



Housing Supply Overview



November 2014

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

Quick Facts

+ 3.2%

- 0.9%

- 1.5%

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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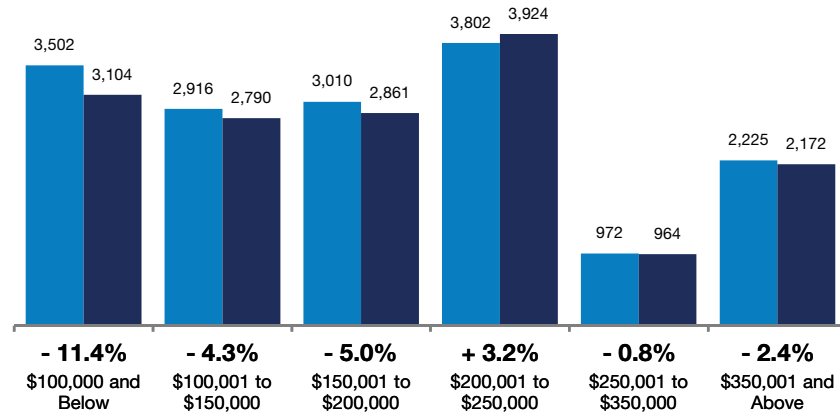
Pending Sales

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



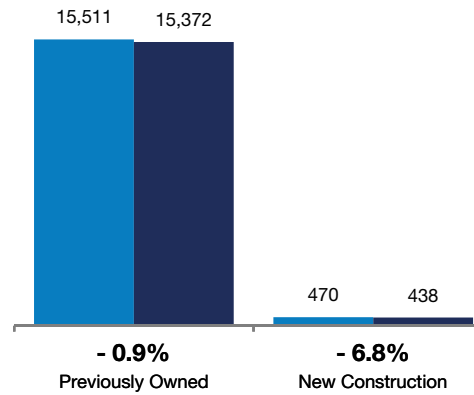
By Price Range

■ 11-2013 ■ 11-2014



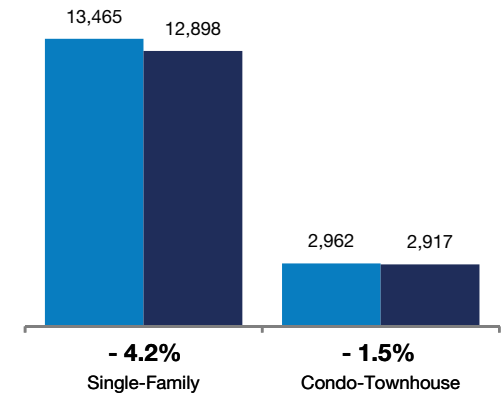
By Construction Status

■ 11-2013 ■ 11-2014



By Property Type

■ 11-2013 ■ 11-2014



All Properties

By Price Range

	11-2013	11-2014	Change
\$100,000 and Below	3,502	3,104	- 11.4%
\$100,001 to \$150,000	2,916	2,790	- 4.3%
\$150,001 to \$200,000	3,010	2,861	- 5.0%
\$200,001 to \$250,000	3,802	3,924	+ 3.2%
\$250,001 to \$350,000	972	964	- 0.8%
\$350,001 and Above	2,225	2,172	- 2.4%
All Price Ranges	16,427	15,815	- 3.7%

Single-Family

	11-2013	11-2014	Change
Single-Family	2,735	2,334	- 14.7%
Condo-Townhouse	2,139	2,078	- 2.9%
Single-Family	2,436	2,286	- 6.2%
Condo-Townhouse	574	575	+ 0.2%
Single-Family	3,294	3,385	+ 2.8%
Condo-Townhouse	508	539	+ 6.1%
Single-Family	854	852	- 0.2%
Condo-Townhouse	118	112	- 5.1%
Single-Family	2,007	1,963	- 2.2%
Condo-Townhouse	218	209	- 4.1%
All Price Ranges	13,465	12,898	- 4.2%
All Price Ranges	2,962	2,917	- 1.5%

Condo-Townhouse

By Construction Status

	11-2013	11-2014	Change
Previously Owned	15,511	15,372	- 0.9%
New Construction	470	438	- 6.8%
All Construction Statuses	16,427	15,815	- 3.7%

	11-2013	11-2014	Change
Single-Family	12,753	12,574	- 1.4%
Condo-Townhouse	359	321	- 10.6%
Single-Family	2,758	2,798	+ 1.5%
Condo-Townhouse	111	117	+ 5.4%
All Construction Statuses	13,465	12,898	- 4.2%
All Construction Statuses	2,962	2,917	- 1.5%

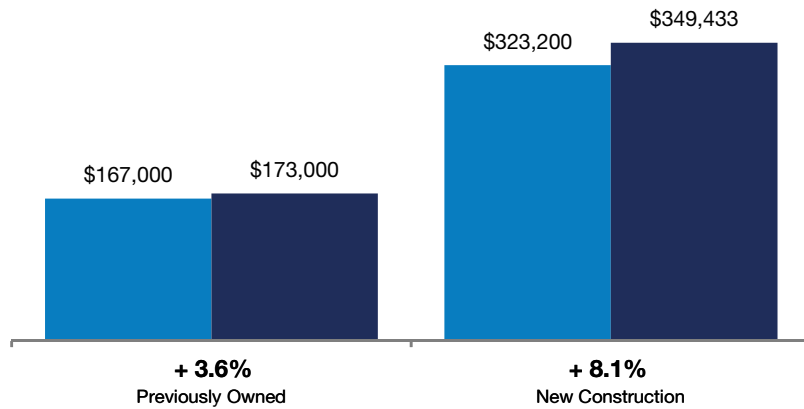
Median Sales Price

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



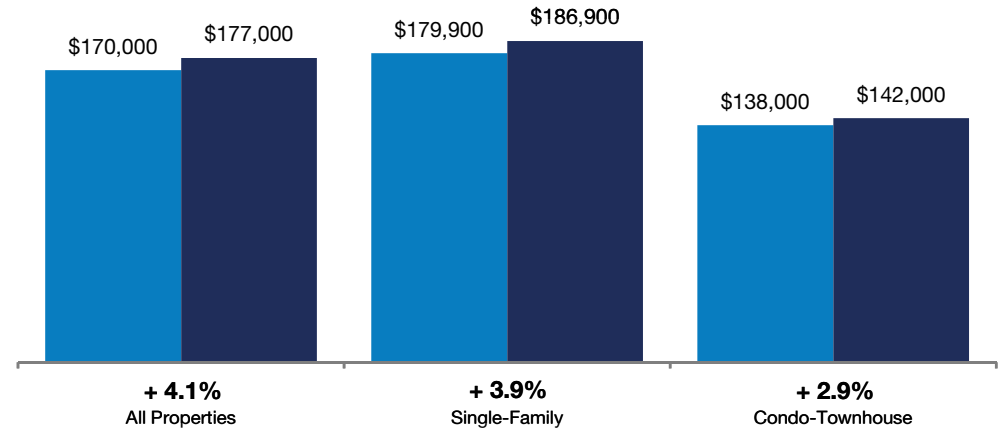
By Construction Status

■ 11-2013 ■ 11-2014



By Property Type

■ 11-2013 ■ 11-2014



All Properties

By Construction Status	11-2013	11-2014	Change
Previously Owned	\$167,000	\$173,000	+ 3.6%
New Construction	\$323,200	\$349,433	+ 8.1%
All Construction Statuses	\$170,000	\$177,000	+ 4.1%

Single-Family

11-2013	11-2014	Change
\$175,460	\$184,000	+ 4.9%
\$336,000	\$360,000	+ 7.1%
\$179,900	\$186,900	+ 3.9%

Condo-Townhouse

11-2013	11-2014	Change
\$135,000	\$137,500	+ 1.9%
\$296,900	\$325,833	+ 9.7%
\$138,000	\$142,000	+ 2.9%

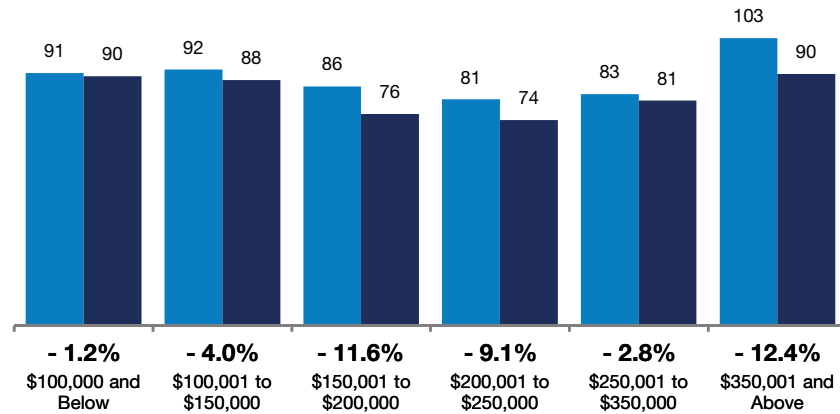
Days on Market Until Sale

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



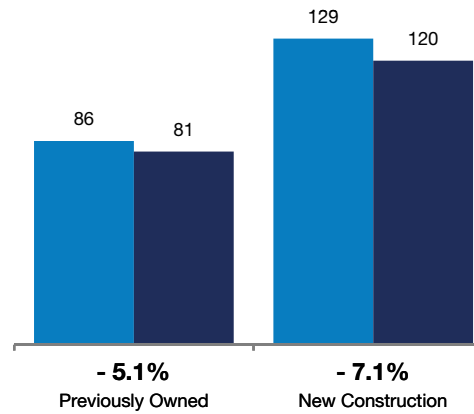
By Price Range

■ 11-2013 ■ 11-2014



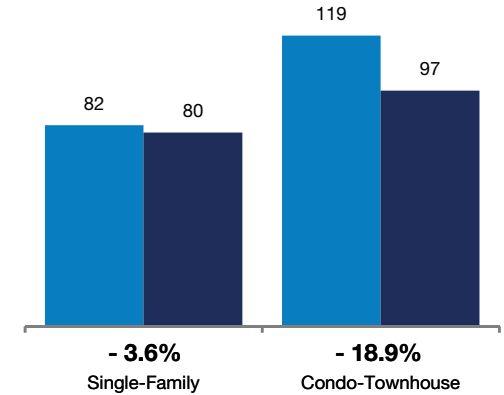
By Construction Status

■ 11-2013 ■ 11-2014



By Property Type

■ 11-2013 ■ 11-2014



All Properties

By Price Range

	11-2013	11-2014	Change
\$100,000 and Below	91	90	- 1.2%
\$100,001 to \$150,000	92	88	- 4.0%
\$150,001 to \$200,000	86	76	- 11.6%
\$200,001 to \$250,000	81	74	- 9.1%
\$250,001 to \$350,000	83	81	- 2.8%
\$350,001 and Above	103	90	- 12.4%
All Price Ranges	89	83	- 7.1%

Single-Family

	11-2013	11-2014	Change
\$100,000 and Below	84	85	+ 2.3%
\$100,001 to \$150,000	86	86	- 0.4%
\$150,001 to \$200,000	79	73	- 7.6%
\$200,001 to \$250,000	73	72	- 1.5%
\$250,001 to \$350,000	80	77	- 4.4%
\$350,001 and Above	99	88	- 11.3%
All Price Ranges	82	80	- 3.6%

Condo-Townhouse

	11-2013	11-2014	Change
\$100,000 and Below	115	102	- 11.7%
\$100,001 to \$150,000	109	96	- 12.3%
\$150,001 to \$200,000	117	89	- 24.3%
\$200,001 to \$250,000	137	87	- 36.2%
\$250,001 to \$350,000	112	110	- 2.3%
\$350,001 and Above	142	116	- 18.4%
All Price Ranges	119	97	- 18.9%

By Construction Status

	11-2013	11-2014	Change
Previously Owned	86	81	- 5.1%
New Construction	129	120	- 7.1%
All Construction Statuses	89	83	- 7.1%

	11-2013	11-2014	Change
Previously Owned	80	79	- 1.6%
New Construction	114	109	- 4.1%
All Construction Statuses	82	80	- 3.6%

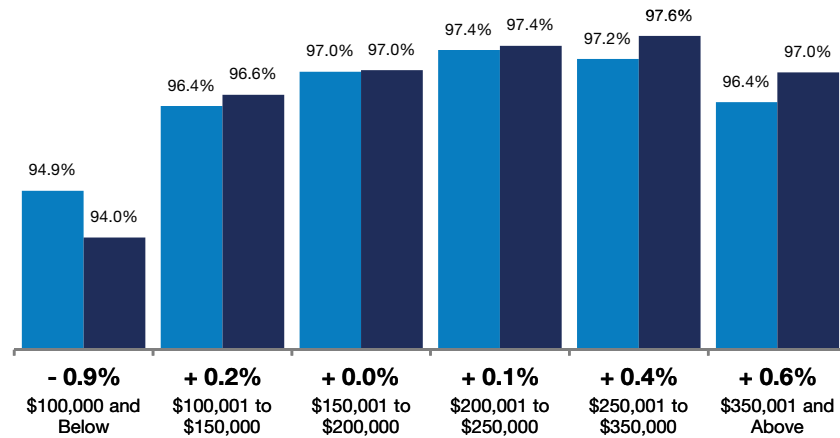
Percent of Original List Price Received

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.**



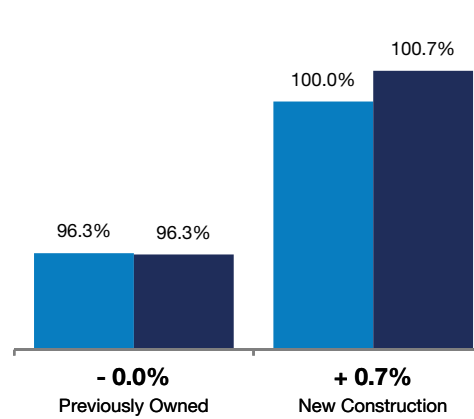
By Price Range

■ 11-2013 ■ 11-2014



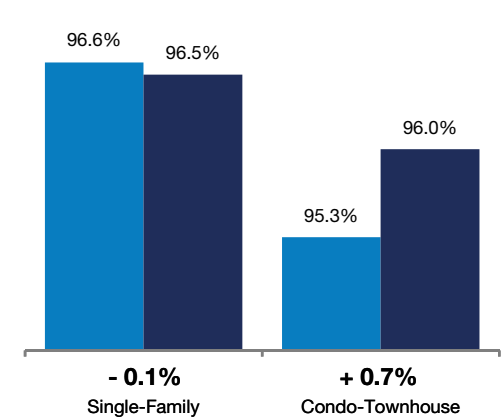
By Construction Status

■ 11-2013 ■ 11-2014



By Property Type

■ 11-2013 ■ 11-2014



All Properties

By Price Range	11-2013	11-2014	Change
\$100,000 and Below	94.9%	94.0%	- 0.9%
\$100,001 to \$150,000	96.4%	96.6%	+ 0.2%
\$150,001 to \$200,000	97.0%	97.0%	+ 0.0%
\$200,001 to \$250,000	97.4%	97.4%	+ 0.1%
\$250,001 to \$350,000	97.2%	97.6%	+ 0.4%
\$350,001 and Above	96.4%	97.0%	+ 0.6%
All Price Ranges	96.4%	96.4%	+ 0.0%

Single-Family

11-2013	11-2014	Change
95.4%	94.2%	- 1.3%
96.5%	96.7%	+ 0.1%
97.1%	97.1%	- 0.1%
97.5%	97.5%	+ 0.0%
97.2%	97.4%	+ 0.3%
96.4%	96.8%	+ 0.5%
96.6%	96.5%	- 0.1%

Condo-Townhouse

11-2013	11-2014	Change
92.9%	93.6%	+ 0.7%
95.9%	96.2%	+ 0.4%
96.4%	96.8%	+ 0.5%
96.8%	97.2%	+ 0.4%
97.8%	98.8%	+ 1.1%
97.2%	98.5%	+ 1.4%
95.3%	96.0%	+ 0.7%

By Construction Status	11-2013	11-2014	Change
Previously Owned	96.3%	96.3%	- 0.0%
New Construction	100.0%	100.7%	+ 0.7%
All Construction Statuses	96.4%	96.4%	+ 0.0%

11-2013	11-2014	Change
96.6%	96.4%	- 0.2%
99.1%	99.5%	+ 0.4%
96.6%	96.5%	- 0.1%

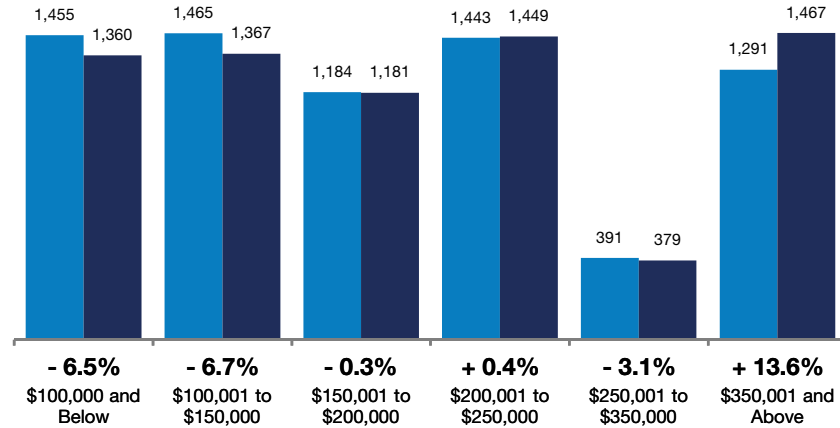
Inventory of Homes for Sale

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



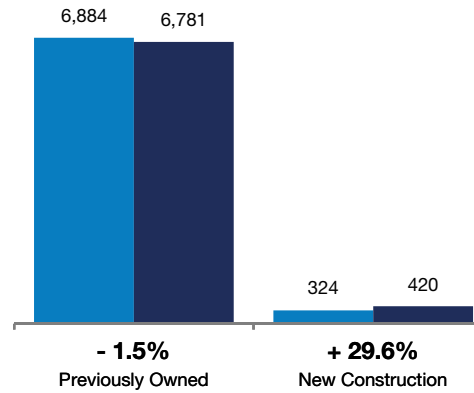
By Price Range

■ 11-2013 ■ 11-2014



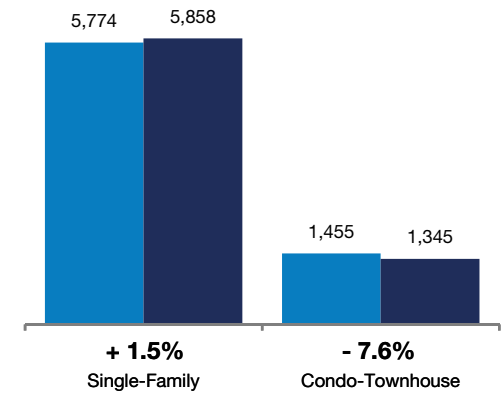
By Construction Status

■ 11-2013 ■ 11-2014



By Property Type

■ 11-2013 ■ 11-2014



All Properties

By Price Range

	11-2013	11-2014	Change
\$100,000 and Below	1,455	1,360	- 6.5%
\$100,001 to \$150,000	1,465	1,367	- 6.7%
\$150,001 to \$200,000	1,184	1,181	- 0.3%
\$200,001 to \$250,000	1,443	1,449	+ 0.4%
\$250,001 to \$350,000	391	379	- 3.1%
\$350,001 and Above	1,291	1,467	+ 13.6%
All Price Ranges	7,229	7,203	- 0.4%

Single-Family

	11-2013	11-2014	Change
Single-Family	5,774	5,858	+ 1.5%
Condo-Townhouse	1,455	1,345	- 7.6%

Condo-Townhouse

By Construction Status

	11-2013	11-2014	Change
Previously Owned	6,884	6,781	- 1.5%
New Construction	324	420	+ 29.6%
All Construction Statuses	7,229	7,203	- 0.4%

	11-2013	11-2014	Change
Single-Family	5,536	5,585	+ 0.9%
Condo-Townhouse	222	271	+ 22.1%
All Construction Statuses	5,774	5,858	+ 1.5%

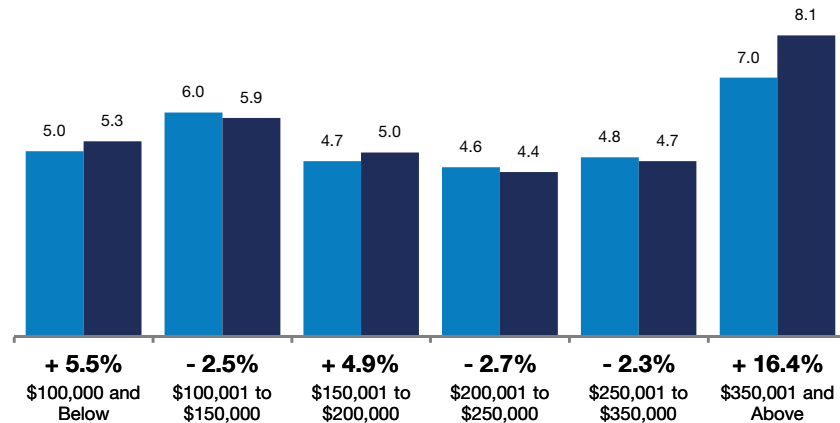
Months Supply of Inventory

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.



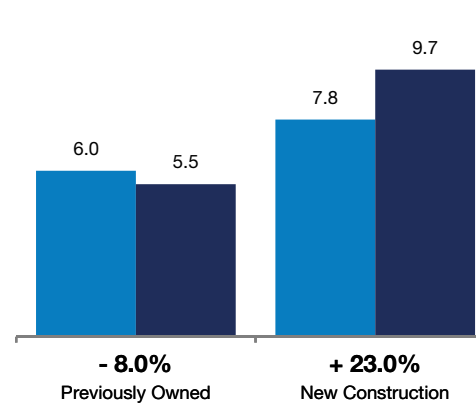
By Price Range

■ 11-2013 ■ 11-2014



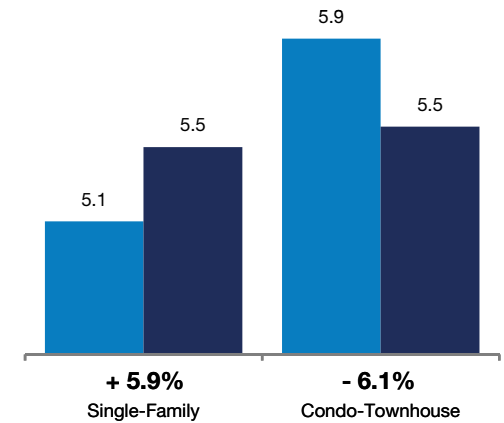
By Construction Status

■ 11-2013 ■ 11-2014



By Property Type

■ 11-2013 ■ 11-2014



All Properties

By Price Range

	11-2013	11-2014	Change
\$100,000 and Below	5.0	5.3	+ 5.5%
\$100,001 to \$150,000	6.0	5.9	- 2.5%
\$150,001 to \$200,000	4.7	5.0	+ 4.9%
\$200,001 to \$250,000	4.6	4.4	- 2.7%
\$250,001 to \$350,000	4.8	4.7	- 2.3%
\$350,001 and Above	7.0	8.1	+ 16.4%
All Price Ranges	5.3	5.5	+ 3.5%

Single-Family

	11-2013	11-2014	Change
\$100,000 and Below	4.7	5.1	+ 7.7%
\$100,001 to \$150,000	6.0	6.2	+ 2.0%
\$150,001 to \$200,000	4.6	5.0	+ 7.7%
\$200,001 to \$250,000	4.3	4.3	- 2.0%
\$250,001 to \$350,000	4.9	4.7	- 2.7%
\$350,001 and Above	6.8	8.0	+ 17.6%
All Price Ranges	5.1	5.5	+ 5.9%

Condo-Townhouse

	11-2013	11-2014	Change
\$100,000 and Below	5.9	5.7	- 2.5%
\$100,001 to \$150,000	6.0	5.1	- 15.5%
\$150,001 to \$200,000	5.2	4.9	- 5.4%
\$200,001 to \$250,000	5.9	5.5	- 6.9%
\$250,001 to \$350,000	4.6	4.6	+ 0.7%
\$350,001 and Above	8.1	8.7	+ 7.1%
All Price Ranges	5.9	5.5	- 6.1%

By Construction Status

	11-2013	11-2014	Change
Previously Owned	6.0	5.5	- 8.0%
New Construction	7.8	9.7	+ 23.0%
All Construction Statuses	5.3	5.5	+ 3.5%

	11-2013	11-2014	Change
Previously Owned	5.7	5.4	- 4.3%
New Construction	7.0	8.3	+ 18.7%
All Construction Statuses	5.1	5.5	+ 5.9%