



Housing Supply Overview



May 2014

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

Quick Facts

+ 0.5%	- 4.1%	+ 0.4%
Price Range With the Strongest Sales:	Construction Status With Strongest Sales:	Property Type With Strongest Sales:
\$100,001 to \$150,000	Previously Owned	Condo-Townhouse

Pending Sales	2
Days on Market Until Sale	3
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Percent of Original List Price Received	5
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Click on desired metric to jump to that page.

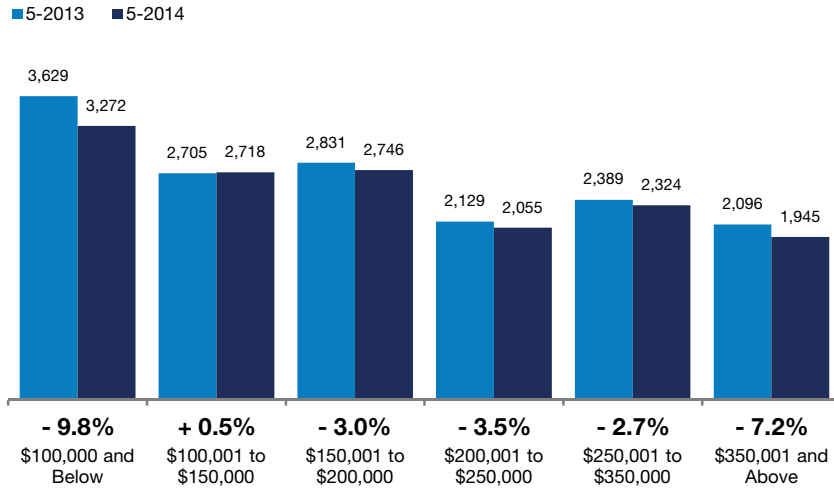


Pending Sales

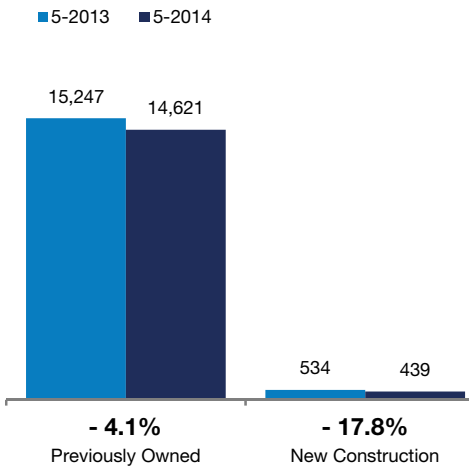
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



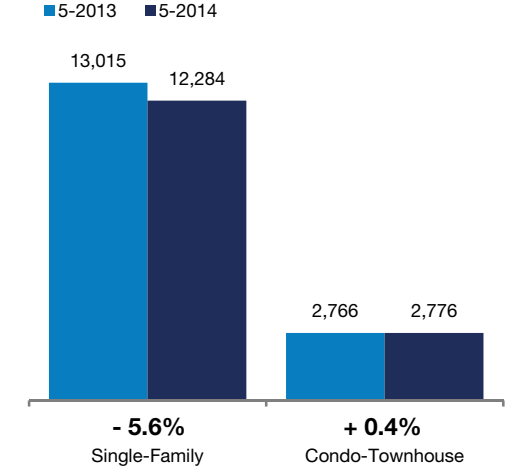
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	5-2013	5-2014	Change
\$100,000 and Below	3,629	3,272	- 9.8%
\$100,001 to \$150,000	2,705	2,718	+ 0.5%
\$150,001 to \$200,000	2,831	2,746	- 3.0%
\$200,001 to \$250,000	2,129	2,055	- 3.5%
\$250,001 to \$350,000	2,389	2,324	- 2.7%
\$350,001 and Above	2,096	1,945	- 7.2%
All Price Ranges	15,781	15,060	- 4.6%

Single-Family

By Price Range	5-2013	5-2014	Change
\$100,000 and Below	2,891	2,524	- 12.7%
\$100,001 to \$150,000	2,009	2,027	+ 0.9%
\$150,001 to \$200,000	2,287	2,208	- 3.5%
\$200,001 to \$250,000	1,852	1,749	- 5.6%
\$250,001 to \$350,000	2,088	2,025	- 3.0%
\$350,001 and Above	1,886	1,751	- 7.2%
All Price Ranges	13,015	12,284	- 5.6%

Condo-Townhouse

By Price Range	5-2013	5-2014	Change
\$100,000 and Below	738	748	+ 1.4%
\$100,001 to \$150,000	696	691	- 0.7%
\$150,001 to \$200,000	544	538	- 1.1%
\$200,001 to \$250,000	277	306	+ 10.5%
\$250,001 to \$350,000	301	299	- 0.7%
\$350,001 and Above	210	194	- 7.6%
All Price Ranges	2,766	2,776	+ 0.4%

By Construction Status	5-2013	5-2014	Change
Previously Owned	15,247	14,621	- 4.1%
New Construction	534	439	- 17.8%
All Construction Statuses	15,781	15,060	- 4.6%

By Construction Status	5-2013	5-2014	Change
Previously Owned	12,664	11,986	- 5.4%
New Construction	351	298	- 15.1%
All Construction Statuses	13,015	12,284	- 5.6%

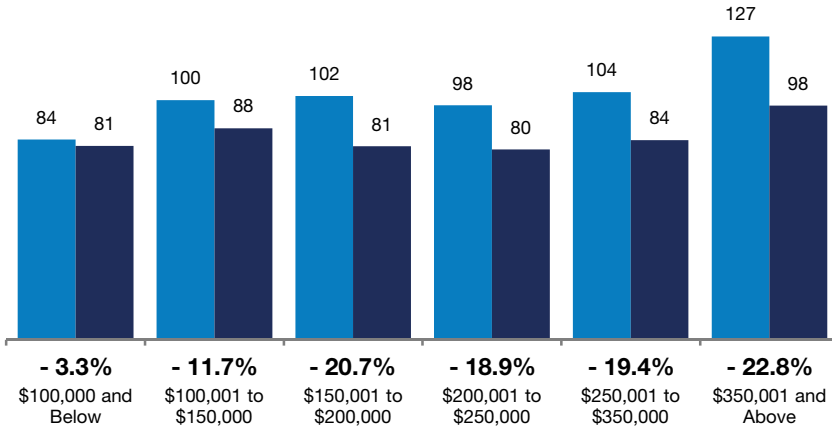
Days on Market Until Sale

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



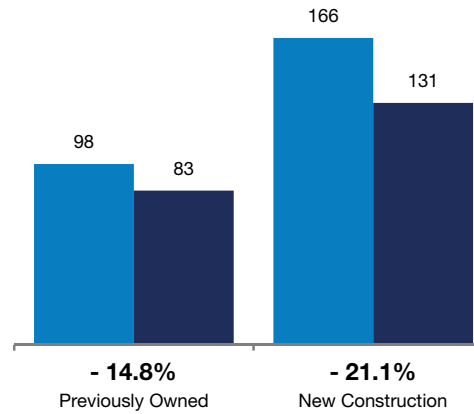
By Price Range

■ 5-2013 ■ 5-2014



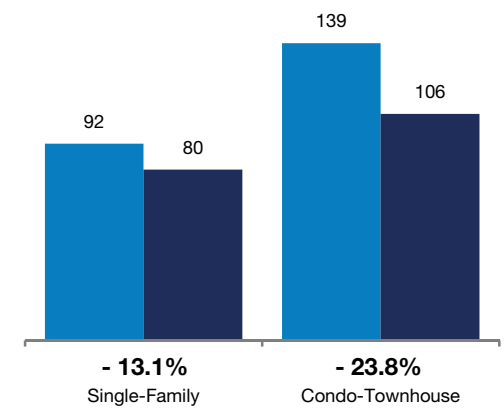
By Construction Status

■ 5-2013 ■ 5-2014



By Property Type

■ 5-2013 ■ 5-2014



All Properties

By Price Range

	5-2013	5-2014	Change
\$100,000 and Below	84	81	- 3.3%
\$100,001 to \$150,000	100	88	- 11.7%
\$150,001 to \$200,000	102	81	- 20.7%
\$200,001 to \$250,000	98	80	- 18.9%
\$250,001 to \$350,000	104	84	- 19.4%
\$350,001 and Above	127	98	- 22.8%
All Price Ranges	100	85	- 15.4%

Single-Family

	5-2013	5-2014	Change
\$100,000 and Below	77	75	- 2.5%
\$100,001 to \$150,000	91	84	- 7.3%
\$150,001 to \$200,000	91	76	- 16.6%
\$200,001 to \$250,000	89	74	- 17.1%
\$250,001 to \$350,000	95	79	- 16.5%
\$350,001 and Above	121	95	- 21.5%
All Price Ranges	92	80	- 13.1%

Condo-Townhouse

	5-2013	5-2014	Change
\$100,000 and Below	111	101	- 8.9%
\$100,001 to \$150,000	128	101	- 20.9%
\$150,001 to \$200,000	151	103	- 32.3%
\$200,001 to \$250,000	160	115	- 27.9%
\$250,001 to \$350,000	169	114	- 32.5%
\$350,001 and Above	182	126	- 31.1%
All Price Ranges	139	106	- 23.8%

By Construction Status

	5-2013	5-2014	Change
Previously Owned	98	83	- 14.8%
New Construction	166	131	- 21.1%
All Construction Statuses	100	85	- 15.4%

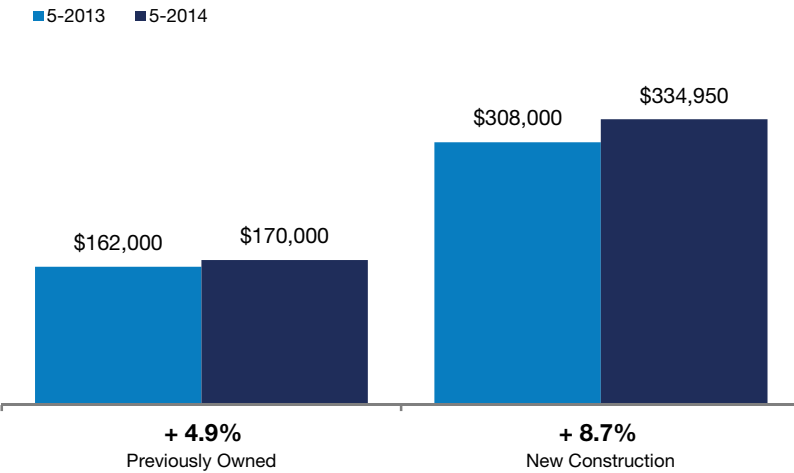
	5-2013	5-2014	Change
Previously Owned	91	79	- 12.9%
New Construction	131	111	- 15.1%
All Construction Statuses	92	80	- 13.1%

Median Sales Price

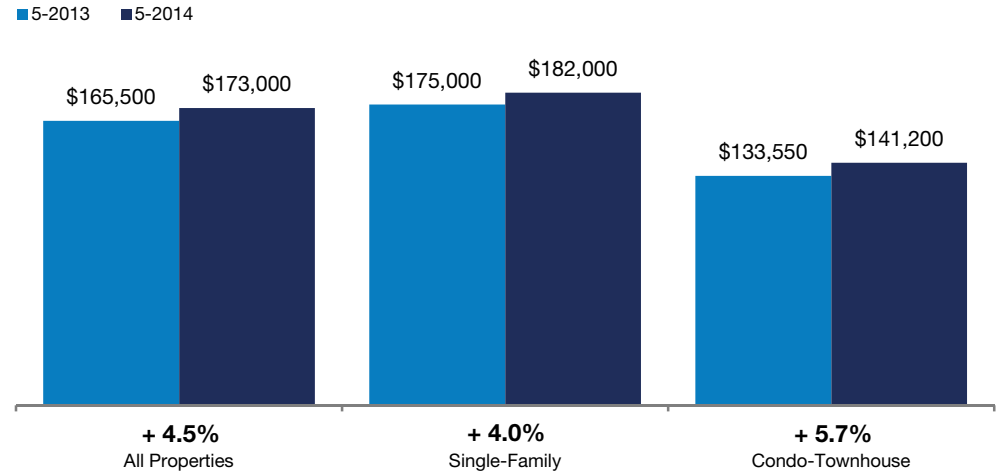
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type



By Construction Status	All Properties			Single-Family			Condo-Townhouse		
	5-2013	5-2014	Change	5-2013	5-2014	Change	5-2013	5-2014	Change
Previously Owned	\$162,000	\$170,000	+ 4.9%	\$170,500	\$179,000	+ 5.0%	\$129,000	\$135,900	+ 5.3%
New Construction	\$308,000	\$334,950	+ 8.7%	\$327,538	\$353,450	+ 7.9%	\$258,627	\$273,500	+ 5.8%
All Construction Statuses	\$165,500	\$173,000	+ 4.5%	\$175,000	\$182,000	+ 4.0%	\$133,550	\$141,200	+ 5.7%

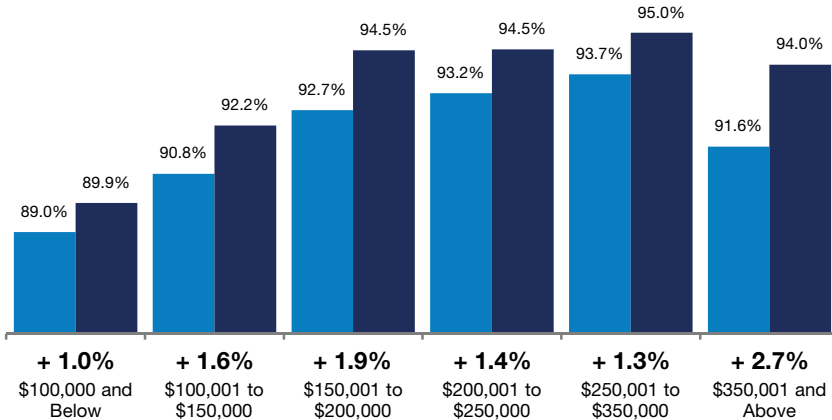
Percent of Original List Price Received

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.**



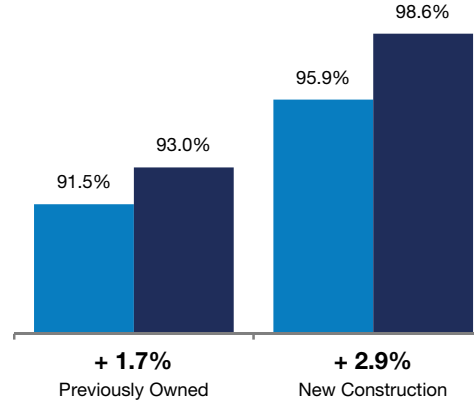
By Price Range

■ 5-2013 ■ 5-2014



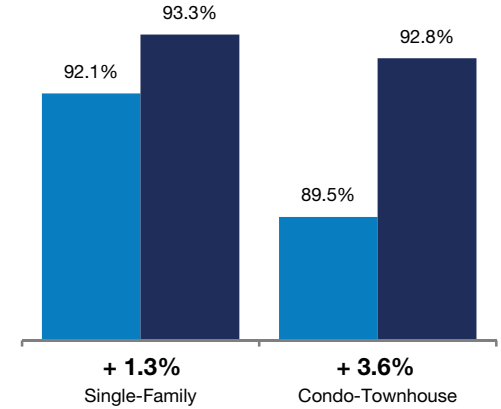
By Construction Status

■ 5-2013 ■ 5-2014



By Property Type

■ 5-2013 ■ 5-2014



All Properties

By Price Range	5-2013	5-2014	Change
\$100,000 and Below	89.0%	89.9%	+ 1.0%
\$100,001 to \$150,000	90.8%	92.2%	+ 1.6%
\$150,001 to \$200,000	92.7%	94.5%	+ 1.9%
\$200,001 to \$250,000	93.2%	94.5%	+ 1.4%
\$250,001 to \$350,000	93.7%	95.0%	+ 1.3%
\$350,001 and Above	91.6%	94.0%	+ 2.7%
All Price Ranges	91.6%	93.2%	+ 1.7%

Single-Family

5-2013	5-2014	Change
90.0%	90.3%	+ 0.3%
91.0%	92.0%	+ 1.1%
93.0%	94.4%	+ 1.5%
93.5%	94.5%	+ 1.1%
93.9%	94.9%	+ 1.0%
91.6%	93.9%	+ 2.5%
92.1%	93.3%	+ 1.3%

Condo-Townhouse

5-2013	5-2014	Change
85.2%	88.5%	+ 3.9%
90.2%	92.8%	+ 2.9%
91.5%	94.9%	+ 3.7%
91.3%	94.5%	+ 3.5%
92.4%	95.6%	+ 3.5%
91.1%	95.2%	+ 4.5%
89.5%	92.8%	+ 3.6%

By Construction Status

5-2013	5-2014	Change
91.5%	93.0%	+ 1.7%
95.9%	98.6%	+ 2.9%
91.6%	93.2%	+ 1.7%

5-2013	5-2014	Change
91.9%	93.1%	+ 1.3%
96.8%	98.5%	+ 1.8%
92.1%	93.3%	+ 1.3%

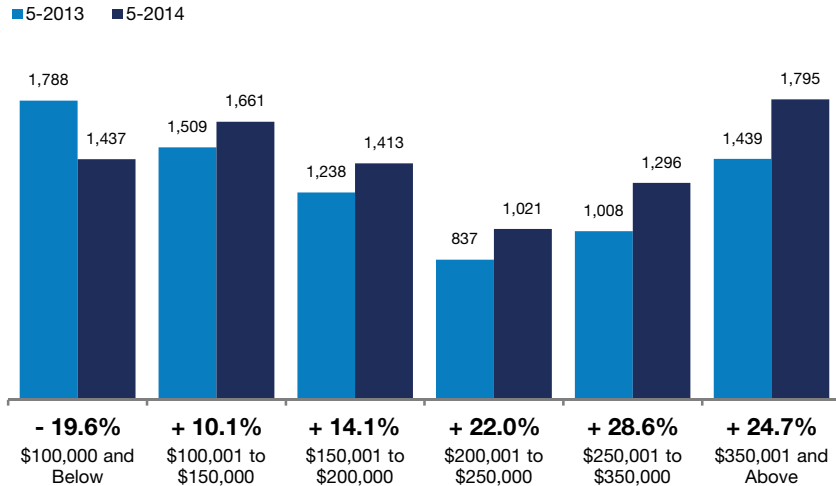
5-2013	5-2014	Change
89.2%	92.4%	+ 3.7%
94.2%	99.0%	+ 5.1%
89.5%	92.8%	+ 3.6%

Inventory of Homes for Sale

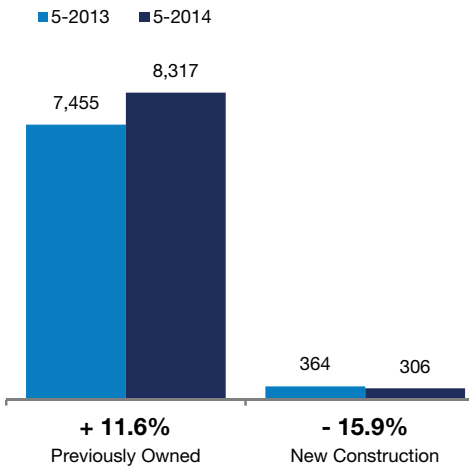
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



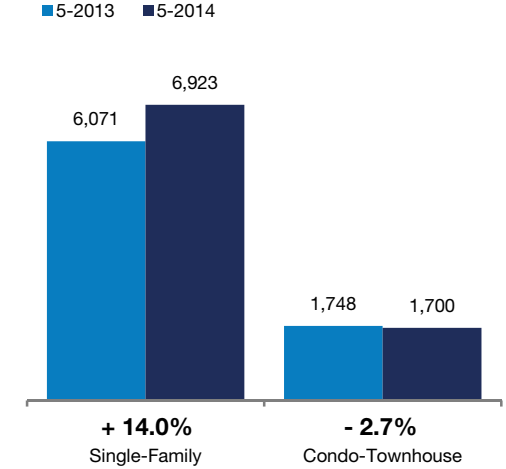
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	5-2013	5-2014	Change
\$100,000 and Below	1,788	1,437	-19.6%
\$100,001 to \$150,000	1,509	1,661	+10.1%
\$150,001 to \$200,000	1,238	1,413	+14.1%
\$200,001 to \$250,000	837	1,021	+22.0%
\$250,001 to \$350,000	1,008	1,296	+28.6%
\$350,001 and Above	1,439	1,795	+24.7%
All Price Ranges	7,819	8,623	+10.3%

Single-Family

By Price Range	5-2013	5-2014	Change
\$100,000 and Below	1,290	1,035	-19.8%
\$100,001 to \$150,000	1,047	1,212	+15.8%
\$150,001 to \$200,000	945	1,087	+15.0%
\$200,001 to \$250,000	664	853	+28.5%
\$250,001 to \$350,000	841	1,118	+32.9%
\$350,001 and Above	1,284	1,618	+26.0%
All Price Ranges	6,071	6,923	+14.0%

Condo-Townhouse

By Price Range	5-2013	5-2014	Change
\$100,000 and Below	498	402	-19.3%
\$100,001 to \$150,000	462	449	-2.8%
\$150,001 to \$200,000	293	326	+11.3%
\$200,001 to \$250,000	173	168	-2.9%
\$250,001 to \$350,000	167	178	+6.6%
\$350,001 and Above	155	177	+14.2%
All Price Ranges	1,748	1,700	-2.7%

By Construction Status	5-2013	5-2014	Change
Previously Owned	7,455	8,317	+11.6%
New Construction	364	306	-15.9%
All Construction Statuses	7,819	8,623	+10.3%

By Construction Status	5-2013	5-2014	Change
Previously Owned	5,887	6,725	+14.2%
New Construction	184	198	+7.6%
All Construction Statuses	6,071	6,923	+14.0%

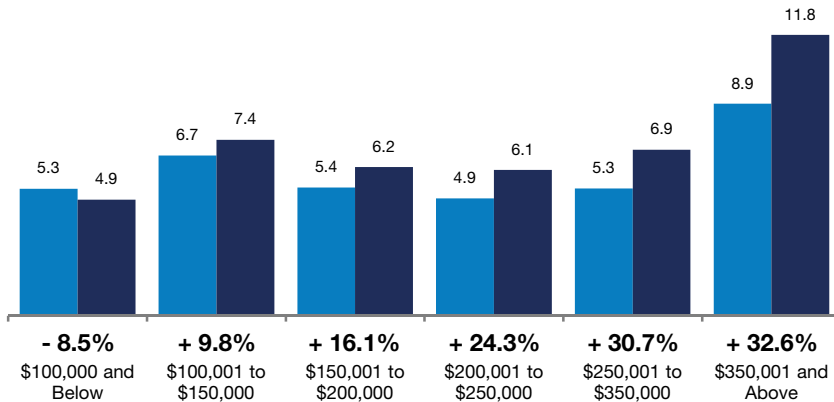
Months Supply of Inventory

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.



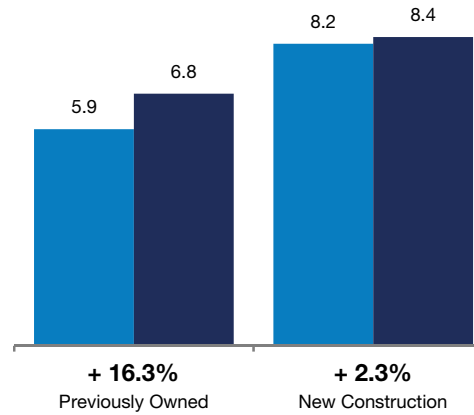
By Price Range

■ 5-2013 ■ 5-2014



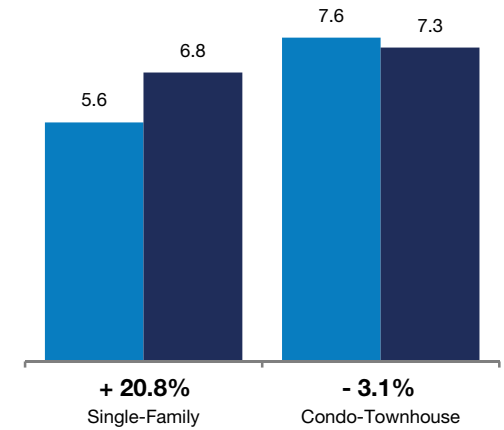
By Construction Status

■ 5-2013 ■ 5-2014



By Property Type

■ 5-2013 ■ 5-2014



All Properties

By Price Range

	5-2013	5-2014	Change
\$100,000 and Below	5.3	4.9	- 8.5%
\$100,001 to \$150,000	6.7	7.4	+ 9.8%
\$150,001 to \$200,000	5.4	6.2	+ 16.1%
\$200,001 to \$250,000	4.9	6.1	+ 24.3%
\$250,001 to \$350,000	5.3	6.9	+ 30.7%
\$350,001 and Above	8.9	11.8	+ 32.6%
All Price Ranges	5.9	6.9	+ 15.6%

Single-Family

	5-2013	5-2014	Change
\$100,000 and Below	4.8	4.5	- 6.0%
\$100,001 to \$150,000	6.3	7.2	+ 14.0%
\$150,001 to \$200,000	5.0	5.9	+ 18.7%
\$200,001 to \$250,000	4.5	6.0	+ 32.8%
\$250,001 to \$350,000	5.0	6.9	+ 37.4%
\$350,001 and Above	8.8	11.7	+ 33.3%
All Price Ranges	5.6	6.8	+ 20.8%

Condo-Townhouse

	5-2013	5-2014	Change
\$100,000 and Below	7.2	6.0	- 17.3%
\$100,001 to \$150,000	7.9	7.9	+ 0.8%
\$150,001 to \$200,000	7.1	7.5	+ 5.9%
\$200,001 to \$250,000	7.5	6.8	- 9.5%
\$250,001 to \$350,000	7.6	7.3	- 4.0%
\$350,001 and Above	9.3	11.8	+ 26.2%
All Price Ranges	7.6	7.3	- 3.1%

By Construction Status

	5-2013	5-2014	Change
Previously Owned	5.9	6.8	+ 16.3%
New Construction	8.2	8.4	+ 2.3%
All Construction Statuses	5.9	6.9	+ 15.6%

	5-2013	5-2014	Change
Previously Owned	5.6	6.7	+ 20.7%
New Construction	6.3	8.0	+ 26.7%
All Construction Statuses	5.6	6.8	+ 20.8%