



Housing Supply Overview



September 2016

A RESEARCH TOOL PROVIDED BY THE
MULTIPLE LISTING SERVICE, INC. FOR ACTIVITY
IN THE 4-COUNTY MILWAUKEE METROPOLITAN AREA

Quick Facts

+ 7.2%	+ 0.8%	+ 3.0%
Price Range With the Strongest Sales: \$250,001 to \$350,000	Construction Status With Strongest Sales: Previously Owned	Property Type With Strongest Sales: Condo-Townhouse

Pending Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of Original List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

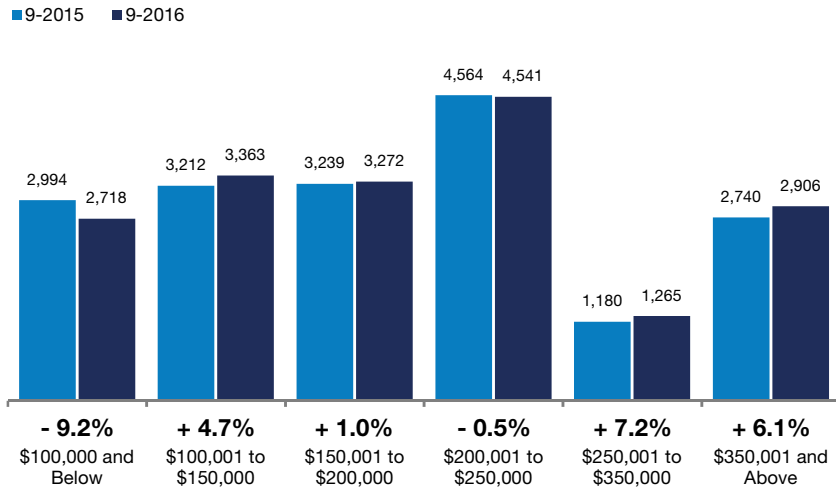


Pending Sales

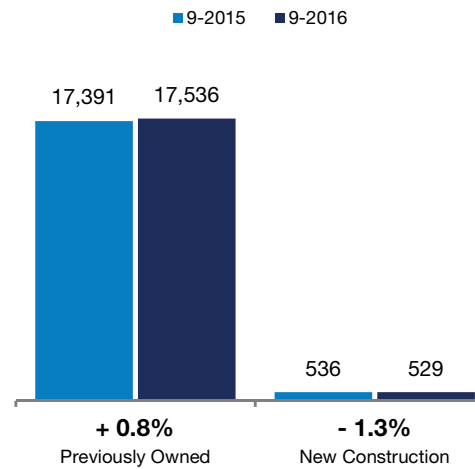
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



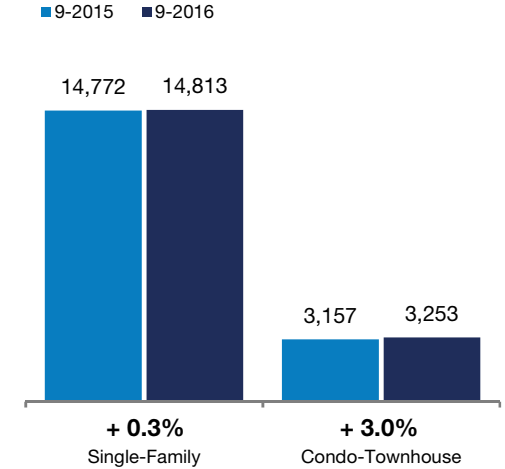
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	9-2015	9-2016	Change
\$100,000 and Below	2,994	2,718	- 9.2%
\$100,001 to \$150,000	3,212	3,363	+ 4.7%
\$150,001 to \$200,000	3,239	3,272	+ 1.0%
\$200,001 to \$250,000	4,564	4,541	- 0.5%
\$250,001 to \$350,000	1,180	1,265	+ 7.2%
\$350,001 and Above	2,740	2,906	+ 6.1%
All Price Ranges	17,929	18,066	+ 0.8%

Single-Family

9-2015	9-2016	Change	9-2015	9-2016	Change
2,198	2,024	- 7.9%	796	694	- 12.8%
2,415	2,491	+ 3.1%	797	872	+ 9.4%
2,610	2,611	+ 0.0%	629	661	+ 5.1%
4,013	3,954	- 1.5%	551	587	+ 6.5%
1,050	1,100	+ 4.8%	130	165	+ 26.9%
2,486	2,632	+ 5.9%	254	274	+ 7.9%
14,772	14,813	+ 0.3%	3,157	3,253	+ 3.0%

Condo-Townhouse

By Construction Status	9-2015	9-2016	Change
Previously Owned	17,391	17,536	+ 0.8%
New Construction	536	529	- 1.3%
All Construction Statuses	17,929	18,066	+ 0.8%

9-2015	9-2016	Change	9-2015	9-2016	Change
14,368	14,426	+ 0.4%	3,023	3,110	+ 2.9%
403	386	- 4.2%	133	143	+ 7.5%
14,772	14,813	+ 0.3%	3,157	3,253	+ 3.0%

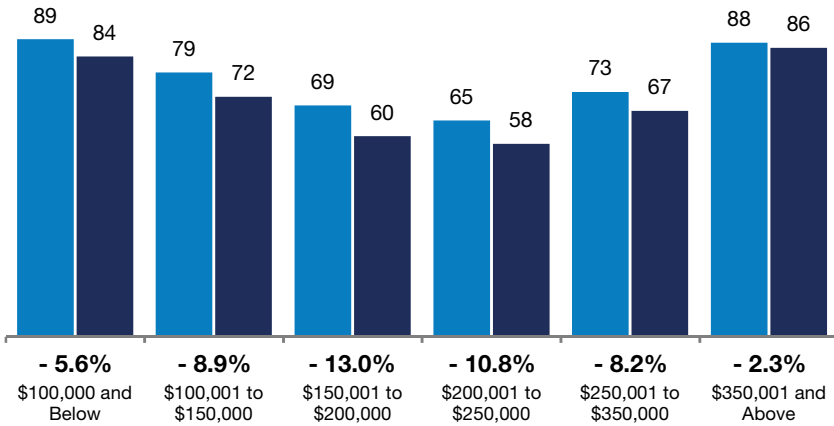
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



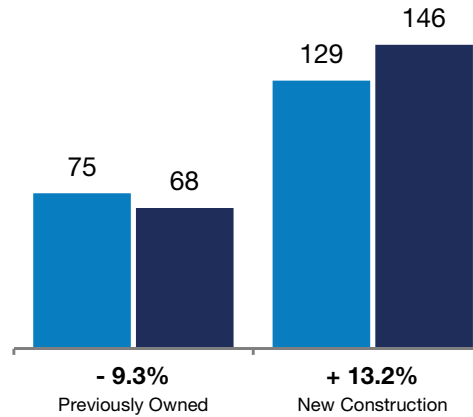
By Price Range

■ 9-2015 ■ 9-2016



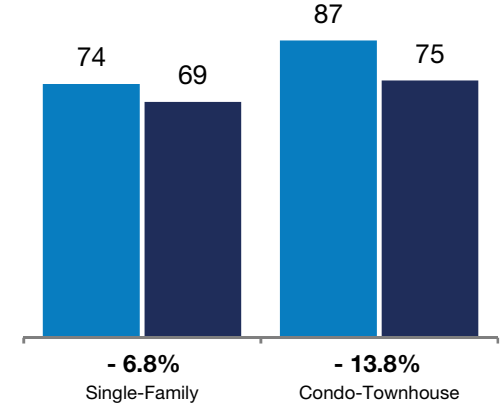
By Construction Status

■ 9-2015 ■ 9-2016



By Property Type

■ 9-2015 ■ 9-2016



All Properties

By Price Range

	9-2015	9-2016	Change
\$100,000 and Below	89	84	- 5.6%
\$100,001 to \$150,000	79	72	- 8.9%
\$150,001 to \$200,000	69	60	- 13.0%
\$200,001 to \$250,000	65	58	- 10.8%
\$250,001 to \$350,000	73	67	- 8.2%
\$350,001 and Above	88	86	- 2.3%
All Price Ranges	76	70	- 7.9%

Single-Family

	9-2015	9-2016	Change
Single-Family	74	69	- 6.8%

Condo-Townhouse

	9-2015	9-2016	Change
Condo-Townhouse	87	75	- 13.8%

By Construction Status

	9-2015	9-2016	Change
Previously Owned	75	68	- 9.3%
New Construction	129	146	+ 13.2%
All Construction Statuses	76	70	- 7.9%

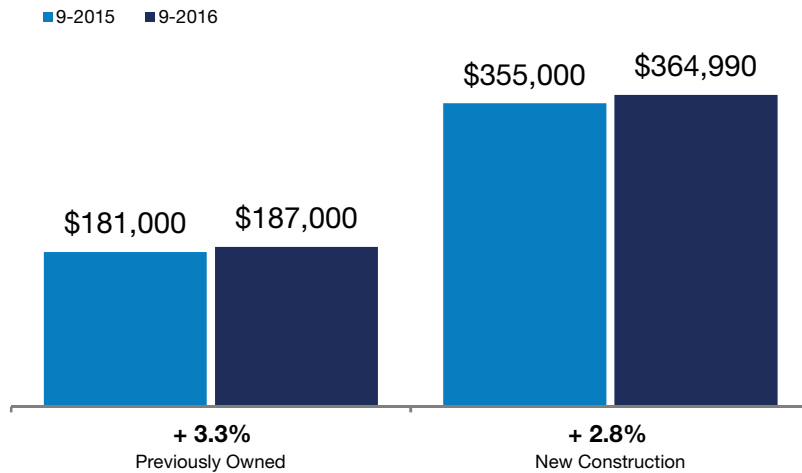
	9-2015	9-2016	Change
Single-Family	74	69	- 6.8%

Median Sales Price

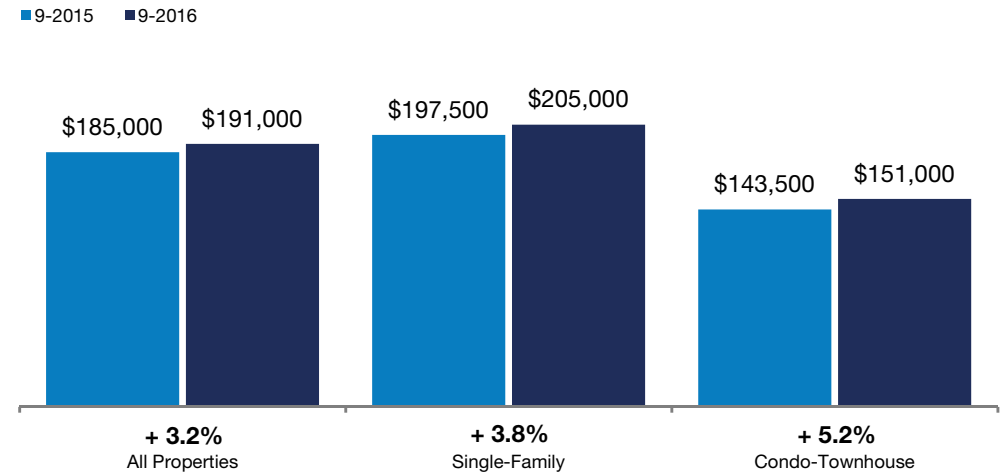
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type



All Properties

By Construction Status	9-2015	9-2016	Change
Previously Owned	\$181,000	\$187,000	+ 3.3%
New Construction	\$355,000	\$364,990	+ 2.8%
All Construction Statuses	\$185,000	\$191,000	+ 3.2%

Single-Family

9-2015	9-2016	Change	9-2015	9-2016	Change
\$193,000	\$200,000	+ 3.6%	\$139,900	\$147,500	+ 5.4%
\$369,900	\$379,450	+ 2.6%	\$332,450	\$339,500	+ 2.1%
\$197,500	\$205,000	+ 3.8%	\$143,500	\$151,000	+ 5.2%

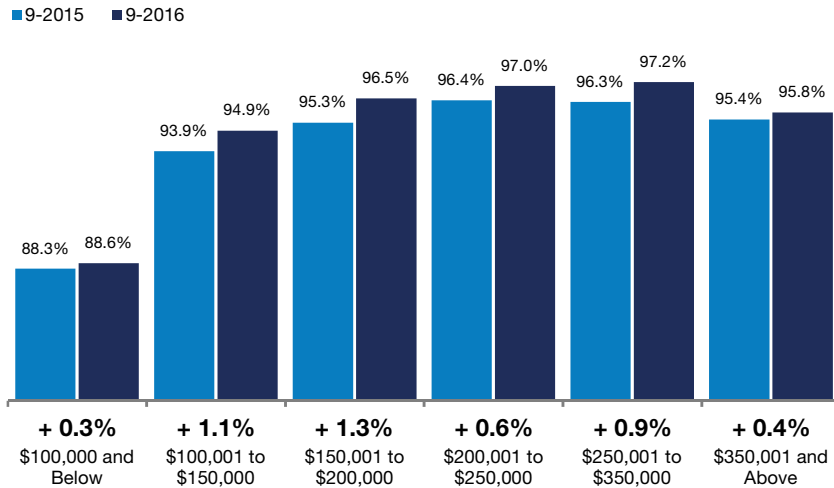
Condo-Townhouse

Percent of Original List Price Received

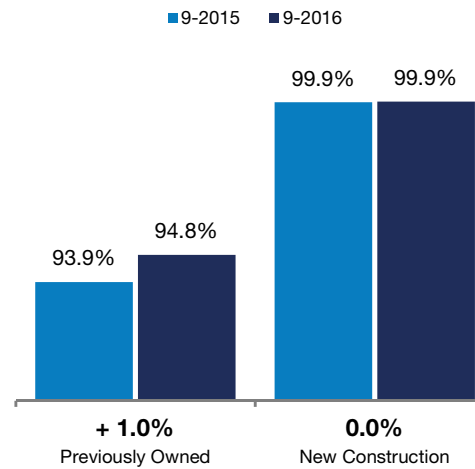
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



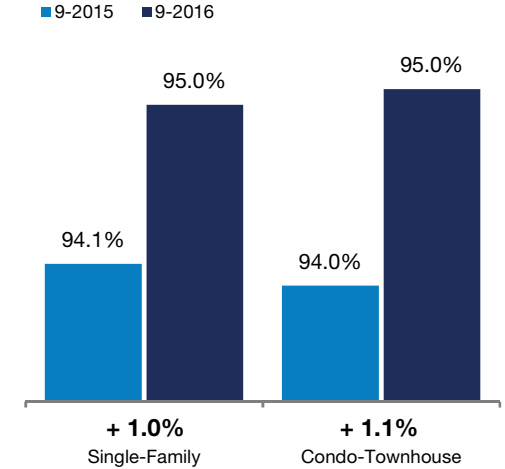
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	9-2015	9-2016	Change
\$100,000 and Below	88.3%	88.6%	+ 0.3%
\$100,001 to \$150,000	93.9%	94.9%	+ 1.1%
\$150,001 to \$200,000	95.3%	96.5%	+ 1.3%
\$200,001 to \$250,000	96.4%	97.0%	+ 0.6%
\$250,001 to \$350,000	96.3%	97.2%	+ 0.9%
\$350,001 and Above	95.4%	95.8%	+ 0.4%
All Price Ranges	94.1%	95.0%	+ 1.0%

Single-Family

9-2015	9-2016	Change	9-2015	9-2016	Change
87.8%	87.9%	+ 0.1%	89.7%	90.6%	+ 1.0%
93.7%	94.7%	+ 1.1%	94.6%	95.4%	+ 0.8%
95.3%	96.4%	+ 1.2%	95.3%	96.6%	+ 1.4%
96.4%	97.1%	+ 0.7%	96.4%	96.6%	+ 0.2%
96.2%	97.1%	+ 0.9%	97.4%	98.1%	+ 0.7%
95.1%	95.5%	+ 0.4%	97.9%	98.2%	+ 0.3%
94.1%	95.0%	+ 1.0%	94.0%	95.0%	+ 1.1%

Condo-Townhouse

By Construction Status	9-2015	9-2016	Change
Previously Owned	93.9%	94.8%	+ 1.0%
New Construction	99.9%	99.9%	0.0%
All Construction Statuses	94.1%	95.0%	+ 1.0%

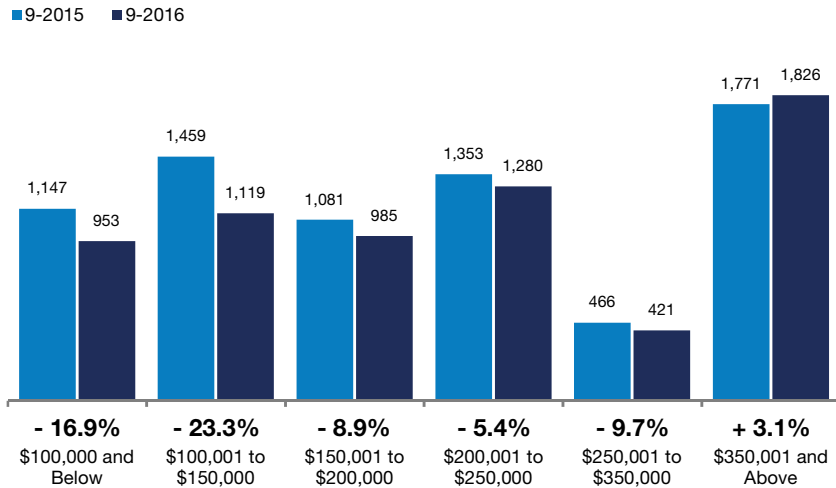
9-2015	9-2016	Change	9-2015	9-2016	Change
94.0%	94.9%	+ 1.0%	93.5%	94.7%	+ 1.3%
98.4%	98.6%	+ 0.2%	104.1%	103.4%	- 0.7%
94.1%	95.0%	+ 1.0%	94.0%	95.0%	+ 1.1%

Inventory of Homes for Sale

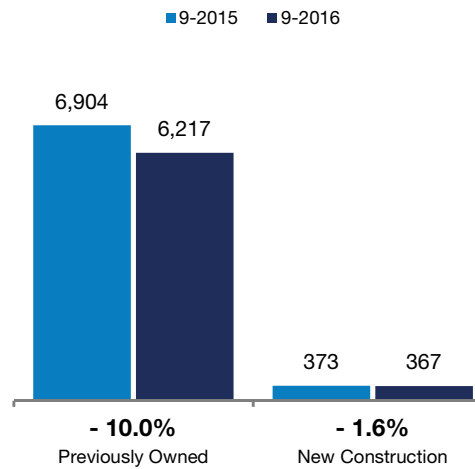
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



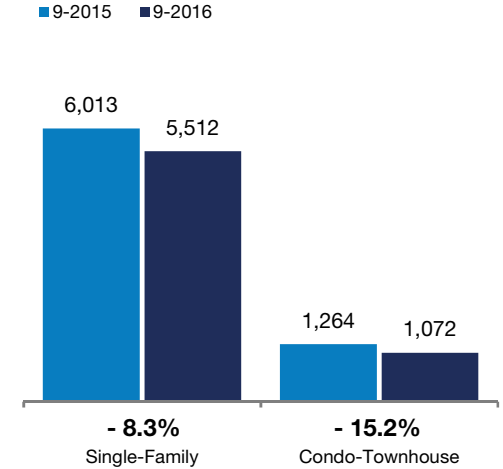
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	9-2015	9-2016	Change
\$100,000 and Below	1,147	953	- 16.9%
\$100,001 to \$150,000	1,459	1,119	- 23.3%
\$150,001 to \$200,000	1,081	985	- 8.9%
\$200,001 to \$250,000	1,353	1,280	- 5.4%
\$250,001 to \$350,000	466	421	- 9.7%
\$350,001 and Above	1,771	1,826	+ 3.1%
All Price Ranges	7,277	6,584	- 9.5%

Single-Family

9-2015	9-2016	Change	9-2015	9-2016	Change
868	750	- 13.6%	279	203	- 27.2%
1,139	885	- 22.3%	320	234	- 26.9%
890	750	- 15.7%	191	235	+ 23.0%
1,116	1,086	- 2.7%	237	194	- 18.1%
396	351	- 11.4%	70	70	0.0%
1,604	1,690	+ 5.4%	167	136	- 18.6%
6,013	5,512	- 8.3%	1,264	1,072	- 15.2%

Condo-Townhouse

By Construction Status	9-2015	9-2016	Change
Previously Owned	6,904	6,217	- 10.0%
New Construction	373	367	- 1.6%
All Construction Statuses	7,277	6,584	- 9.5%

9-2015	9-2016	Change	9-2015	9-2016	Change
5,786	5,243	- 9.4%	1,118	974	- 12.9%
227	269	+ 18.5%	146	98	- 32.9%
6,013	5,512	- 8.3%	1,264	1,072	- 15.2%

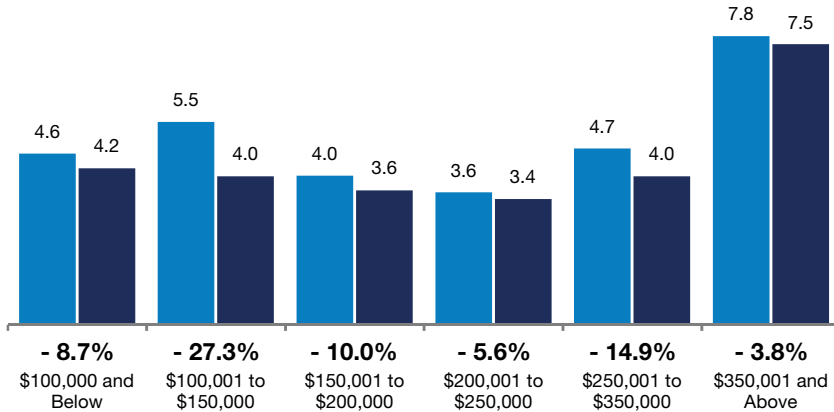
Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, based on one month of activity, divided by the average monthly pending sales from the last 12 months.



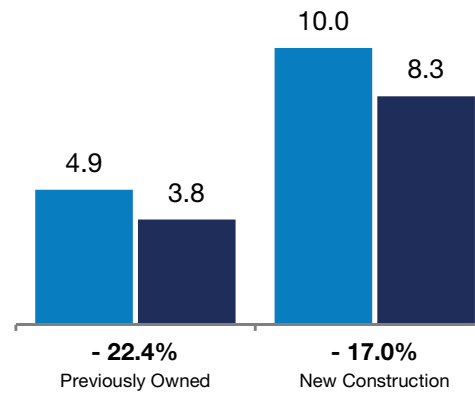
By Price Range

■ 9-2015 ■ 9-2016



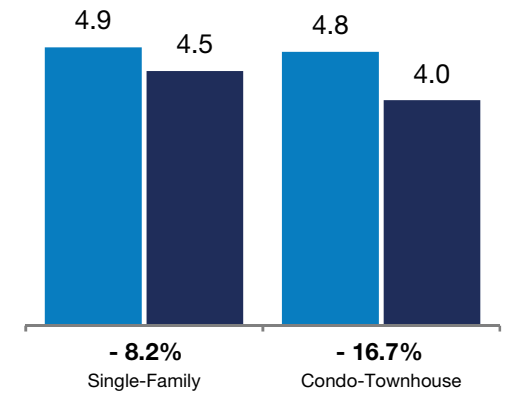
By Construction Status

■ 9-2015 ■ 9-2016



By Property Type

■ 9-2015 ■ 9-2016



All Properties

By Price Range

	9-2015	9-2016	Change
\$100,000 and Below	4.6	4.2	- 8.7%
\$100,001 to \$150,000	5.5	4.0	- 27.3%
\$150,001 to \$200,000	4.0	3.6	- 10.0%
\$200,001 to \$250,000	3.6	3.4	- 5.6%
\$250,001 to \$350,000	4.7	4.0	- 14.9%
\$350,001 and Above	7.8	7.5	- 3.8%
All Price Ranges	4.9	4.4	- 10.2%

Single-Family

	9-2015	9-2016	Change
\$100,000 and Below	4.7	4.4	- 6.4%
\$100,001 to \$150,000	5.7	4.3	- 24.6%
\$150,001 to \$200,000	4.1	3.4	- 17.1%
\$200,001 to \$250,000	3.3	3.3	0.0%
\$250,001 to \$350,000	4.5	3.8	- 15.6%
\$350,001 and Above	7.7	7.7	0.0%
All Price Ranges	4.9	4.5	- 8.2%

Condo-Townhouse

	9-2015	9-2016	Change
\$100,000 and Below	4.2	3.5	- 16.7%
\$100,001 to \$150,000	4.8	3.2	- 33.3%
\$150,001 to \$200,000	3.6	4.3	+ 19.4%
\$200,001 to \$250,000	5.2	4.0	- 23.1%
\$250,001 to \$350,000	6.5	5.1	- 21.5%
\$350,001 and Above	7.9	6.0	- 24.1%
All Price Ranges	4.8	4.0	- 16.7%

By Construction Status

	9-2015	9-2016	Change
Previously Owned	4.9	3.8	- 22.4%
New Construction	10.0	8.3	- 17.0%
All Construction Statuses	4.9	4.4	- 10.2%

	9-2015	9-2016	Change
Previously Owned	4.9	3.8	- 22.4%
New Construction	8.3	7.9	- 4.8%
All Construction Statuses	4.9	4.5	- 8.2%