

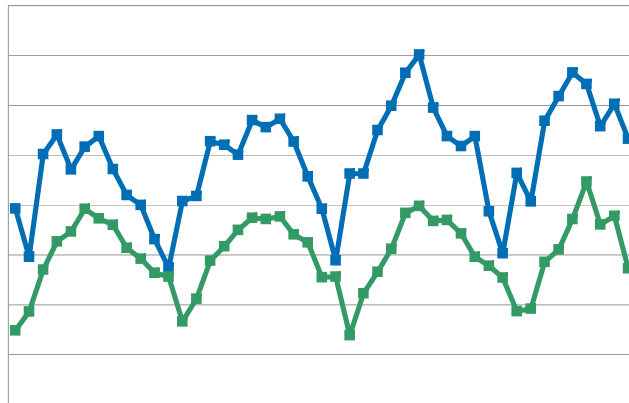


REALTOR® Association of the Sioux Empire Inc.

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

October 2008



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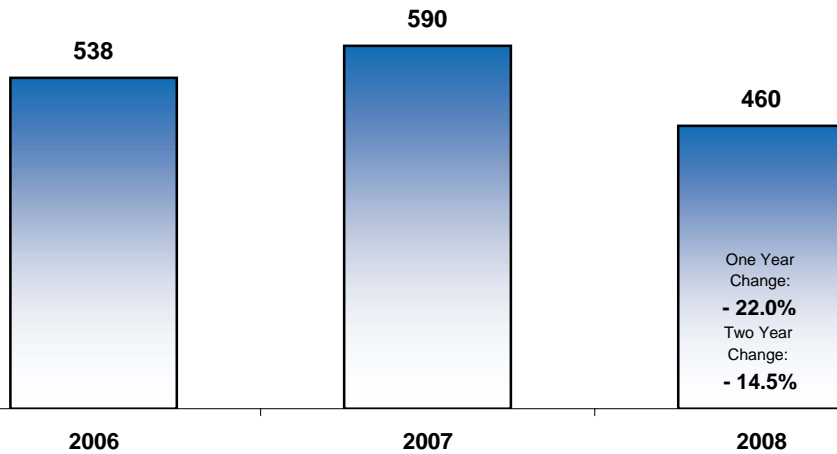
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New Listings

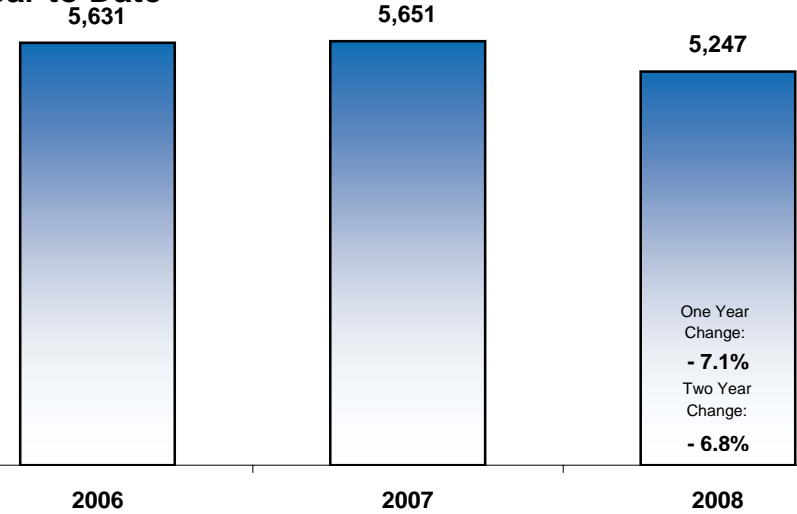
A Monthly Indicator from the REALTOR® Association of the Sioux Empire



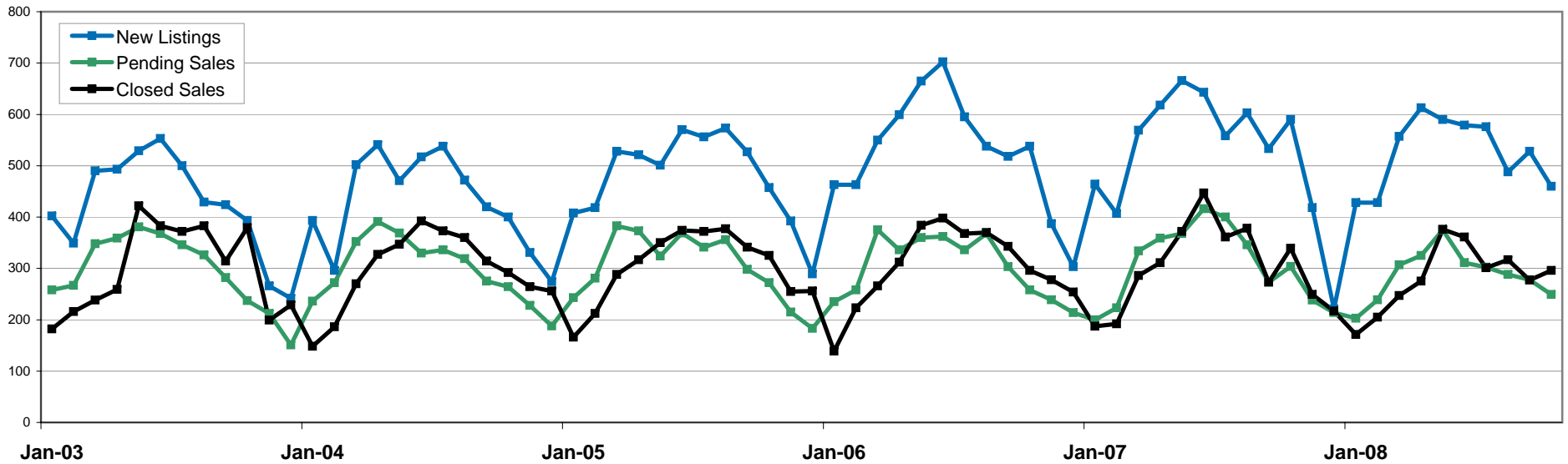
October



Year to Date



Historical Market Activity

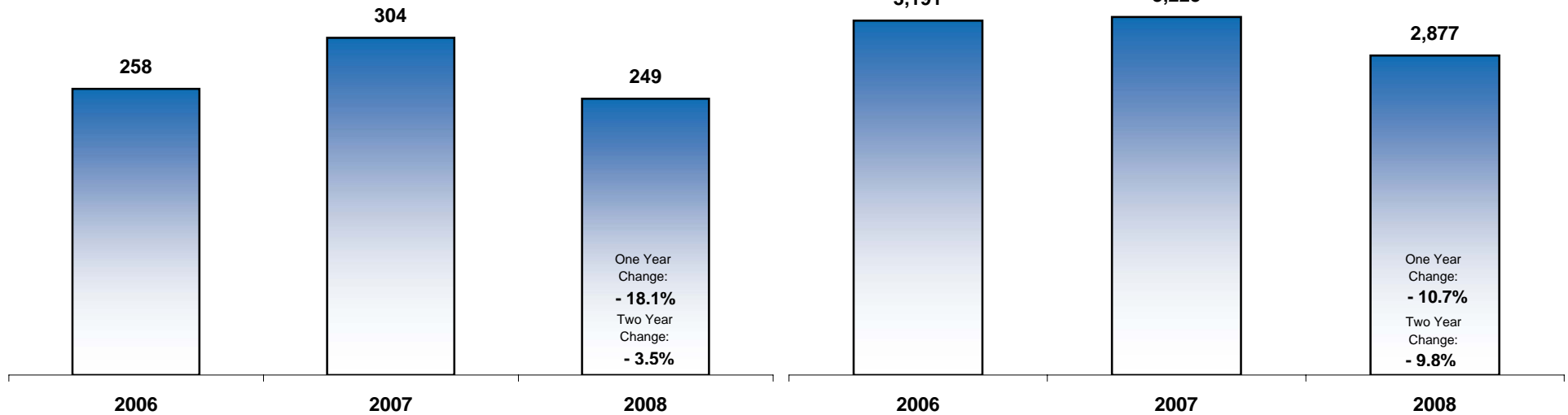


Pending Sales

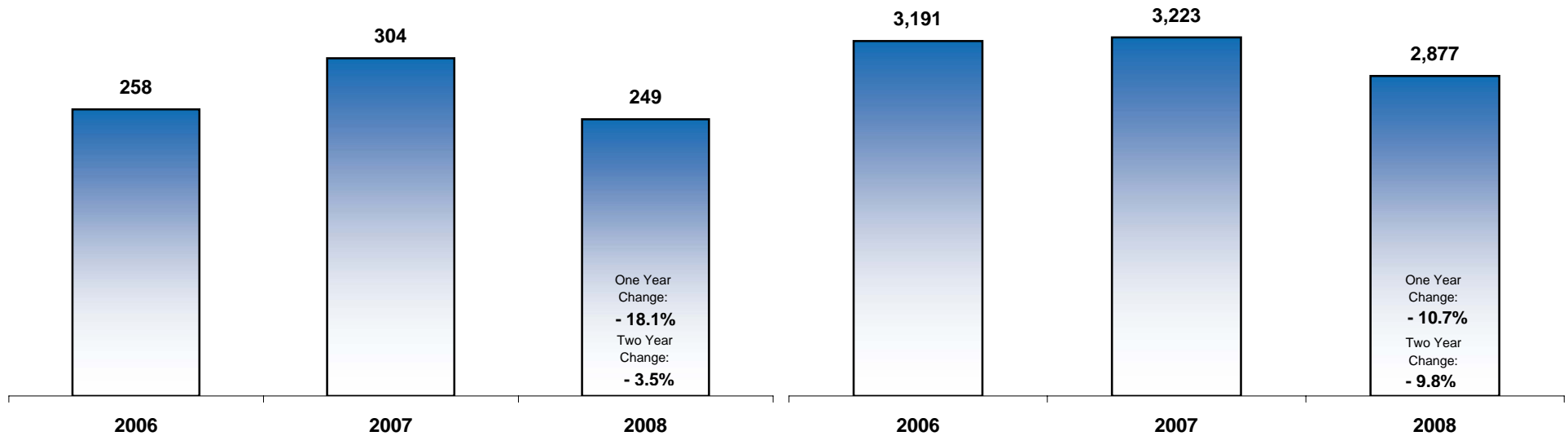
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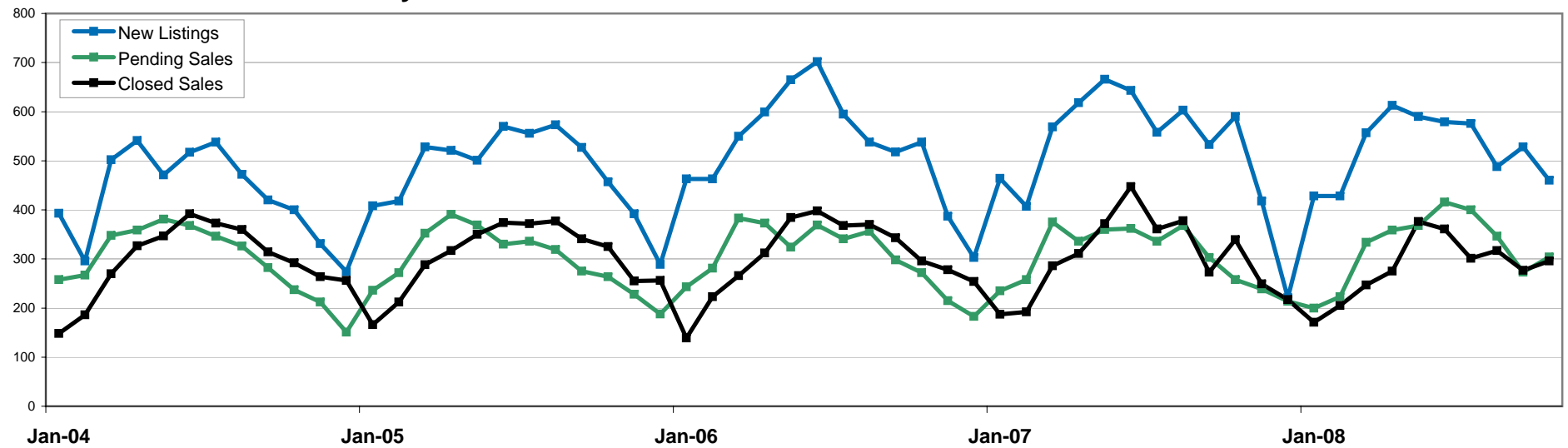
October



Year to Date



Historical Market Activity

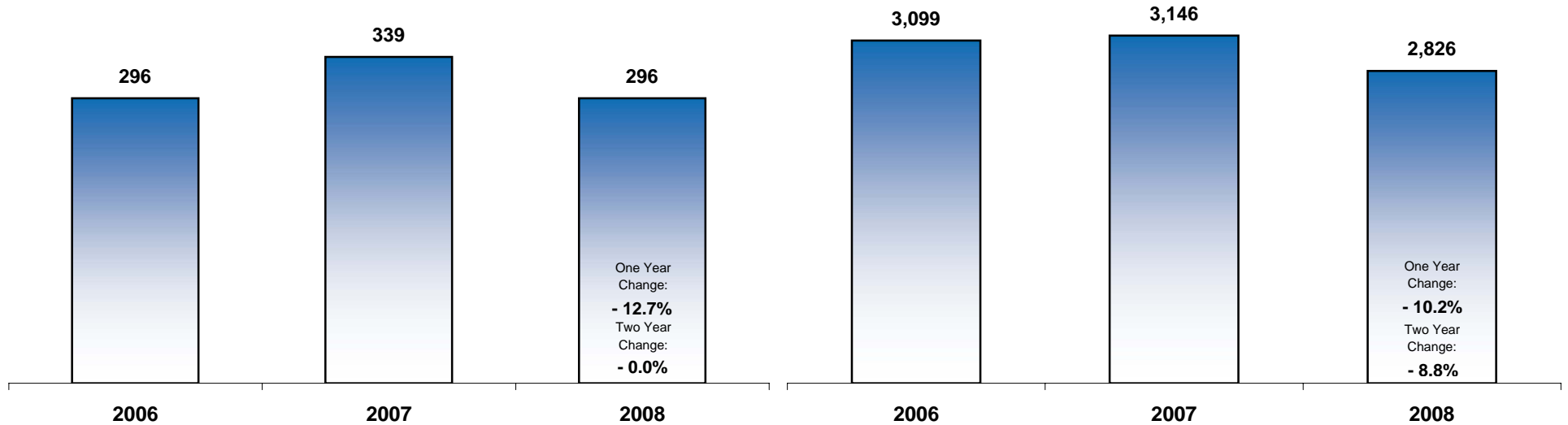


Closed Sales

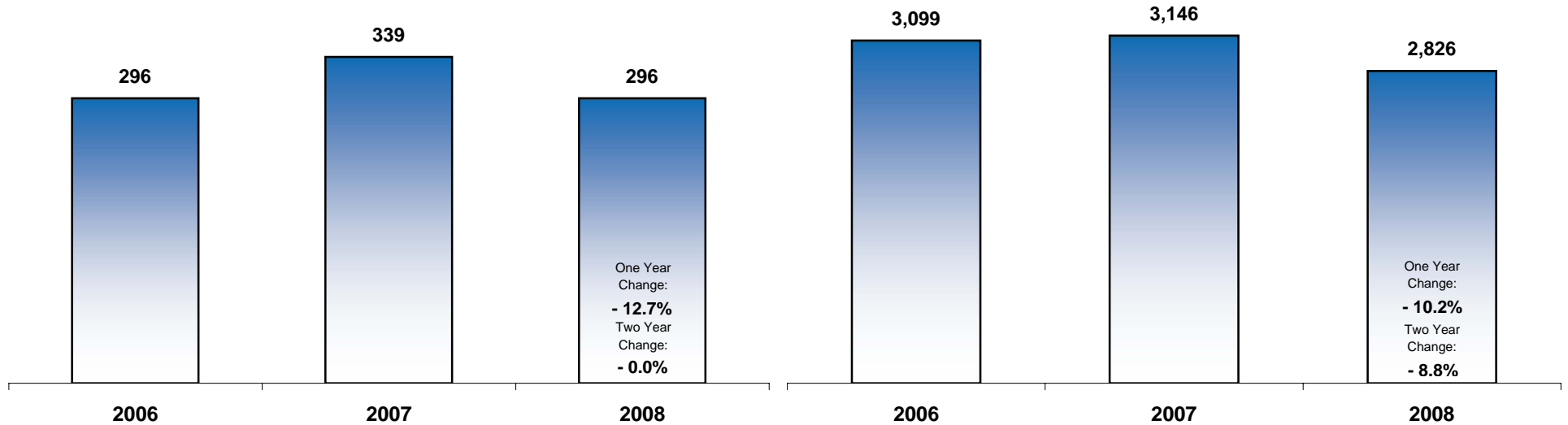
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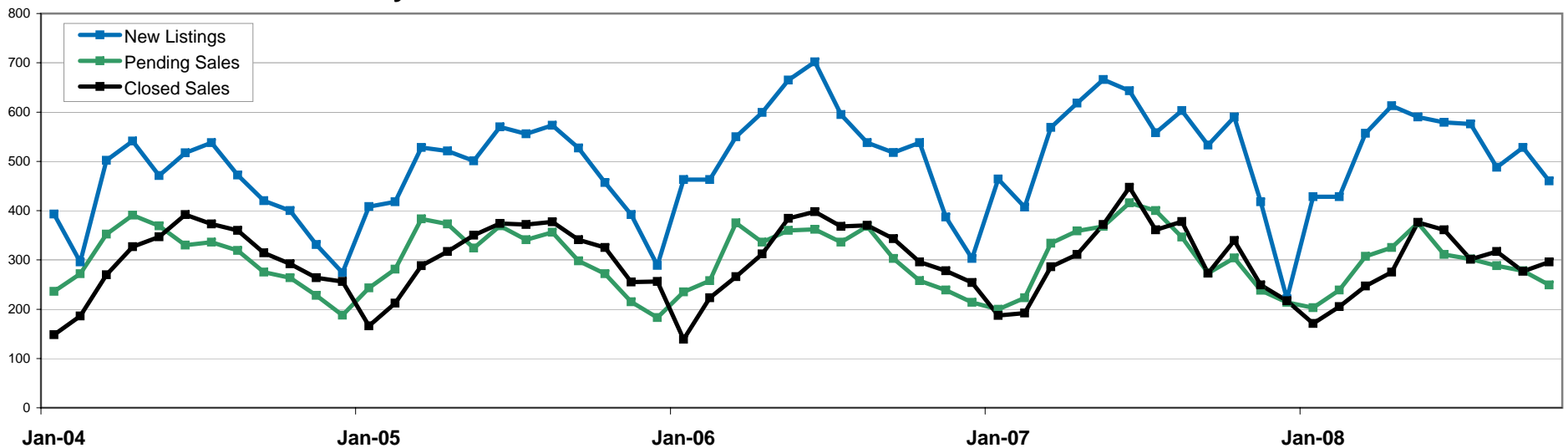
October



Year to Date



Historical Market Activity



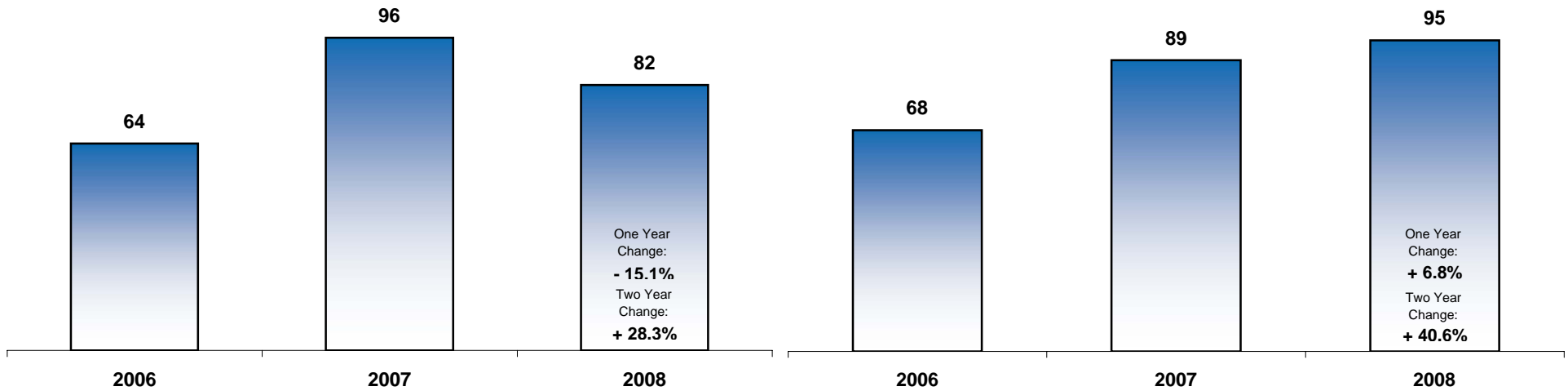
Days on Market Until Sale

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

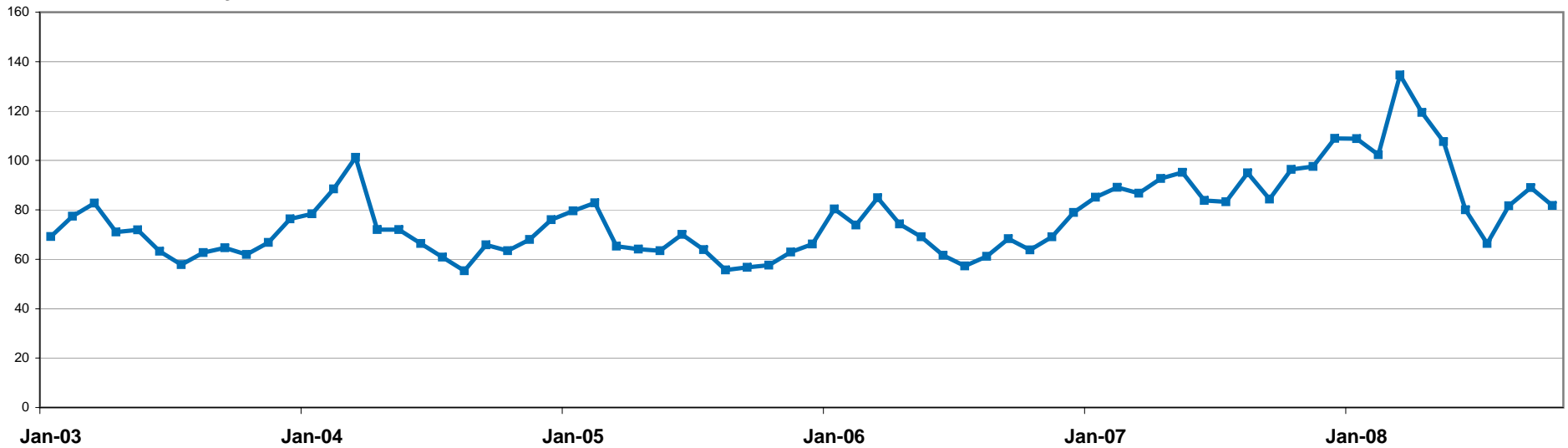


October

Year to Date



Historical Days on Market Until Sale

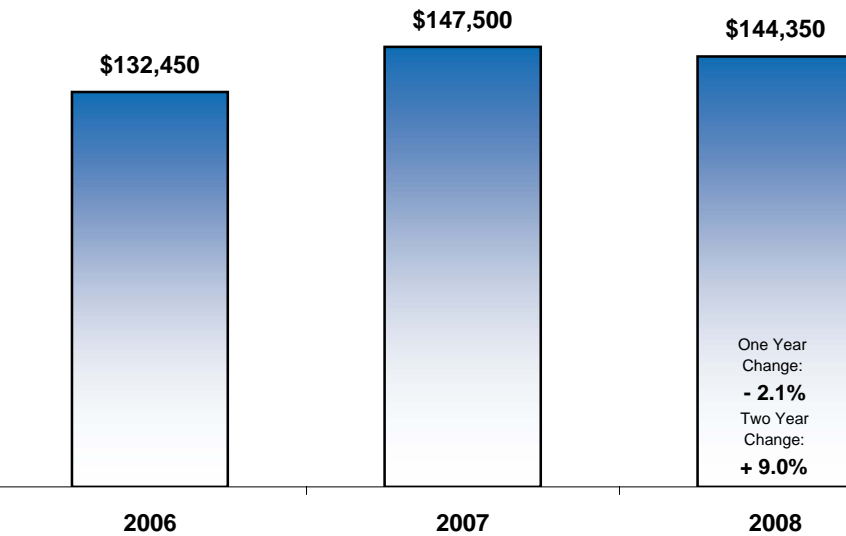


Median Sales Price

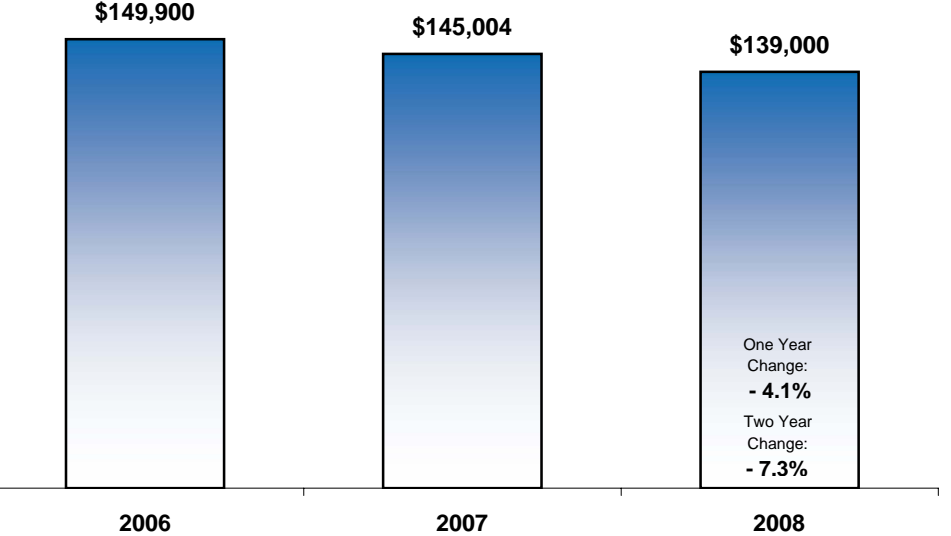
A Monthly Indicator from the REALTOR® Association of the Sioux Empire



October

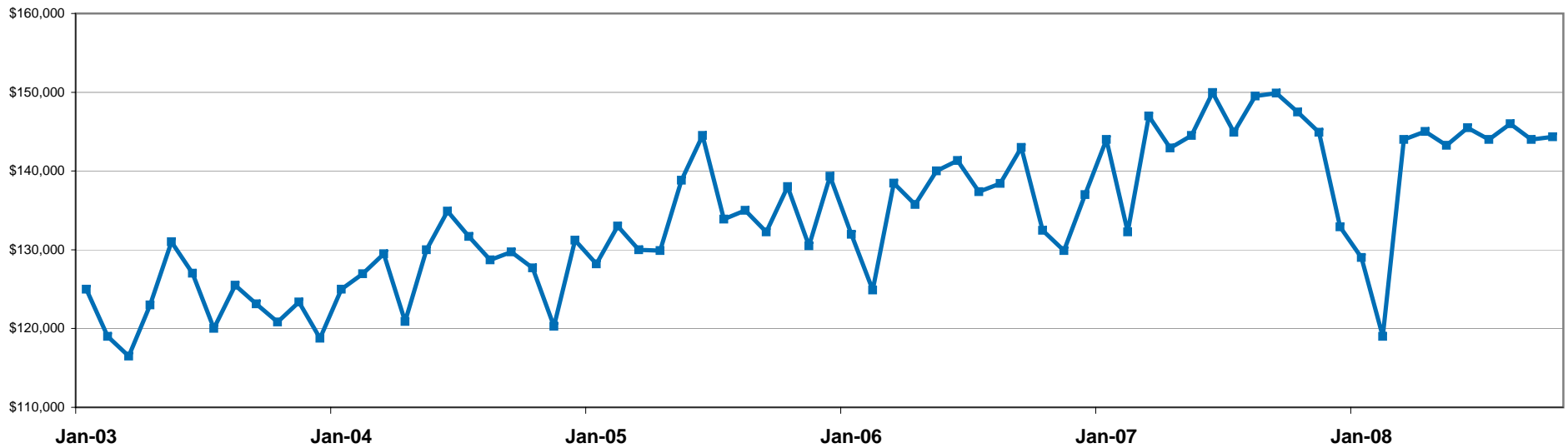


Year to Date



Figures do not take into account seller concessions.

Historical Median Prices

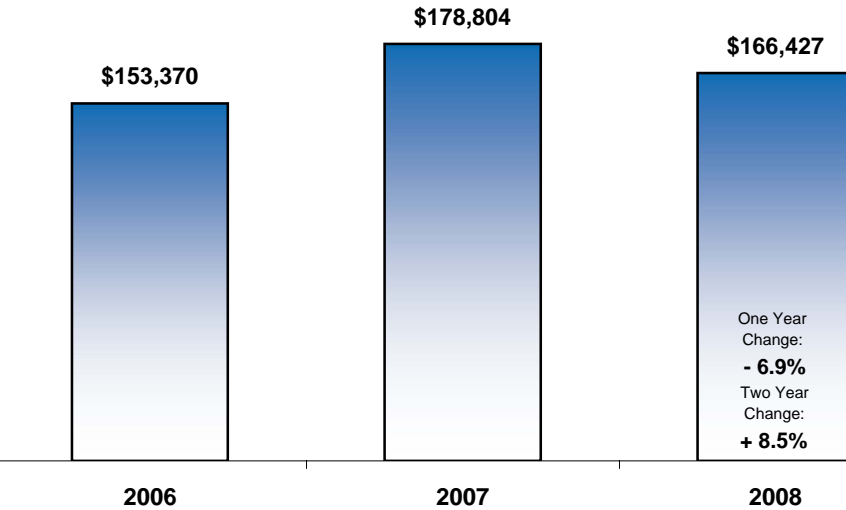


Average Sales Price

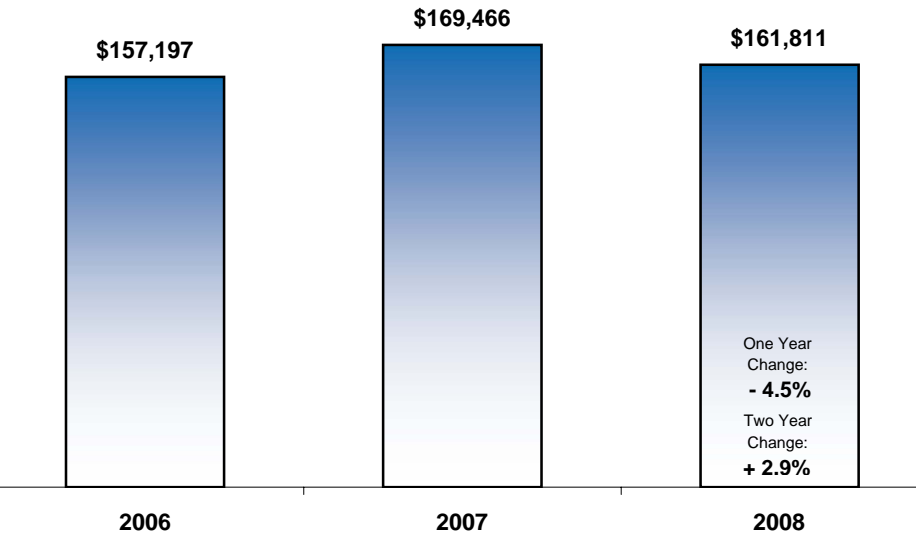
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October

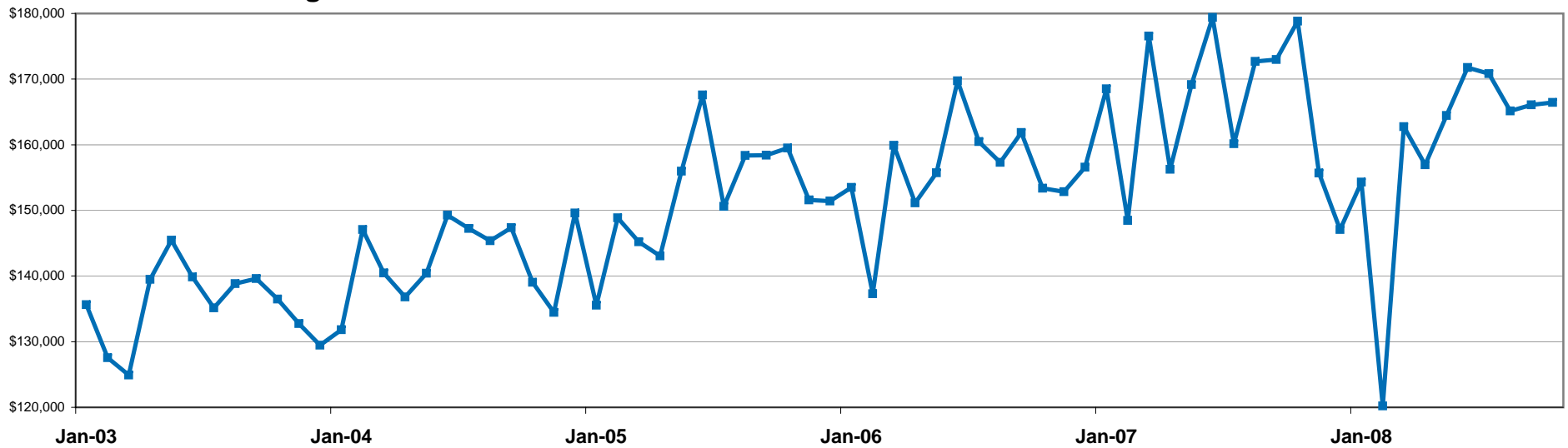


Year to Date



Figures do not take into account seller concessions.

Historical Average Prices



Percent of Original List Price Received at Sale

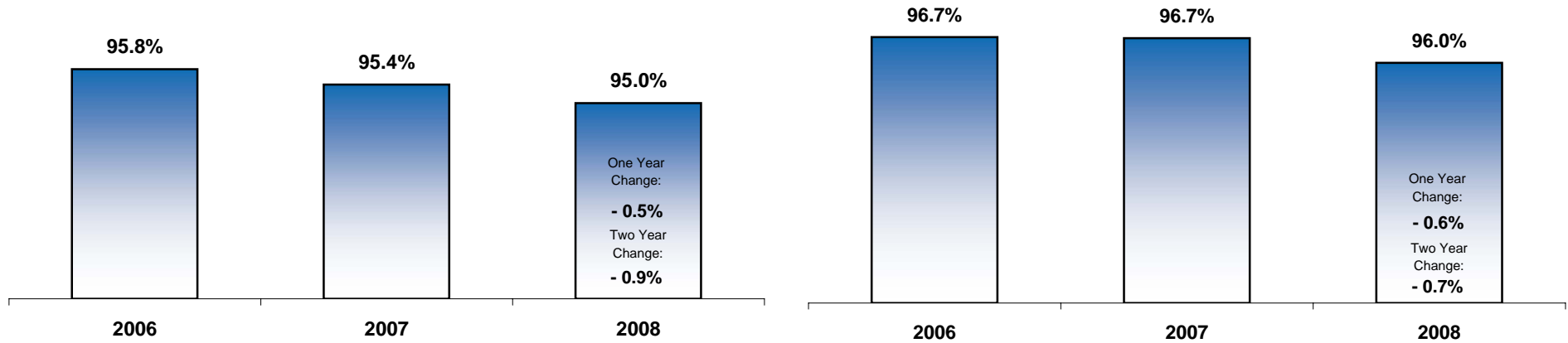
A Monthly Indicator from the REALTOR® Association of the Sioux Empire



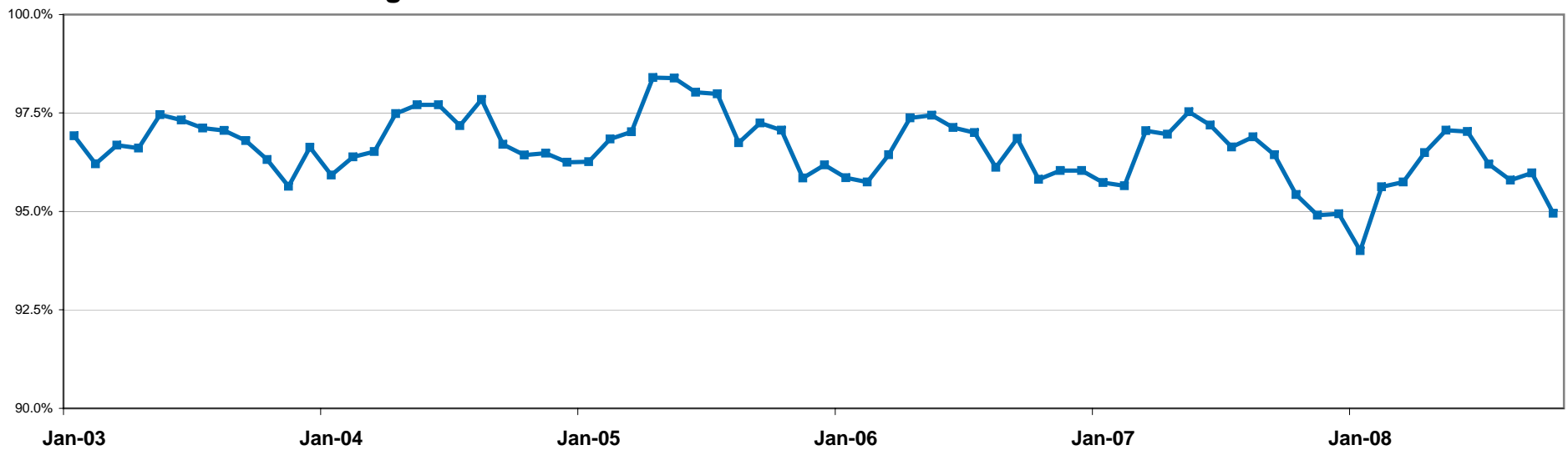
October

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

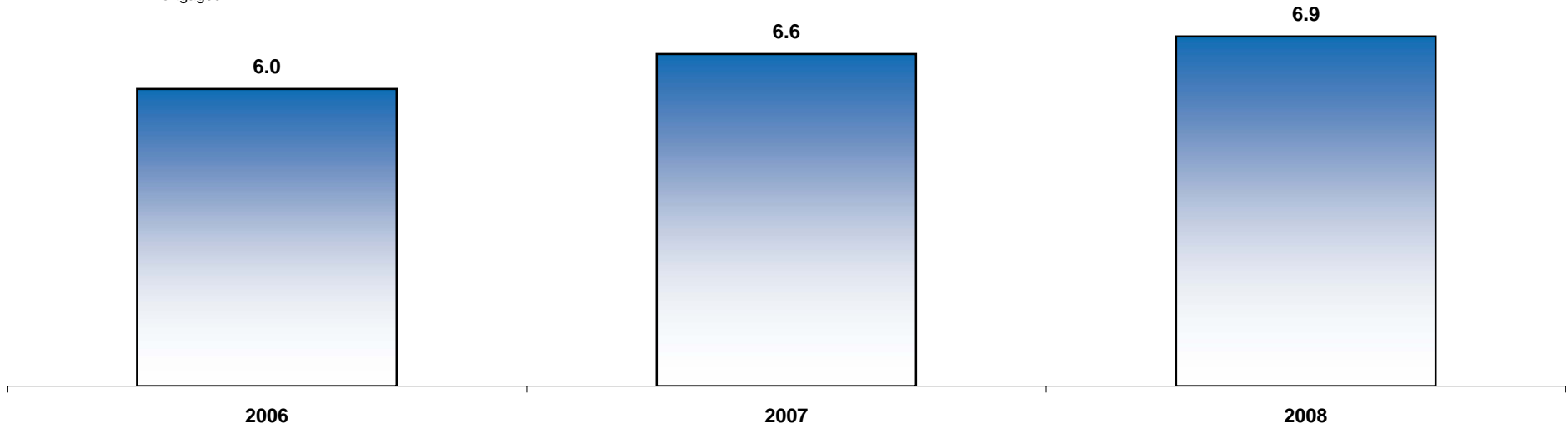


Mortgage Rates

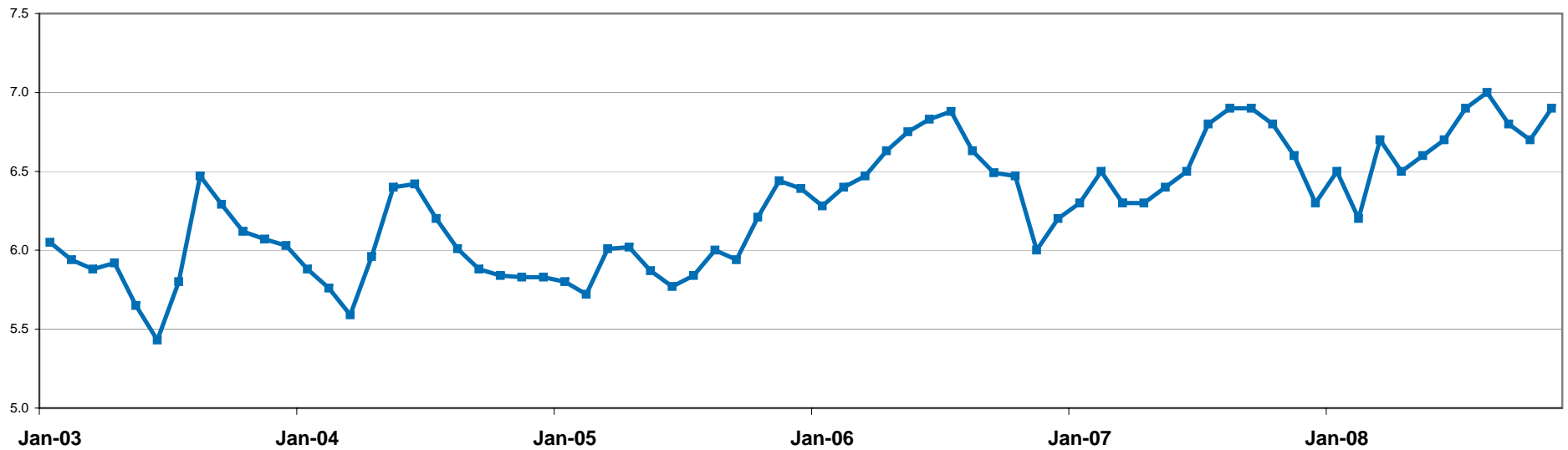
A Monthly Indicator from the REALTOR® Association of the Sioux Empire



November 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



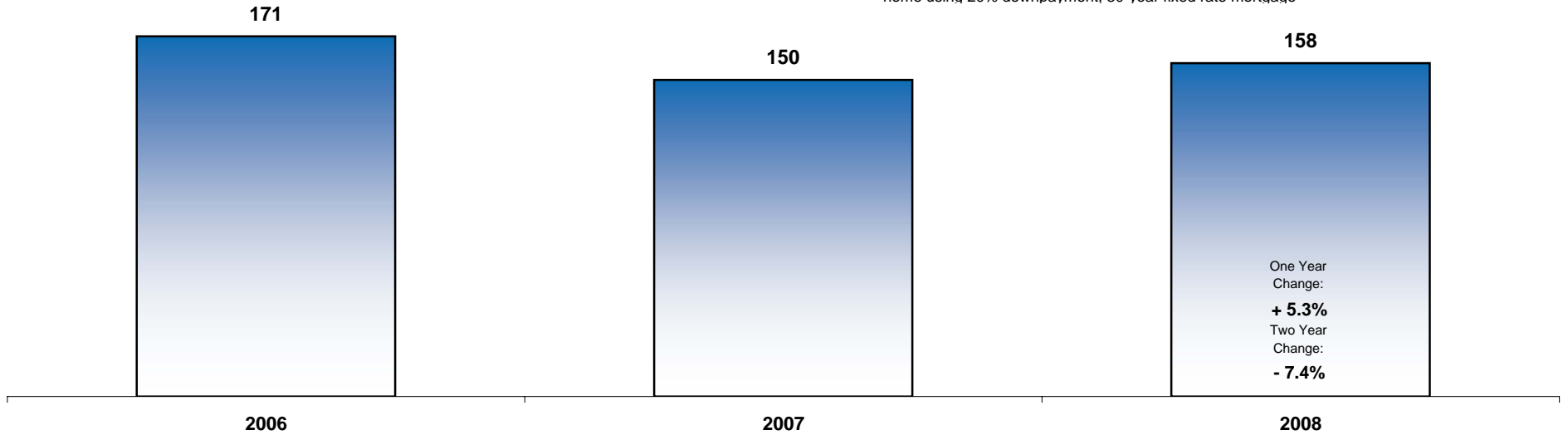
Housing Affordability Index

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

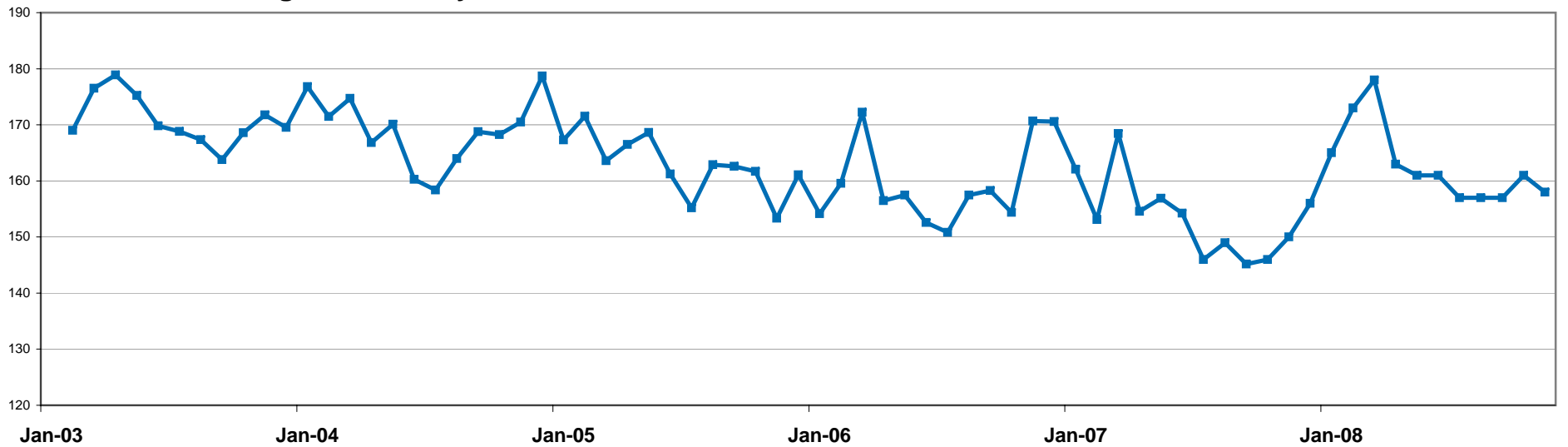


November

The HAI formula measures housing affordability for the Sioux Falls Housing Market. An HAI of 158 means the median family income is 158% of the necessary income to qualify for the median priced home using 20% downpayment, 30-year fixed rate mortgage



Historical Housing Affordability Index

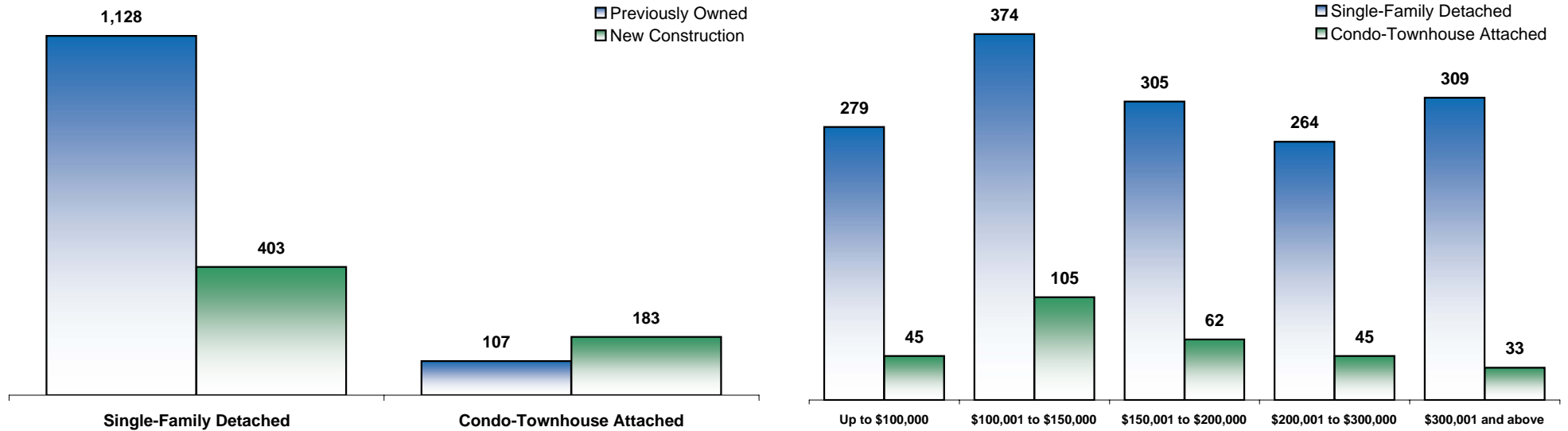


Housing Supply Outlook

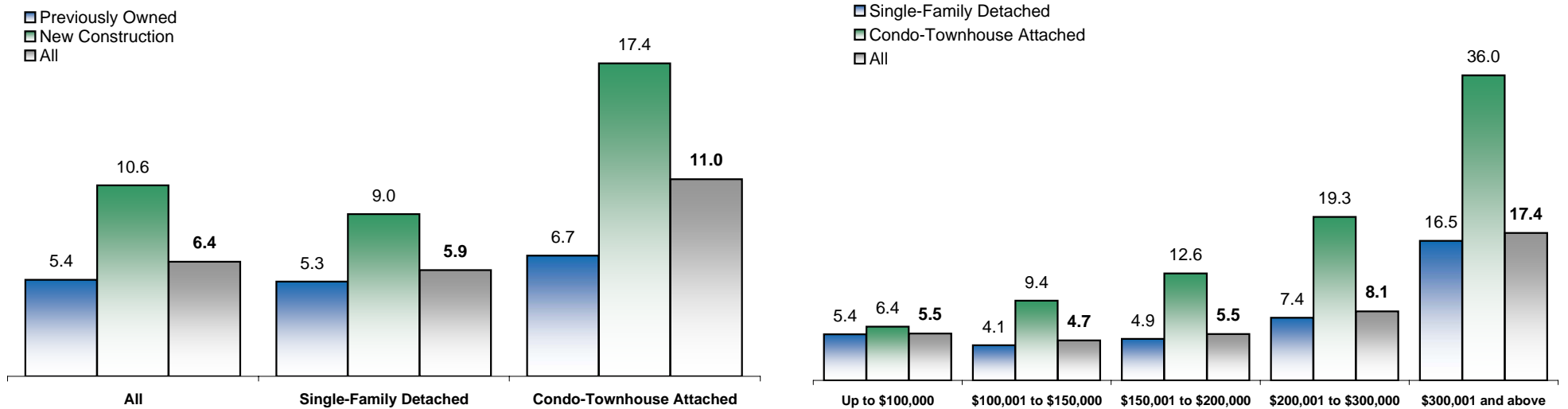
A Monthly Indicator from the REALTOR® Association of the Sioux Empire



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

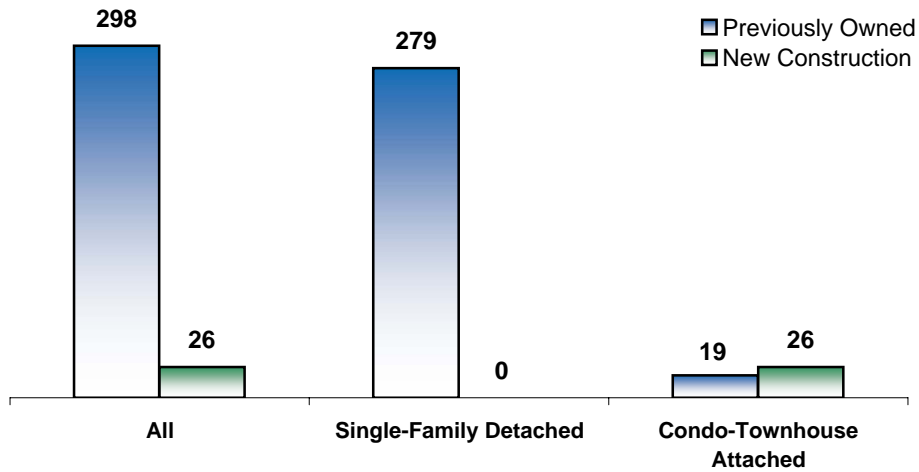
Housing Supply Outlook

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

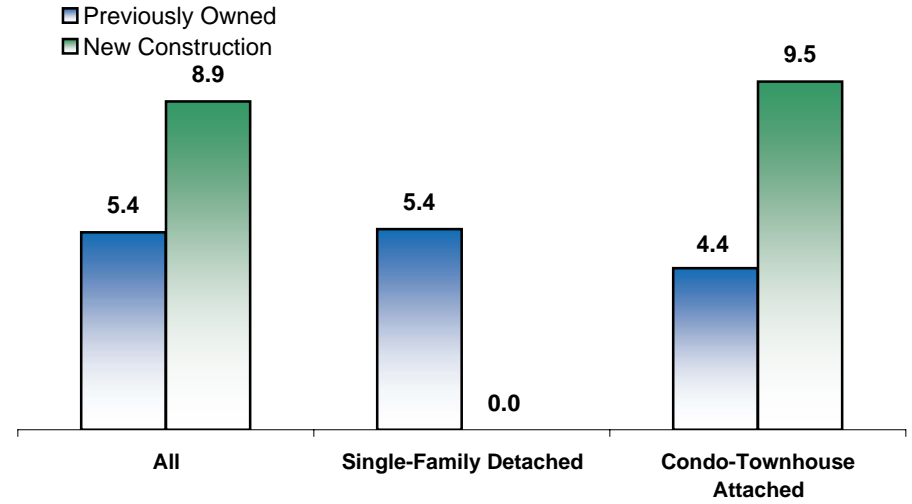


Under \$100,000

Inventory

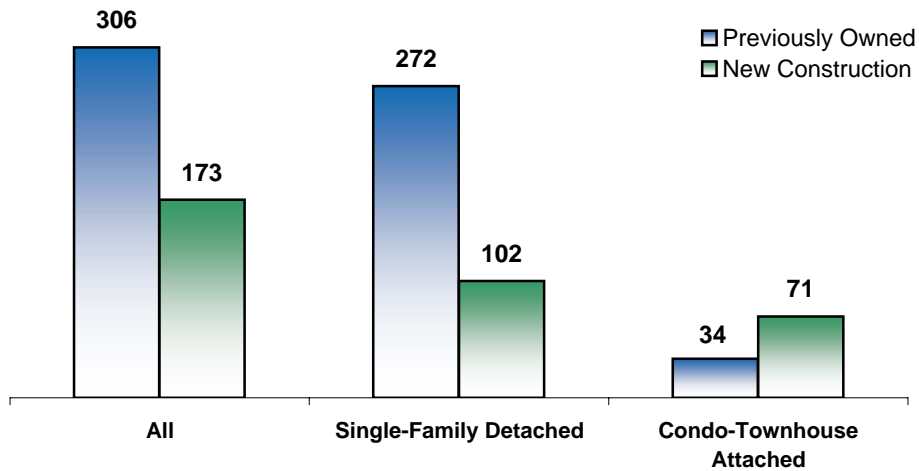


Months Supply

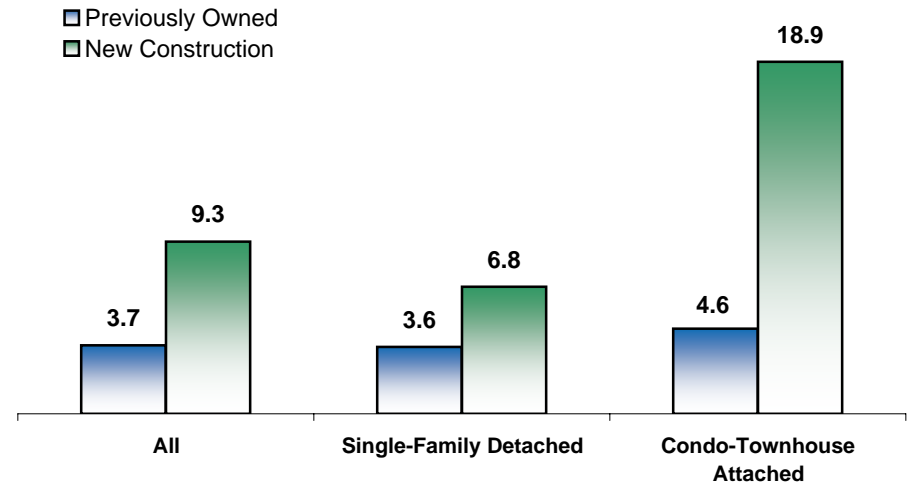


\$100,001 to \$150,000

Inventory



Months Supply



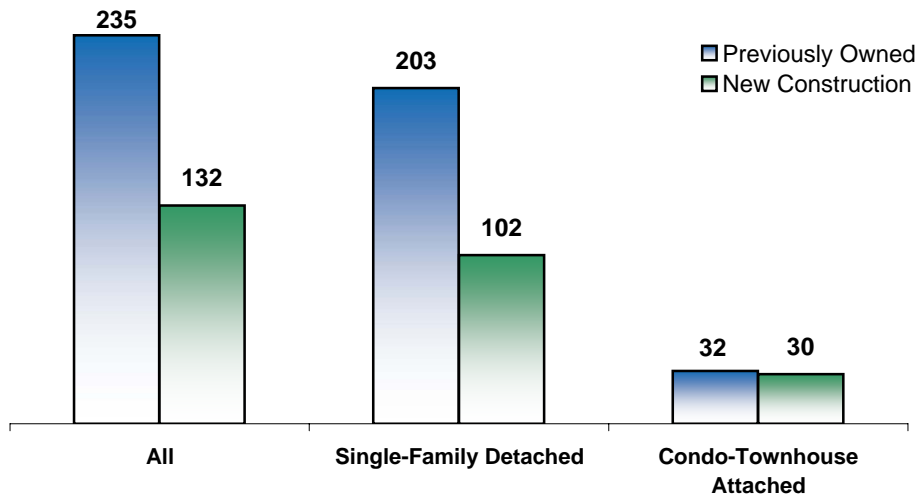
Housing Supply Outlook

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

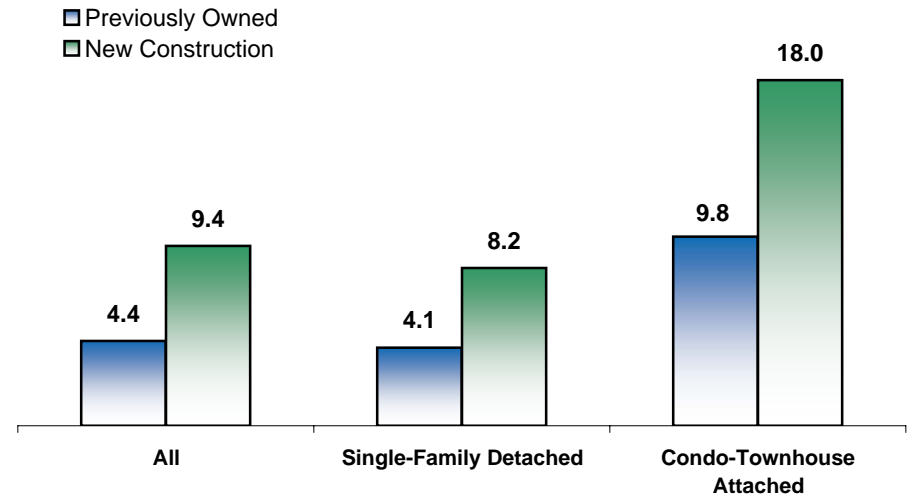


\$150,001 to \$200,000

Inventory

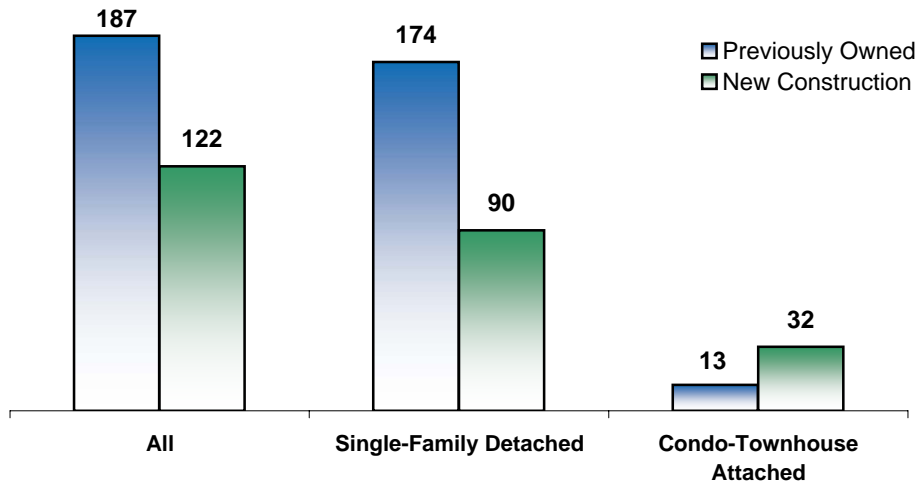


Months Supply

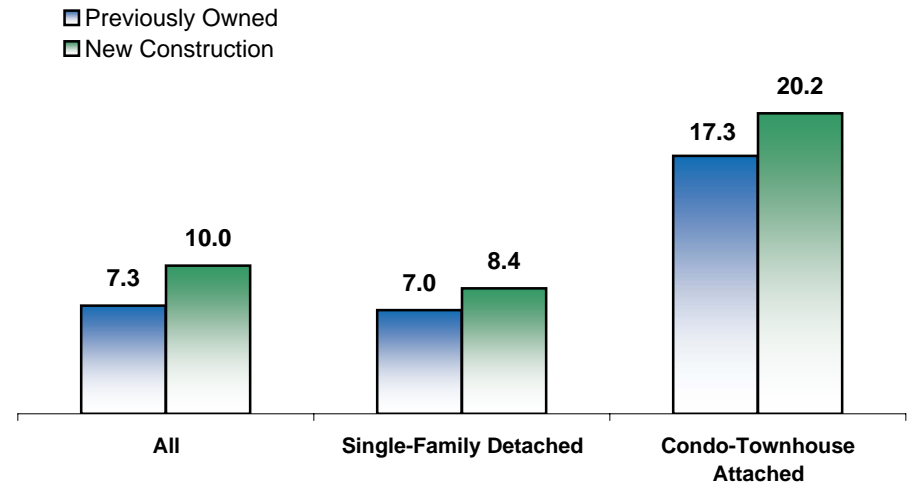


\$200,001 to \$300,000

Inventory



Months Supply



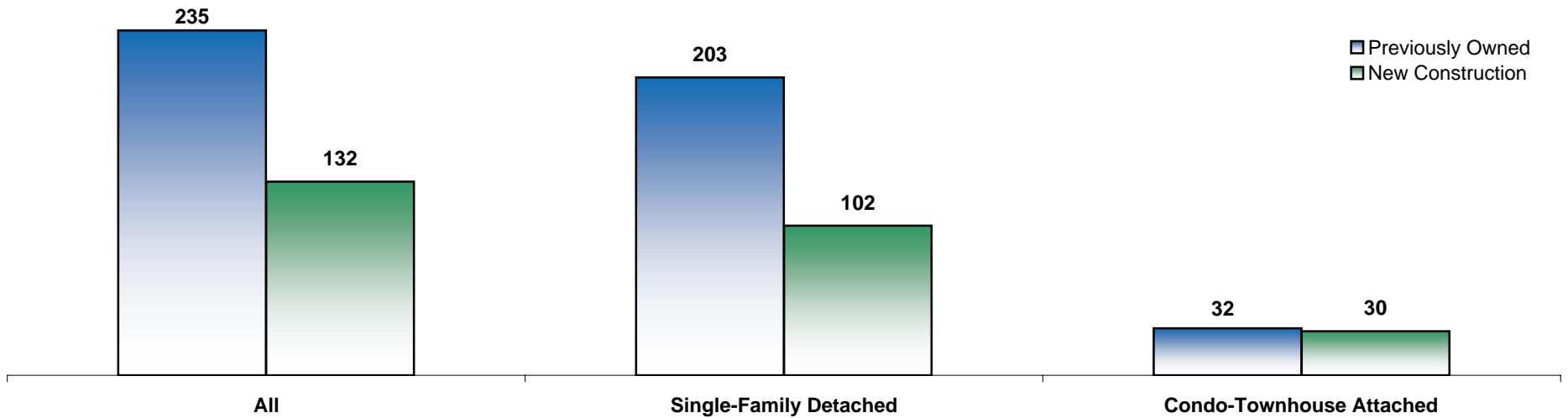
Housing Supply Outlook

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

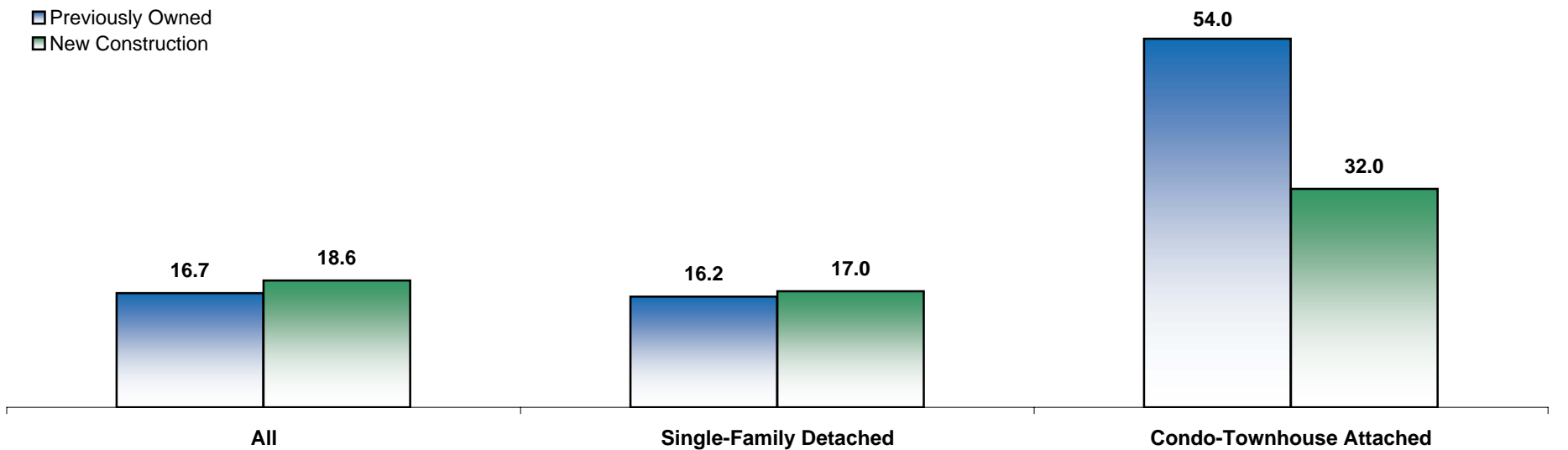


\$300,001 and above

Inventory



Months Supply



Market Overview

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



October 2008

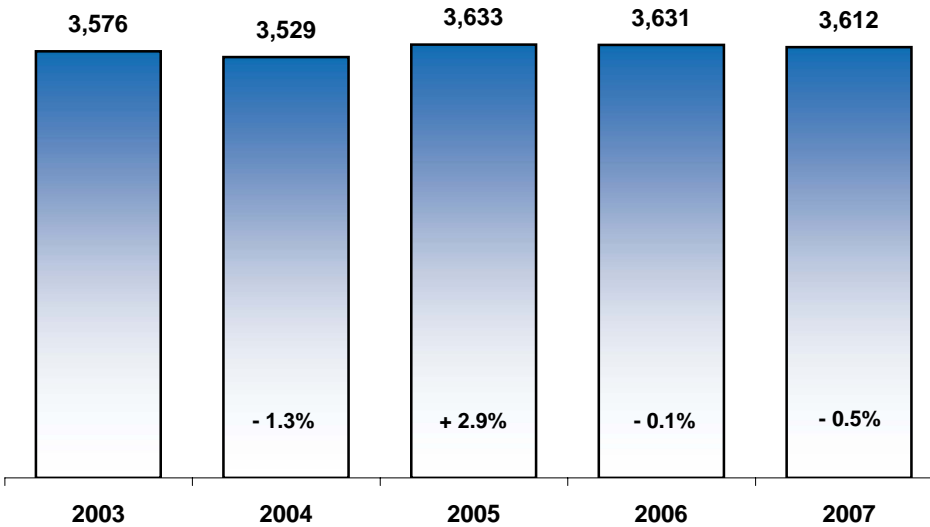
		This Year	Previous Year	Percent Change	5-Year Average	Three Month Forecast	This Year Year-to-Date	Previous Year Year-to-Date	Percent Change	5-Year Year-to-Date Average
New Listings	Aug	488	603	- 19.1%	535	↓	4,259	4,528	- 5.9%	NA
	Sep	528	533	- 0.9%	505		4,787	5,061	- 5.4%	NA
	Oct	460	590	- 22.0%	489		5,247	5,651	- 7.1%	NA
Pending Sales	Aug	288	346	- 16.8%	335	↓	2,350	2,646	- 11.2%	NA
	Sep	278	273	+ 1.8%	285		2,628	2,919	- 10.0%	NA
	Oct	249	304	- 18.1%	269		2,877	3,223	- 10.7%	NA
Closed Sales	Aug	317	378	- 16.1%	360	↓	2,253	2,534	- 11.1%	NA
	Sep	277	273	+ 1.5%	310		2,530	2,807	- 9.9%	NA
	Oct	296	339	- 12.7%	310		2,826	3,146	- 10.2%	NA
Days on Market Until Sale	Aug	82	95	- 14.0%	70	↓	98	89	+ 10.2%	79
	Sep	89	84	+ 5.5%	73		97	89	+ 9.6%	78
	Oct	82	96	- 15.1%	73		95	89	+ 6.8%	77
Median Sales Price	Aug	\$146,000	\$149,500	- 2.3%	\$139,520	↓				
	Sep	\$144,000	\$149,900	- 3.9%	\$139,775		--	--	--	--
	Oct	\$144,350	\$147,500	- 2.1%	\$138,000					
Average Sales Price	Aug	\$165,139	\$172,677	- 4.4%	\$159,775	↓	\$160,680	\$167,840	- 4.3%	\$156,212
	Sep	\$166,073	\$172,959	- 4.0%	\$161,325		\$161,271	\$168,338	- 4.2%	\$156,792
	Oct	\$166,427	\$178,804	- 6.9%	\$159,428		\$161,811	\$169,466	- 4.5%	\$157,089
Total Active Listings Available	Aug	1,862	NA	--	--	↓				
	Sep	1,824	NA	--	--		--	--	--	--
	Oct	1,821	NA	--	--					
Percent of Original List Price	Aug	95.8%	96.9%	- 1.1%	96.7%	↓	96.7%	96.8%	- 0.2%	96.2%
	Sep	96.0%	96.4%	- 0.5%	96.6%		96.6%	96.8%	- 0.2%	96.2%
	Oct	95.0%	95.4%	- 0.5%	95.9%		95.9%	96.7%	- 0.7%	96.0%
Mortgage Rates	Sep	6.8	6.9	- 1.4%	6.4	↓				
	Oct	6.7	6.8	- 1.5%	6.4		--	--	--	--
	Nov	6.9	6.6	+ 4.5%	0.0					
Housing Affordability Index	Sep	157	145	+ 8.2%	158	↑				
	Oct	161	146	+ 10.3%	158		--	--	--	--
	Nov	158	150	+ 5.3%	161					
Months Supply of Inventory	Sep	6.5	NA	--	--	↓				
	Oct	6.3	NA	--	--		--	--	--	--
	Nov	6.4	NA	--	--					

Annual Review

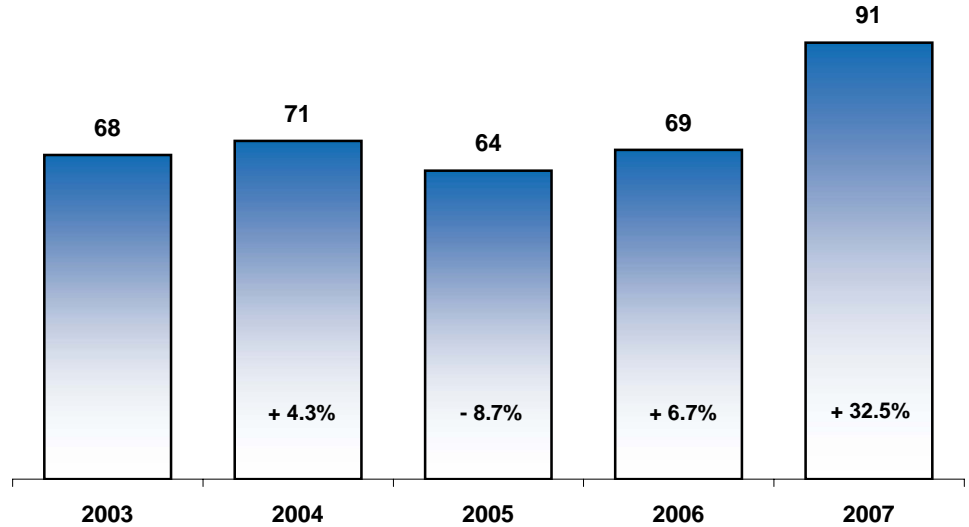
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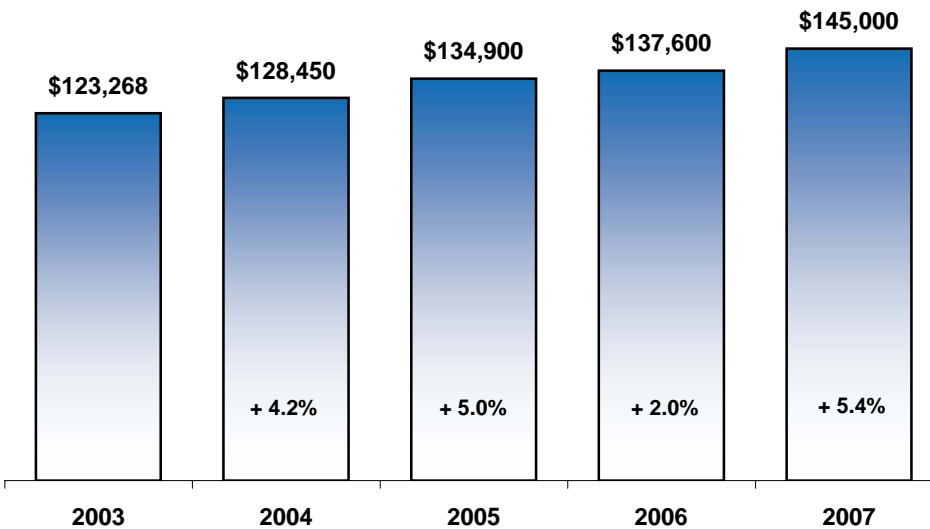
Closed Sales



Days on Market Until Sale



Median Sales Price



Percent of Original List Price Received at Sale

