



Housing Supply Overview



May 2017

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

Quick Facts

+ 5.5%

- 2.6%

- 2.4%

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

Construction Status With
Strongest Sales:
New Construction

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

Pending Sales	2
Days on Market Until Sale	3
Median Sales Price	4
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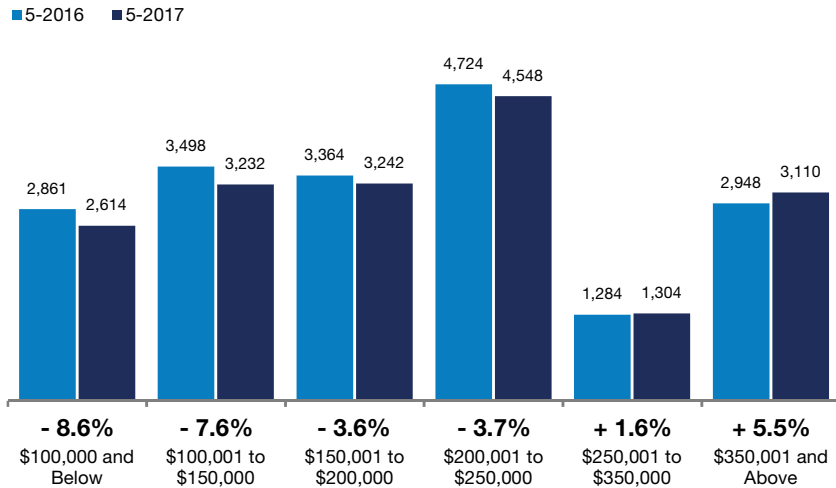


Pending Sales

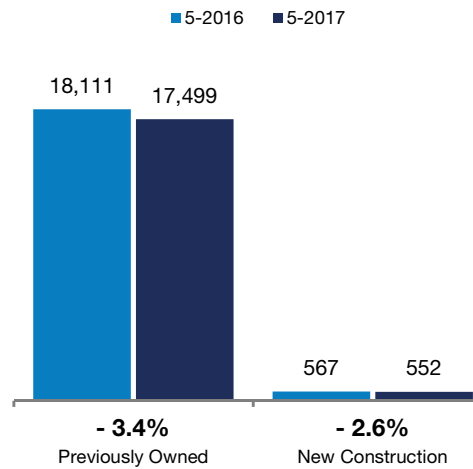
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



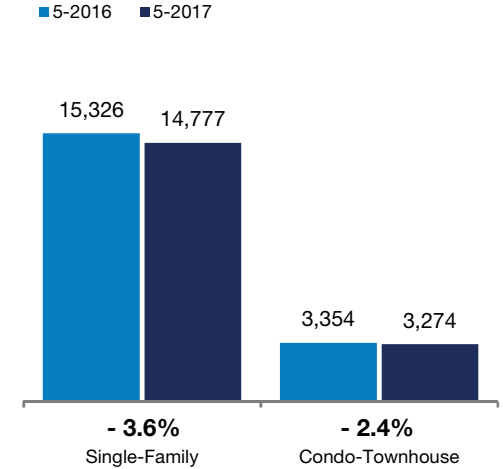
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	5-2016	5-2017	Change
\$100,000 and Below	2,861	2,614	- 8.6%
\$100,001 to \$150,000	3,498	3,232	- 7.6%
\$150,001 to \$200,000	3,364	3,242	- 3.6%
\$200,001 to \$250,000	4,724	4,548	- 3.7%
\$250,001 to \$350,000	1,284	1,304	+ 1.6%
\$350,001 and Above	2,948	3,110	+ 5.5%
All Price Ranges	18,680	18,051	- 3.4%

Single-Family

5-2016	5-2017	Change	5-2016	5-2017	Change
2,107	1,954	- 7.3%	754	660	- 12.5%
2,585	2,424	- 6.2%	913	808	- 11.5%
2,706	2,504	- 7.5%	658	738	+ 12.2%
4,128	3,955	- 4.2%	596	593	- 0.5%
1,123	1,127	+ 0.4%	161	177	+ 9.9%
2,676	2,812	+ 5.1%	272	298	+ 9.6%
15,326	14,777	- 3.6%	3,354	3,274	- 2.4%

Condo-Townhouse

By Construction Status	5-2016	5-2017	Change
Previously Owned	18,111	17,499	- 3.4%
New Construction	567	552	- 2.6%
All Construction Statuses	18,680	18,051	- 3.4%

5-2016	5-2017	Change	5-2016	5-2017	Change
14,915	14,377	- 3.6%	3,196	3,122	- 2.3%
410	400	- 2.4%	157	152	- 3.2%
15,326	14,777	- 3.6%	3,354	3,274	- 2.4%

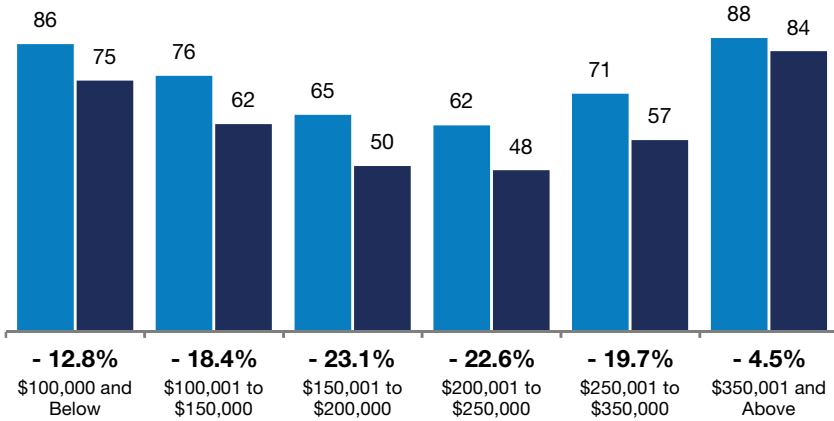
Days on Market Until Sale

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



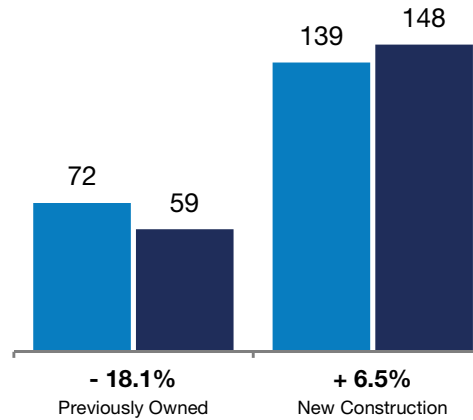
By Price Range

■ 5-2016 ■ 5-2017



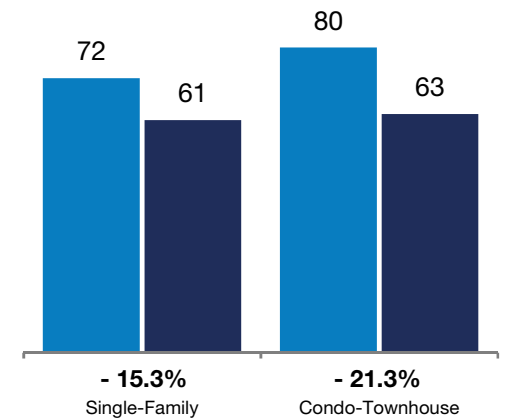
By Construction Status

■ 5-2016 ■ 5-2017



By Property Type

■ 5-2016 ■ 5-2017



All Properties

By Price Range

	5-2016	5-2017	Change
\$100,000 and Below	86	75	- 12.8%
\$100,001 to \$150,000	76	62	- 18.4%
\$150,001 to \$200,000	65	50	- 23.1%
\$200,001 to \$250,000	62	48	- 22.6%
\$250,001 to \$350,000	71	57	- 19.7%
\$350,001 and Above	88	84	- 4.5%
All Price Ranges	74	62	- 16.2%

Single-Family

	5-2016	5-2017	Change
\$100,000 and Below	85	76	- 10.6%
\$100,001 to \$150,000	77	64	- 16.9%
\$150,001 to \$200,000	64	49	- 23.4%
\$200,001 to \$250,000	60	47	- 21.7%
\$250,001 to \$350,000	66	54	- 18.2%
\$350,001 and Above	87	84	- 3.4%
All Price Ranges	72	61	- 15.3%

Condo-Townhouse

	5-2016	5-2017	Change
\$100,000 and Below	88	73	- 17.0%
\$100,001 to \$150,000	75	57	- 24.0%
\$150,001 to \$200,000	67	53	- 20.9%
\$200,001 to \$250,000	77	56	- 27.3%
\$250,001 to \$350,000	110	83	- 24.5%
\$350,001 and Above	97	85	- 12.4%
All Price Ranges	80	63	- 21.3%

By Construction Status

	5-2016	5-2017	Change
Previously Owned	72	59	- 18.1%
New Construction	139	148	+ 6.5%
All Construction Statuses	74	62	- 16.2%

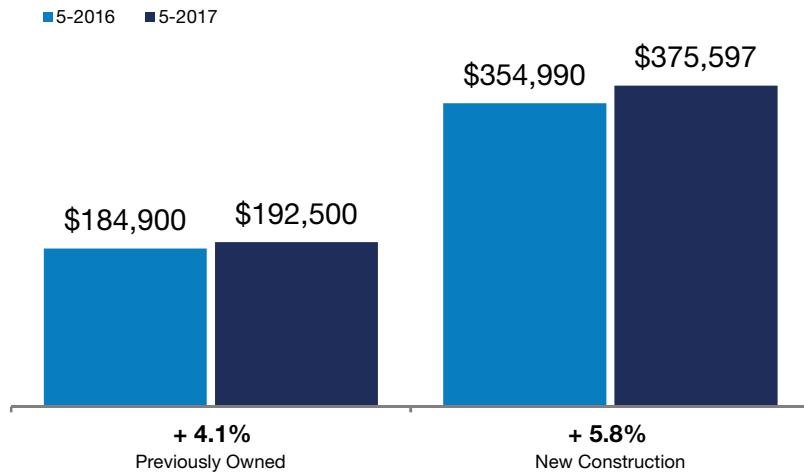
	5-2016	5-2017	Change
Previously Owned	71	59	- 16.9%
New Construction	135	151	+ 11.9%
All Construction Statuses	72	61	- 15.3%

Median Sales Price

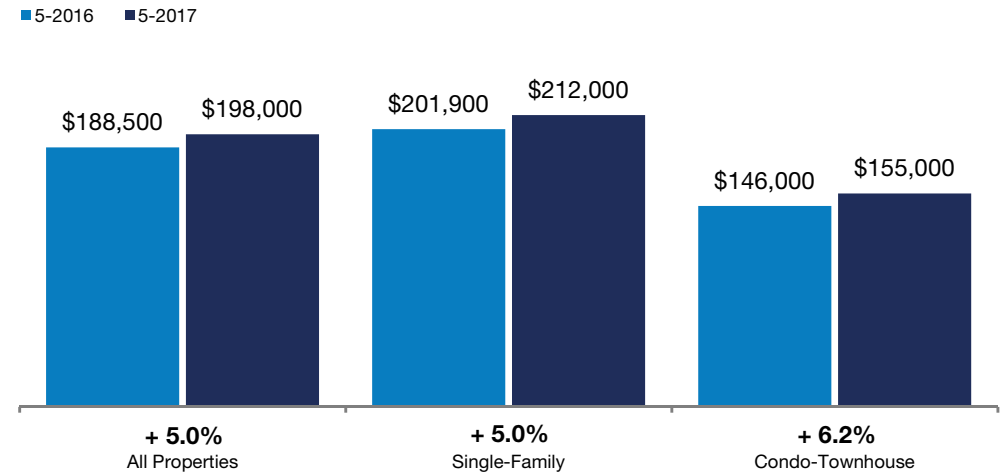
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type



All Properties

By Construction Status	5-2016	5-2017	Change
Previously Owned	\$184,900	\$192,500	+ 4.1%
New Construction	\$354,990	\$375,597	+ 5.8%
All Construction Statuses	\$188,500	\$198,000	+ 5.0%

Single-Family

5-2016	5-2017	Change	5-2016	5-2017	Change
\$198,000	\$207,500	+ 4.8%	\$142,000	\$152,000	+ 7.0%
\$370,245	\$389,900	+ 5.3%	\$337,500	\$349,999	+ 3.7%
\$201,900	\$212,000	+ 5.0%	\$146,000	\$155,000	+ 6.2%

Condo-Townhouse

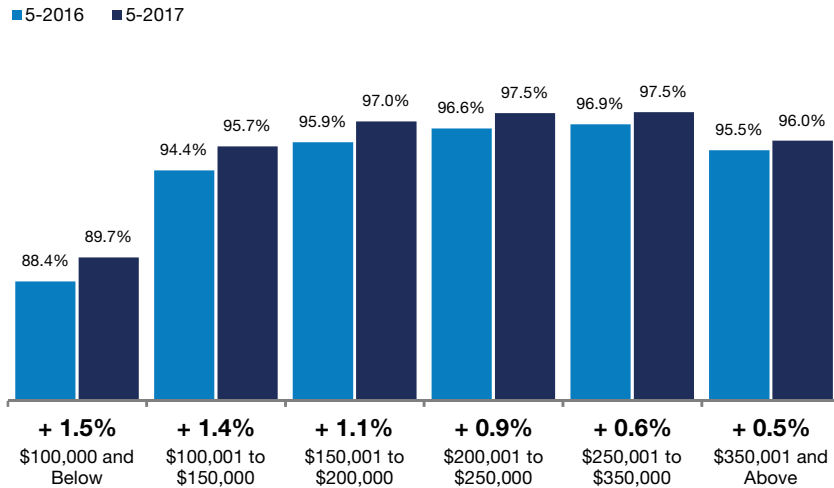
5-2016	5-2017	Change	5-2016	5-2017	Change
\$198,000	\$207,500	+ 4.8%	\$142,000	\$152,000	+ 7.0%
\$370,245	\$389,900	+ 5.3%	\$337,500	\$349,999	+ 3.7%
\$201,900	\$212,000	+ 5.0%	\$146,000	\$155,000	+ 6.2%

Percent of Original List Price Received

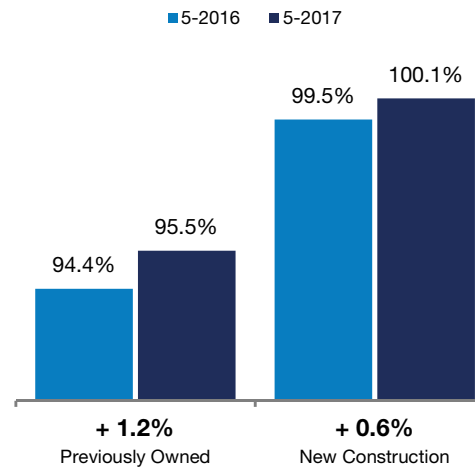
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



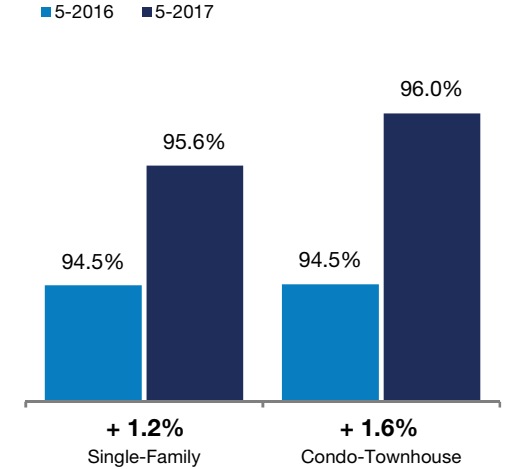
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	5-2016	5-2017	Change
\$100,000 and Below	88.4%	89.7%	+ 1.5%
\$100,001 to \$150,000	94.4%	95.7%	+ 1.4%
\$150,001 to \$200,000	95.9%	97.0%	+ 1.1%
\$200,001 to \$250,000	96.6%	97.5%	+ 0.9%
\$250,001 to \$350,000	96.9%	97.5%	+ 0.6%
\$350,001 and Above	95.5%	96.0%	+ 0.5%
All Price Ranges	94.5%	95.7%	+ 1.3%

Single-Family

5-2016	5-2017	Change	5-2016	5-2017	Change
87.7%	89.0%	+ 1.5%	90.4%	91.8%	+ 1.5%
94.2%	95.5%	+ 1.4%	95.0%	96.3%	+ 1.4%
95.9%	96.9%	+ 1.0%	95.9%	97.5%	+ 1.7%
96.7%	97.5%	+ 0.8%	96.6%	97.0%	+ 0.4%
96.8%	97.4%	+ 0.6%	97.2%	98.7%	+ 1.5%
95.3%	95.7%	+ 0.4%	97.4%	98.7%	+ 1.3%
94.5%	95.6%	+ 1.2%	94.5%	96.0%	+ 1.6%

Condo-Townhouse

By Construction Status	5-2016	5-2017	Change
Previously Owned	94.4%	95.5%	+ 1.2%
New Construction	99.5%	100.1%	+ 0.6%
All Construction Statuses	94.5%	95.7%	+ 1.3%

5-2016	5-2017	Change	5-2016	5-2017	Change
94.4%	95.5%	+ 1.2%	94.2%	95.7%	+ 1.6%
98.5%	98.7%	+ 0.2%	101.9%	104.0%	+ 2.1%
94.5%	95.6%	+ 1.2%	94.5%	96.0%	+ 1.6%

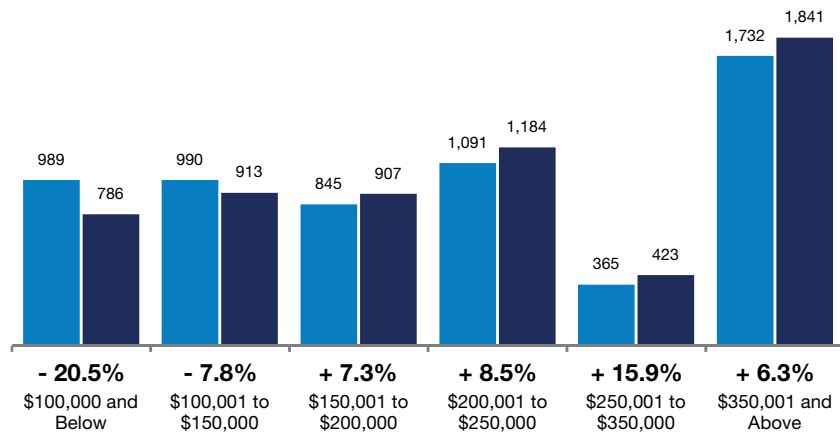
Inventory of Homes for Sale

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



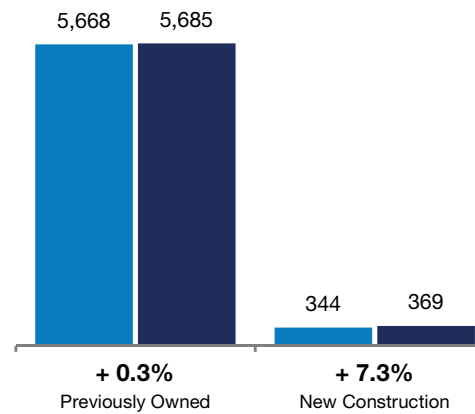
By Price Range

■ 5-2016 ■ 5-2017



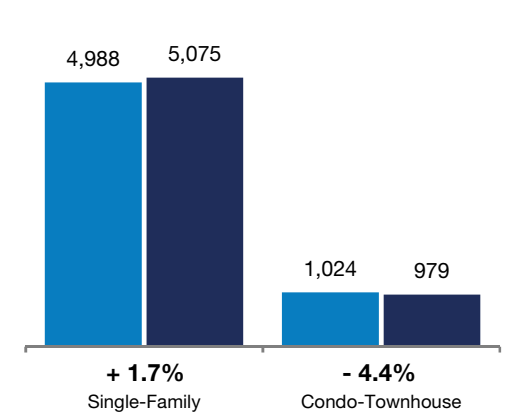
By Construction Status

■ 5-2016 ■ 5-2017



By Property Type

■ 5-2016 ■ 5-2017



All Properties

By Price Range

	5-2016	5-2017	Change
\$100,000 and Below	989	786	- 20.5%
\$100,001 to \$150,000	990	913	- 7.8%
\$150,001 to \$200,000	845	907	+ 7.3%
\$200,001 to \$250,000	1,091	1,184	+ 8.5%
\$250,001 to \$350,000	365	423	+ 15.9%
\$350,001 and Above	1,732	1,841	+ 6.3%
All Price Ranges	6,012	6,054	+ 0.7%

Single-Family

	5-2016	5-2017	Change
Previously Owned	5,668	5,685	+ 0.3%
New Construction	344	369	+ 7.3%
All Construction Statuses	6,012	6,054	+ 0.7%

Condo-Townhouse

	5-2016	5-2017	Change
Single-Family	4,988	5,075	+ 1.7%
Condo-Townhouse	1,024	979	- 4.4%

By Construction Status

	5-2016	5-2017	Change
Previously Owned	5,668	5,685	+ 0.3%
New Construction	344	369	+ 7.3%
All Construction Statuses	6,012	6,054	+ 0.7%

	5-2016	5-2017	Change
Single-Family	4,727	4,821	+ 2.0%
Condo-Townhouse	261	254	- 2.7%
All Construction Statuses	4,988	5,075	+ 1.7%

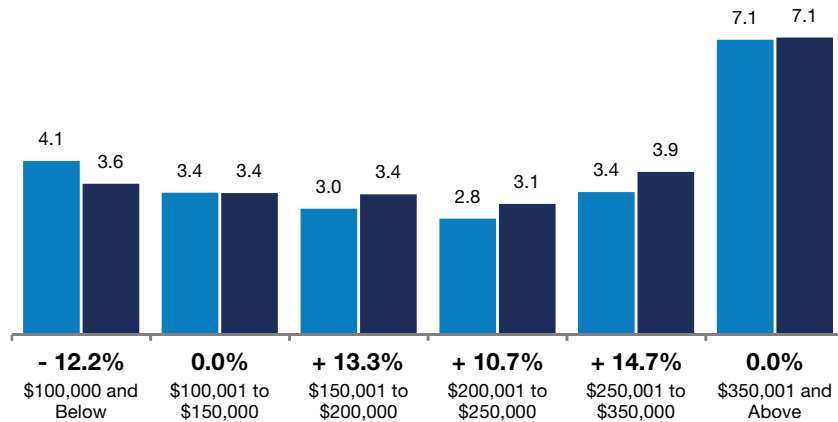
Months Supply of Inventory

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.



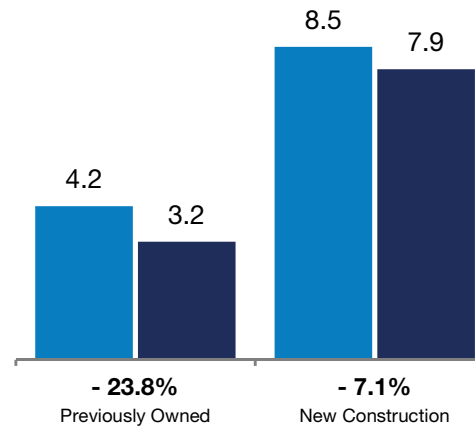
By Price Range

■ 5-2016 ■ 5-2017



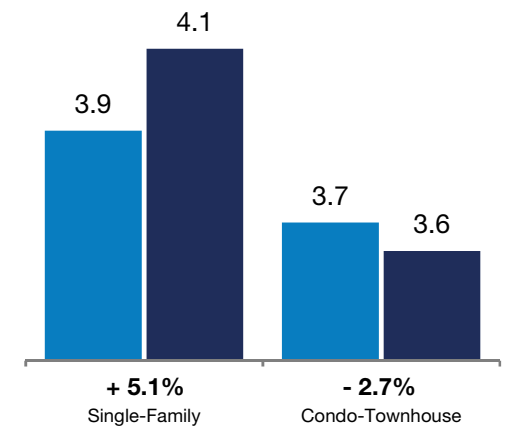
By Construction Status

■ 5-2016 ■ 5-2017



By Property Type

■ 5-2016 ■ 5-2017



All Properties

By Price Range

	5-2016	5-2017	Change
\$100,000 and Below	4.1	3.6	- 12.2%
\$100,001 to \$150,000	3.4	3.4	0.0%
\$150,001 to \$200,000	3.0	3.4	+ 13.3%
\$200,001 to \$250,000	2.8	3.1	+ 10.7%
\$250,001 to \$350,000	3.4	3.9	+ 14.7%
\$350,001 and Above	7.1	7.1	0.0%
All Price Ranges	3.9	4.0	+ 2.6%

Single-Family

	5-2016	5-2017	Change
Single-Family	4.3	3.8	- 11.6%
Condo-Townhouse	3.7	3.6	- 2.7%
Single-Family	2.4	2.9	+ 20.8%
Condo-Townhouse	2.8	3.4	+ 21.4%
Single-Family	3.8	3.2	- 15.8%
Condo-Townhouse	2.6	3.0	+ 15.4%
Single-Family	3.8	4.1	+ 7.9%
Condo-Townhouse	3.2	3.8	+ 18.8%
Single-Family	4.7	4.6	- 2.1%
Condo-Townhouse	7.1	7.2	+ 1.4%
Single-Family	6.1	6.3	+ 3.3%
All Properties	3.9	4.1	+ 5.1%
Single-Family	3.9	4.1	+ 5.1%
Condo-Townhouse	3.7	3.6	- 2.7%

Condo-Townhouse

By Construction Status

	5-2016	5-2017	Change
Previously Owned	4.2	3.2	- 23.8%
New Construction	8.5	7.9	- 7.1%
All Construction Statuses	3.9	4.0	+ 2.6%

	5-2016	5-2017	Change
Single-Family	4.2	3.3	- 21.4%
Condo-Townhouse	7.5	8.1	+ 8.0%
Single-Family	4.1	2.8	- 31.7%
Condo-Townhouse	11.3	7.3	- 35.4%
All Properties	3.9	4.1	+ 5.1%
Single-Family	3.9	4.1	+ 5.1%
Condo-Townhouse	3.7	3.6	- 2.7%