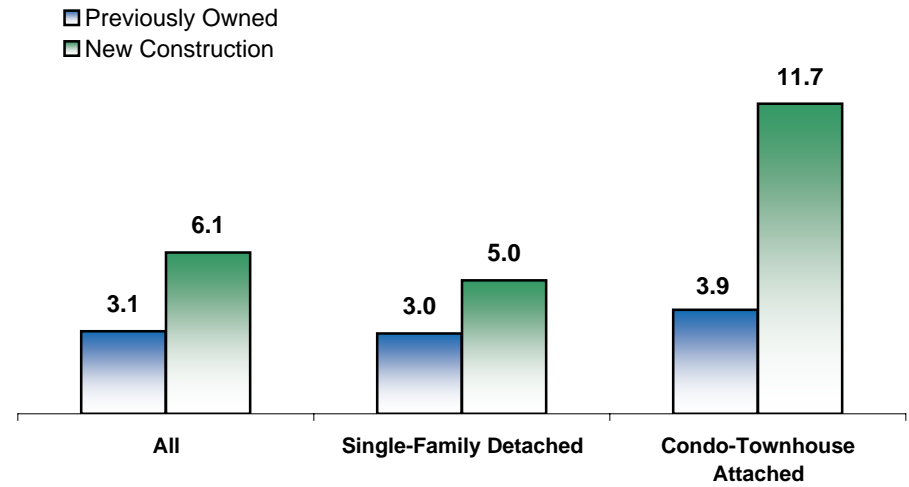


\$100,001 to \$150,000

Inventory



Months Supply



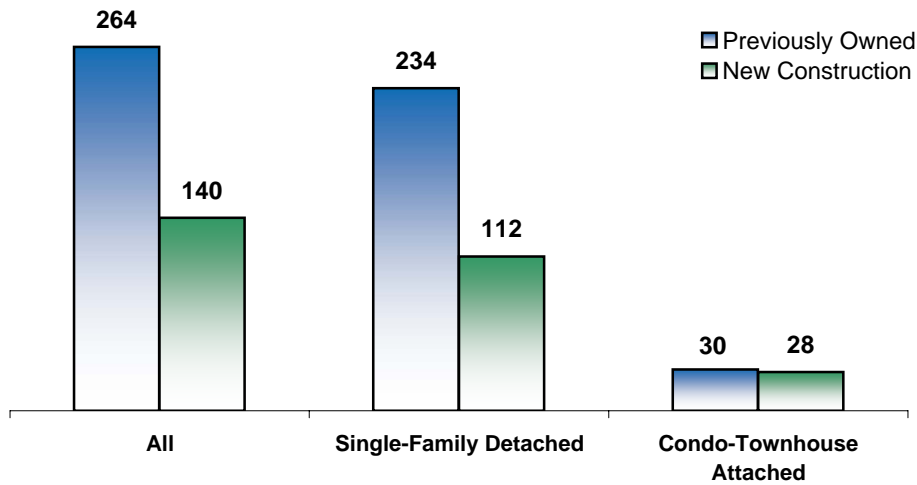
Housing Supply Outlook

A Monthly Indicator from the REALTOR® Association of the Sioux Empire

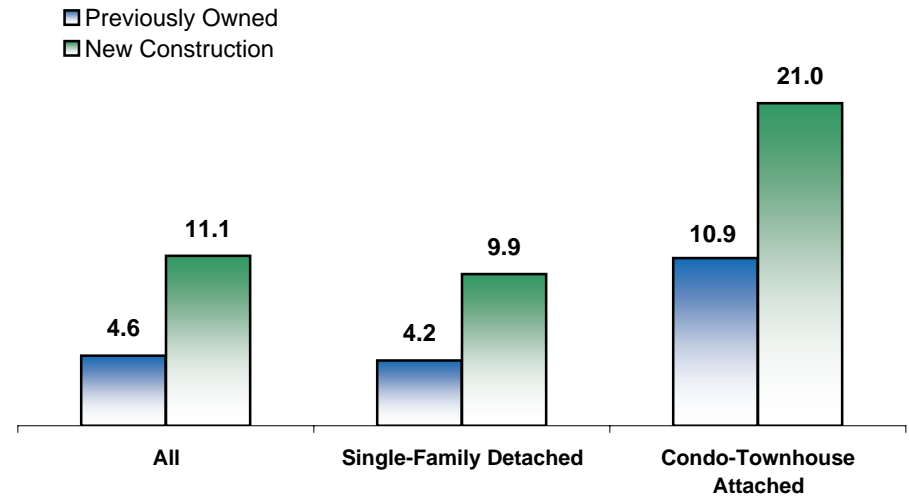


\$150,001 to \$200,000

Inventory

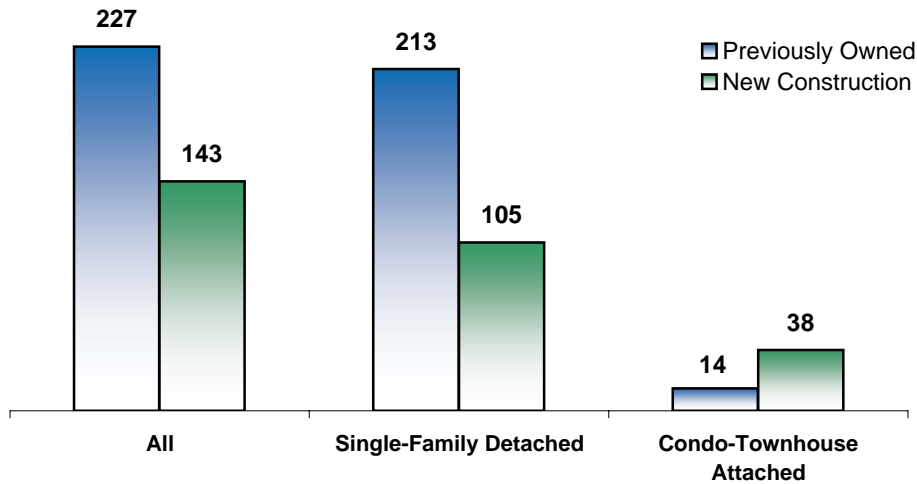


Months Supply

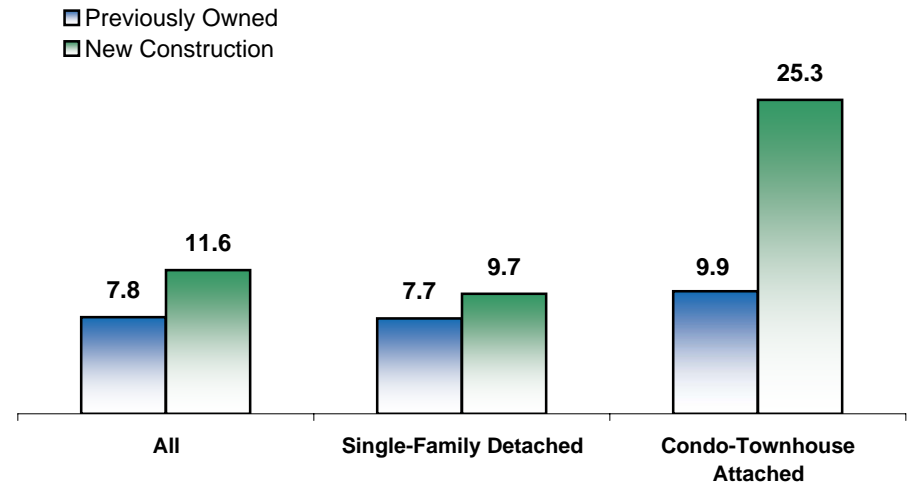


\$200,001 to \$300,000

Inventory



Months Supply



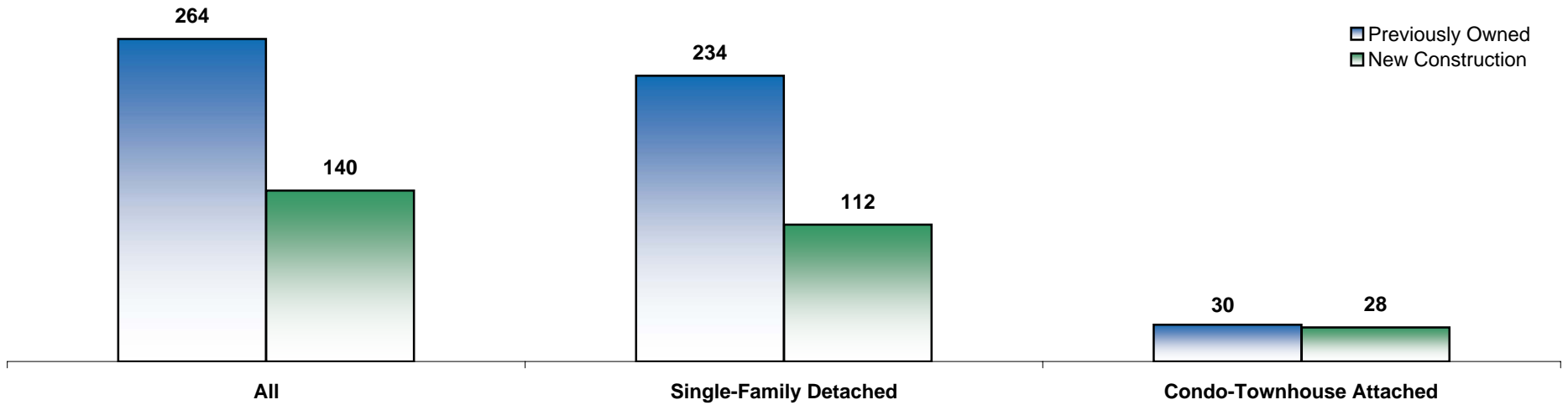
Housing Supply Outlook

A Monthly Indicator from the REALTOR® Association of the Sioux Empire

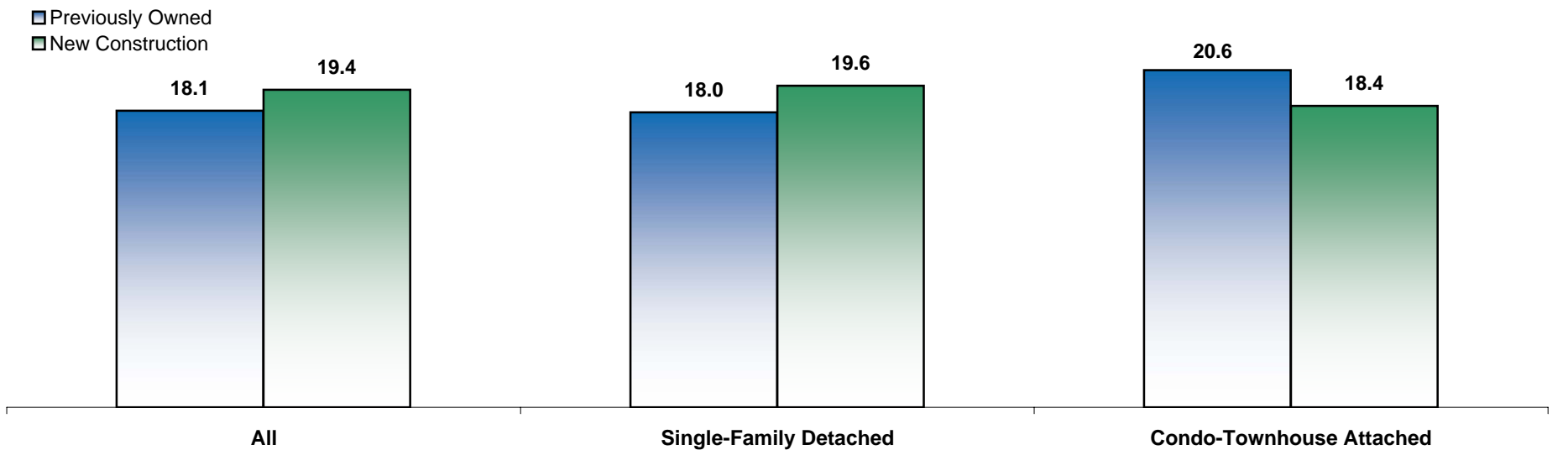


\$300,001 and above

Inventory



Months Supply



Market Overview



A Monthly Indicator from the REALTOR® Association of the Sioux Empire

June 2008

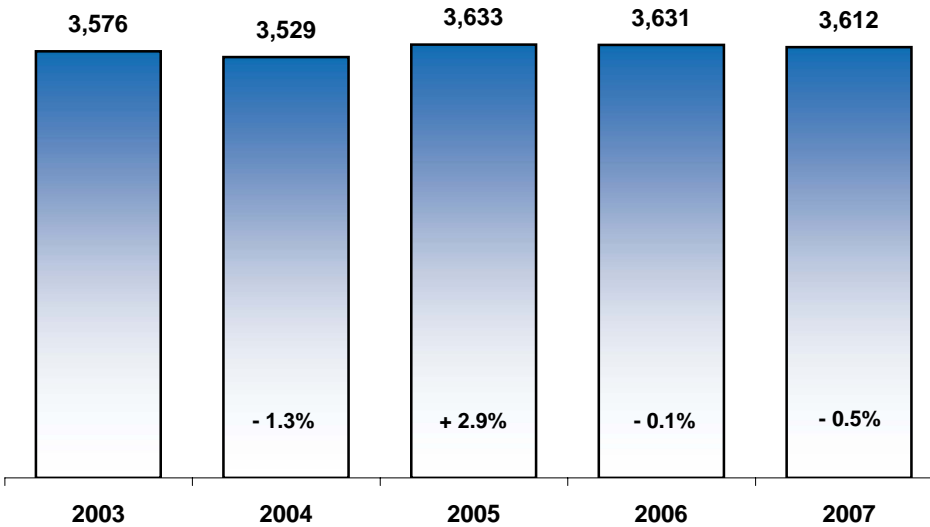
		This Year	Previous Year	Percent Change	5-Year Average	Three Month Forecast	This Year Year-to-Date	Previous Year Year-to-Date	Percent Change	5-Year Year-to-Date Average
New Listings	Apr	613	618	- 0.8%	578	↑	2,026	2,058	- 1.6%	NA
	May	590	666	- 11.4%	579		2,616	2,724	- 4.0%	NA
	Jun	579	643	- 10.0%	602		3,195	3,367	- 5.1%	NA
Pending Sales	Apr	325	359	- 9.5%	357	↔	1,074	1,116	- 3.8%	NA
	May	375	368	+ 1.9%	359		1,449	1,484	- 2.4%	NA
	Jun	311	416	- 25.2%	358		1,760	1,900	- 7.4%	NA
Closed Sales	Apr	275	311	- 11.6%	308	↑	898	976	- 8.0%	NA
	May	376	372	+ 1.1%	366		1,274	1,348	- 5.5%	NA
	Jun	361	447	- 19.2%	394		1,635	1,795	- 8.9%	NA
Days on Market Until Sale	Apr	119	93	+ 28.8%	84	↓	118	89	+ 32.6%	88
	May	108	95	+ 13.1%	81		115	91	+ 26.7%	86
	Jun	80	84	- 4.6%	72		107	89	+ 20.5%	83
Median Sales Price	Apr	\$145,000	\$142,900	+ 1.5%	\$134,890	↔	--	--	--	--
	May	\$143,250	\$144,500	- 0.9%	\$139,314		--	--	--	--
	Jun	\$145,500	\$149,950	- 3.0%	\$143,235		--	--	--	--
Average Sales Price	Apr	\$156,959	\$156,248	+ 0.5%	\$148,846	↔	\$149,657	\$163,014	- 8.2%	\$149,231
	May	\$164,472	\$169,174	- 2.8%	\$157,152		\$154,030	\$164,714	- 6.5%	\$151,454
	Jun	\$171,765	\$179,404	- 4.3%	\$167,544		\$157,945	\$168,372	- 6.2%	\$155,146
Total Active Listings Available	Apr	1,677	NA	--	--	↑	--	--	--	--
	May	1,716	NA	--	--		--	--	--	--
	Jun	1,857	NA	--	--		--	--	--	--
Percent of Original List Price	Apr	96.5%	97.0%	- 0.5%	97.3%	↑	97.3%	96.5%	+ 0.9%	95.6%
	May	97.1%	97.5%	- 0.5%	97.6%		97.6%	96.8%	+ 0.9%	96.0%
	Jun	97.0%	97.2%	- 0.2%	97.4%		97.4%	96.9%	+ 0.6%	96.3%
Mortgage Rates	May	6.6	6.4	+ 3.1%	6.4	↔	--	--	--	--
	Jun	6.7	6.5	+ 3.1%	6.4		--	--	--	--
	Jul	6.9	6.8	+ 1.5%	6.5		--	--	--	--
Housing Affordability Index	May	161	157	+ 2.6%	163	↔	--	--	--	--
	Jun	161	154	+ 4.4%	158		--	--	--	--
	Jul	157	146	+ 7.5%	153		--	--	--	--
Months Supply of Inventory	May	5.5	NA	--	--	↑	--	--	--	--
	Jun	5.7	NA	--	--		--	--	--	--
	Jul	6.2	NA	--	--		--	--	--	--

Annual Review

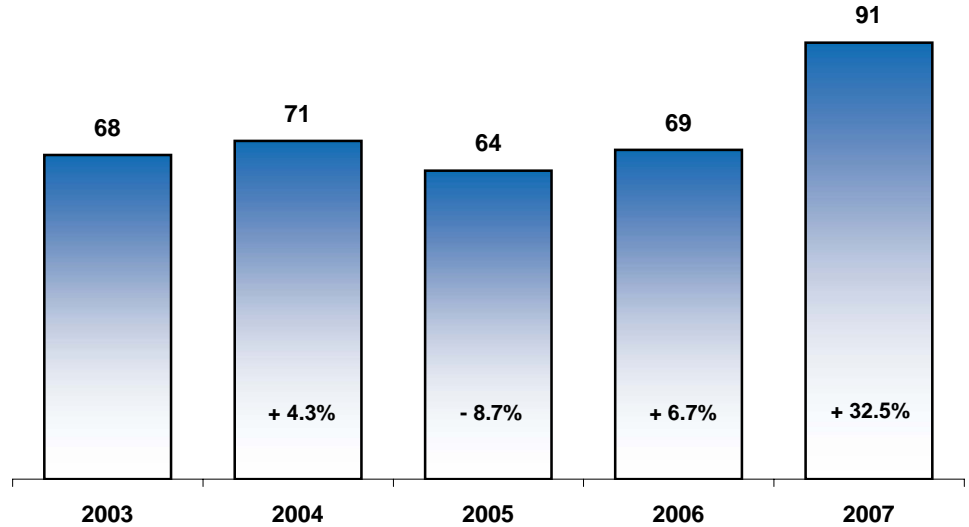
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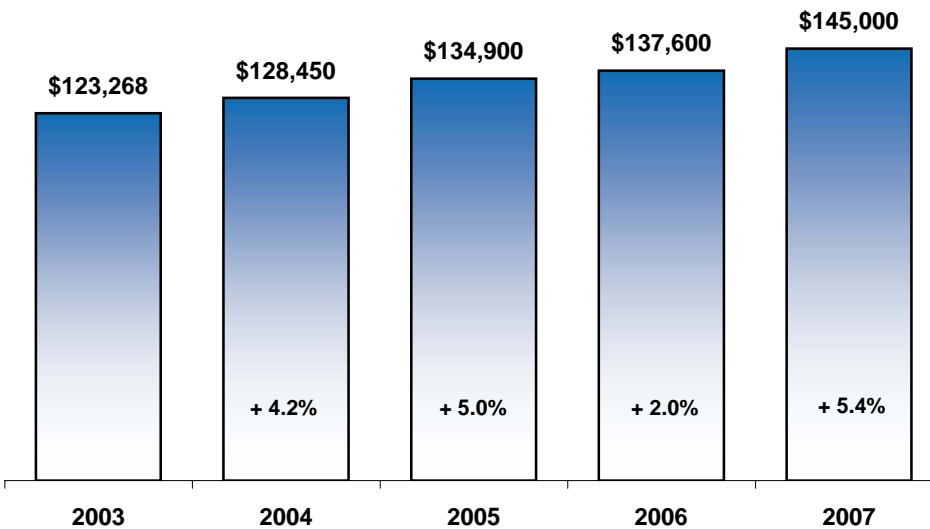
Closed Sales



Days on Market Until Sale



Median Sales Price



Percent of Original List Price Received at Sale

