



# Housing Supply Overview



## April 2014

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

## Quick Facts

**+ 5.0%**

**- 1.2%**

**+ 1.3%**

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	<b>2</b>
Days on Market Until Sale	<b>3</b>
Median Sales Price	<b>4</b>
Percent of Original List Price Received	<b>5</b>
Inventory of Homes for Sale	<b>6</b>
Months Supply of Inventory	<b>7</b>

Click on desired metric to jump to that page.

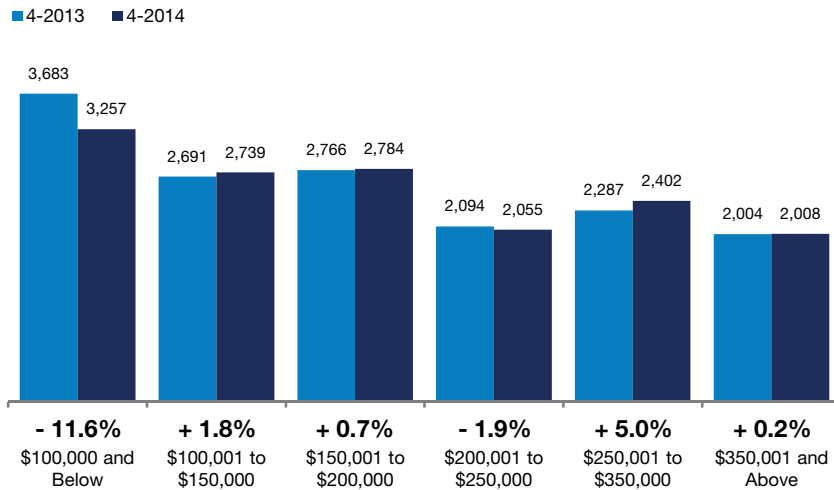


# Pending Sales

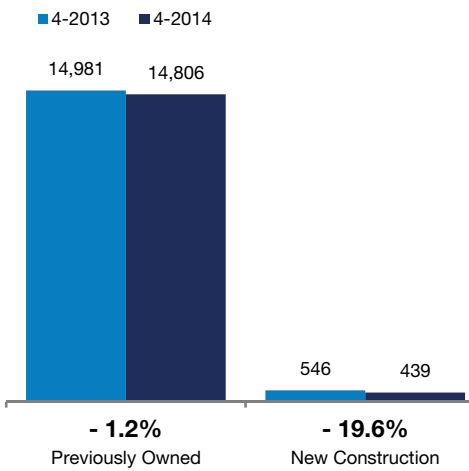
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



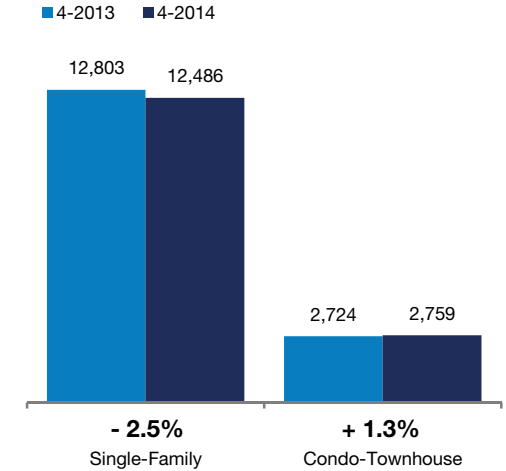
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	4-2013	4-2014	Change
\$100,000 and Below	3,683	3,257	- 11.6%
\$100,001 to \$150,000	2,691	2,739	+ 1.8%
\$150,001 to \$200,000	2,766	2,784	+ 0.7%
\$200,001 to \$250,000	2,094	2,055	- 1.9%
\$250,001 to \$350,000	2,287	2,402	+ 5.0%
\$350,001 and Above	2,004	2,008	+ 0.2%
<b>All Price Ranges</b>	<b>15,527</b>	<b>15,245</b>	<b>- 1.8%</b>

### Single-Family

By Price Range	4-2013	4-2014	Change
\$100,000 and Below	2,939	2,521	- 14.2%
\$100,001 to \$150,000	2,016	2,041	+ 1.2%
\$150,001 to \$200,000	2,238	2,248	+ 0.4%
\$200,001 to \$250,000	1,820	1,746	- 4.1%
\$250,001 to \$350,000	1,992	2,106	+ 5.7%
\$350,001 and Above	1,796	1,824	+ 1.6%
<b>All Price Ranges</b>	<b>12,803</b>	<b>12,486</b>	<b>- 2.5%</b>

### Condo-Townhouse

By Price Range	4-2013	4-2014	Change
\$100,000 and Below	744	736	- 1.1%
\$100,001 to \$150,000	675	698	+ 3.4%
\$150,001 to \$200,000	528	536	+ 1.5%
\$200,001 to \$250,000	274	309	+ 12.8%
\$250,001 to \$350,000	295	296	+ 0.3%
\$350,001 and Above	208	184	- 11.5%
<b>All Price Ranges</b>	<b>2,724</b>	<b>2,759</b>	<b>+ 1.3%</b>

By Construction Status	4-2013	4-2014	Change
Previously Owned	14,981	14,806	- 1.2%
New Construction	546	439	- 19.6%
<b>All Construction Statuses</b>	<b>15,527</b>	<b>15,245</b>	<b>- 1.8%</b>

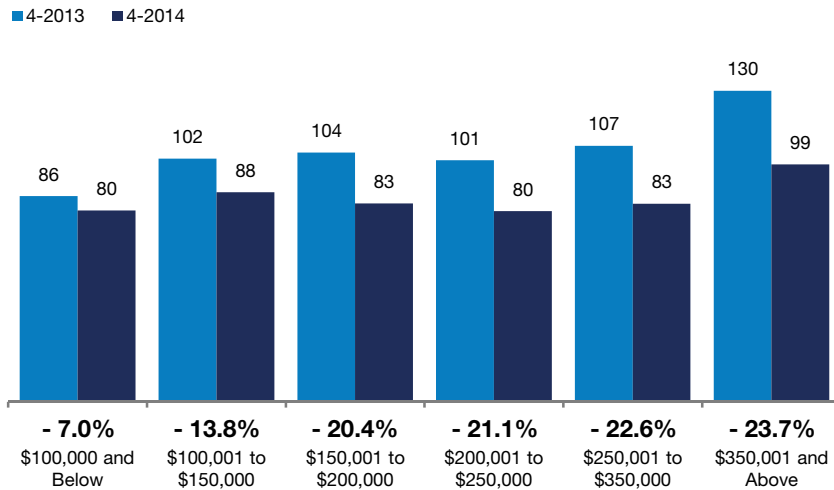
By Construction Status	4-2013	4-2014	Change
Previously Owned	12,451	12,187	- 2.1%
New Construction	352	299	- 15.1%
<b>All Construction Statuses</b>	<b>12,803</b>	<b>12,486</b>	<b>- 2.5%</b>

# Days on Market Until Sale

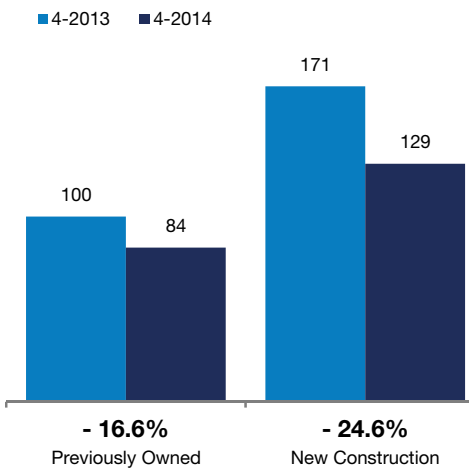
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



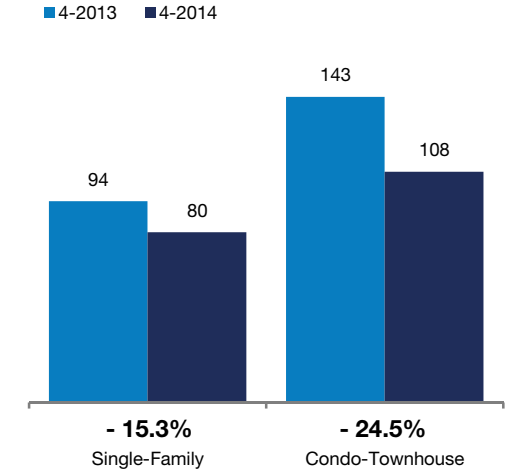
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	4-2013	4-2014	Change
\$100,000 and Below	86	80	- 7.0%
\$100,001 to \$150,000	102	88	- 13.8%
\$150,001 to \$200,000	104	83	- 20.4%
\$200,001 to \$250,000	101	80	- 21.1%
\$250,001 to \$350,000	107	83	- 22.6%
\$350,001 and Above	130	99	- 23.7%
<b>All Price Ranges</b>	<b>103</b>	<b>85</b>	<b>- 17.3%</b>

### Single-Family

4-2013	4-2014	Change	4-2013	4-2014	Change
79	74	- 6.5%	116	101	- 12.2%
92	83	- 9.0%	132	100	- 23.9%
92	77	- 15.6%	158	107	- 32.5%
92	73	- 20.9%	161	120	- 25.6%
98	78	- 21.0%	171	120	- 29.9%
124	96	- 22.5%	186	129	- 30.5%
<b>94</b>	<b>80</b>	<b>- 15.3%</b>	<b>143</b>	<b>108</b>	<b>- 24.5%</b>

### Condo-Townhouse

By Construction Status	4-2013	4-2014	Change
Previously Owned	100	84	- 16.6%
New Construction	171	129	- 24.6%
<b>All Construction Statuses</b>	<b>103</b>	<b>85</b>	<b>- 17.3%</b>

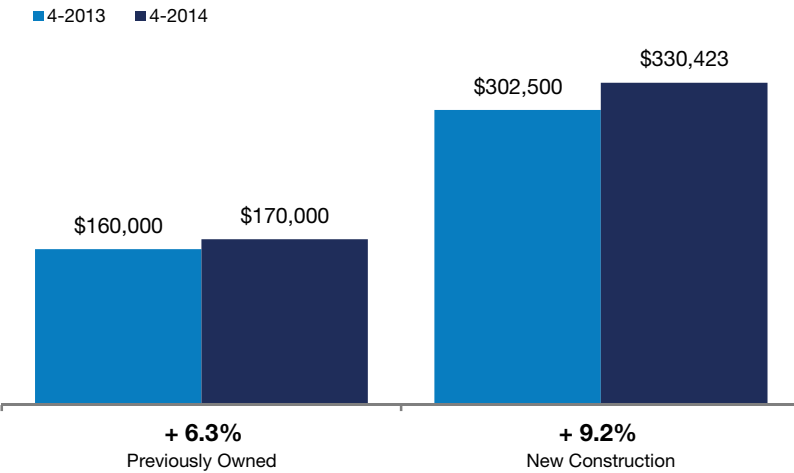
4-2013	4-2014	Change	4-2013	4-2014	Change
93	79	- 15.0%	136	105	- 23.3%
137	107	- 21.5%	237	175	- 26.0%
<b>94</b>	<b>80</b>	<b>- 15.3%</b>	<b>143</b>	<b>108</b>	<b>- 24.5%</b>

# Median Sales Price

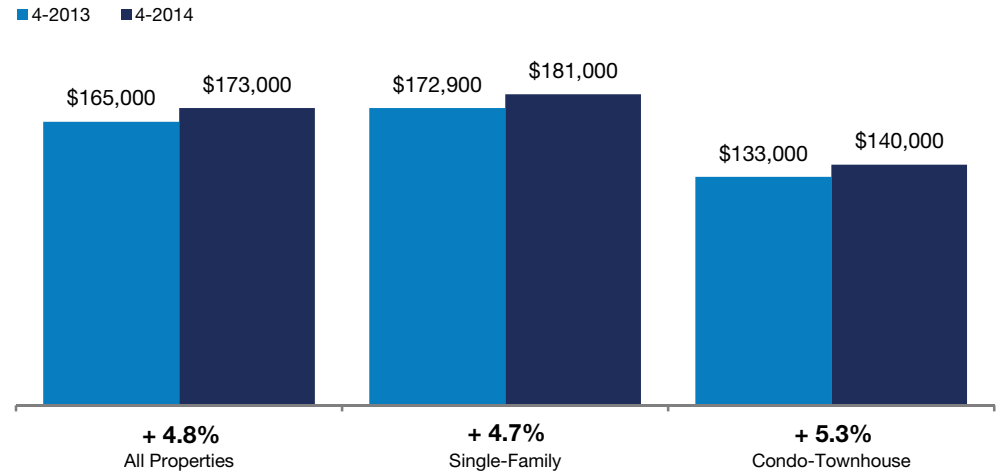
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



## By Construction Status



## By Property Type



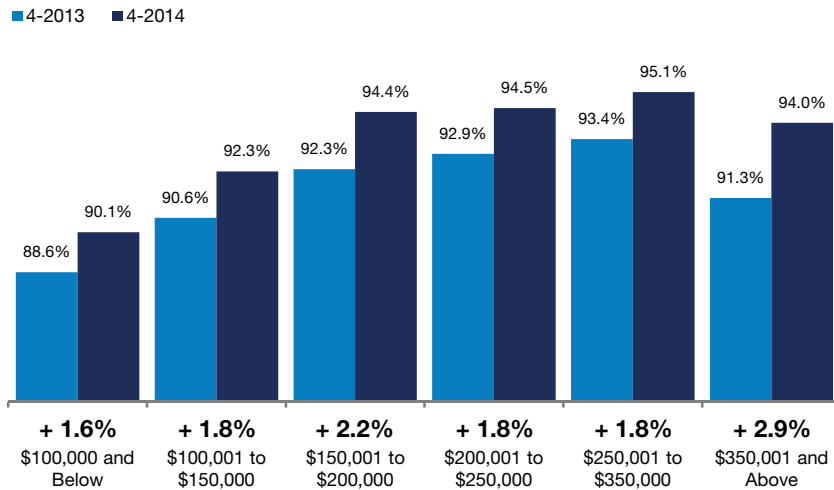
By Construction Status	All Properties			Single-Family			Condo-Townhouse		
	4-2013	4-2014	Change	4-2013	4-2014	Change	4-2013	4-2014	Change
Previously Owned	\$160,000	\$170,000	+ 6.3%	\$170,000	\$178,850	+ 5.2%	\$128,000	\$135,000	+ 5.5%
New Construction	\$302,500	\$330,423	+ 9.2%	\$324,990	\$349,963	+ 7.7%	\$253,750	\$261,000	+ 2.9%
<b>All Construction Statuses</b>	<b>\$165,000</b>	<b>\$173,000</b>	<b>+ 4.8%</b>	<b>\$172,900</b>	<b>\$181,000</b>	<b>+ 4.7%</b>	<b>\$133,000</b>	<b>\$140,000</b>	<b>+ 5.3%</b>

# Percent of Original List Price Received

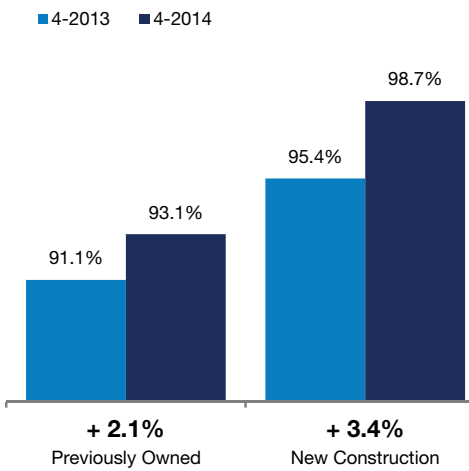
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



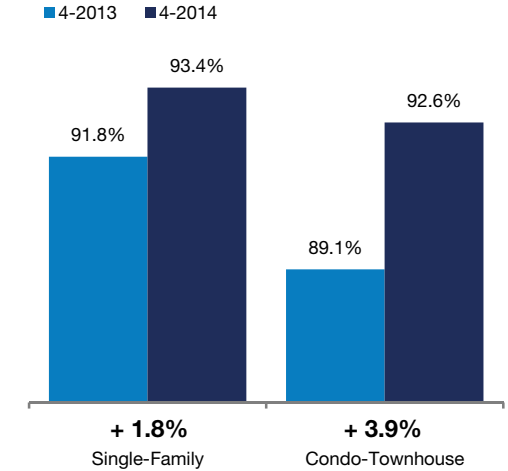
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	4-2013	4-2014	Change
\$100,000 and Below	88.6%	90.1%	+ 1.6%
\$100,001 to \$150,000	90.6%	92.3%	+ 1.8%
\$150,001 to \$200,000	92.3%	94.4%	+ 2.2%
\$200,001 to \$250,000	92.9%	94.5%	+ 1.8%
\$250,001 to \$350,000	93.4%	95.1%	+ 1.8%
\$350,001 and Above	91.3%	94.0%	+ 2.9%
<b>All Price Ranges</b>	<b>91.3%</b>	<b>93.2%</b>	<b>+ 2.1%</b>

### Single-Family

4-2013	4-2014	Change
89.6%	90.7%	+ 1.2%
90.9%	92.1%	+ 1.3%
92.7%	94.3%	+ 1.8%
93.1%	94.6%	+ 1.5%
93.6%	95.1%	+ 1.5%
91.4%	93.9%	+ 2.7%
<b>91.8%</b>	<b>93.4%</b>	<b>+ 1.8%</b>

### Condo-Townhouse

4-2013	4-2014	Change
84.9%	88.2%	+ 3.9%
89.8%	92.8%	+ 3.4%
90.9%	94.6%	+ 4.0%
91.1%	94.4%	+ 3.6%
91.9%	95.4%	+ 3.8%
90.5%	95.0%	+ 4.9%
<b>89.1%</b>	<b>92.6%</b>	<b>+ 3.9%</b>

### By Construction Status

4-2013	4-2014	Change
91.1%	93.1%	+ 2.1%
95.4%	98.7%	+ 3.4%
<b>91.3%</b>	<b>93.2%</b>	<b>+ 2.1%</b>

4-2013	4-2014	Change
91.6%	93.2%	+ 1.8%
96.2%	98.7%	+ 2.5%
<b>91.8%</b>	<b>93.4%</b>	<b>+ 1.8%</b>

4-2013	4-2014	Change
88.7%	92.2%	+ 3.9%
93.9%	98.6%	+ 5.0%
<b>89.1%</b>	<b>92.6%</b>	<b>+ 3.9%</b>

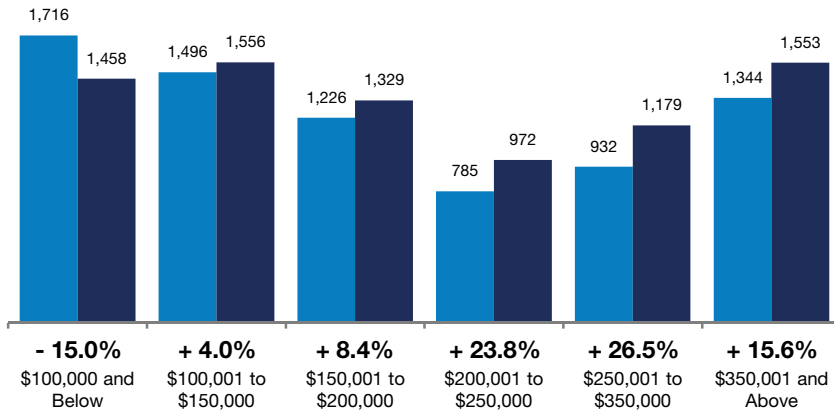
# Inventory of Homes for Sale

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



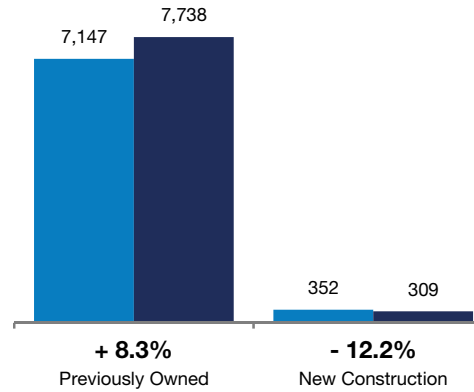
## By Price Range

■ 4-2013 ■ 4-2014



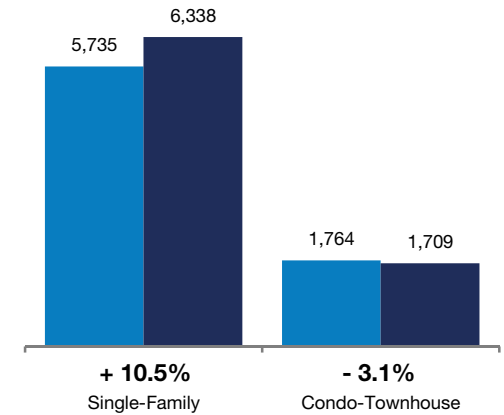
## By Construction Status

■ 4-2013 ■ 4-2014



## By Property Type

■ 4-2013 ■ 4-2014



### All Properties

#### By Price Range

	4-2013	4-2014	Change
\$100,000 and Below	1,716	1,458	- 15.0%
\$100,001 to \$150,000	1,496	1,556	+ 4.0%
\$150,001 to \$200,000	1,226	1,329	+ 8.4%
\$200,001 to \$250,000	785	972	+ 23.8%
\$250,001 to \$350,000	932	1,179	+ 26.5%
\$350,001 and Above	1,344	1,553	+ 15.6%
<b>All Price Ranges</b>	<b>7,499</b>	<b>8,047</b>	<b>+ 7.3%</b>

### Single-Family

	4-2013	4-2014	Change
\$100,000 and Below	1,218	1,050	- 13.8%
\$100,001 to \$150,000	1,011	1,103	+ 9.1%
\$150,001 to \$200,000	925	1,002	+ 8.3%
\$200,001 to \$250,000	614	794	+ 29.3%
\$250,001 to \$350,000	771	995	+ 29.1%
\$350,001 and Above	1,196	1,394	+ 16.6%
<b>All Price Ranges</b>	<b>5,735</b>	<b>6,338</b>	<b>+ 10.5%</b>

### Condo-Townhouse

	4-2013	4-2014	Change
\$100,000 and Below	498	408	- 18.1%
\$100,001 to \$150,000	485	453	- 6.6%
\$150,001 to \$200,000	301	327	+ 8.6%
\$200,001 to \$250,000	171	178	+ 4.1%
\$250,001 to \$350,000	161	184	+ 14.3%
\$350,001 and Above	148	159	+ 7.4%
<b>All Price Ranges</b>	<b>1,764</b>	<b>1,709</b>	<b>- 3.1%</b>

#### By Construction Status

	4-2013	4-2014	Change
Previously Owned	7,147	7,738	+ 8.3%
New Construction	352	309	- 12.2%
<b>All Construction Statuses</b>	<b>7,499</b>	<b>8,047</b>	<b>+ 7.3%</b>

	4-2013	4-2014	Change
Previously Owned	5,567	6,143	+ 10.3%
New Construction	168	195	+ 16.1%
<b>All Construction Statuses</b>	<b>5,735</b>	<b>6,338</b>	<b>+ 10.5%</b>

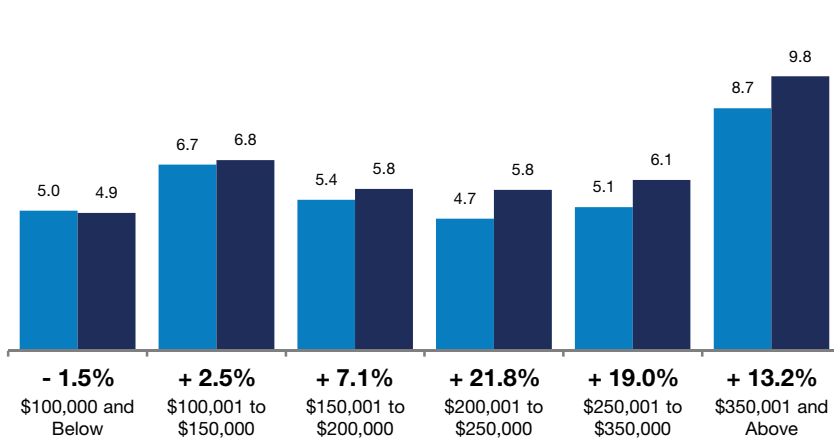
# Months Supply of Inventory

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.



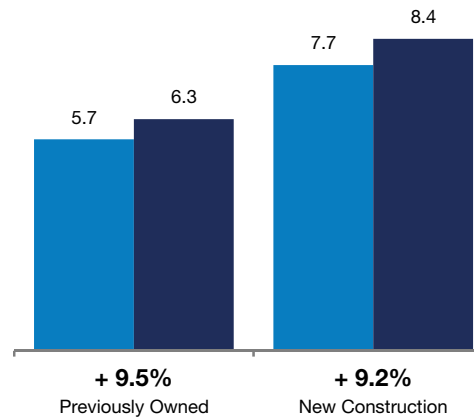
## By Price Range

■ 4-2013 ■ 4-2014



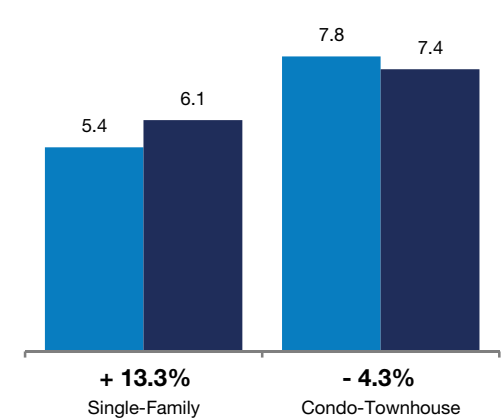
## By Construction Status

■ 4-2013 ■ 4-2014



## By Property Type

■ 4-2013 ■ 4-2014



### All Properties

#### By Price Range

	4-2013	4-2014	Change
\$100,000 and Below	5.0	4.9	- 1.5%
\$100,001 to \$150,000	6.7	6.8	+ 2.5%
\$150,001 to \$200,000	5.4	5.8	+ 7.1%
\$200,001 to \$250,000	4.7	5.8	+ 21.8%
\$250,001 to \$350,000	5.1	6.1	+ 19.0%
\$350,001 and Above	8.7	9.8	+ 13.2%
<b>All Price Ranges</b>	<b>5.8</b>	<b>6.3</b>	<b>+ 9.3%</b>

### Single-Family

	4-2013	4-2014	Change
Previously Owned	5.7	6.3	+ 9.5%
New Construction	7.7	8.4	+ 9.2%
<b>All Construction Statuses</b>	<b>5.8</b>	<b>6.3</b>	<b>+ 9.3%</b>

### Condo-Townhouse

	4-2013	4-2014	Change
Single-Family	5.4	6.1	+ 13.3%
Condo-Townhouse	7.8	7.4	- 4.3%

#### By Construction Status

	4-2013	4-2014	Change
Previously Owned	5.7	6.3	+ 9.5%
New Construction	7.7	8.4	+ 9.2%
<b>All Construction Statuses</b>	<b>5.8</b>	<b>6.3</b>	<b>+ 9.3%</b>

	4-2013	4-2014	Change
Single-Family	5.4	6.0	+ 12.7%
Condo-Townhouse	7.5	7.3	- 2.5%
<b>All Property Types</b>	<b>5.4</b>	<b>6.1</b>	<b>+ 13.3%</b>