



Housing Supply Overview



August 2014

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

Quick Facts

+ 2.6%

- 0.3%

- 7.3%

Price Range With the
Strongest Sales:
\$200,001 to \$300,000

Construction Status With
Strongest Sales:
Previously Owned

Property Type With
Strongest Sales:
Single-Family Detached

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

Click on desired metric to jump to that page.

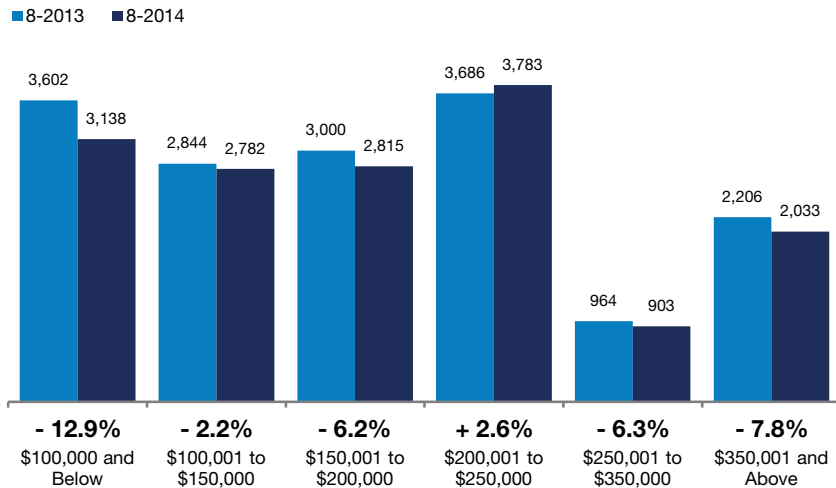


Pending Sales

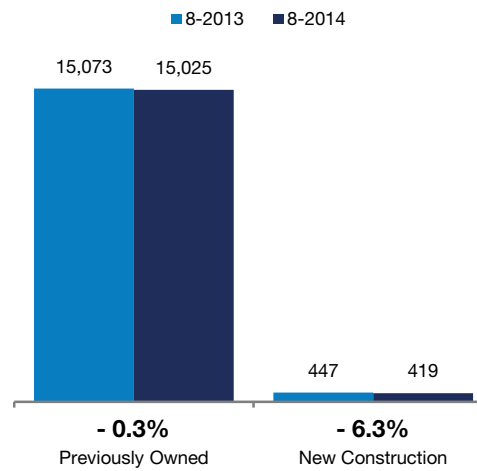
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



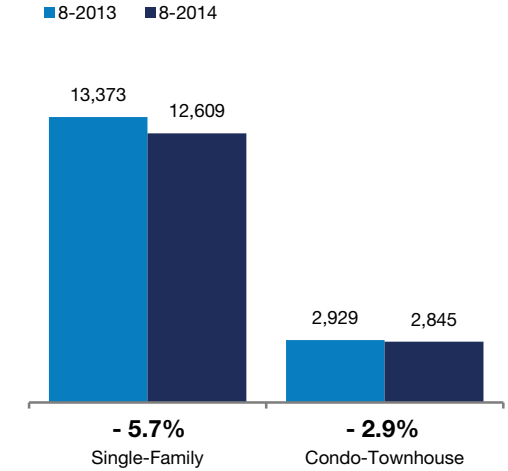
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	8-2013	8-2014	Change
\$100,000 and Below	3,602	3,138	-12.9%
\$100,001 to \$150,000	2,844	2,782	-2.2%
\$150,001 to \$200,000	3,000	2,815	-6.2%
\$200,001 to \$250,000	3,686	3,783	+2.6%
\$250,001 to \$350,000	964	903	-6.3%
\$350,001 and Above	2,206	2,033	-7.8%
All Price Ranges	16,302	15,454	-5.2%

Single-Family

By Price Range	8-2013	8-2014	Change
\$100,000 and Below	2,829	2,389	-15.6%
\$100,001 to \$150,000	2,083	2,087	+0.2%
\$150,001 to \$200,000	2,424	2,245	-7.4%
\$200,001 to \$250,000	3,194	3,250	+1.8%
\$250,001 to \$350,000	855	795	-7.0%
\$350,001 and Above	1,988	1,843	-7.3%
All Price Ranges	13,373	12,609	-5.7%

Condo-Townhouse

By Price Range	8-2013	8-2014	Change
\$100,000 and Below	773	749	-3.1%
\$100,001 to \$150,000	761	695	-8.7%
\$150,001 to \$200,000	576	570	-1.0%
\$200,001 to \$250,000	492	533	+8.3%
\$250,001 to \$350,000	109	108	-0.9%
\$350,001 and Above	218	190	-12.8%
All Price Ranges	2,929	2,845	-2.9%

By Construction Status	8-2013	8-2014	Change
Previously Owned	15,073	15,025	-0.3%
New Construction	447	419	-6.3%
All Construction Statuses	16,302	15,454	-5.2%

By Construction Status	8-2013	8-2014	Change
Previously Owned	12,382	12,291	-0.7%
New Construction	347	311	-10.4%
All Construction Statuses	13,373	12,609	-5.7%

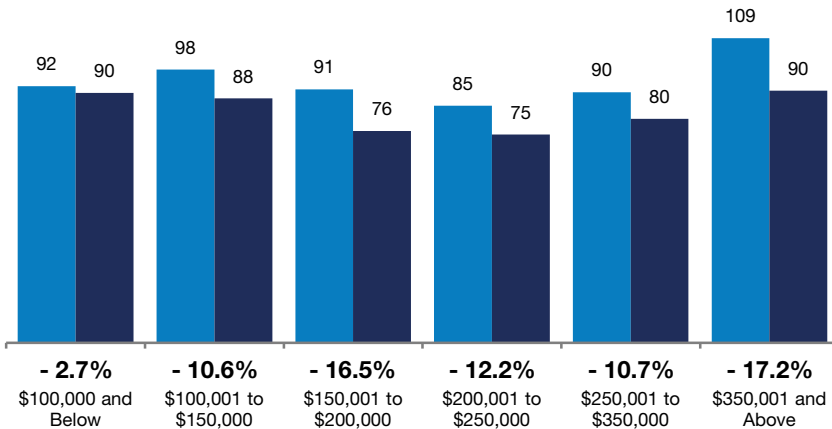
Days on Market Until Sale

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



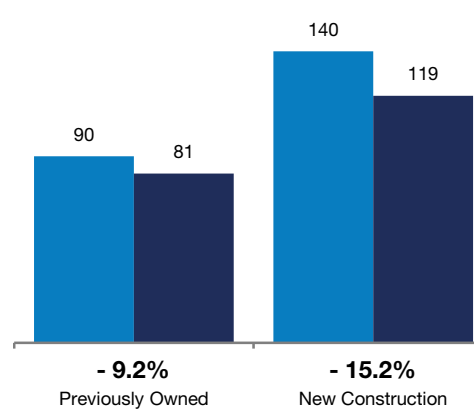
By Price Range

■ 8-2013 ■ 8-2014



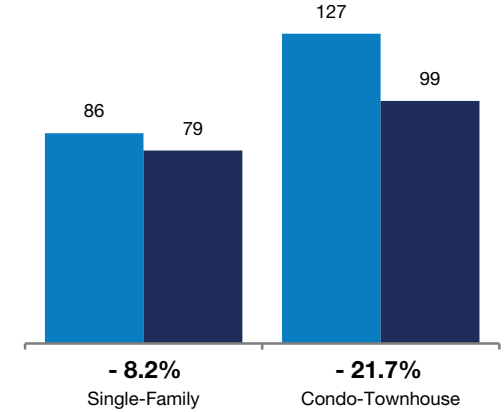
By Construction Status

■ 8-2013 ■ 8-2014



By Property Type

■ 8-2013 ■ 8-2014



All Properties

By Price Range

	8-2013	8-2014	Change
\$100,000 and Below	92	90	- 2.7%
\$100,001 to \$150,000	98	88	- 10.6%
\$150,001 to \$200,000	91	76	- 16.5%
\$200,001 to \$250,000	85	75	- 12.2%
\$250,001 to \$350,000	90	80	- 10.7%
\$350,001 and Above	109	90	- 17.2%
All Price Ranges	93	83	- 11.3%

Single-Family

	8-2013	8-2014	Change
\$100,000 and Below	85	84	- 0.3%
\$100,001 to \$150,000	90	85	- 4.9%
\$150,001 to \$200,000	83	73	- 12.6%
\$200,001 to \$250,000	77	71	- 8.8%
\$250,001 to \$350,000	85	77	- 9.2%
\$350,001 and Above	104	88	- 15.1%
All Price Ranges	86	79	- 8.2%

Condo-Townhouse

	8-2013	8-2014	Change
\$100,000 and Below	118	106	- 9.6%
\$100,001 to \$150,000	122	94	- 22.6%
\$150,001 to \$200,000	128	90	- 29.9%
\$200,001 to \$250,000	137	100	- 26.7%
\$250,001 to \$350,000	144	105	- 27.3%
\$350,001 and Above	160	113	- 29.4%
All Price Ranges	127	99	- 21.7%

By Construction Status

	8-2013	8-2014	Change
Previously Owned	90	81	- 9.2%
New Construction	140	119	- 15.2%
All Construction Statuses	93	83	- 11.3%

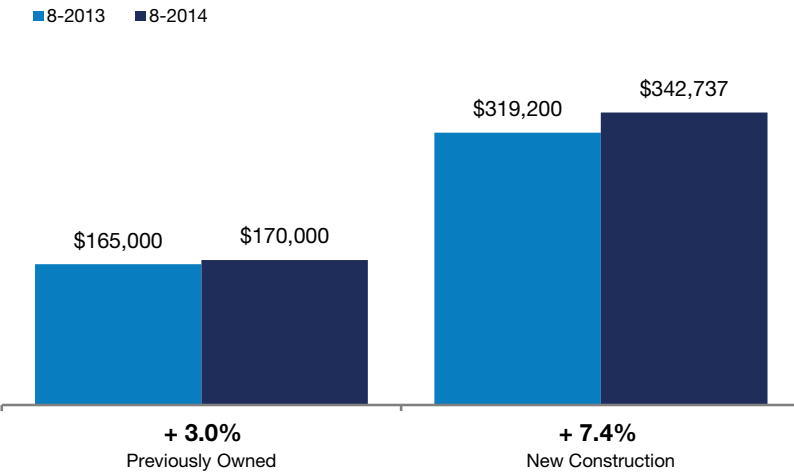
	8-2013	8-2014	Change
Previously Owned	83	78	- 6.3%
New Construction	115	113	- 2.0%
All Construction Statuses	86	79	- 8.2%

Median Sales Price

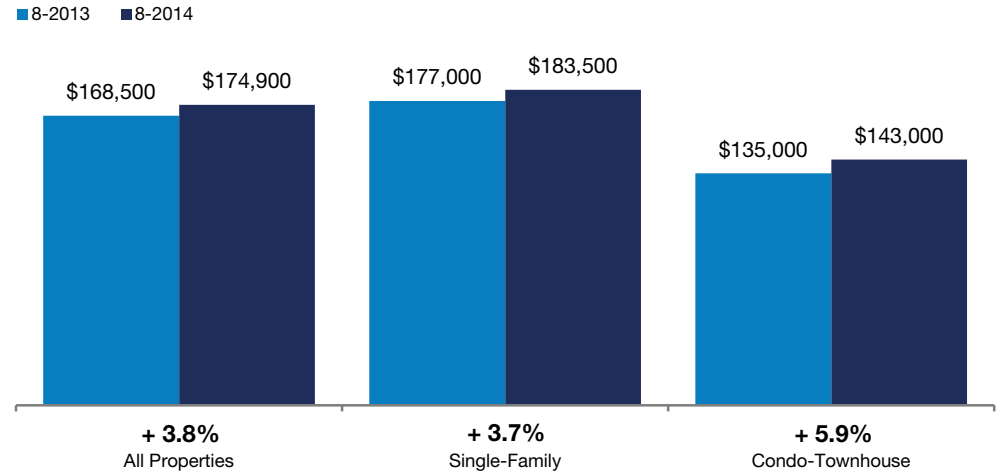
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type



By Construction Status	All Properties			Single-Family			Condo-Townhouse		
	8-2013	8-2014	Change	8-2013	8-2014	Change	8-2013	8-2014	Change
Previously Owned	\$165,000	\$170,000	+ 3.0%	\$174,800	\$180,000	+ 3.0%	\$132,000	\$139,568	+ 5.7%
New Construction	\$319,200	\$342,737	+ 7.4%	\$332,963	\$355,000	+ 6.6%	\$288,700	\$319,546	+ 10.7%
All Construction Statuses	\$168,500	\$174,900	+ 3.8%	\$177,000	\$183,500	+ 3.7%	\$135,000	\$143,000	+ 5.9%

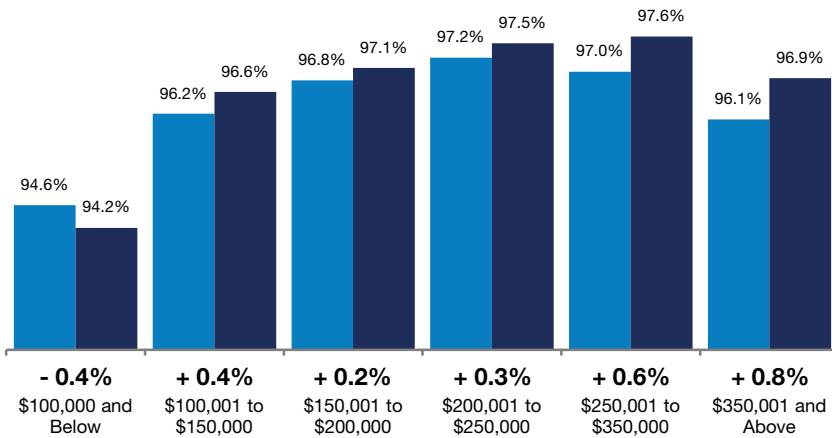
Percent of Original List Price Received

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.**



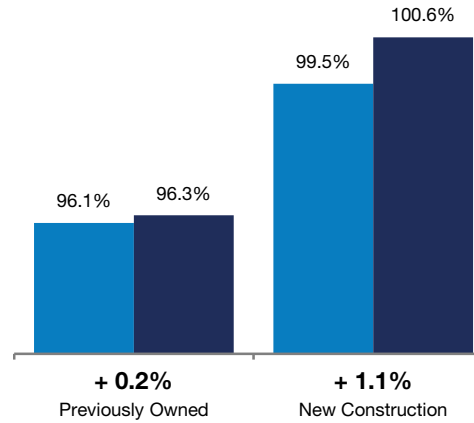
By Price Range

■ 8-2013 ■ 8-2014



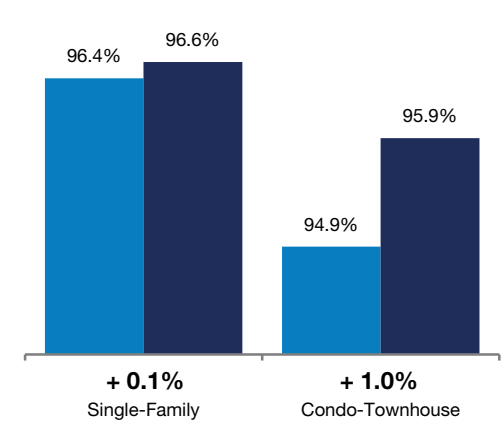
By Construction Status

■ 8-2013 ■ 8-2014



By Property Type

■ 8-2013 ■ 8-2014



All Properties

By Price Range	8-2013	8-2014	Change
\$100,000 and Below	94.6%	94.2%	- 0.4%
\$100,001 to \$150,000	96.2%	96.6%	+ 0.4%
\$150,001 to \$200,000	96.8%	97.1%	+ 0.2%
\$200,001 to \$250,000	97.2%	97.5%	+ 0.3%
\$250,001 to \$350,000	97.0%	97.6%	+ 0.6%
\$350,001 and Above	96.1%	96.9%	+ 0.8%
All Price Ranges	96.2%	96.4%	+ 0.3%

Single-Family

8-2013	8-2014	Change	8-2013	8-2014	Change
95.2%	94.4%	- 0.9%	92.4%	93.5%	+ 1.2%
96.5%	96.8%	+ 0.3%	95.6%	96.2%	+ 0.7%
96.9%	97.1%	+ 0.2%	96.4%	96.7%	+ 0.3%
97.3%	97.5%	+ 0.2%	96.5%	97.2%	+ 0.8%
97.0%	97.4%	+ 0.5%	97.0%	98.9%	+ 2.0%
96.1%	96.7%	+ 0.7%	96.5%	98.0%	+ 1.6%
96.4%	96.6%	+ 0.1%	94.9%	95.9%	+ 1.0%

Condo-Townhouse

By Construction Status	8-2013	8-2014	Change
Previously Owned	96.1%	96.3%	+ 0.2%
New Construction	99.5%	100.6%	+ 1.1%
All Construction Statuses	96.2%	96.4%	+ 0.3%

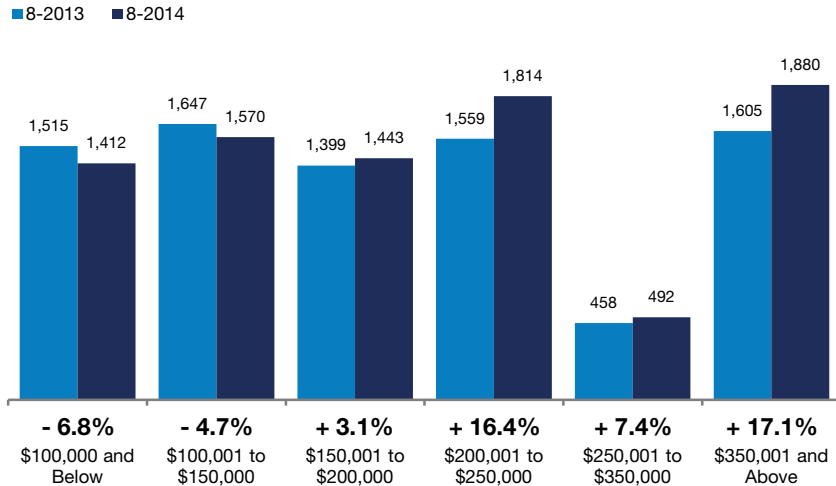
8-2013	8-2014	Change	8-2013	8-2014	Change
96.5%	96.5%	+ 0.1%	94.7%	95.6%	+ 0.9%
99.1%	99.3%	+ 0.2%	101.1%	104.1%	+ 3.0%
96.4%	96.6%	+ 0.1%	94.9%	95.9%	+ 1.0%

Inventory of Homes for Sale

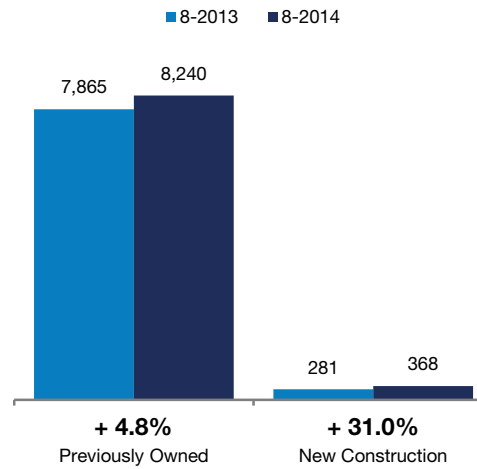
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



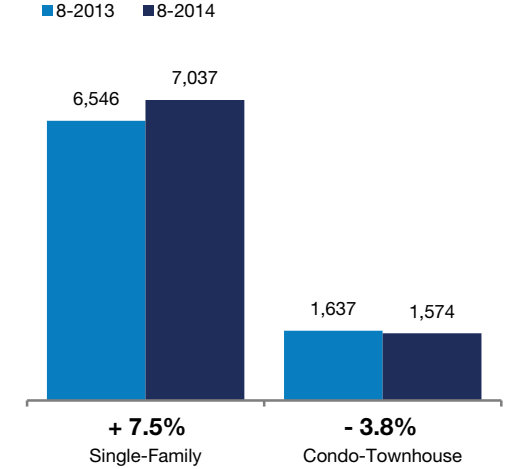
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	8-2013	8-2014	Change
\$100,000 and Below	1,515	1,412	- 6.8%
\$100,001 to \$150,000	1,647	1,570	- 4.7%
\$150,001 to \$200,000	1,399	1,443	+ 3.1%
\$200,001 to \$250,000	1,559	1,814	+ 16.4%
\$250,001 to \$350,000	458	492	+ 7.4%
\$350,001 and Above	1,605	1,880	+ 17.1%
All Price Ranges	8,183	8,611	+ 5.2%

Single-Family

8-2013	8-2014	Change
1,124	1,019	- 9.3%
1,197	1,198	+ 0.1%
1,108	1,143	+ 3.2%
1,282	1,524	+ 18.9%
403	440	+ 9.2%
1,432	1,713	+ 19.6%
6,546	7,037	+ 7.5%

Condo-Townhouse

8-2013	8-2014	Change
391	393	+ 0.5%
450	372	- 17.3%
291	300	+ 3.1%
277	290	+ 4.7%
55	52	- 5.5%
173	167	- 3.5%
1,637	1,574	- 3.8%

By Construction Status	8-2013	8-2014	Change
Previously Owned	7,865	8,240	+ 4.8%
New Construction	281	368	+ 31.0%
All Construction Statuses	8,183	8,611	+ 5.2%

8-2013	8-2014	Change
6,328	6,792	+ 7.3%
189	242	+ 28.0%
6,546	7,037	+ 7.5%

8-2013	8-2014	Change
1,537	1,448	- 5.8%
92	126	+ 37.0%
1,637	1,574	- 3.8%

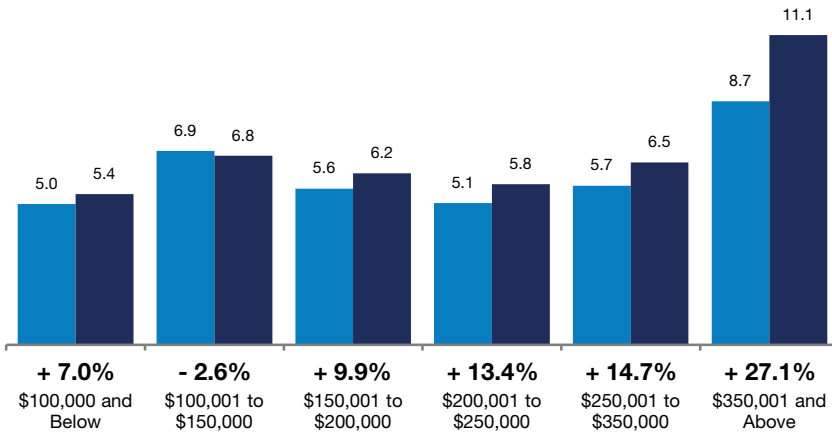
Months Supply of Inventory

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.



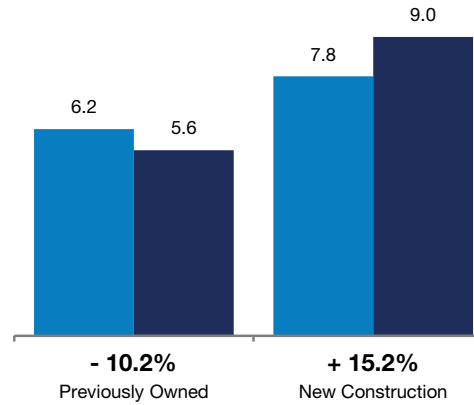
By Price Range

■ 8-2013 ■ 8-2014



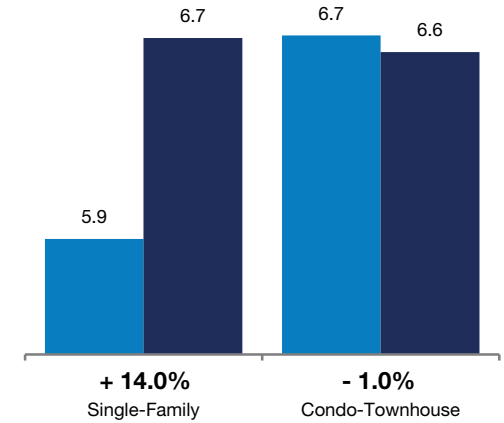
By Construction Status

■ 8-2013 ■ 8-2014



By Property Type

■ 8-2013 ■ 8-2014



All Properties

By Price Range

	8-2013	8-2014	Change
\$100,000 and Below	5.0	5.4	+ 7.0%
\$100,001 to \$150,000	6.9	6.8	- 2.6%
\$150,001 to \$200,000	5.6	6.2	+ 9.9%
\$200,001 to \$250,000	5.1	5.8	+ 13.4%
\$250,001 to \$350,000	5.7	6.5	+ 14.7%
\$350,001 and Above	8.7	11.1	+ 27.1%
All Price Ranges	6.0	6.7	+ 11.0%

Single-Family

	8-2013	8-2014	Change
\$100,000 and Below	4.8	5.1	+ 7.4%
\$100,001 to \$150,000	6.9	6.9	- 0.1%
\$150,001 to \$200,000	5.5	6.1	+ 11.4%
\$200,001 to \$250,000	4.8	5.6	+ 16.8%
\$250,001 to \$350,000	5.7	6.6	+ 17.4%
\$350,001 and Above	8.6	11.2	+ 29.0%
All Price Ranges	5.9	6.7	+ 14.0%

Condo-Townhouse

	8-2013	8-2014	Change
\$100,000 and Below	6.1	6.3	+ 3.7%
\$100,001 to \$150,000	7.1	6.4	- 9.5%
\$150,001 to \$200,000	6.1	6.3	+ 4.2%
\$200,001 to \$250,000	6.8	6.5	- 3.4%
\$250,001 to \$350,000	6.1	5.8	- 4.6%
\$350,001 and Above	9.5	10.5	+ 10.8%
All Price Ranges	6.7	6.6	- 1.0%

By Construction Status

	8-2013	8-2014	Change
Previously Owned	6.2	5.6	- 10.2%
New Construction	7.8	9.0	+ 15.2%
All Construction Statuses	6.0	6.7	+ 11.0%

	8-2013	8-2014	Change
Previously Owned	5.8	5.5	- 5.5%
New Construction	6.9	7.8	+ 13.1%
All Construction Statuses	5.9	6.7	+ 14.0%