

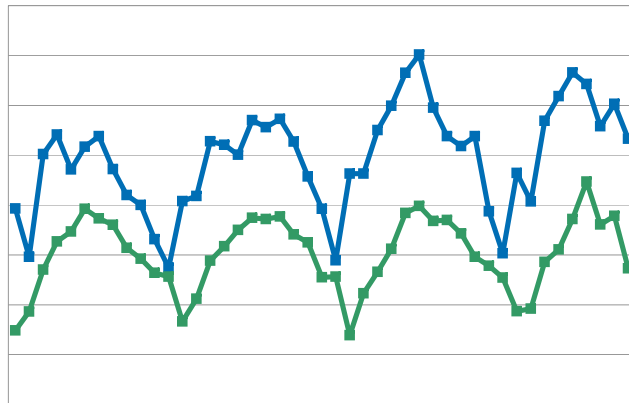


REALTOR® Association of the Sioux Empire Inc.

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

August 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

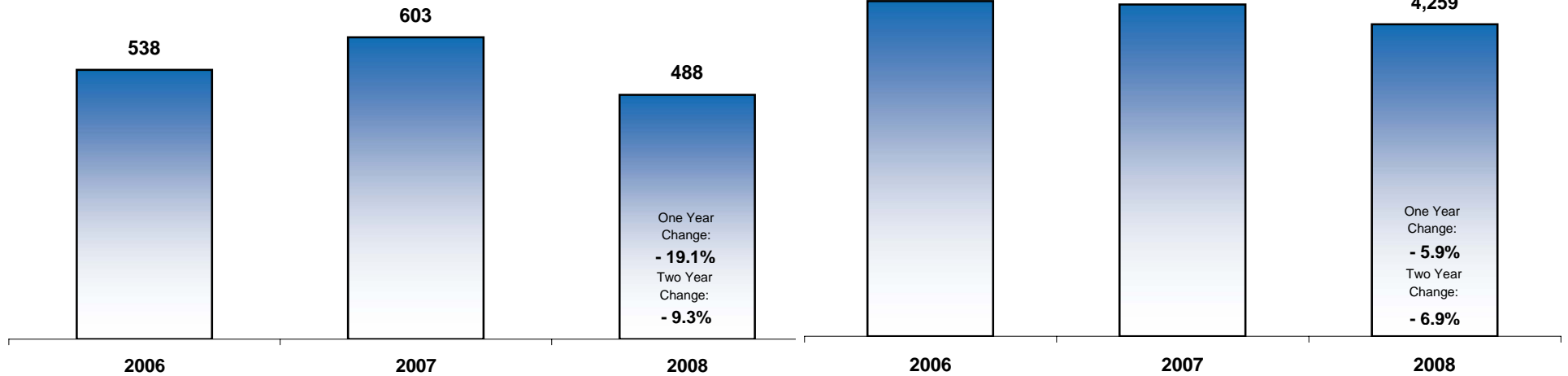
New Listings

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

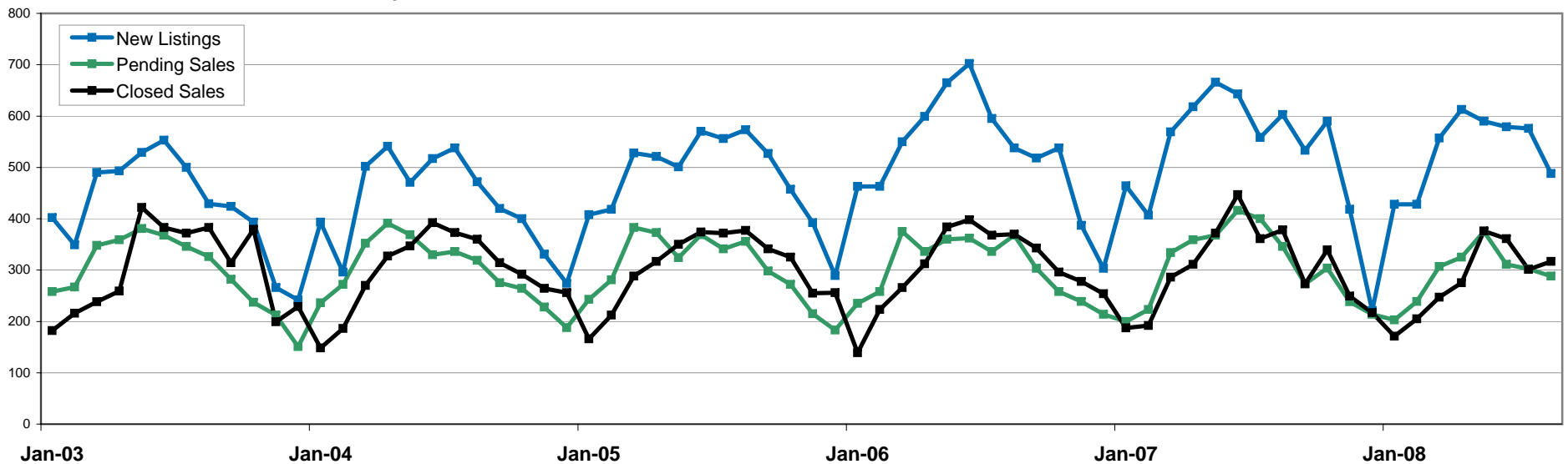


August

Year to Date



Historical Market Activity

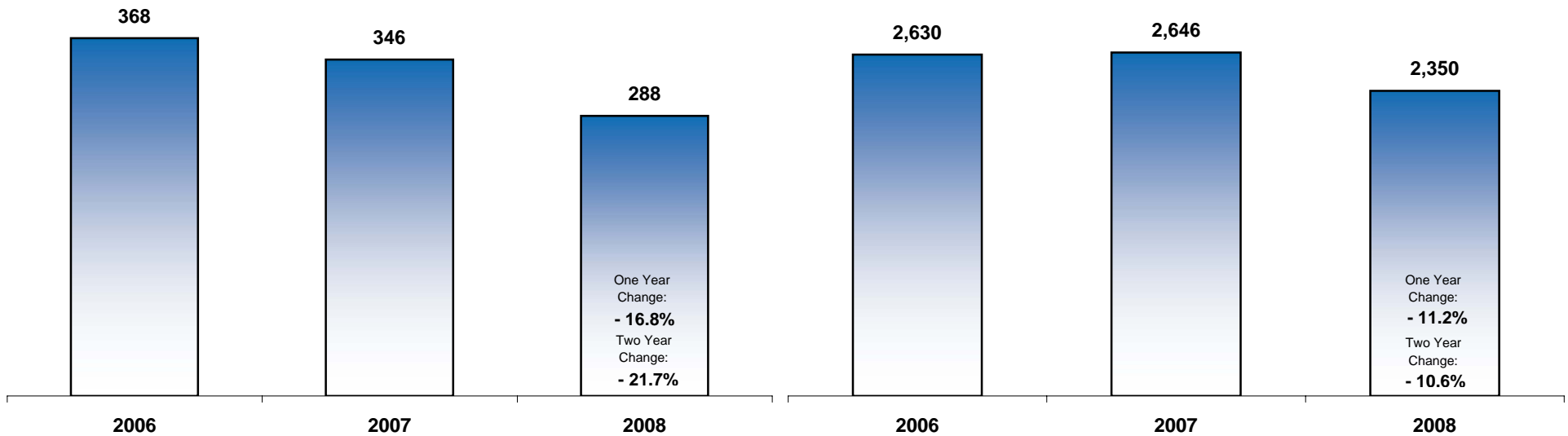


Pending Sales

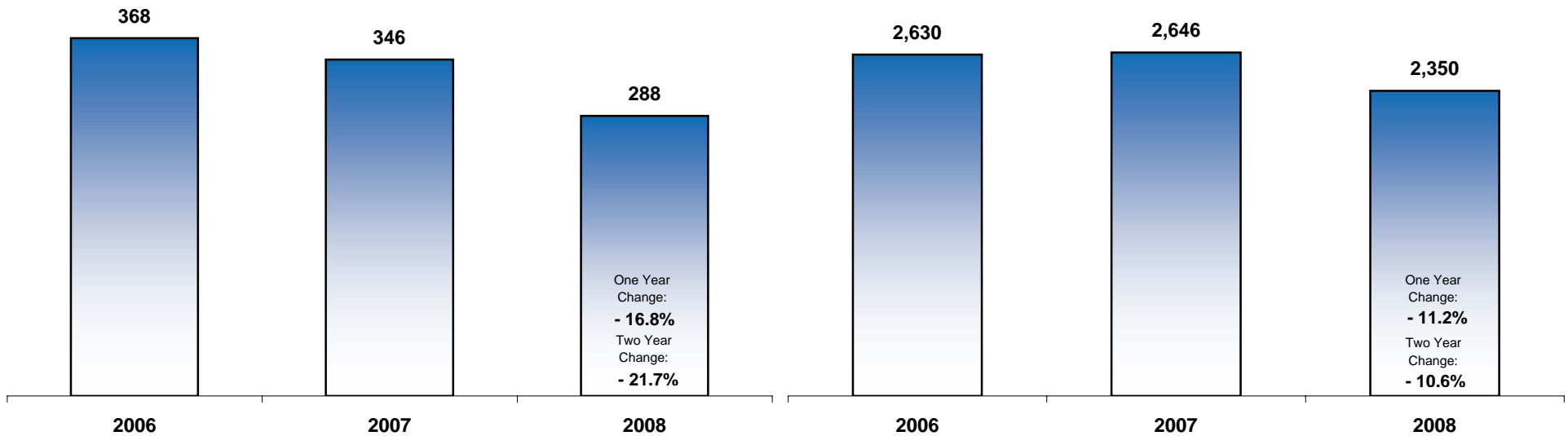
A Monthly Indicator from the REALTOR® Association of the Sioux Empire



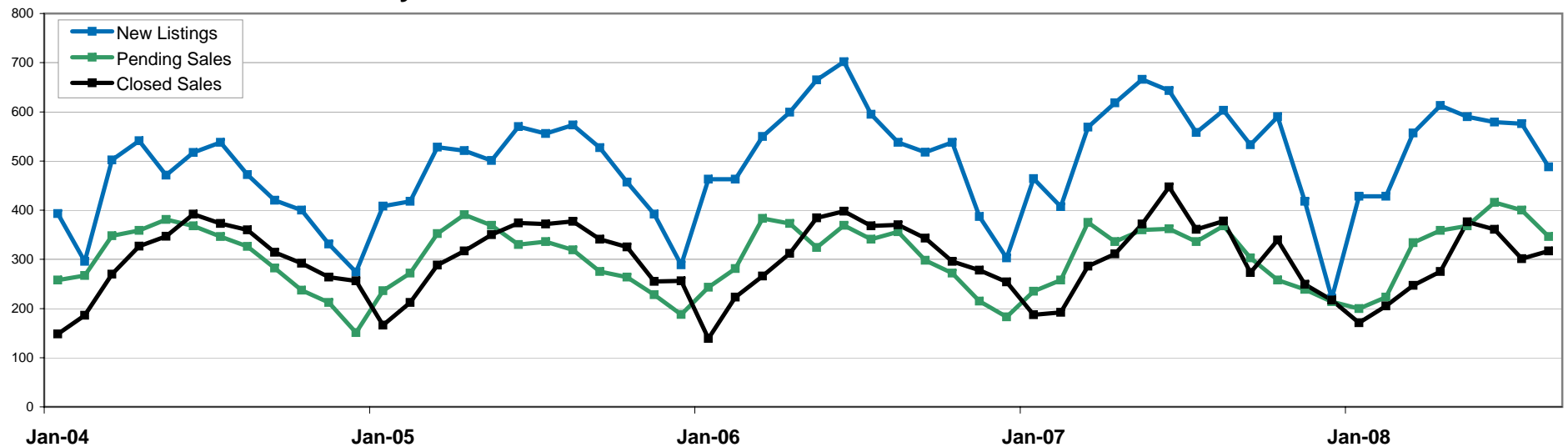
August



Year to Date

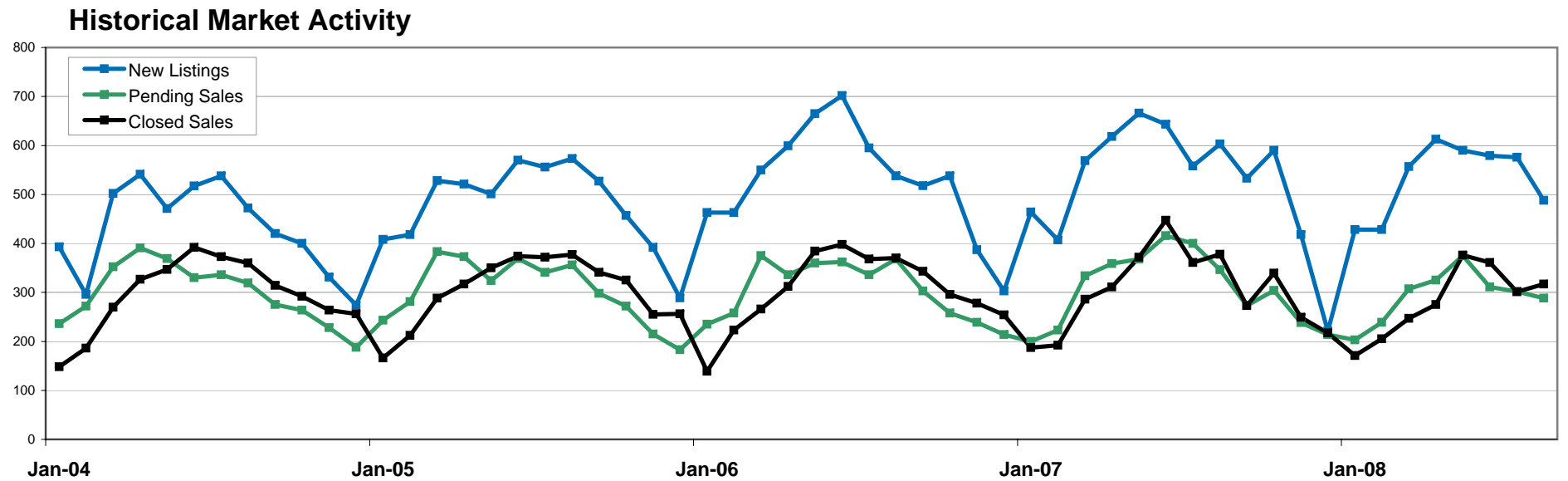
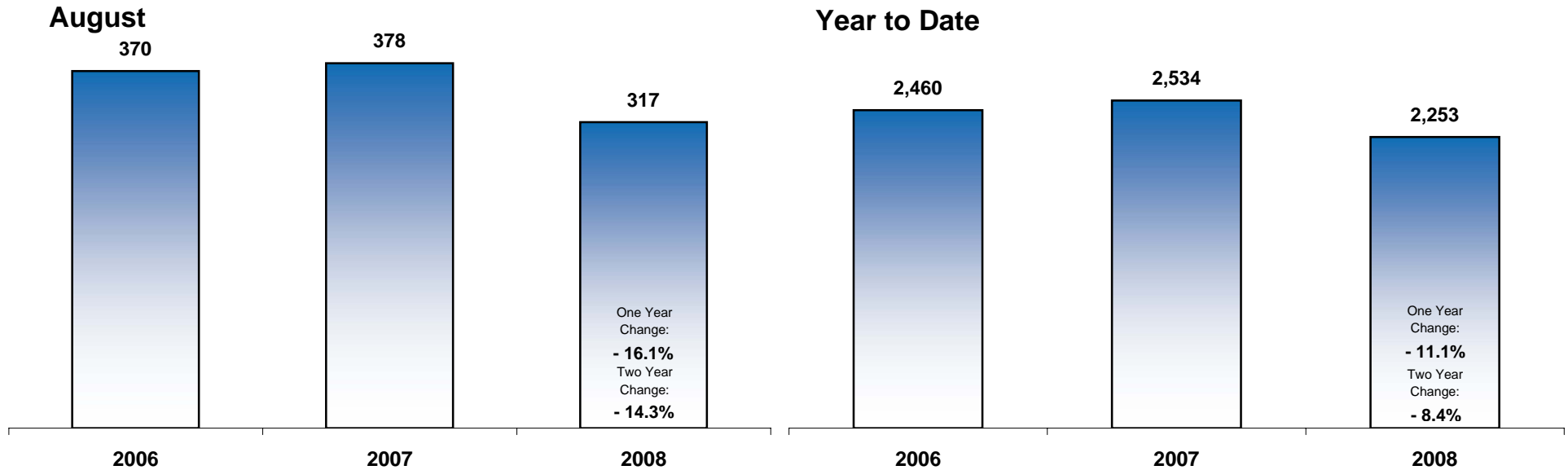


Historical Market Activity



Closed Sales

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



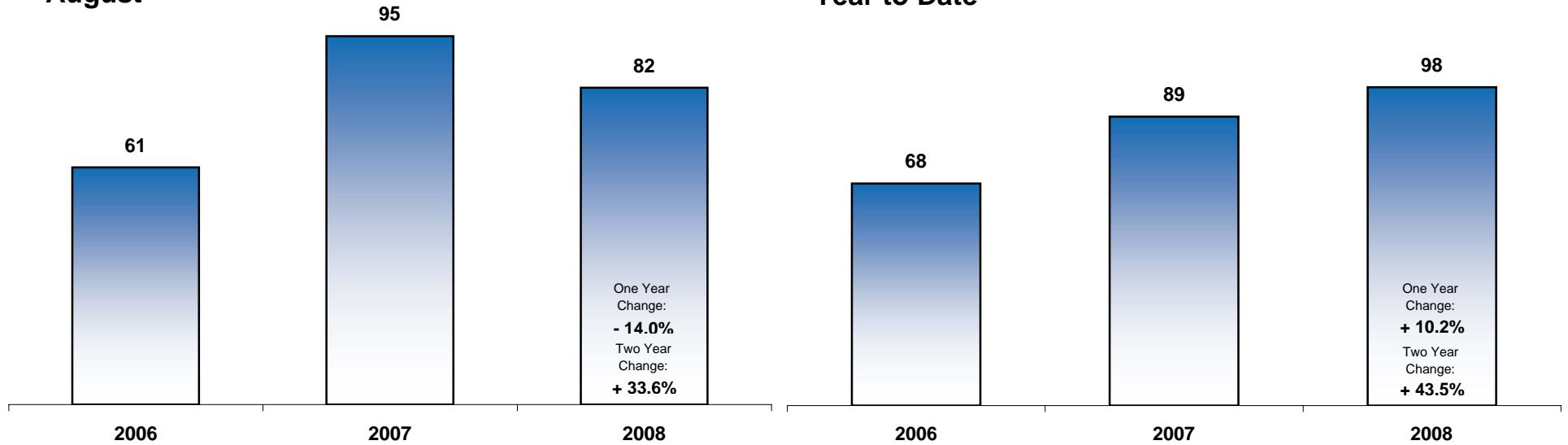
Days on Market Until Sale

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

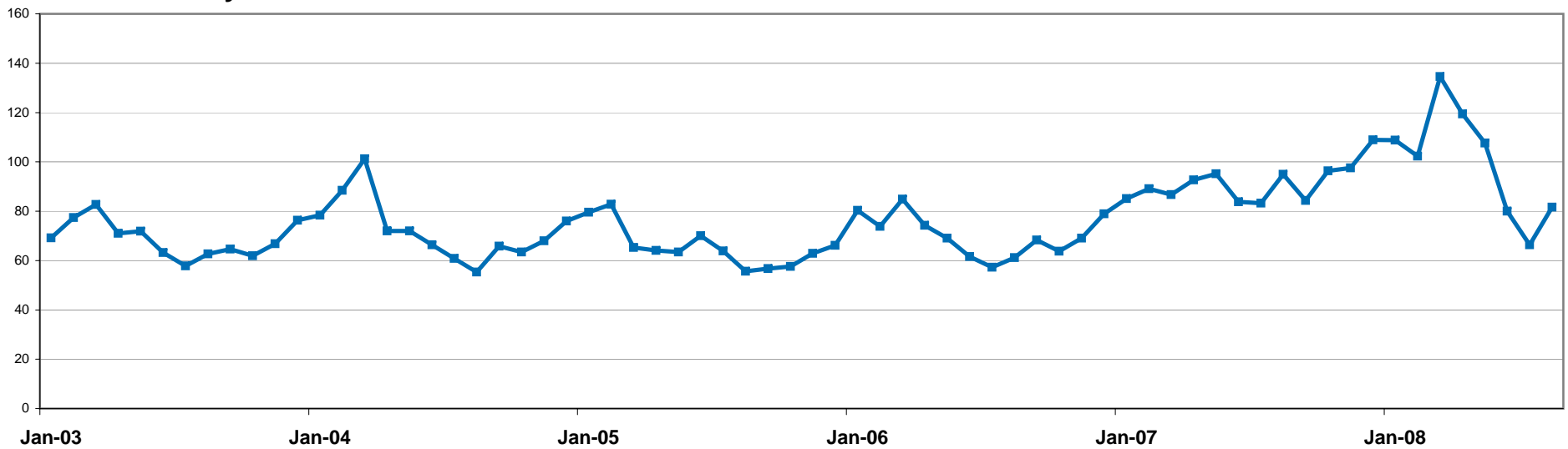


August

Year to Date



Historical Days on Market Until Sale

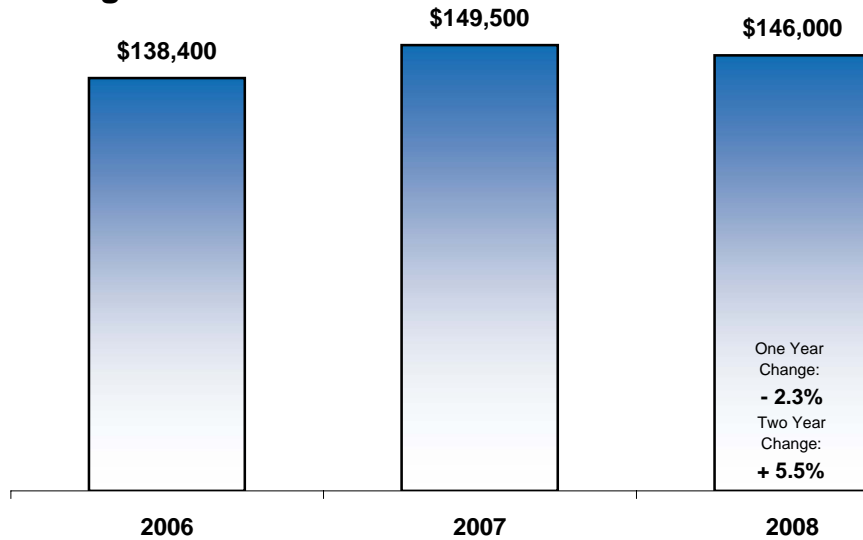


Median Sales Price

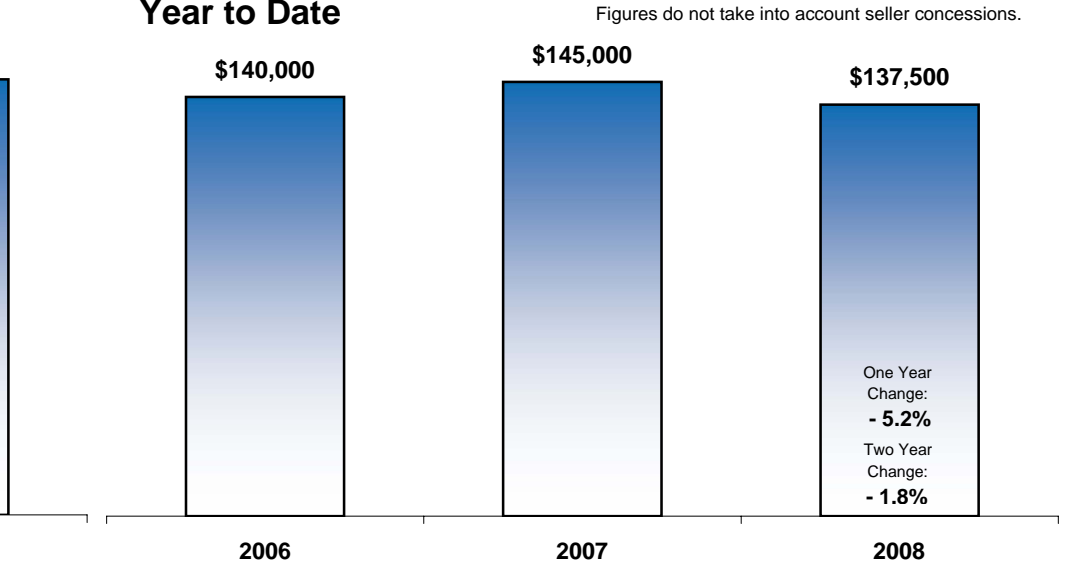
A Monthly Indicator from the REALTOR® Association of the Sioux Empire



August

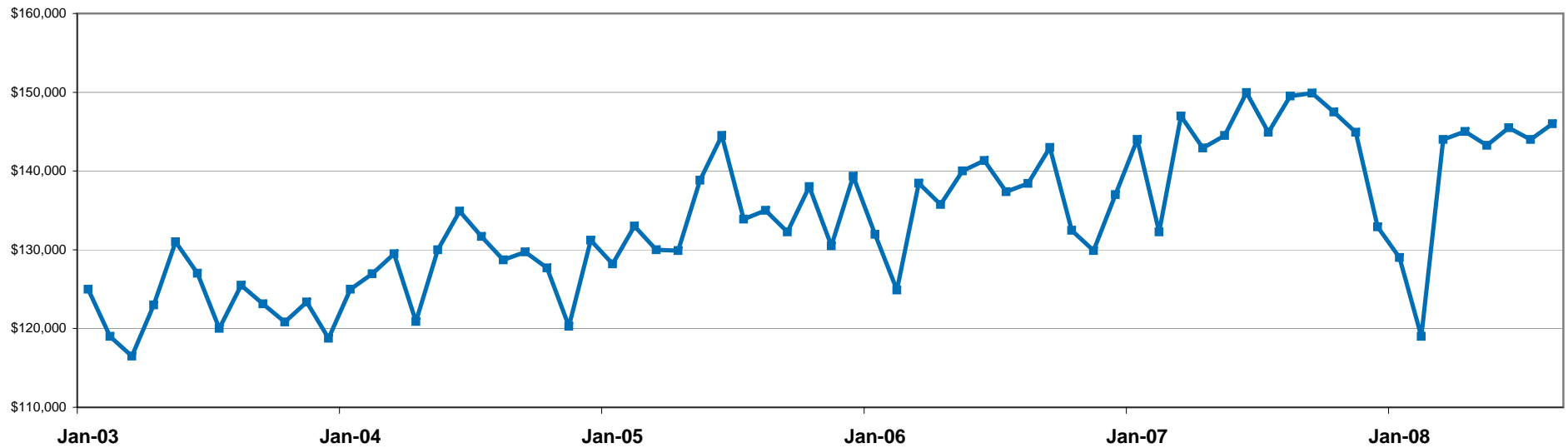


Year to Date



Figures do not take into account seller concessions.

Historical Median Prices

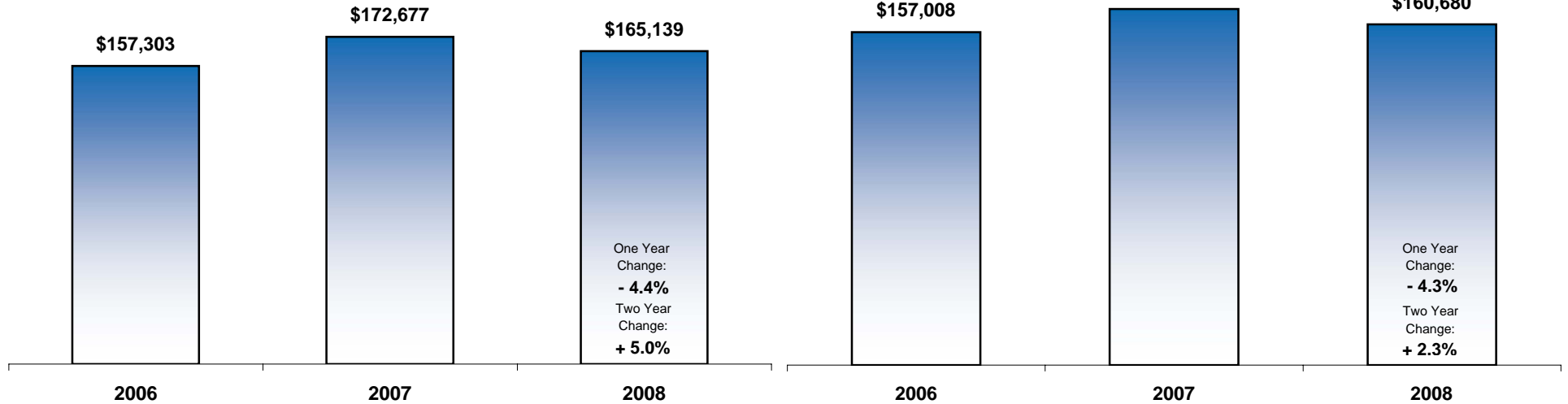


Average Sales Price

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

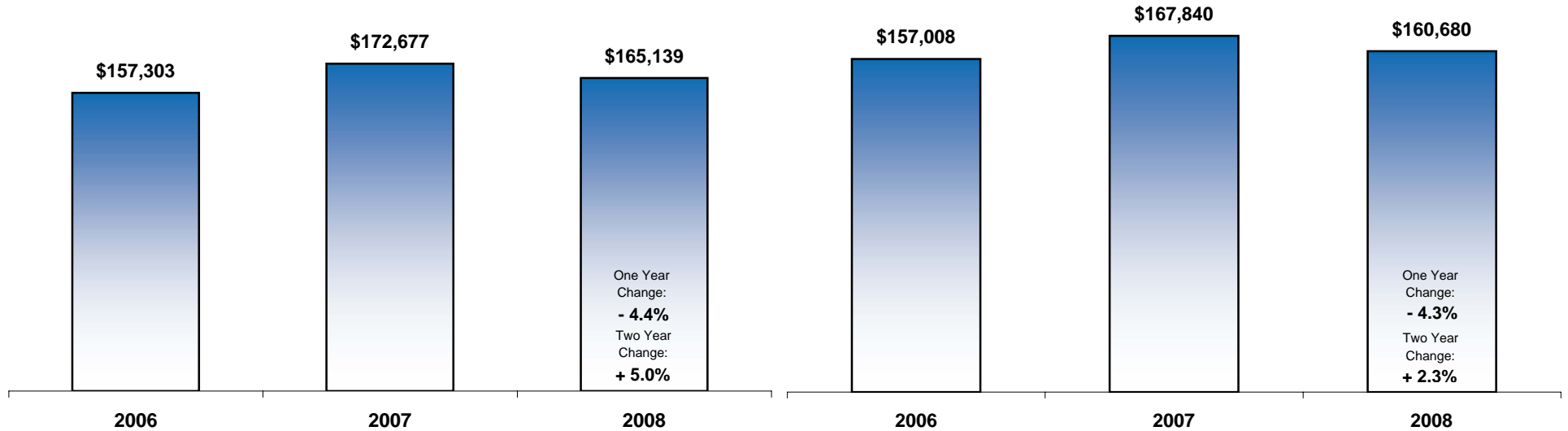


August

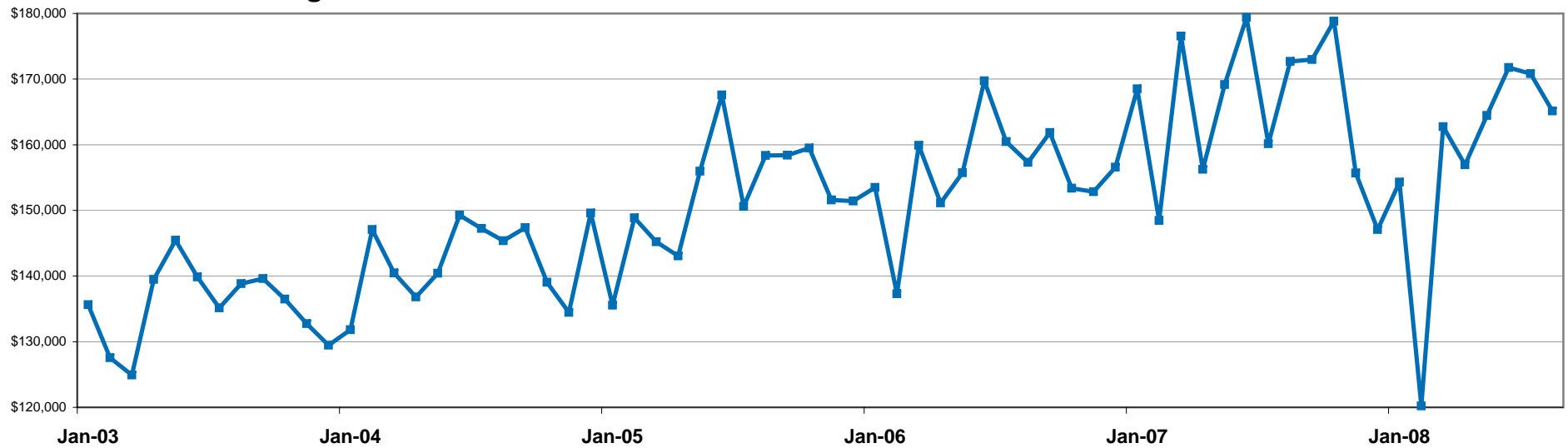


Year to Date

Figures do not take into account seller concessions.



Historical Average Prices



Percent of Original List Price Received at Sale

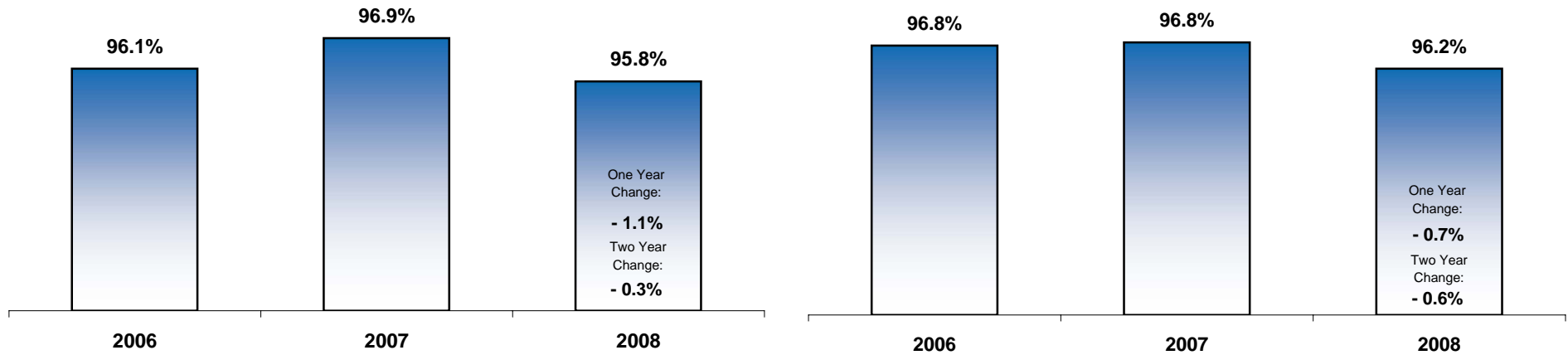
A Monthly Indicator from the REALTOR® Association of the Sioux Empire



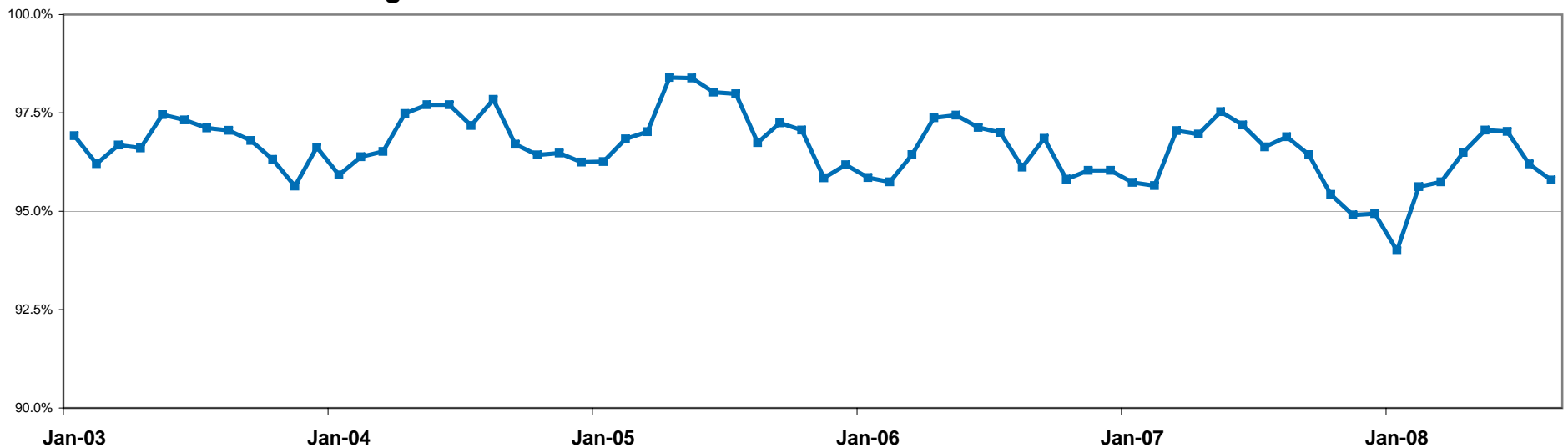
August

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

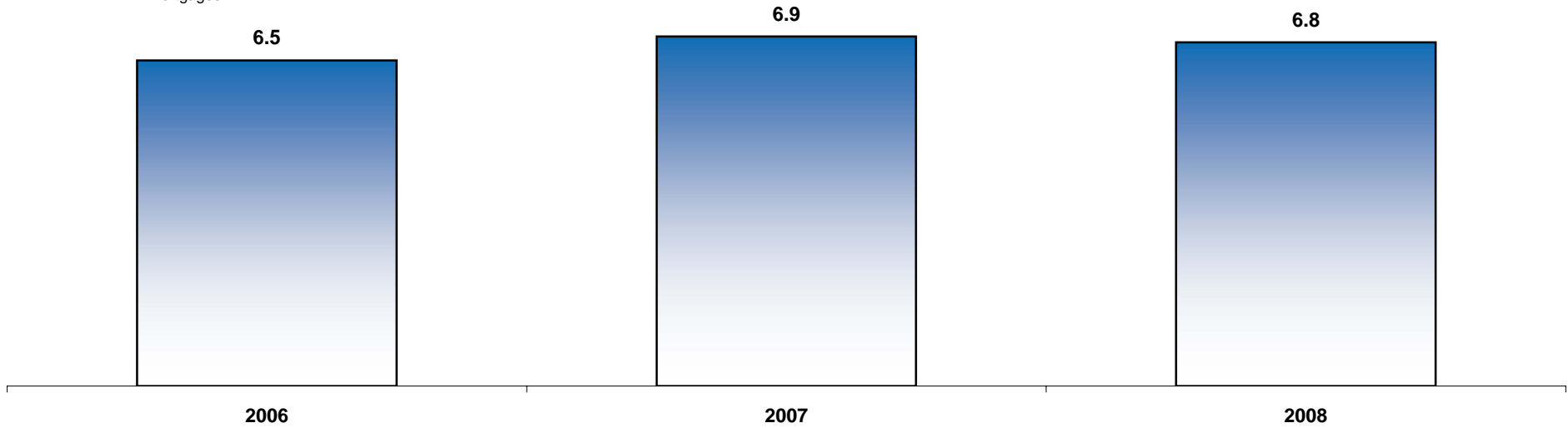


Mortgage Rates

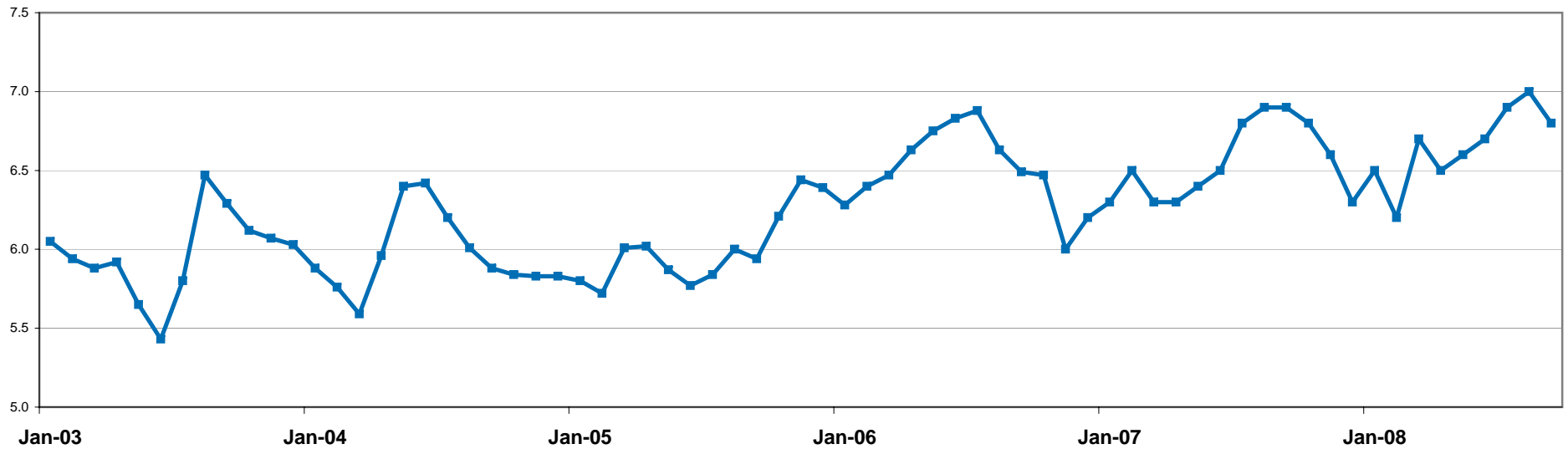
A Monthly Indicator from the REALTOR® Association of the Sioux Empire



September 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



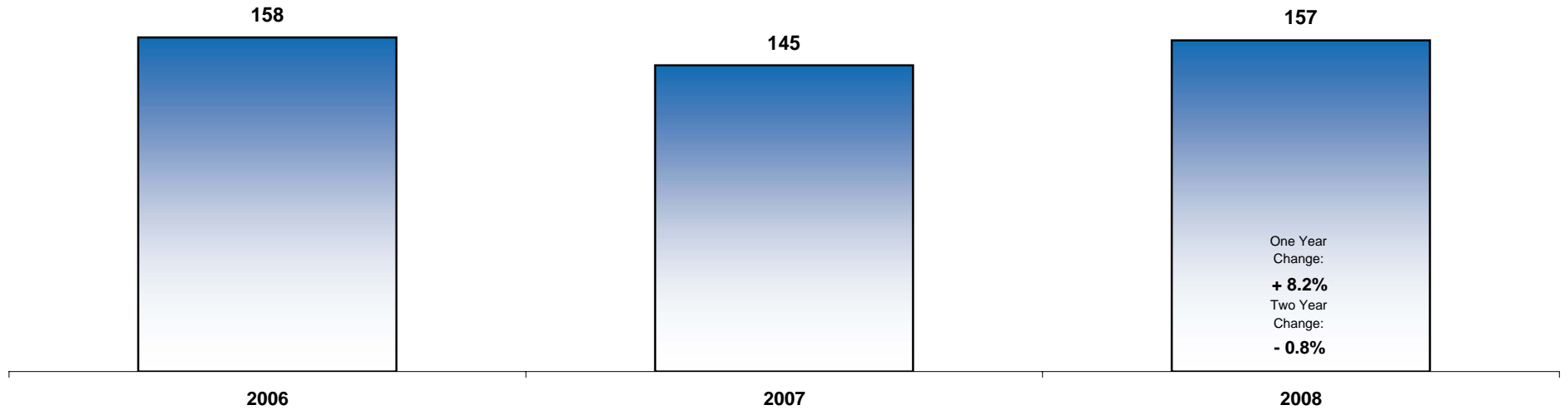
Housing Affordability Index

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

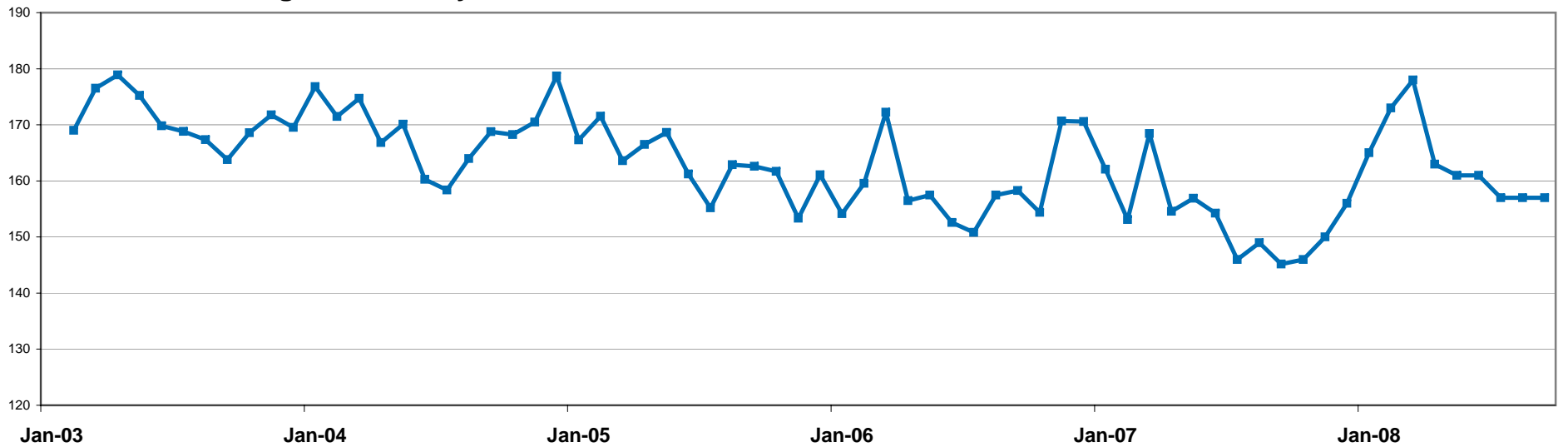


September

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

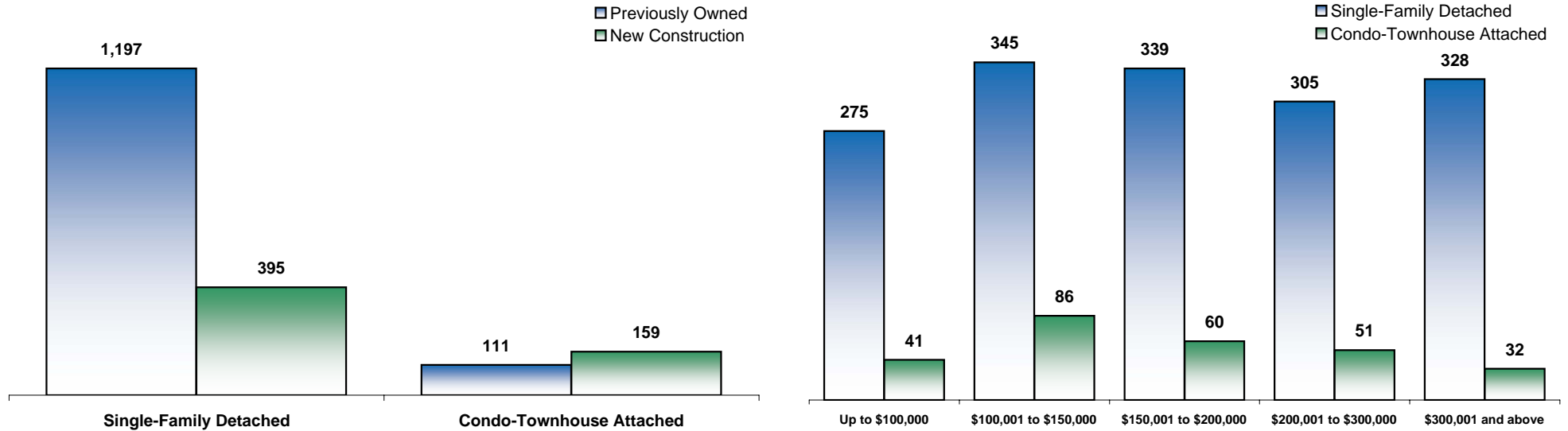


Housing Supply Outlook

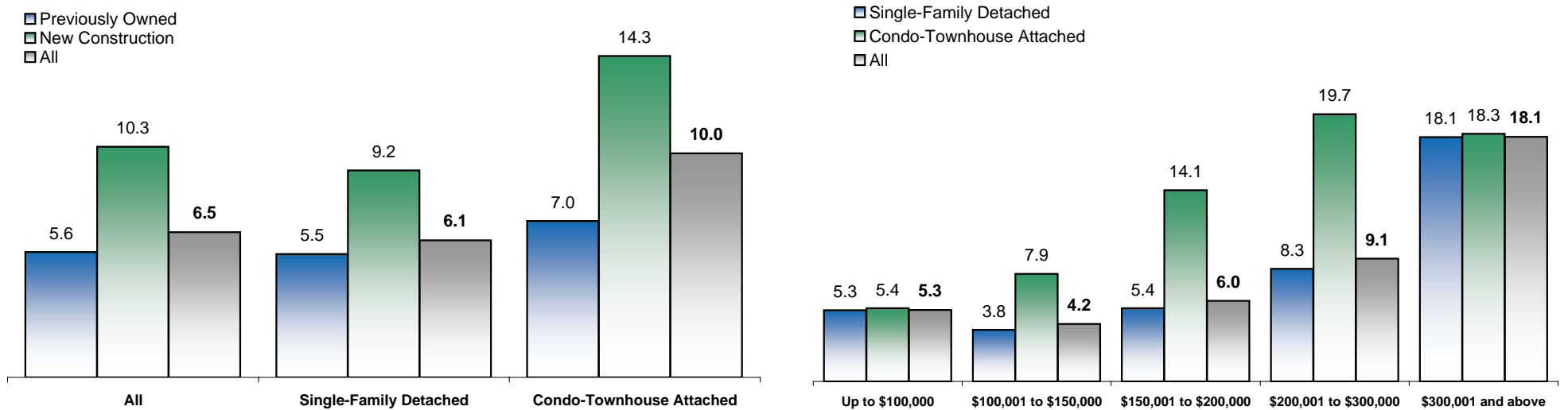
A Monthly Indicator from the REALTOR® Association of the Sioux Empire



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

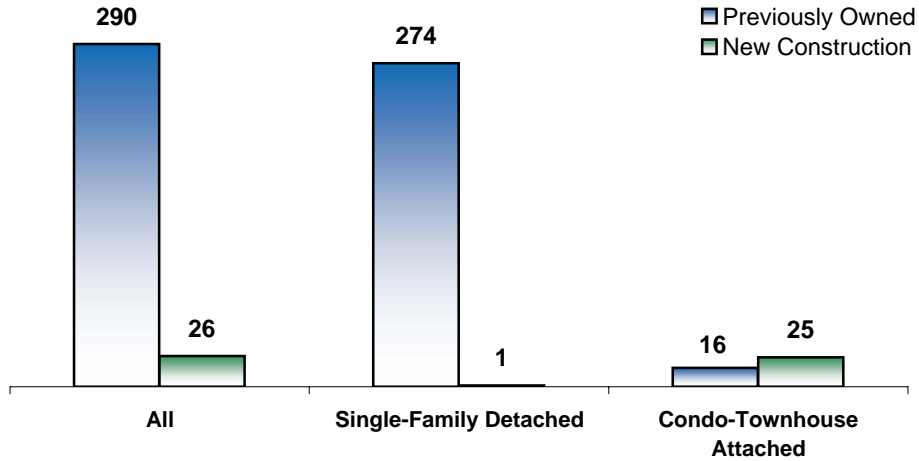
Housing Supply Outlook

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

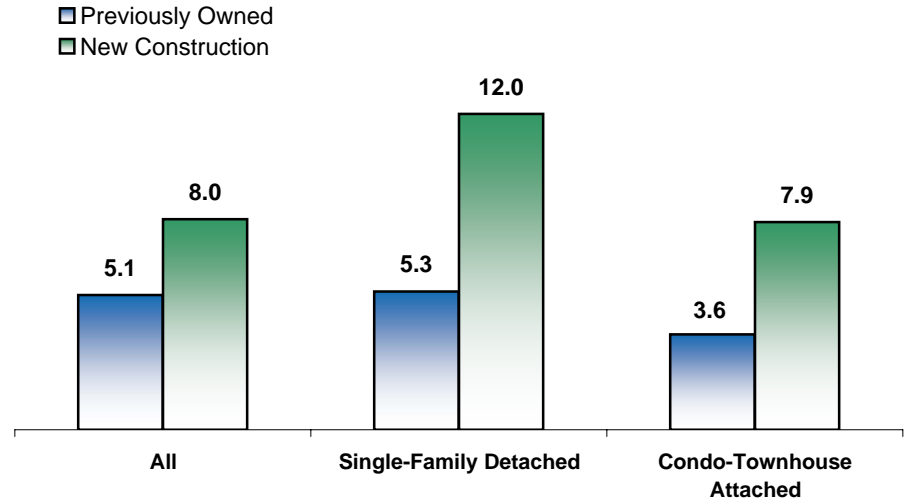


Under \$100,000

Inventory

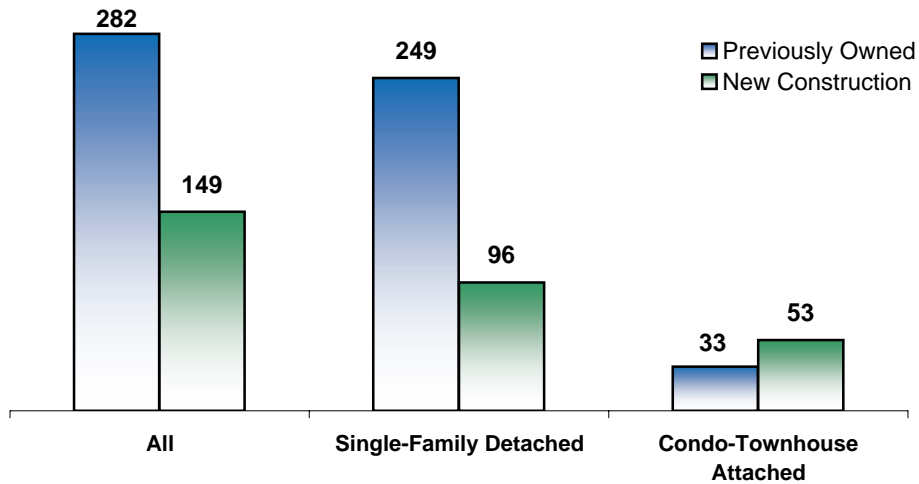


Months Supply

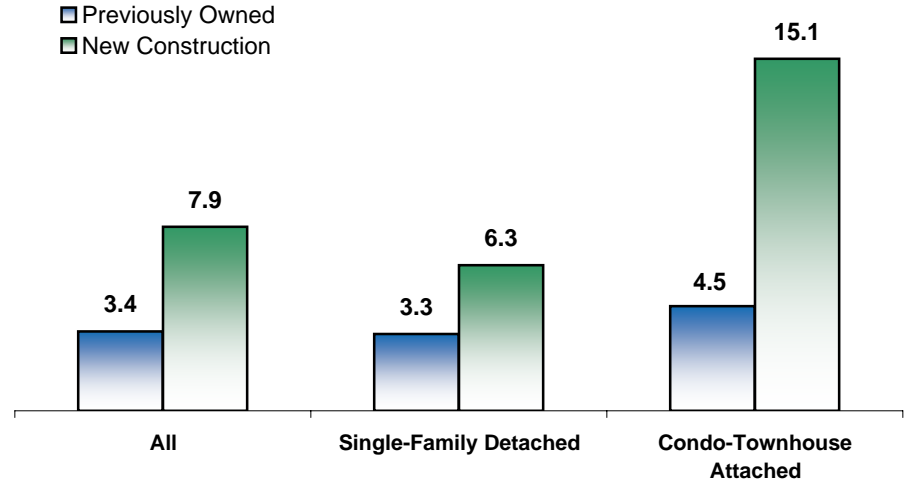


\$100,001 to \$150,000

Inventory



Months Supply



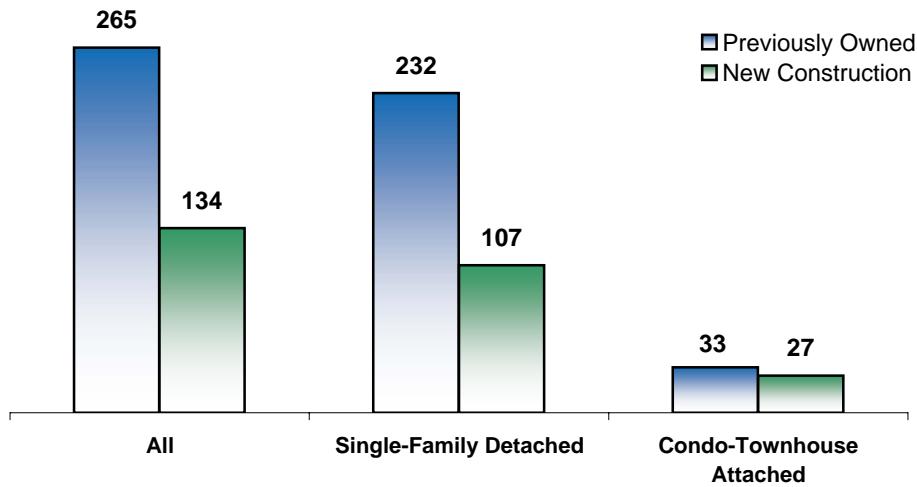
Housing Supply Outlook

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

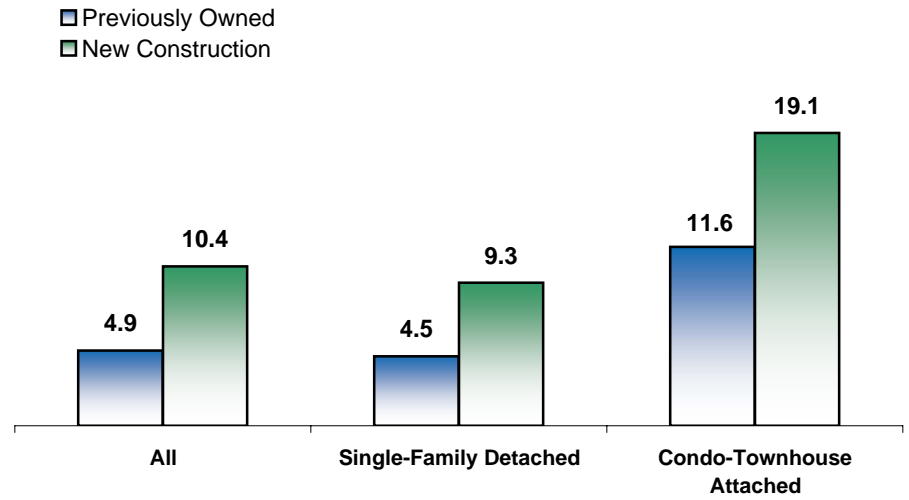


\$150,001 to \$200,000

Inventory

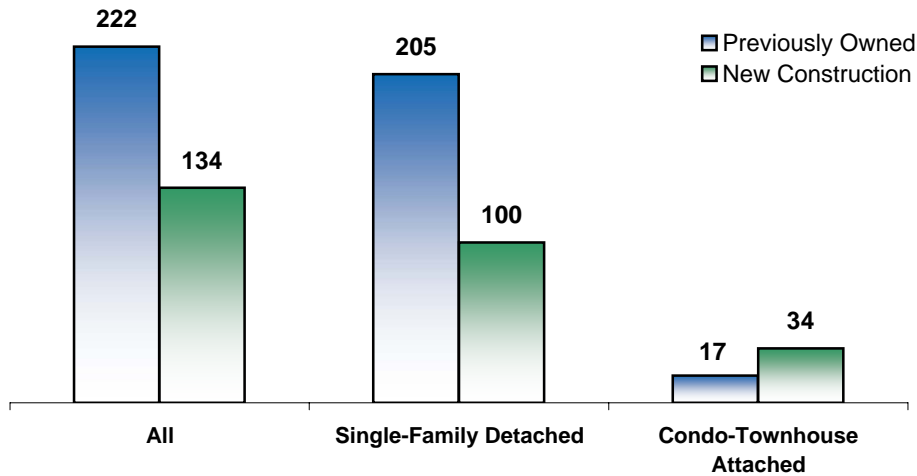


Months Supply

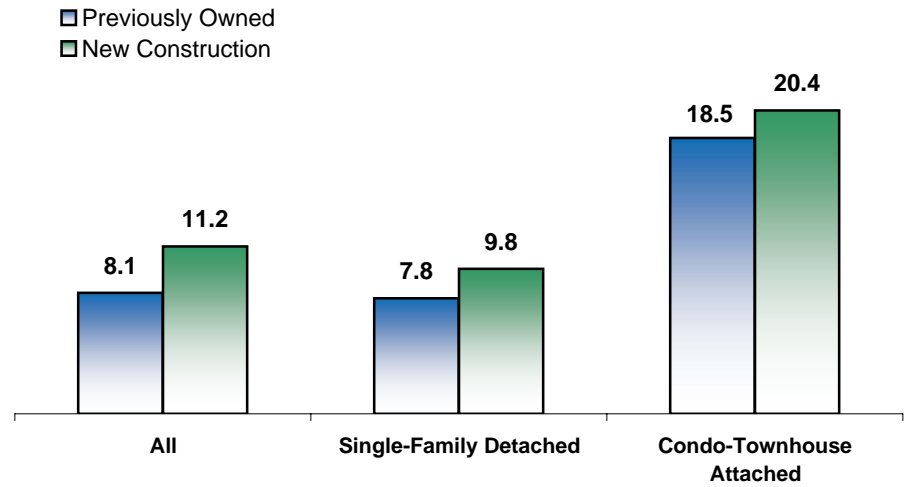


\$200,001 to \$300,000

Inventory



Months Supply



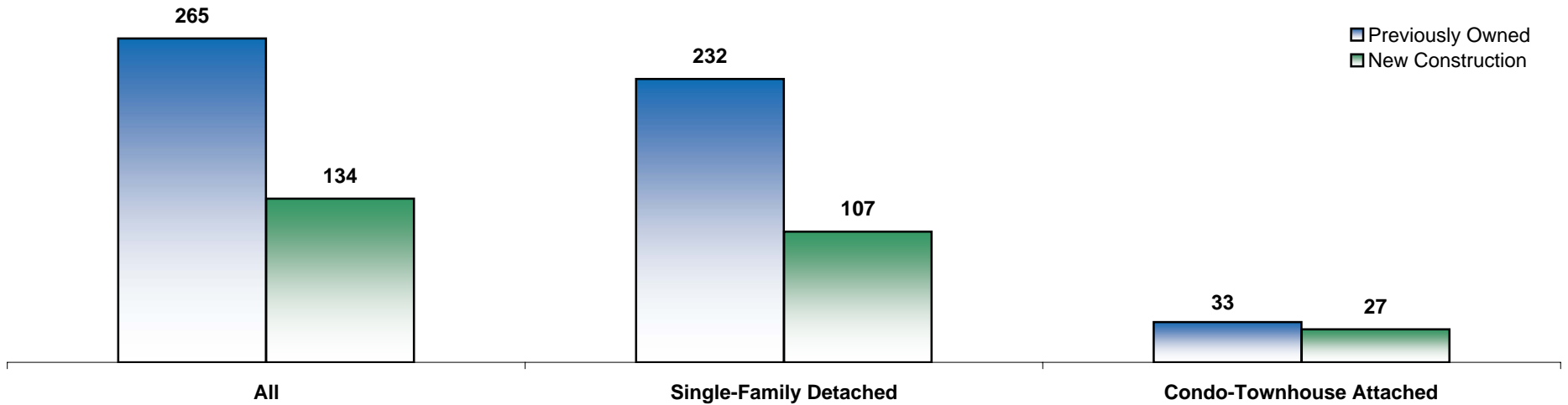
Housing Supply Outlook

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

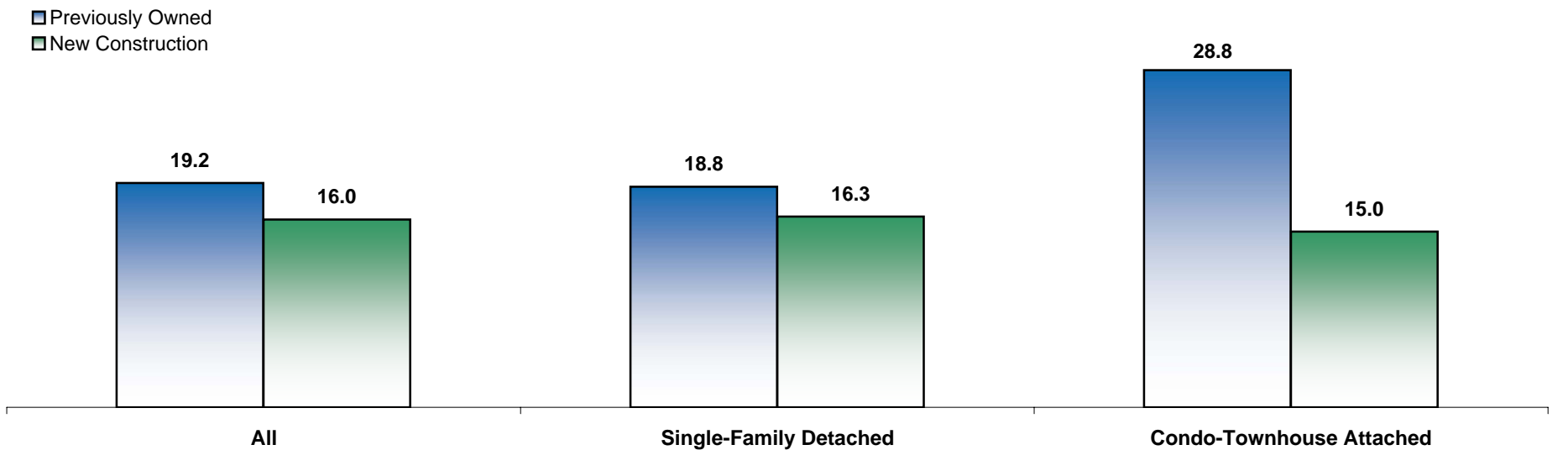


\$300,001 and above

Inventory



Months Supply



Market Overview

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



August 2008

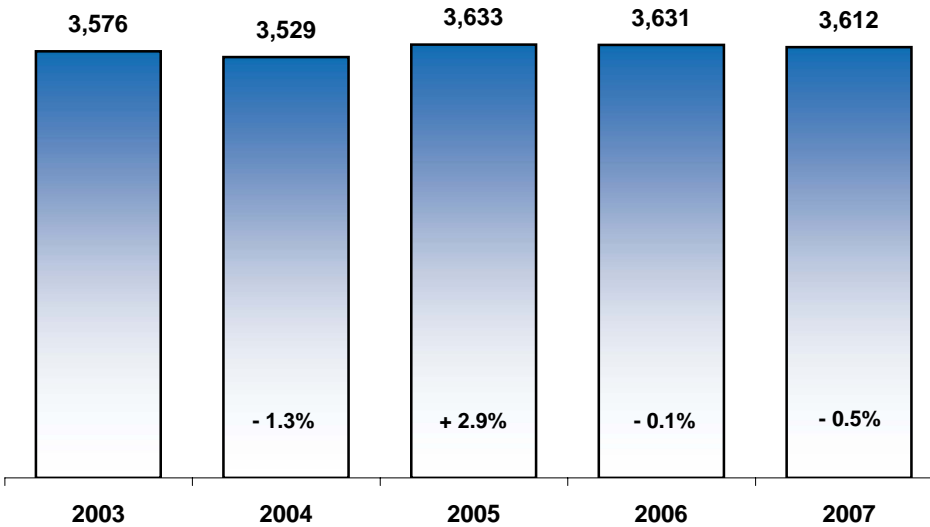
		This Year	Previous Year	Percent Change	5-Year Average	Three Month Forecast	This Year Year-to-Date	Previous Year Year-to-Date	Percent Change	5-Year Year-to-Date Average
New Listings	Jun	579	643	- 10.0%	602		3,195	3,367	- 5.1%	NA
	Jul	576	558	+ 3.2%	565		3,771	3,925	- 3.9%	NA
	Aug	488	603	- 19.1%	535		4,259	4,528	- 5.9%	NA
Pending Sales	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
	Aug	288	346	- 16.8%	335		2,350	2,646	- 11.2%	NA
Closed Sales	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
	Aug	317	378	- 16.1%	360		2,253	2,534	- 11.1%	NA
Days on Market Until Sale	Jun	80	84	- 4.6%	72		107	89	+ 20.5%	83
	Jul	66	83	- 20.3%	66		101	88	+ 14.6%	80
	Aug	82	95	- 14.0%	70		98	89	+ 10.2%	79
Median Sales Price	Jun	\$145,500	\$149,950	- 3.0%	\$143,235		--	--	--	--
	Jul	\$144,000	\$144,900	- 0.6%	\$138,371		--	--	--	--
	Aug	\$146,000	\$149,500	- 2.3%	\$139,520		--	--	--	--
Average Sales Price	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
	Aug	\$165,139	\$172,677	- 4.4%	\$159,775		\$160,680	\$167,840	- 4.3%	\$156,212
Total Active Listings Available	Jun	1,857	NA	--	--		--	--	--	--
	Jul	1,867	NA	--	--		--	--	--	--
	Aug	1,862	NA	--	--		--	--	--	--
Percent of Original List Price	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%
	Aug	95.8%	96.9%	- 1.1%	96.7%		96.7%	96.8%	- 0.2%	96.2%
Mortgage Rates	Jul	6.9	6.8	+ 1.5%	6.5		--	--	--	--
	Aug	7.0	6.9	+ 1.4%	6.5		--	--	--	--
	Sep	6.8	6.9	- 1.4%	6.4		--	--	--	--
Housing Affordability Index	Jul	157	146	+ 7.5%	153		--	--	--	--
	Aug	157	149	+ 5.4%	158		--	--	--	--
	Sep	157	145	+ 8.2%	158		--	--	--	--
Months Supply of Inventory	Jul	6.2	NA	--	--		--	--	--	--
	Aug	6.4	NA	--	--		--	--	--	--
	Sep	6.5	NA	--	--		--	--	--	--

Annual Review

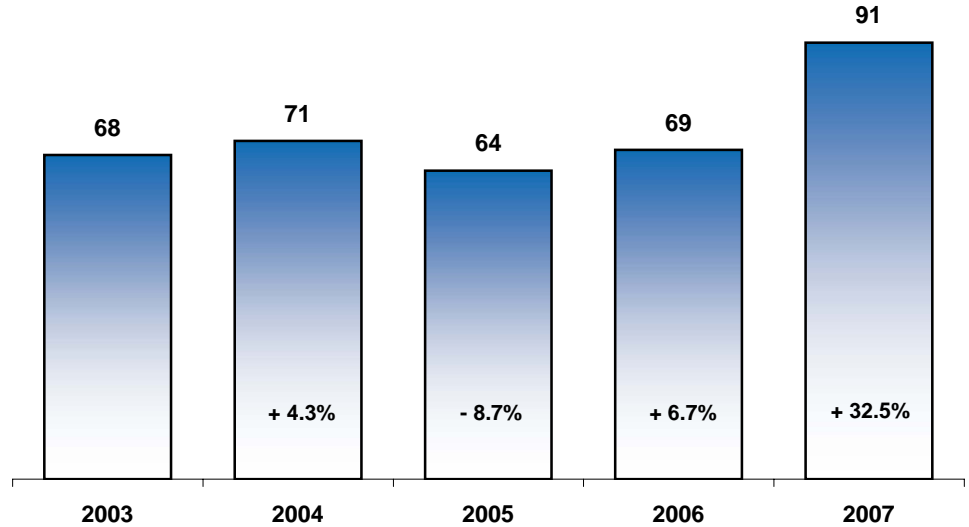
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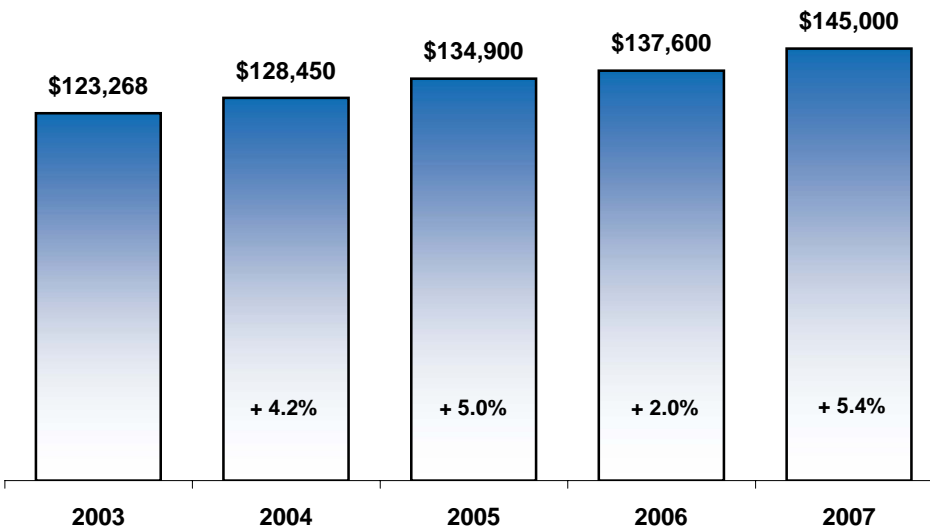
Closed Sales



Days on Market Until Sale



Median Sales Price



Percent of Original List Price Received at Sale

