

City: *Rosemount*

Kenden Post

From Dreams to Reality

952-997-1960

www.OurFirstMinnesotaHome.com

KLPost@CBBurnet.com



Price Range: All | Properties: Single Family

Market Profile & Trends Overview

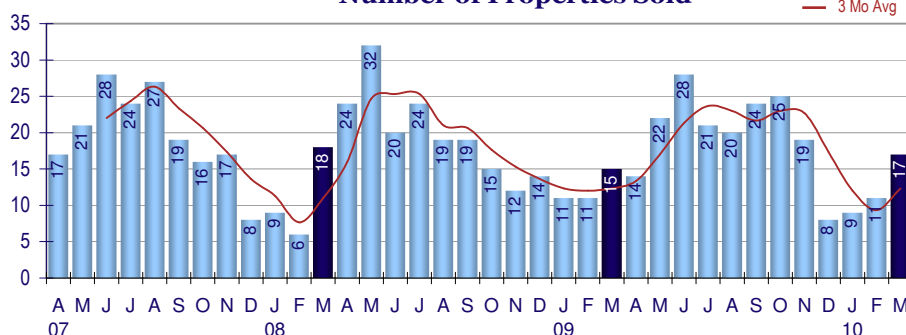
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$264,450	-4%		-7%				
Average List Price of all Current Listings	\$292,130	-1%		-13%				
March Median Sales Price	\$250,000	-24%	0%	31%	3%	\$250,000	10%	3%
March Average Sales Price	\$271,715	-4%	-0%	16%	4%	\$270,782	10%	3%
Total Properties Currently for Sale (Inventory)	122	9%		-5%				
March Number of Properties Sold	17	55%		13%		37	0%	
March Average Days on Market (Solds)	75	-29%	7%	29%	15%	77	-4%	18%
Asking Price per Square Foot (based on New Listings)	\$112	-7%	-5%	-7%	-7%	\$118	-1%	-2%
March Sold Price per Square Foot	\$107	0%	2%	13%	-4%	\$105	1%	-5%
March Month's Supply of Inventory	7.2	-30%	-25%	-16%	0%	9.6	-3%	34%
March Sale Price vs List Price Ratio	96.7%	2.1%	-9%	-1.3%	-7%	96.5%	-2%	-9%

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2009) / YTD = Year-to-date | Arrows indicate if Month / YTD values are higher (up), lower (down) or unchanged (flat)

Property Sales

March Property sales were 17, up 13.3% from 15 in March of 2009 and 54.5% higher than the 11 sales last month. March 2010 sales were at a mid level compared to March of 2009 and 2008. March YTD sales of 37 are running equal to last year's year-to-date sales of 37.

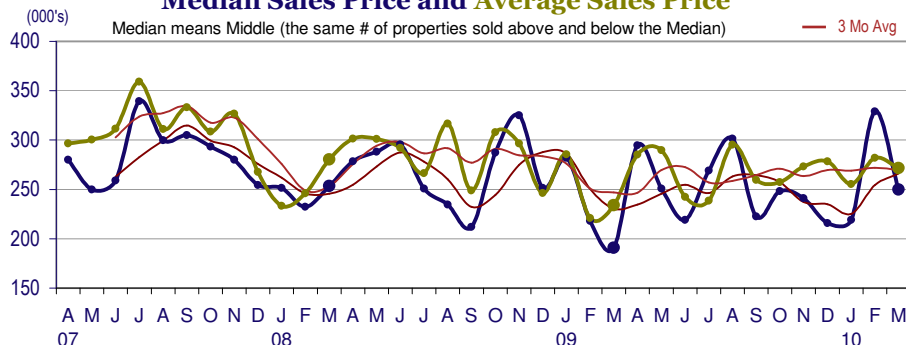
Number of Properties Sold



Prices

The Median Sales Price in March was \$250,000, up 30.9% from \$191,000 in March of 2009 and down -24.0% from \$329,000 last month. The Average Sales Price in March was \$271,715, up 16.1% from \$234,015 in March of 2009 and down -3.6% from \$281,891 last month. March 2010 ASP was at a mid range compared to March of 2009 and 2008.

Median Sales Price and Average Sales Price

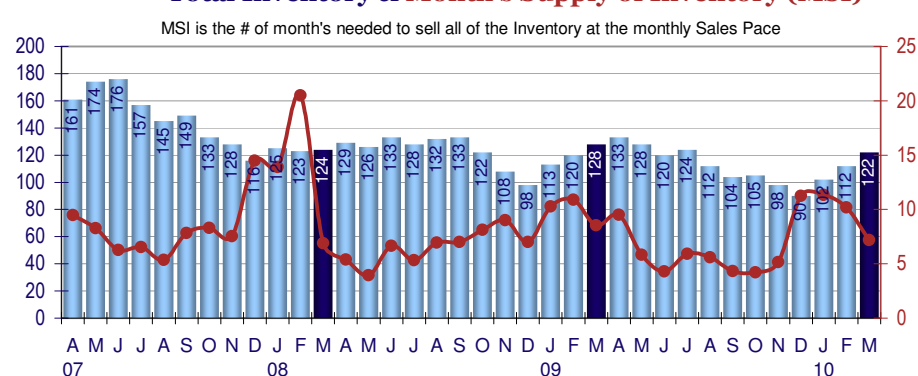


Inventory & MSI

The Total Inventory of Properties available for sale as of March was 122, up 8.9% from 112 last month and down -4.7% from 128 in March of last year. March 2010 Inventory was at its lowest level compared with March of 2009 and 2008.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The March 2010 MSI of 7.2 months was at a mid level compared with March of 2009 and 2008.

Total Inventory & Month's Supply of Inventory (MSI)



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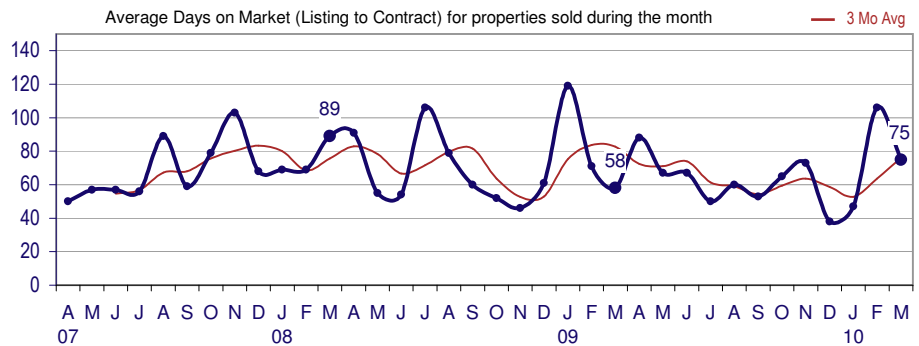


Price Range: All | Properties: Single Family

Market Time

The average Days On Market (DOM) shows how many days the average Property is on the market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for March was 75, down -29.2% from 106 days last month and up 29.3% from 58 days in March of last year. The March 2010 DOM was at a mid level compared with March of 2009 and 2008.

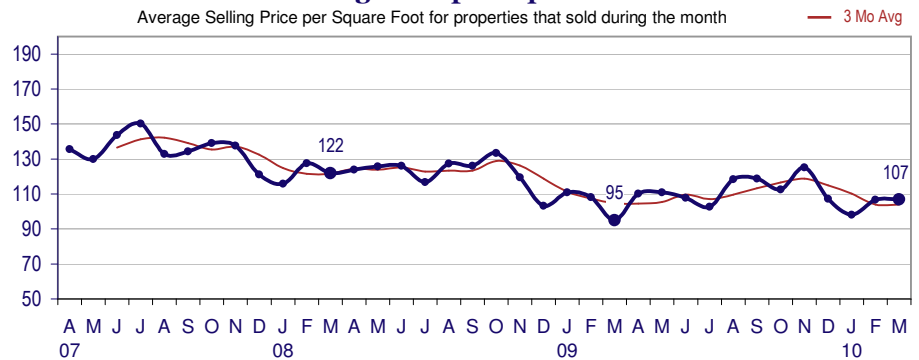
Days On Market for Sold Properties



Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The March 2010 Selling Price per Square Foot of \$107 was up 0.2% from \$107 last month and up 12.6% from 95 in March of last year.

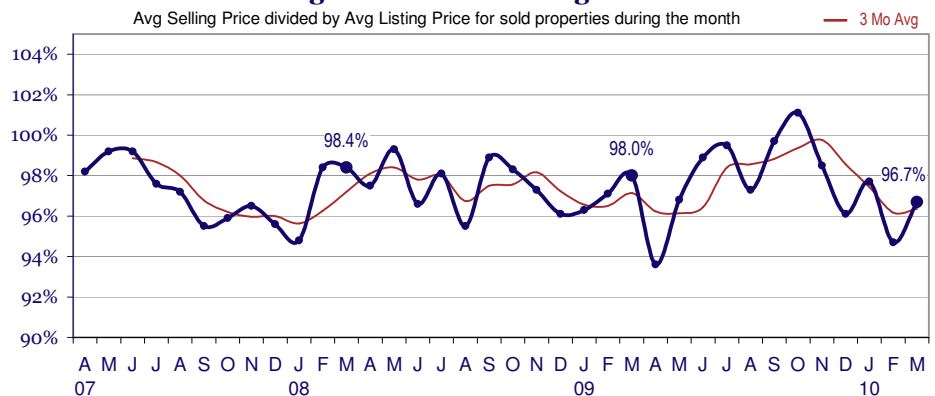
Selling Price per Square Foot



Selling Price vs Original Listing Price

The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The March 2010 Selling Price vs Original List Price of 96.7% was up from 94.7% last month and down from 98.0% in March of last year.

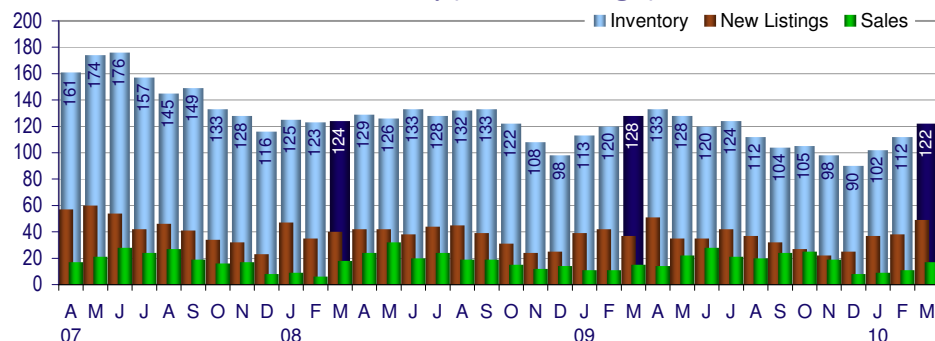
Selling Price versus Listing Price Ratio



Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in March 2010 was 49, up 28.9% from 38 last month and up 32.4% from 37 in March of last year.

Inventory / New Listings / Sales



City: Rosemount

Price Range: All | Property Types: Single Family

	A 07	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M
Homes Sold	17	21	28	24	27	19	16	17	8	9	6	18	24	32	20	24	19	19	15	12	14	11	11	15	14	22	28	21	20	24	25	19	8	9	11	17
3 Mo. Roll Avg			22	24	26	23	21	17	14	11	8	11	16	25	25	25	21	21	18	15	14	12	12	12	13	17	21	24	23	22	23	23	17	12	9	12

(000's)	A 07	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M
Median Sale Price	280	250	259	339	300	305	293	280	255	252	232	253	278	288	296	251	235	212	287	325	251	282	218	191	295	251	219	269	301	223	248	241	216	219	329	250
3 Mo. Roll Avg			263	283	299	315	299	293	276	262	246	246	255	273	287	278	260	232	245	275	288	286	250	230	235	246	255	246	263	264	257	237	235	225	255	266

	A 07	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M
Inventory	161	174	176	157	145	149	133	128	116	125	123	124	129	126	133	128	132	133	122	108	98	113	120	128	133	128	120	124	112	104	105	98	90	102	112	122
MSI	9	8	6	7	5	8	8	8	15	14	21	7	5	4	7	5	7	7	8	9	7	10	11	9	10	6	4	6	6	4	4	5	11	11	10	7

	A 07	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M
Days on Market	50	57	57	56	89	59	79	103	68	69	69	89	91	55	54	106	79	60	52	46	61	119	71	58	88	67	67	50	60	53	65	73	38	47	106	75
3 Mo. Roll Avg			55	57	67	68	76	80	83	80	69	76	83	78	67	72	80	82	64	53	53	75	84	83	72	71	74	61	59	54	59	64	59	53	64	76

	A 07	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M
Price per Sq Ft	136	130	144	150	133	134	139	138	121	116	128	122	124	126	126	117	127	126	133	120	103	111	108	95	110	111	108	103	118	119	113	125	107	98	107	107
3 Mo. Roll Avg			136	141	142	139	135	137	133	125	121	122	124	124	125	123	123	123	129	126	119	111	107	105	104	105	110	107	110	113	117	119	115	110	104	104

	A 07	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M
Sale to List Price	0.982	0.992	0.992	0.976	0.972	0.955	0.959	0.965	0.956	0.948	0.984	0.984	0.975	0.993	0.966	0.981	0.955	0.989	0.983	0.973	0.961	0.963	0.971	0.980	0.936	0.968	0.989	0.995	0.973	0.997	1.011	0.985	0.961	0.977	0.947	0.967
3 Mo. Roll Avg			0.989	0.987	0.980	0.968	0.962	0.960	0.960	0.956	0.963	0.972	0.981	0.984	0.978	0.980	0.967	0.975	0.976	0.982	0.972	0.966	0.965	0.971	0.962	0.961	0.964	0.984	0.986	0.988	0.994	0.998	0.986	0.974	0.962	0.964

	A 07	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M
New Listings	57	60	54	42	46	41	34	32	23	47	35	40	42	42	38	44	45	39	31	24	25	39	42	37	51	35	35	42	37	32	27	22	25	37	38	49
Inventory	161	174	176	157	145	149	133	128	116	125	123	124	129	126	133	128	132	133	122	108	98	113	120	128	133	128	120	124	112	104	105	98	90	102	112	122
Sales	17	21	28	24	27	19	16	17	8	9	6	18	24	32	20	24	19	19	15	12	14	11	11	15	14	22	28	21	20	24	25	19	8	9	11	17

(000's)	A 07	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M
Avg Sale Price	296	301	312	359	311	333	308	327	268	233	246	280	301	301	292	266	317	249	308	297	246	286	221	234	285	290	242	239	295	260	257	273	278	255	282	272
3 Mo. Roll Avg			303	324	327	334	318	323	301	276	249	253	276	294	298	286	292	277	291	284	284	276	251	247	247	270	272	257	259	265	271	263	270	269	272	270

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