



Housing Supply Overview



March 2017

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

Quick Facts

+ 5.8%

- 0.5%

+ 0.6%

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

Construction Status With
Strongest Sales:
Previously Owned

Property Type With
Strongest Sales:
Condo-Townhouse

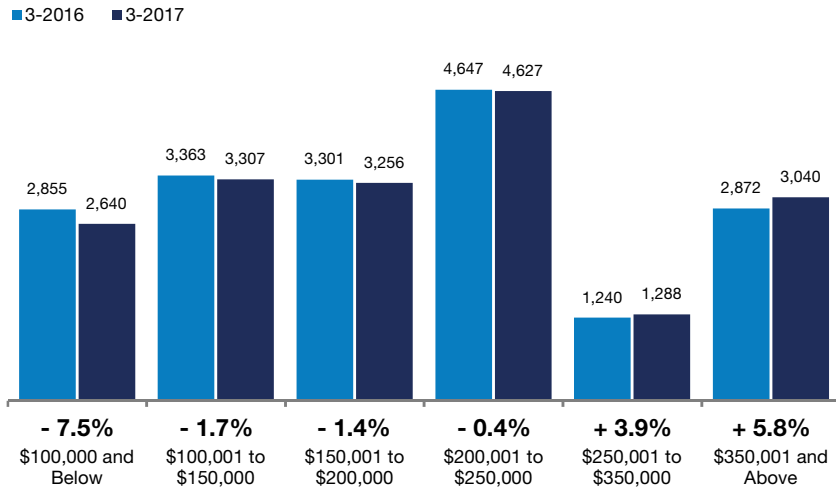
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Days on Market Until Sale	3
Median Sales Price	4
Percent of Original List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

Pending Sales

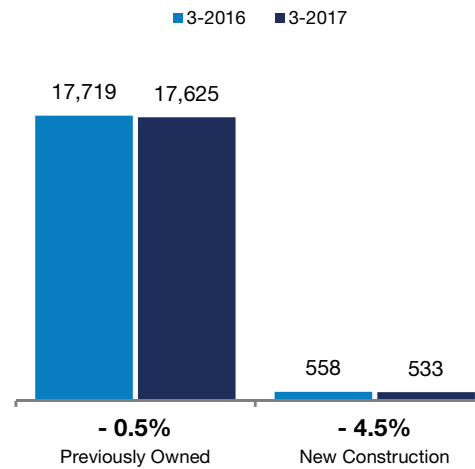
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



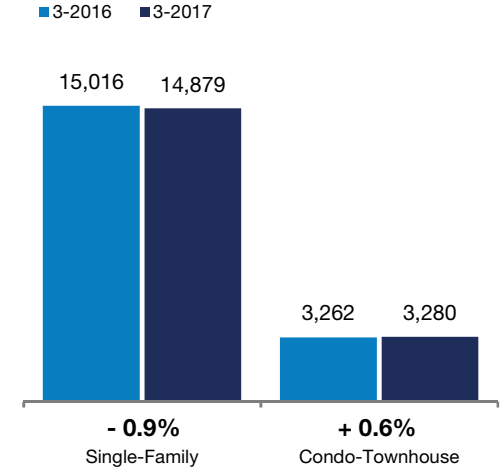
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	3-2016	3-2017	Change
\$100,000 and Below	2,855	2,640	- 7.5%
\$100,001 to \$150,000	3,363	3,307	- 1.7%
\$150,001 to \$200,000	3,301	3,256	- 1.4%
\$200,001 to \$250,000	4,647	4,627	- 0.4%
\$250,001 to \$350,000	1,240	1,288	+ 3.9%
\$350,001 and Above	2,872	3,040	+ 5.8%
All Price Ranges	18,278	18,159	- 0.7%

Single-Family

3-2016	3-2017	Change	3-2016	3-2017	Change
2,098	1,974	- 5.9%	757	666	- 12.0%
2,486	2,473	- 0.5%	877	834	- 4.9%
2,667	2,537	- 4.9%	634	719	+ 13.4%
4,060	4,039	- 0.5%	587	588	+ 0.2%
1,093	1,108	+ 1.4%	147	180	+ 22.4%
2,612	2,747	+ 5.2%	260	293	+ 12.7%
15,016	14,879	- 0.9%	3,262	3,280	+ 0.6%

Condo-Townhouse

By Construction Status	3-2016	3-2017	Change
Previously Owned	17,719	17,625	- 0.5%
New Construction	558	533	- 4.5%
All Construction Statuses	18,278	18,159	- 0.7%

3-2016	3-2017	Change	3-2016	3-2017	Change
14,609	14,484	- 0.9%	3,110	3,141	+ 1.0%
407	394	- 3.2%	151	139	- 7.9%
15,016	14,879	- 0.9%	3,262	3,280	+ 0.6%

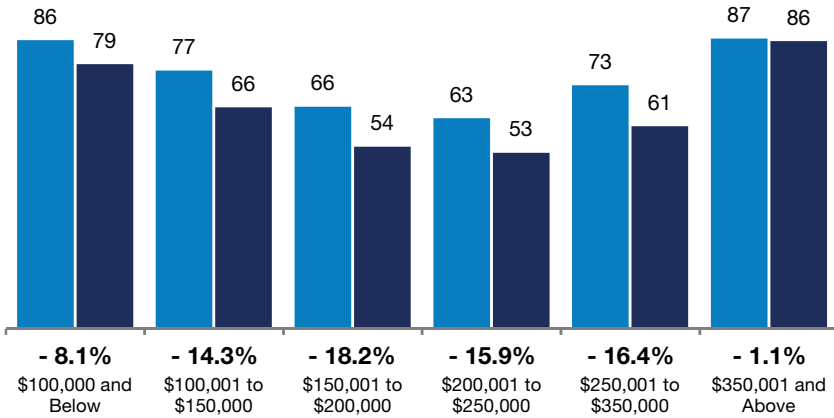
Days on Market Until Sale

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



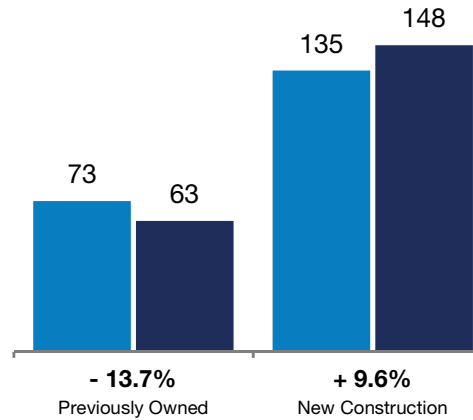
By Price Range

■ 3-2016 ■ 3-2017



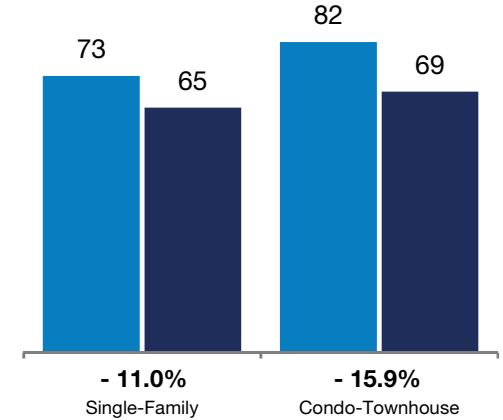
By Construction Status

■ 3-2016 ■ 3-2017



By Property Type

■ 3-2016 ■ 3-2017



All Properties

By Price Range

	3-2016	3-2017	Change
\$100,000 and Below	86	79	- 8.1%
\$100,001 to \$150,000	77	66	- 14.3%
\$150,001 to \$200,000	66	54	- 18.2%
\$200,001 to \$250,000	63	53	- 15.9%
\$250,001 to \$350,000	73	61	- 16.4%
\$350,001 and Above	87	86	- 1.1%
All Price Ranges	74	65	- 12.2%

Single-Family

	3-2016	3-2017	Change
\$100,000 and Below	85	78	- 8.2%
\$100,001 to \$150,000	77	68	- 11.7%
\$150,001 to \$200,000	66	53	- 19.7%
\$200,001 to \$250,000	61	51	- 16.4%
\$250,001 to \$350,000	68	56	- 17.6%
\$350,001 and Above	85	86	+ 1.2%
All Price Ranges	73	65	- 11.0%

Condo-Townhouse

	3-2016	3-2017	Change
\$100,000 and Below	89	81	- 9.0%
\$100,001 to \$150,000	77	62	- 19.5%
\$150,001 to \$200,000	70	58	- 17.1%
\$200,001 to \$250,000	76	63	- 17.1%
\$250,001 to \$350,000	113	92	- 18.6%
\$350,001 and Above	100	88	- 12.0%
All Price Ranges	82	69	- 15.9%

By Construction Status

	3-2016	3-2017	Change
Previously Owned	73	63	- 13.7%
New Construction	135	148	+ 9.6%
All Construction Statuses	74	65	- 12.2%

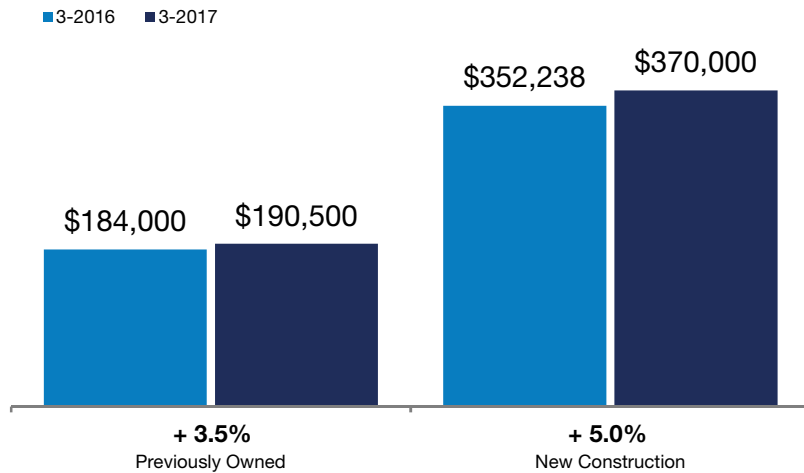
	3-2016	3-2017	Change
Previously Owned	71	62	- 12.7%
New Construction	135	145	+ 7.4%
All Construction Statuses	73	65	- 11.0%

Median Sales Price

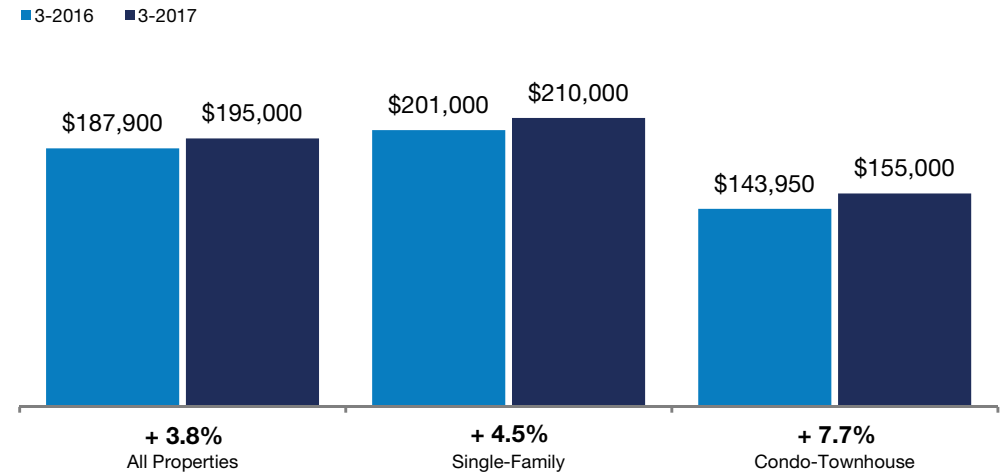
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type



All Properties

By Construction Status	3-2016	3-2017	Change
Previously Owned	\$184,000	\$190,500	+ 3.5%
New Construction	\$352,238	\$370,000	+ 5.0%
All Construction Statuses	\$187,900	\$195,000	+ 3.8%

Single-Family

3-2016	3-2017	Change	3-2016	3-2017	Change
\$197,500	\$205,000	+ 3.8%	\$139,900	\$152,000	+ 8.6%
\$370,000	\$385,500	+ 4.2%	\$334,950	\$346,542	+ 3.5%
\$201,000	\$210,000	+ 4.5%	\$143,950	\$155,000	+ 7.7%

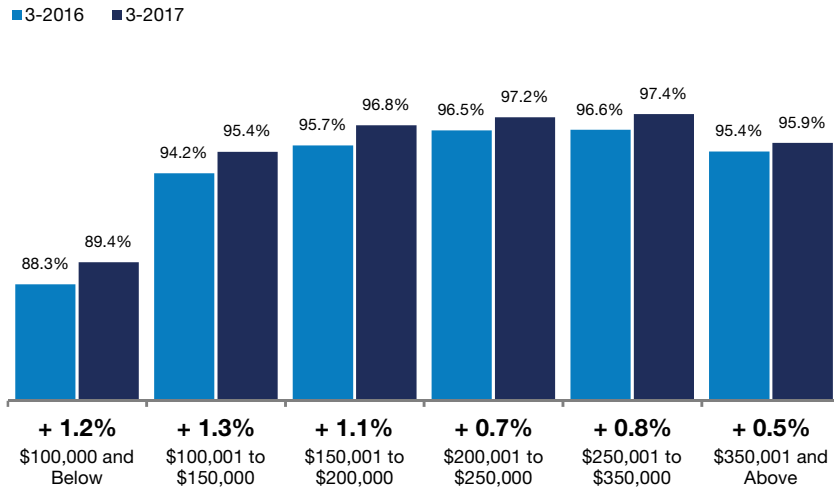
Condo-Townhouse

Percent of Original List Price Received

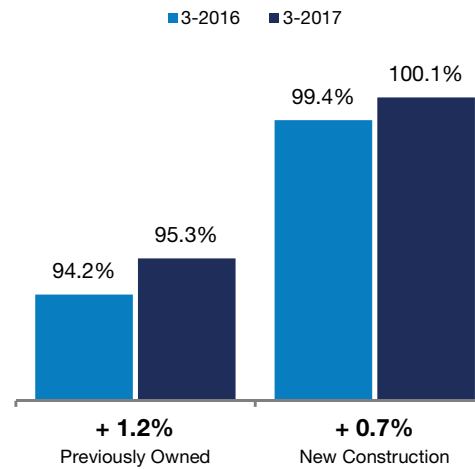
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



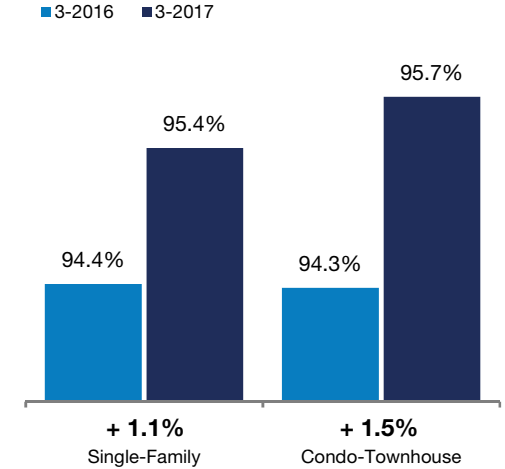
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	3-2016	3-2017	Change
\$100,000 and Below	88.3%	89.4%	+ 1.2%
\$100,001 to \$150,000	94.2%	95.4%	+ 1.3%
\$150,001 to \$200,000	95.7%	96.8%	+ 1.1%
\$200,001 to \$250,000	96.5%	97.2%	+ 0.7%
\$250,001 to \$350,000	96.6%	97.4%	+ 0.8%
\$350,001 and Above	95.4%	95.9%	+ 0.5%
All Price Ranges	94.4%	95.4%	+ 1.1%

Single-Family

3-2016	3-2017	Change	3-2016	3-2017	Change
87.6%	88.8%	+ 1.4%	90.1%	91.5%	+ 1.6%
94.0%	95.2%	+ 1.3%	95.0%	95.9%	+ 0.9%
95.7%	96.7%	+ 1.0%	95.7%	97.2%	+ 1.6%
96.5%	97.3%	+ 0.8%	96.6%	96.8%	+ 0.2%
96.5%	97.3%	+ 0.8%	97.4%	98.3%	+ 0.9%
95.2%	95.6%	+ 0.4%	97.3%	98.4%	+ 1.1%
94.4%	95.4%	+ 1.1%	94.3%	95.7%	+ 1.5%

Condo-Townhouse

By Construction Status	3-2016	3-2017	Change
Previously Owned	94.2%	95.3%	+ 1.2%
New Construction	99.4%	100.1%	+ 0.7%
All Construction Statuses	94.4%	95.4%	+ 1.1%

3-2016	3-2017	Change	3-2016	3-2017	Change
94.2%	95.3%	+ 1.2%	93.9%	95.4%	+ 1.6%
98.3%	98.8%	+ 0.5%	102.3%	103.8%	+ 1.5%
94.4%	95.4%	+ 1.1%	94.3%	95.7%	+ 1.5%

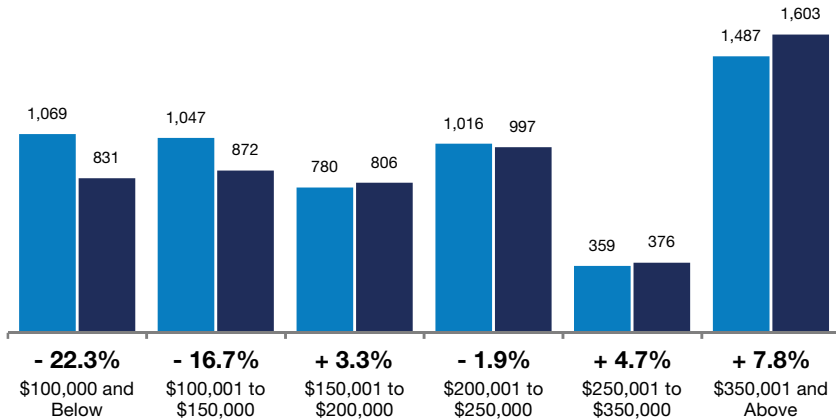
Inventory of Homes for Sale

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



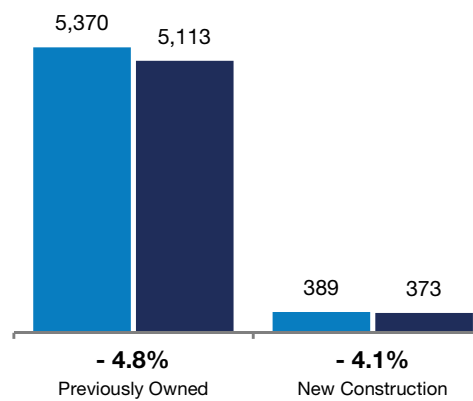
By Price Range

■ 3-2016 ■ 3-2017



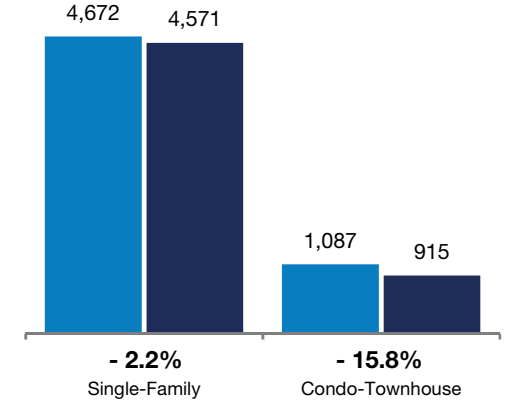
By Construction Status

■ 3-2016 ■ 3-2017



By Property Type

■ 3-2016 ■ 3-2017



All Properties

By Price Range

	3-2016	3-2017	Change
\$100,000 and Below	1,069	831	- 22.3%
\$100,001 to \$150,000	1,047	872	- 16.7%
\$150,001 to \$200,000	780	806	+ 3.3%
\$200,001 to \$250,000	1,016	997	- 1.9%
\$250,001 to \$350,000	359	376	+ 4.7%
\$350,001 and Above	1,487	1,603	+ 7.8%
All Price Ranges	5,759	5,486	- 4.7%

Single-Family

	3-2016	3-2017	Change
Previously Owned	811	651	- 19.7%
New Construction	820	704	- 14.1%
Single-Family	585	622	+ 6.3%
Condo-Townhouse	822	810	- 1.5%
Single-Family	286	311	+ 8.7%
Condo-Townhouse	1,347	1,472	+ 9.3%
All Single-Family	4,672	4,571	- 2.2%

Condo-Townhouse

By Construction Status

	3-2016	3-2017	Change
Previously Owned	5,370	5,113	- 4.8%
New Construction	389	373	- 4.1%
All Construction Statuses	5,759	5,486	- 4.7%

	3-2016	3-2017	Change
Single-Family	4,406	4,294	- 2.5%
Condo-Townhouse	266	277	+ 4.1%
All Condo-Townhouse	4,672	4,571	- 2.2%

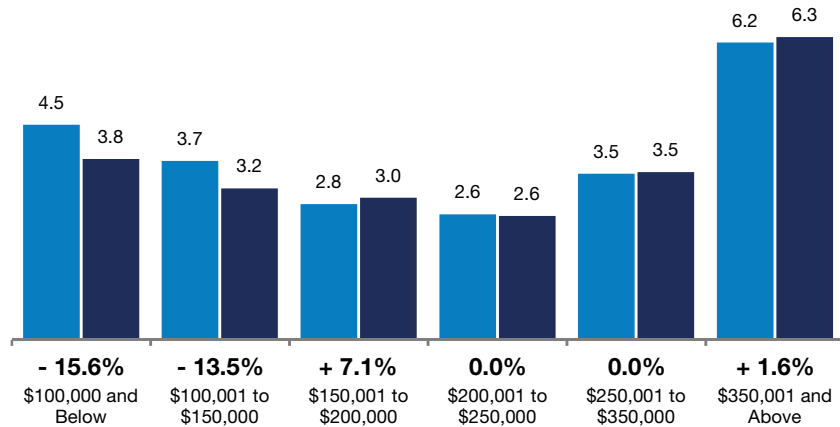
Months Supply of Inventory

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.



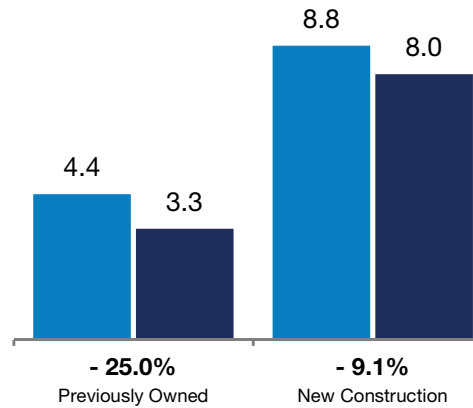
By Price Range

■ 3-2016 ■ 3-2017



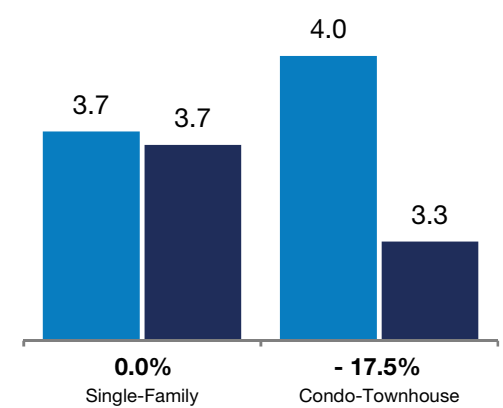
By Construction Status

■ 3-2016 ■ 3-2017



By Property Type

■ 3-2016 ■ 3-2017



All Properties

By Price Range

	3-2016	3-2017	Change
\$100,000 and Below	4.5	3.8	-15.6%
\$100,001 to \$150,000	3.7	3.2	-13.5%
\$150,001 to \$200,000	2.8	3.0	+7.1%
\$200,001 to \$250,000	2.6	2.6	0.0%
\$250,001 to \$350,000	3.5	3.5	0.0%
\$350,001 and Above	6.2	6.3	+1.6%
All Price Ranges	3.8	3.6	-5.3%

Single-Family

	3-2016	3-2017	Change
\$100,000 and Below	4.6	4.0	-13.0%
\$100,001 to \$150,000	4.0	3.4	-15.0%
\$150,001 to \$200,000	2.6	2.9	+11.5%
\$200,001 to \$250,000	2.4	2.4	0.0%
\$250,001 to \$350,000	3.1	3.4	+9.7%
\$350,001 and Above	6.2	6.4	+3.2%
All Price Ranges	3.7	3.7	0.0%

Condo-Townhouse

	3-2016	3-2017	Change
\$100,000 and Below	4.1	3.2	-22.0%
\$100,001 to \$150,000	3.1	2.4	-22.6%
\$150,001 to \$200,000	3.7	3.1	-16.2%
\$200,001 to \$250,000	4.0	3.8	-5.0%
\$250,001 to \$350,000	6.0	4.3	-28.3%
\$350,001 and Above	6.5	5.4	-16.9%
All Price Ranges	4.0	3.3	-17.5%

By Construction Status

	3-2016	3-2017	Change
Previously Owned	4.4	3.3	-25.0%
New Construction	8.8	8.0	-9.1%
All Construction Statuses	3.8	3.6	-5.3%

	3-2016	3-2017	Change
Previously Owned	4.4	3.4	-22.7%
New Construction	7.5	8.3	+10.7%
All Construction Statuses	3.7	3.7	0.0%