



Housing Supply Overview



February 2017

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

Quick Facts

+ 7.0%	+ 0.9%	+ 2.5%
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

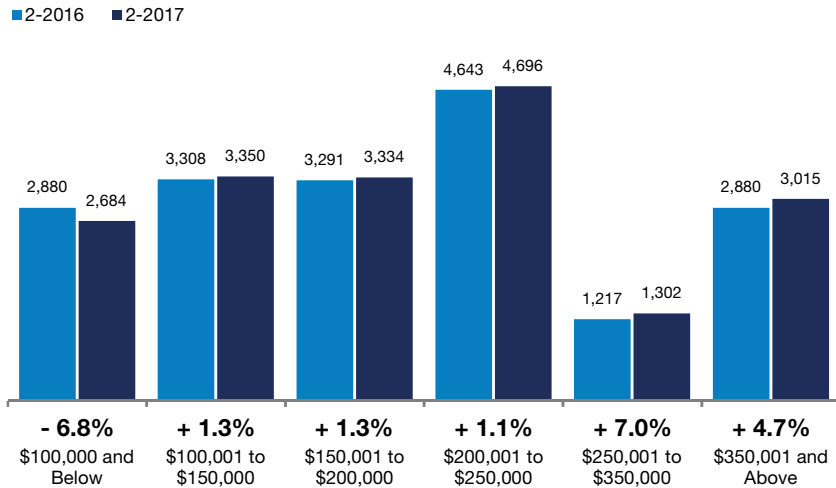


Pending Sales

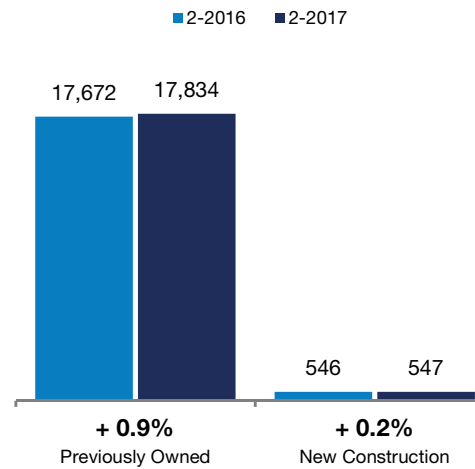
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



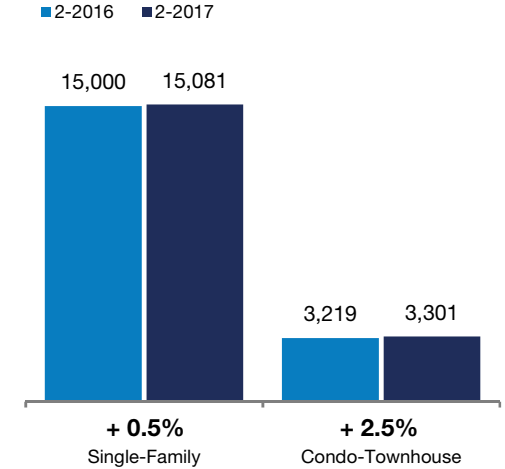
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	2-2016	2-2017	Change
\$100,000 and Below	2,880	2,684	- 6.8%
\$100,001 to \$150,000	3,308	3,350	+ 1.3%
\$150,001 to \$200,000	3,291	3,334	+ 1.3%
\$200,001 to \$250,000	4,643	4,696	+ 1.1%
\$250,001 to \$350,000	1,217	1,302	+ 7.0%
\$350,001 and Above	2,880	3,015	+ 4.7%
All Price Ranges	18,219	18,382	+ 0.9%

Single-Family

2-2016	2-2017	Change	2-2016	2-2017	Change
2,116	2,025	- 4.3%	764	659	- 13.7%
2,439	2,507	+ 2.8%	869	843	- 3.0%
2,673	2,599	- 2.8%	618	735	+ 18.9%
4,070	4,098	+ 0.7%	573	598	+ 4.4%
1,080	1,120	+ 3.7%	137	182	+ 32.8%
2,622	2,731	+ 4.2%	258	284	+ 10.1%
15,000	15,081	+ 0.5%	3,219	3,301	+ 2.5%

Condo-Townhouse

By Construction Status	2-2016	2-2017	Change
Previously Owned	17,672	17,834	+ 0.9%
New Construction	546	547	+ 0.2%
All Construction Statuses	18,219	18,382	+ 0.9%

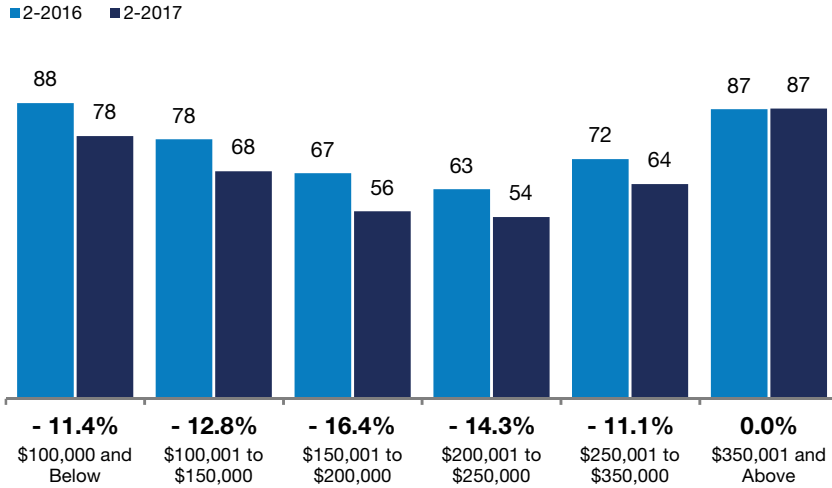
2-2016	2-2017	Change	2-2016	2-2017	Change
14,598	14,680	+ 0.6%	3,074	3,154	+ 2.6%
402	400	- 0.5%	144	147	+ 2.1%
15,000	15,081	+ 0.5%	3,219	3,301	+ 2.5%

Days on Market Until Sale

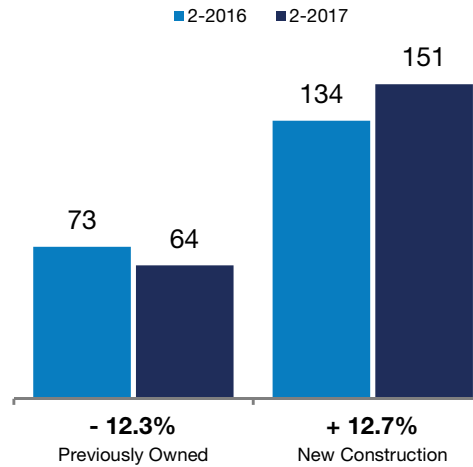
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



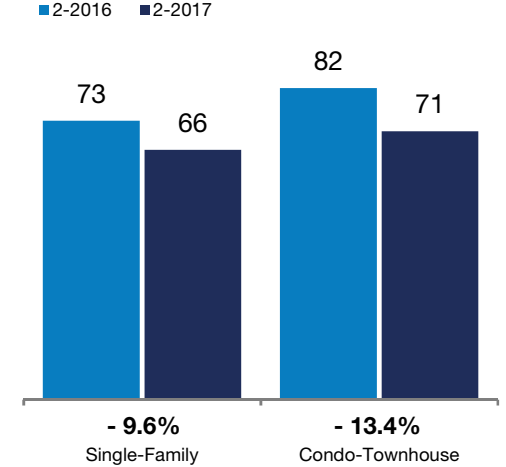
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	2-2016	2-2017	Change
\$100,000 and Below	88	78	- 11.4%
\$100,001 to \$150,000	78	68	- 12.8%
\$150,001 to \$200,000	67	56	- 16.4%
\$200,001 to \$250,000	63	54	- 14.3%
\$250,001 to \$350,000	72	64	- 11.1%
\$350,001 and Above	87	87	0.0%
All Price Ranges	75	67	- 10.7%

Single-Family

2-2016	2-2017	Change	2-2016	2-2017	Change
87	78	- 10.3%	91	82	- 9.9%
78	69	- 11.5%	76	66	- 13.2%
67	55	- 17.9%	70	58	- 17.1%
61	53	- 13.1%	75	64	- 14.7%
68	60	- 11.8%	107	98	- 8.4%
85	86	+ 1.2%	100	89	- 11.0%
73	66	- 9.6%	82	71	- 13.4%

Condo-Townhouse

By Construction Status	2-2016	2-2017	Change
Previously Owned	73	64	- 12.3%
New Construction	134	151	+ 12.7%
All Construction Statuses	75	67	- 10.7%

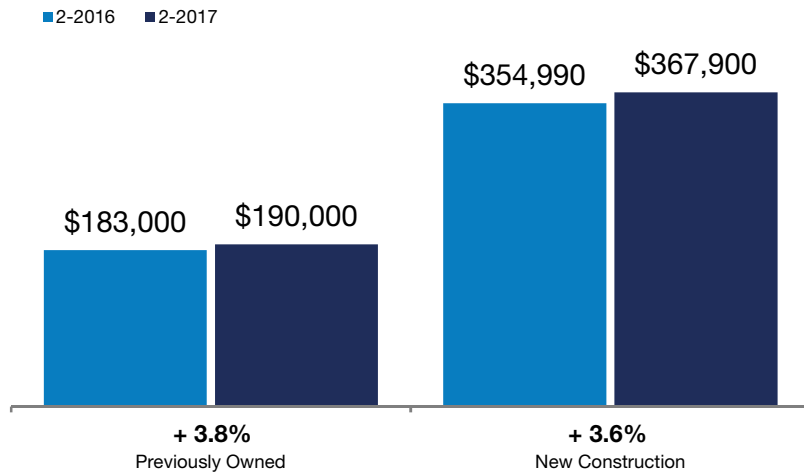
2-2016	2-2017	Change	2-2016	2-2017	Change
72	64	- 11.1%	79	67	- 15.2%
133	149	+ 12.0%	137	157	+ 14.6%
73	66	- 9.6%	82	71	- 13.4%

Median Sales Price

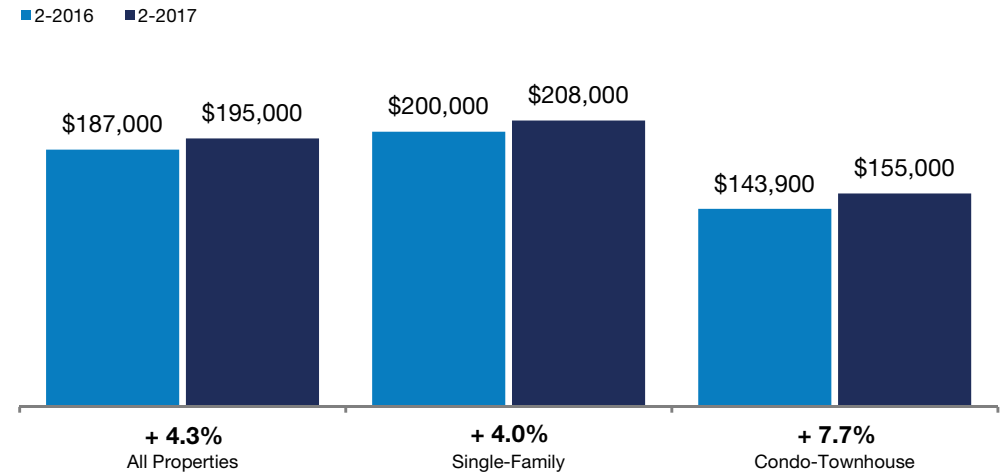
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type



All Properties

By Construction Status	2-2016	2-2017	Change
Previously Owned	\$183,000	\$190,000	+ 3.8%
New Construction	\$354,990	\$367,900	+ 3.6%
All Construction Statuses	\$187,000	\$195,000	+ 4.3%

Single-Family

2-2016	2-2017	Change	2-2016	2-2017	Change
\$196,000	\$204,400	+ 4.3%	\$139,900	\$151,500	+ 8.3%
\$372,650	\$380,450	+ 2.1%	\$334,900	\$347,861	+ 3.9%
\$200,000	\$208,000	+ 4.0%	\$143,900	\$155,000	+ 7.7%

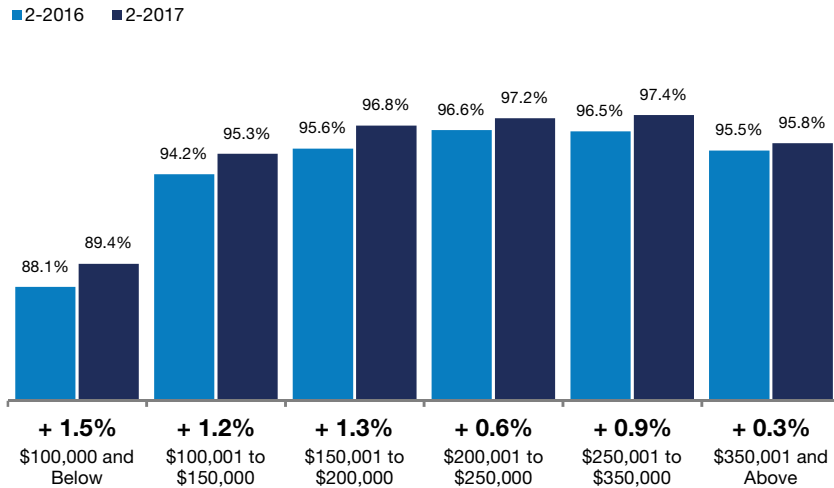
Condo-Townhouse

Percent of Original List Price Received

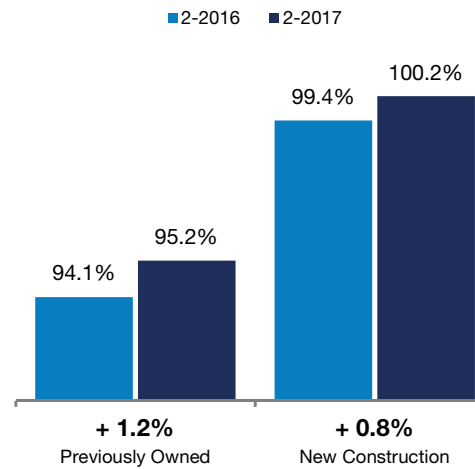
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



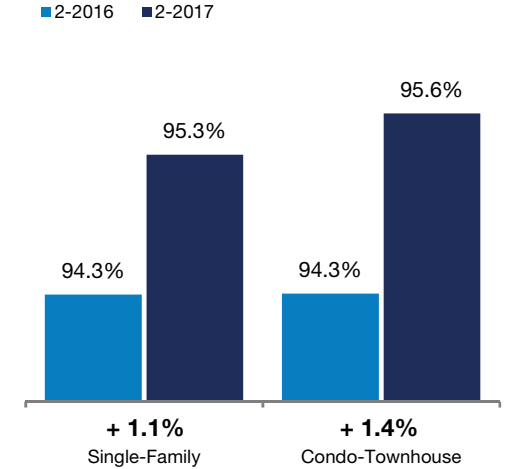
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	2-2016	2-2017	Change
\$100,000 and Below	88.1%	89.4%	+ 1.5%
\$100,001 to \$150,000	94.2%	95.3%	+ 1.2%
\$150,001 to \$200,000	95.6%	96.8%	+ 1.3%
\$200,001 to \$250,000	96.6%	97.2%	+ 0.6%
\$250,001 to \$350,000	96.5%	97.4%	+ 0.9%
\$350,001 and Above	95.5%	95.8%	+ 0.3%
All Price Ranges	94.3%	95.4%	+ 1.2%

Single-Family

2-2016	2-2017	Change	2-2016	2-2017	Change
87.5%	88.7%	+ 1.4%	89.9%	91.3%	+ 1.6%
93.9%	95.1%	+ 1.3%	94.9%	95.7%	+ 0.8%
95.5%	96.7%	+ 1.3%	95.7%	97.1%	+ 1.5%
96.6%	97.2%	+ 0.6%	96.5%	96.8%	+ 0.3%
96.4%	97.2%	+ 0.8%	97.2%	98.5%	+ 1.3%
95.2%	95.6%	+ 0.4%	97.9%	98.3%	+ 0.4%
94.3%	95.3%	+ 1.1%	94.3%	95.6%	+ 1.4%

Condo-Townhouse

By Construction Status	2-2016	2-2017	Change
Previously Owned	94.1%	95.2%	+ 1.2%
New Construction	99.4%	100.2%	+ 0.8%
All Construction Statuses	94.3%	95.4%	+ 1.2%

2-2016	2-2017	Change	2-2016	2-2017	Change
94.2%	95.2%	+ 1.1%	93.9%	95.2%	+ 1.4%
98.2%	98.7%	+ 0.5%	102.8%	103.9%	+ 1.1%
94.3%	95.3%	+ 1.1%	94.3%	95.6%	+ 1.4%

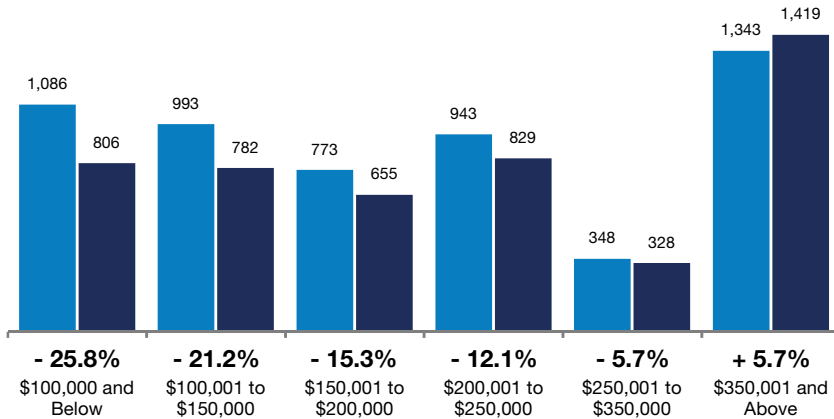
Inventory of Homes for Sale

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



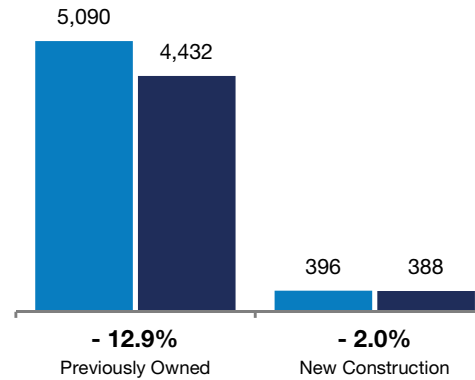
By Price Range

■ 2-2016 ■ 2-2017



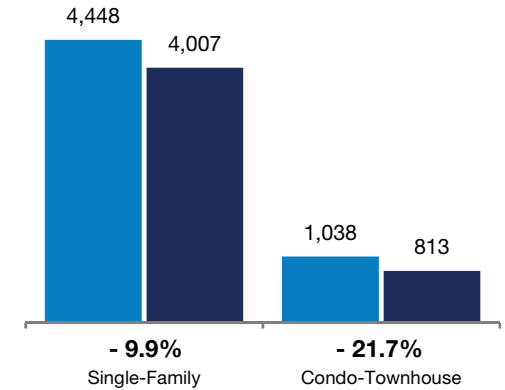
By Construction Status

■ 2-2016 ■ 2-2017



By Property Type

■ 2-2016 ■ 2-2017



All Properties

By Price Range

	2-2016	2-2017	Change
\$100,000 and Below	1,086	806	- 25.8%
\$100,001 to \$150,000	993	782	- 21.2%
\$150,001 to \$200,000	773	655	- 15.3%
\$200,001 to \$250,000	943	829	- 12.1%
\$250,001 to \$350,000	348	328	- 5.7%
\$350,001 and Above	1,343	1,419	+ 5.7%
All Price Ranges	5,486	4,820	- 12.1%

Single-Family

	2-2016	2-2017	Change
Previously Owned	4,182	3,715	- 11.2%
New Construction	266	292	+ 9.8%
All Single-Family	4,448	4,007	- 9.9%

Condo-Townhouse

	2-2016	2-2017	Change
Single-Family	908	717	- 21.0%
Condo-Townhouse	130	96	- 26.2%
All Condo-Townhouse	1,038	813	- 21.7%

By Construction Status

	2-2016	2-2017	Change
Previously Owned	5,090	4,432	- 12.9%
New Construction	396	388	- 2.0%
All Construction Statuses	5,486	4,820	- 12.1%

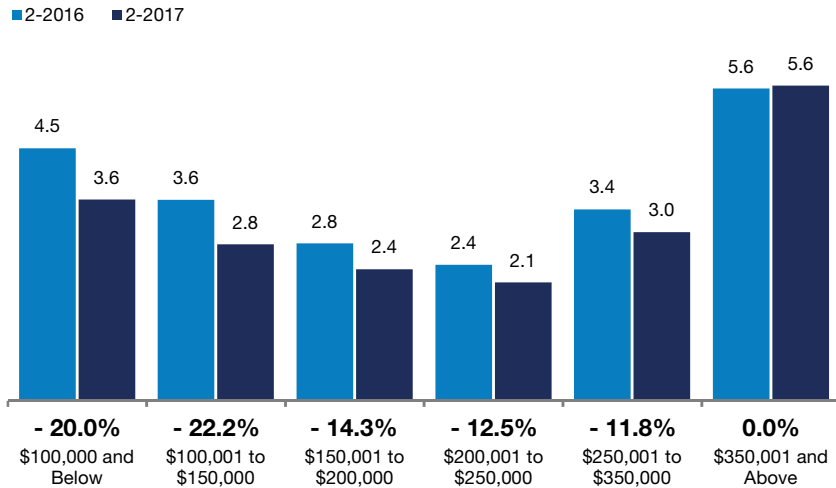
	2-2016	2-2017	Change
Single-Family	4,182	3,715	- 11.2%
Condo-Townhouse	266	292	+ 9.8%
All Single-Family	4,448	4,007	- 9.9%

Months Supply of Inventory

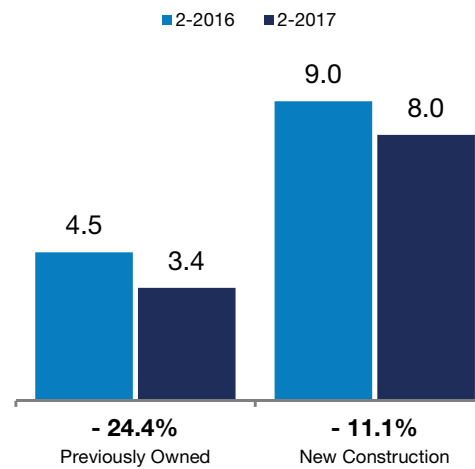
The inventory of homes for sale at the end of the most recent month, based on one month of activity, divided by the average monthly pending sales from the last 12 months.



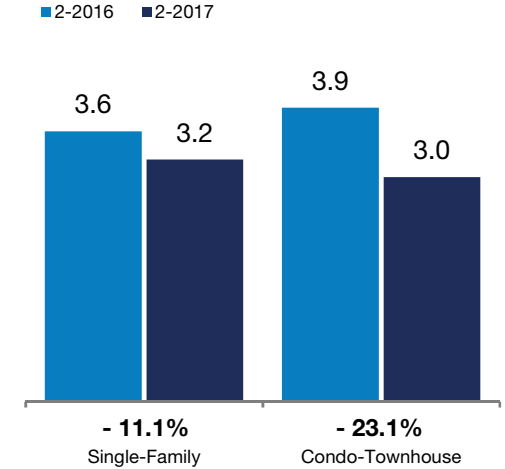
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	2-2016	2-2017	Change
\$100,000 and Below	4.5	3.6	-20.0%
\$100,001 to \$150,000	3.6	2.8	-22.2%
\$150,001 to \$200,000	2.8	2.4	-14.3%
\$200,001 to \$250,000	2.4	2.1	-12.5%
\$250,001 to \$350,000	3.4	3.0	-11.8%
\$350,001 and Above	5.6	5.6	0.0%
All Price Ranges	3.6	3.1	-13.9%

Single-Family

2-2016	2-2017	Change	2-2016	2-2017	Change
4.8	3.7	-22.9%	3.9	3.2	-17.9%
3.9	3.1	-20.5%	2.9	2.0	-31.0%
2.6	2.3	-11.5%	3.6	2.5	-30.6%
2.2	2.0	-9.1%	3.9	3.0	-23.1%
3.1	2.8	-9.7%	6.3	4.3	-31.7%
5.5	5.7	+3.6%	6.3	5.2	-17.5%
3.6	3.2	-11.1%	3.9	3.0	-23.1%

Condo-Townhouse

By Construction Status	2-2016	2-2017	Change
Previously Owned	4.5	3.4	-24.4%
New Construction	9.0	8.0	-11.1%
All Construction Statuses	3.6	3.1	-13.9%

2-2016	2-2017	Change	2-2016	2-2017	Change
4.5	3.5	-22.2%	4.4	3.1	-29.5%
7.6	8.2	+7.9%	13.1	7.4	-43.5%
3.6	3.2	-11.1%	3.9	3.0	-23.1%