



# Housing Supply Overview



## July 2014

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

## Quick Facts

**+ 1.2%**

**- 4.6%**

**- 0.9%**

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.



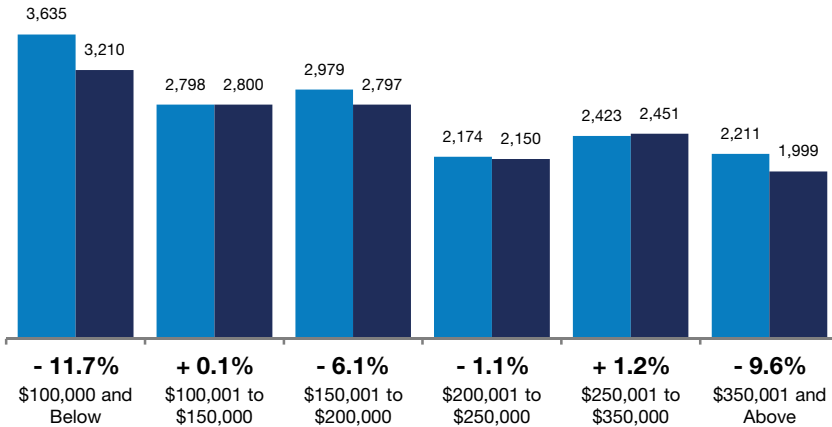
# Pending Sales

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



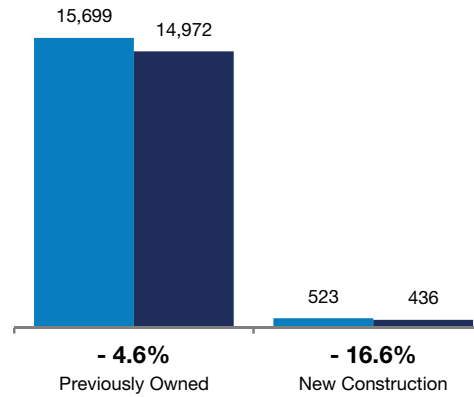
## By Price Range

■ 7-2013 ■ 7-2014



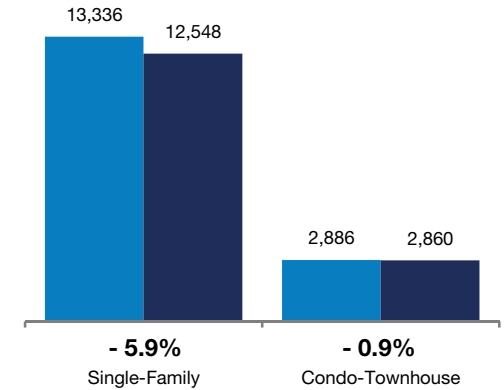
## By Construction Status

■ 7-2013 ■ 7-2014



## By Property Type

■ 7-2013 ■ 7-2014



### All Properties

#### By Price Range

	7-2013	7-2014	Change
\$100,000 and Below	3,635	3,210	- 11.7%
\$100,001 to \$150,000	2,798	2,800	+ 0.1%
\$150,001 to \$200,000	2,979	2,797	- 6.1%
\$200,001 to \$250,000	2,174	2,150	- 1.1%
\$250,001 to \$350,000	2,423	2,451	+ 1.2%
\$350,001 and Above	2,211	1,999	- 9.6%
<b>All Price Ranges</b>	<b>16,222</b>	<b>15,408</b>	<b>- 5.0%</b>

### Single-Family

	7-2013	7-2014	Change
Single-Family	12,984	12,247	- 5.7%
Condo-Townhouse	2,715	2,725	+ 0.4%
\$100,000 and Below	2,858	2,457	- 14.0%
\$100,001 to \$150,000	2,073	2,090	+ 0.8%
\$150,001 to \$200,000	2,407	2,233	- 7.2%
\$200,001 to \$250,000	1,894	1,828	- 3.5%
\$250,001 to \$350,000	2,104	2,141	+ 1.8%
\$350,001 and Above	1,998	1,798	- 10.0%
<b>All Price Ranges</b>	<b>13,336</b>	<b>12,548</b>	<b>- 5.9%</b>

### Condo-Townhouse

	7-2013	7-2014	Change
Condo-Townhouse	2,886	2,860	- 0.9%
\$100,000 and Below	777	753	- 3.1%
\$100,001 to \$150,000	725	710	- 2.1%
\$150,001 to \$200,000	572	564	- 1.4%
\$200,001 to \$250,000	280	322	+ 15.0%
\$250,001 to \$350,000	319	310	- 2.8%
\$350,001 and Above	213	201	- 5.6%
<b>All Price Ranges</b>	<b>2,886</b>	<b>2,860</b>	<b>- 0.9%</b>

#### By Construction Status

	7-2013	7-2014	Change
Previously Owned	15,699	14,972	- 4.6%
New Construction	523	436	- 16.6%
<b>All Construction Statuses</b>	<b>16,222</b>	<b>15,408</b>	<b>- 5.0%</b>

	7-2013	7-2014	Change
Single-Family	12,984	12,247	- 5.7%
Condo-Townhouse	2,715	2,725	+ 0.4%
Single-Family	352	301	- 14.5%
Condo-Townhouse	171	135	- 21.1%
<b>All Price Ranges</b>	<b>13,336</b>	<b>12,548</b>	<b>- 5.9%</b>

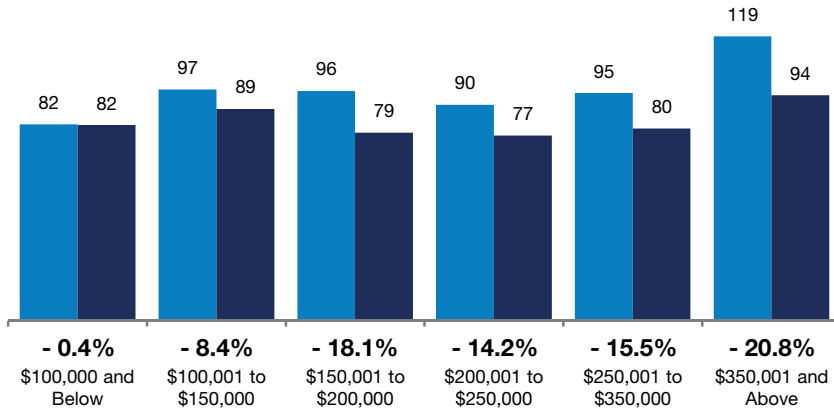
# Days on Market Until Sale

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



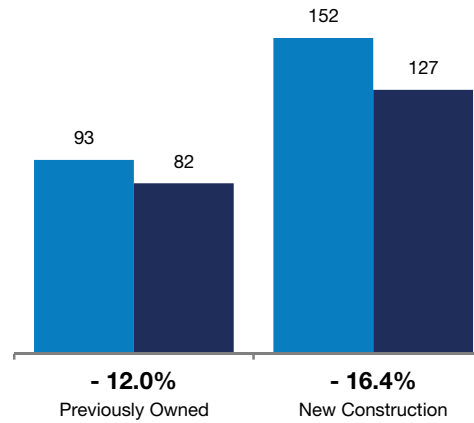
## By Price Range

■ 7-2013 ■ 7-2014



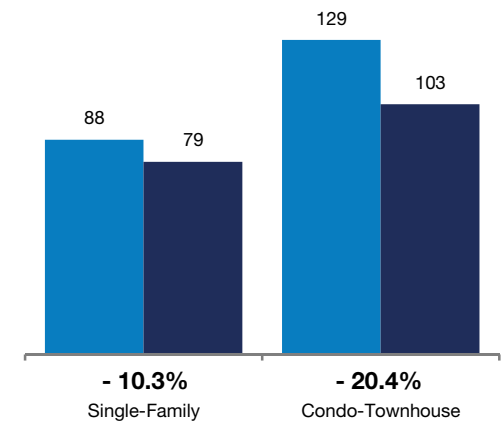
## By Construction Status

■ 7-2013 ■ 7-2014



## By Property Type

■ 7-2013 ■ 7-2014



### All Properties

#### By Price Range

	7-2013	7-2014	Change
\$100,000 and Below	82	82	- 0.4%
\$100,001 to \$150,000	97	89	- 8.4%
\$150,001 to \$200,000	96	79	- 18.1%
\$200,001 to \$250,000	90	77	- 14.2%
\$250,001 to \$350,000	95	80	- 15.5%
\$350,001 and Above	119	94	- 20.8%
<b>All Price Ranges</b>	<b>95</b>	<b>83</b>	<b>- 12.5%</b>

### Single-Family

	7-2013	7-2014	Change
\$100,000 and Below	76	75	- 1.2%
\$100,001 to \$150,000	88	85	- 3.1%
\$150,001 to \$200,000	86	75	- 13.5%
\$200,001 to \$250,000	83	72	- 12.8%
\$250,001 to \$350,000	87	77	- 11.3%
\$350,001 and Above	114	91	- 20.5%
<b>All Price Ranges</b>	<b>88</b>	<b>79</b>	<b>- 10.3%</b>

### Condo-Townhouse

	7-2013	7-2014	Change
\$100,000 and Below	105	104	- 1.0%
\$100,001 to \$150,000	122	99	- 19.1%
\$150,001 to \$200,000	138	94	- 31.9%
\$200,001 to \$250,000	139	107	- 23.1%
\$250,001 to \$350,000	155	105	- 32.5%
\$350,001 and Above	167	126	- 25.0%
<b>All Price Ranges</b>	<b>129</b>	<b>103</b>	<b>- 20.4%</b>

#### By Construction Status

	7-2013	7-2014	Change
Previously Owned	93	82	- 12.0%
New Construction	152	127	- 16.4%
<b>All Construction Statuses</b>	<b>95</b>	<b>83</b>	<b>- 12.5%</b>

	7-2013	7-2014	Change
Previously Owned	87	78	- 10.3%
New Construction	121	113	- 6.8%
<b>All Construction Statuses</b>	<b>88</b>	<b>79</b>	<b>- 10.3%</b>

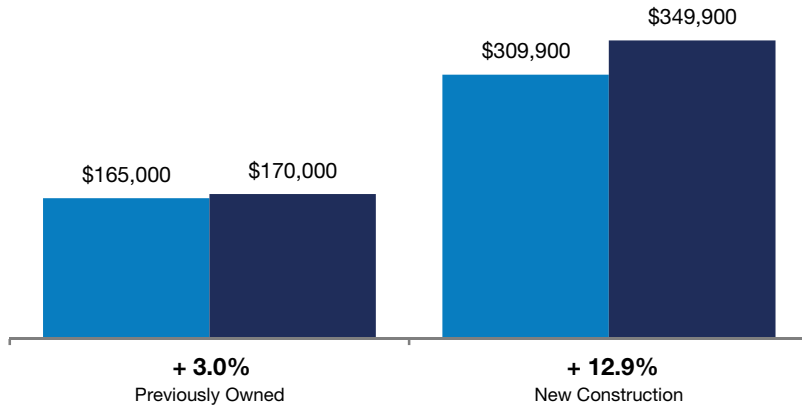
# Median Sales Price

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



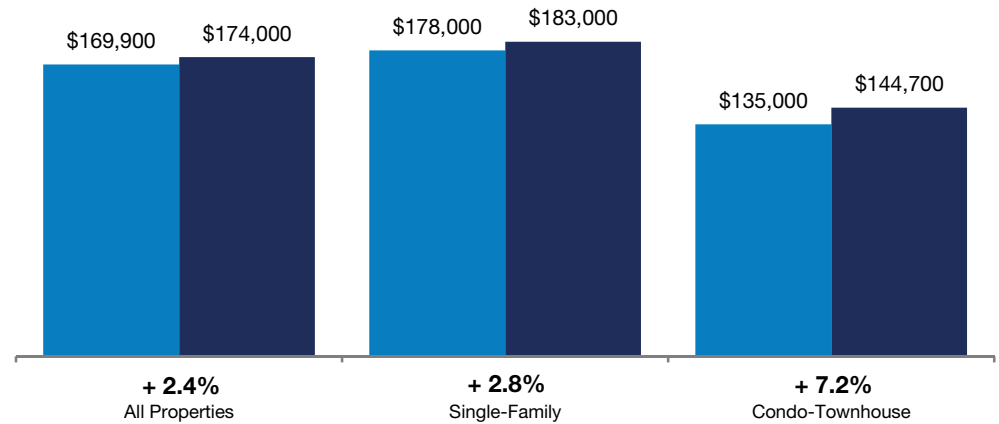
## By Construction Status

■ 7-2013 ■ 7-2014



## By Property Type

■ 7-2013 ■ 7-2014



### All Properties

By Construction Status	7-2013	7-2014	Change
Previously Owned	\$165,000	\$170,000	+ 3.0%
New Construction	\$309,900	\$349,900	+ 12.9%
<b>All Construction Statuses</b>	<b>\$169,900</b>	<b>\$174,000</b>	<b>+ 2.4%</b>

### Single-Family

	7-2013	7-2014	Change
	\$175,000	\$180,000	+ 2.9%
	\$328,200	\$362,500	+ 10.5%
	<b>\$178,000</b>	<b>\$183,000</b>	<b>+ 2.8%</b>

### Condo-Townhouse

	7-2013	7-2014	Change
	\$130,000	\$139,900	+ 7.6%
	\$261,000	\$301,610	+ 15.6%
	<b>\$135,000</b>	<b>\$144,700</b>	<b>+ 7.2%</b>

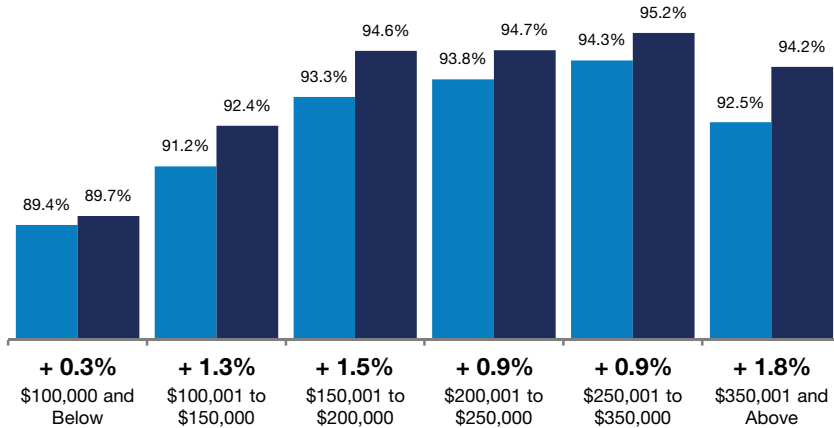
# Percent of Original List Price Received

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.**



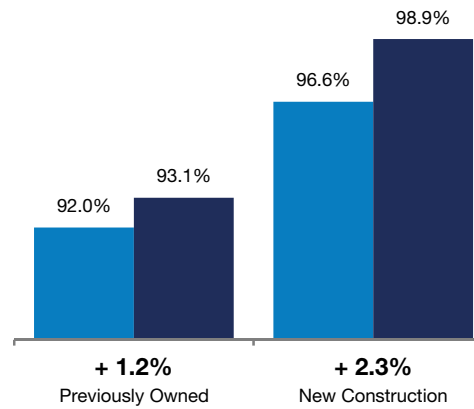
## By Price Range

■ 7-2013 ■ 7-2014



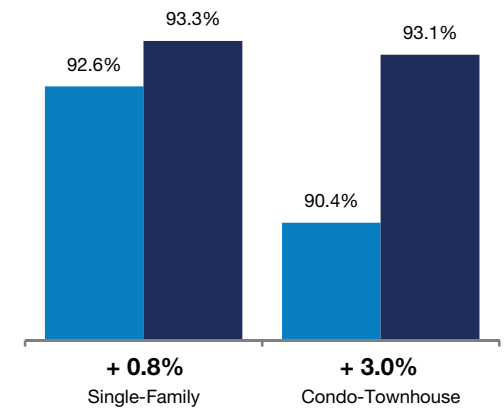
## By Construction Status

■ 7-2013 ■ 7-2014



## By Property Type

■ 7-2013 ■ 7-2014



### All Properties

#### By Price Range

	7-2013	7-2014	Change
\$100,000 and Below	89.4%	89.7%	+ 0.3%
\$100,001 to \$150,000	91.2%	92.4%	+ 1.3%
\$150,001 to \$200,000	93.3%	94.6%	+ 1.5%
\$200,001 to \$250,000	93.8%	94.7%	+ 0.9%
\$250,001 to \$350,000	94.3%	95.2%	+ 0.9%
\$350,001 and Above	92.5%	94.2%	+ 1.8%
<b>All Price Ranges</b>	<b>92.2%</b>	<b>93.3%</b>	<b>+ 1.2%</b>

### Single-Family

	7-2013	7-2014	Change
Previously Owned	92.0%	93.1%	+ 1.2%
New Construction	96.6%	98.9%	+ 2.3%
<b>All Construction Statuses</b>	<b>92.2%</b>	<b>93.3%</b>	<b>+ 1.2%</b>

### Condo-Townhouse

	7-2013	7-2014	Change
Single-Family	92.6%	93.3%	+ 0.8%
Condo-Townhouse	90.4%	93.1%	+ 3.0%
<b>All Property Types</b>	<b>92.6%</b>	<b>93.3%</b>	<b>+ 0.8%</b>

#### By Construction Status

	7-2013	7-2014	Change
Previously Owned	92.0%	93.1%	+ 1.2%
New Construction	96.6%	98.9%	+ 2.3%
<b>All Construction Statuses</b>	<b>92.2%</b>	<b>93.3%</b>	<b>+ 1.2%</b>

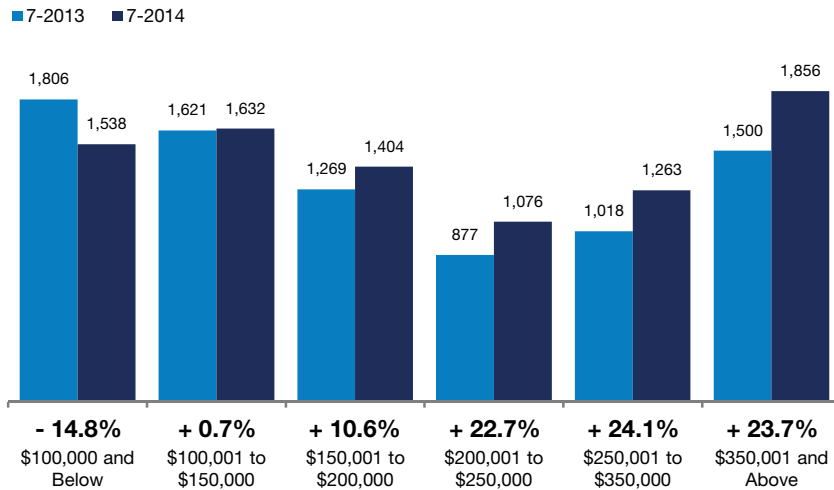
	7-2013	7-2014	Change
Single-Family	92.5%	93.2%	+ 0.8%
Condo-Townhouse	90.1%	92.7%	+ 2.9%
<b>All Property Types</b>	<b>92.6%</b>	<b>93.3%</b>	<b>+ 0.8%</b>

# Inventory of Homes for Sale

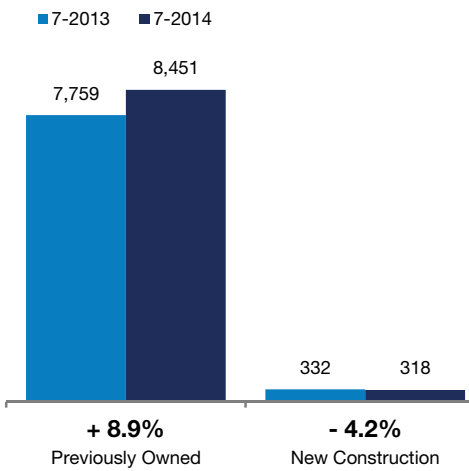
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



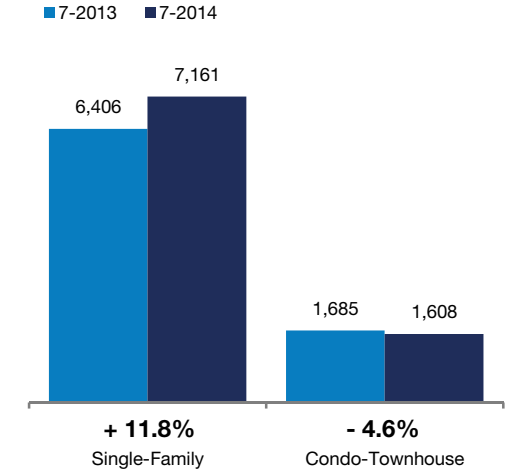
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	7-2013	7-2014	Change
\$100,000 and Below	1,806	1,538	- 14.8%
\$100,001 to \$150,000	1,621	1,632	+ 0.7%
\$150,001 to \$200,000	1,269	1,404	+ 10.6%
\$200,001 to \$250,000	877	1,076	+ 22.7%
\$250,001 to \$350,000	1,018	1,263	+ 24.1%
\$350,001 and Above	1,500	1,856	+ 23.7%
<b>All Price Ranges</b>	<b>8,091</b>	<b>8,769</b>	<b>+ 8.4%</b>

### Single-Family

7-2013	7-2014	Change	7-2013	7-2014	Change
1,319	1,116	- 15.4%	487	422	- 13.3%
1,188	1,246	+ 4.9%	433	386	- 10.9%
989	1,102	+ 11.4%	280	302	+ 7.9%
712	895	+ 25.7%	165	181	+ 9.7%
868	1,104	+ 27.2%	150	159	+ 6.0%
1,330	1,698	+ 27.7%	170	158	- 7.1%
<b>6,406</b>	<b>7,161</b>	<b>+ 11.8%</b>	<b>1,685</b>	<b>1,608</b>	<b>- 4.6%</b>

### Condo-Townhouse

By Construction Status	7-2013	7-2014	Change
Previously Owned	7,759	8,451	+ 8.9%
New Construction	332	318	- 4.2%
<b>All Construction Statuses</b>	<b>8,091</b>	<b>8,769</b>	<b>+ 8.4%</b>

7-2013	7-2014	Change	7-2013	7-2014	Change
6,230	6,938	+ 11.4%	1,529	1,513	- 1.0%
176	223	+ 26.7%	156	95	- 39.1%
<b>6,406</b>	<b>7,161</b>	<b>+ 11.8%</b>	<b>1,685</b>	<b>1,608</b>	<b>- 4.6%</b>

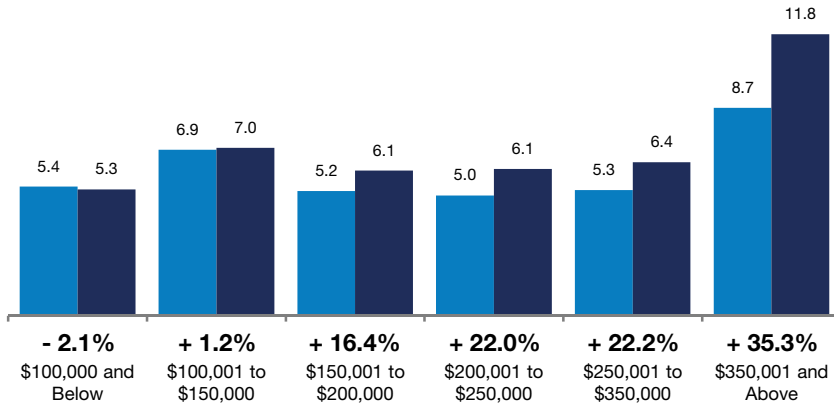
# Months Supply of Inventory

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.



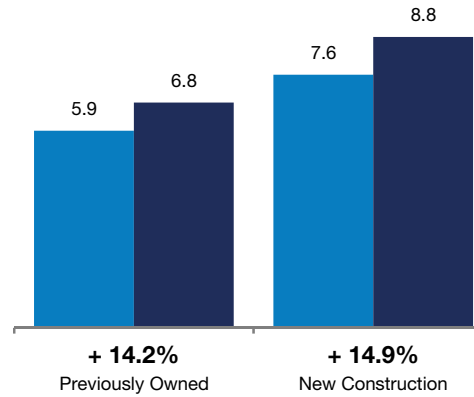
## By Price Range

■ 7-2013 ■ 7-2014



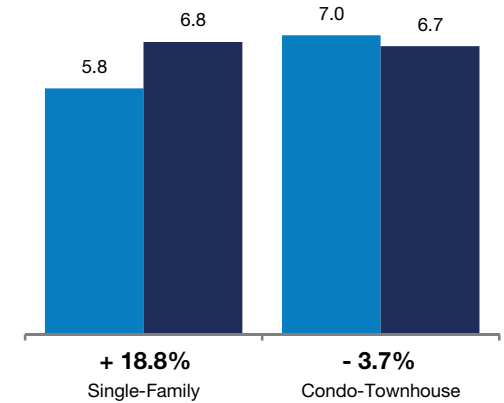
## By Construction Status

■ 7-2013 ■ 7-2014



## By Property Type

■ 7-2013 ■ 7-2014



### All Properties

#### By Price Range

	7-2013	7-2014	Change
\$100,000 and Below	5.4	5.3	- 2.1%
\$100,001 to \$150,000	6.9	7.0	+ 1.2%
\$150,001 to \$200,000	5.2	6.1	+ 16.4%
\$200,001 to \$250,000	5.0	6.1	+ 22.0%
\$250,001 to \$350,000	5.3	6.4	+ 22.2%
\$350,001 and Above	8.7	11.8	+ 35.3%
<b>All Price Ranges</b>	<b>6.0</b>	<b>6.8</b>	<b>+ 14.1%</b>

### Single-Family

	7-2013	7-2014	Change
\$100,000 and Below	5.0	5.0	- 0.6%
\$100,001 to \$150,000	6.9	7.2	+ 3.9%
\$150,001 to \$200,000	4.9	5.9	+ 20.0%
\$200,001 to \$250,000	4.7	6.0	+ 27.0%
\$250,001 to \$350,000	5.1	6.4	+ 25.7%
\$350,001 and Above	8.5	12.0	+ 40.5%
<b>All Price Ranges</b>	<b>5.8</b>	<b>6.8</b>	<b>+ 18.8%</b>

### Condo-Townhouse

	7-2013	7-2014	Change
\$100,000 and Below	6.8	6.3	- 7.7%
\$100,001 to \$150,000	7.1	6.6	- 6.5%
\$150,001 to \$200,000	6.5	6.6	+ 2.5%
\$200,001 to \$250,000	7.1	7.0	- 0.6%
\$250,001 to \$350,000	6.2	6.3	+ 2.2%
\$350,001 and Above	10.3	9.9	- 4.2%
<b>All Price Ranges</b>	<b>7.0</b>	<b>6.7</b>	<b>- 3.7%</b>

#### By Construction Status

	7-2013	7-2014	Change
Previously Owned	5.9	6.8	+ 14.2%
New Construction	7.6	8.8	+ 14.9%
<b>All Construction Statuses</b>	<b>6.0</b>	<b>6.8</b>	<b>+ 14.1%</b>

	7-2013	7-2014	Change
Previously Owned	5.8	6.8	+ 18.1%
New Construction	6.0	8.9	+ 48.2%
<b>All Construction Statuses</b>	<b>5.8</b>	<b>6.8</b>	<b>+ 18.8%</b>