



Housing Supply Overview



January 2017

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

Quick Facts

+ 7.9%

+ 3.0%

+ 5.3%

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

Construction Status With
Strongest Sales:
Previously Owned

Property Type With
Strongest Sales:
Condo-Townhouse

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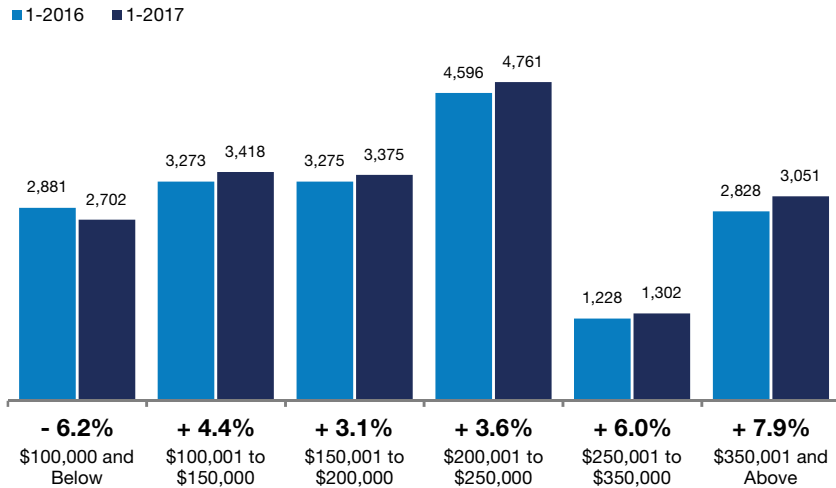


Pending Sales

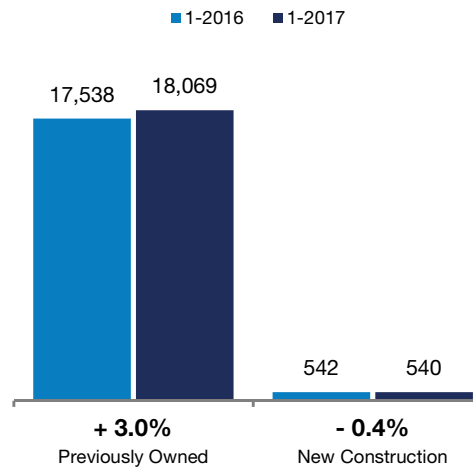
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



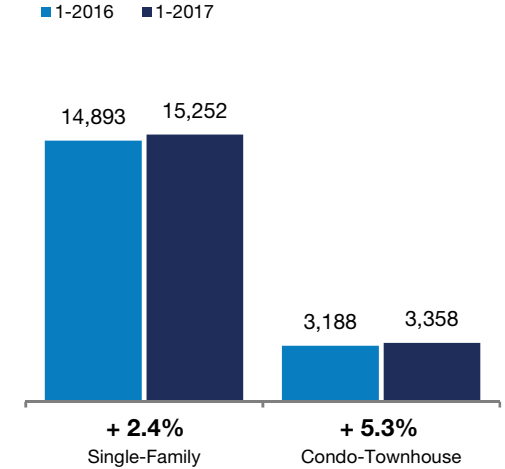
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	1-2016	1-2017	Change
\$100,000 and Below	2,881	2,702	- 6.2%
\$100,001 to \$150,000	3,273	3,418	+ 4.4%
\$150,001 to \$200,000	3,275	3,375	+ 3.1%
\$200,001 to \$250,000	4,596	4,761	+ 3.6%
\$250,001 to \$350,000	1,228	1,302	+ 6.0%
\$350,001 and Above	2,828	3,051	+ 7.9%
All Price Ranges	18,081	18,610	+ 2.9%

Single-Family

1-2016	1-2017	Change	1-2016	1-2017	Change
2,120	2,030	- 4.2%	761	672	- 11.7%
2,421	2,554	+ 5.5%	852	864	+ 1.4%
2,661	2,637	- 0.9%	614	738	+ 20.2%
4,036	4,144	+ 2.7%	560	617	+ 10.2%
1,087	1,123	+ 3.3%	141	179	+ 27.0%
2,568	2,763	+ 7.6%	260	288	+ 10.8%
14,893	15,252	+ 2.4%	3,188	3,358	+ 5.3%

Condo-Townhouse

By Construction Status	1-2016	1-2017	Change
Previously Owned	17,538	18,069	+ 3.0%
New Construction	542	540	- 0.4%
All Construction Statuses	18,081	18,610	+ 2.9%

1-2016	1-2017	Change	1-2016	1-2017	Change
14,498	14,856	+ 2.5%	3,040	3,213	+ 5.7%
395	395	0.0%	147	145	- 1.4%
14,893	15,252	+ 2.4%	3,188	3,358	+ 5.3%

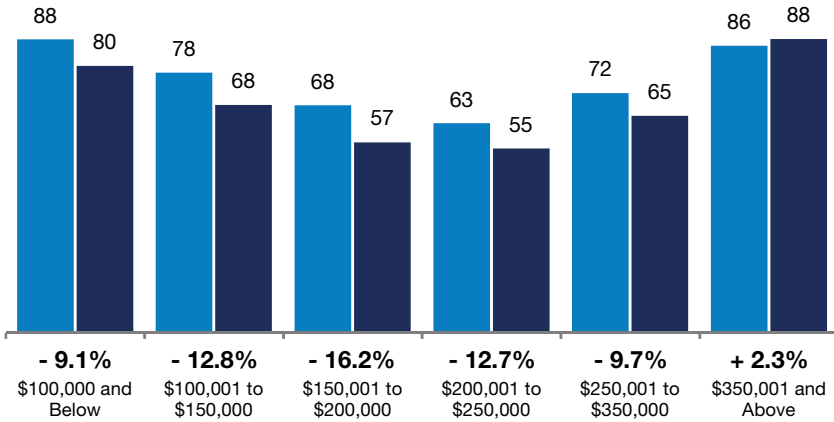
Days on Market Until Sale

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



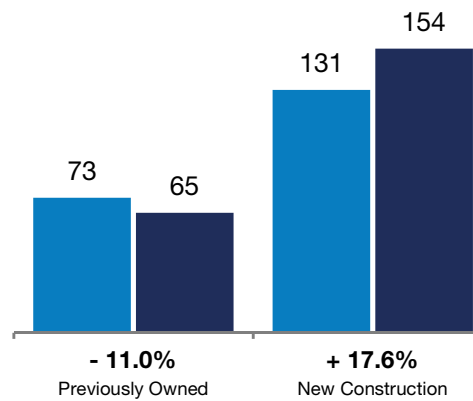
By Price Range

■ 1-2016 ■ 1-2017



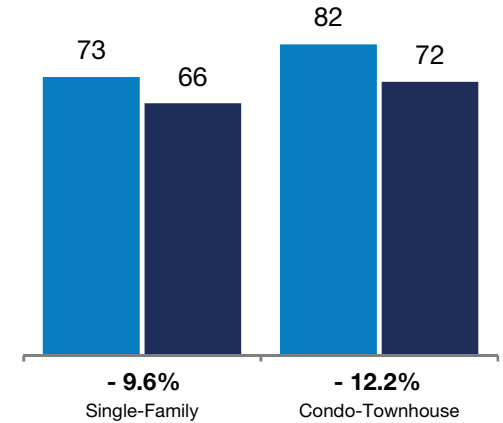
By Construction Status

■ 1-2016 ■ 1-2017



By Property Type

■ 1-2016 ■ 1-2017



All Properties

By Price Range

	1-2016	1-2017	Change
\$100,000 and Below	88	80	- 9.1%
\$100,001 to \$150,000	78	68	- 12.8%
\$150,001 to \$200,000	68	57	- 16.2%
\$200,001 to \$250,000	63	55	- 12.7%
\$250,001 to \$350,000	72	65	- 9.7%
\$350,001 and Above	86	88	+ 2.3%
All Price Ranges	75	67	- 10.7%

Single-Family

	1-2016	1-2017	Change
Single-Family	73	66	- 9.6%
Condo-Townhouse	82	72	- 12.2%

Condo-Townhouse

By Construction Status

	1-2016	1-2017	Change
Previously Owned	73	65	- 11.0%
New Construction	131	154	+ 17.6%
All Construction Statuses	75	67	- 10.7%

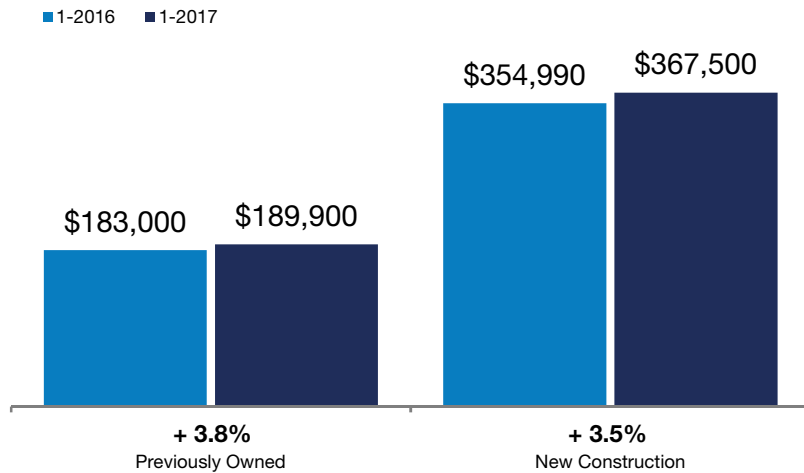
	1-2016	1-2017	Change
Single-Family	72	64	- 11.1%
Condo-Townhouse	133	150	+ 12.8%
All Construction Statuses	73	66	- 9.6%

Median Sales Price

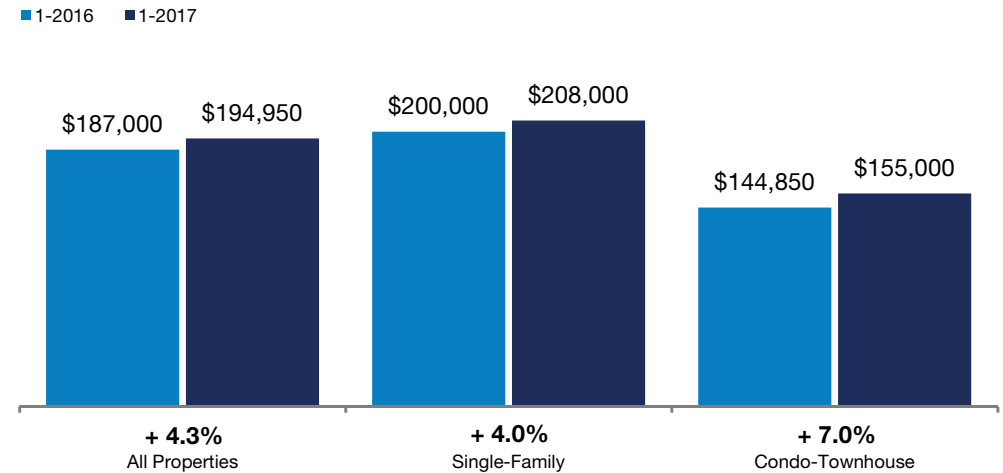
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type



All Properties

By Construction Status	1-2016	1-2017	Change
Previously Owned	\$183,000	\$189,900	+ 3.8%
New Construction	\$354,990	\$367,500	+ 3.5%
All Construction Statuses	\$187,000	\$194,950	+ 4.3%

Single-Family

1-2016	1-2017	Change	1-2016	1-2017	Change
\$195,000	\$204,000	+ 4.6%	\$139,900	\$150,000	+ 7.2%
\$372,800	\$382,500	+ 2.6%	\$330,000	\$347,972	+ 5.4%
\$200,000	\$208,000	+ 4.0%	\$144,850	\$155,000	+ 7.0%

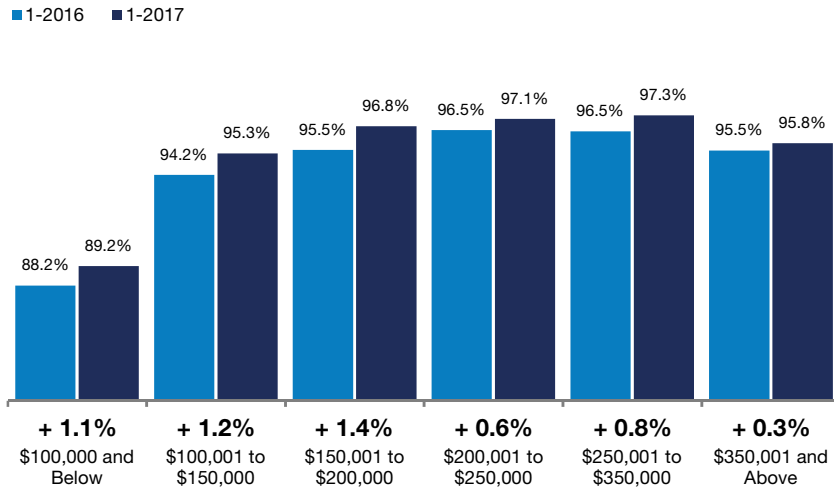
Condo-Townhouse

Percent of Original List Price Received

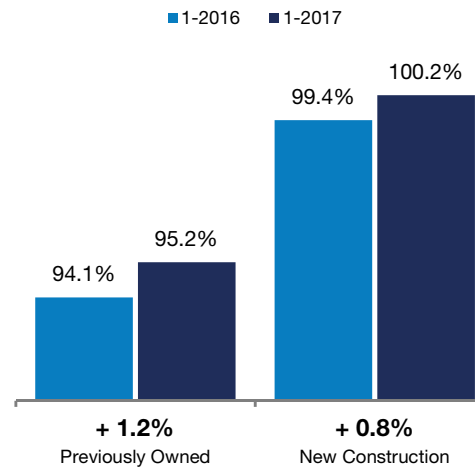
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



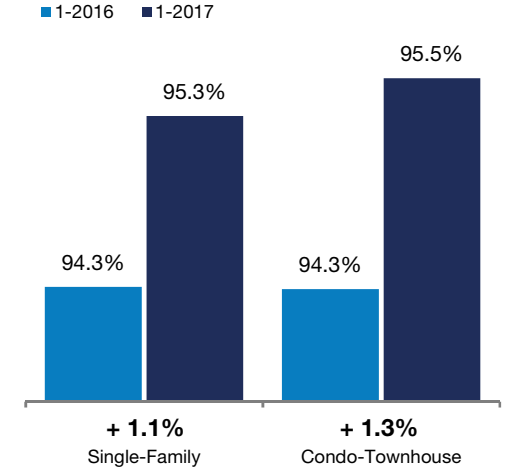
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	1-2016	1-2017	Change
\$100,000 and Below	88.2%	89.2%	+ 1.1%
\$100,001 to \$150,000	94.2%	95.3%	+ 1.2%
\$150,001 to \$200,000	95.5%	96.8%	+ 1.4%
\$200,001 to \$250,000	96.5%	97.1%	+ 0.6%
\$250,001 to \$350,000	96.5%	97.3%	+ 0.8%
\$350,001 and Above	95.5%	95.8%	+ 0.3%
All Price Ranges	94.3%	95.3%	+ 1.1%

Single-Family

1-2016	1-2017	Change	1-2016	1-2017	Change
87.6%	88.6%	+ 1.1%	89.9%	91.1%	+ 1.3%
93.9%	95.2%	+ 1.4%	94.8%	95.7%	+ 0.9%
95.5%	96.7%	+ 1.3%	95.5%	97.0%	+ 1.6%
96.6%	97.2%	+ 0.6%	96.5%	96.7%	+ 0.2%
96.4%	97.2%	+ 0.8%	97.4%	98.4%	+ 1.0%
95.2%	95.6%	+ 0.4%	97.7%	98.4%	+ 0.7%
94.3%	95.3%	+ 1.1%	94.3%	95.5%	+ 1.3%

Condo-Townhouse

By Construction Status	1-2016	1-2017	Change
Previously Owned	94.1%	95.2%	+ 1.2%
New Construction	99.4%	100.2%	+ 0.8%
All Construction Statuses	94.3%	95.3%	+ 1.1%

1-2016	1-2017	Change	1-2016	1-2017	Change
94.2%	95.2%	+ 1.1%	93.8%	95.1%	+ 1.4%
98.1%	98.8%	+ 0.7%	102.9%	103.8%	+ 0.9%
94.3%	95.3%	+ 1.1%	94.3%	95.5%	+ 1.3%

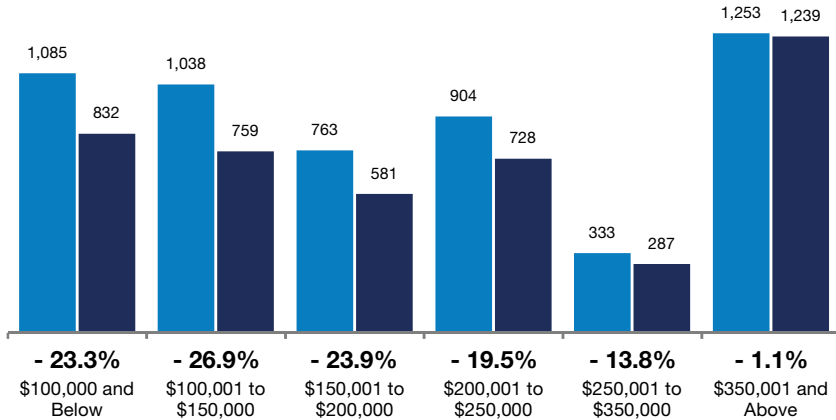
Inventory of Homes for Sale

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



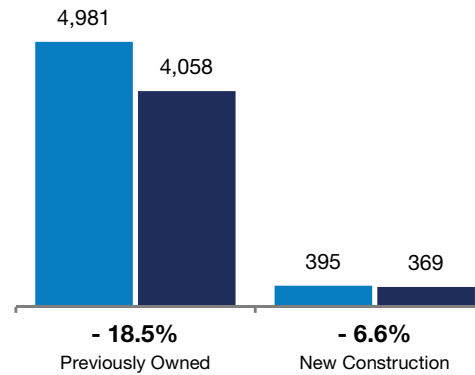
By Price Range

■ 1-2016 ■ 1-2017



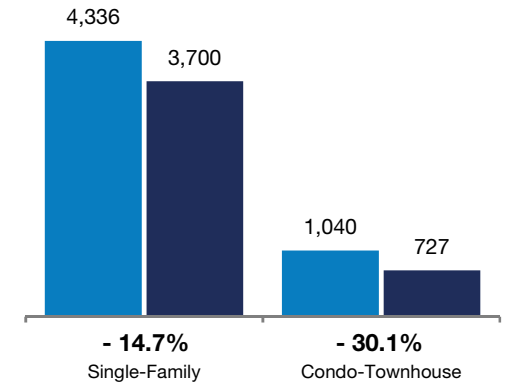
By Construction Status

■ 1-2016 ■ 1-2017



By Property Type

■ 1-2016 ■ 1-2017



All Properties

By Price Range

	1-2016	1-2017	Change
\$100,000 and Below	1,085	832	- 23.3%
\$100,001 to \$150,000	1,038	759	- 26.9%
\$150,001 to \$200,000	763	581	- 23.9%
\$200,001 to \$250,000	904	728	- 19.5%
\$250,001 to \$350,000	333	287	- 13.8%
\$350,001 and Above	1,253	1,239	- 1.1%
All Price Ranges	5,376	4,427	- 17.7%

Single-Family

	1-2016	1-2017	Change
Previously Owned	4,981	4,058	- 18.5%
New Construction	395	369	- 6.6%
All Single-Family	4,336	3,700	- 14.7%

Condo-Townhouse

	1-2016	1-2017	Change
Single-Family	4,336	3,700	- 14.7%
Condo-Townhouse	1,040	727	- 30.1%

By Construction Status

	1-2016	1-2017	Change
Previously Owned	4,981	4,058	- 18.5%
New Construction	395	369	- 6.6%
All Construction Statuses	5,376	4,427	- 17.7%

	1-2016	1-2017	Change
Single-Family	4,072	3,411	- 16.2%
Condo-Townhouse	264	289	+ 9.5%
All Condo-Townhouse	4,336	3,700	- 14.7%

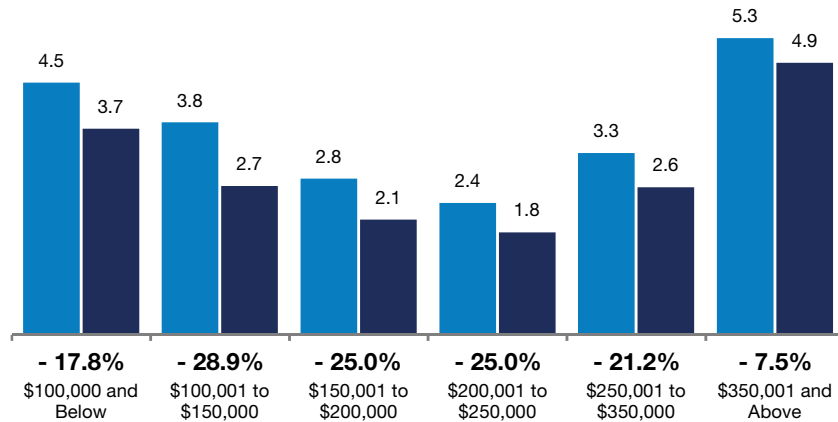
Months Supply of Inventory

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.



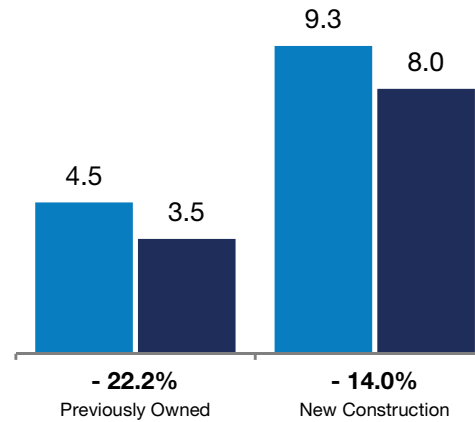
By Price Range

■ 1-2016 ■ 1-2017



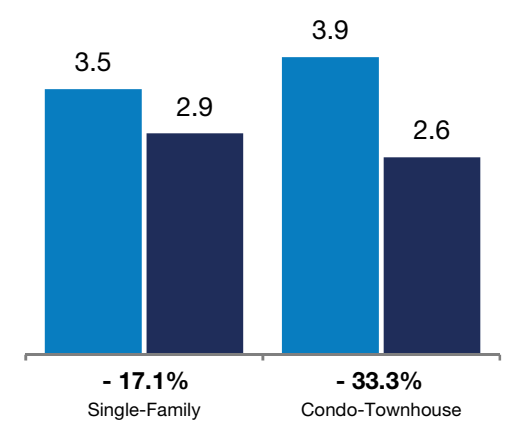
By Construction Status

■ 1-2016 ■ 1-2017



By Property Type

■ 1-2016 ■ 1-2017



All Properties

By Price Range

	1-2016	1-2017	Change
\$100,000 and Below	4.5	3.7	- 17.8%
\$100,001 to \$150,000	3.8	2.7	- 28.9%
\$150,001 to \$200,000	2.8	2.1	- 25.0%
\$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	5.3	4.9	- 7.5%
All Price Ranges	3.6	2.9	- 19.4%

Single-Family

	1-2016	1-2017	Change
Previously Owned	4.7	4.0	- 14.9%
New Construction	4.0	2.9	- 27.5%
Single-Family	2.6	2.1	- 19.2%
Condo-Townhouse	2.1	1.8	- 14.3%
Single-Family	2.9	2.3	- 20.7%
Condo-Townhouse	6.0	4.6	- 23.3%
Single-Family	5.3	4.9	- 7.5%
Condo-Townhouse	5.9	4.2	- 28.8%
All Price Ranges	3.5	2.9	- 17.1%
All Property Types	3.9	2.6	- 33.3%

Condo-Townhouse

By Construction Status

	1-2016	1-2017	Change
Previously Owned	4.5	3.5	- 22.2%
New Construction	9.3	8.0	- 14.0%
All Construction Statuses	3.6	2.9	- 19.4%

	1-2016	1-2017	Change
Previously Owned	4.6	3.5	- 23.9%
New Construction	7.7	8.2	+ 6.5%
All Construction Statuses	3.5	2.9	- 17.1%
All Property Types	3.9	2.6	- 33.3%