



Housing Supply Overview



January 2014

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

Quick Facts

+ 12.2%

+ 5.5%

+ 8.7%

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

Click on desired metric to jump to that page.

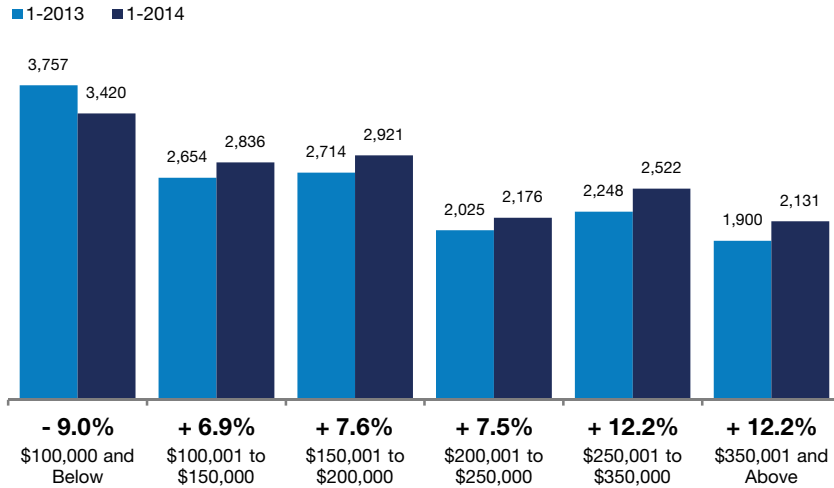


Pending Sales

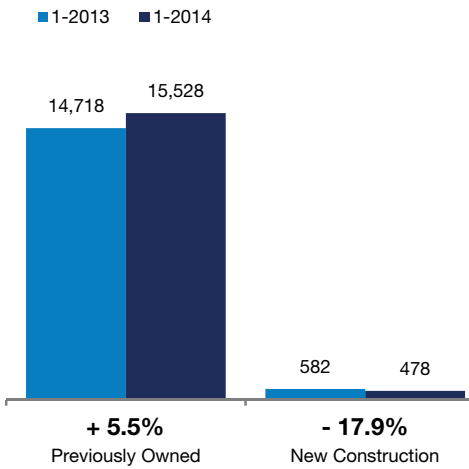
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



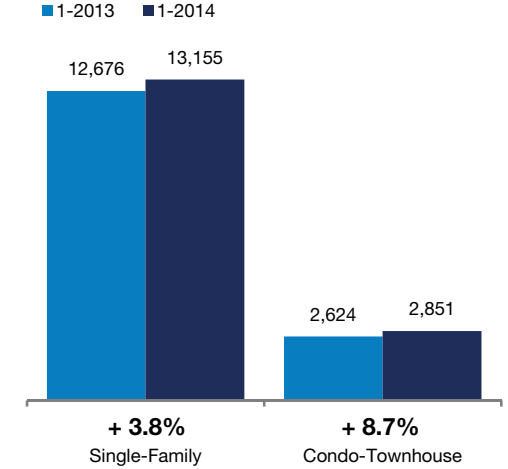
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	1-2013	1-2014	Change
\$100,000 and Below	3,757	3,420	- 9.0%
\$100,001 to \$150,000	2,654	2,836	+ 6.9%
\$150,001 to \$200,000	2,714	2,921	+ 7.6%
\$200,001 to \$250,000	2,025	2,176	+ 7.5%
\$250,001 to \$350,000	2,248	2,522	+ 12.2%
\$350,001 and Above	1,900	2,131	+ 12.2%
All Price Ranges	15,300	16,006	+ 4.6%

Single-Family

1-2013	1-2014	Change
3,054	2,666	- 12.7%
1,984	2,114	+ 6.6%
2,214	2,375	+ 7.3%
1,750	1,874	+ 7.1%
1,962	2,199	+ 12.1%
1,710	1,927	+ 12.7%
12,676	13,155	+ 3.8%

Condo-Townhouse

1-2013	1-2014	Change
703	754	+ 7.3%
670	722	+ 7.8%
500	546	+ 9.2%
275	302	+ 9.8%
286	323	+ 12.9%
190	204	+ 7.4%
2,624	2,851	+ 8.7%

By Construction Status	1-2013	1-2014	Change
Previously Owned	14,718	15,528	+ 5.5%
New Construction	582	478	- 17.9%
All Construction Statuses	15,300	16,006	+ 4.6%

1-2013	1-2014	Change
12,309	12,832	+ 4.2%
367	323	- 12.0%
12,676	13,155	+ 3.8%

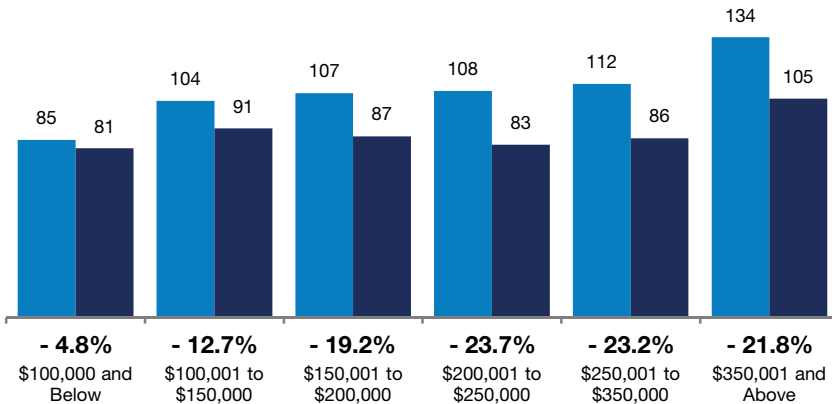
Days on Market Until Sale

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



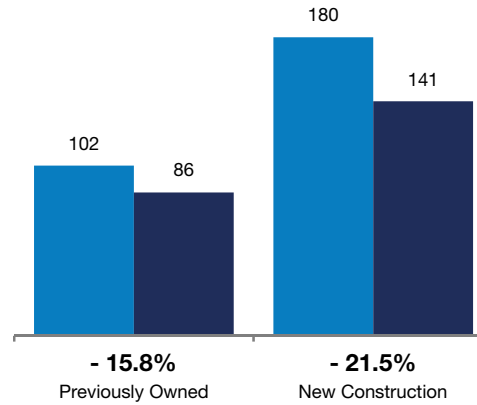
By Price Range

■ 1-2013 ■ 1-2014



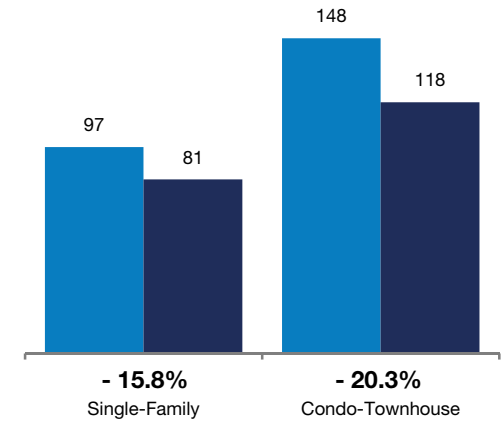
By Construction Status

■ 1-2013 ■ 1-2014



By Property Type

■ 1-2013 ■ 1-2014



All Properties

By Price Range

	1-2013	1-2014	Change
\$100,000 and Below	85	81	- 4.8%
\$100,001 to \$150,000	104	91	- 12.7%
\$150,001 to \$200,000	107	87	- 19.2%
\$200,001 to \$250,000	108	83	- 23.7%
\$250,001 to \$350,000	112	86	- 23.2%
\$350,001 and Above	134	105	- 21.8%
All Price Ranges	105	88	- 16.5%

Single-Family

	1-2013	1-2014	Change
Previously Owned	78	74	- 4.9%
New Construction	93	85	- 9.1%
Single-Family	95	79	- 16.7%
Condo-Townhouse	98	75	- 23.5%
Single-Family	102	79	- 22.7%
Condo-Townhouse	129	100	- 22.9%
All Single-Family	97	81	- 15.8%

Condo-Townhouse

	1-2013	1-2014	Change
Single-Family	116	105	- 9.6%
Condo-Townhouse	135	107	- 20.7%
Single-Family	165	120	- 27.3%
Condo-Townhouse	173	129	- 25.4%
Single-Family	179	134	- 25.0%
Condo-Townhouse	179	152	- 14.9%
All Condo-Townhouse	148	118	- 20.3%

By Construction Status

	1-2013	1-2014	Change
Previously Owned	102	86	- 15.8%
New Construction	180	141	- 21.5%
All Construction Statuses	105	88	- 16.5%

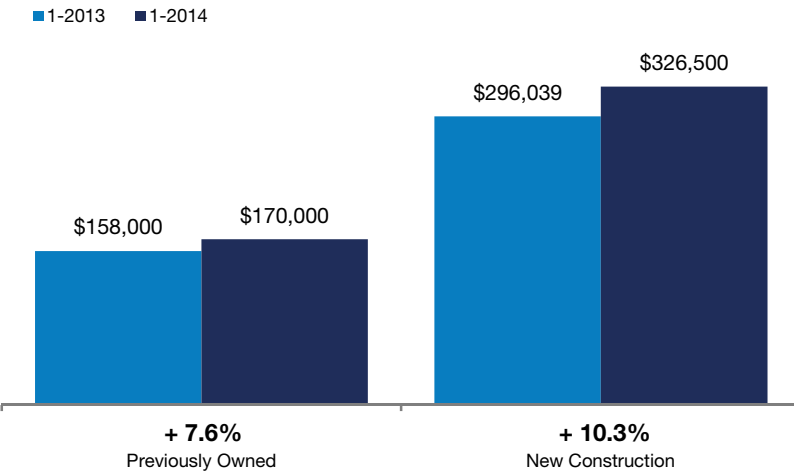
	1-2013	1-2014	Change
Previously Owned	95	81	- 15.4%
New Construction	143	111	- 21.8%
All Single-Family	97	81	- 15.8%

Median Sales Price

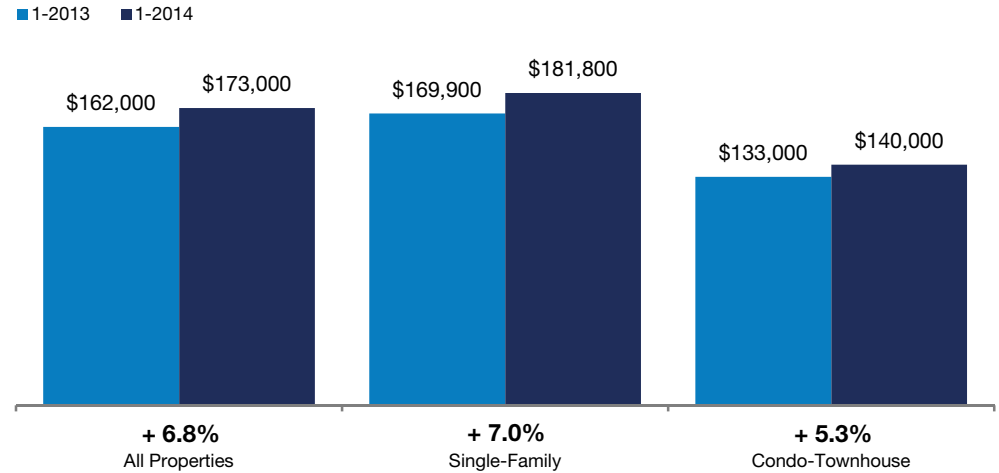
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type



By Construction Status	All Properties			Single-Family			Condo-Townhouse		
	1-2013	1-2014	Change	1-2013	1-2014	Change	1-2013	1-2014	Change
Previously Owned	\$158,000	\$170,000	+ 7.6%	\$165,000	\$178,500	+ 8.2%	\$127,500	\$135,000	+ 5.9%
New Construction	\$296,039	\$326,500	+ 10.3%	\$316,950	\$344,945	+ 8.8%	\$245,334	\$261,500	+ 6.6%
All Construction Statuses	\$162,000	\$173,000	+ 6.8%	\$169,900	\$181,800	+ 7.0%	\$133,000	\$140,000	+ 5.3%

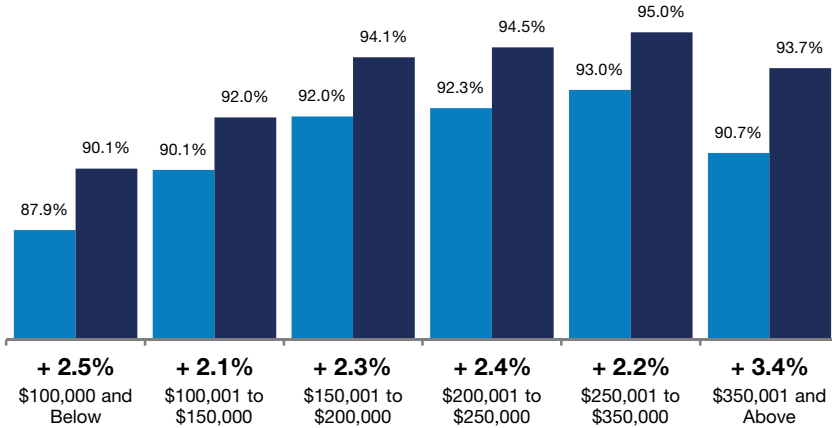
Percent of Original List Price Received

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.**



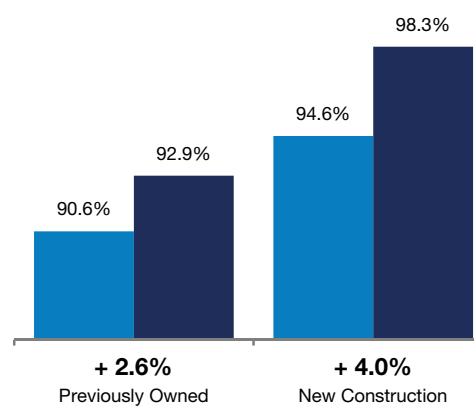
By Price Range

■ 1-2013 ■ 1-2014



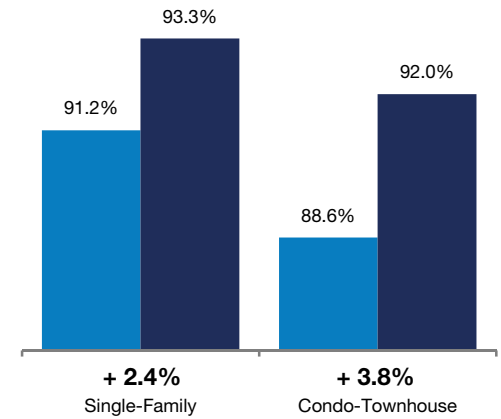
By Construction Status

■ 1-2013 ■ 1-2014



By Property Type

■ 1-2013 ■ 1-2014



All Properties

By Price Range

	1-2013	1-2014	Change
\$100,000 and Below	87.9%	90.1%	+ 2.5%
\$100,001 to \$150,000	90.1%	92.0%	+ 2.1%
\$150,001 to \$200,000	92.0%	94.1%	+ 2.3%
\$200,001 to \$250,000	92.3%	94.5%	+ 2.4%
\$250,001 to \$350,000	93.0%	95.0%	+ 2.2%
\$350,001 and Above	90.7%	93.7%	+ 3.4%
All Price Ranges	90.7%	93.1%	+ 2.6%

Single-Family

	1-2013	1-2014	Change
Previously Owned	90.6%	92.9%	+ 2.6%
New Construction	94.6%	98.3%	+ 4.0%
All Construction Statuses	90.7%	93.1%	+ 2.6%

Condo-Townhouse

	1-2013	1-2014	Change
\$100,000 and Below	84.1%	87.8%	+ 4.5%
\$100,001 to \$150,000	89.6%	92.1%	+ 2.8%
\$150,001 to \$200,000	90.4%	94.0%	+ 4.0%
\$200,001 to \$250,000	90.4%	93.8%	+ 3.8%
\$250,001 to \$350,000	91.2%	94.8%	+ 3.9%
\$350,001 and Above	90.0%	94.1%	+ 4.5%
All Price Ranges	88.6%	92.0%	+ 3.8%

By Construction Status

	1-2013	1-2014	Change
Previously Owned	90.6%	92.9%	+ 2.6%
New Construction	94.6%	98.3%	+ 4.0%
All Construction Statuses	90.7%	93.1%	+ 2.6%

	1-2013	1-2014	Change
Previously Owned	90.6%	92.9%	+ 2.6%
New Construction	94.6%	98.3%	+ 4.0%
All Construction Statuses	90.7%	93.1%	+ 2.6%

	1-2013	1-2014	Change
Previously Owned	90.6%	92.9%	+ 2.6%
New Construction	94.6%	98.3%	+ 4.0%
All Construction Statuses	90.7%	93.1%	+ 2.6%

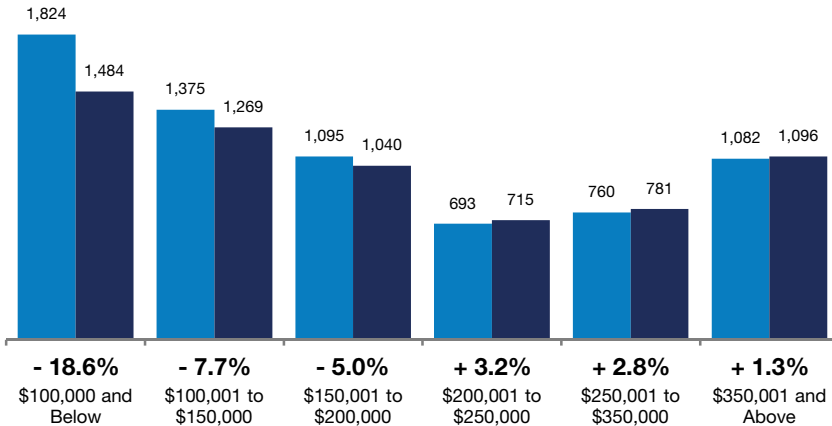
Inventory of Homes for Sale

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



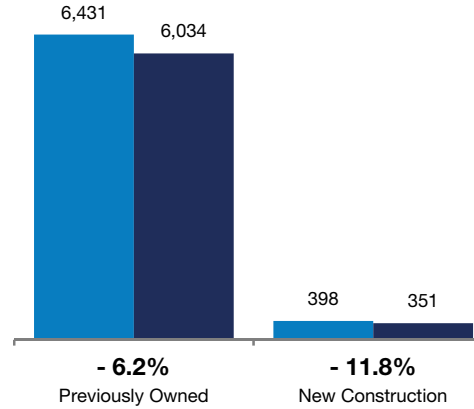
By Price Range

■ 1-2013 ■ 1-2014



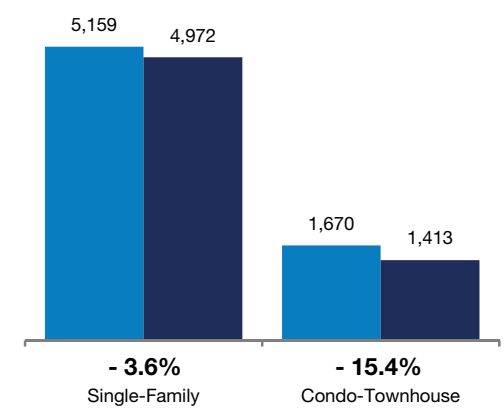
By Construction Status

■ 1-2013 ■ 1-2014



By Property Type

■ 1-2013 ■ 1-2014



All Properties

By Price Range

	1-2013	1-2014	Change
\$100,000 and Below	1,824	1,484	-18.6%
\$100,001 to \$150,000	1,375	1,269	-7.7%
\$150,001 to \$200,000	1,095	1,040	-5.0%
\$200,001 to \$250,000	693	715	+3.2%
\$250,001 to \$350,000	760	781	+2.8%
\$350,001 and Above	1,082	1,096	+1.3%
All Price Ranges	6,829	6,385	-6.5%

Single-Family

	1-2013	1-2014	Change
\$100,000 and Below	1,351	1,091	-19.2%
\$100,001 to \$150,000	927	910	-1.8%
\$150,001 to \$200,000	826	783	-5.2%
\$200,001 to \$250,000	527	564	+7.0%
\$250,001 to \$350,000	589	654	+11.0%
\$350,001 and Above	939	970	+3.3%
All Price Ranges	5,159	4,972	-3.6%

Condo-Townhouse

	1-2013	1-2014	Change
\$100,000 and Below	473	393	-16.9%
\$100,001 to \$150,000	448	359	-19.9%
\$150,001 to \$200,000	269	257	-4.5%
\$200,001 to \$250,000	166	151	-9.0%
\$250,001 to \$350,000	171	127	-25.7%
\$350,001 and Above	143	126	-11.9%
All Price Ranges	1,670	1,413	-15.4%

By Construction Status

	1-2013	1-2014	Change
Previously Owned	6,431	6,034	-6.2%
New Construction	398	351	-11.8%
All Construction Statuses	6,829	6,385	-6.5%

	1-2013	1-2014	Change
Previously Owned	4,974	4,771	-4.1%
New Construction	185	201	+8.6%
All Construction Statuses	5,159	4,972	-3.6%

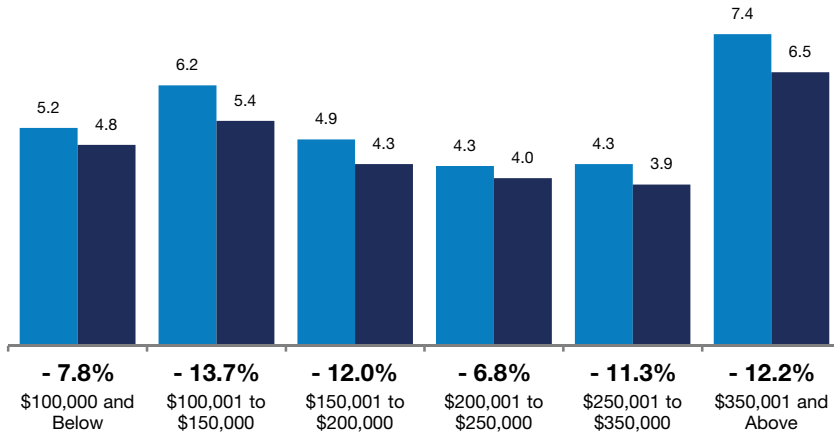
Months Supply of Inventory

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.



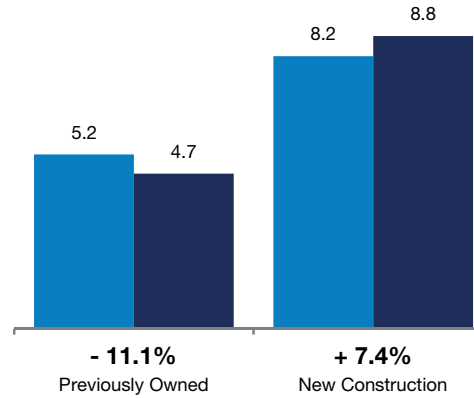
By Price Range

■ 1-2013 ■ 1-2014



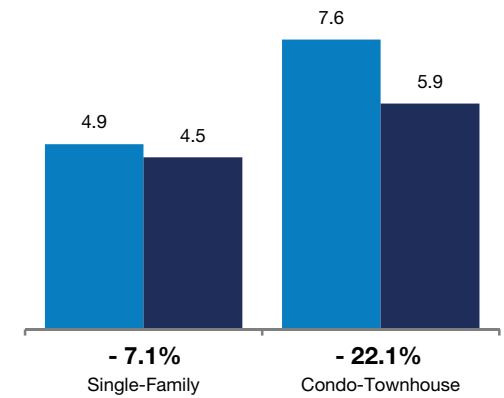
By Construction Status

■ 1-2013 ■ 1-2014



By Property Type

■ 1-2013 ■ 1-2014



All Properties

By Price Range

	1-2013	1-2014	Change
\$100,000 and Below	5.2	4.8	- 7.8%
\$100,001 to \$150,000	6.2	5.4	- 13.7%
\$150,001 to \$200,000	4.9	4.3	- 12.0%
\$200,001 to \$250,000	4.3	4.0	- 6.8%
\$250,001 to \$350,000	4.3	3.9	- 11.3%
\$350,001 and Above	7.4	6.5	- 12.2%
All Price Ranges	5.4	4.8	- 10.6%

Single-Family

	1-2013	1-2014	Change
\$100,000 and Below	4.8	4.5	- 4.8%
\$100,001 to \$150,000	5.7	5.1	- 9.2%
\$150,001 to \$200,000	4.5	4.0	- 10.2%
\$200,001 to \$250,000	3.8	3.7	- 4.6%
\$250,001 to \$350,000	3.8	3.7	- 2.5%
\$350,001 and Above	7.2	6.4	- 11.2%
All Price Ranges	4.9	4.5	- 7.1%

Condo-Townhouse

	1-2013	1-2014	Change
\$100,000 and Below	7.1	5.7	- 19.2%
\$100,001 to \$150,000	7.8	6.1	- 22.6%
\$150,001 to \$200,000	7.4	5.9	- 20.4%
\$200,001 to \$250,000	7.0	6.2	- 10.9%
\$250,001 to \$350,000	8.7	4.9	- 43.3%
\$350,001 and Above	9.6	7.9	- 17.9%
All Price Ranges	7.6	5.9	- 22.1%

By Construction Status

	1-2013	1-2014	Change
Previously Owned	5.2	4.7	- 11.1%
New Construction	8.2	8.8	+ 7.4%
All Construction Statuses	5.4	4.8	- 10.6%

	1-2013	1-2014	Change
Previously Owned	4.8	4.5	- 8.0%
New Construction	6.0	7.5	+ 23.4%
All Construction Statuses	4.9	4.5	- 7.1%