



Housing Supply Overview



September 2014

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

Quick Facts

+ 1.3%

- 0.9%

- 5.5%

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
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Inventory of Homes for Sale	6
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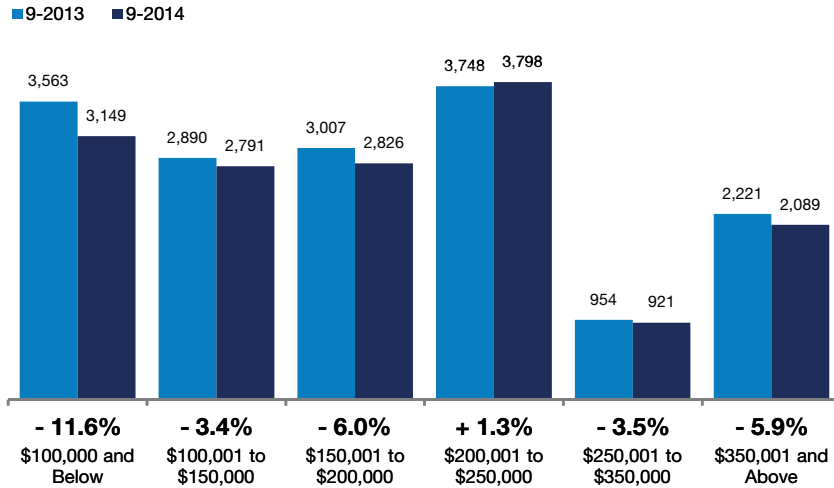


Pending Sales

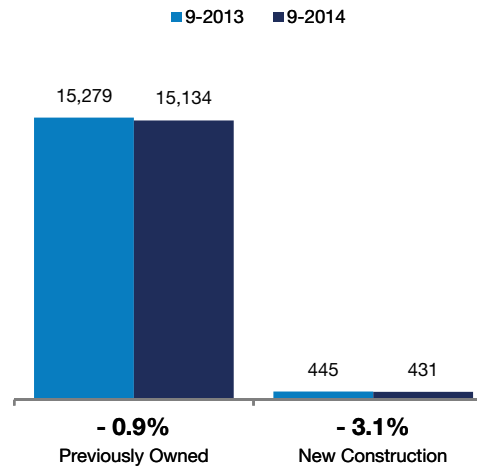
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



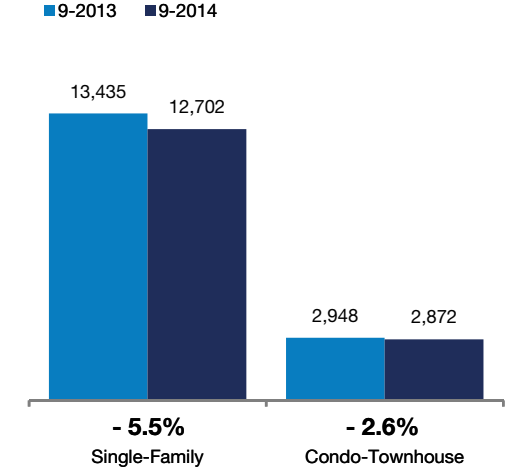
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	9-2013	9-2014	Change
\$100,000 and Below	3,563	3,149	- 11.6%
\$100,001 to \$150,000	2,890	2,791	- 3.4%
\$150,001 to \$200,000	3,007	2,826	- 6.0%
\$200,001 to \$250,000	3,748	3,798	+ 1.3%
\$250,001 to \$350,000	954	921	- 3.5%
\$350,001 and Above	2,221	2,089	- 5.9%
All Price Ranges	16,383	15,574	- 4.9%

Single-Family

By Price Range	9-2013	9-2014	Change
\$100,000 and Below	2,798	2,386	- 14.7%
\$100,001 to \$150,000	2,111	2,092	- 0.9%
\$150,001 to \$200,000	2,427	2,260	- 6.9%
\$200,001 to \$250,000	3,251	3,266	+ 0.5%
\$250,001 to \$350,000	845	810	- 4.1%
\$350,001 and Above	2,003	1,888	- 5.7%
All Price Ranges	13,435	12,702	- 5.5%

Condo-Townhouse

By Price Range	9-2013	9-2014	Change
\$100,000 and Below	765	763	- 0.3%
\$100,001 to \$150,000	779	699	- 10.3%
\$150,001 to \$200,000	580	566	- 2.4%
\$200,001 to \$250,000	497	532	+ 7.0%
\$250,001 to \$350,000	109	111	+ 1.8%
\$350,001 and Above	218	201	- 7.8%
All Price Ranges	2,948	2,872	- 2.6%

By Construction Status	9-2013	9-2014	Change
Previously Owned	15,279	15,134	- 0.9%
New Construction	445	431	- 3.1%
All Construction Statuses	16,383	15,574	- 4.9%

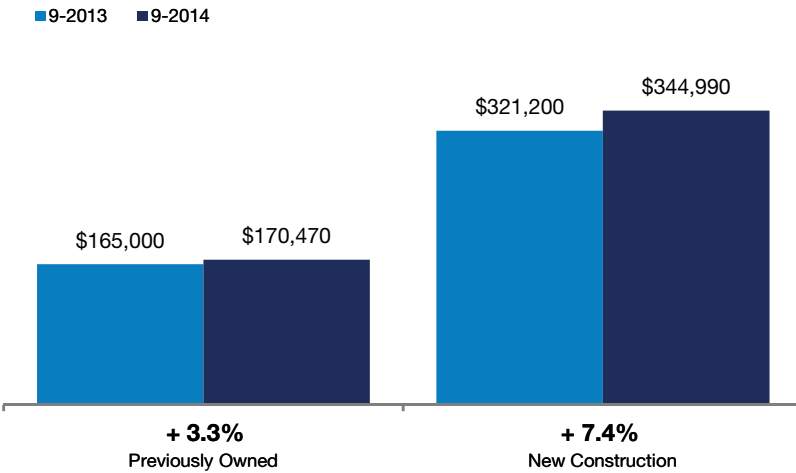
By Construction Status	9-2013	9-2014	Change
Previously Owned	12,554	12,378	- 1.4%
New Construction	347	317	- 8.6%
All Construction Statuses	13,435	12,702	- 5.5%

Median Sales Price

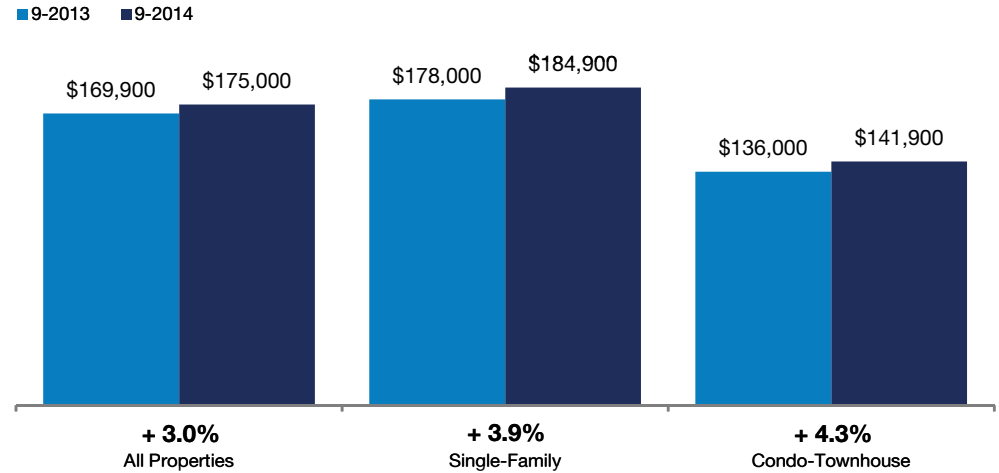
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type



All Properties

By Construction Status	9-2013	9-2014	Change
Previously Owned	\$165,000	\$170,470	+ 3.3%
New Construction	\$321,200	\$344,990	+ 7.4%
All Construction Statuses	\$169,900	\$175,000	+ 3.0%

Single-Family

	9-2013	9-2014	Change
	\$175,000	\$180,000	+ 2.9%
	\$334,900	\$358,185	+ 7.0%
	\$178,000	\$184,900	+ 3.9%

Condo-Townhouse

	9-2013	9-2014	Change
	\$134,000	\$137,776	+ 2.8%
	\$289,900	\$319,546	+ 10.2%
	\$136,000	\$141,900	+ 4.3%

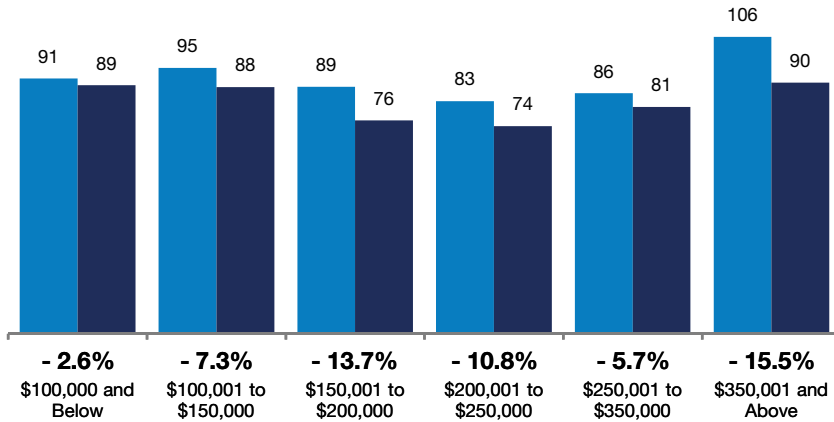
Days on Market Until Sale

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



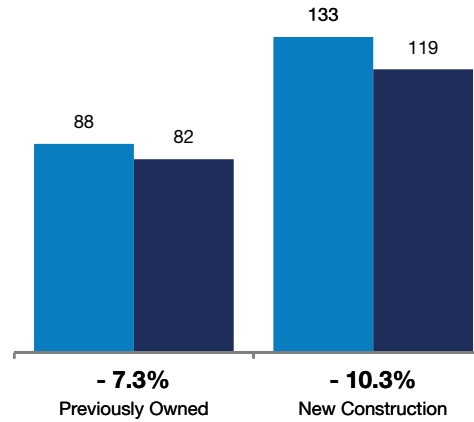
By Price Range

■ 9-2013 ■ 9-2014



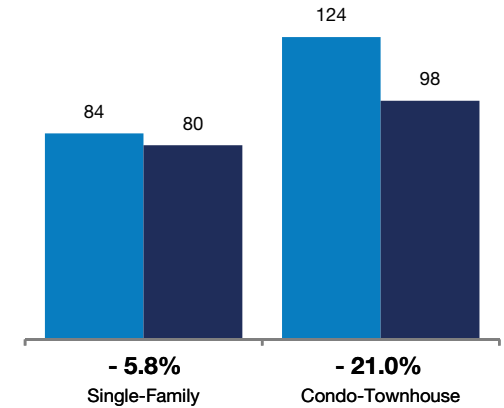
By Construction Status

■ 9-2013 ■ 9-2014



By Property Type

■ 9-2013 ■ 9-2014



All Properties

By Price Range

	9-2013	9-2014	Change
\$100,000 and Below	91	89	- 2.6%
\$100,001 to \$150,000	95	88	- 7.3%
\$150,001 to \$200,000	89	76	- 13.7%
\$200,001 to \$250,000	83	74	- 10.8%
\$250,001 to \$350,000	86	81	- 5.7%
\$350,001 and Above	106	90	- 15.5%
All Price Ranges	91	83	- 9.4%

Single-Family

	9-2013	9-2014	Change
\$100,000 and Below	84	85	+ 0.4%
\$100,001 to \$150,000	88	86	- 1.8%
\$150,001 to \$200,000	81	73	- 9.2%
\$200,001 to \$250,000	75	72	- 5.2%
\$250,001 to \$350,000	83	78	- 6.2%
\$350,001 and Above	102	87	- 13.8%
All Price Ranges	84	80	- 5.8%

Condo-Townhouse

	9-2013	9-2014	Change
\$100,000 and Below	117	104	- 11.2%
\$100,001 to \$150,000	118	96	- 18.9%
\$150,001 to \$200,000	124	89	- 28.3%
\$200,001 to \$250,000	137	93	- 32.1%
\$250,001 to \$350,000	119	105	- 11.5%
\$350,001 and Above	152	115	- 24.4%
All Price Ranges	124	98	- 21.0%

By Construction Status

	9-2013	9-2014	Change
Previously Owned	88	82	- 7.3%
New Construction	133	119	- 10.3%
All Construction Statuses	91	83	- 9.4%

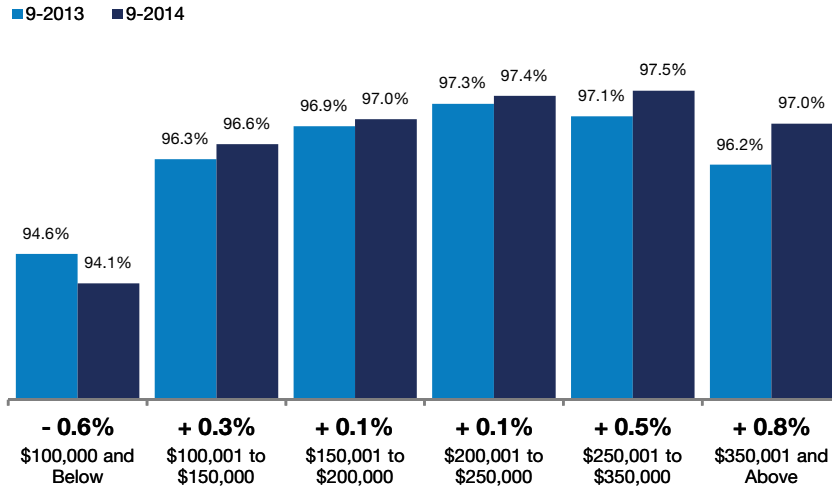
	9-2013	9-2014	Change
Previously Owned	82	78	- 3.8%
New Construction	114	111	- 2.1%
All Construction Statuses	84	80	- 5.8%

Percent of Original List Price Received

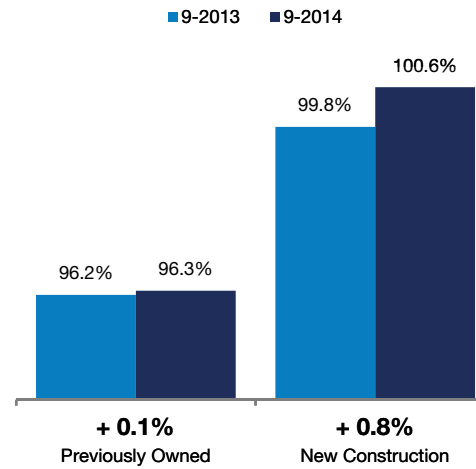
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



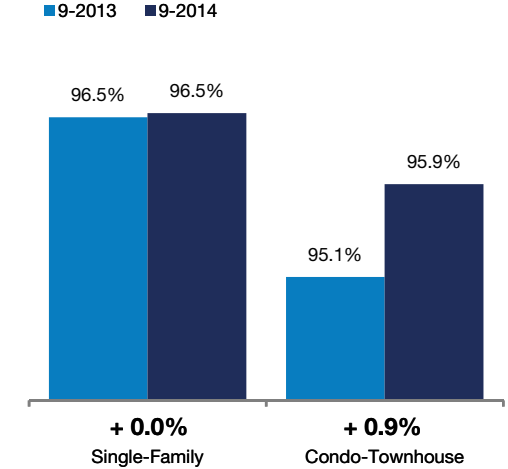
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	9-2013	9-2014	Change
\$100,000 and Below	94.6%	94.1%	- 0.6%
\$100,001 to \$150,000	96.3%	96.6%	+ 0.3%
\$150,001 to \$200,000	96.9%	97.0%	+ 0.1%
\$200,001 to \$250,000	97.3%	97.4%	+ 0.1%
\$250,001 to \$350,000	97.1%	97.5%	+ 0.5%
\$350,001 and Above	96.2%	97.0%	+ 0.8%
All Price Ranges	96.2%	96.4%	+ 0.2%

Single-Family

By Price Range	9-2013	9-2014	Change
\$100,000 and Below	95.2%	94.3%	- 1.0%
\$100,001 to \$150,000	96.5%	96.7%	+ 0.2%
\$150,001 to \$200,000	97.0%	97.1%	+ 0.1%
\$200,001 to \$250,000	97.4%	97.5%	+ 0.1%
\$250,001 to \$350,000	97.1%	97.3%	+ 0.3%
\$350,001 and Above	96.1%	96.9%	+ 0.8%
All Price Ranges	96.5%	96.5%	+ 0.0%

Condo-Townhouse

By Price Range	9-2013	9-2014	Change
\$100,000 and Below	92.5%	93.5%	+ 1.0%
\$100,001 to \$150,000	95.7%	96.2%	+ 0.5%
\$150,001 to \$200,000	96.3%	96.8%	+ 0.5%
\$200,001 to \$250,000	96.6%	97.2%	+ 0.7%
\$250,001 to \$350,000	97.1%	98.9%	+ 1.9%
\$350,001 and Above	96.9%	97.9%	+ 1.0%
All Price Ranges	95.1%	95.9%	+ 0.9%

By Construction Status

By Construction Status	9-2013	9-2014	Change
Previously Owned	96.2%	96.3%	+ 0.1%
New Construction	99.8%	100.6%	+ 0.8%
All Construction Statuses	96.2%	96.4%	+ 0.2%

By Construction Status	9-2013	9-2014	Change
Previously Owned	96.5%	96.5%	- 0.1%
New Construction	99.0%	99.4%	+ 0.4%
All Construction Statuses	96.5%	96.5%	+ 0.0%

By Construction Status	9-2013	9-2014	Change
Previously Owned	94.8%	95.6%	+ 0.8%
New Construction	102.5%	104.1%	+ 1.5%
All Construction Statuses	95.1%	95.9%	+ 0.9%

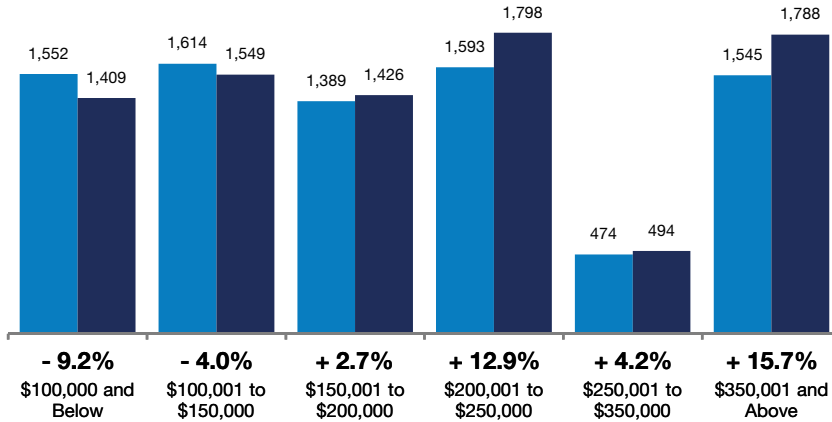
Inventory of Homes for Sale

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



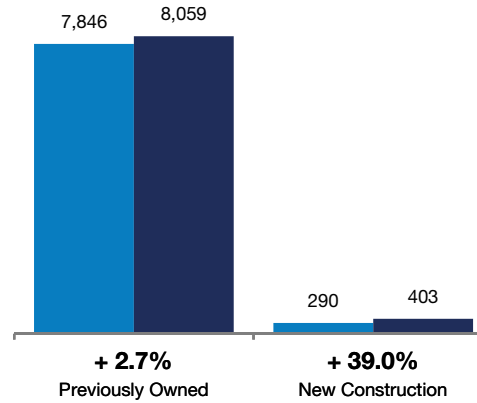
By Price Range

■ 9-2013 ■ 9-2014



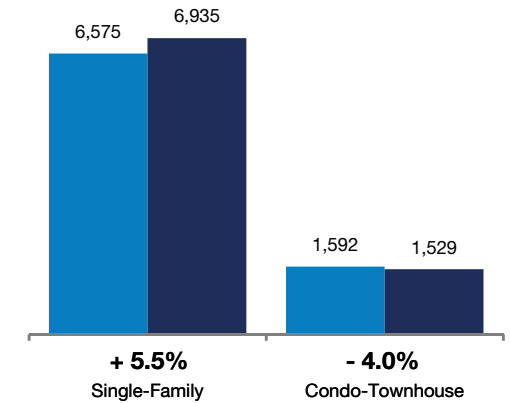
By Construction Status

■ 9-2013 ■ 9-2014



By Property Type

■ 9-2013 ■ 9-2014



All Properties

By Price Range

	9-2013	9-2014	Change
\$100,000 and Below	1,552	1,409	- 9.2%
\$100,001 to \$150,000	1,614	1,549	- 4.0%
\$150,001 to \$200,000	1,389	1,426	+ 2.7%
\$200,001 to \$250,000	1,593	1,798	+ 12.9%
\$250,001 to \$350,000	474	494	+ 4.2%
\$350,001 and Above	1,545	1,788	+ 15.7%
All Price Ranges	8,167	8,464	+ 3.6%

Single-Family

	9-2013	9-2014	Change
\$100,000 and Below	1,160	1,011	- 12.8%
\$100,001 to \$150,000	1,176	1,192	+ 1.4%
\$150,001 to \$200,000	1,105	1,137	+ 2.9%
\$200,001 to \$250,000	1,325	1,513	+ 14.2%
\$250,001 to \$350,000	420	441	+ 5.0%
\$350,001 and Above	1,389	1,641	+ 18.1%
All Price Ranges	6,575	6,935	+ 5.5%

Condo-Townhouse

	9-2013	9-2014	Change
\$100,000 and Below	392	398	+ 1.5%
\$100,001 to \$150,000	438	357	- 18.5%
\$150,001 to \$200,000	284	289	+ 1.8%
\$200,001 to \$250,000	268	285	+ 6.3%
\$250,001 to \$350,000	54	53	- 1.9%
\$350,001 and Above	156	147	- 5.8%
All Price Ranges	1,592	1,529	- 4.0%

By Construction Status

	9-2013	9-2014	Change
Previously Owned	7,846	8,059	+ 2.7%
New Construction	290	403	+ 39.0%
All Construction Statuses	8,167	8,464	+ 3.6%

	9-2013	9-2014	Change
Previously Owned	6,353	6,666	+ 4.9%
New Construction	198	267	+ 34.8%
All Construction Statuses	6,575	6,935	+ 5.5%

	9-2013	9-2014	Change
Previously Owned	1,493	1,393	- 6.7%
New Construction	92	136	+ 47.8%
All Construction Statuses	1,592	1,529	- 4.0%

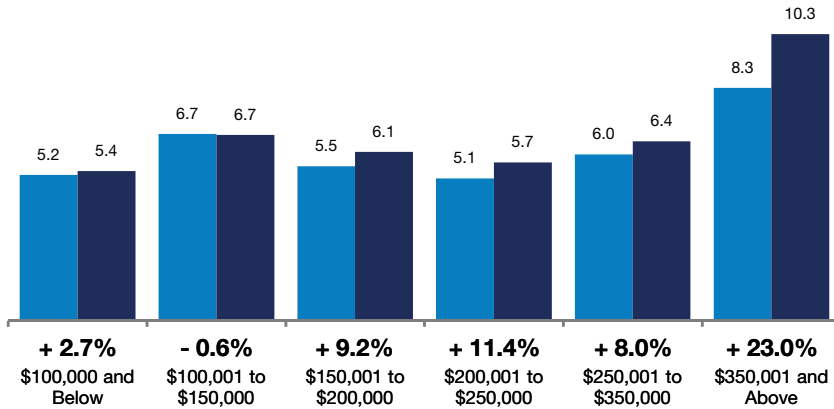
Months Supply of Inventory

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.



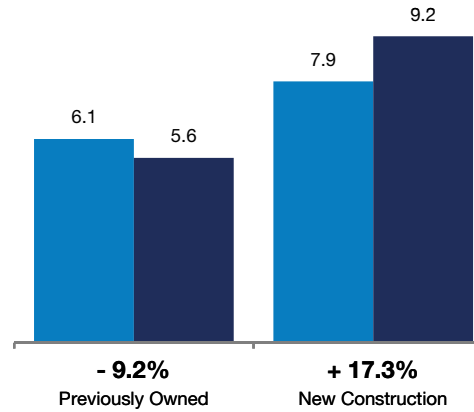
By Price Range

■ 9-2013 ■ 9-2014



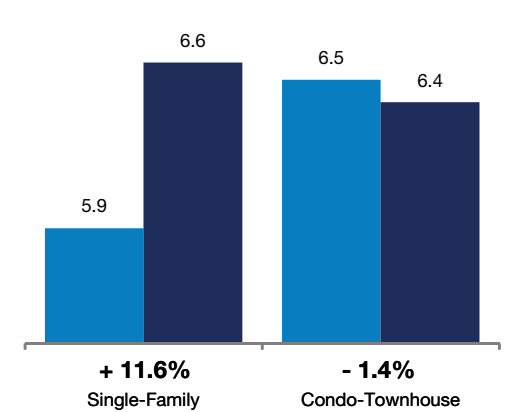
By Construction Status

■ 9-2013 ■ 9-2014



By Property Type

■ 9-2013 ■ 9-2014



All Properties

By Price Range

	9-2013	9-2014	Change
\$100,000 and Below	5.2	5.4	+ 2.7%
\$100,001 to \$150,000	6.7	6.7	- 0.6%
\$150,001 to \$200,000	5.5	6.1	+ 9.2%
\$200,001 to \$250,000	5.1	5.7	+ 11.4%
\$250,001 to \$350,000	6.0	6.4	+ 8.0%
\$350,001 and Above	8.3	10.3	+ 23.0%
All Price Ranges	6.0	6.5	+ 9.0%

Single-Family

	9-2013	9-2014	Change
\$100,000 and Below	5.0	5.1	+ 2.2%
\$100,001 to \$150,000	6.7	6.8	+ 2.3%
\$150,001 to \$200,000	5.5	6.0	+ 10.5%
\$200,001 to \$250,000	4.9	5.6	+ 13.7%
\$250,001 to \$350,000	6.0	6.5	+ 9.5%
\$350,001 and Above	8.3	10.4	+ 25.3%
All Price Ranges	5.9	6.6	+ 11.6%

Condo-Townhouse

	9-2013	9-2014	Change
\$100,000 and Below	6.1	6.3	+ 1.8%
\$100,001 to \$150,000	6.7	6.1	- 9.2%
\$150,001 to \$200,000	5.9	6.1	+ 4.3%
\$200,001 to \$250,000	6.5	6.4	- 0.7%
\$250,001 to \$350,000	5.9	5.7	- 3.6%
\$350,001 and Above	8.6	8.8	+ 2.2%
All Price Ranges	6.5	6.4	- 1.4%

By Construction Status

	9-2013	9-2014	Change
Previously Owned	6.1	5.6	- 9.2%
New Construction	7.9	9.2	+ 17.3%
All Construction Statuses	6.0	6.5	+ 9.0%

	9-2013	9-2014	Change
Previously Owned	5.8	5.5	- 4.9%
New Construction	6.9	8.0	+ 14.8%
All Construction Statuses	5.9	6.6	+ 11.6%