



Housing Supply Overview



October 2014

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

Quick Facts

+ 2.2%

- 1.2%

- 3.1%

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

Construction Status With
Strongest Sales:
Previously Owned

Property Type With
Strongest Sales:
**Condo-Townhouse
Attached**

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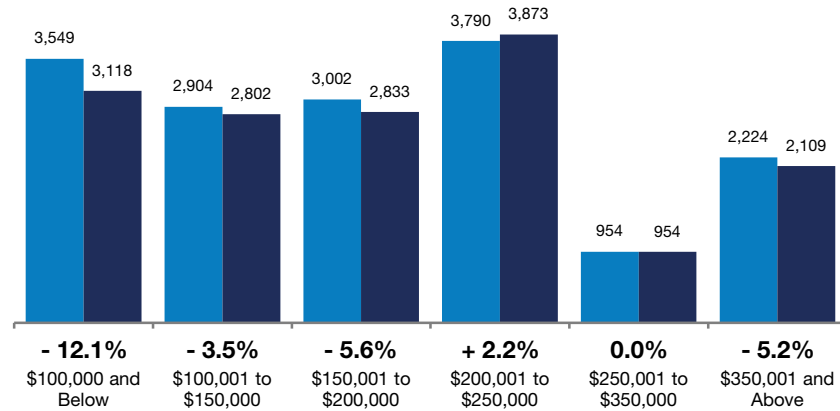
Pending Sales

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



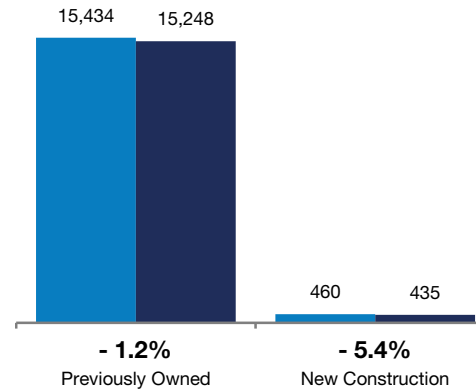
By Price Range

■ 10-2013 ■ 10-2014



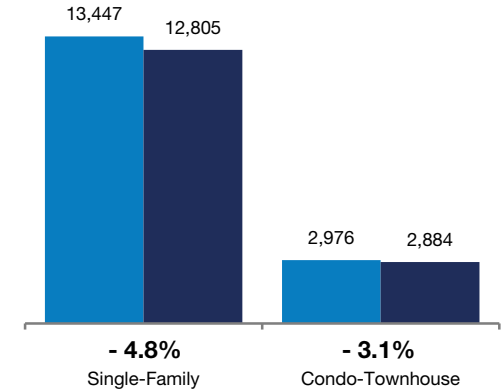
By Construction Status

■ 10-2013 ■ 10-2014



By Property Type

■ 10-2013 ■ 10-2014



All Properties

By Price Range

	10-2013	10-2014	Change
\$100,000 and Below	3,549	3,118	-12.1%
\$100,001 to \$150,000	2,904	2,802	-3.5%
\$150,001 to \$200,000	3,002	2,833	-5.6%
\$200,001 to \$250,000	3,790	3,873	+2.2%
\$250,001 to \$350,000	954	954	0.0%
\$350,001 and Above	2,224	2,109	-5.2%
All Price Ranges	16,423	15,689	-4.5%

Single-Family

	10-2013	10-2014	Change
\$100,000 and Below	2,779	2,357	-15.2%
\$100,001 to \$150,000	2,123	2,092	-1.5%
\$150,001 to \$200,000	2,420	2,265	-6.4%
\$200,001 to \$250,000	3,281	3,336	+1.7%
\$250,001 to \$350,000	838	846	+1.0%
\$350,001 and Above	2,006	1,909	-4.8%
All Price Ranges	13,447	12,805	-4.8%

Condo-Townhouse

	10-2013	10-2014	Change
\$100,000 and Below	770	761	-1.2%
\$100,001 to \$150,000	781	710	-9.1%
\$150,001 to \$200,000	582	568	-2.4%
\$200,001 to \$250,000	509	537	+5.5%
\$250,001 to \$350,000	116	108	-6.9%
\$350,001 and Above	218	200	-8.3%
All Price Ranges	2,976	2,884	-3.1%

By Construction Status

	10-2013	10-2014	Change
Previously Owned	15,434	15,248	-1.2%
New Construction	460	435	-5.4%
All Construction Statuses	16,423	15,689	-4.5%

	10-2013	10-2014	Change
Previously Owned	12,671	12,476	-1.5%
New Construction	350	325	-7.1%
All Construction Statuses	13,447	12,805	-4.8%

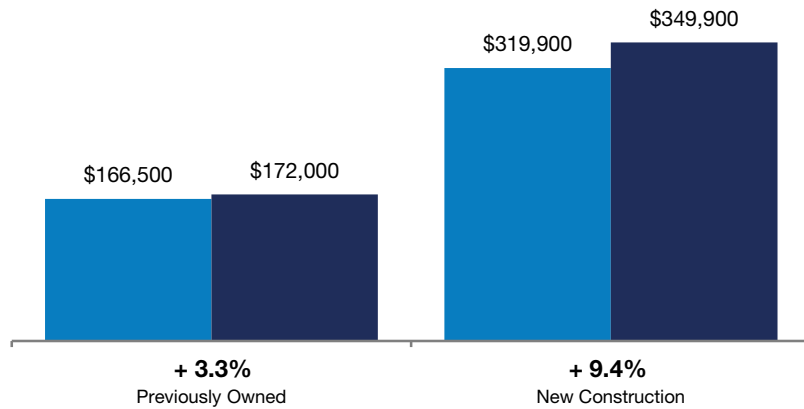
Median Sales Price

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



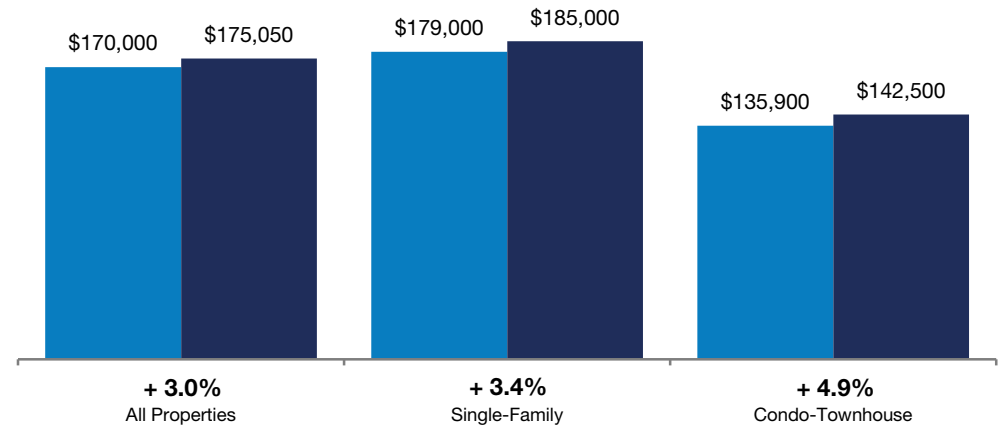
By Construction Status

■ 10-2013 ■ 10-2014



By Property Type

■ 10-2013 ■ 10-2014



All Properties

By Construction Status	10-2013	10-2014	Change
Previously Owned	\$166,500	\$172,000	+ 3.3%
New Construction	\$319,900	\$349,900	+ 9.4%
All Construction Statuses	\$170,000	\$175,050	+ 3.0%

Single-Family

10-2013	10-2014	Change
\$175,000	\$182,000	+ 4.0%
\$332,900	\$360,000	+ 8.1%
\$179,000	\$185,000	+ 3.4%

Condo-Townhouse

10-2013	10-2014	Change
\$134,000	\$138,000	+ 3.0%
\$295,950	\$331,085	+ 11.9%
\$135,900	\$142,500	+ 4.9%

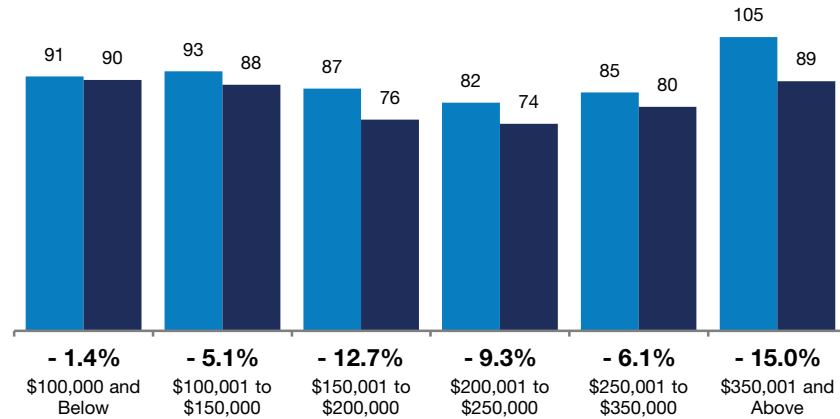
Days on Market Until Sale

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



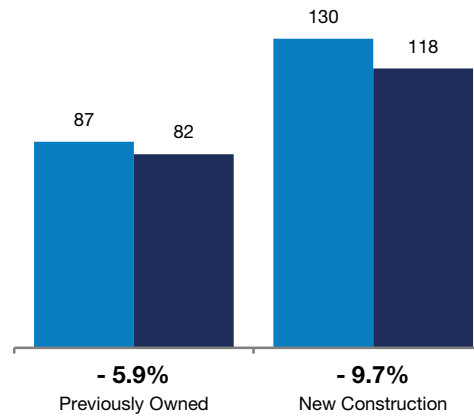
By Price Range

■ 10-2013 ■ 10-2014



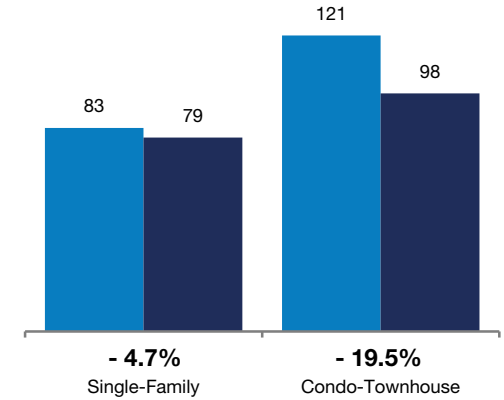
By Construction Status

■ 10-2013 ■ 10-2014



By Property Type

■ 10-2013 ■ 10-2014



All Properties

By Price Range

	10-2013	10-2014	Change
\$100,000 and Below	91	90	- 1.4%
\$100,001 to \$150,000	93	88	- 5.1%
\$150,001 to \$200,000	87	76	- 12.7%
\$200,001 to \$250,000	82	74	- 9.3%
\$250,001 to \$350,000	85	80	- 6.1%
\$350,001 and Above	105	89	- 15.0%
All Price Ranges	90	83	- 8.1%

Single-Family

	10-2013	10-2014	Change
Single-Family	83	79	- 4.7%

Condo-Townhouse

	10-2013	10-2014	Change
Condo-Townhouse	121	98	- 19.5%

By Construction Status

	10-2013	10-2014	Change
Previously Owned	87	82	- 5.9%
New Construction	130	118	- 9.7%
All Construction Statuses	90	83	- 8.1%

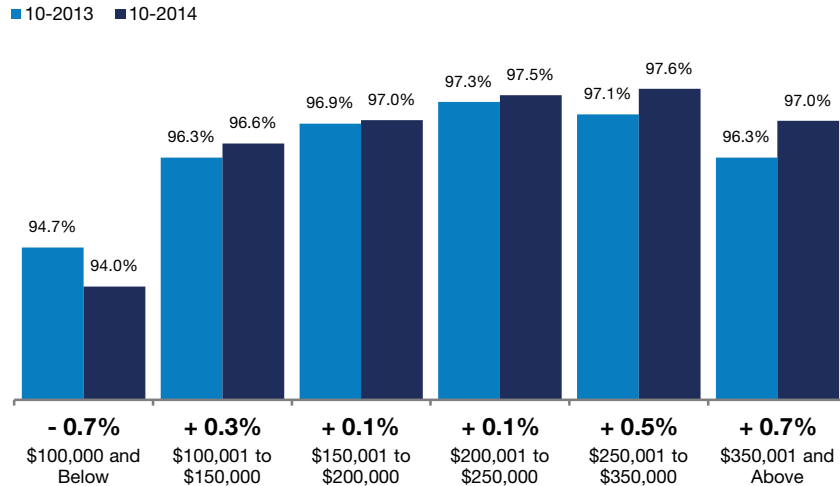
	10-2013	10-2014	Change
Single-Family	83	79	- 4.7%

Percent of Original List Price Received

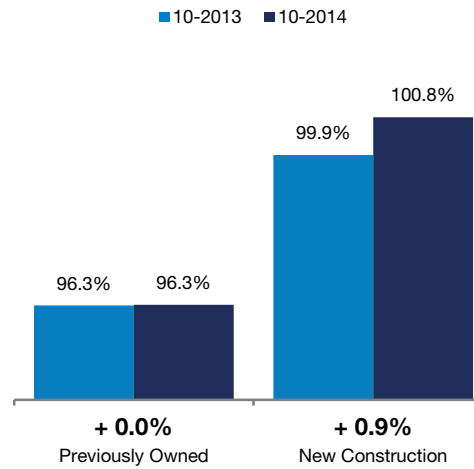
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



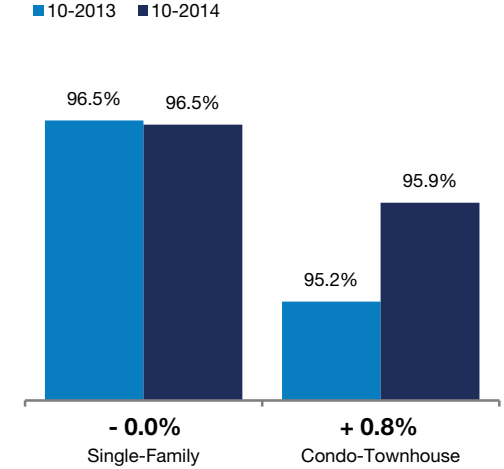
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	10-2013	10-2014	Change
\$100,000 and Below	94.7%	94.0%	- 0.7%
\$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%	97.5%	+ 0.1%
\$250,001 to \$350,000	97.1%	97.6%	+ 0.5%
\$350,001 and Above	96.3%	97.0%	+ 0.7%
All Price Ranges	96.3%	96.4%	+ 0.1%

Single-Family

10-2013	10-2014	Change
95.3%	94.2%	- 1.2%
96.5%	96.7%	+ 0.2%
97.1%	97.1%	+ 0.0%
97.4%	97.5%	+ 0.1%
97.1%	97.3%	+ 0.2%
96.2%	96.8%	+ 0.6%
96.5%	96.5%	- 0.0%

Condo-Townhouse

10-2013	10-2014	Change
92.7%	93.5%	+ 0.8%
95.8%	96.2%	+ 0.5%
96.4%	96.7%	+ 0.4%
96.7%	97.2%	+ 0.5%
97.2%	99.2%	+ 2.1%
97.4%	98.5%	+ 1.2%
95.2%	95.9%	+ 0.8%

By Construction Status

10-2013	10-2014	Change
96.3%	96.3%	+ 0.0%
99.9%	100.8%	+ 0.9%
96.3%	96.4%	+ 0.1%

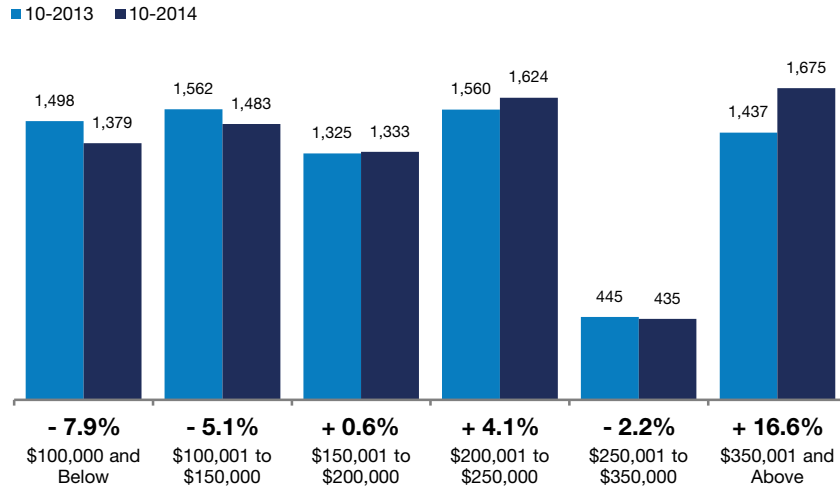
10-2013	10-2014	Change
96.6%	96.4%	- 0.1%
99.0%	99.5%	+ 0.5%
96.5%	96.5%	- 0.0%

Inventory of Homes for Sale

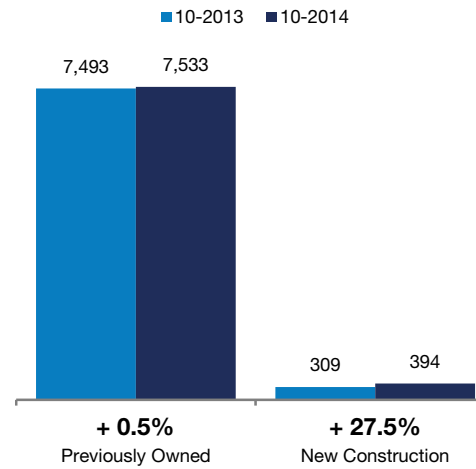
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



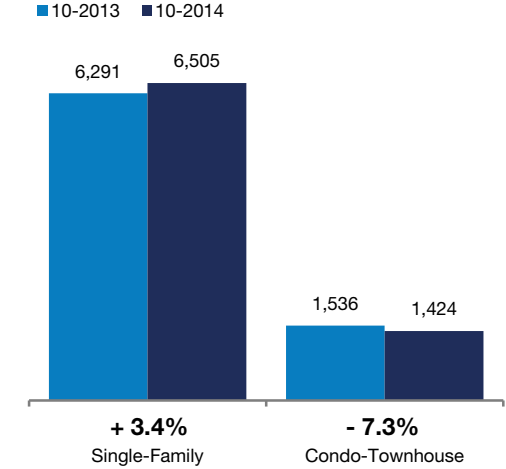
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	10-2013	10-2014	Change
\$100,000 and Below	1,498	1,379	- 7.9%
\$100,001 to \$150,000	1,562	1,483	- 5.1%
\$150,001 to \$200,000	1,325	1,333	+ 0.6%
\$200,001 to \$250,000	1,560	1,624	+ 4.1%
\$250,001 to \$350,000	445	435	- 2.2%
\$350,001 and Above	1,437	1,675	+ 16.6%
All Price Ranges	7,827	7,929	+ 1.3%

Single-Family

10-2013	10-2014	Change
1,118	986	- 11.8%
1,145	1,159	+ 1.2%
1,057	1,080	+ 2.2%
1,292	1,377	+ 6.6%
396	386	- 2.5%
1,283	1,517	+ 18.2%
6,291	6,505	+ 3.4%

Condo-Townhouse

10-2013	10-2014	Change
380	393	+ 3.4%
417	324	- 22.3%
268	253	- 5.6%
268	247	- 7.8%
49	49	0.0%
154	158	+ 2.6%
1,536	1,424	- 7.3%

By Construction Status	10-2013	10-2014	Change
Previously Owned	7,493	7,533	+ 0.5%
New Construction	309	394	+ 27.5%
All Construction Statuses	7,827	7,929	+ 1.3%

10-2013	10-2014	Change
6,059	6,233	+ 2.9%
213	270	+ 26.8%
6,291	6,505	+ 3.4%

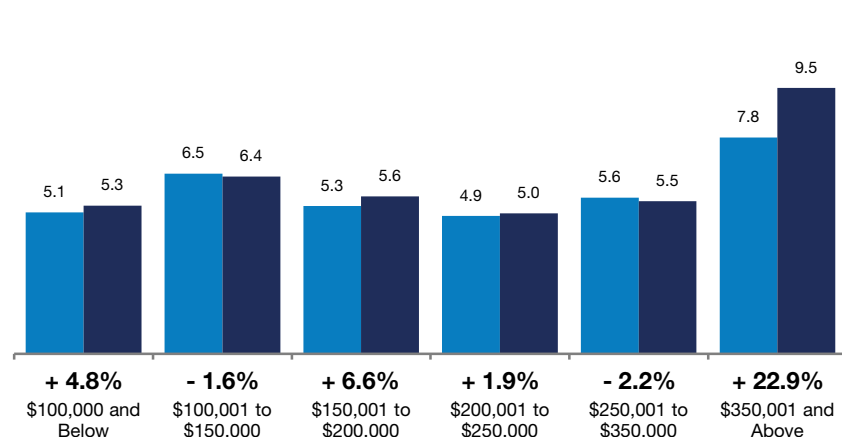
Months Supply of Inventory

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.



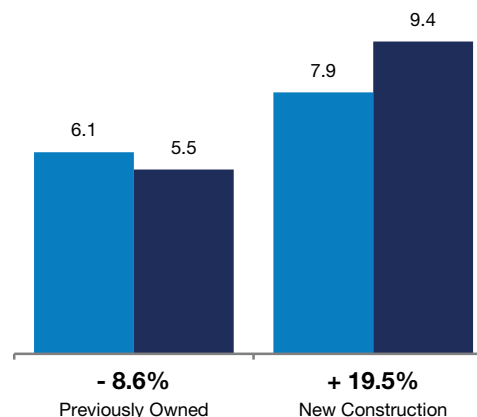
By Price Range

■ 10-2013 ■ 10-2014



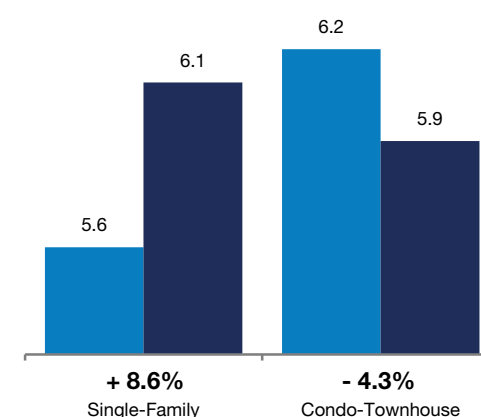
By Construction Status

■ 10-2013 ■ 10-2014



By Property Type

■ 10-2013 ■ 10-2014



All Properties

By Price Range

	10-2013	10-2014	Change
\$100,000 and Below	5.1	5.3	+ 4.8%
\$100,001 to \$150,000	6.5	6.4	- 1.6%
\$150,001 to \$200,000	5.3	5.6	+ 6.6%
\$200,001 to \$250,000	4.9	5.0	+ 1.9%
\$250,001 to \$350,000	5.6	5.5	- 2.2%
\$350,001 and Above	7.8	9.5	+ 22.9%
All Price Ranges	5.7	6.1	+ 6.0%

Single-Family

	10-2013	10-2014	Change
\$100,000 and Below	4.8	5.0	+ 4.0%
\$100,001 to \$150,000	6.5	6.6	+ 2.7%
\$150,001 to \$200,000	5.2	5.7	+ 9.2%
\$200,001 to \$250,000	4.7	5.0	+ 4.8%
\$250,001 to \$350,000	5.7	5.5	- 3.4%
\$350,001 and Above	7.7	9.5	+ 24.2%
All Price Ranges	5.6	6.1	+ 8.6%

Condo-Townhouse

	10-2013	10-2014	Change
\$100,000 and Below	5.9	6.2	+ 4.6%
\$100,001 to \$150,000	6.4	5.5	- 14.5%
\$150,001 to \$200,000	5.5	5.3	- 3.3%
\$200,001 to \$250,000	6.3	5.5	- 12.6%
\$250,001 to \$350,000	5.1	5.4	+ 7.4%
\$350,001 and Above	8.5	9.5	+ 11.8%
All Price Ranges	6.2	5.9	- 4.3%

By Construction Status

	10-2013	10-2014	Change
Previously Owned	6.1	5.5	- 8.6%
New Construction	7.9	9.4	+ 19.5%
All Construction Statuses	5.7	6.1	+ 6.0%

	10-2013	10-2014	Change
Previously Owned	5.7	5.5	- 4.7%
New Construction	7.0	8.1	+ 16.1%
All Construction Statuses	5.6	6.1	+ 8.6%