



Housing Supply Overview



October 2016

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

Quick Facts

+ 7.2%

+ 4.4%

+ 4.2%

Price Range With the
Strongest Sales:
\$350,001 and Above

Construction Status With
Strongest Sales:
New Construction

Property Type With
Strongest Sales:
Condo-Townhouse

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Days on Market Until Sale	3
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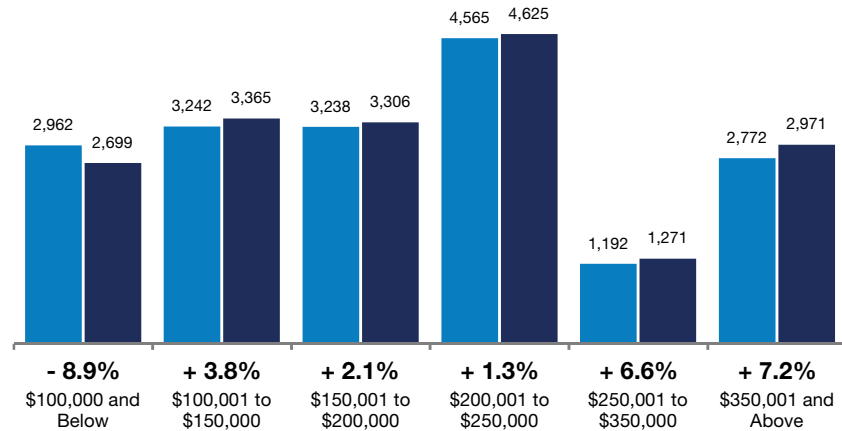
Pending Sales

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



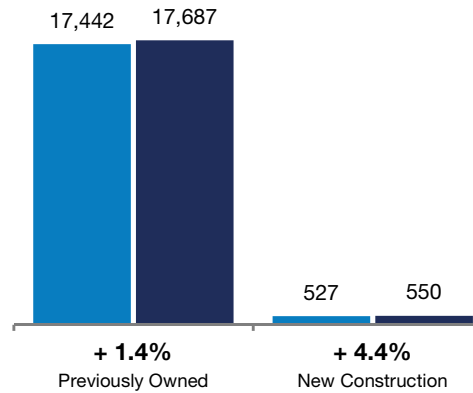
By Price Range

■ 10-2015 ■ 10-2016



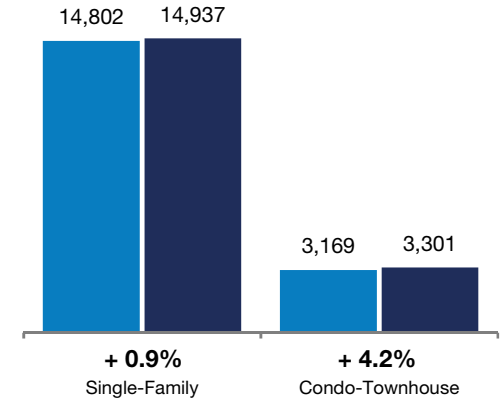
By Construction Status

■ 10-2015 ■ 10-2016



By Property Type

■ 10-2015 ■ 10-2016



All Properties

By Price Range

	10-2015	10-2016	Change
\$100,000 and Below	2,962	2,699	- 8.9%
\$100,001 to \$150,000	3,242	3,365	+ 3.8%
\$150,001 to \$200,000	3,238	3,306	+ 2.1%
\$200,001 to \$250,000	4,565	4,625	+ 1.3%
\$250,001 to \$350,000	1,192	1,271	+ 6.6%
\$350,001 and Above	2,772	2,971	+ 7.2%
All Price Ranges	17,971	18,238	+ 1.5%

Single-Family

	10-2015	10-2016	Change
Previously Owned	2,170	2,011	- 7.3%
New Construction	2,428	2,501	+ 3.0%
Single-Family	2,623	2,609	- 0.5%
Condo-Townhouse	4,008	4,025	+ 0.4%
Single-Family	1,060	1,097	+ 3.5%
Condo-Townhouse	2,513	2,693	+ 7.2%
All Price Ranges	14,802	14,937	+ 0.9%

Condo-Townhouse

By Construction Status

	10-2015	10-2016	Change
Previously Owned	17,442	17,687	+ 1.4%
New Construction	527	550	+ 4.4%
All Construction Statuses	17,971	18,238	+ 1.5%

	10-2015	10-2016	Change
Single-Family	14,409	14,538	+ 0.9%
Condo-Townhouse	392	398	+ 1.5%
All Construction Statuses	14,802	14,937	+ 0.9%

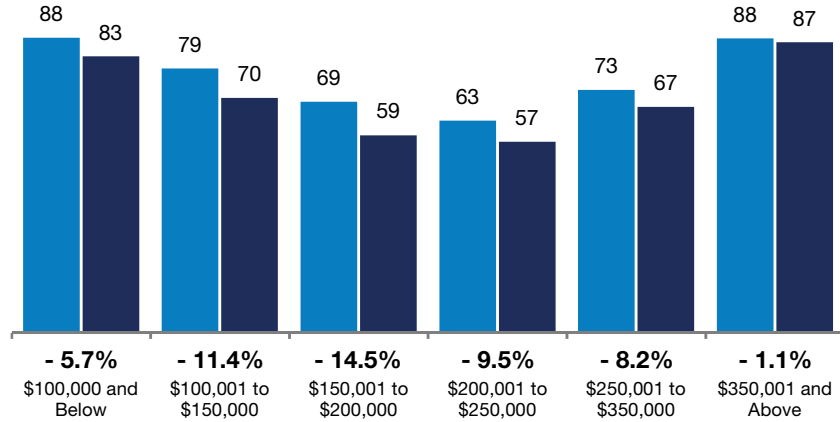
Days on Market Until Sale

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



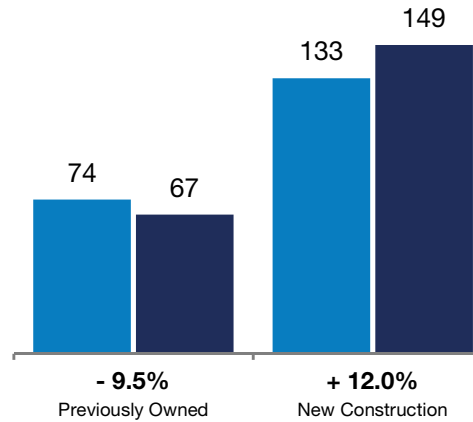
By Price Range

■ 10-2015 ■ 10-2016



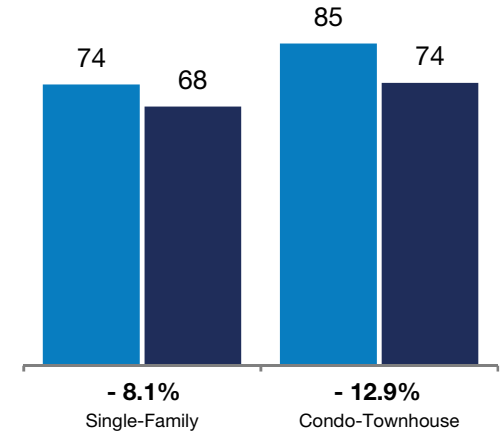
By Construction Status

■ 10-2015 ■ 10-2016



By Property Type

■ 10-2015 ■ 10-2016



All Properties

By Price Range

	10-2015	10-2016	Change
\$100,000 and Below	88	83	- 5.7%
\$100,001 to \$150,000	79	70	- 11.4%
\$150,001 to \$200,000	69	59	- 14.5%
\$200,001 to \$250,000	63	57	- 9.5%
\$250,001 to \$350,000	73	67	- 8.2%
\$350,001 and Above	88	87	- 1.1%
All Price Ranges	76	69	- 9.2%

Single-Family

	10-2015	10-2016	Change
Previously Owned	74	67	- 9.5%
New Construction	133	149	+ 12.0%
All Construction Statuses	76	69	- 9.2%

Condo-Townhouse

	10-2015	10-2016	Change
Single-Family	74	68	- 8.1%
Condo-Townhouse	85	74	- 12.9%

By Construction Status

	10-2015	10-2016	Change
Previously Owned	74	67	- 9.5%
New Construction	133	149	+ 12.0%
All Construction Statuses	76	69	- 9.2%

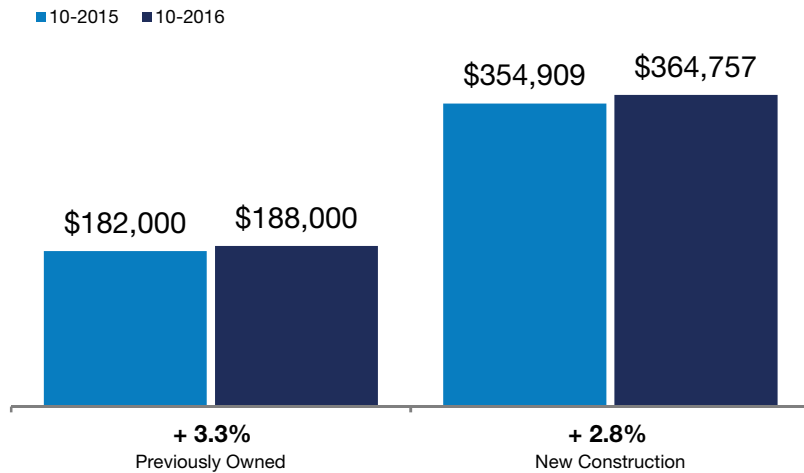
	10-2015	10-2016	Change
Single-Family	72	66	- 8.3%
New Construction	133	144	+ 8.3%
All Construction Statuses	74	68	- 8.1%

Median Sales Price

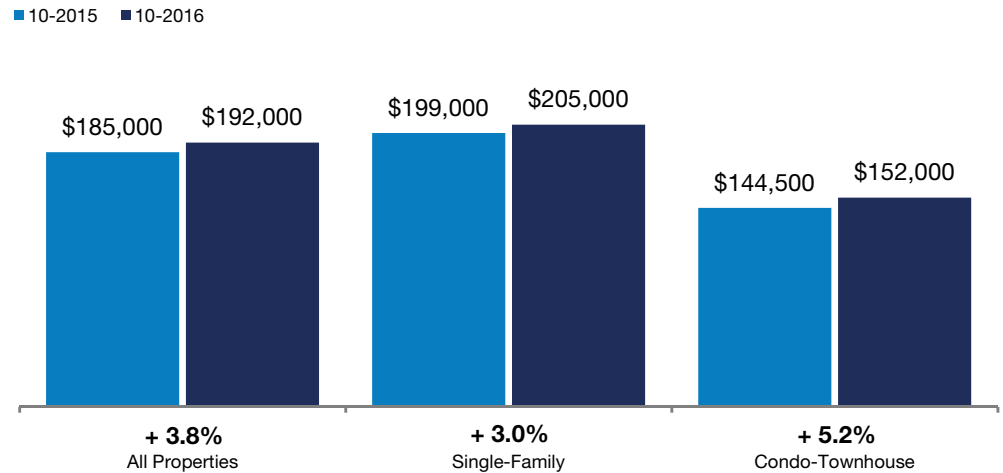
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type



All Properties

By Construction Status	10-2015	10-2016	Change
Previously Owned	\$182,000	\$188,000	+ 3.3%
New Construction	\$354,909	\$364,757	+ 2.8%
All Construction Statuses	\$185,000	\$192,000	+ 3.8%

Single-Family

10-2015	10-2016	Change	10-2015	10-2016	Change
\$194,875	\$201,150	+ 3.2%	\$140,000	\$148,000	+ 5.7%
\$369,900	\$377,500	+ 2.1%	\$335,169	\$338,393	+ 1.0%
\$199,000	\$205,000	+ 3.0%	\$144,500	\$152,000	+ 5.2%

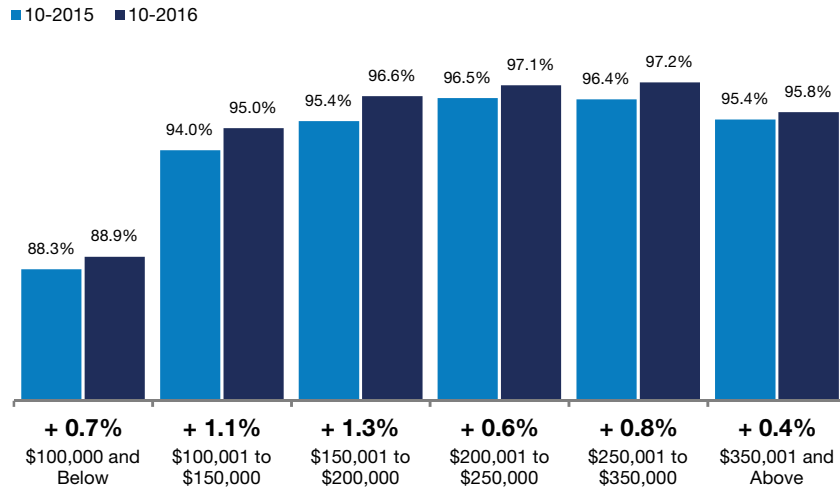
Condo-Townhouse

Percent of Original List Price Received

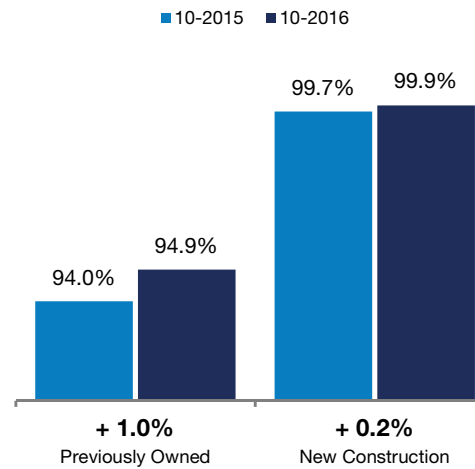
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



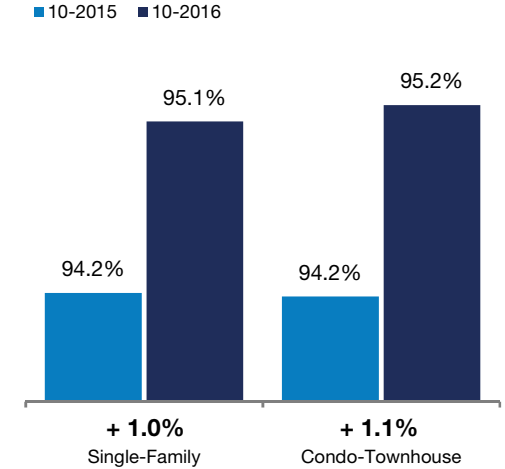
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	10-2015	10-2016	Change
\$100,000 and Below	88.3%	88.9%	+ 0.7%
\$100,001 to \$150,000	94.0%	95.0%	+ 1.1%
\$150,001 to \$200,000	95.4%	96.6%	+ 1.3%
\$200,001 to \$250,000	96.5%	97.1%	+ 0.6%
\$250,001 to \$350,000	96.4%	97.2%	+ 0.8%
\$350,001 and Above	95.4%	95.8%	+ 0.4%
All Price Ranges	94.2%	95.1%	+ 1.0%

Single-Family

10-2015	10-2016	Change	10-2015	10-2016	Change
87.7%	88.2%	+ 0.6%	89.8%	90.7%	+ 1.0%
93.7%	94.9%	+ 1.3%	94.7%	95.5%	+ 0.8%
95.3%	96.5%	+ 1.3%	95.5%	96.6%	+ 1.2%
96.5%	97.2%	+ 0.7%	96.5%	96.6%	+ 0.1%
96.3%	97.1%	+ 0.8%	97.5%	97.9%	+ 0.4%
95.2%	95.5%	+ 0.3%	97.7%	98.2%	+ 0.5%
94.2%	95.1%	+ 1.0%	94.2%	95.2%	+ 1.1%

Condo-Townhouse

By Construction Status	10-2015	10-2016	Change
Previously Owned	94.0%	94.9%	+ 1.0%
New Construction	99.7%	99.9%	+ 0.2%
All Construction Statuses	94.2%	95.1%	+ 1.0%

10-2015	10-2016	Change	10-2015	10-2016	Change
94.1%	95.0%	+ 1.0%	93.7%	94.8%	+ 1.2%
98.3%	98.6%	+ 0.3%	103.7%	103.1%	- 0.6%
94.2%	95.1%	+ 1.0%	94.2%	95.2%	+ 1.1%

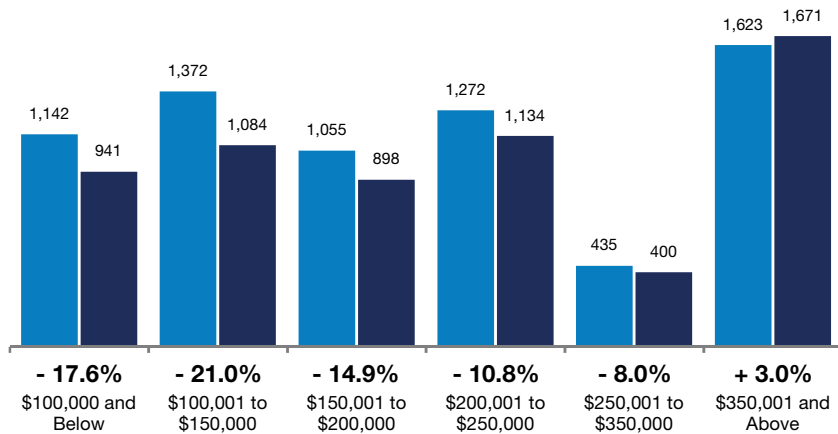
Inventory of Homes for Sale

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



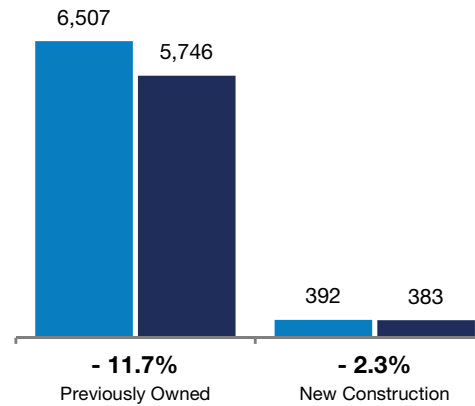
By Price Range

■ 10-2015 ■ 10-2016



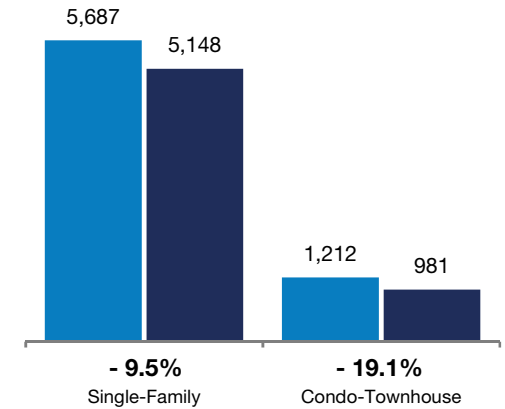
By Construction Status

■ 10-2015 ■ 10-2016



By Property Type

■ 10-2015 ■ 10-2016



All Properties

By Price Range

	10-2015	10-2016	Change
\$100,000 and Below	1,142	941	- 17.6%
\$100,001 to \$150,000	1,372	1,084	- 21.0%
\$150,001 to \$200,000	1,055	898	- 14.9%
\$200,001 to \$250,000	1,272	1,134	- 10.8%
\$250,001 to \$350,000	435	400	- 8.0%
\$350,001 and Above	1,623	1,671	+ 3.0%
All Price Ranges	6,899	6,129	- 11.2%

Single-Family

	10-2015	10-2016	Change
Previously Owned	6,507	5,746	- 11.7%
New Construction	392	383	- 2.3%
All Single-Family	6,899	6,129	- 11.2%

Condo-Townhouse

	10-2015	10-2016	Change
Single-Family	5,687	5,148	- 9.5%
Condo-Townhouse	1,212	981	- 19.1%
All Condo-Townhouse	6,899	6,129	- 11.2%

By Construction Status

	10-2015	10-2016	Change
Previously Owned	6,507	5,746	- 11.7%
New Construction	392	383	- 2.3%
All Construction Statuses	6,899	6,129	- 11.2%

	10-2015	10-2016	Change
Single-Family	5,437	4,855	- 10.7%
Condo-Townhouse	250	293	+ 17.2%
All Property Types	5,687	5,148	- 9.5%

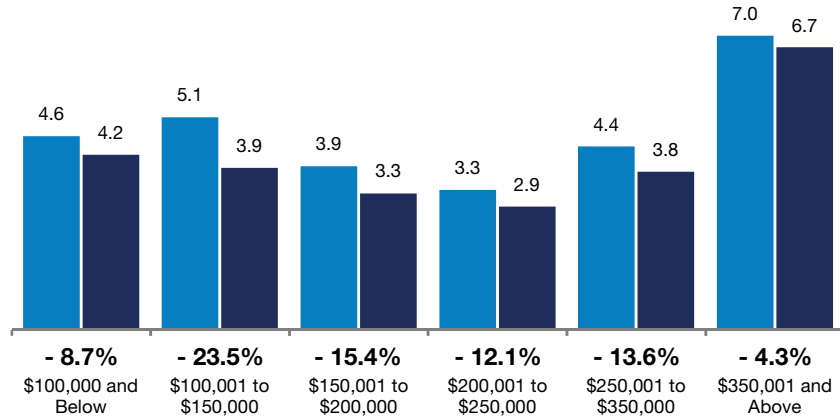
Months Supply of Inventory

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.



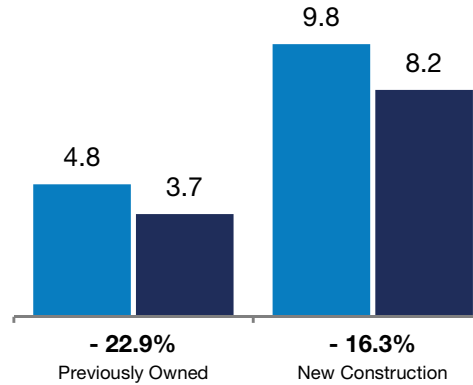
By Price Range

■ 10-2015 ■ 10-2016



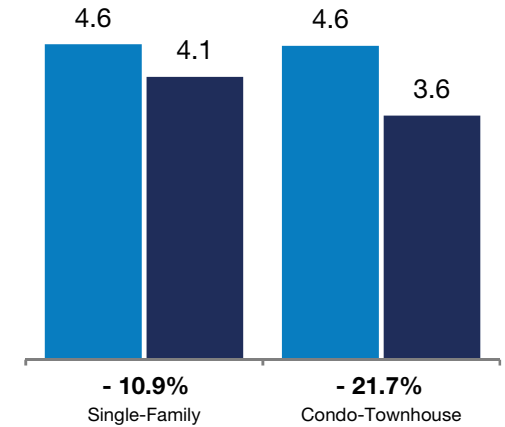
By Construction Status

■ 10-2015 ■ 10-2016



By Property Type

■ 10-2015 ■ 10-2016



All Properties

By Price Range

	10-2015	10-2016	Change
\$100,000 and Below	4.6	4.2	- 8.7%
\$100,001 to \$150,000	5.1	3.9	- 23.5%
\$150,001 to \$200,000	3.9	3.3	- 15.4%
\$200,001 to \$250,000	3.3	2.9	- 12.1%
\$250,001 to \$350,000	4.4	3.8	- 13.6%
\$350,001 and Above	7.0	6.7	- 4.3%
All Price Ranges	4.6	4.0	- 13.0%

Single-Family

	10-2015	10-2016	Change
Previously Owned	4.8	3.7	- 22.9%
New Construction	9.8	8.2	- 16.3%
All Construction Statuses	4.6	4.0	- 13.0%

Condo-Townhouse

	10-2015	10-2016	Change
Single-Family	4.0	3.3	- 17.5%
Condo-Townhouse	4.3	3.1	- 27.9%
All Property Types	4.6	3.6	- 21.7%

By Construction Status

	10-2015	10-2016	Change
Previously Owned	4.8	3.7	- 22.9%
New Construction	9.8	8.2	- 16.3%
All Construction Statuses	4.6	4.0	- 13.0%

	10-2015	10-2016	Change
Single-Family	4.8	3.7	- 22.9%
Condo-Townhouse	8.1	8.0	- 1.2%
All Property Types	4.6	4.1	- 10.9%