

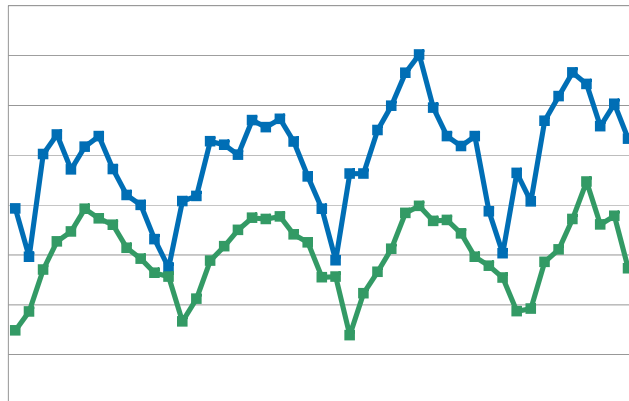


REALTOR® Association of the Sioux Empire Inc.

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

July 2008

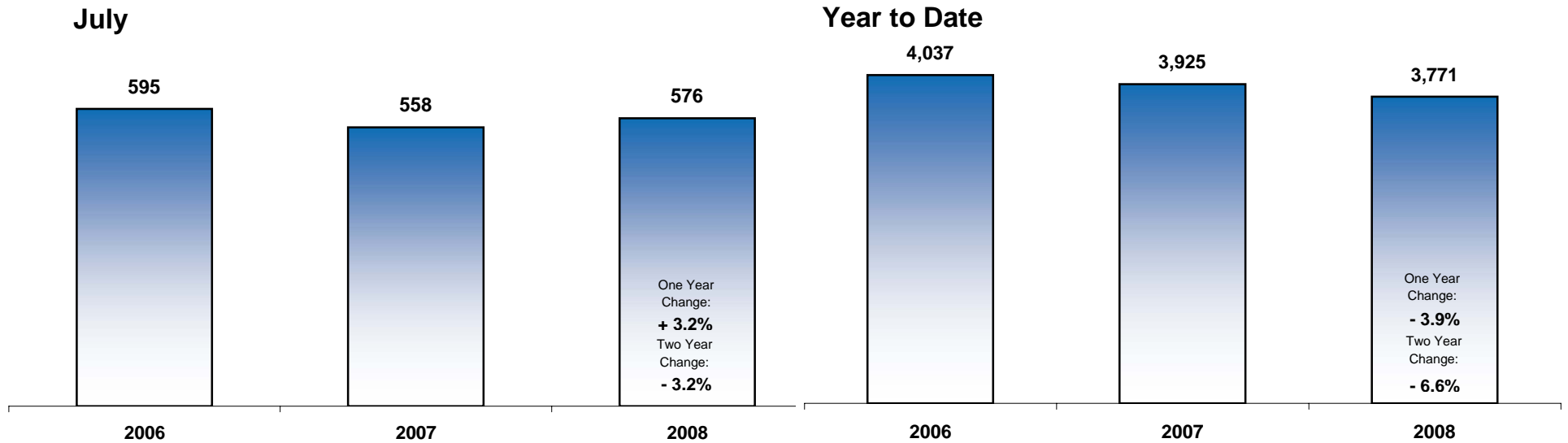


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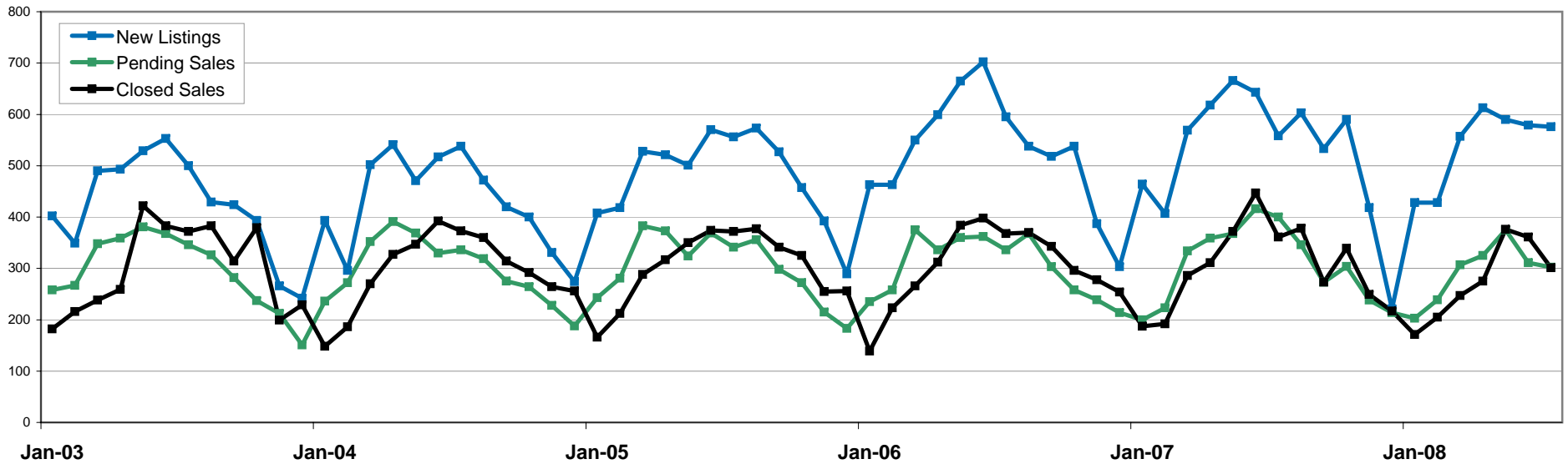
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New Listings

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

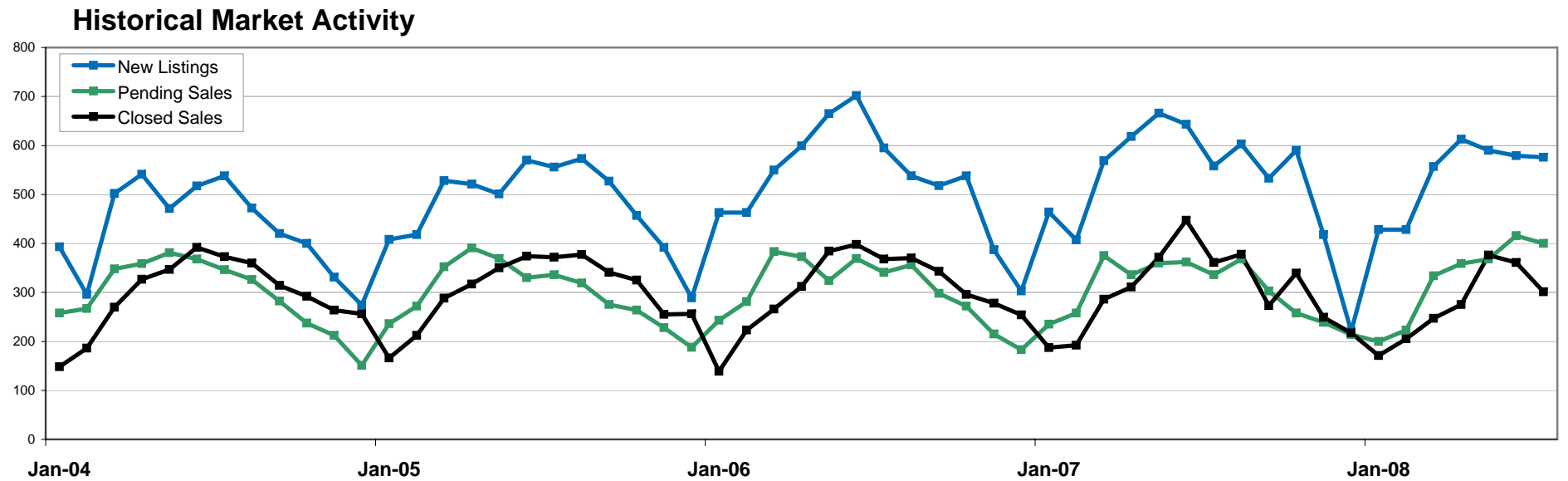
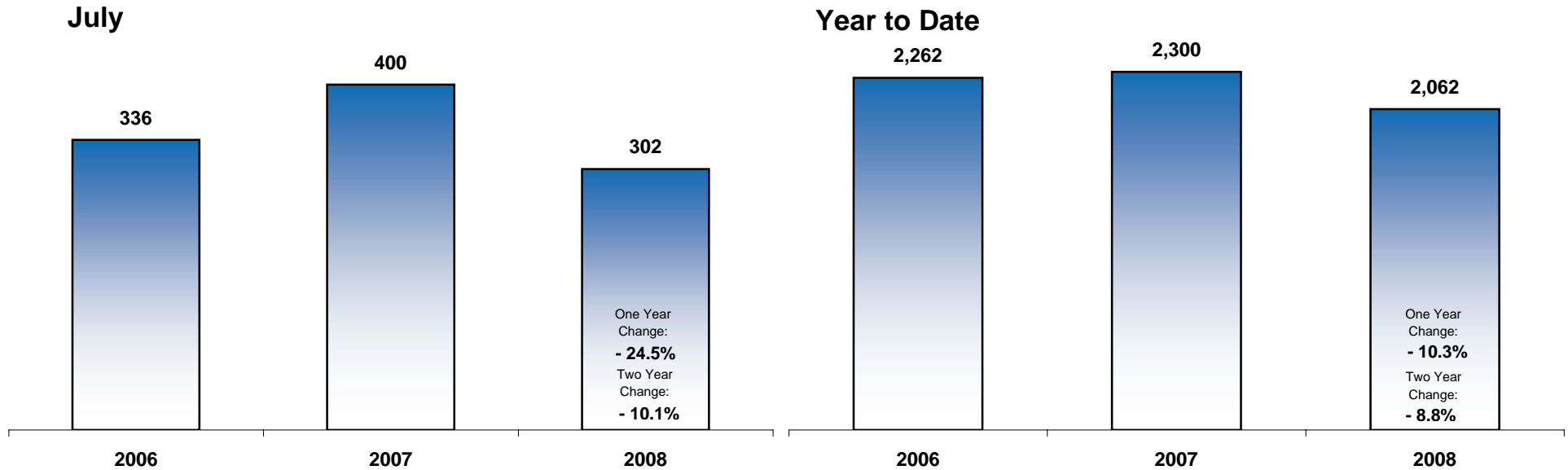


Historical Market Activity



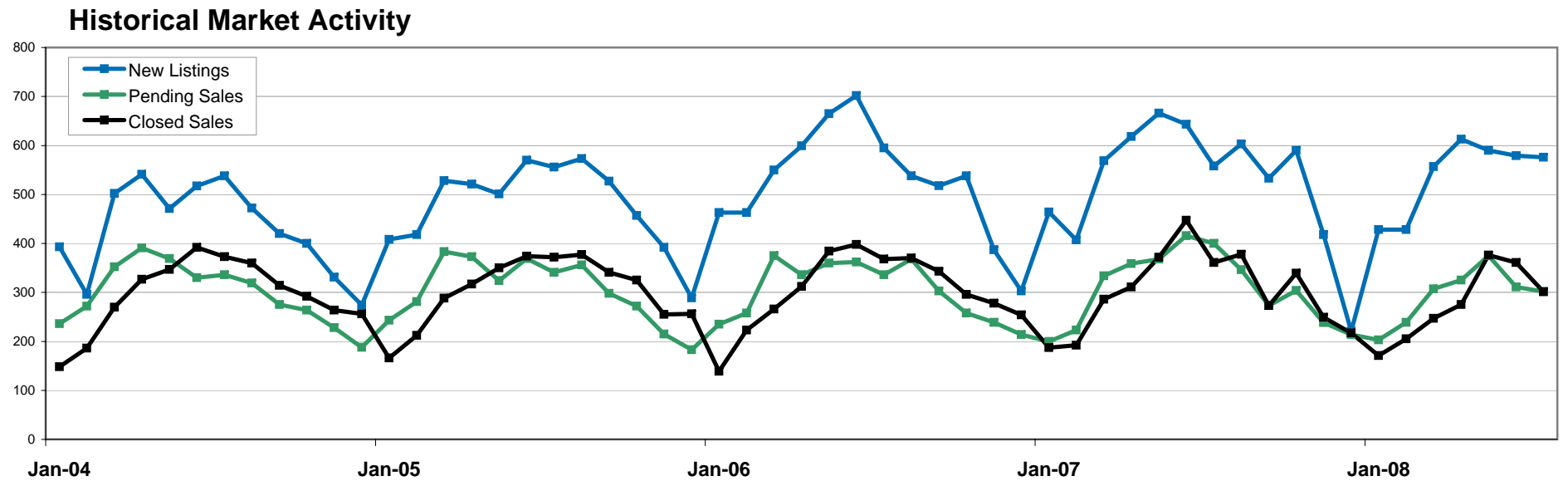
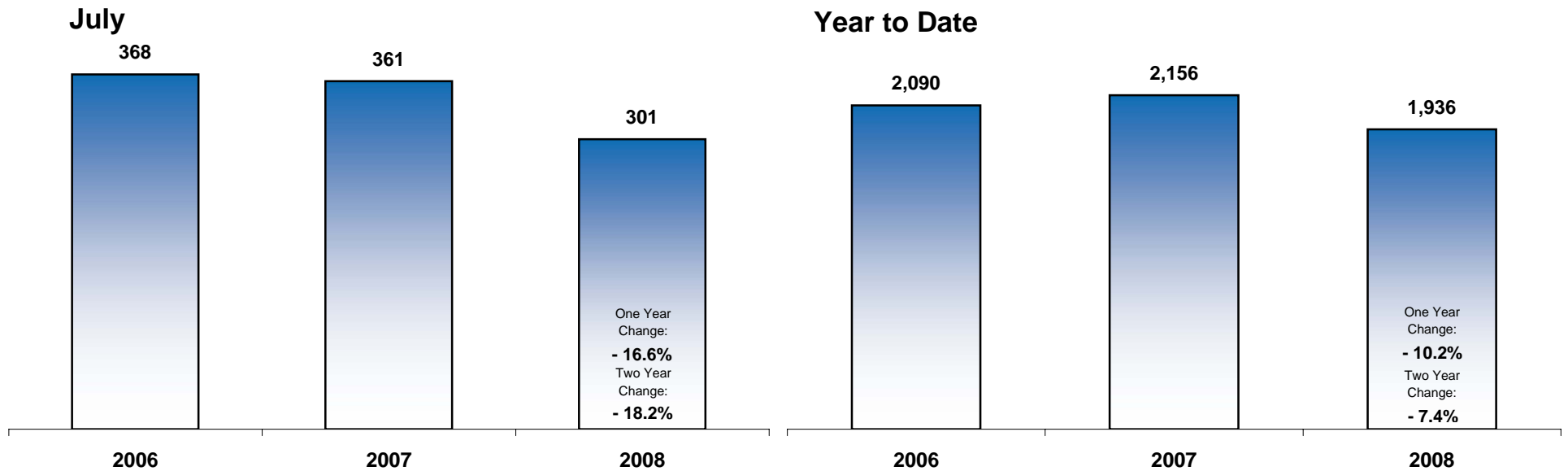
Pending Sales

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



Closed Sales

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



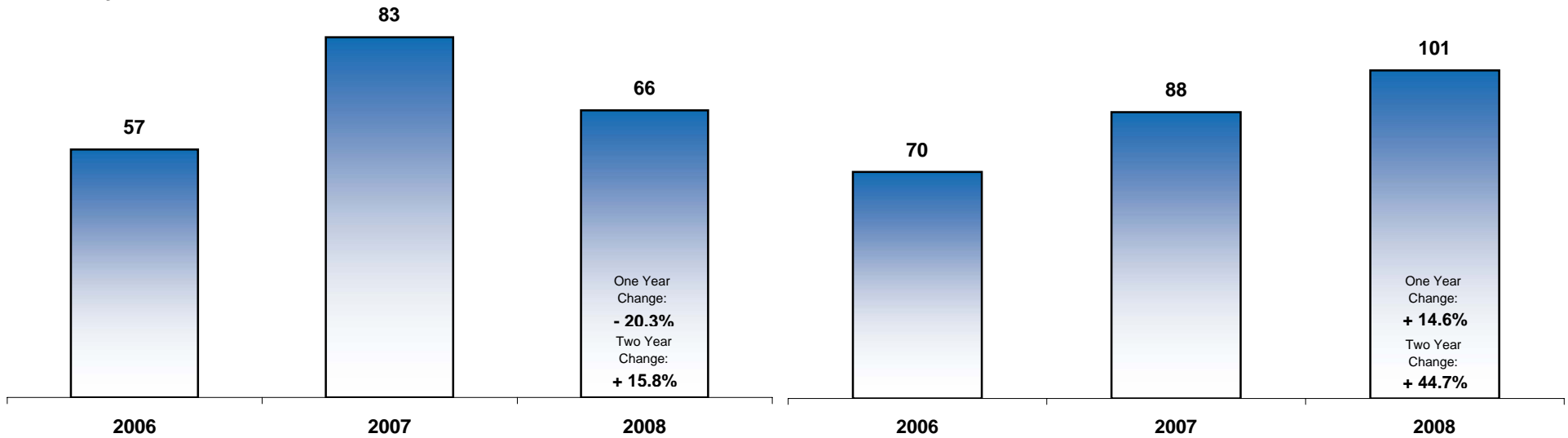
Days on Market Until Sale

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

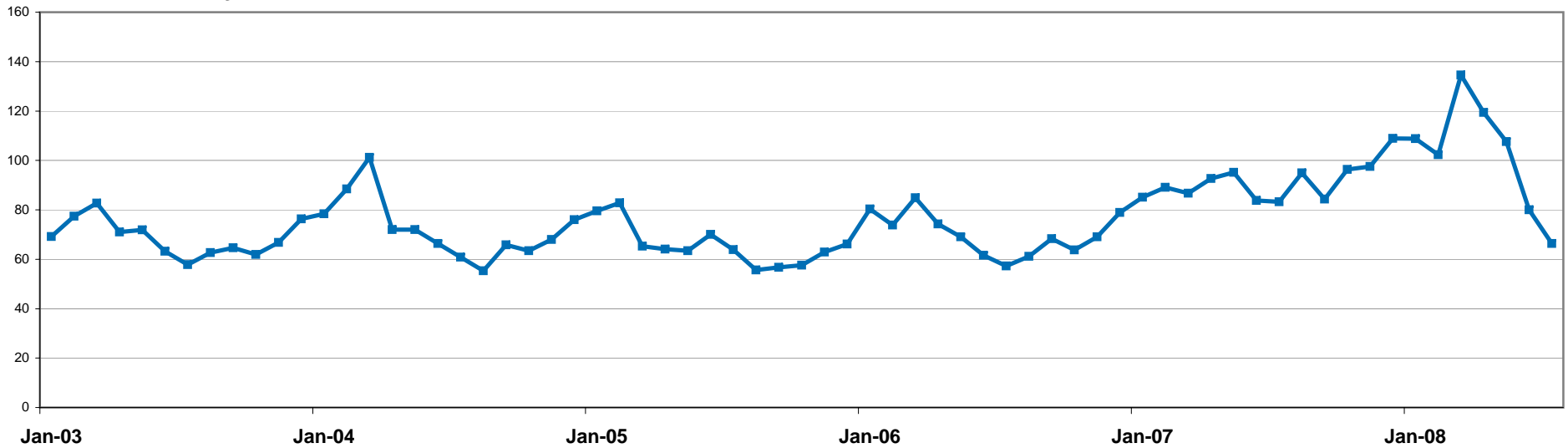


July

Year to Date



Historical Days on Market Until Sale



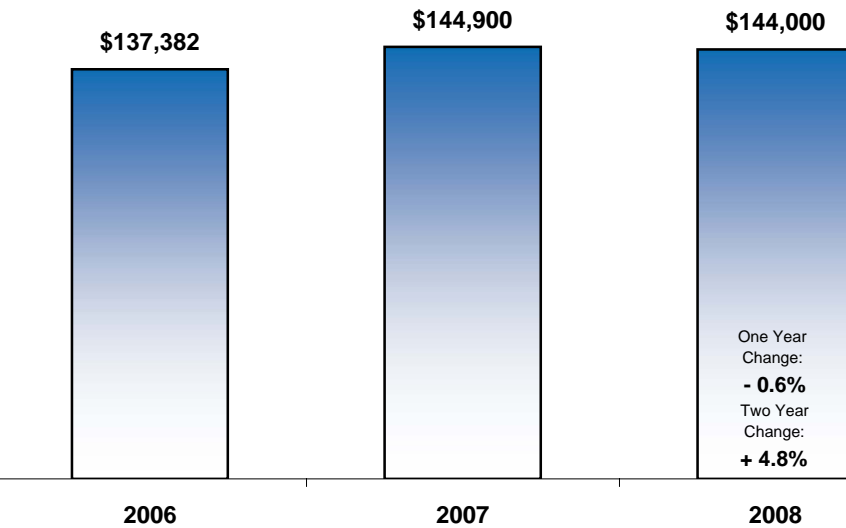
Median Sales Price

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



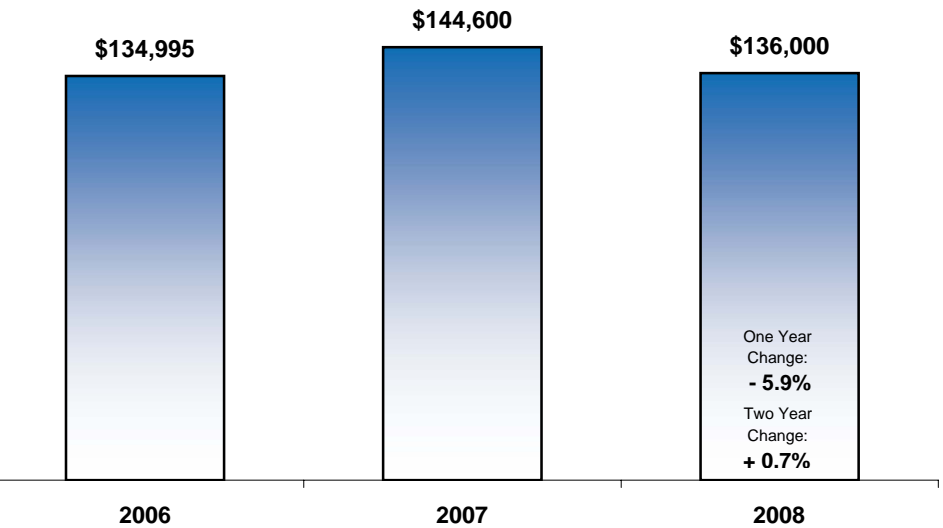
REALTOR® Association of the Sioux Empire Inc.

July

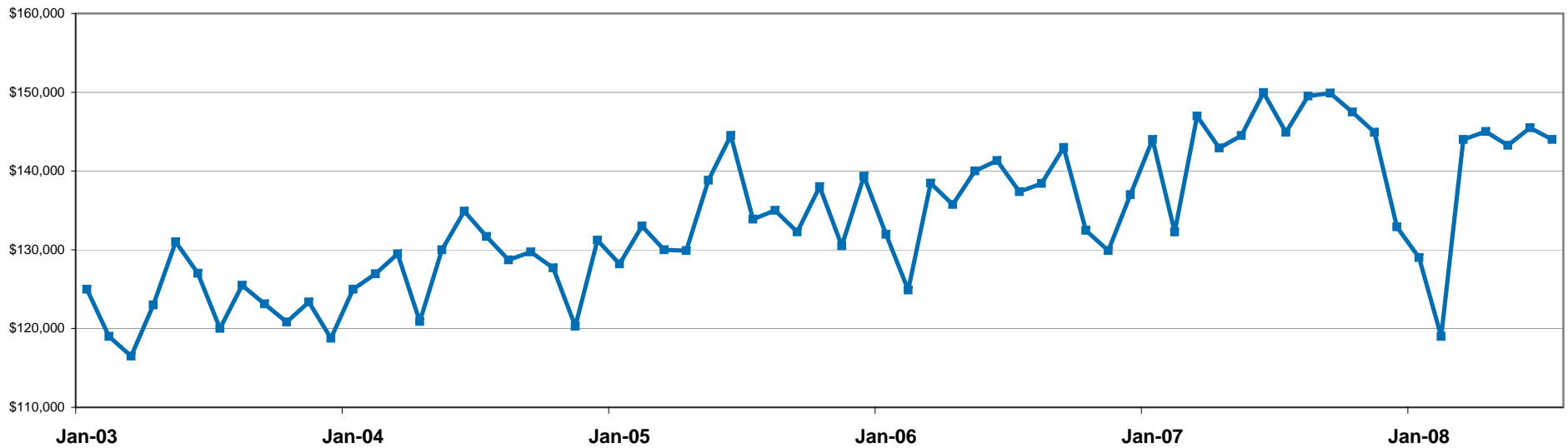


Year to Date

Figures do not take into account seller concessions.



Historical Median Prices



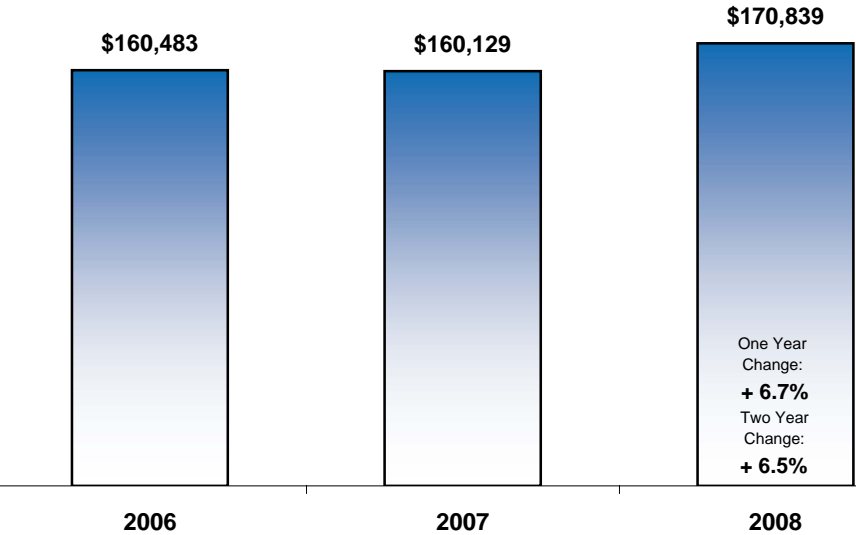
Average Sales Price

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

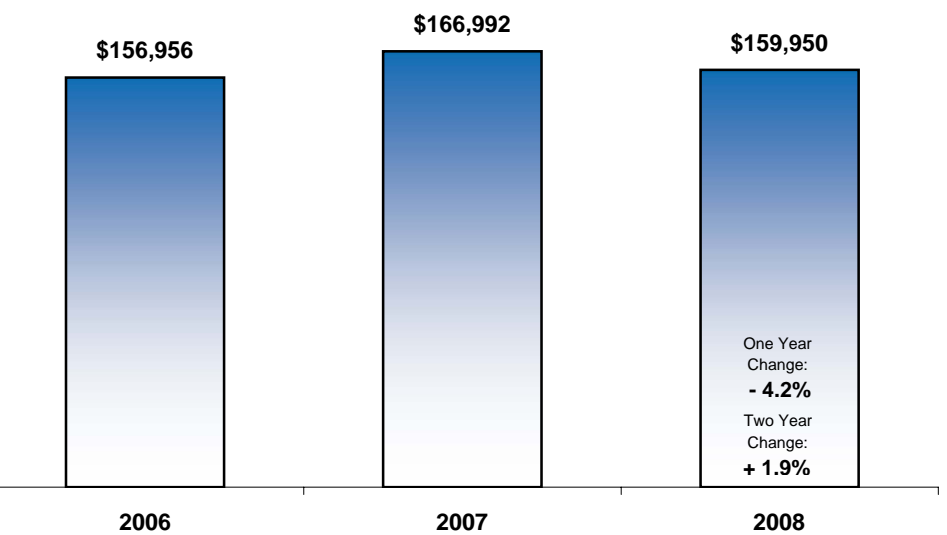


Figures do not take into account seller concessions.

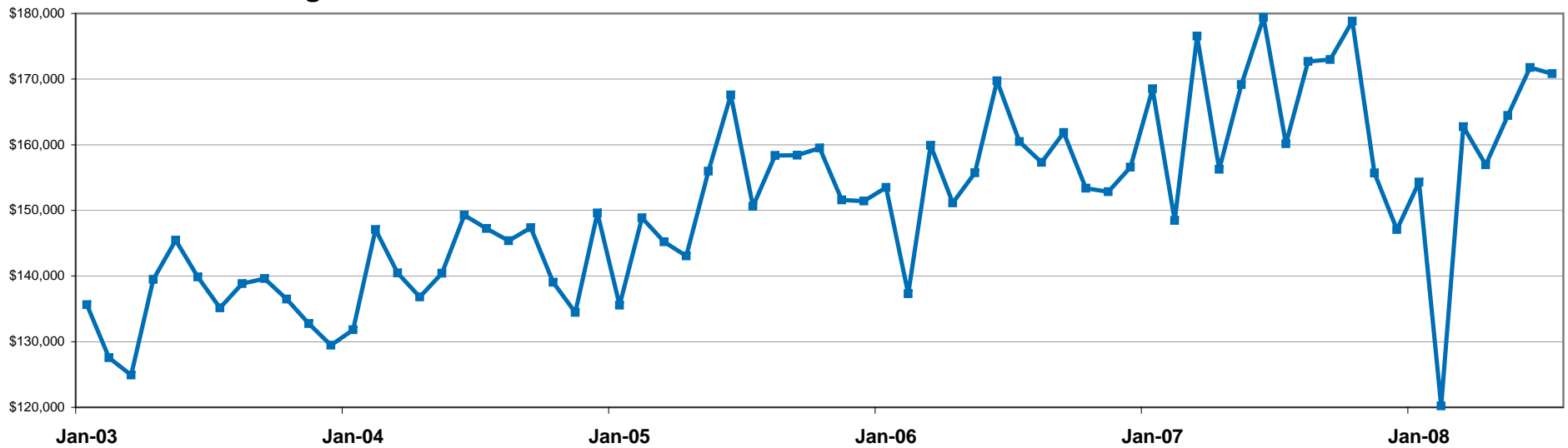
July



Year to Date



Historical Average Prices



Percent of Original List Price Received at Sale

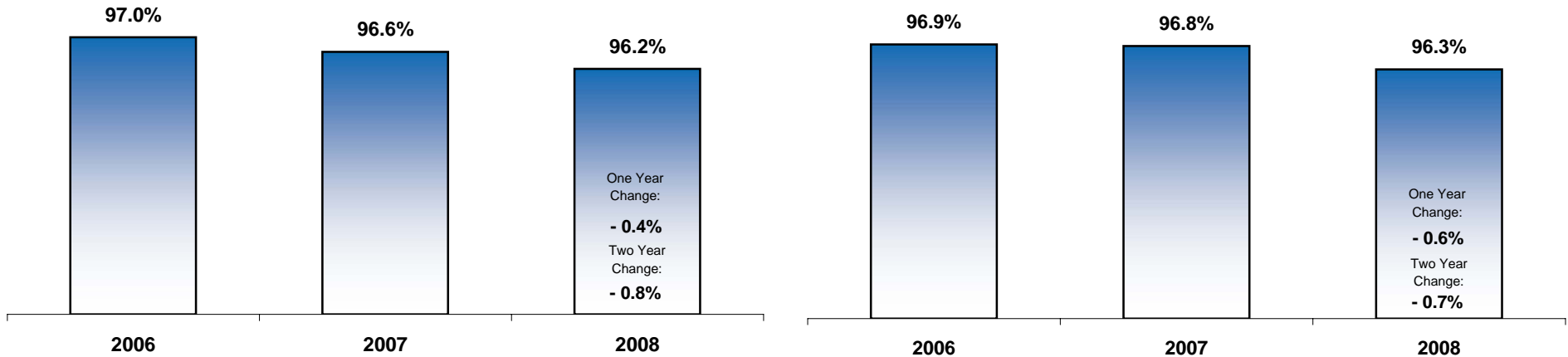
A Monthly Indicator from the REALTOR® Association of the Sioux Empire



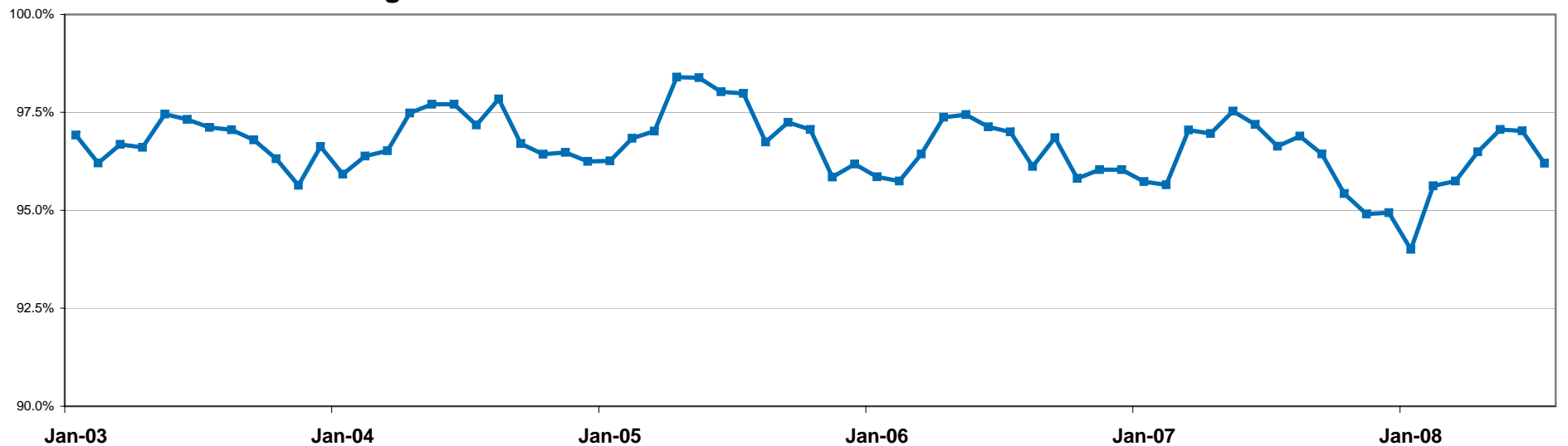
July

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



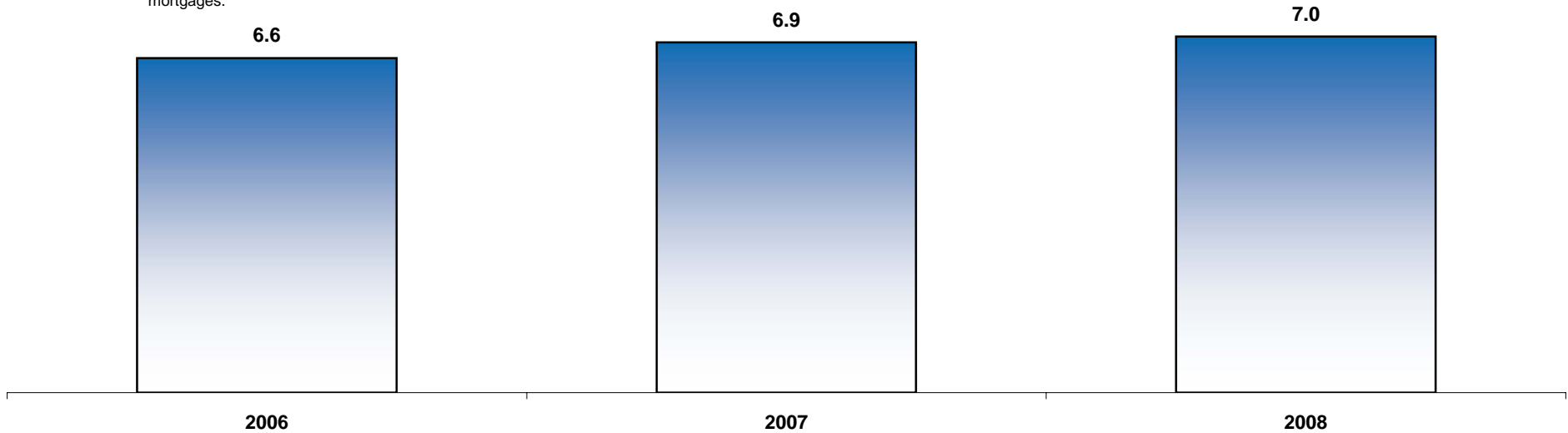
Mortgage Rates

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

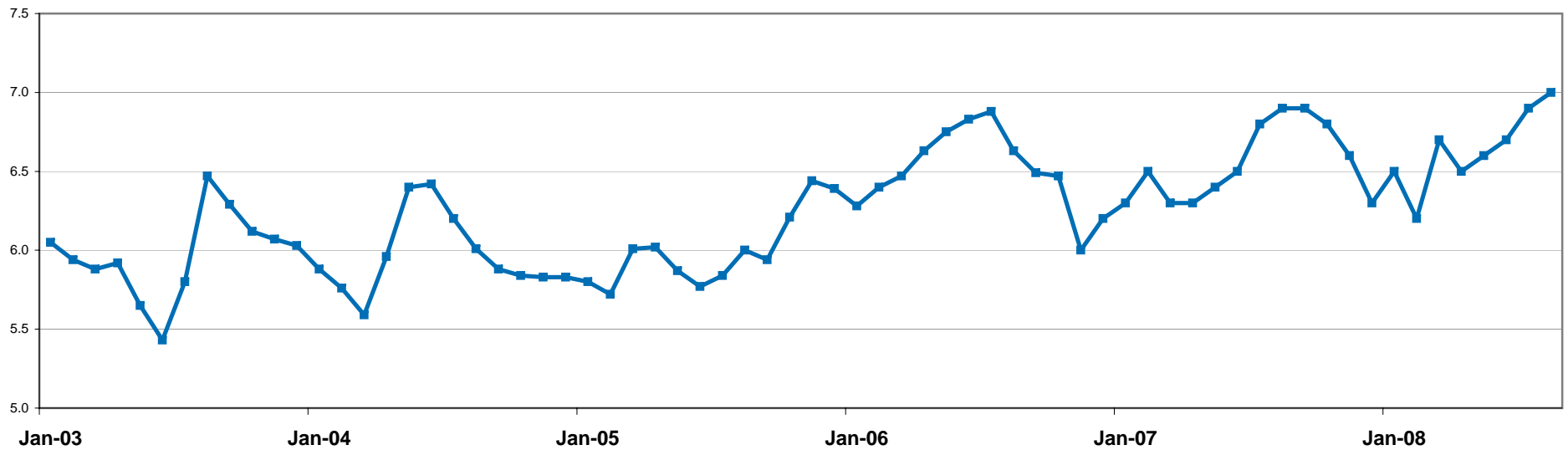


August

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



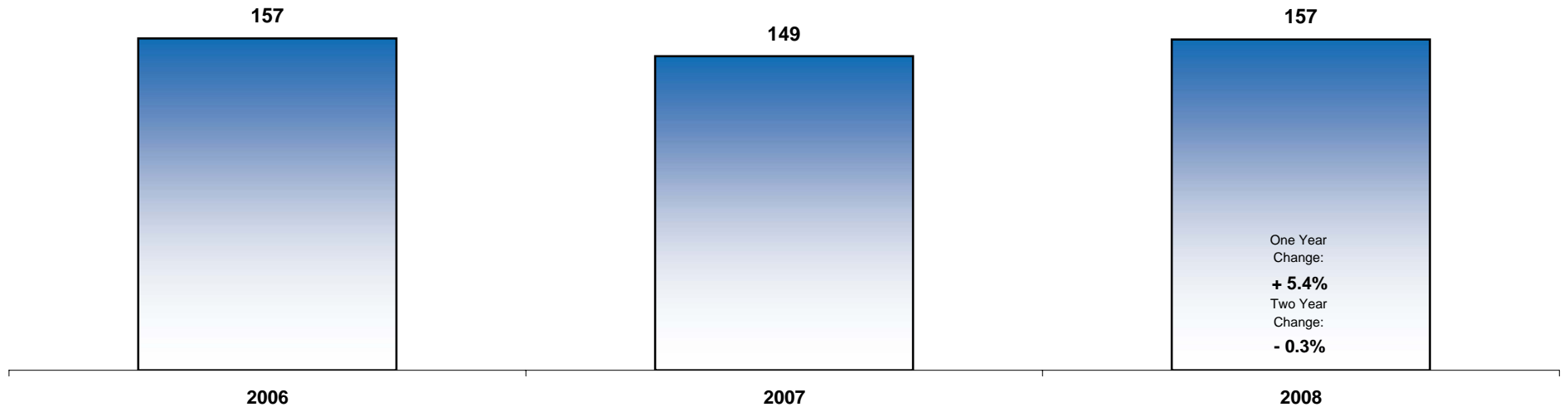
Housing Affordability Index

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

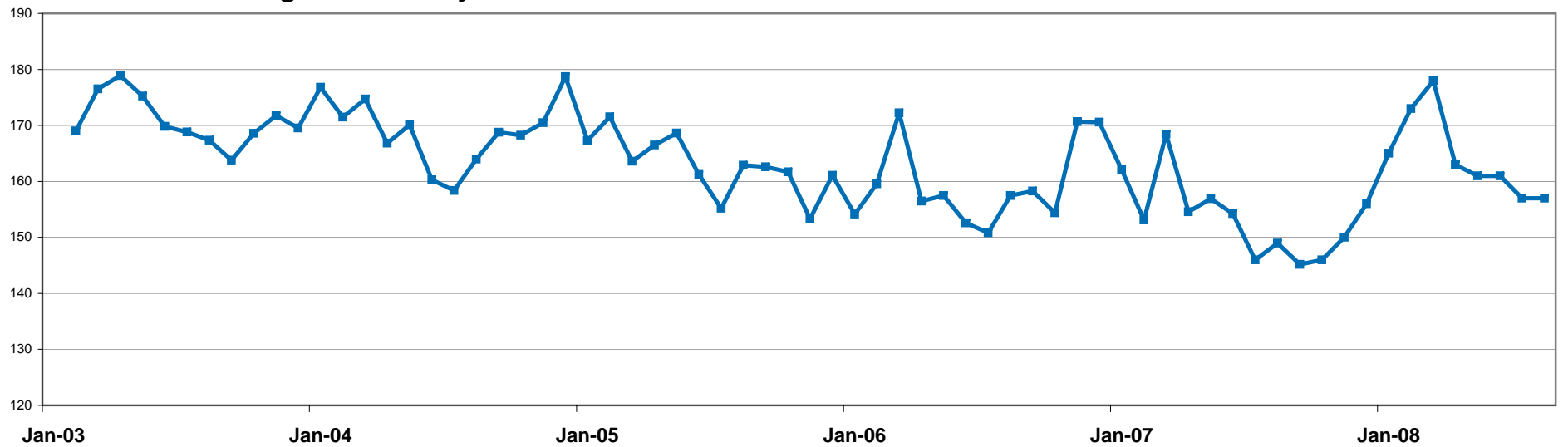


August

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

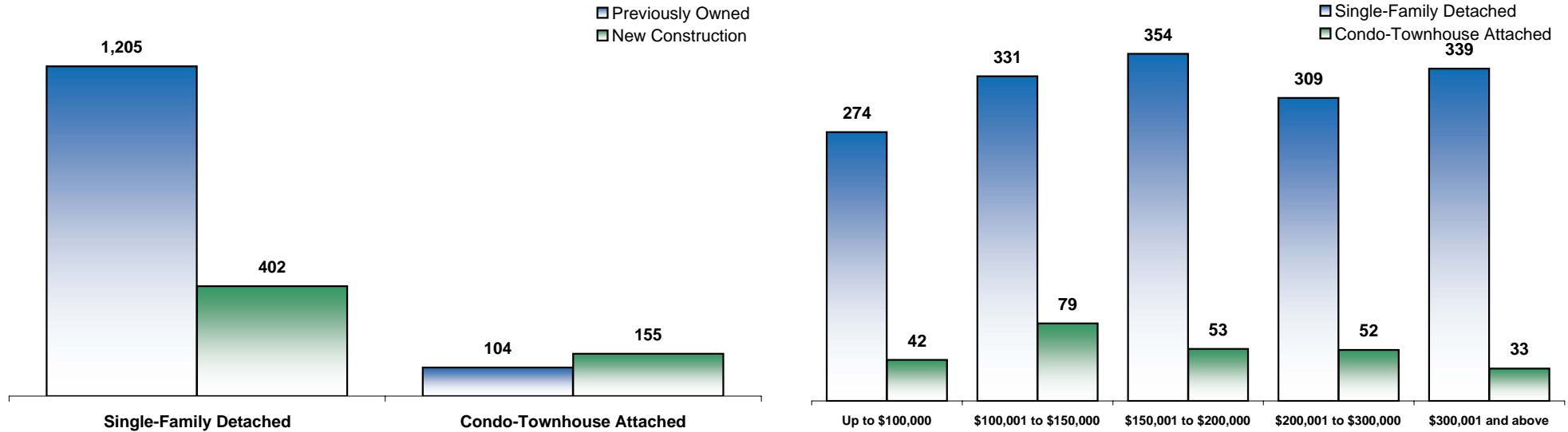


Housing Supply Outlook

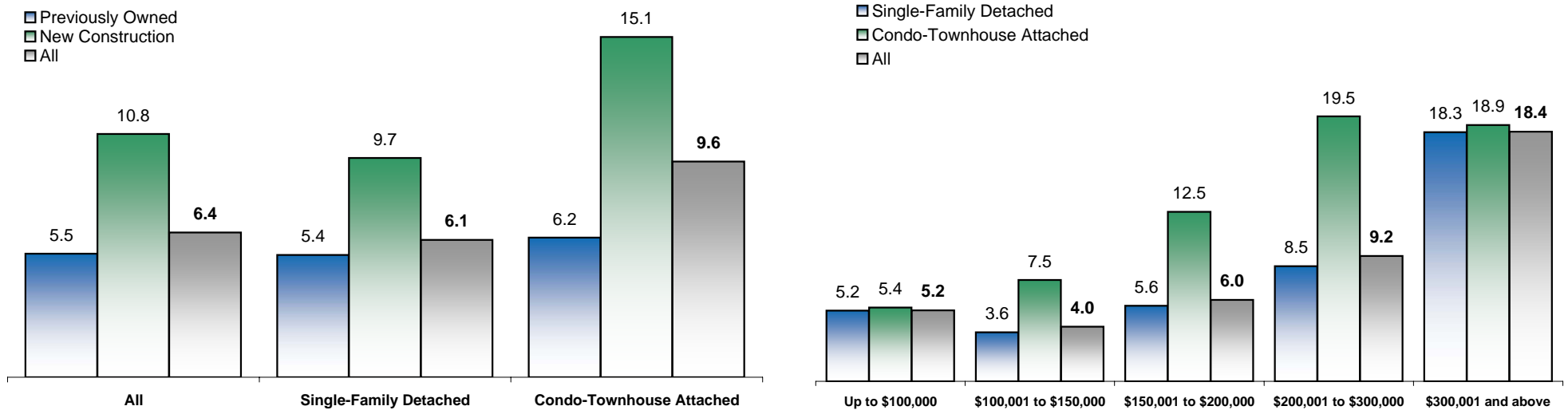
A Monthly Indicator from the REALTOR® Association of the Sioux Empire



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

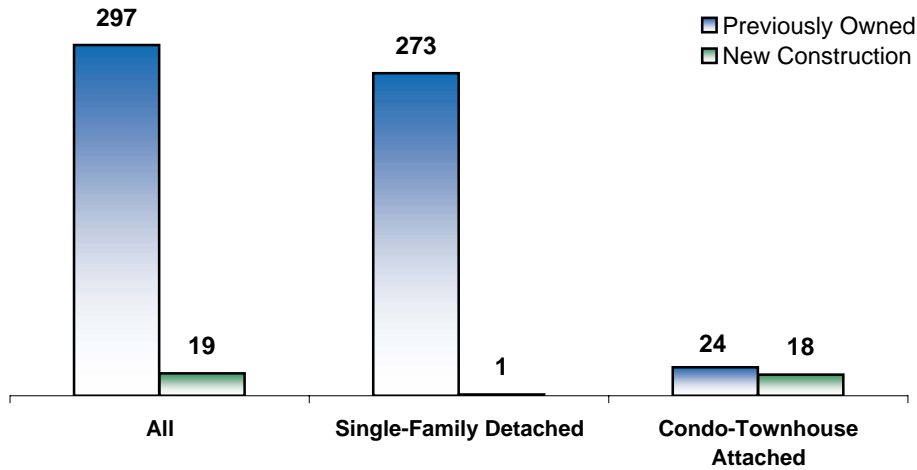
Housing Supply Outlook

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

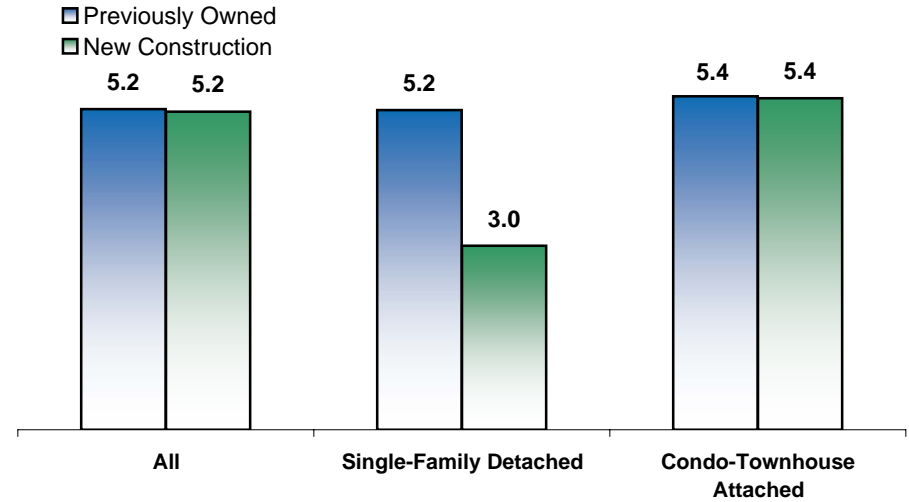


Under \$100,000

Inventory

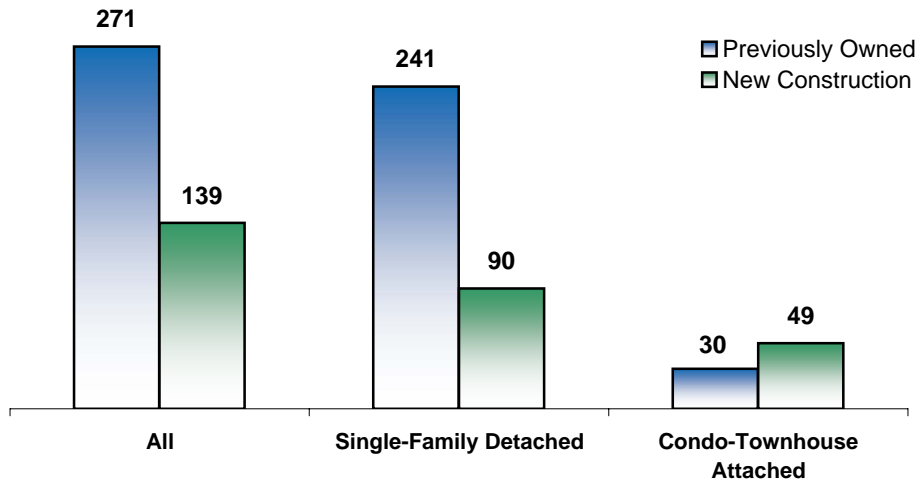


Months Supply

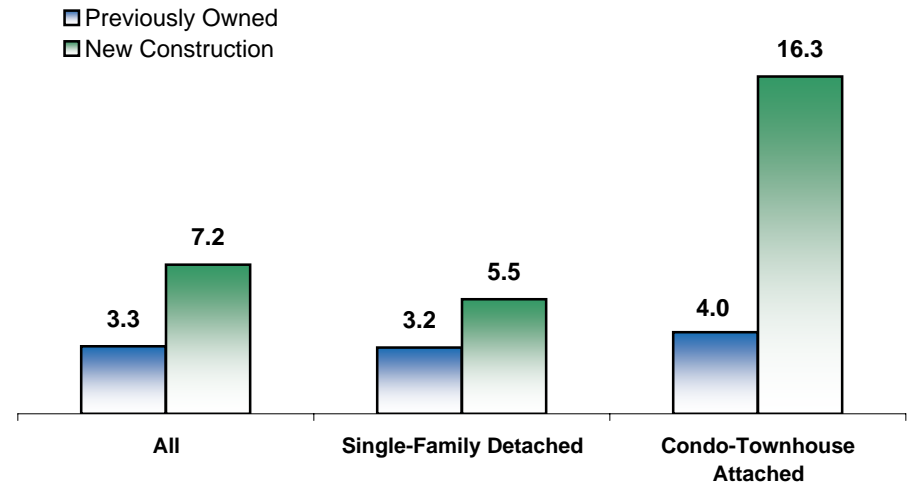


\$100,001 to \$150,000

Inventory



Months Supply



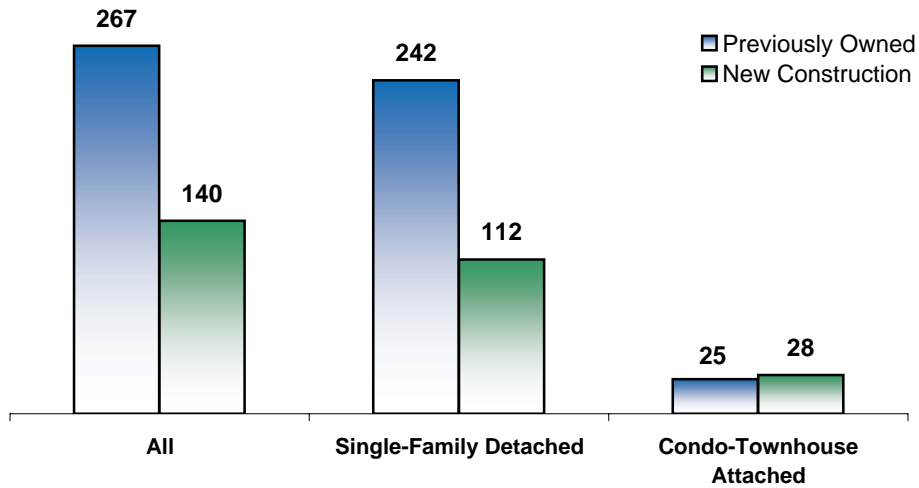
Housing Supply Outlook

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

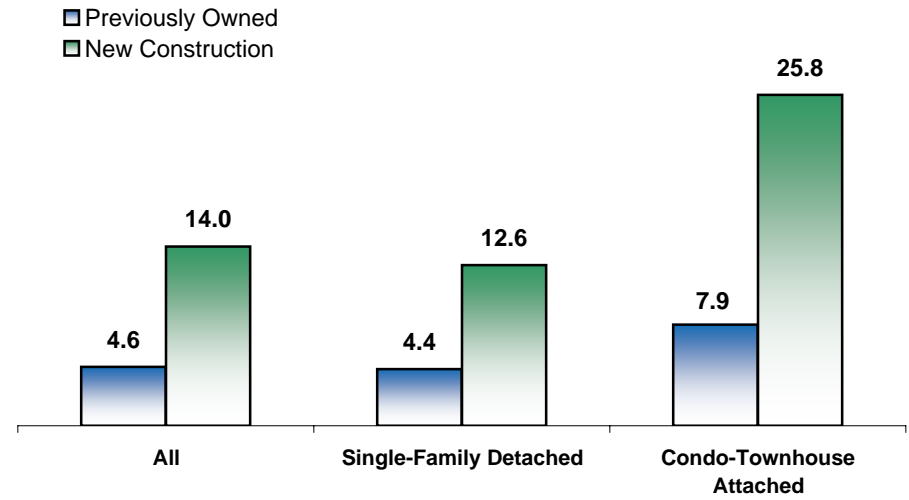


\$150,001 to \$200,000

Inventory

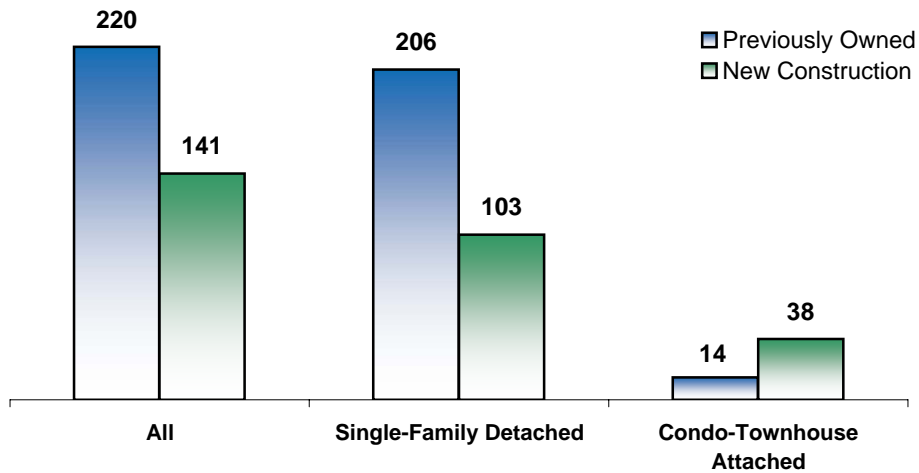


Months Supply

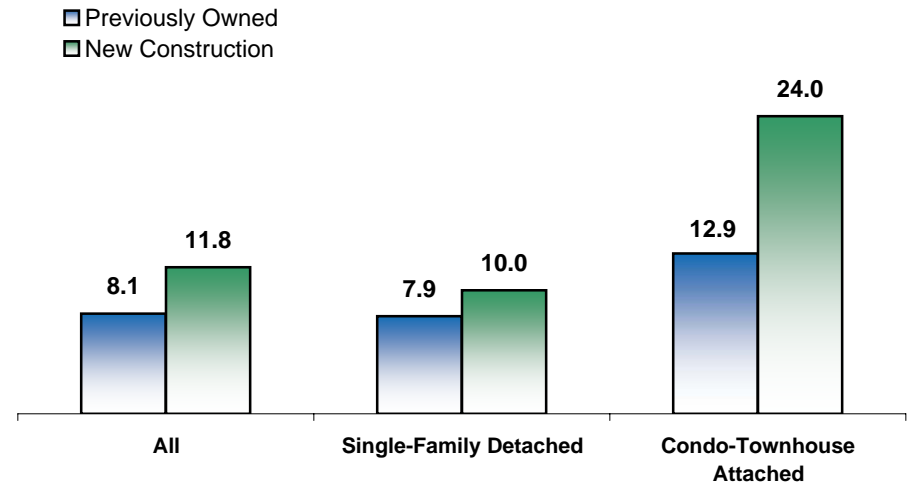


\$200,001 to \$300,000

Inventory



Months Supply



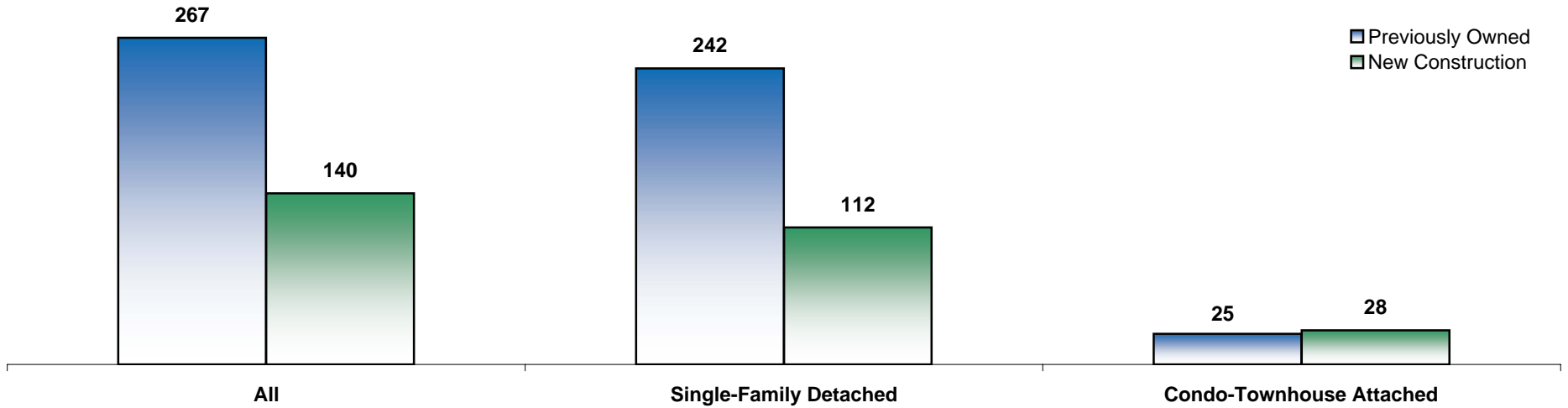
Housing Supply Outlook

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

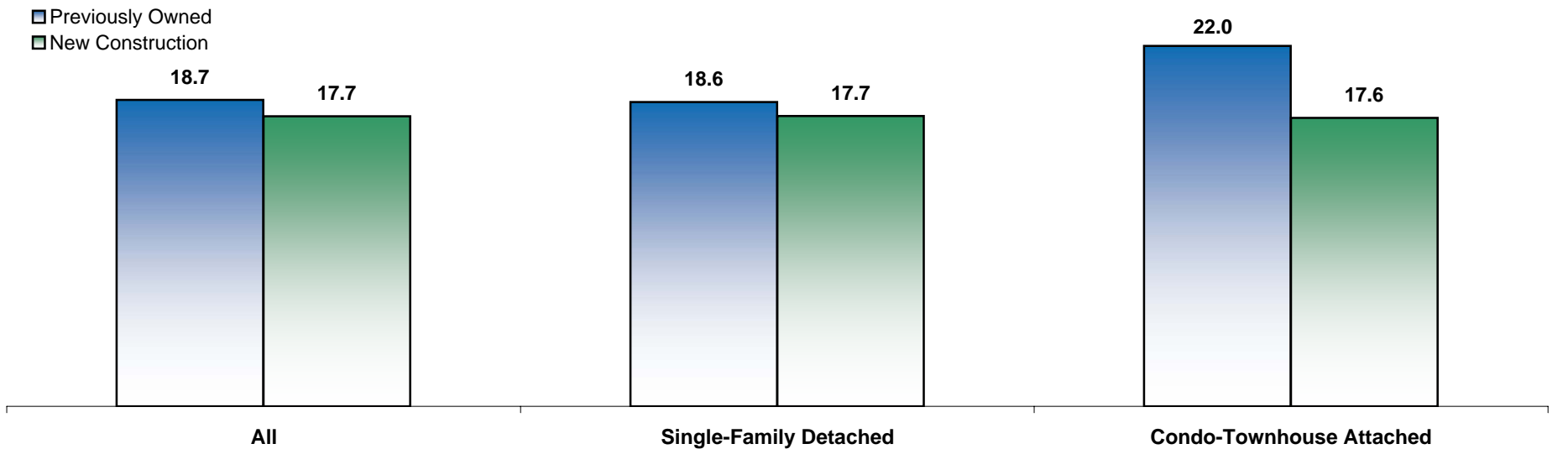


\$300,001 and above

Inventory



Months Supply



Market Overview

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



July 2008

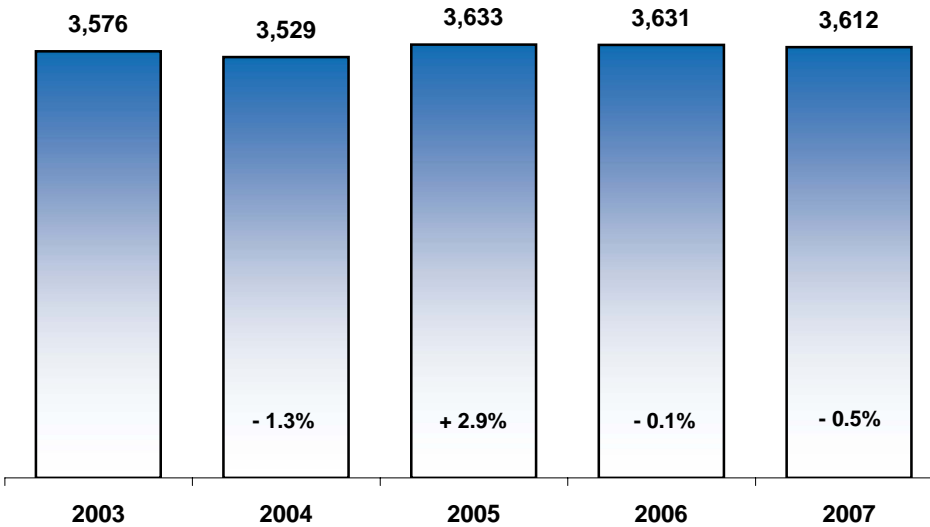
		This Year	Previous Year	Percent Change	5-Year Average	Three Month Forecast	This Year Year-to-Date	Previous Year Year-to-Date	Percent Change	5-Year Year-to-Date Average
New Listings	May	590	666	- 11.4%	579	↓	2,616	2,724	- 4.0%	NA
	Jun	579	643	- 10.0%	602		3,195	3,367	- 5.1%	NA
	Jul	576	558	+ 3.2%	565		3,771	3,925	- 3.9%	NA
Pending Sales	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
	Jul	302	400	- 24.5%	343		2,062	2,300	- 10.3%	NA
Closed Sales	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
	Jul	301	361	- 16.6%	355		1,936	2,156	- 10.2%	NA
Days on Market Until Sale	May	108	95	+ 13.1%	81	↓	115	91	+ 26.7%	86
	Jun	80	84	- 4.6%	72		107	89	+ 20.5%	83
	Jul	66	83	- 20.3%	66		101	88	+ 14.6%	80
Median Sales Price	May	\$143,250	\$144,500	- 0.9%	\$139,314	↔				
	Jun	\$145,500	\$149,950	- 3.0%	\$143,235		--	--	--	--
	Jul	\$144,000	\$144,900	- 0.6%	\$138,371					
Average Sales Price	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
	Jul	\$170,839	\$160,129	+ 6.7%	\$157,853		\$159,950	\$166,992	- 4.2%	\$155,591
Total Active Listings Available	May	1,716	NA	--	--	↔				
	Jun	1,857	NA	--	--		--	--	--	--
	Jul	1,867	NA	--	--					
Percent of Original List Price	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%
	Jul	96.2%	96.6%	- 0.4%	97.0%		97.0%	96.8%	+ 0.2%	96.3%
Mortgage Rates	Jun	6.7	6.5	+ 3.1%	6.4	↔				
	Jul	6.9	6.8	+ 1.5%	6.5		--	--	--	--
	Aug	7.0	6.9	+ 1.4%	6.5					
Housing Affordability Index	Jun	161	154	+ 4.4%	158	↔				
	Jul	157	146	+ 7.5%	153		--	--	--	--
	Aug	157	149	+ 5.4%	158					
Months Supply of Inventory	Jun	5.7	NA	--	--	↑				
	Jul	6.2	NA	--	--		--	--	--	--
	Aug	6.4	NA	--	--					

Annual Review

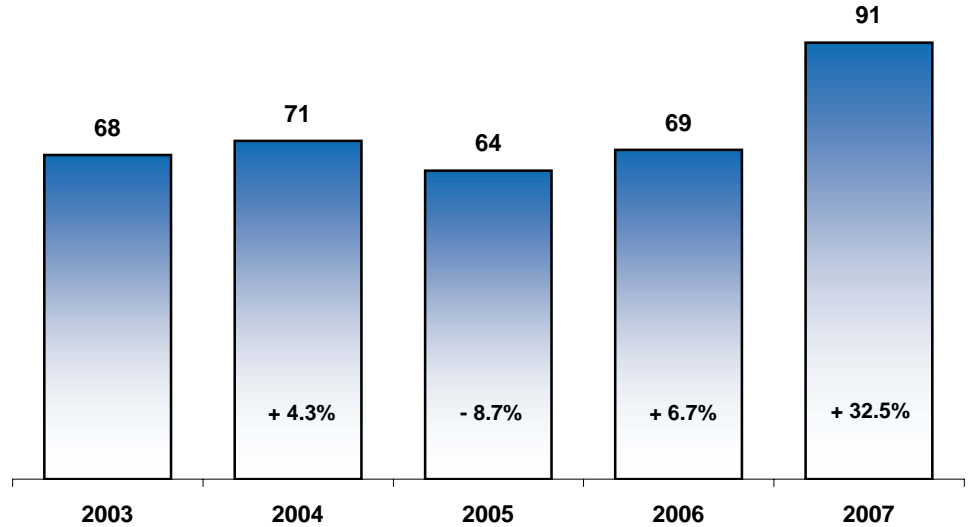
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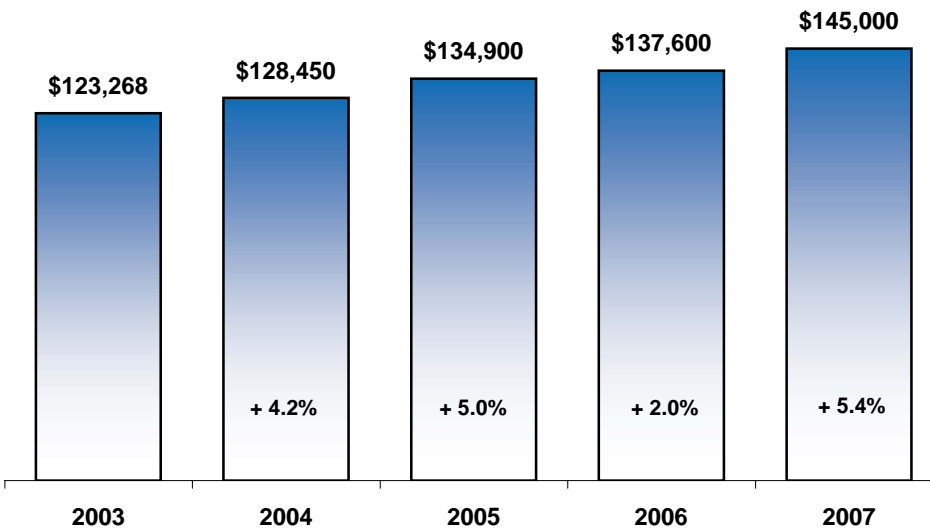
Closed Sales



Days on Market Until Sale



Median Sales Price



Percent of Original List Price Received at Sale

