



Housing Supply Overview



February 2014

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

Quick Facts

+ 10.3%

+ 2.8%

+ 6.3%

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
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Click on desired metric to jump to that page.

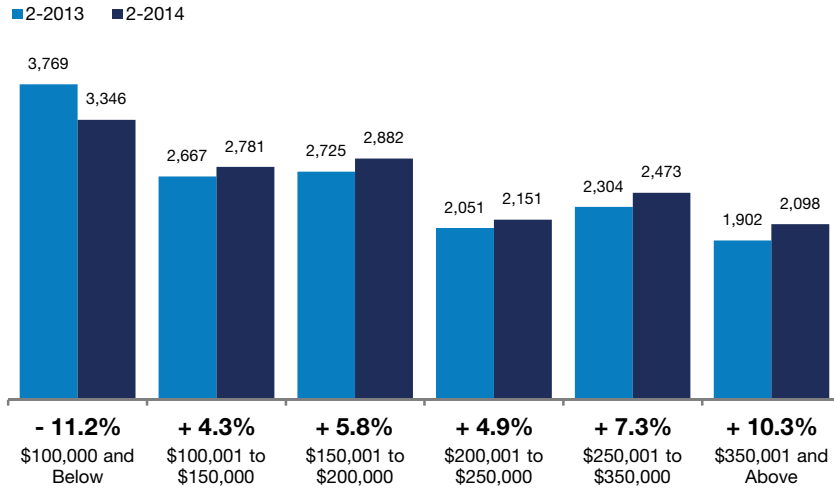


Pending Sales

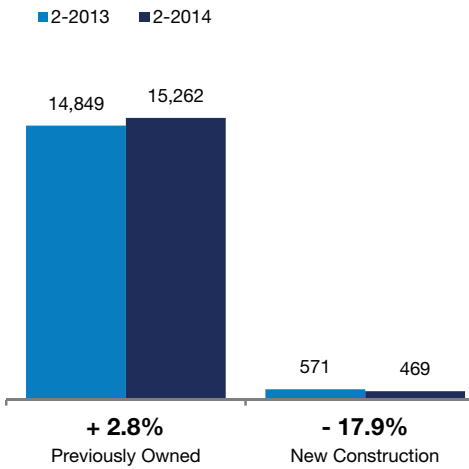
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



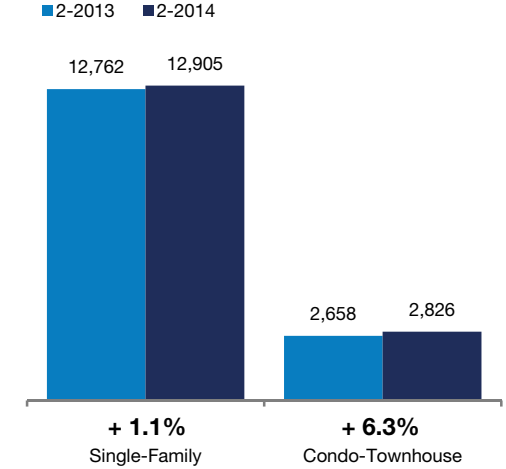
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	2-2013	2-2014	Change
\$100,000 and Below	3,769	3,346	- 11.2%
\$100,001 to \$150,000	2,667	2,781	+ 4.3%
\$150,001 to \$200,000	2,725	2,882	+ 5.8%
\$200,001 to \$250,000	2,051	2,151	+ 4.9%
\$250,001 to \$350,000	2,304	2,473	+ 7.3%
\$350,001 and Above	1,902	2,098	+ 10.3%
All Price Ranges	15,420	15,731	+ 2.0%

Single-Family

2-2013	2-2014	Change
3,045	2,594	- 14.8%
1,992	2,082	+ 4.5%
2,215	2,340	+ 5.6%
1,785	1,839	+ 3.0%
2,011	2,157	+ 7.3%
1,712	1,893	+ 10.6%
12,762	12,905	+ 1.1%

Condo-Townhouse

2-2013	2-2014	Change
724	752	+ 3.9%
675	699	+ 3.6%
510	542	+ 6.3%
266	312	+ 17.3%
293	316	+ 7.8%
190	205	+ 7.9%
2,658	2,826	+ 6.3%

By Construction Status	2-2013	2-2014	Change
Previously Owned	14,849	15,262	+ 2.8%
New Construction	571	469	- 17.9%
All Construction Statuses	15,420	15,731	+ 2.0%

2-2013	2-2014	Change
12,399	12,589	+ 1.5%
363	316	- 12.9%
12,762	12,905	+ 1.1%

2-2013	2-2014	Change
2,450	2,673	+ 9.1%
208	153	- 26.4%
2,658	2,826	+ 6.3%

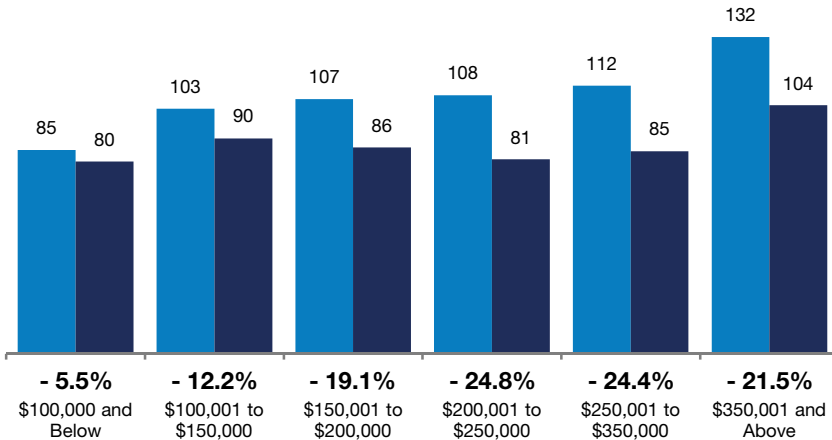
Days on Market Until Sale

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



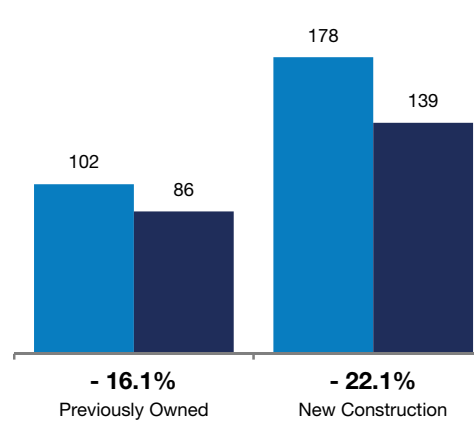
By Price Range

■ 2-2013 ■ 2-2014



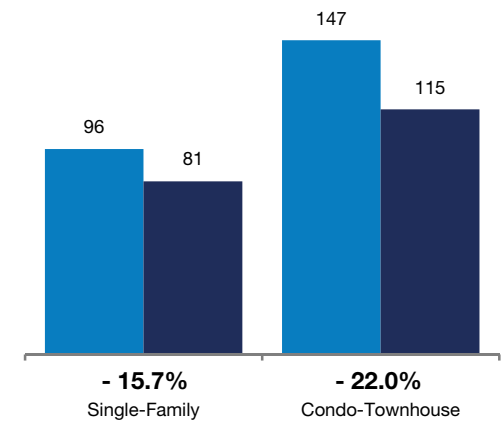
By Construction Status

■ 2-2013 ■ 2-2014



By Property Type

■ 2-2013 ■ 2-2014



All Properties

By Price Range

	2-2013	2-2014	Change
\$100,000 and Below	85	80	- 5.5%
\$100,001 to \$150,000	103	90	- 12.2%
\$150,001 to \$200,000	107	86	- 19.1%
\$200,001 to \$250,000	108	81	- 24.8%
\$250,001 to \$350,000	112	85	- 24.4%
\$350,001 and Above	132	104	- 21.5%
All Price Ranges	105	87	- 16.9%

Single-Family

	2-2013	2-2014	Change
Single-Family	96	81	- 15.7%
Condo-Townhouse	147	115	- 22.0%

Condo-Townhouse

By Construction Status

	2-2013	2-2014	Change
Previously Owned	102	86	- 16.1%
New Construction	178	139	- 22.1%
All Construction Statuses	105	87	- 16.9%

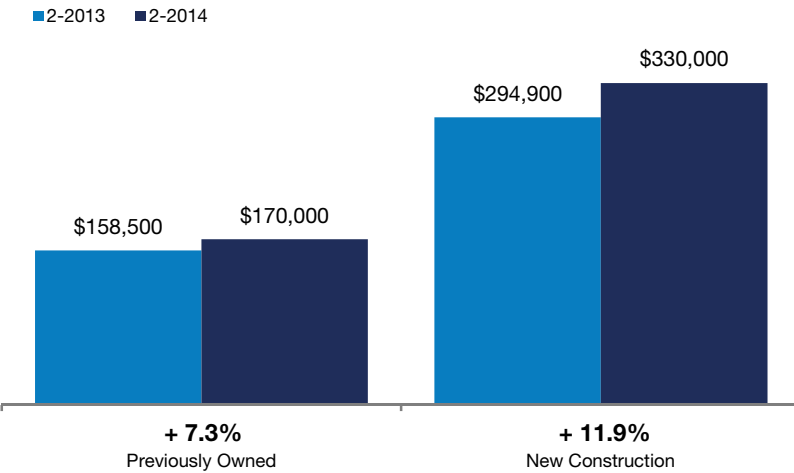
	2-2013	2-2014	Change
Single-Family	95	80	- 15.3%
Condo-Townhouse	142	112	- 20.9%
All Construction Statuses	96	81	- 15.7%

Median Sales Price

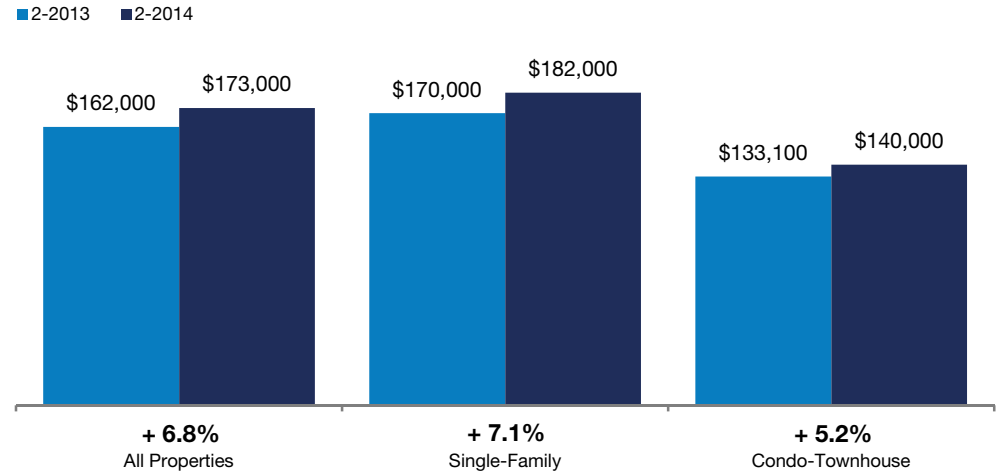
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type



By Construction Status	All Properties			Single-Family			Condo-Townhouse		
	2-2013	2-2014	Change	2-2013	2-2014	Change	2-2013	2-2014	Change
Previously Owned	\$158,500	\$170,000	+ 7.3%	\$166,000	\$179,000	+ 7.8%	\$127,900	\$135,000	+ 5.6%
New Construction	\$294,900	\$330,000	+ 11.9%	\$316,950	\$345,523	+ 9.0%	\$246,334	\$262,000	+ 6.4%
All Construction Statuses	\$162,000	\$173,000	+ 6.8%	\$170,000	\$182,000	+ 7.1%	\$133,100	\$140,000	+ 5.2%

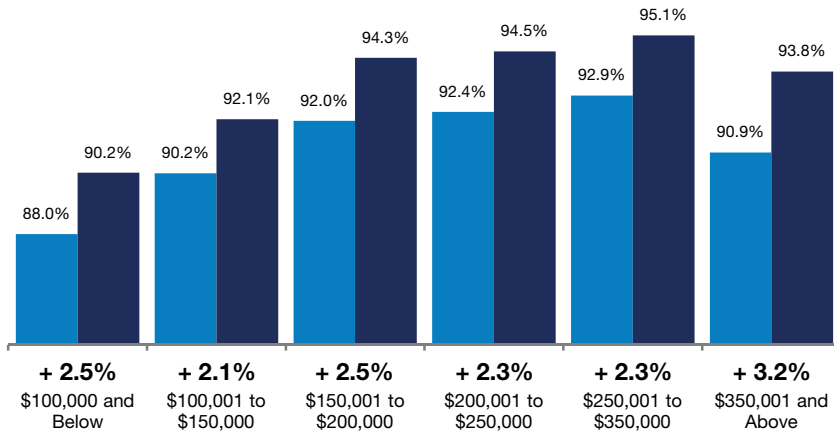
Percent of Original List Price Received

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.**



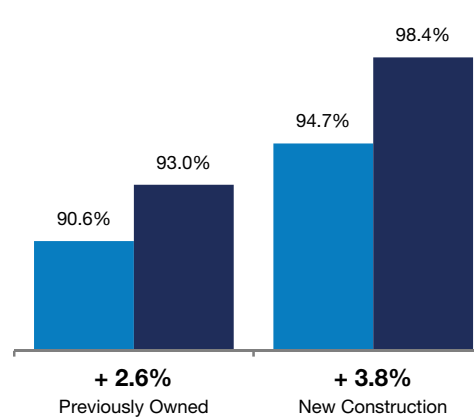
By Price Range

■ 2-2013 ■ 2-2014



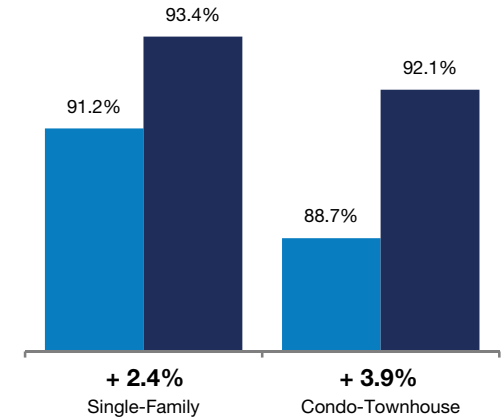
By Construction Status

■ 2-2013 ■ 2-2014



By Property Type

■ 2-2013 ■ 2-2014



All Properties

By Price Range	2-2013	2-2014	Change
\$100,000 and Below	88.0%	90.2%	+ 2.5%
\$100,001 to \$150,000	90.2%	92.1%	+ 2.1%
\$150,001 to \$200,000	92.0%	94.3%	+ 2.5%
\$200,001 to \$250,000	92.4%	94.5%	+ 2.3%
\$250,001 to \$350,000	92.9%	95.1%	+ 2.3%
\$350,001 and Above	90.9%	93.8%	+ 3.2%
All Price Ranges	90.8%	93.1%	+ 2.6%

Single-Family

2-2013	2-2014	Change
88.9%	90.8%	+ 2.2%
90.3%	92.0%	+ 1.9%
92.4%	94.3%	+ 2.1%
92.6%	94.6%	+ 2.1%
93.2%	95.1%	+ 2.0%
90.9%	93.8%	+ 3.2%
91.2%	93.4%	+ 2.4%

Condo-Townhouse

2-2013	2-2014	Change
84.0%	87.9%	+ 4.7%
89.6%	92.3%	+ 3.0%
90.5%	94.1%	+ 4.0%
90.5%	94.0%	+ 3.9%
91.1%	95.1%	+ 4.4%
90.8%	94.1%	+ 3.6%
88.7%	92.1%	+ 3.9%

By Construction Status

2-2013	2-2014	Change
90.6%	93.0%	+ 2.6%
94.7%	98.4%	+ 3.8%
90.8%	93.1%	+ 2.6%

2-2013	2-2014	Change
91.1%	93.2%	+ 2.4%
95.5%	98.8%	+ 3.5%
91.2%	93.4%	+ 2.4%

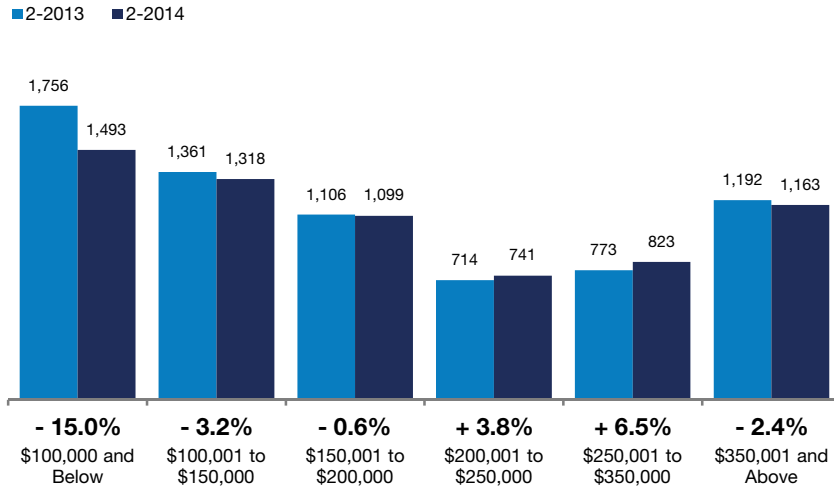
2-2013	2-2014	Change
88.2%	91.8%	+ 4.1%
93.6%	97.5%	+ 4.3%
88.7%	92.1%	+ 3.9%

Inventory of Homes for Sale

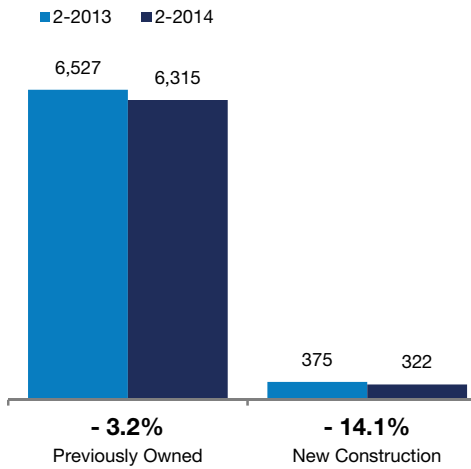
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



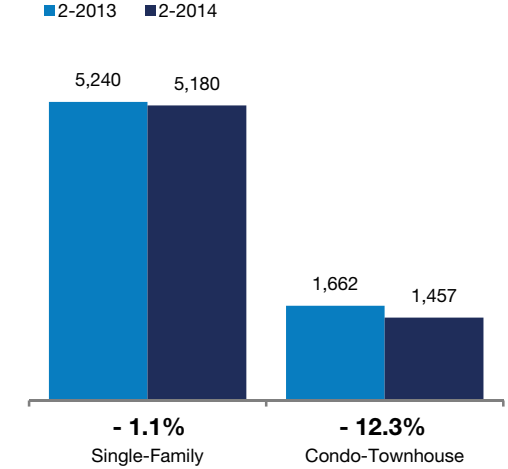
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	2-2013	2-2014	Change
\$100,000 and Below	1,756	1,493	- 15.0%
\$100,001 to \$150,000	1,361	1,318	- 3.2%
\$150,001 to \$200,000	1,106	1,099	- 0.6%
\$200,001 to \$250,000	714	741	+ 3.8%
\$250,001 to \$350,000	773	823	+ 6.5%
\$350,001 and Above	1,192	1,163	- 2.4%
All Price Ranges	6,902	6,637	- 3.8%

Single-Family

2-2013	2-2014	Change
1,282	1,105	- 13.8%
924	926	+ 0.2%
838	824	- 1.7%
544	590	+ 8.5%
606	685	+ 13.0%
1,046	1,050	+ 0.4%
5,240	5,180	- 1.1%

Condo-Townhouse

2-2013	2-2014	Change
474	388	- 18.1%
437	392	- 10.3%
268	275	+ 2.6%
170	151	- 11.2%
167	138	- 17.4%
146	113	- 22.6%
1,662	1,457	- 12.3%

By Construction Status	2-2013	2-2014	Change
Previously Owned	6,527	6,315	- 3.2%
New Construction	375	322	- 14.1%
All Construction Statuses	6,902	6,637	- 3.8%

2-2013	2-2014	Change
5,062	4,987	- 1.5%
178	193	+ 8.4%
5,240	5,180	- 1.1%

2-2013	2-2014	Change
1,465	1,328	- 9.4%
197	129	- 34.5%
1,662	1,457	- 12.3%

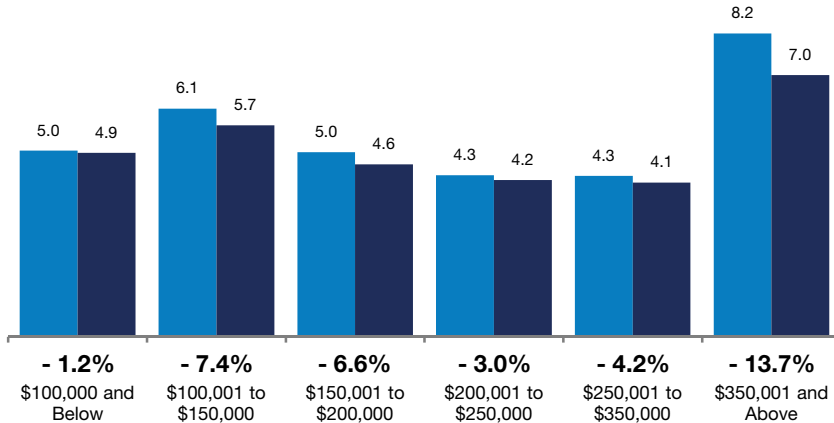
Months Supply of Inventory

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.



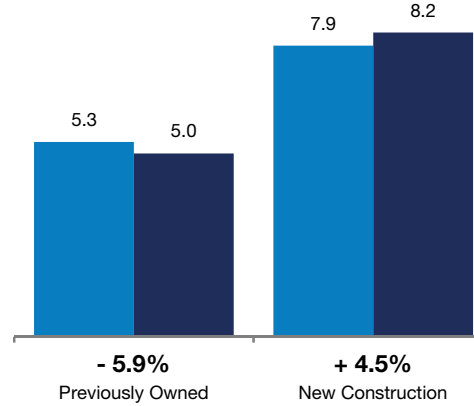
By Price Range

■ 2-2013 ■ 2-2014



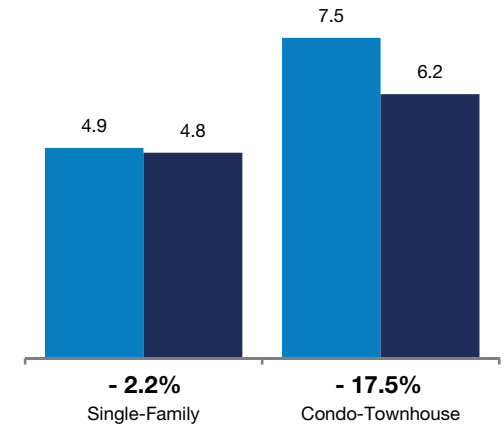
By Construction Status

■ 2-2013 ■ 2-2014



By Property Type

■ 2-2013 ■ 2-2014



All Properties

By Price Range

	2-2013	2-2014	Change
\$100,000 and Below	5.0	4.9	- 1.2%
\$100,001 to \$150,000	6.1	5.7	- 7.4%
\$150,001 to \$200,000	5.0	4.6	- 6.6%
\$200,001 to \$250,000	4.3	4.2	- 3.0%
\$250,001 to \$350,000	4.3	4.1	- 4.2%
\$350,001 and Above	8.2	7.0	- 13.7%
All Price Ranges	5.4	5.1	- 5.7%

Single-Family

	2-2013	2-2014	Change
\$100,000 and Below	4.5	4.7	+ 3.9%
\$100,001 to \$150,000	5.6	5.3	- 5.5%
\$150,001 to \$200,000	4.5	4.3	- 5.5%
\$200,001 to \$250,000	3.9	3.9	+ 1.5%
\$250,001 to \$350,000	3.8	4.0	+ 3.5%
\$350,001 and Above	8.0	7.0	- 11.9%
All Price Ranges	4.9	4.8	- 2.2%

Condo-Townhouse

	2-2013	2-2014	Change
\$100,000 and Below	6.9	5.7	- 17.1%
\$100,001 to \$150,000	7.6	6.8	- 10.7%
\$150,001 to \$200,000	7.2	6.3	- 12.8%
\$200,001 to \$250,000	7.3	6.0	- 17.7%
\$250,001 to \$350,000	8.4	5.4	- 34.8%
\$350,001 and Above	9.7	7.1	- 26.7%
All Price Ranges	7.5	6.2	- 17.5%

By Construction Status

	2-2013	2-2014	Change
Previously Owned	5.3	5.0	- 5.9%
New Construction	7.9	8.2	+ 4.5%
All Construction Statuses	5.4	5.1	- 5.7%

	2-2013	2-2014	Change
Single-Family	4.9	4.8	- 3.0%
Condo-Townhouse	11.4	10.1	- 11.0%
All Construction Statuses	4.9	4.8	- 2.2%