



# Housing Supply Overview



## June 2014

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

## Quick Facts

**- 0.3%**

**- 4.4%**

**+ 0.1%**

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.

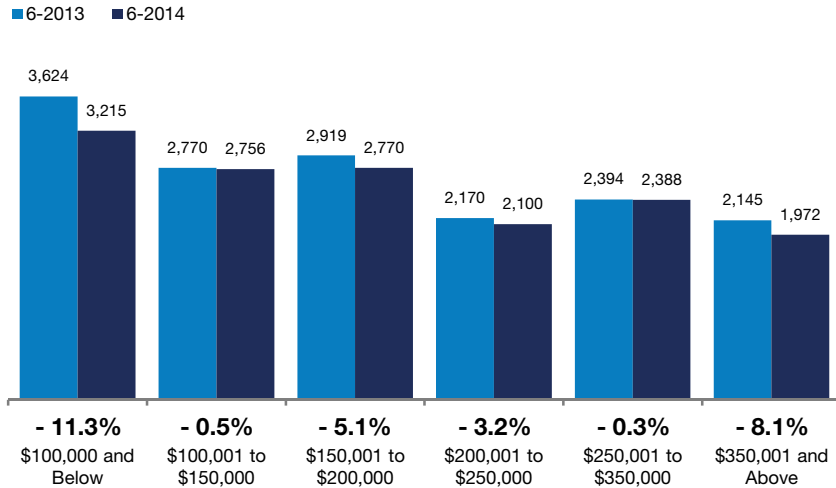


# Pending Sales

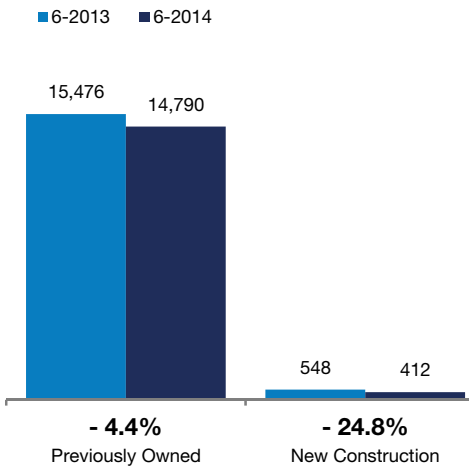
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



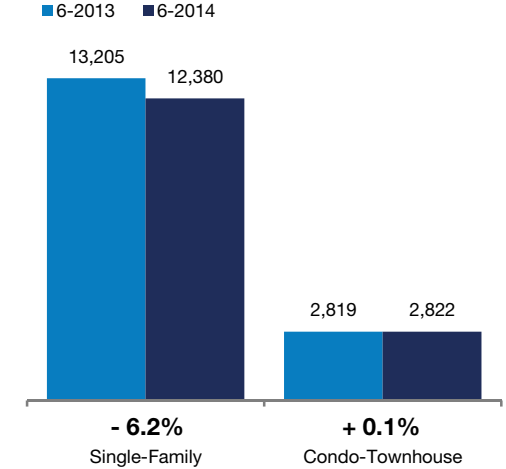
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	6-2013	6-2014	Change
\$100,000 and Below	3,624	3,215	- 11.3%
\$100,001 to \$150,000	2,770	2,756	- 0.5%
\$150,001 to \$200,000	2,919	2,770	- 5.1%
\$200,001 to \$250,000	2,170	2,100	- 3.2%
\$250,001 to \$350,000	2,394	2,388	- 0.3%
\$350,001 and Above	2,145	1,972	- 8.1%
<b>All Price Ranges</b>	<b>16,024</b>	<b>15,202</b>	<b>- 5.1%</b>

### Single-Family

By Price Range	6-2013	6-2014	Change
\$100,000 and Below	2,863	2,472	- 13.7%
\$100,001 to \$150,000	2,055	2,060	+ 0.2%
\$150,001 to \$200,000	2,362	2,220	- 6.0%
\$200,001 to \$250,000	1,897	1,782	- 6.1%
\$250,001 to \$350,000	2,085	2,080	- 0.2%
\$350,001 and Above	1,941	1,765	- 9.1%
<b>All Price Ranges</b>	<b>13,205</b>	<b>12,380</b>	<b>- 6.2%</b>

### Condo-Townhouse

By Price Range	6-2013	6-2014	Change
\$100,000 and Below	761	743	- 2.4%
\$100,001 to \$150,000	715	696	- 2.7%
\$150,001 to \$200,000	557	550	- 1.3%
\$200,001 to \$250,000	273	318	+ 16.5%
\$250,001 to \$350,000	309	308	- 0.3%
\$350,001 and Above	204	207	+ 1.5%
<b>All Price Ranges</b>	<b>2,819</b>	<b>2,822</b>	<b>+ 0.1%</b>

By Construction Status	6-2013	6-2014	Change
Previously Owned	15,476	14,790	- 4.4%
New Construction	548	412	- 24.8%
<b>All Construction Statuses</b>	<b>16,024</b>	<b>15,202</b>	<b>- 5.1%</b>

By Construction Status	6-2013	6-2014	Change
Previously Owned	12,842	12,098	- 5.8%
New Construction	363	282	- 22.3%
<b>All Construction Statuses</b>	<b>13,205</b>	<b>12,380</b>	<b>- 6.2%</b>

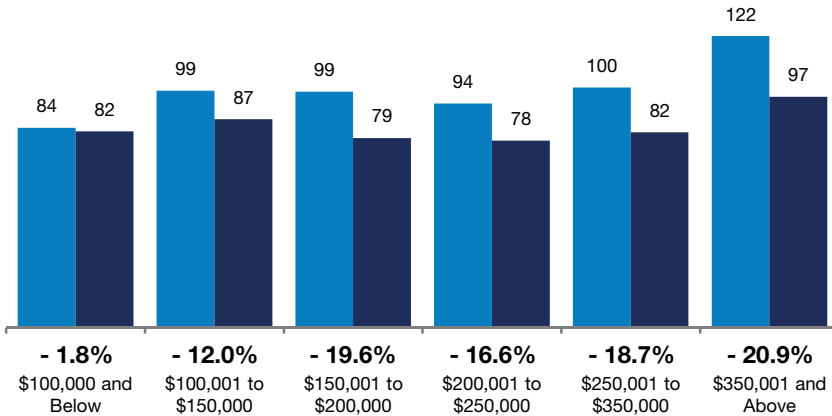
# Days on Market Until Sale

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



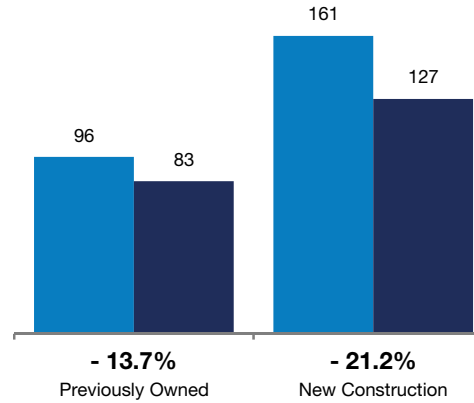
## By Price Range

■ 6-2013 ■ 6-2014



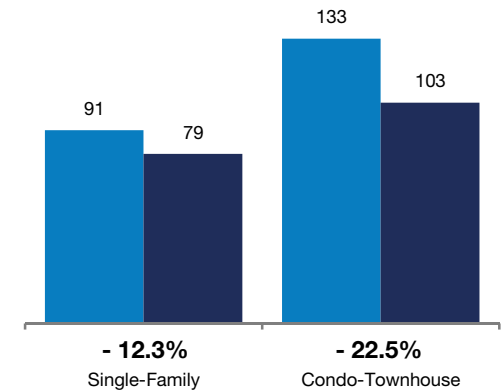
## By Construction Status

■ 6-2013 ■ 6-2014



## By Property Type

■ 6-2013 ■ 6-2014



### All Properties

#### By Price Range

	6-2013	6-2014	Change
\$100,000 and Below	84	82	- 1.8%
\$100,001 to \$150,000	99	87	- 12.0%
\$150,001 to \$200,000	99	79	- 19.6%
\$200,001 to \$250,000	94	78	- 16.6%
\$250,001 to \$350,000	100	82	- 18.7%
\$350,001 and Above	122	97	- 20.9%
<b>All Price Ranges</b>	<b>98</b>	<b>84</b>	<b>- 14.4%</b>

### Single-Family

	6-2013	6-2014	Change
77	75	- 2.5%	
90	83	- 7.7%	
89	75	- 15.2%	
86	73	- 15.2%	
91	78	- 14.2%	
117	93	- 20.4%	
<b>91</b>	<b>79</b>	<b>- 12.3%</b>	

### Condo-Townhouse

	6-2013	6-2014	Change
109	104	- 4.4%	
125	100	- 20.3%	
141	96	- 32.1%	
145	107	- 25.9%	
167	106	- 36.9%	
170	126	- 25.8%	
<b>133</b>	<b>103</b>	<b>- 22.5%</b>	

#### By Construction Status

	6-2013	6-2014	Change
Previously Owned	96	83	- 13.7%
New Construction	161	127	- 21.2%
<b>All Construction Statuses</b>	<b>98</b>	<b>84</b>	<b>- 14.4%</b>

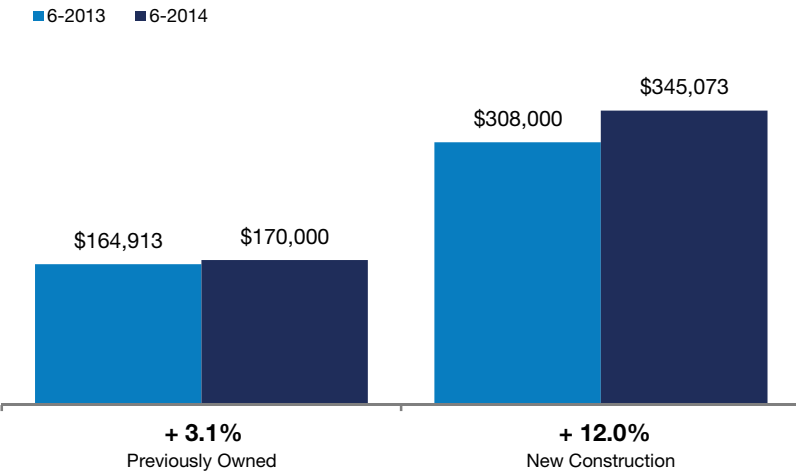
	6-2013	6-2014	Change
90	79	- 12.3%	
123	114	- 7.1%	
<b>91</b>	<b>79</b>	<b>- 12.3%</b>	

# Median Sales Price

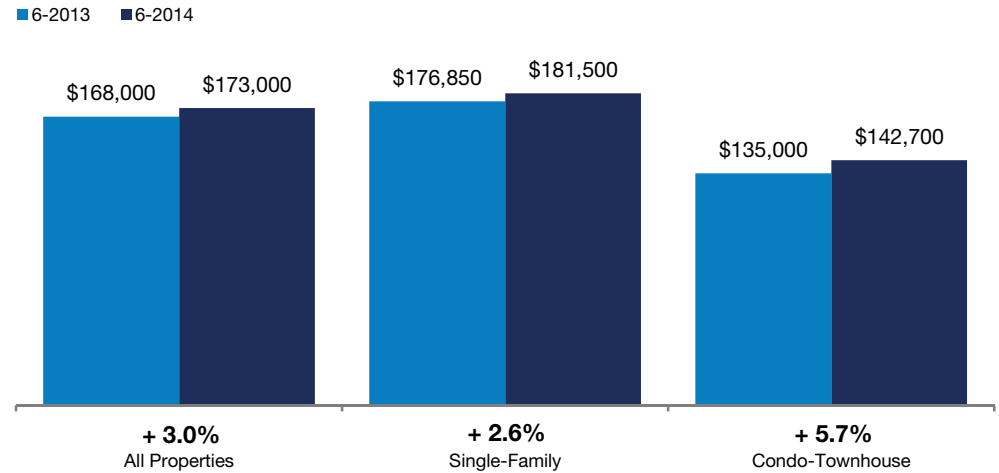
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



## By Construction Status



## By Property Type



### All Properties

By Construction Status	6-2013	6-2014	Change
Previously Owned	\$164,913	\$170,000	+ 3.1%
New Construction	\$308,000	\$345,073	+ 12.0%
<b>All Construction Statuses</b>	<b>\$168,000</b>	<b>\$173,000</b>	<b>+ 3.0%</b>

### Single-Family

6-2013	6-2014	Change
\$173,000	\$179,000	+ 3.5%
\$328,000	\$354,950	+ 8.2%
<b>\$176,850</b>	<b>\$181,500</b>	<b>+ 2.6%</b>

### Condo-Townhouse

6-2013	6-2014	Change
\$130,000	\$138,500	+ 6.5%
\$249,900	\$299,999	+ 20.0%
<b>\$135,000</b>	<b>\$142,700</b>	<b>+ 5.7%</b>

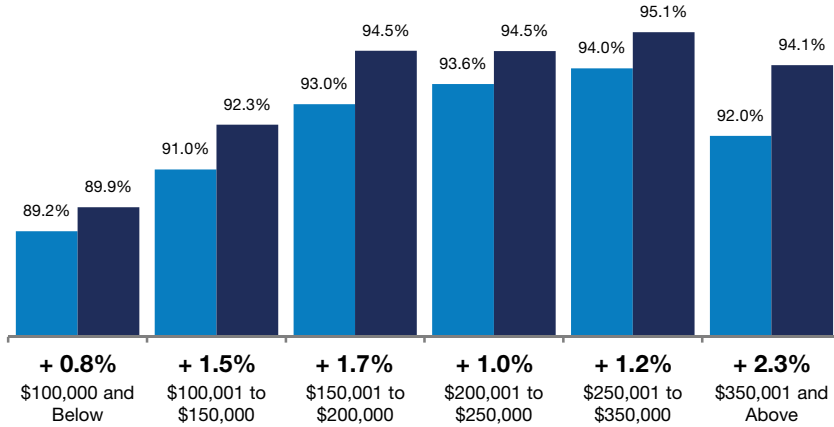
# Percent of Original List Price Received

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.**



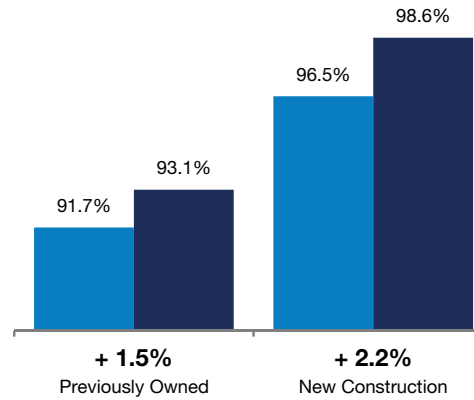
## By Price Range

■ 6-2013 ■ 6-2014



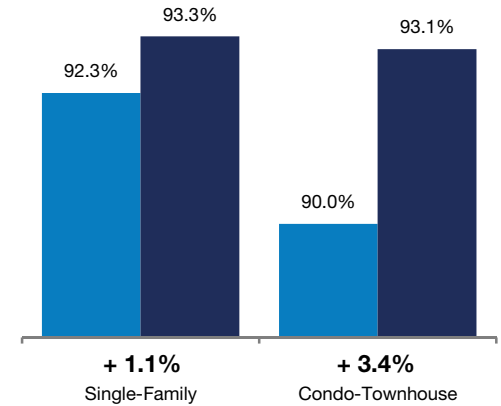
## By Construction Status

■ 6-2013 ■ 6-2014



## By Property Type

■ 6-2013 ■ 6-2014



## All Properties

### By Price Range

	6-2013	6-2014	Change
\$100,000 and Below	89.2%	89.9%	+ 0.8%
\$100,001 to \$150,000	91.0%	92.3%	+ 1.5%
\$150,001 to \$200,000	93.0%	94.5%	+ 1.7%
\$200,001 to \$250,000	93.6%	94.5%	+ 1.0%
\$250,001 to \$350,000	94.0%	95.1%	+ 1.2%
\$350,001 and Above	92.0%	94.1%	+ 2.3%
<b>All Price Ranges</b>	<b>91.9%</b>	<b>93.2%</b>	<b>+ 1.5%</b>

## Single-Family

	6-2013	6-2014	Change
\$100,000 and Below	90.1%	90.2%	+ 0.0%
\$100,001 to \$150,000	91.2%	92.1%	+ 1.0%
\$150,001 to \$200,000	93.2%	94.4%	+ 1.3%
\$200,001 to \$250,000	93.8%	94.5%	+ 0.8%
\$250,001 to \$350,000	94.2%	95.0%	+ 0.9%
\$350,001 and Above	92.0%	94.0%	+ 2.1%
<b>All Price Ranges</b>	<b>92.3%</b>	<b>93.3%</b>	<b>+ 1.1%</b>

## Condo-Townhouse

	6-2013	6-2014	Change
\$100,000 and Below	85.4%	89.0%	+ 4.2%
\$100,001 to \$150,000	90.5%	93.1%	+ 2.8%
\$150,001 to \$200,000	92.1%	95.1%	+ 3.2%
\$200,001 to \$250,000	92.2%	94.9%	+ 3.0%
\$250,001 to \$350,000	92.8%	95.8%	+ 3.2%
\$350,001 and Above	91.8%	95.2%	+ 3.8%
<b>All Price Ranges</b>	<b>90.0%</b>	<b>93.1%</b>	<b>+ 3.4%</b>

### By Construction Status

	6-2013	6-2014	Change
Previously Owned	91.7%	93.1%	+ 1.5%
New Construction	96.5%	98.6%	+ 2.2%
<b>All Construction Statuses</b>	<b>91.9%</b>	<b>93.2%</b>	<b>+ 1.5%</b>

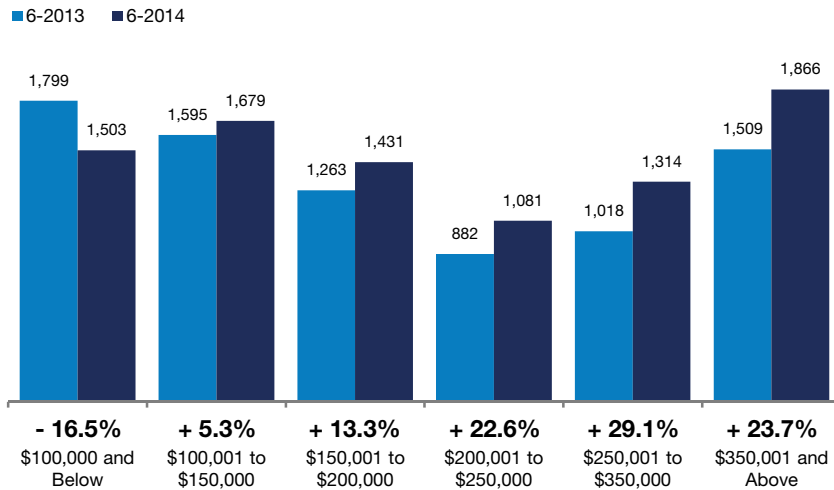
	6-2013	6-2014	Change
Previously Owned	92.2%	93.2%	+ 1.1%
New Construction	97.4%	98.0%	+ 0.6%
<b>All Construction Statuses</b>	<b>92.3%</b>	<b>93.3%</b>	<b>+ 1.1%</b>

# Inventory of Homes for Sale

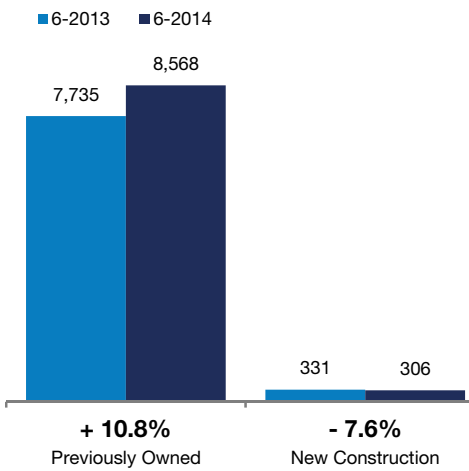
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



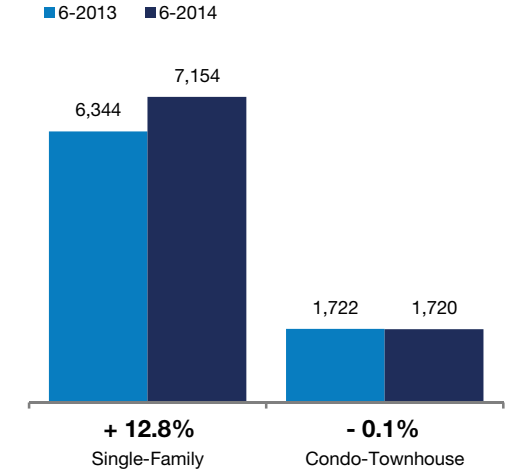
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	6-2013	6-2014	Change
\$100,000 and Below	1,799	1,503	-16.5%
\$100,001 to \$150,000	1,595	1,679	+5.3%
\$150,001 to \$200,000	1,263	1,431	+13.3%
\$200,001 to \$250,000	882	1,081	+22.6%
\$250,001 to \$350,000	1,018	1,314	+29.1%
\$350,001 and Above	1,509	1,866	+23.7%
<b>All Price Ranges</b>	<b>8,066</b>	<b>8,874</b>	<b>+10.0%</b>

### Single-Family

6-2013	6-2014	Change	6-2013	6-2014	Change
1,318	1,078	-18.2%	481	425	-11.6%
1,139	1,247	+9.5%	456	432	-5.3%
981	1,102	+12.3%	282	329	+16.7%
701	891	+27.1%	181	190	+5.0%
860	1,136	+32.1%	158	178	+12.7%
1,345	1,700	+26.4%	164	166	+1.2%
<b>6,344</b>	<b>7,154</b>	<b>+12.8%</b>	<b>1,722</b>	<b>1,720</b>	<b>-0.1%</b>

### Condo-Townhouse

By Construction Status	6-2013	6-2014	Change
Previously Owned	7,735	8,568	+10.8%
New Construction	331	306	-7.6%
<b>All Construction Statuses</b>	<b>8,066</b>	<b>8,874</b>	<b>+10.0%</b>

6-2013	6-2014	Change	6-2013	6-2014	Change
6,173	6,954	+12.7%	1,562	1,614	+3.3%
171	200	+17.0%	160	106	-33.8%
<b>6,344</b>	<b>7,154</b>	<b>+12.8%</b>	<b>1,722</b>	<b>1,720</b>	<b>-0.1%</b>

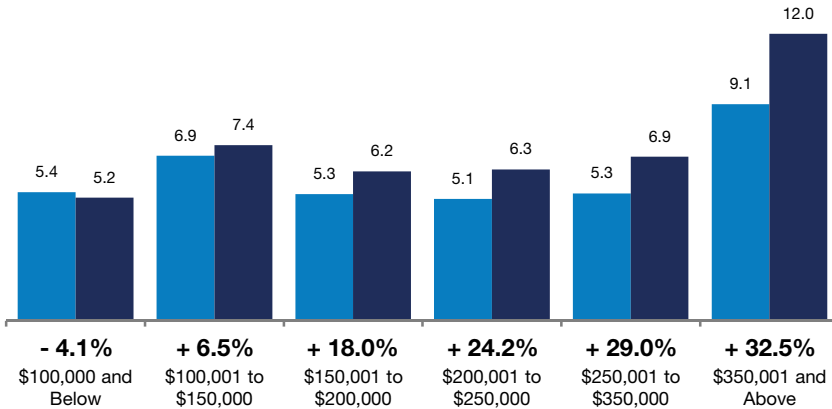
# Months Supply of Inventory

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.



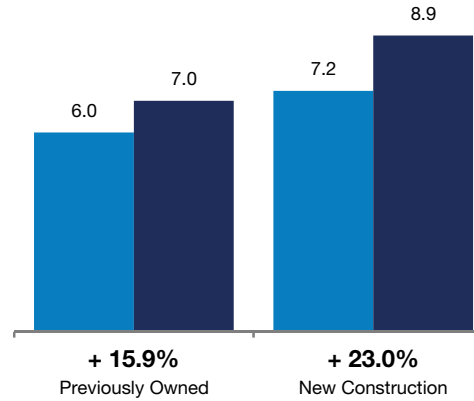
## By Price Range

■ 6-2013 ■ 6-2014



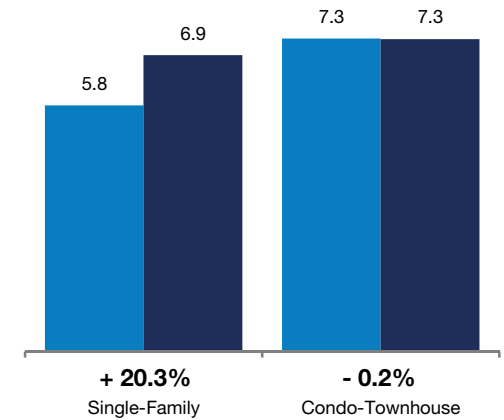
## By Construction Status

■ 6-2013 ■ 6-2014



## By Property Type

■ 6-2013 ■ 6-2014



### All Properties

#### By Price Range

	6-2013	6-2014	Change
\$100,000 and Below	5.4	5.2	- 4.1%
\$100,001 to \$150,000	6.9	7.4	+ 6.5%
\$150,001 to \$200,000	5.3	6.2	+ 18.0%
\$200,001 to \$250,000	5.1	6.3	+ 24.2%
\$250,001 to \$350,000	5.3	6.9	+ 29.0%
\$350,001 and Above	9.1	12.0	+ 32.5%
<b>All Price Ranges</b>	<b>6.0</b>	<b>7.0</b>	<b>+ 16.0%</b>

### Single-Family

	6-2013	6-2014	Change
\$100,000 and Below	5.0	4.8	- 4.1%
\$100,001 to \$150,000	6.7	7.3	+ 9.3%
\$150,001 to \$200,000	5.0	6.0	+ 19.5%
\$200,001 to \$250,000	4.7	6.1	+ 31.9%
\$250,001 to \$350,000	5.1	6.8	+ 33.4%
\$350,001 and Above	8.9	12.2	+ 36.6%
<b>All Price Ranges</b>	<b>5.8</b>	<b>6.9</b>	<b>+ 20.3%</b>

### Condo-Townhouse

	6-2013	6-2014	Change
\$100,000 and Below	6.8	6.4	- 6.1%
\$100,001 to \$150,000	7.6	7.5	- 0.2%
\$150,001 to \$200,000	6.7	7.4	+ 10.5%
\$200,001 to \$250,000	8.1	7.4	- 8.3%
\$250,001 to \$350,000	6.8	7.1	+ 4.8%
\$350,001 and Above	10.2	10.2	+ 0.2%
<b>All Price Ranges</b>	<b>7.3</b>	<b>7.3</b>	<b>- 0.2%</b>

#### By Construction Status

	6-2013	6-2014	Change
Previously Owned	6.0	7.0	+ 15.9%
New Construction	7.2	8.9	+ 23.0%
<b>All Construction Statuses</b>	<b>6.0</b>	<b>7.0</b>	<b>+ 16.0%</b>

	6-2013	6-2014	Change
Previously Owned	5.8	6.9	+ 19.6%
New Construction	5.7	8.5	+ 50.6%
<b>All Construction Statuses</b>	<b>5.8</b>	<b>6.9</b>	<b>+ 20.3%</b>