



Housing Supply Overview



April 2017

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

Quick Facts

+ 5.5%

- 3.2%

- 1.5%

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

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

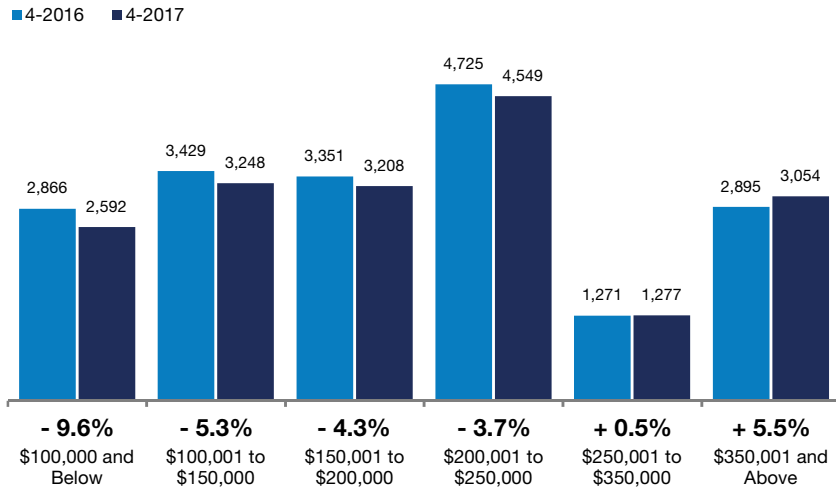


Pending Sales

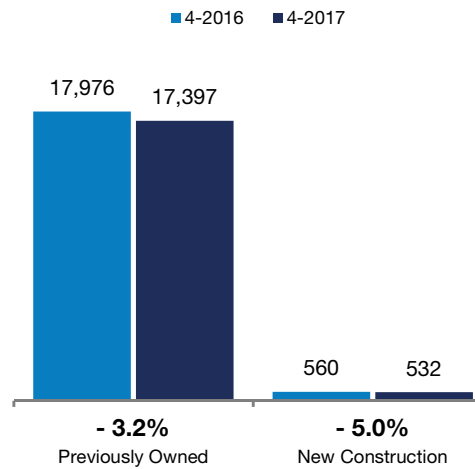
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



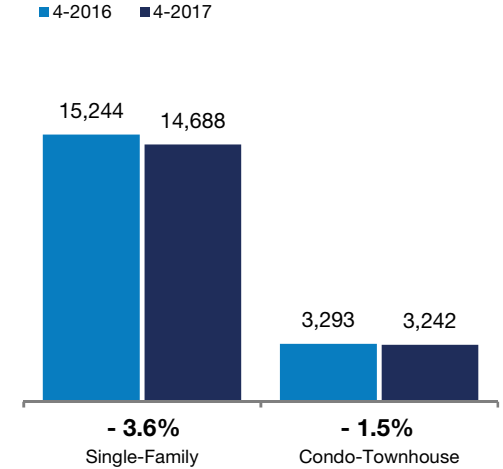
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	4-2016	4-2017	Change
\$100,000 and Below	2,866	2,592	-9.6%
\$100,001 to \$150,000	3,429	3,248	-5.3%
\$150,001 to \$200,000	3,351	3,208	-4.3%
\$200,001 to \$250,000	4,725	4,549	-3.7%
\$250,001 to \$350,000	1,271	1,277	+0.5%
\$350,001 and Above	2,895	3,054	+5.5%
All Price Ranges	18,537	17,930	-3.3%

Single-Family

4-2016	4-2017	Change	4-2016	4-2017	Change
2,115	1,929	-8.8%	751	663	-11.7%
2,536	2,445	-3.6%	893	803	-10.1%
2,712	2,485	-8.4%	639	723	+13.1%
4,135	3,967	-4.1%	590	582	-1.4%
1,113	1,102	-1.0%	158	175	+10.8%
2,633	2,758	+4.7%	262	296	+13.0%
15,244	14,688	-3.6%	3,293	3,242	-1.5%

Condo-Townhouse

By Construction Status	4-2016	4-2017	Change
Previously Owned	17,976	17,397	-3.2%
New Construction	560	532	-5.0%
All Construction Statuses	18,537	17,930	-3.3%

4-2016	4-2017	Change	4-2016	4-2017	Change
14,839	14,301	-3.6%	3,137	3,096	-1.3%
405	386	-4.7%	155	146	-5.8%
15,244	14,688	-3.6%	3,293	3,242	-1.5%

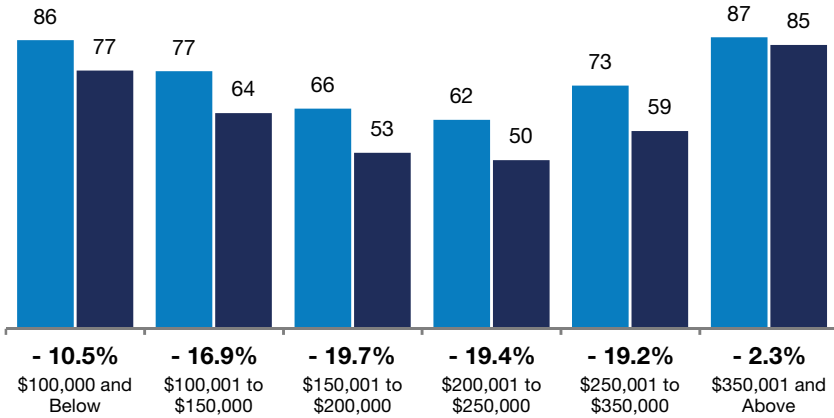
Days on Market Until Sale

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



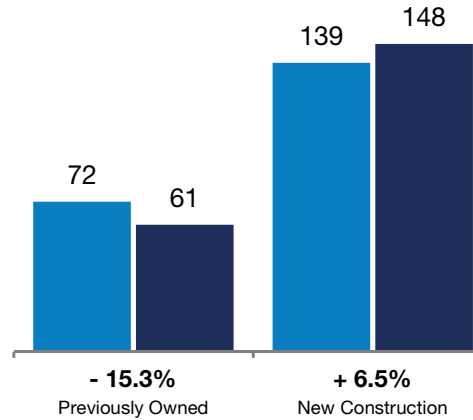
By Price Range

■ 4-2016 ■ 4-2017



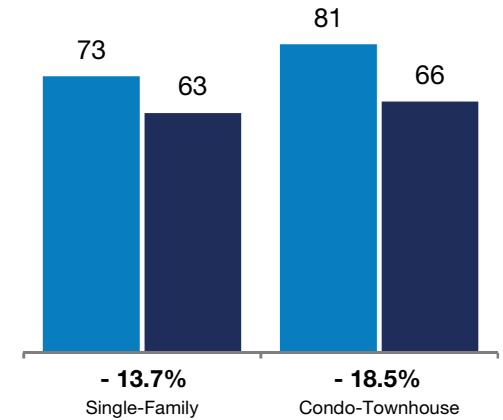
By Construction Status

■ 4-2016 ■ 4-2017



By Property Type

■ 4-2016 ■ 4-2017



All Properties

By Price Range

	4-2016	4-2017	Change
\$100,000 and Below	86	77	- 10.5%
\$100,001 to \$150,000	77	64	- 16.9%
\$150,001 to \$200,000	66	53	- 19.7%
\$200,001 to \$250,000	62	50	- 19.4%
\$250,001 to \$350,000	73	59	- 19.2%
\$350,001 and Above	87	85	- 2.3%
All Price Ranges	74	64	- 13.5%

Single-Family

	4-2016	4-2017	Change
\$100,000 and Below	86	77	- 10.5%
\$100,001 to \$150,000	77	66	- 14.3%
\$150,001 to \$200,000	65	51	- 21.5%
\$200,001 to \$250,000	61	49	- 19.7%
\$250,001 to \$350,000	67	56	- 16.4%
\$350,001 and Above	86	85	- 1.2%
All Price Ranges	73	63	- 13.7%

Condo-Townhouse

	4-2016	4-2017	Change
\$100,000 and Below	87	76	- 12.6%
\$100,001 to \$150,000	76	60	- 21.1%
\$150,001 to \$200,000	69	57	- 17.4%
\$200,001 to \$250,000	76	60	- 21.1%
\$250,001 to \$350,000	114	85	- 25.4%
\$350,001 and Above	100	85	- 15.0%
All Price Ranges	81	66	- 18.5%

By Construction Status

	4-2016	4-2017	Change
Previously Owned	72	61	- 15.3%
New Construction	139	148	+ 6.5%
All Construction Statuses	74	64	- 13.5%

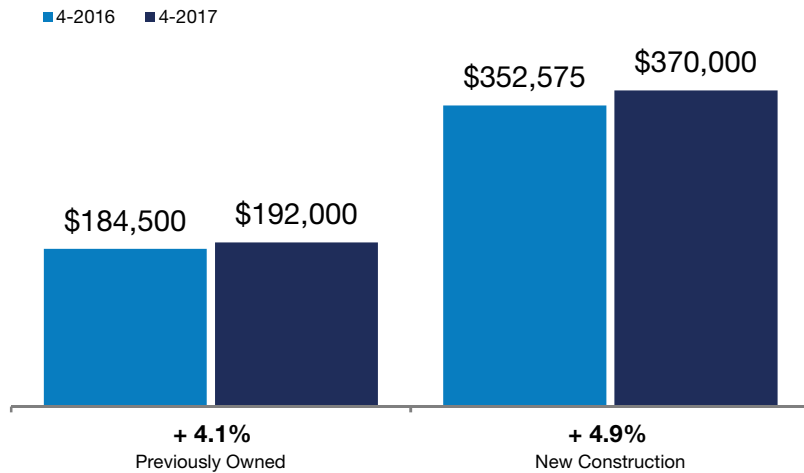
	4-2016	4-2017	Change
Previously Owned	71	61	- 14.1%
New Construction	137	149	+ 8.8%
All Construction Statuses	73	63	- 13.7%

Median Sales Price

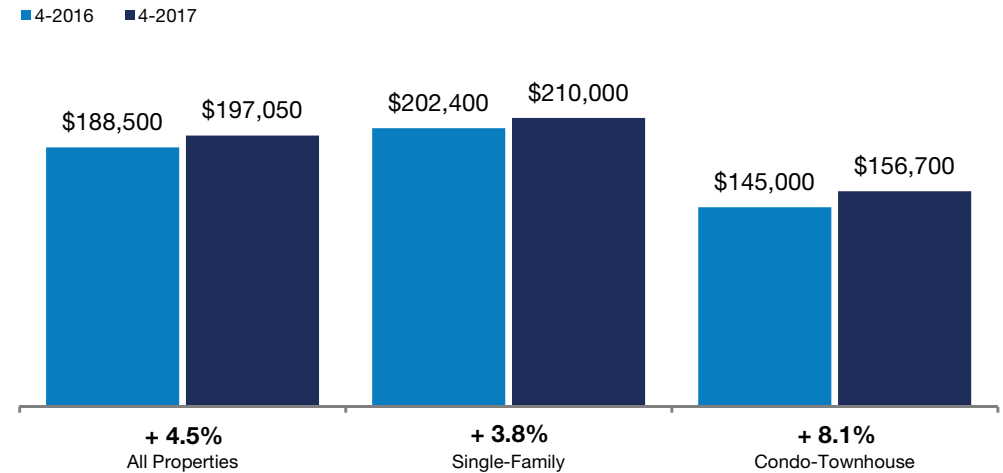
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type



All Properties

By Construction Status	4-2016	4-2017	Change
Previously Owned	\$184,500	\$192,000	+ 4.1%
New Construction	\$352,575	\$370,000	+ 4.9%
All Construction Statuses	\$188,500	\$197,050	+ 4.5%

Single-Family

4-2016	4-2017	Change	4-2016	4-2017	Change
\$198,500	\$205,950	+ 3.8%	\$140,000	\$153,000	+ 9.3%
\$370,000	\$385,500	+ 4.2%	\$333,950	\$349,900	+ 4.8%
\$202,400	\$210,000	+ 3.8%	\$145,000	\$156,700	+ 8.1%

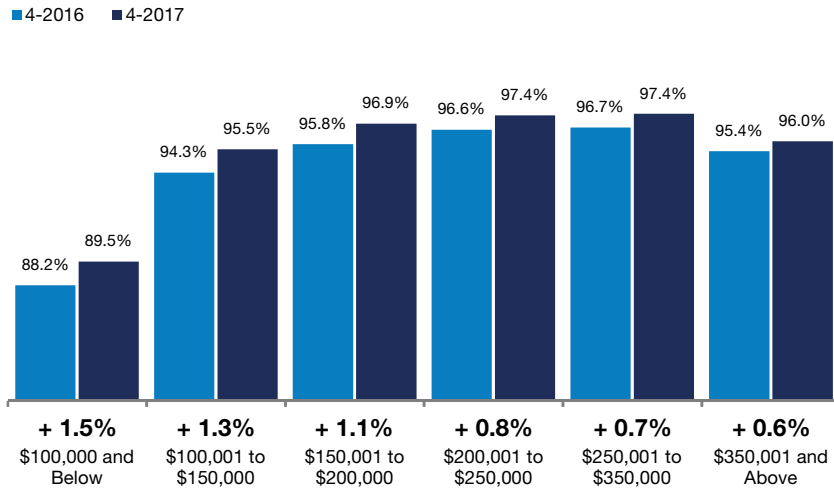
Condo-Townhouse

Percent of Original List Price Received

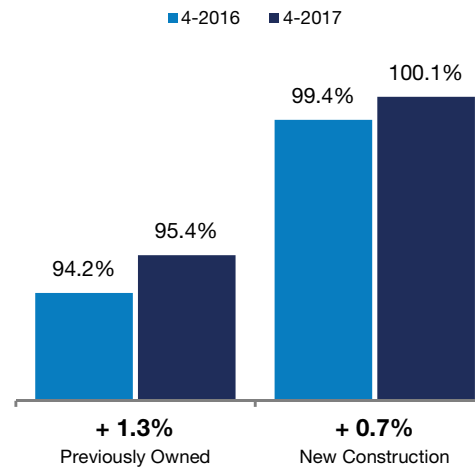
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



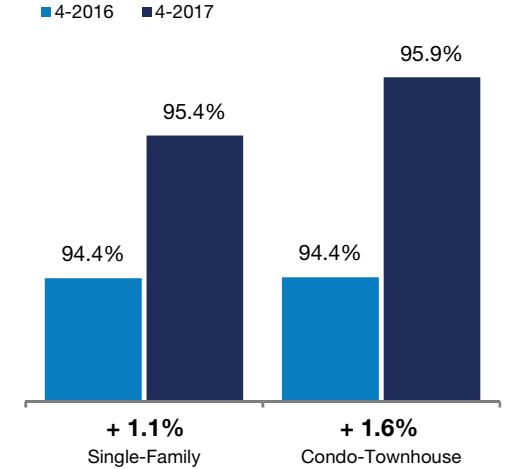
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	4-2016	4-2017	Change
\$100,000 and Below	88.2%	89.5%	+ 1.5%
\$100,001 to \$150,000	94.3%	95.5%	+ 1.3%
\$150,001 to \$200,000	95.8%	96.9%	+ 1.1%
\$200,001 to \$250,000	96.6%	97.4%	+ 0.8%
\$250,001 to \$350,000	96.7%	97.4%	+ 0.7%
\$350,001 and Above	95.4%	96.0%	+ 0.6%
All Price Ranges	94.4%	95.5%	+ 1.2%

Single-Family

4-2016	4-2017	Change	4-2016	4-2017	Change
87.5%	88.8%	+ 1.5%	90.1%	91.6%	+ 1.7%
94.0%	95.3%	+ 1.4%	95.0%	96.1%	+ 1.2%
95.8%	96.8%	+ 1.0%	95.8%	97.2%	+ 1.5%
96.6%	97.4%	+ 0.8%	96.6%	96.9%	+ 0.3%
96.6%	97.3%	+ 0.7%	97.4%	98.4%	+ 1.0%
95.2%	95.6%	+ 0.4%	97.3%	98.6%	+ 1.3%
94.4%	95.4%	+ 1.1%	94.4%	95.9%	+ 1.6%

Condo-Townhouse

By Construction Status	4-2016	4-2017	Change
Previously Owned	94.2%	95.4%	+ 1.3%
New Construction	99.4%	100.1%	+ 0.7%
All Construction Statuses	94.4%	95.5%	+ 1.2%

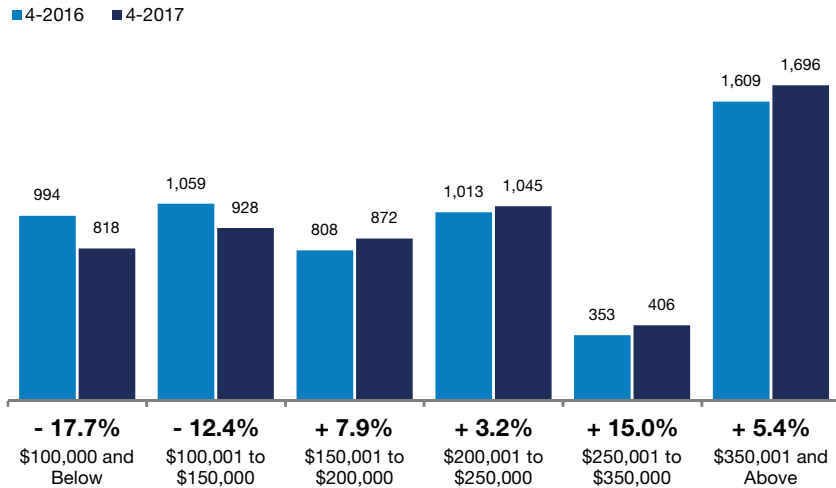
4-2016	4-2017	Change	4-2016	4-2017	Change
94.3%	95.4%	+ 1.2%	94.0%	95.5%	+ 1.6%
98.5%	98.7%	+ 0.2%	102.0%	103.7%	+ 1.7%
94.4%	95.4%	+ 1.1%	94.4%	95.9%	+ 1.6%

Inventory of Homes for Sale

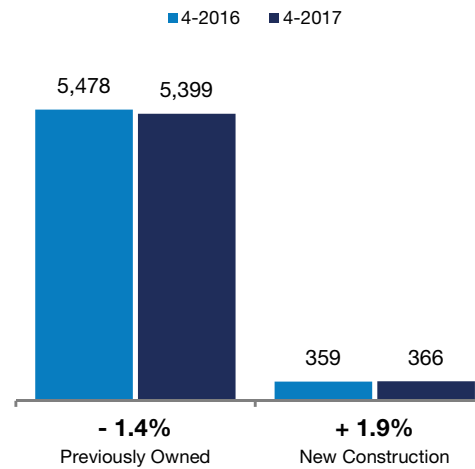
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



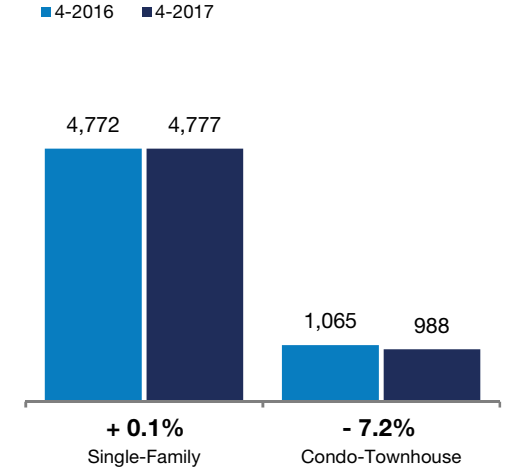
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	4-2016	4-2017	Change
\$100,000 and Below	994	818	- 17.7%
\$100,001 to \$150,000	1,059	928	- 12.4%
\$150,001 to \$200,000	808	872	+ 7.9%
\$200,001 to \$250,000	1,013	1,045	+ 3.2%
\$250,001 to \$350,000	353	406	+ 15.0%
\$350,001 and Above	1,609	1,696	+ 5.4%
All Price Ranges	5,837	5,765	- 1.2%

Single-Family

4-2016	4-2017	Change	4-2016	4-2017	Change
742	642	- 13.5%	252	176	- 30.2%
849	739	- 13.0%	210	189	- 10.0%
598	669	+ 11.9%	210	203	- 3.3%
839	846	+ 0.8%	174	199	+ 14.4%
273	335	+ 22.7%	80	71	- 11.3%
1,470	1,546	+ 5.2%	139	150	+ 7.9%
4,772	4,777	+ 0.1%	1,065	988	- 7.2%

Condo-Townhouse

By Construction Status	4-2016	4-2017	Change
Previously Owned	5,478	5,399	- 1.4%
New Construction	359	366	+ 1.9%
All Construction Statuses	5,837	5,765	- 1.2%

4-2016	4-2017	Change	4-2016	4-2017	Change
4,508	4,510	+ 0.0%	970	889	- 8.4%
264	267	+ 1.1%	95	99	+ 4.2%
4,772	4,777	+ 0.1%	1,065	988	- 7.2%

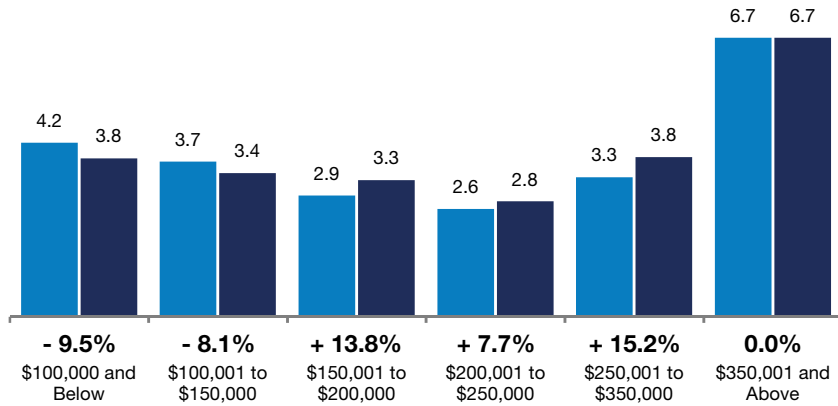
Months Supply of Inventory

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.



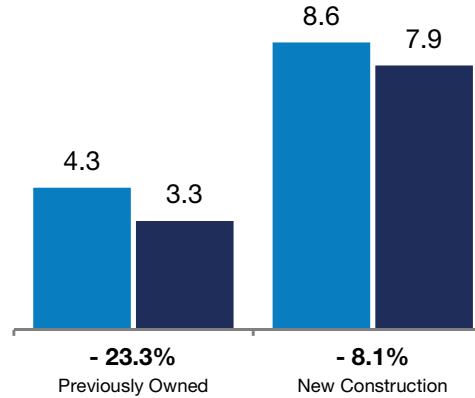
By Price Range

■ 4-2016 ■ 4-2017



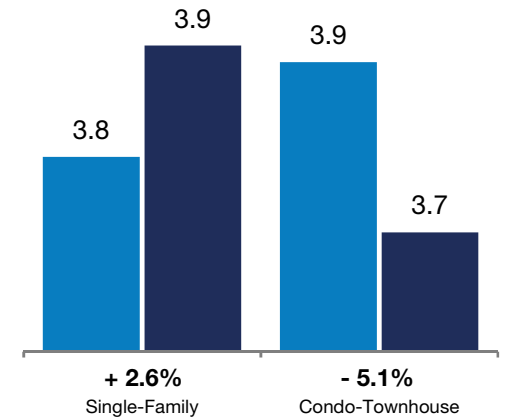
By Construction Status

■ 4-2016 ■ 4-2017



By Property Type

■ 4-2016 ■ 4-2017



All Properties

By Price Range

	4-2016	4-2017	Change
\$100,000 and Below	4.2	3.8	- 9.5%
\$100,001 to \$150,000	3.7	3.4	- 8.1%
\$150,001 to \$200,000	2.9	3.3	+ 13.8%
\$200,001 to \$250,000	2.6	2.8	+ 7.7%
\$250,001 to \$350,000	3.3	3.8	+ 15.2%
\$350,001 and Above	6.7	6.7	0.0%
All Price Ranges	3.8	3.9	+ 2.6%

Single-Family

	4-2016	4-2017	Change
\$100,000 and Below	4.2	4.0	- 4.8%
\$100,001 to \$150,000	4.0	3.6	- 10.0%
\$150,001 to \$200,000	2.6	3.2	+ 23.1%
\$200,001 to \$250,000	2.4	2.6	+ 8.3%
\$250,001 to \$350,000	2.9	3.6	+ 24.1%
\$350,001 and Above	6.7	6.7	0.0%
All Price Ranges	3.8	3.9	+ 2.6%

Condo-Townhouse

	4-2016	4-2017	Change
\$100,000 and Below	4.0	3.2	- 20.0%
\$100,001 to \$150,000	2.8	2.8	0.0%
\$150,001 to \$200,000	3.9	3.4	- 12.8%
\$200,001 to \$250,000	3.5	4.1	+ 17.1%
\$250,001 to \$350,000	6.1	4.9	- 19.7%
\$350,001 and Above	6.4	6.1	- 4.7%
All Price Ranges	3.9	3.7	- 5.1%

By Construction Status

	4-2016	4-2017	Change
Previously Owned	4.3	3.3	- 23.3%
New Construction	8.6	7.9	- 8.1%
All Construction Statuses	3.8	3.9	+ 2.6%

	4-2016	4-2017	Change
Previously Owned	4.3	3.3	- 23.3%
New Construction	7.5	8.2	+ 9.3%
All Construction Statuses	3.8	3.9	+ 2.6%