



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

December 2009

Home sales in the Sioux Falls region slowed in December from their recent hot streak. There were 154 pending sales during the month, down 1.3 percent from last December. That means the region finished 2009 with 3,411 sales—up 6.6 percent from 2008.

Supply also grew in 2009 as the 6,215 new listings represented a bump of 3.8 percent from 2008.

Despite the increase in new listings, strong sales have helped bring the Months Supply of Inventory down to 6.4, a decline of 15.3 percent from a year ago and a sign that the market is moving slowly back towards equilibrium.

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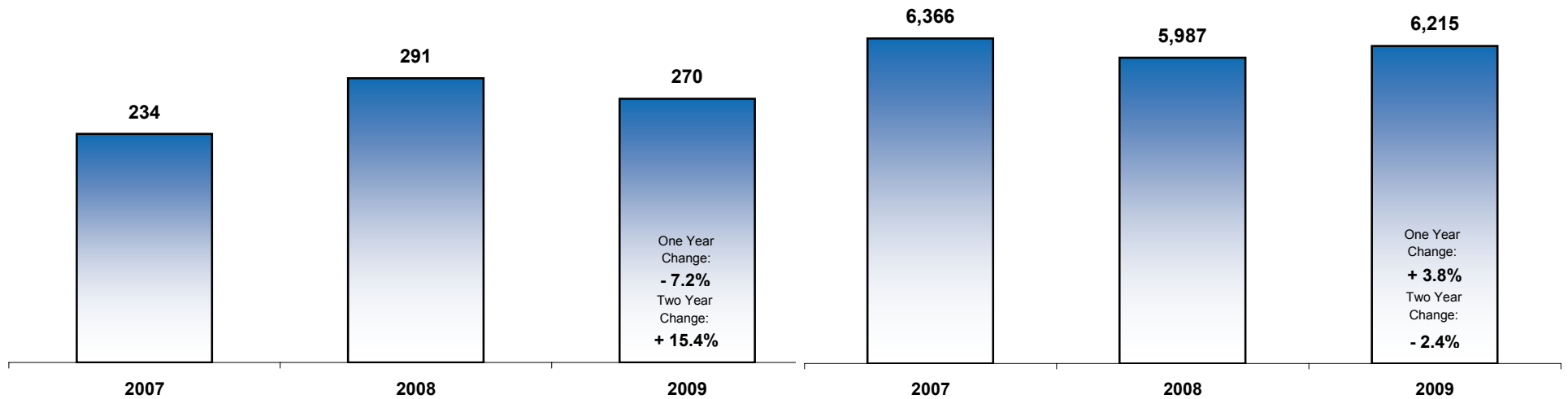
New Listings

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

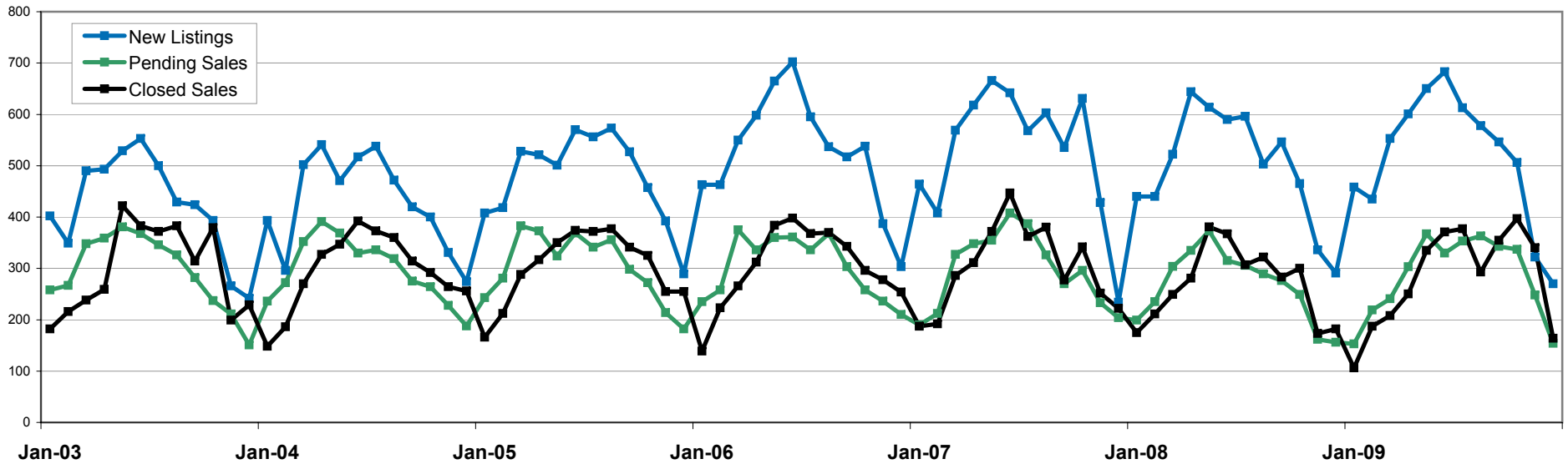


December

Year to Date



Historical Market Activity



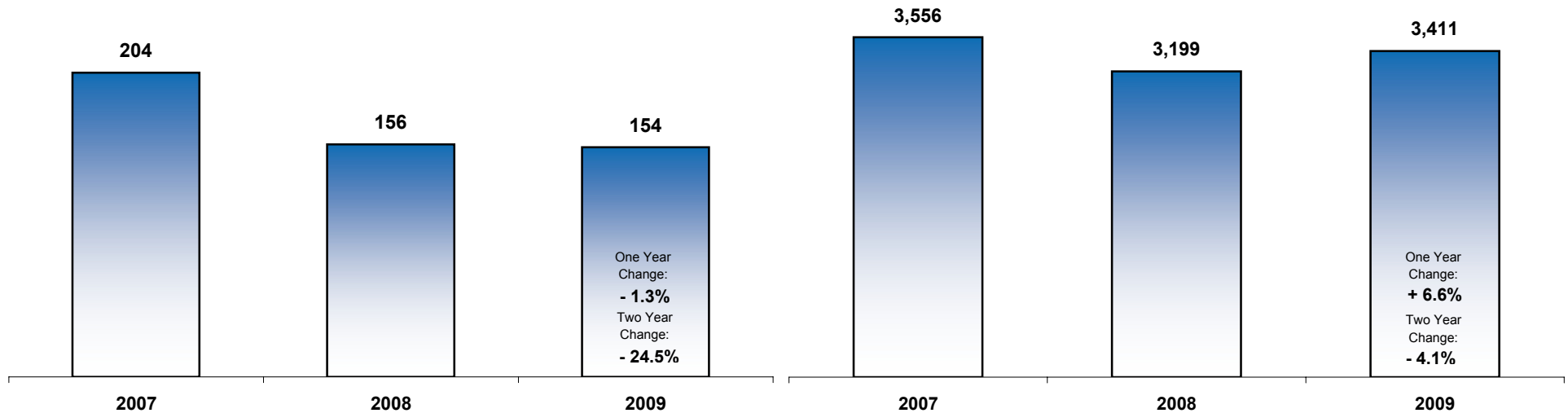
Pending Sales

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

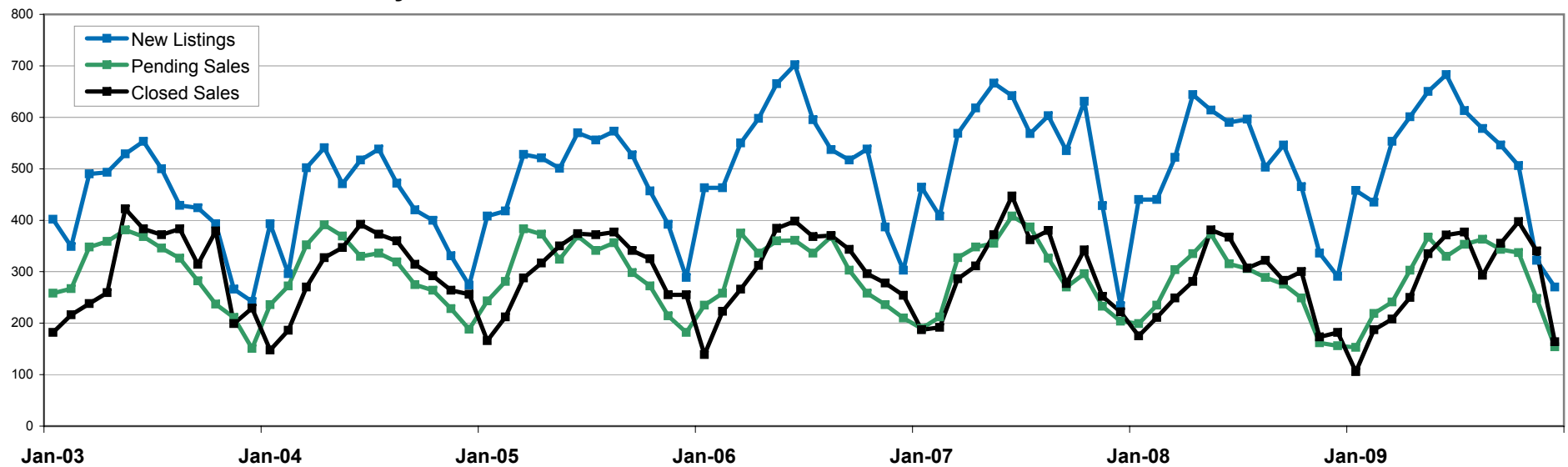


December

Year to Date



Historical Market Activity

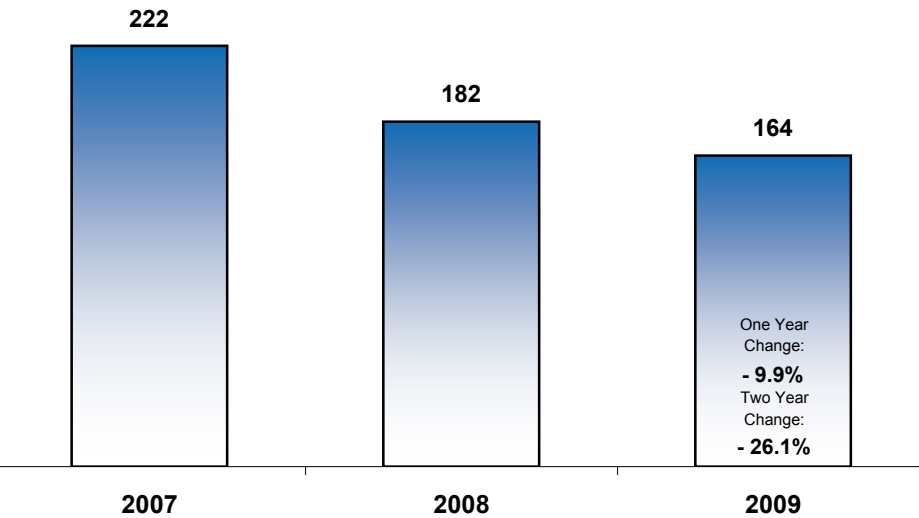


Closed Sales

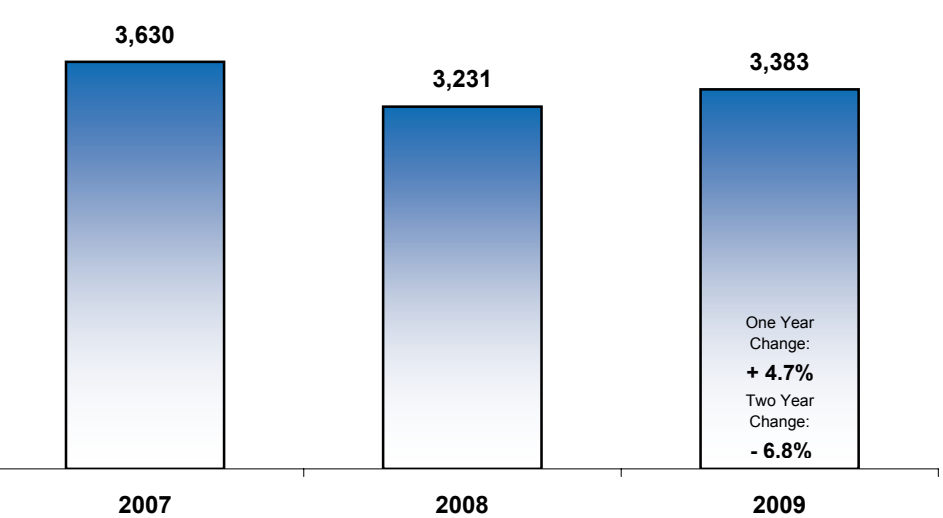
A Monthly Indicator from the REALTOR® Association of the Sioux Empire



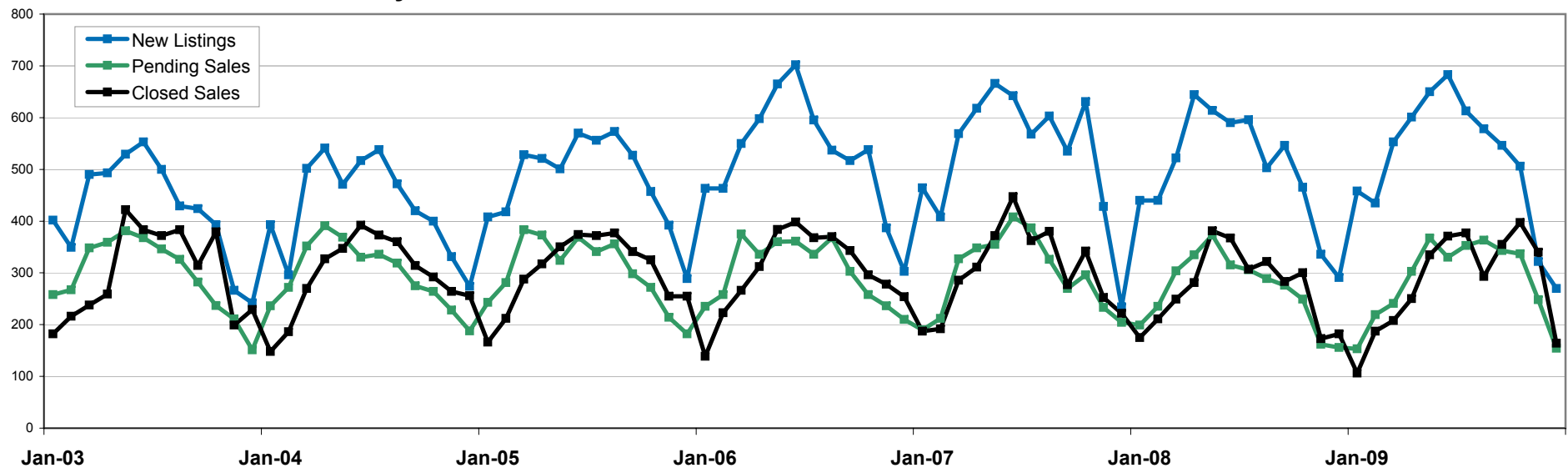
December



Year to Date



Historical Market Activity

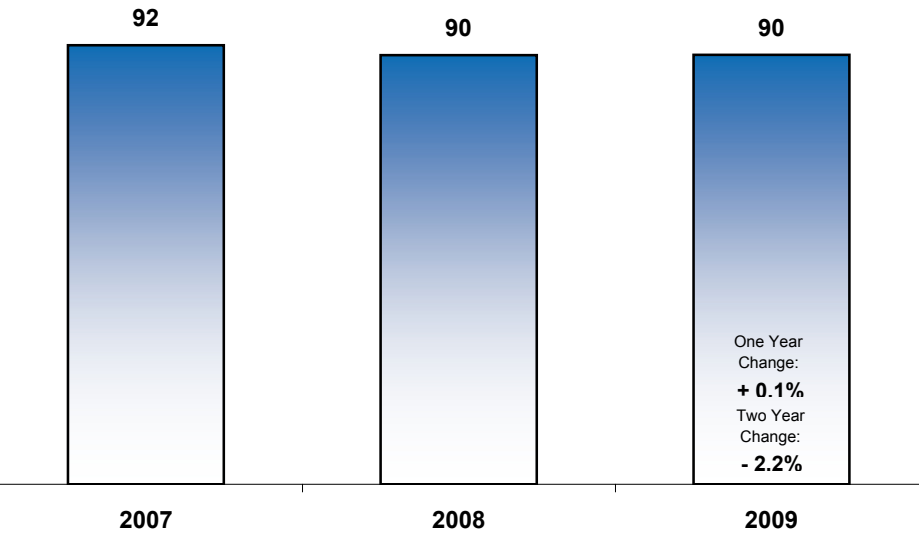


Days on Market Until Sale

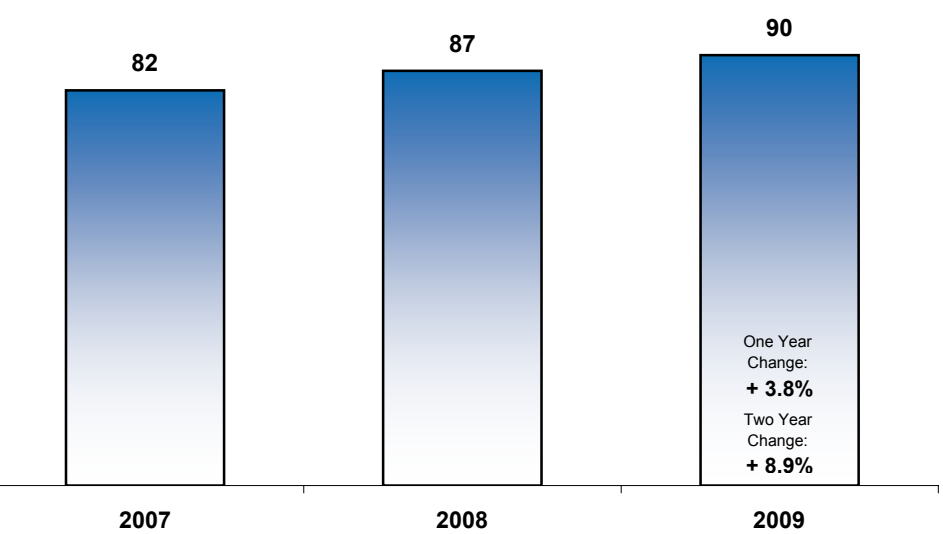
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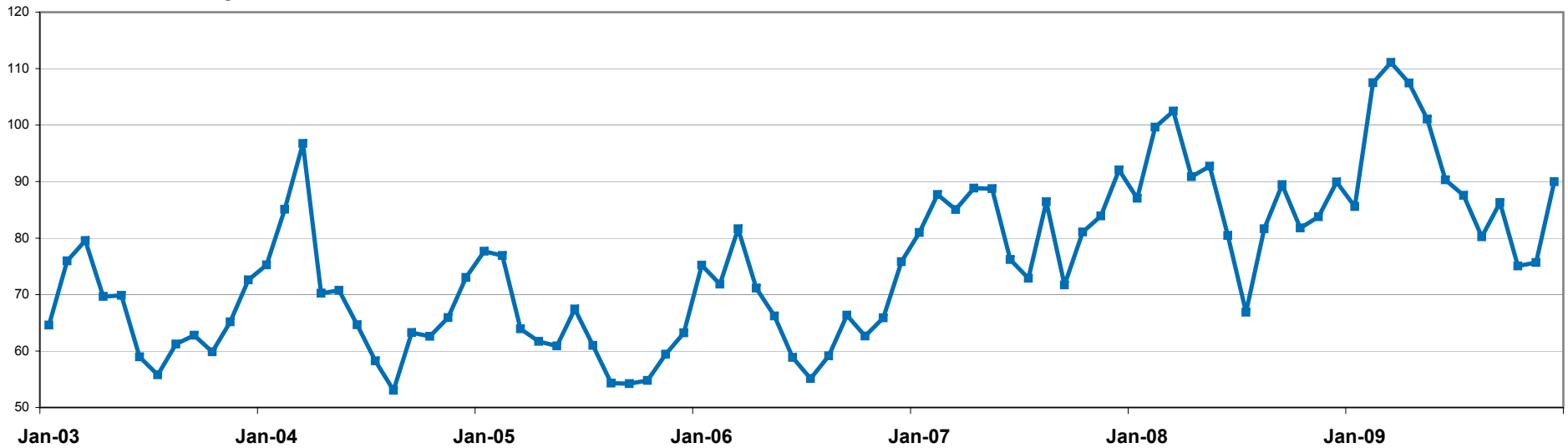
December



Year to Date



Historical Days on Market Until Sale



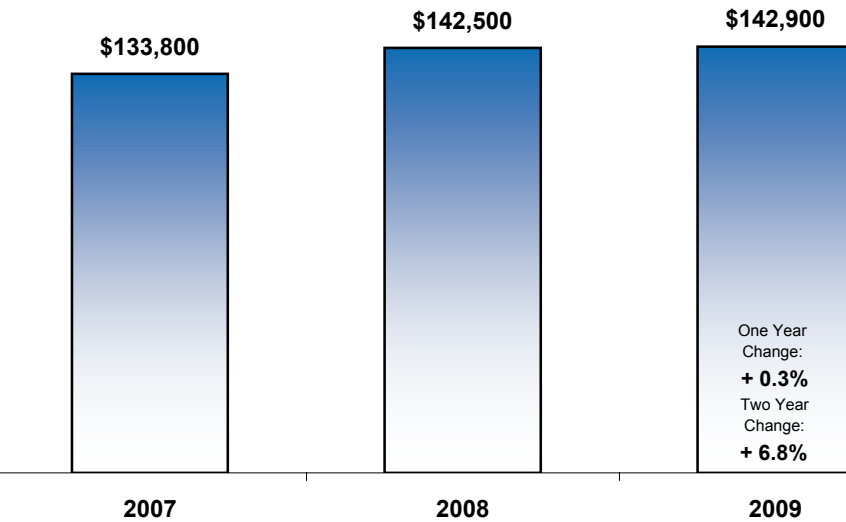
Median Sales Price

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



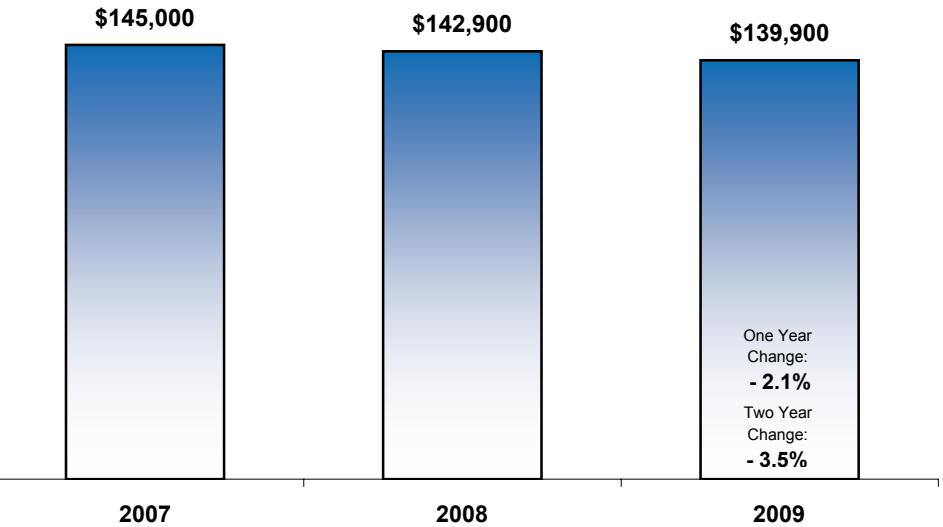
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December

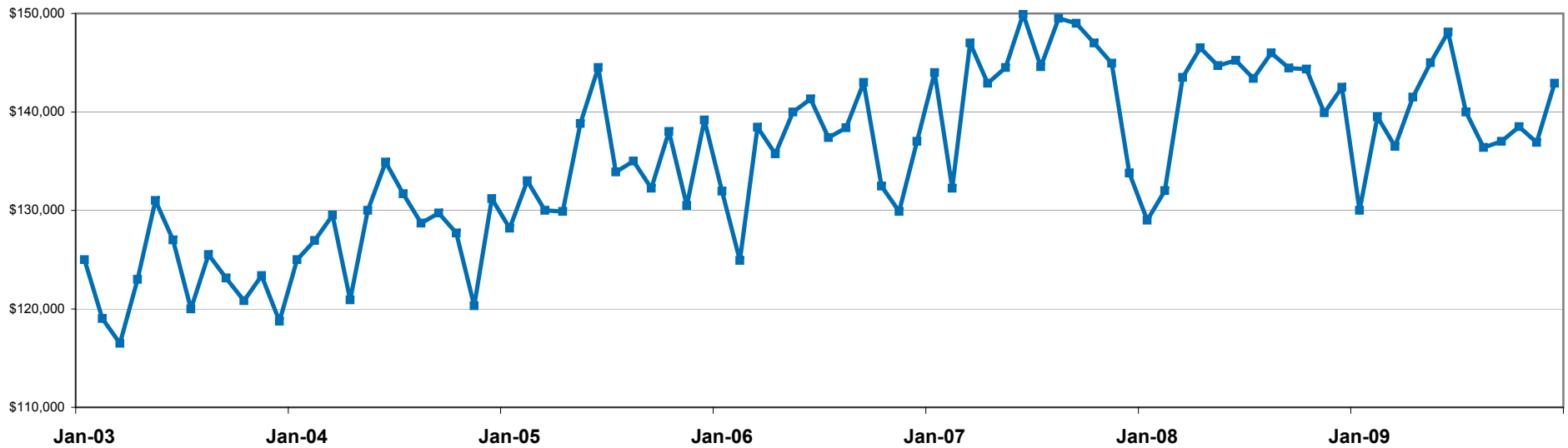


Year to Date

Figures do not take into account seller concessions.



Historical Median Prices

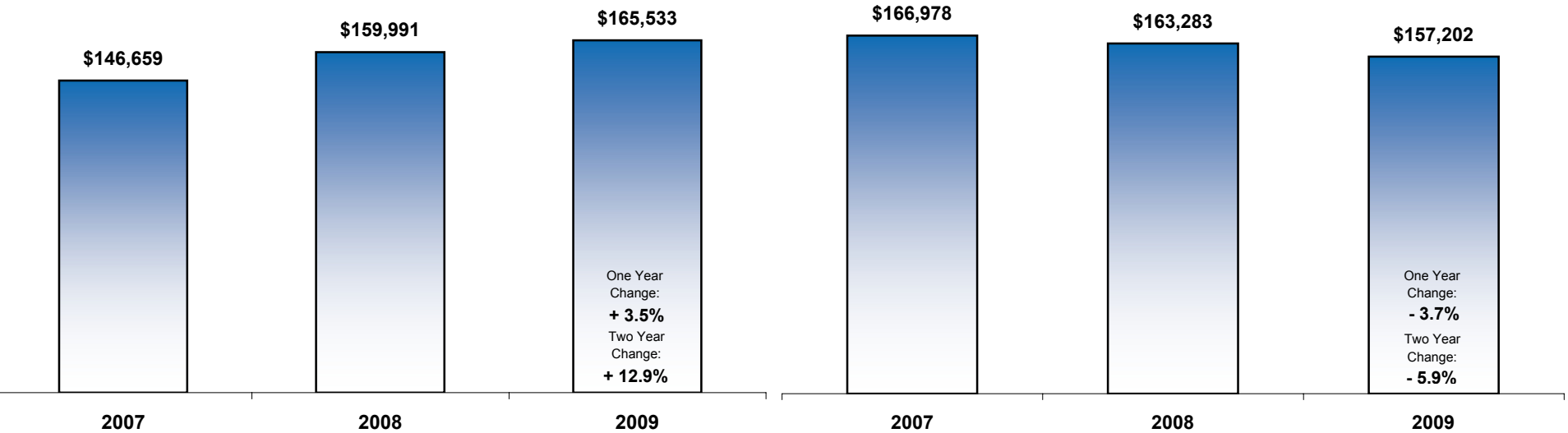


Average Sales Price

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

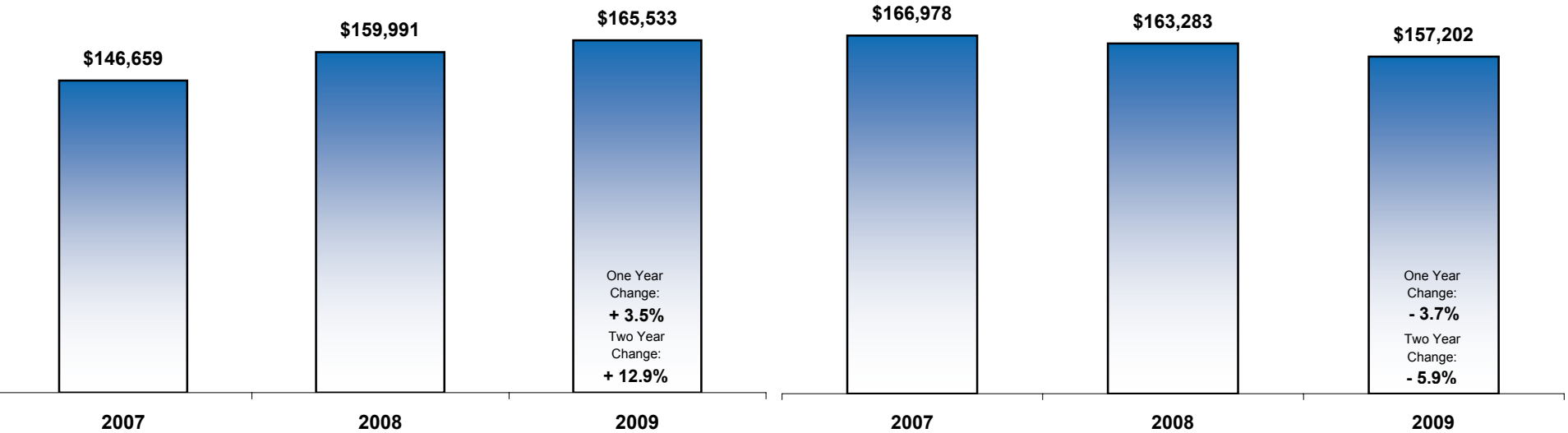


December

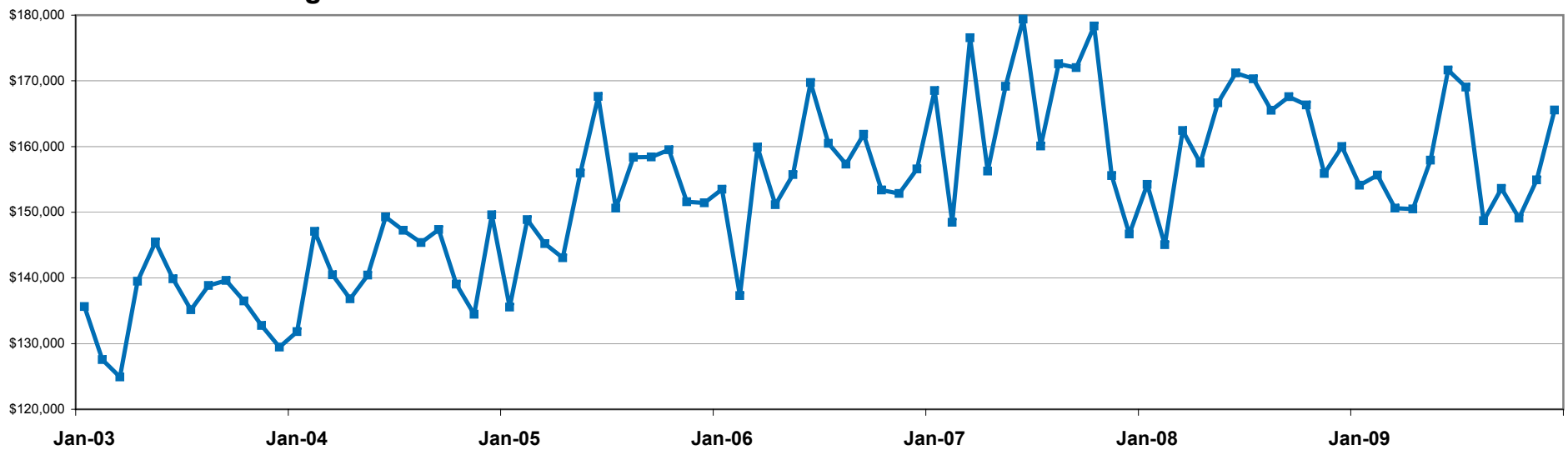


Year to Date

Figures do not take into account seller concessions.



Historical Average Prices

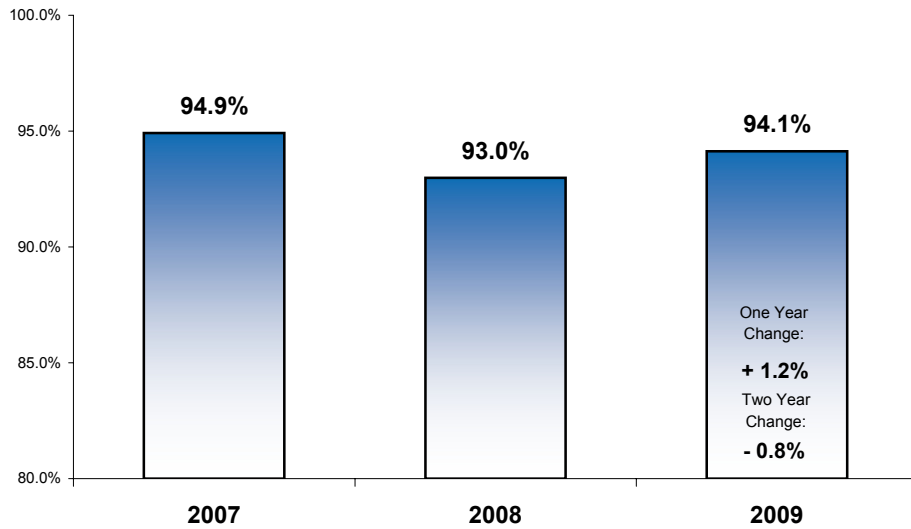


Percent of Original List Price Received at Sale

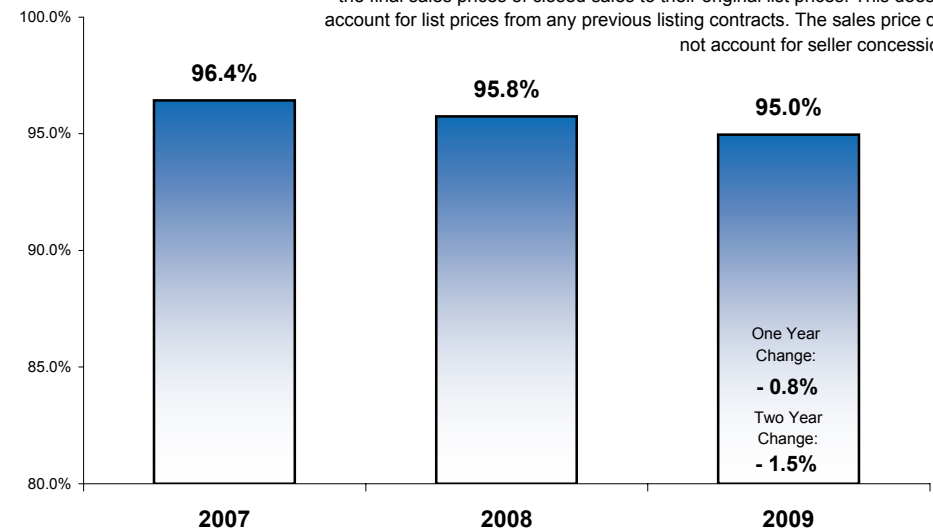
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December

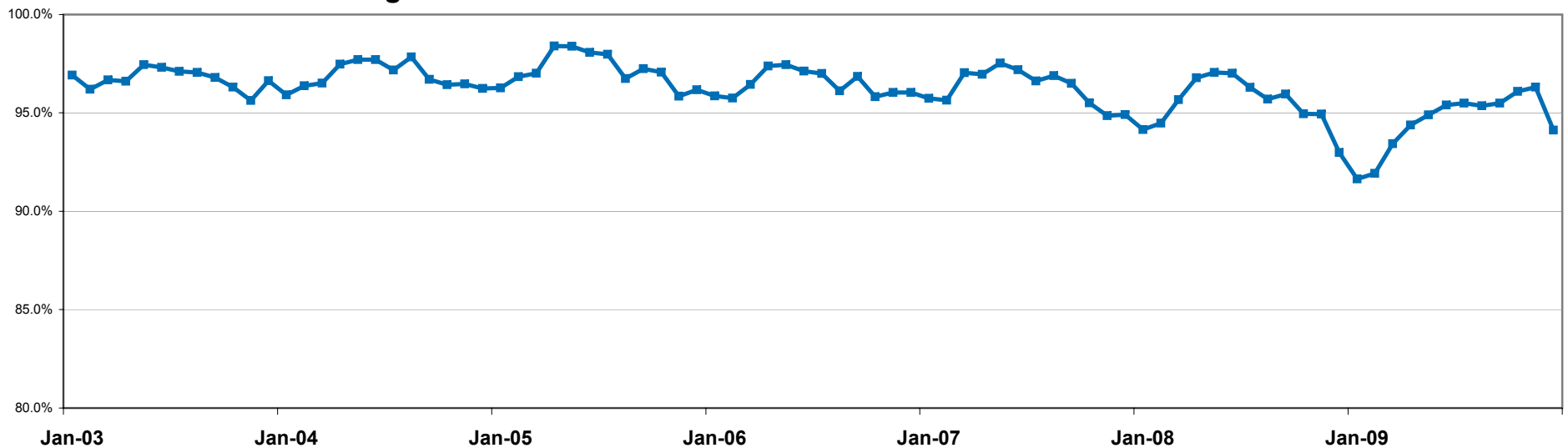


Year to Date



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

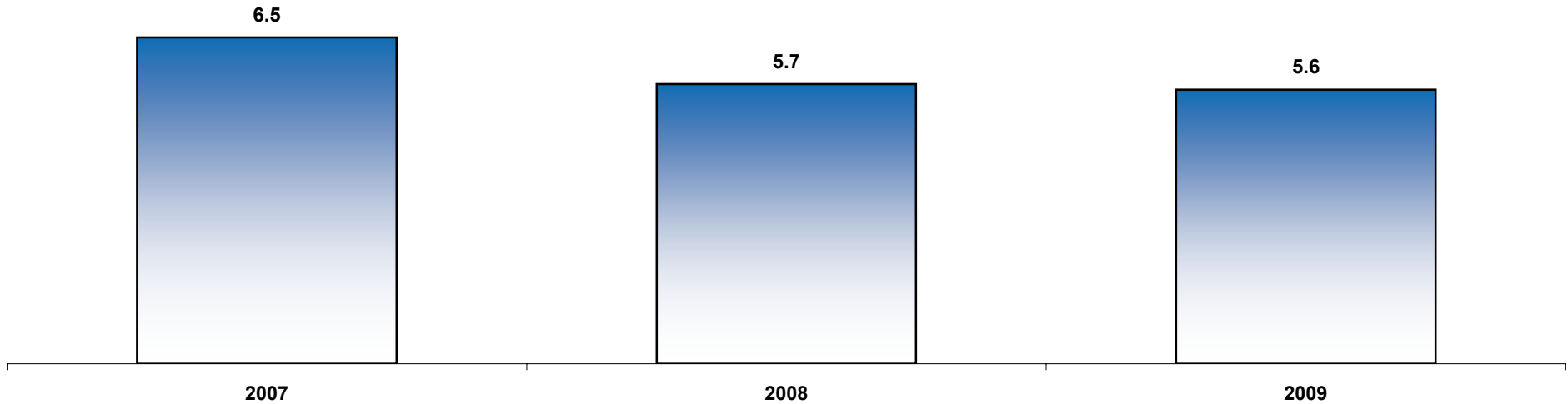


Mortgage Rates

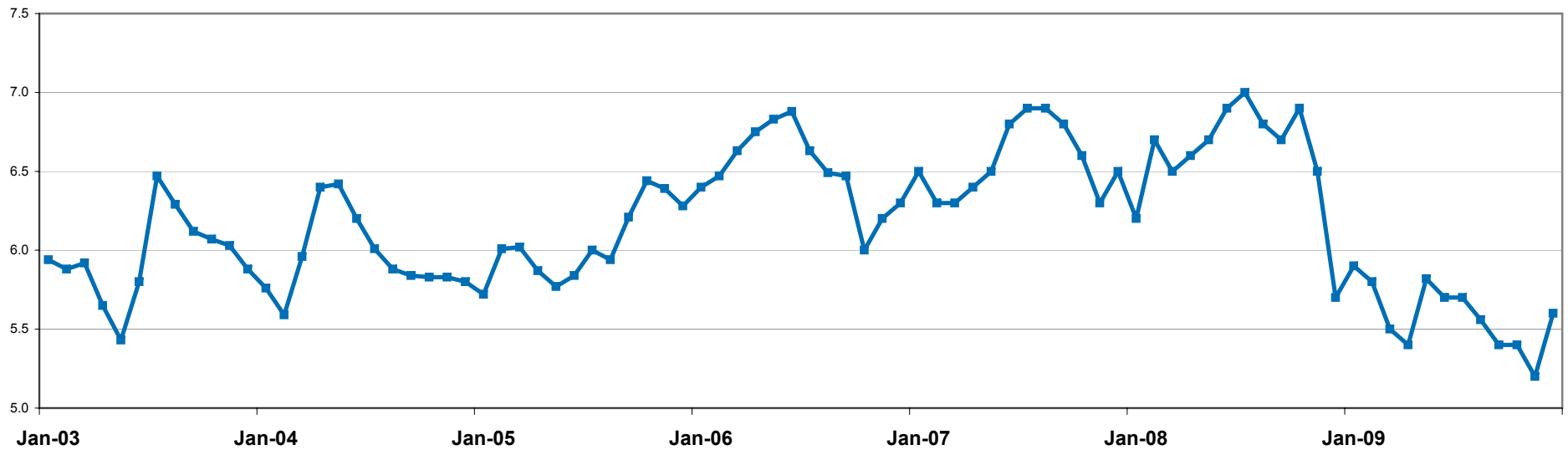
A Monthly Indicator from the REALTOR® Association of the Sioux Empire



December 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



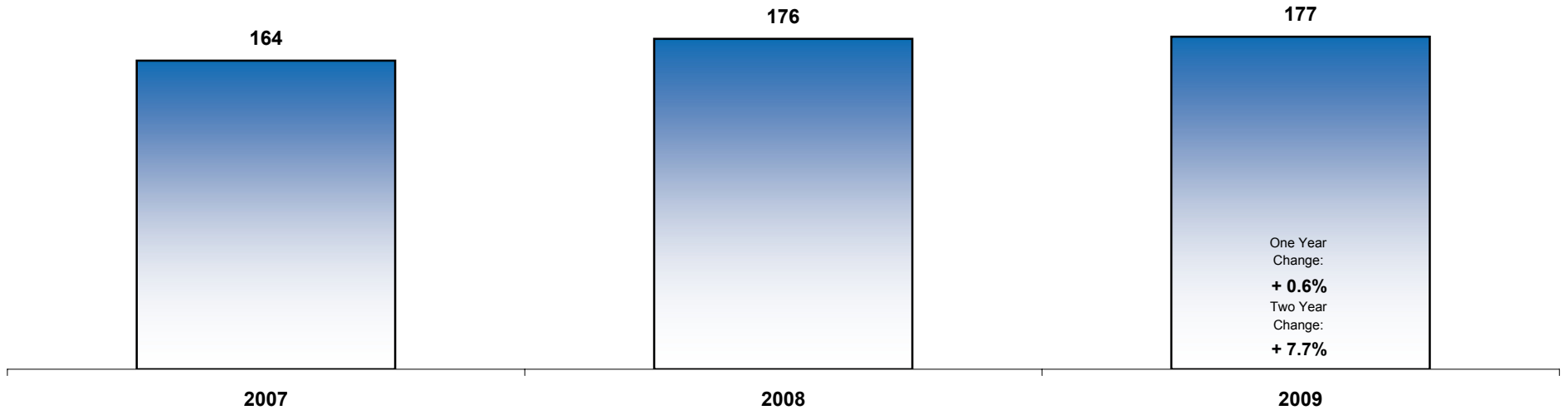
Housing Affordability Index

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

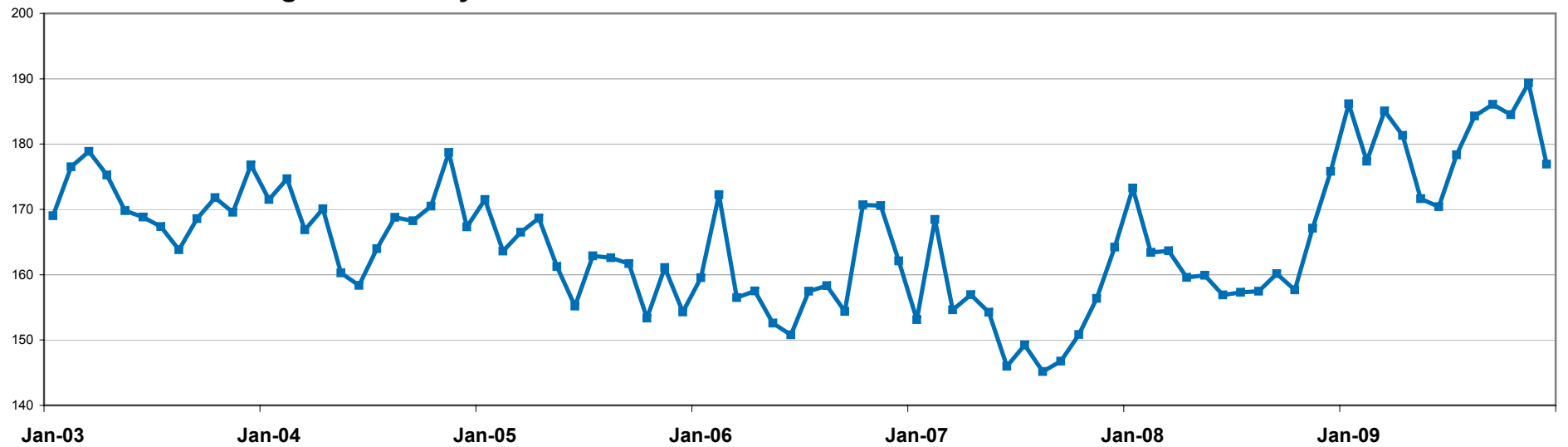


December

The HAI formula measures housing affordability for the Sioux Falls Housing Market. An HAI of 120 would mean the median family income is 120% of the necessary income to qualify for the median priced home using 20% downpayment, 30-year fixed rate mortgage



Historical Housing Affordability Index

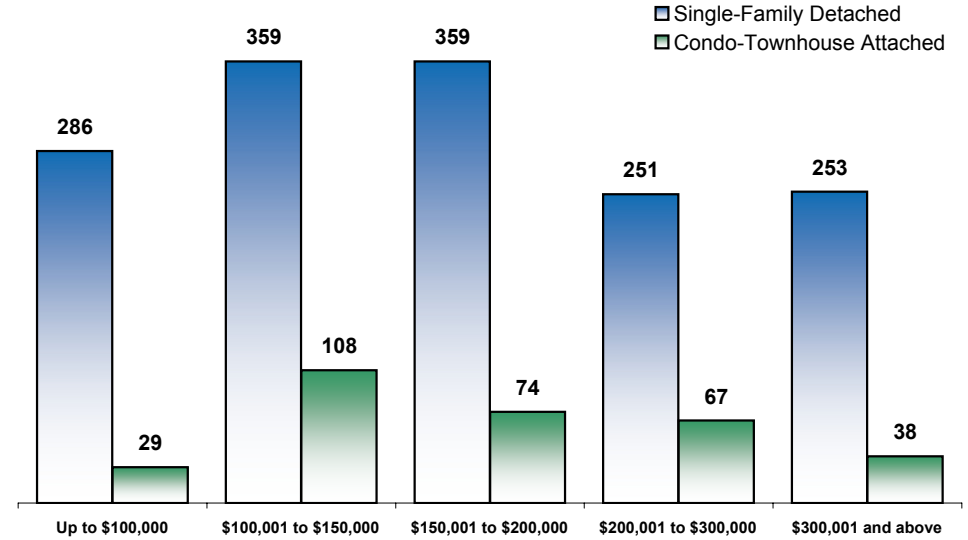
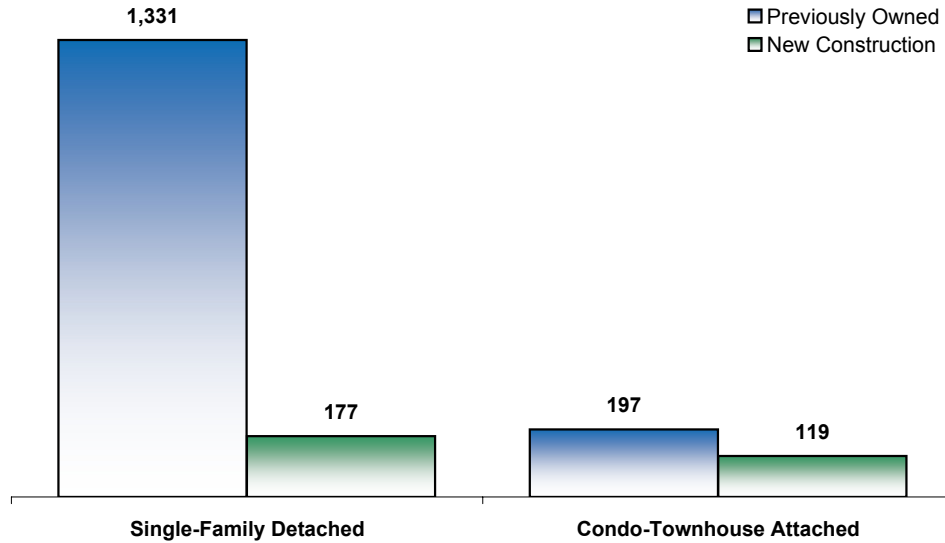


Housing Supply Outlook

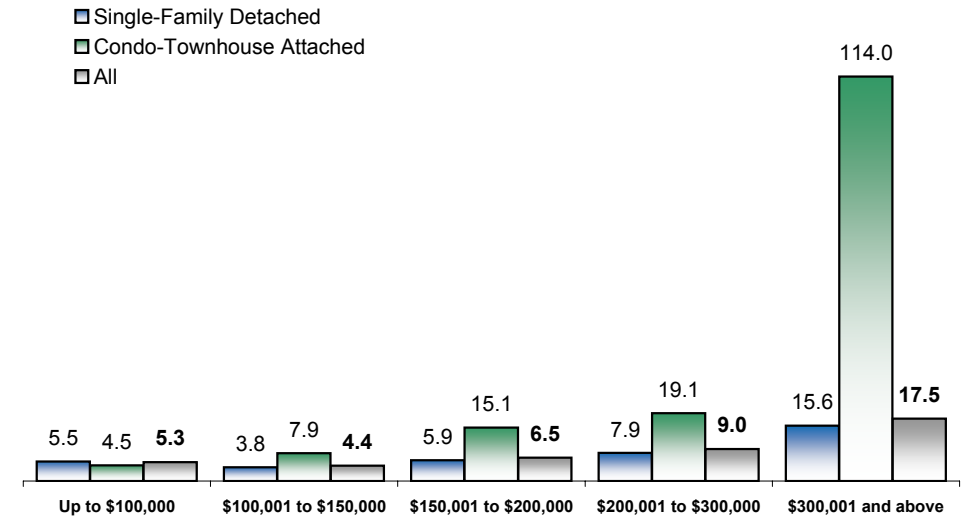
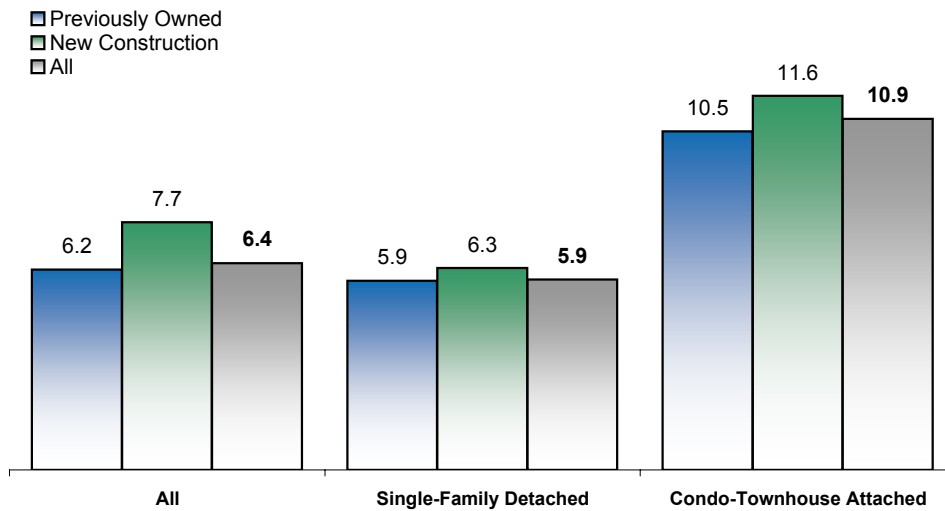
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Inventory of Active Listings



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

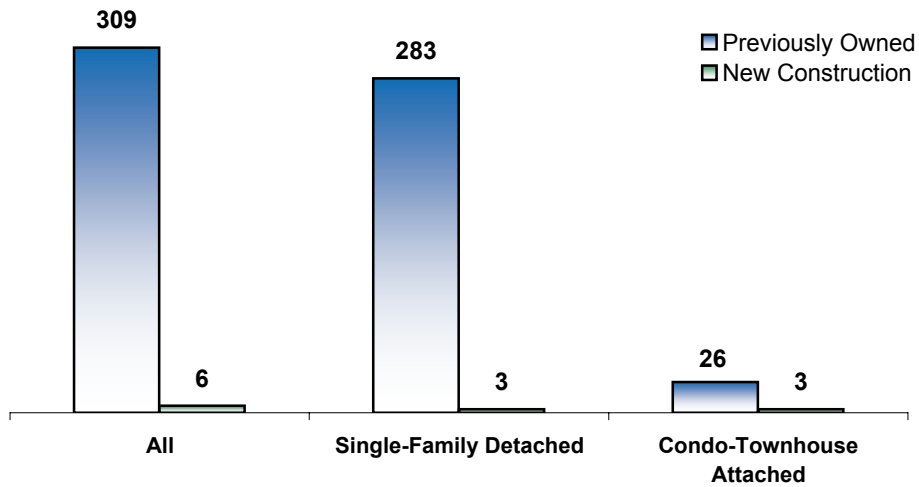
Housing Supply Outlook

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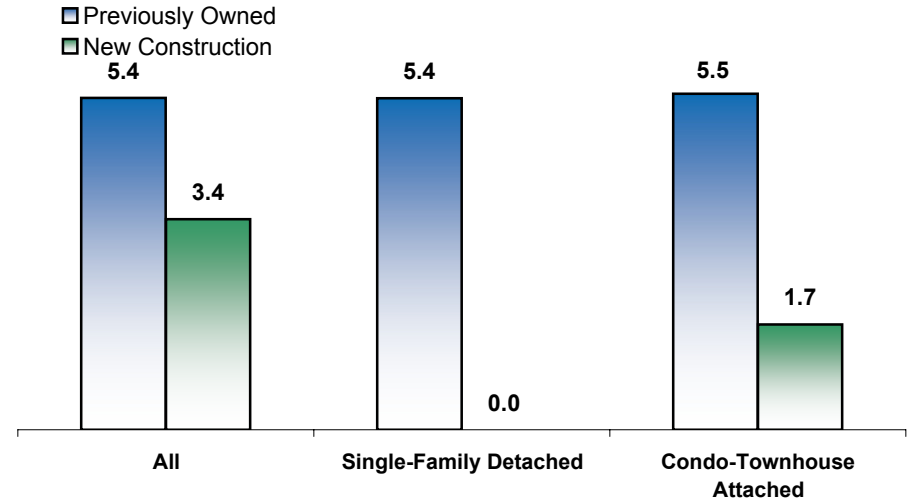


Under \$100,000

Inventory

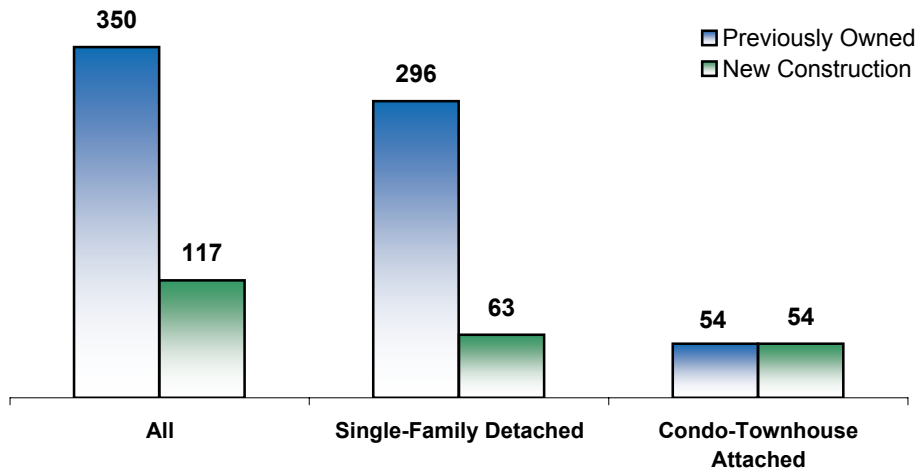


Months Supply

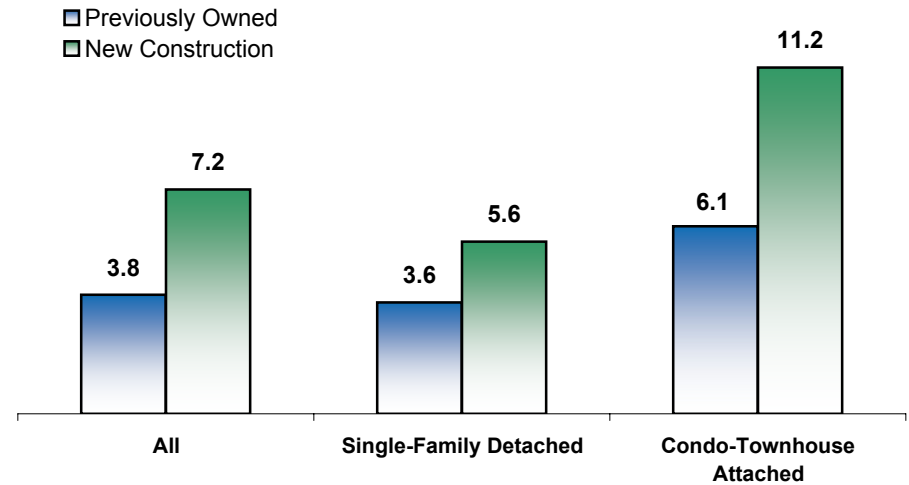


\$100,001 to \$150,000

Inventory



Months Supply



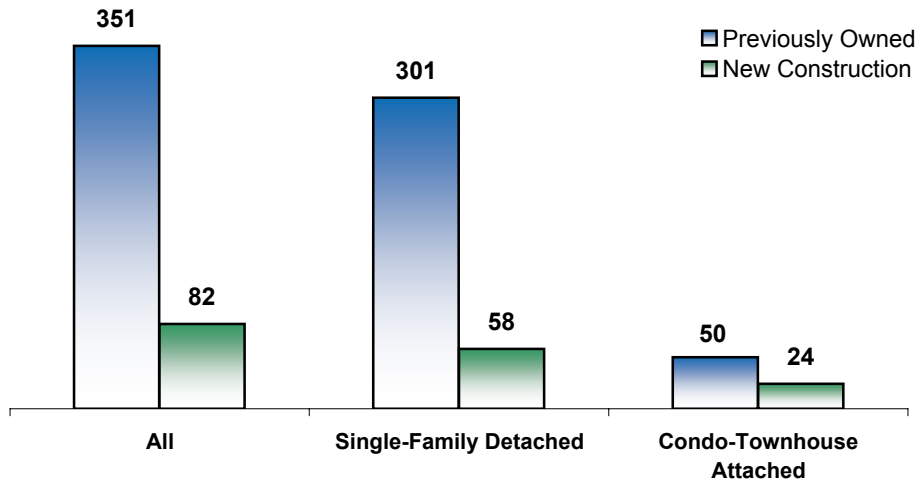
Housing Supply Outlook

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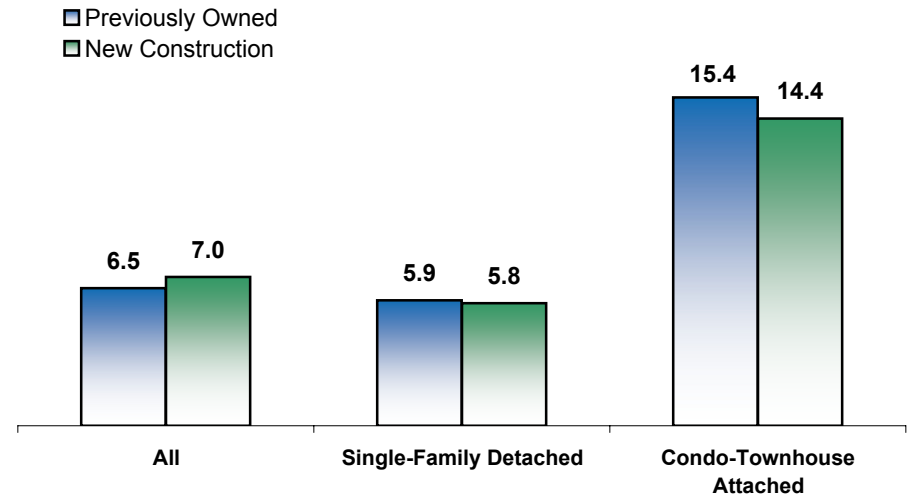


\$150,001 to \$200,000

Inventory

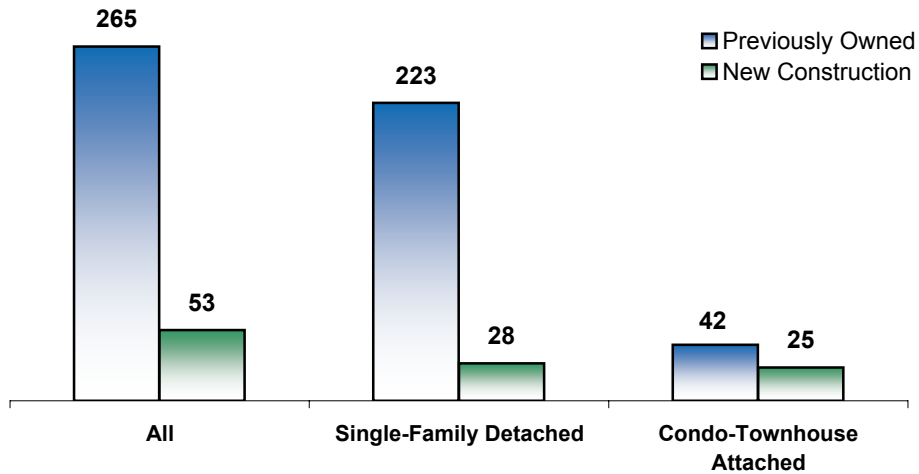


Months Supply

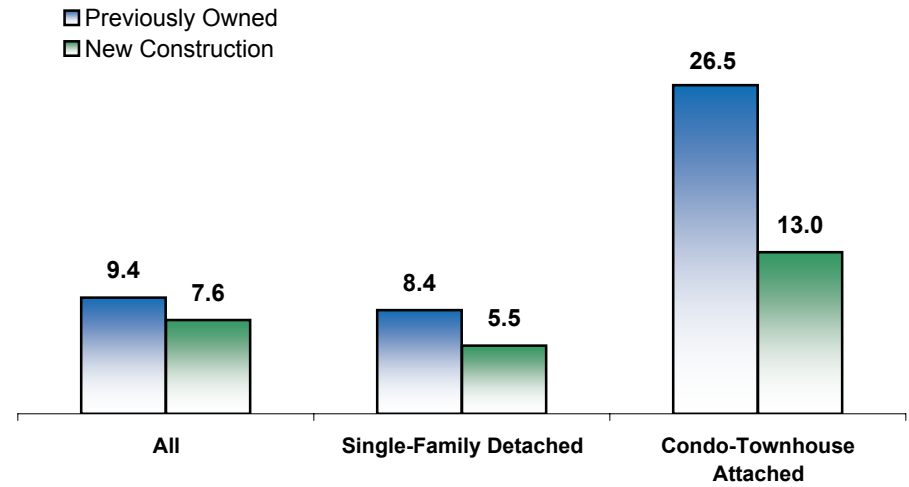


\$200,001 to \$300,000

Inventory



Months Supply



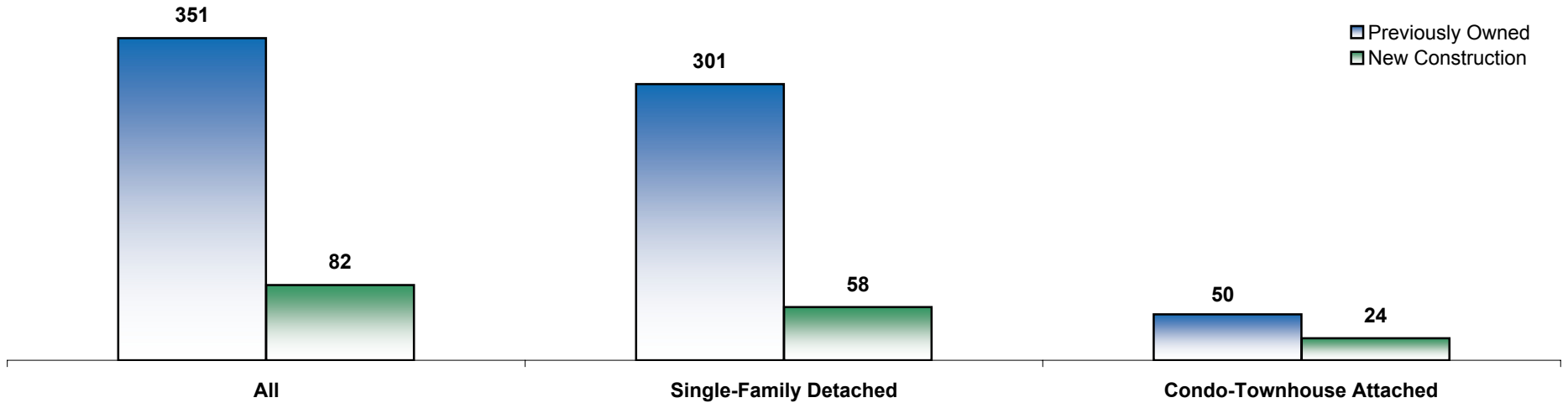
Housing Supply Outlook

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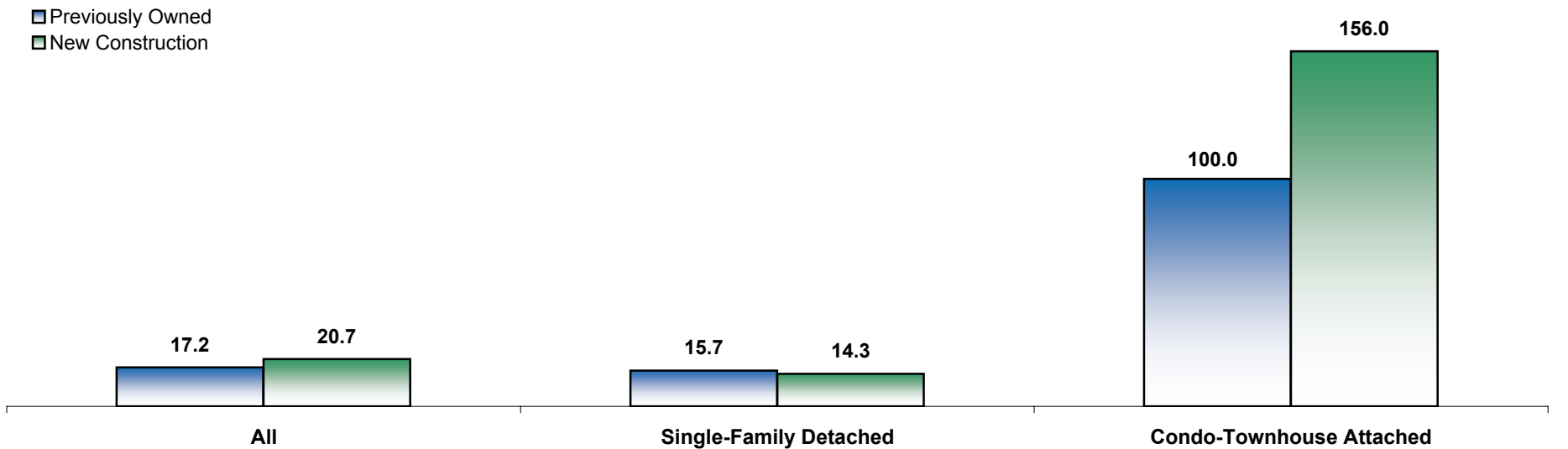


\$300,001 and above

Inventory



Months Supply



Market Overview

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December 2009

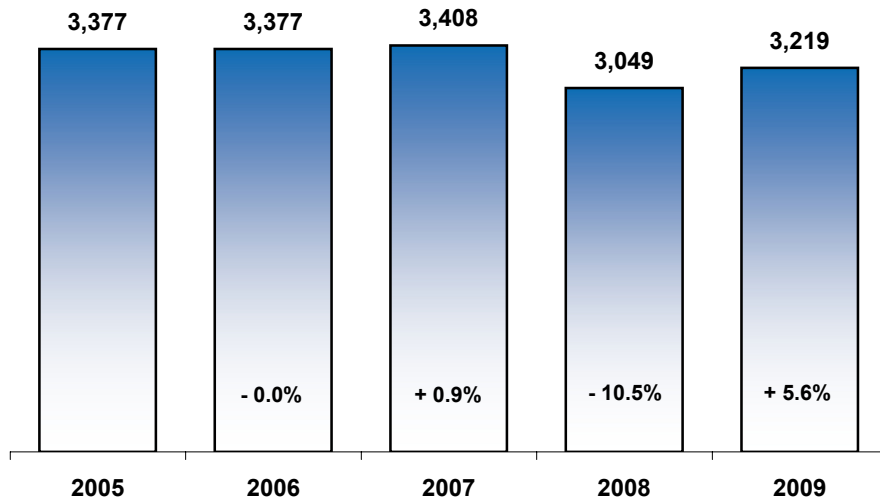
		This Year	Last Year	Percent Change	5-Year Average	This Year Year-to-Date	Previous Year Year-to-Date	Percent Change	5-Year Year-to-Date Average
New Listings	Oct	506	465	+ 8.8%	519	5,623	5,360	+ 4.9%	5,475
	Nov	322	336	- 4.2%	373	5,945	5,696	+ 4.4%	5,848
	Dec	270	291	- 7.2%	277	6,215	5,987	+ 3.8%	6,125
Pending Sales	Oct	337	249	+ 35.3%	282	3,009	2,881	+ 4.4%	3,088
	Nov	248	162	+ 53.1%	219	3,257	3,043	+ 7.0%	3,306
	Dec	154	156	- 1.3%	181	3,411	3,199	+ 6.6%	3,488
Closed Sales	Oct	397	300	+ 32.3%	332	2,879	2,876	+ 0.1%	3,026
	Nov	340	173	+ 96.5%	260	3,219	3,049	+ 5.6%	3,286
	Dec	164	182	- 9.9%	215	3,383	3,231	+ 4.7%	3,501
Days on Market Until Sale	Oct	75	82	- 8.2%	71	91	87	+ 5.8%	77
	Nov	76	84	- 9.7%	74	90	86	+ 4.0%	77
	Dec	90	90	+ 0.1%	82	90	87	+ 3.8%	77
Median Sales Price	Oct	\$138,500	\$144,350	- 4.1%	\$140,060	\$139,900	\$142,900	- 2.1%	
	Nov	\$136,900	\$139,900	- 2.1%	\$136,430	\$139,900	\$142,900	- 2.1%	--
	Dec	\$142,900	\$142,500	+ 0.3%	\$139,075	\$139,900	\$142,900	- 2.1%	
Average Sales Price	Oct	\$149,102	\$166,309	- 10.3%	\$161,319	\$156,998	\$163,938	- 4.2%	\$160,246
	Nov	\$154,908	\$155,867	- 0.6%	\$154,155	\$156,777	\$163,480	- 4.1%	\$159,802
	Dec	\$165,533	\$159,991	+ 3.5%	\$156,035	\$157,202	\$163,283	- 3.7%	\$159,548
Total Active Listings Available	Oct	2,110	2,180	- 3.2%					
	Nov	1,967	2,113	- 6.9%	--	--	--	--	--
	Dec	1,824	2,019	- 9.7%					
Percent of Original List Price	Oct	96.1%	95.0%	+ 1.2%	95.9%	94.9%	96.0%	- 1.2%	94.9%
	Nov	96.3%	94.9%	+ 1.4%	95.6%	95.0%	95.9%	- 0.9%	95.0%
	Dec	94.1%	93.0%	+ 1.2%	94.8%	95.0%	95.8%	- 0.8%	95.0%
Mortgage Rates	Oct	5.4	6.9	- 21.7%	6.3				
	Nov	5.2	6.5	- 20.0%	6.1	--	--	--	--
	Dec	5.6	5.7	- 1.8%	6.1				
Housing Affordability Index	Oct	184	158	+ 17.0%	163				
	Nov	189	167	+ 13.3%	169	--	--	--	--
	Dec	177	176	+ 0.6%	167				
Months Supply of Inventory	Oct	7.6	7.9	- 3.5%					
	Nov	6.9	7.8	- 11.4%	--	--	--	--	--
	Dec	6.4	7.6	- 15.3%					

Annual Review

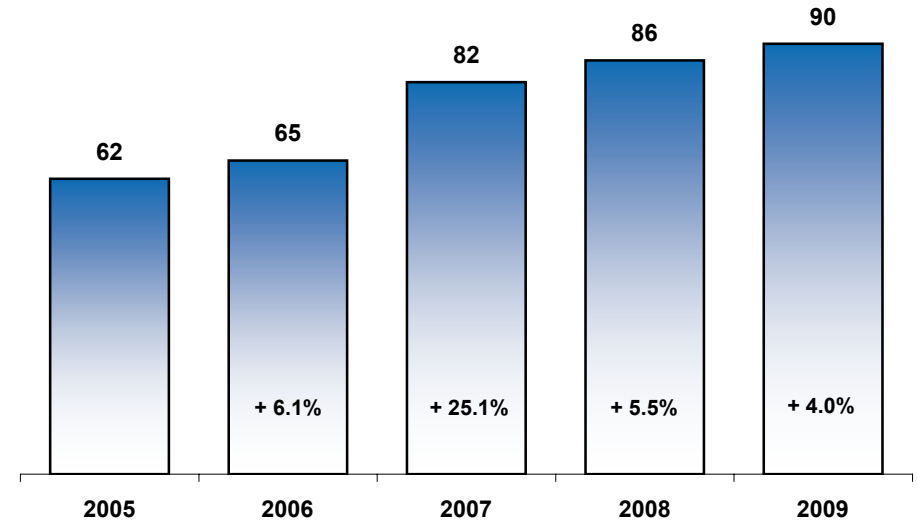
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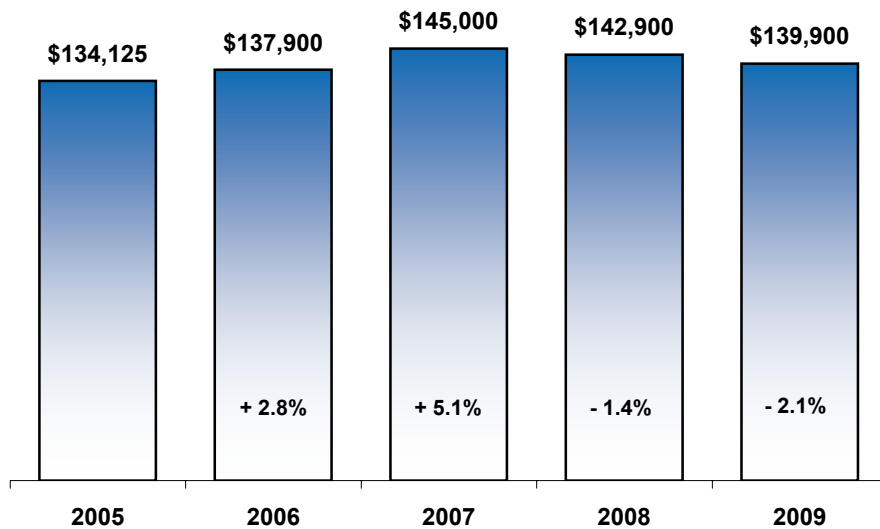
Closed Sales



Days on Market Until Sale



Median Sales Price



Percent of Original List Price Received at Sale

