



Housing Supply Overview



December 2016

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

Quick Facts

+ 8.9%

+ 7.9%

+ 8.1%

Price Range With the
Strongest Sales:
\$250,001 to \$350,000

Construction Status With
Strongest Sales:
New Construction

Property Type With
Strongest Sales:
**Condo-Townhouse
Attached**

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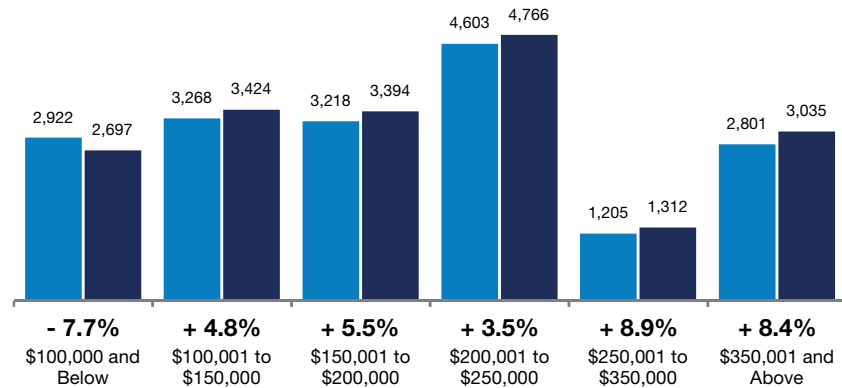
Pending Sales

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



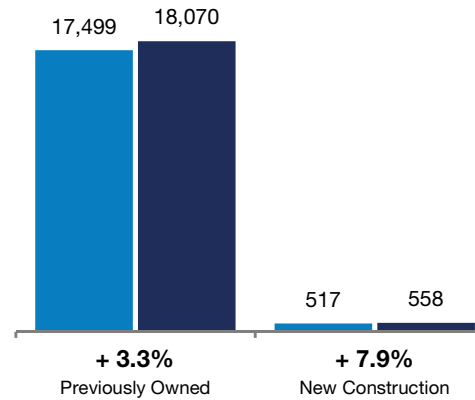
By Price Range

■ 12-2015 ■ 12-2016



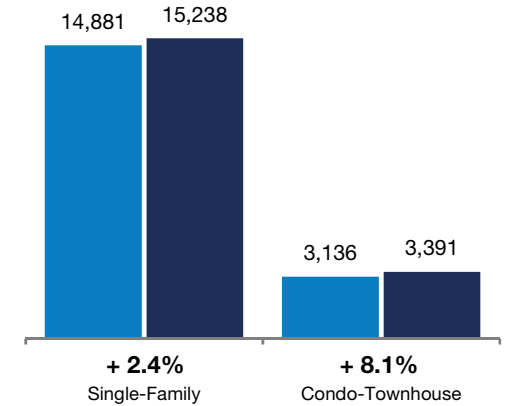
By Construction Status

■ 12-2015 ■ 12-2016



By Property Type

■ 12-2015 ■ 12-2016



All Properties

By Price Range

	12-2015	12-2016	Change
\$100,000 and Below	2,922	2,697	- 7.7%
\$100,001 to \$150,000	3,268	3,424	+ 4.8%
\$150,001 to \$200,000	3,218	3,394	+ 5.5%
\$200,001 to \$250,000	4,603	4,766	+ 3.5%
\$250,001 to \$350,000	1,205	1,312	+ 8.9%
\$350,001 and Above	2,801	3,035	+ 8.4%
All Price Ranges	18,017	18,629	+ 3.4%

Single-Family

	12-2015	12-2016	Change
\$100,000 and Below	2,149	2,024	- 5.8%
\$100,001 to \$150,000	2,437	2,543	+ 4.3%
\$150,001 to \$200,000	2,620	2,656	+ 1.4%
\$200,001 to \$250,000	4,049	4,143	+ 2.3%
\$250,001 to \$350,000	1,074	1,129	+ 5.1%
\$350,001 and Above	2,552	2,742	+ 7.4%
All Price Ranges	14,881	15,238	+ 2.4%

Condo-Townhouse

	12-2015	12-2016	Change
\$100,000 and Below	773	673	- 12.9%
\$100,001 to \$150,000	831	881	+ 6.0%
\$150,001 to \$200,000	598	738	+ 23.4%
\$200,001 to \$250,000	554	623	+ 12.5%
\$250,001 to \$350,000	131	183	+ 39.7%
\$350,001 and Above	249	293	+ 17.7%
All Price Ranges	3,136	3,391	+ 8.1%

By Construction Status

	12-2015	12-2016	Change
Previously Owned	17,499	18,070	+ 3.3%
New Construction	517	558	+ 7.9%
All Construction Statuses	18,017	18,629	+ 3.4%

	12-2015	12-2016	Change
Previously Owned	14,496	14,836	+ 2.3%
New Construction	385	401	+ 4.2%
All Construction Statuses	14,881	15,238	+ 2.4%

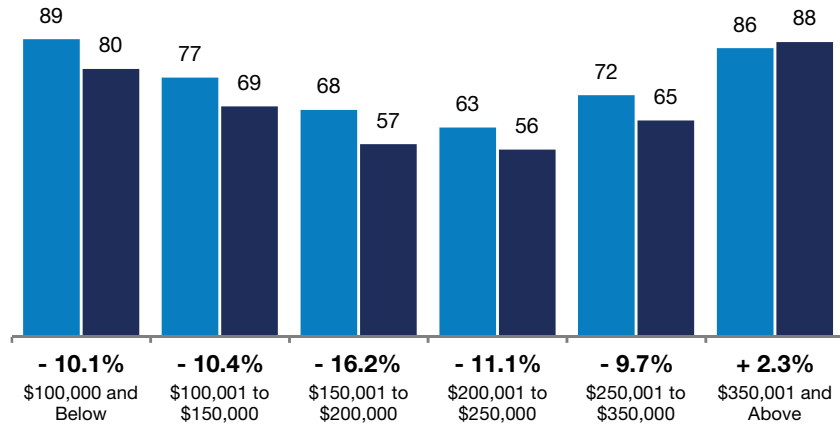
Days on Market Until Sale

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



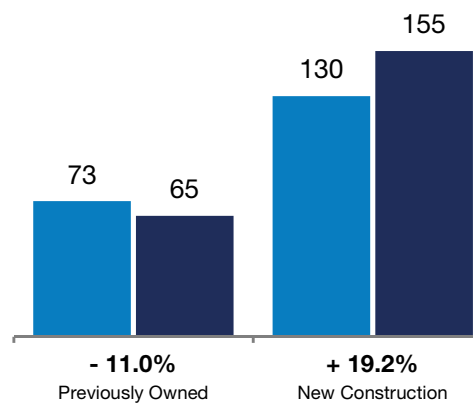
By Price Range

■ 12-2015 ■ 12-2016



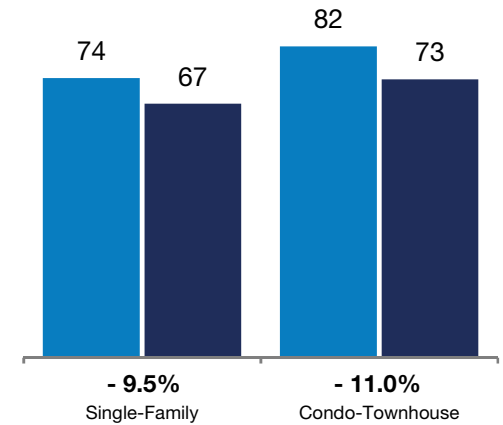
By Construction Status

■ 12-2015 ■ 12-2016



By Property Type

■ 12-2015 ■ 12-2016



All Properties

By Price Range

	12-2015	12-2016	Change
\$100,000 and Below	89	80	-10.1%
\$100,001 to \$150,000	77	69	-10.4%
\$150,001 to \$200,000	68	57	-16.2%
\$200,001 to \$250,000	63	56	-11.1%
\$250,001 to \$350,000	72	65	-9.7%
\$350,001 and Above	86	88	+2.3%
All Price Ranges	75	68	-9.3%

Single-Family

	12-2015	12-2016	Change
Single-Family	74	67	-9.5%

Condo-Townhouse

	12-2015	12-2016	Change
Condo-Townhouse	82	73	-11.0%

By Construction Status

	12-2015	12-2016	Change
Previously Owned	73	65	-11.0%
New Construction	130	155	+19.2%
All Construction Statuses	75	68	-9.3%

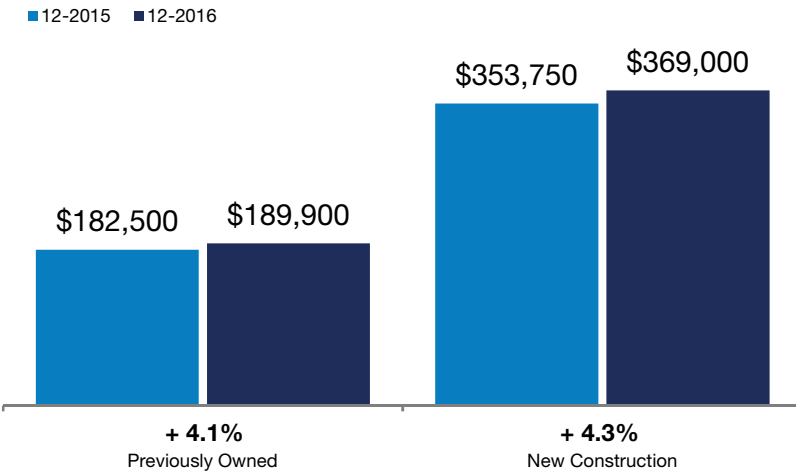
	12-2015	12-2016	Change
Single-Family	74	67	-9.5%

Median Sales Price

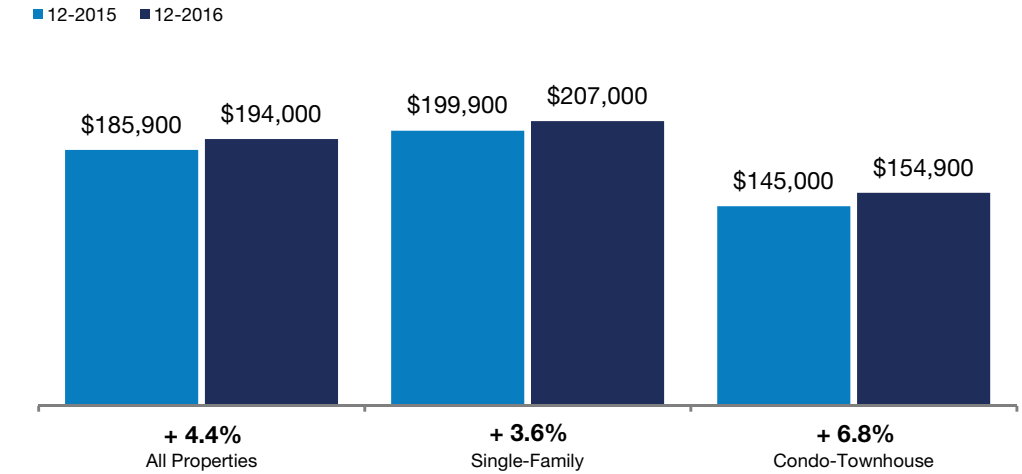
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type



All Properties

By Construction Status	12-2015	12-2016	Change
Previously Owned	\$182,500	\$189,900	+ 4.1%
New Construction	\$353,750	\$369,000	+ 4.3%
All Construction Statuses	\$185,900	\$194,000	+ 4.4%

Single-Family

12-2015	12-2016	Change	12-2015	12-2016	Change
\$195,000	\$203,020	+ 4.1%	\$140,000	\$150,000	+ 7.1%
\$364,200	\$384,500	+ 5.6%	\$335,169	\$348,083	+ 3.9%
\$199,900	\$207,000	+ 3.6%	\$145,000	\$154,900	+ 6.8%

Condo-Townhouse

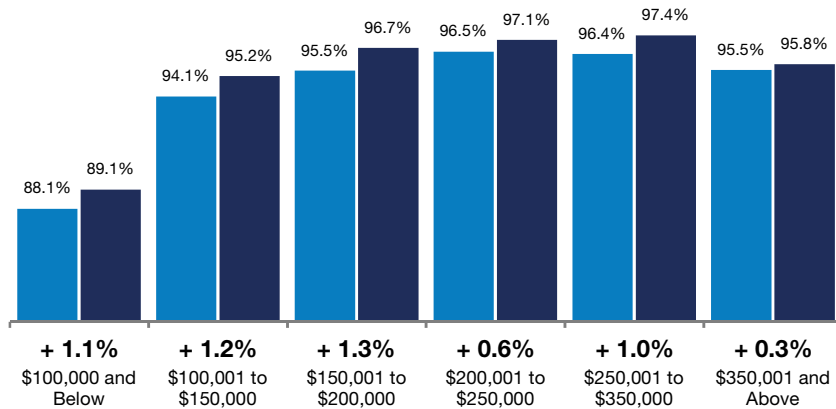
Percent of Original List Price Received

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.**



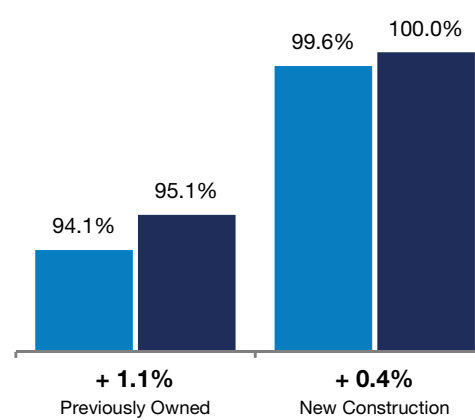
By Price Range

■ 12-2015 ■ 12-2016



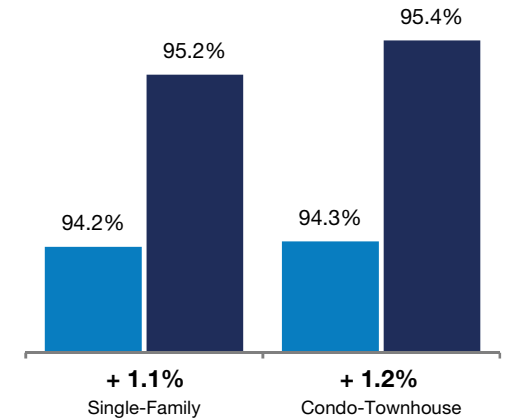
By Construction Status

■ 12-2015 ■ 12-2016



By Property Type

■ 12-2015 ■ 12-2016



All Properties

By Price Range

	12-2015	12-2016	Change
\$100,000 and Below	88.1%	89.1%	+ 1.1%
\$100,001 to \$150,000	94.1%	95.2%	+ 1.2%
\$150,001 to \$200,000	95.5%	96.7%	+ 1.3%
\$200,001 to \$250,000	96.5%	97.1%	+ 0.6%
\$250,001 to \$350,000	96.4%	97.4%	+ 1.0%
\$350,001 and Above	95.5%	95.8%	+ 0.3%
All Price Ranges	94.2%	95.3%	+ 1.2%

Single-Family

	12-2015	12-2016	Change
Previously Owned	94.1%	95.1%	+ 1.1%
New Construction	99.6%	100.0%	+ 0.4%

Condo-Townhouse

By Construction Status

	12-2015	12-2016	Change
Previously Owned	94.1%	95.1%	+ 1.1%
New Construction	99.6%	100.0%	+ 0.4%
All Construction Statuses	94.2%	95.3%	+ 1.2%

	12-2015	12-2016	Change
Single-Family	94.2%	95.2%	+ 1.1%
Condo-Townhouse	94.3%	95.4%	+ 1.2%

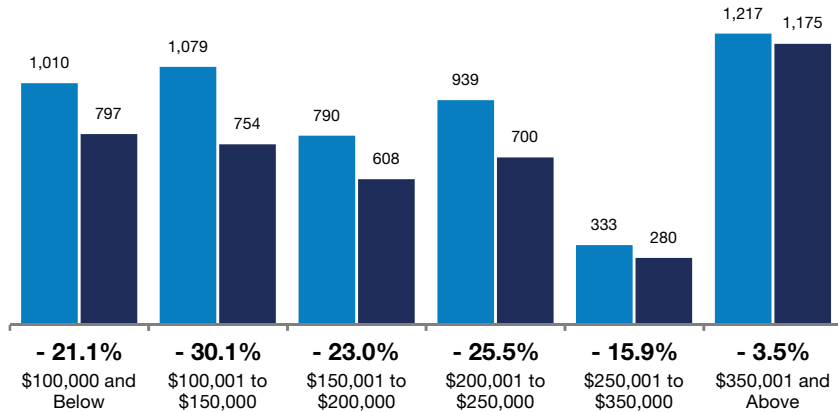
Inventory of Homes for Sale

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



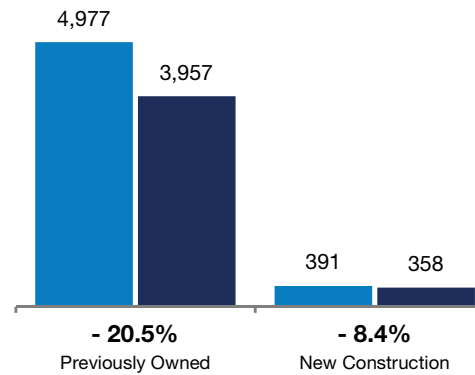
By Price Range

■ 12-2015 ■ 12-2016



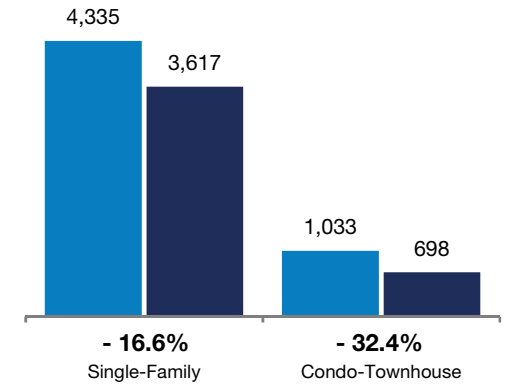
By Construction Status

■ 12-2015 ■ 12-2016



By Property Type

■ 12-2015 ■ 12-2016



All Properties

By Price Range

	12-2015	12-2016	Change
\$100,000 and Below	1,010	797	- 21.1%
\$100,001 to \$150,000	1,079	754	- 30.1%
\$150,001 to \$200,000	790	608	- 23.0%
\$200,001 to \$250,000	939	700	- 25.5%
\$250,001 to \$350,000	333	280	- 15.9%
\$350,001 and Above	1,217	1,175	- 3.5%
All Price Ranges	5,368	4,315	- 19.6%

Single-Family

	12-2015	12-2016	Change
Single-Family	4,335	3,617	- 16.6%
Condo-Townhouse	1,033	698	- 32.4%

Condo-Townhouse

By Construction Status

	12-2015	12-2016	Change
Previously Owned	4,977	3,957	- 20.5%
New Construction	391	358	- 8.4%
All Construction Statuses	5,368	4,315	- 19.6%

	12-2015	12-2016	Change
Single-Family	4,085	3,334	- 18.4%
Condo-Townhouse	250	283	+ 13.2%
All Construction Statuses	4,335	3,617	- 16.6%

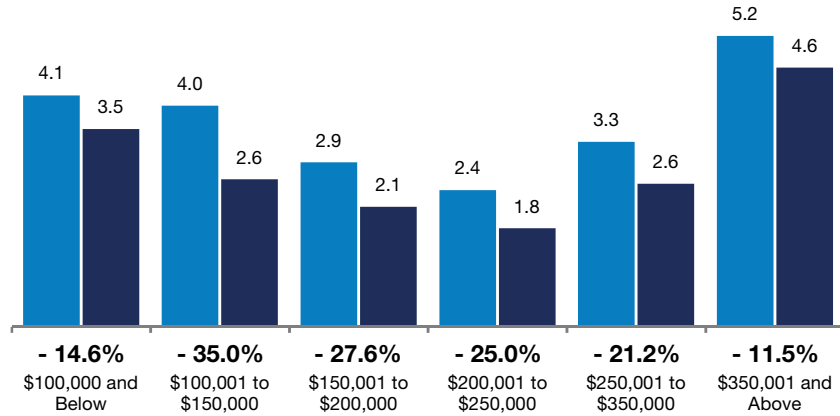
Months Supply of Inventory

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.



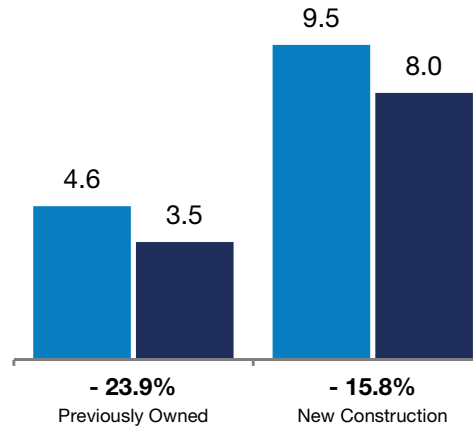
By Price Range

■ 12-2015 ■ 12-2016



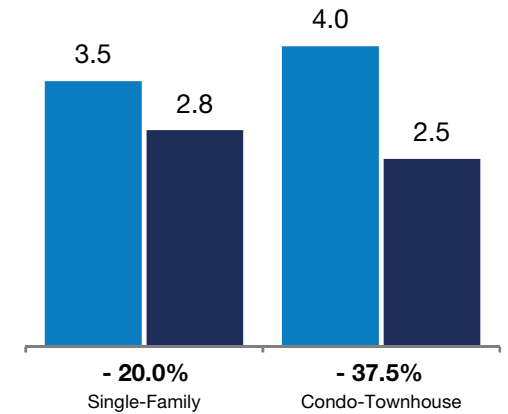
By Construction Status

■ 12-2015 ■ 12-2016



By Property Type

■ 12-2015 ■ 12-2016



All Properties

By Price Range

	12-2015	12-2016	Change
\$100,000 and Below	4.1	3.5	- 14.6%
\$100,001 to \$150,000	4.0	2.6	- 35.0%
\$150,001 to \$200,000	2.9	2.1	- 27.6%
\$200,001 to \$250,000	2.4	1.8	- 25.0%
\$250,001 to \$350,000	3.3	2.6	- 21.2%
\$350,001 and Above	5.2	4.6	- 11.5%
All Price Ranges	3.6	2.8	- 22.2%

Single-Family

	12-2015	12-2016	Change
Single-Family	4.3	3.8	- 11.6%
Condo-Townhouse	4.2	2.8	- 33.3%
Single-Family	2.8	2.1	- 25.0%
Condo-Townhouse	3.6	2.2	- 38.9%
Single-Family	2.2	1.7	- 22.7%
Condo-Townhouse	4.1	2.0	- 51.2%
Single-Family	3.0	2.3	- 23.3%
Condo-Townhouse	6.1	4.0	- 34.4%
Single-Family	5.1	4.8	- 5.9%
Condo-Townhouse	6.1	3.4	- 44.3%
All Single-Family	3.5	2.8	- 20.0%
All Condo-Townhouse	4.0	2.5	- 37.5%

Condo-Townhouse

By Construction Status

	12-2015	12-2016	Change
Previously Owned	4.6	3.5	- 23.9%
New Construction	9.5	8.0	- 15.8%
All Construction Statuses	3.6	2.8	- 22.2%

	12-2015	12-2016	Change
Single-Family	4.7	3.6	- 23.4%
Condo-Townhouse	7.9	8.2	+ 3.8%
Single-Family	4.5	3.3	- 26.7%
Condo-Townhouse	14.0	7.7	- 45.0%
All Single-Family	3.5	2.8	- 20.0%
All Condo-Townhouse	4.0	2.5	- 37.5%