



Housing Supply Overview



November 2017

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

Quick Facts

+ 9.3%

+ 10.0%

- 2.1%

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**

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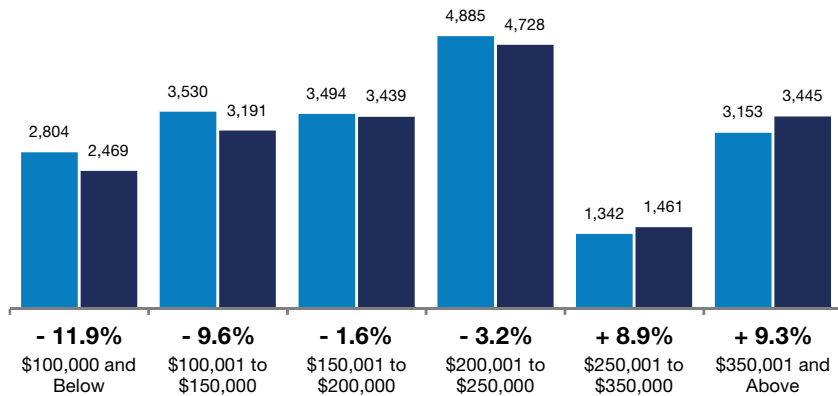
Pending Sales

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



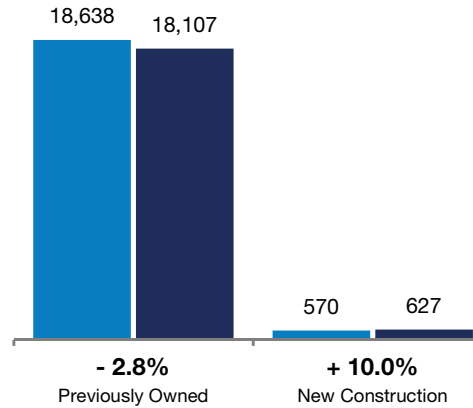
By Price Range

■ 11-2016 ■ 11-2017



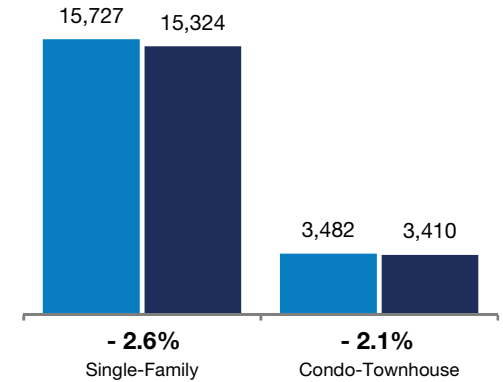
By Construction Status

■ 11-2016 ■ 11-2017



By Property Type

■ 11-2016 ■ 11-2017



All Properties

By Price Range

	11-2016	11-2017	Change
\$100,000 and Below	2,804	2,469	- 11.9%
\$100,001 to \$150,000	3,530	3,191	- 9.6%
\$150,001 to \$200,000	3,494	3,439	- 1.6%
\$200,001 to \$250,000	4,885	4,728	- 3.2%
\$250,001 to \$350,000	1,342	1,461	+ 8.9%
\$350,001 and Above	3,153	3,445	+ 9.3%
All Price Ranges	19,209	18,734	- 2.5%

Single-Family

	11-2016	11-2017	Change
Single-Family	2,102	1,836	- 12.7%
Condo-Townhouse	2,628	2,372	- 9.7%
Single-Family	2,739	2,657	- 3.0%
Condo-Townhouse	2,739	2,657	- 3.0%
Single-Family	4,256	4,079	- 4.2%
Condo-Townhouse	4,256	4,079	- 4.2%
Single-Family	1,154	1,268	+ 9.9%
Condo-Townhouse	1,154	1,268	+ 9.9%
Single-Family	2,847	3,111	+ 9.3%
Condo-Townhouse	2,847	3,111	+ 9.3%
All Single-Family	15,727	15,324	- 2.6%
All Condo-Townhouse	3,482	3,410	- 2.1%

By Construction Status

	11-2016	11-2017	Change
Previously Owned	18,638	18,107	- 2.8%
New Construction	570	627	+ 10.0%
All Construction Statuses	19,209	18,734	- 2.5%

	11-2016	11-2017	Change
Single-Family	15,322	14,869	- 3.0%
Condo-Townhouse	404	455	+ 12.6%
All Single-Family	15,727	15,324	- 2.6%
All Condo-Townhouse	3,482	3,410	- 2.1%

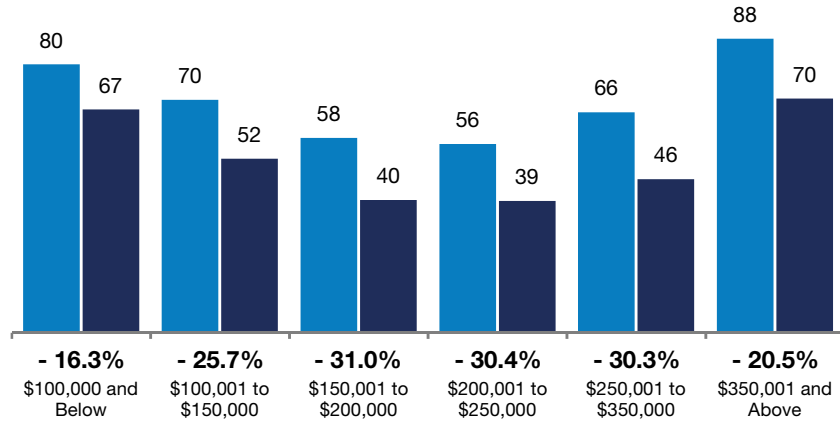
Days on Market Until Sale

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



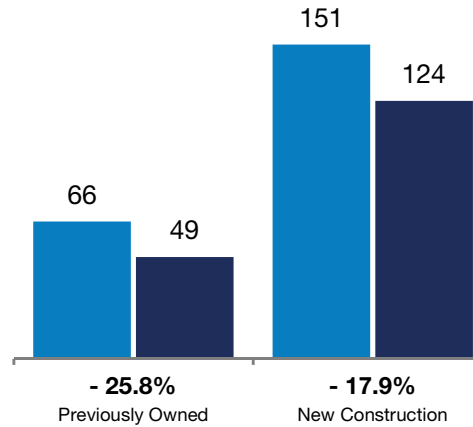
By Price Range

■ 11-2016 ■ 11-2017



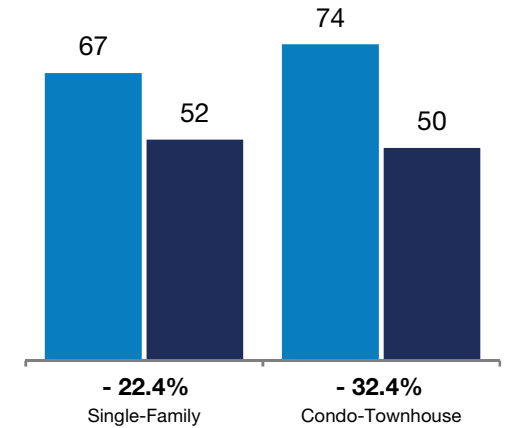
By Construction Status

■ 11-2016 ■ 11-2017



By Property Type

■ 11-2016 ■ 11-2017



All Properties

By Price Range

	11-2016	11-2017	Change
\$100,000 and Below	80	67	-16.3%
\$100,001 to \$150,000	70	52	-25.7%
\$150,001 to \$200,000	58	40	-31.0%
\$200,001 to \$250,000	56	39	-30.4%
\$250,001 to \$350,000	66	46	-30.3%
\$350,001 and Above	88	70	-20.5%
All Price Ranges	68	51	-25.0%

Single-Family

	11-2016	11-2017	Change
Single-Family	67	52	-22.4%
Condo-Townhouse	74	50	-32.4%

Condo-Townhouse

By Construction Status

	11-2016	11-2017	Change
Previously Owned	66	49	-25.8%
New Construction	151	124	-17.9%
All Construction Statuses	68	51	-25.0%

	11-2016	11-2017	Change
Single-Family	65	49	-24.6%
Condo-Townhouse	147	133	-9.5%
All Construction Statuses	67	52	-22.4%

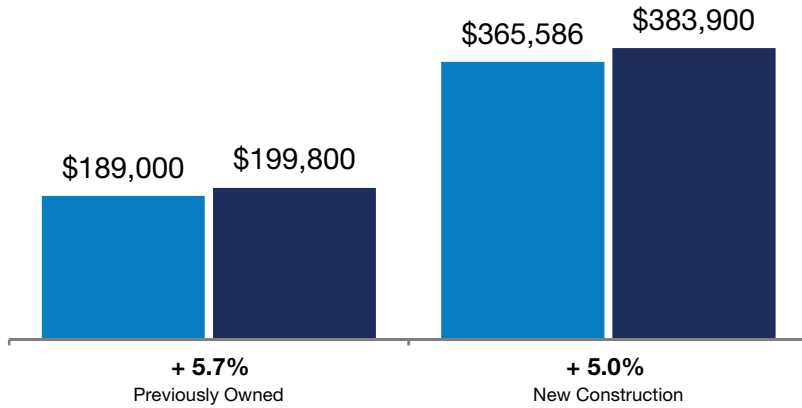
Median Sales Price

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



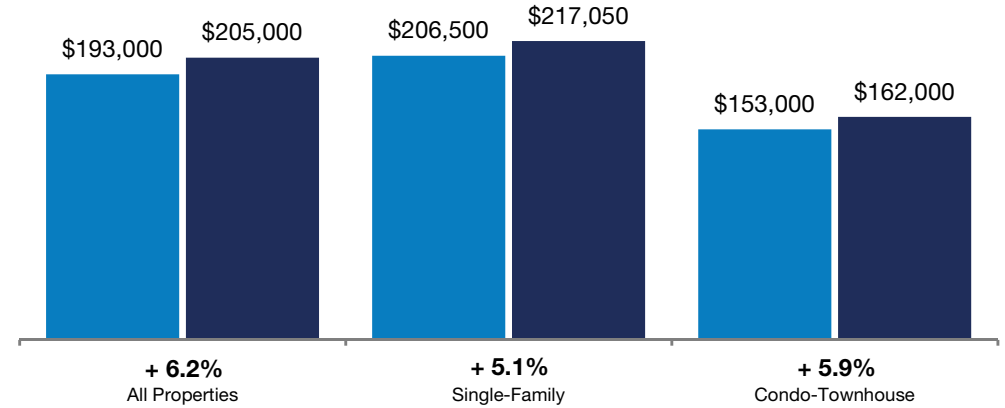
By Construction Status

■ 11-2016 ■ 11-2017



By Property Type

■ 11-2016 ■ 11-2017



All Properties

By Construction Status	11-2016	11-2017	Change
Previously Owned	\$189,000	\$199,800	+ 5.7%
New Construction	\$365,586	\$383,900	+ 5.0%
All Construction Statuses	\$193,000	\$205,000	+ 6.2%

Single-Family

11-2016	11-2017	Change	11-2016	11-2017	Change
\$202,000	\$213,000	+ 5.4%	\$149,000	\$159,000	+ 6.7%
\$380,000	\$399,900	+ 5.2%	\$343,648	\$349,900	+ 1.8%
\$206,500	\$217,050	+ 5.1%	\$153,000	\$162,000	+ 5.9%

Condo-Townhouse

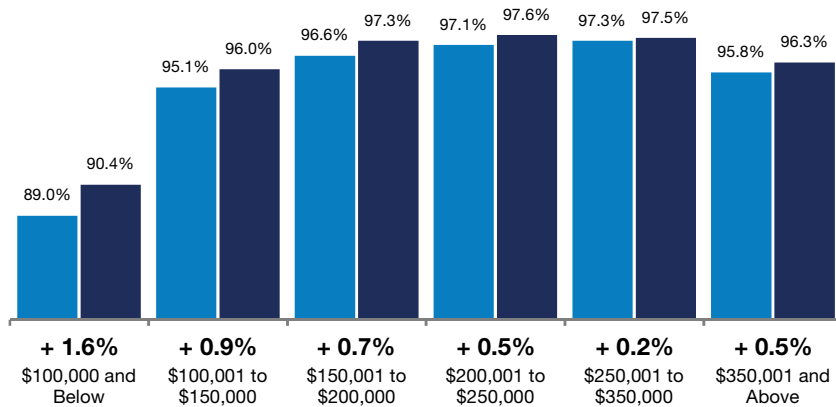
Percent of Original List Price Received

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.**



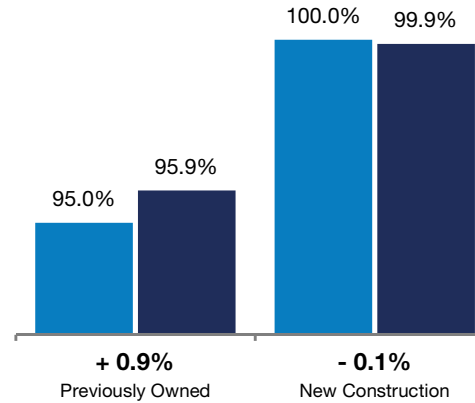
By Price Range

■ 11-2016 ■ 11-2017



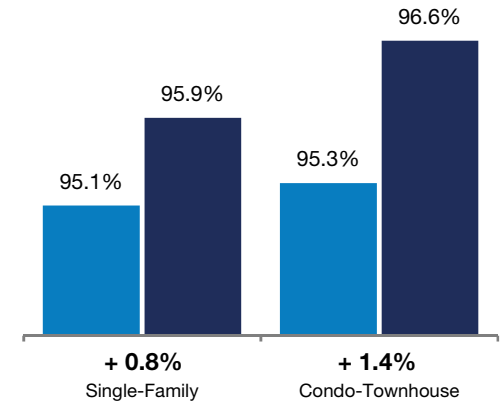
By Construction Status

■ 11-2016 ■ 11-2017



By Property Type

■ 11-2016 ■ 11-2017



All Properties

By Price Range

	11-2016	11-2017	Change
\$100,000 and Below	89.0%	90.4%	+ 1.6%
\$100,001 to \$150,000	95.1%	96.0%	+ 0.9%
\$150,001 to \$200,000	96.6%	97.3%	+ 0.7%
\$200,001 to \$250,000	97.1%	97.6%	+ 0.5%
\$250,001 to \$350,000	97.3%	97.5%	+ 0.2%
\$350,001 and Above	95.8%	96.3%	+ 0.5%
All Price Ranges	95.2%	96.0%	+ 0.8%

Single-Family

	11-2016	11-2017	Change
88.3%	89.9%	+ 1.8%	
94.9%	95.7%	+ 0.8%	
96.6%	97.2%	+ 0.6%	
97.2%	97.6%	+ 0.4%	
97.2%	97.4%	+ 0.2%	
95.5%	96.0%	+ 0.5%	
95.1%	95.9%	+ 0.8%	

Condo-Townhouse

	11-2016	11-2017	Change
91.0%	92.2%	+ 1.3%	
95.6%	96.8%	+ 1.3%	
96.7%	97.9%	+ 1.2%	
96.7%	97.5%	+ 0.8%	
98.1%	98.3%	+ 0.2%	
98.5%	98.9%	+ 0.4%	
95.3%	96.6%	+ 1.4%	

By Construction Status

	11-2016	11-2017	Change
Previously Owned	95.0%	95.9%	+ 0.9%
New Construction	100.0%	99.9%	- 0.1%
All Construction Statuses	95.2%	96.0%	+ 0.8%

	11-2016	11-2017	Change
95.1%	95.8%	+ 0.7%	
98.4%	98.7%	+ 0.3%	
95.1%	95.9%	+ 0.8%	

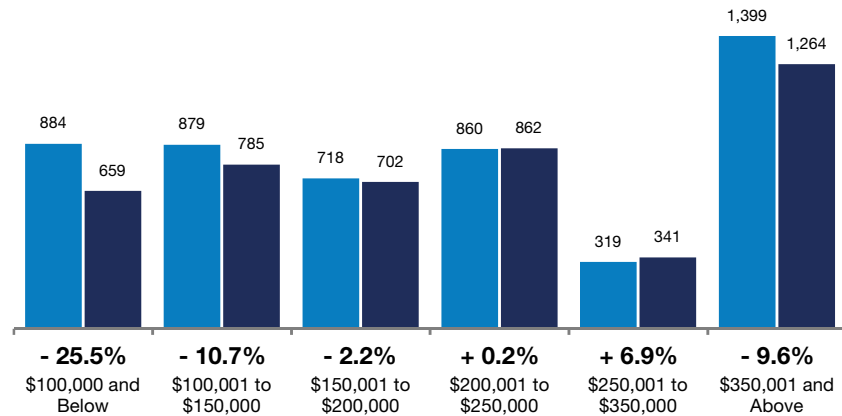
Inventory of Homes for Sale

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



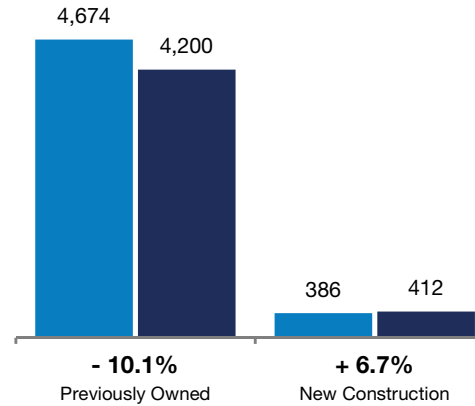
By Price Range

■ 11-2016 ■ 11-2017



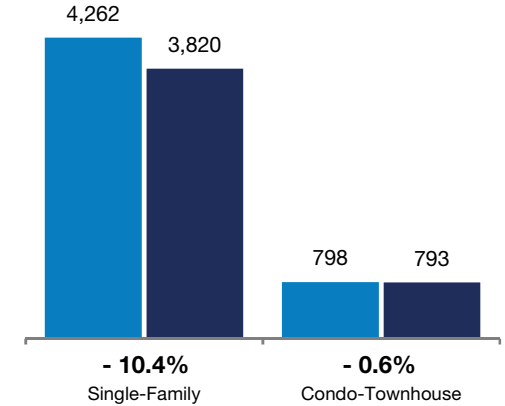
By Construction Status

■ 11-2016 ■ 11-2017



By Property Type

■ 11-2016 ■ 11-2017



All Properties

By Price Range

	11-2016	11-2017	Change
\$100,000 and Below	884	659	- 25.5%
\$100,001 to \$150,000	879	785	- 10.7%
\$150,001 to \$200,000	718	702	- 2.2%
\$200,001 to \$250,000	860	862	+ 0.2%
\$250,001 to \$350,000	319	341	+ 6.9%
\$350,001 and Above	1,399	1,264	- 9.6%
All Price Ranges	5,060	4,613	- 8.8%

Single-Family

	11-2016	11-2017	Change
Single-Family	4,262	3,820	- 10.4%
Condo-Townhouse	798	793	- 0.6%

Condo-Townhouse

By Construction Status

	11-2016	11-2017	Change
Previously Owned	4,674	4,200	- 10.1%
New Construction	386	412	+ 6.7%
All Construction Statuses	5,060	4,613	- 8.8%

	11-2016	11-2017	Change
Single-Family	3,969	3,550	- 10.6%
Condo-Townhouse	293	269	- 8.2%
All Construction Statuses	4,262	3,820	- 10.4%

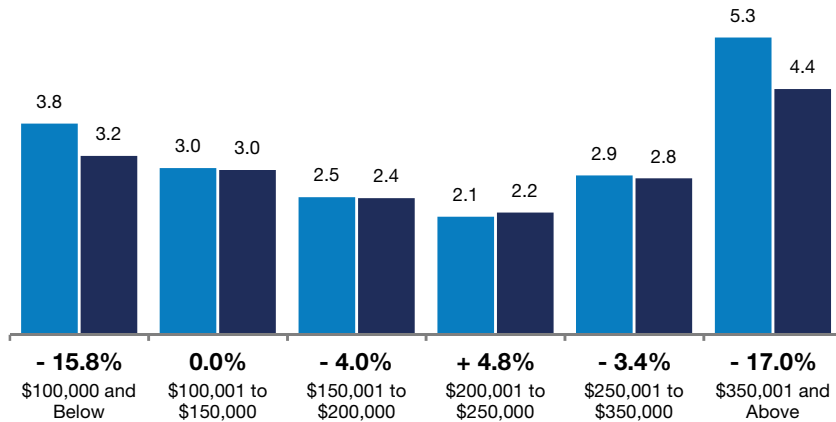
Months Supply of Inventory

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.



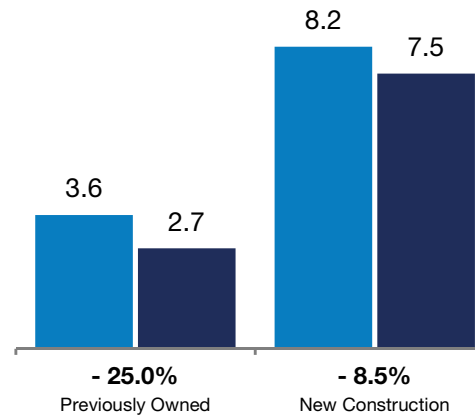
By Price Range

■ 11-2016 ■ 11-2017



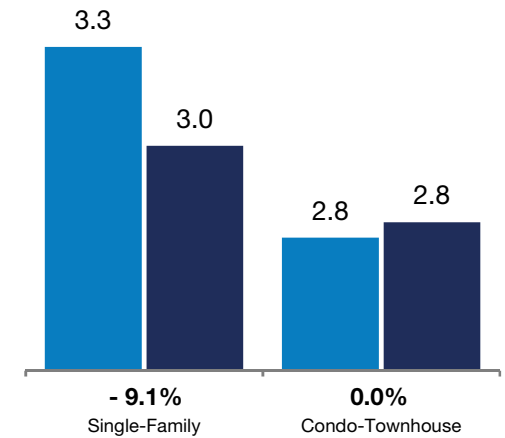
By Construction Status

■ 11-2016 ■ 11-2017



By Property Type

■ 11-2016 ■ 11-2017



All Properties

By Price Range

	11-2016	11-2017	Change
\$100,000 and Below	3.8	3.2	-15.8%
\$100,001 to \$150,000	3.0	3.0	0.0%
\$150,001 to \$200,000	2.5	2.4	-4.0%
\$200,001 to \$250,000	2.1	2.2	+4.8%
\$250,001 to \$350,000	2.9	2.8	-3.4%
\$350,001 and Above	5.3	4.4	-17.0%
All Price Ranges	3.2	3.0	-6.3%

Single-Family

	11-2016	11-2017	Change
Previously Owned	3.6	2.7	-25.0%
New Construction	8.2	7.5	-8.5%
All Construction Statuses	3.2	3.0	-6.3%

Condo-Townhouse

By Construction Status

	11-2016	11-2017	Change
Previously Owned	3.6	2.7	-25.0%
New Construction	8.2	7.5	-8.5%
All Construction Statuses	3.2	3.0	-6.3%

	11-2016	11-2017	Change
Single-Family	4.1	3.5	-14.6%
Condo-Townhouse	2.8	2.4	-14.3%
All Property Types	3.3	3.0	-9.1%