



# Housing Supply Overview



## December 2014

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

## Quick Facts

**+ 3.1%**

**- 0.1%**

**+ 0.8%**

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**

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.

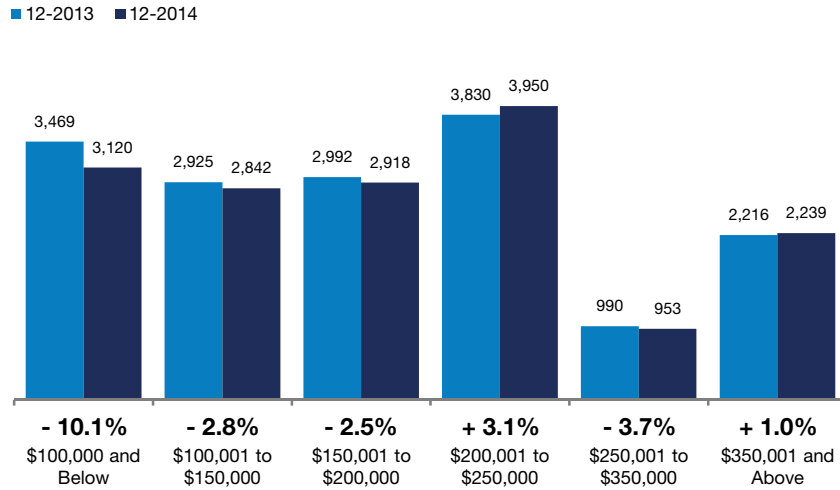


# Pending Sales

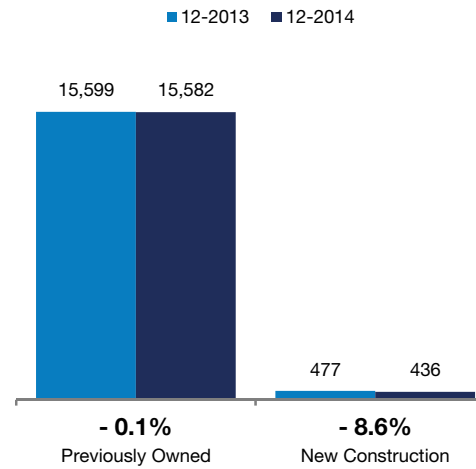
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



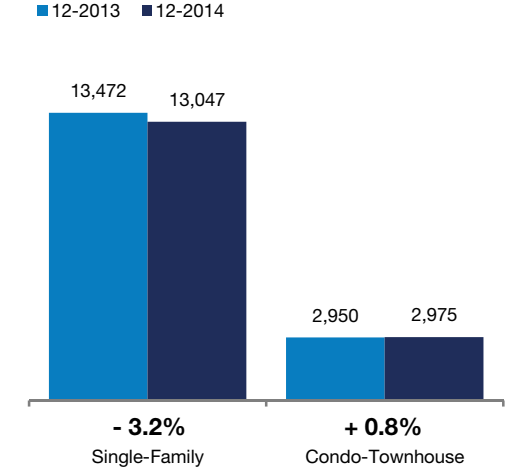
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	12-2013	12-2014	Change
\$100,000 and Below	3,469	3,120	-10.1%
\$100,001 to \$150,000	2,925	2,842	-2.8%
\$150,001 to \$200,000	2,992	2,918	-2.5%
\$200,001 to \$250,000	3,830	3,950	+3.1%
\$250,001 to \$350,000	990	953	-3.7%
\$350,001 and Above	2,216	2,239	+1.0%
<b>All Price Ranges</b>	<b>16,422</b>	<b>16,022</b>	<b>-2.4%</b>

### Single-Family

12-2013	12-2014	Change	12-2013	12-2014	Change
2,699	2,342	-13.2%	770	778	+1.0%
2,160	2,119	-1.9%	765	723	-5.5%
2,426	2,320	-4.4%	566	598	+5.7%
3,313	3,404	+2.7%	517	546	+5.6%
875	843	-3.7%	115	110	-4.3%
1,999	2,019	+1.0%	217	220	+1.4%
<b>13,472</b>	<b>13,047</b>	<b>-3.2%</b>	<b>2,950</b>	<b>2,975</b>	<b>+0.8%</b>

### Condo-Townhouse

By Construction Status	12-2013	12-2014	Change
Previously Owned	15,599	15,582	-0.1%
New Construction	477	436	-8.6%
<b>All Construction Statuses</b>	<b>16,422</b>	<b>16,022</b>	<b>-2.4%</b>

12-2013	12-2014	Change	12-2013	12-2014	Change
12,834	12,726	-0.8%	2,765	2,856	+3.3%
368	318	-13.6%	109	118	+8.3%
<b>13,472</b>	<b>13,047</b>	<b>-3.2%</b>	<b>2,950</b>	<b>2,975</b>	<b>+0.8%</b>

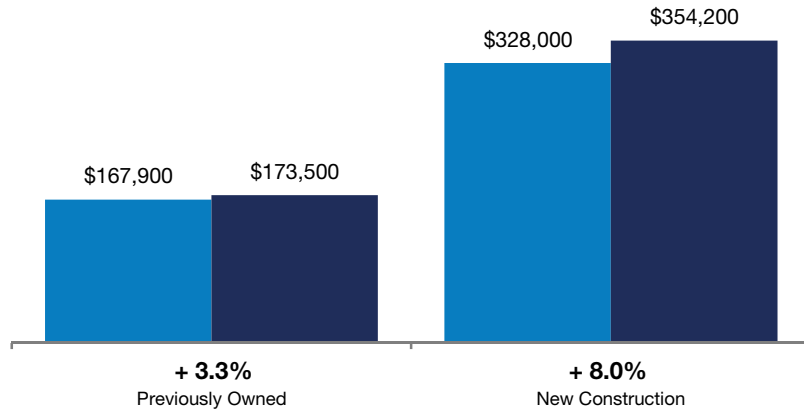
# Median Sales Price

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



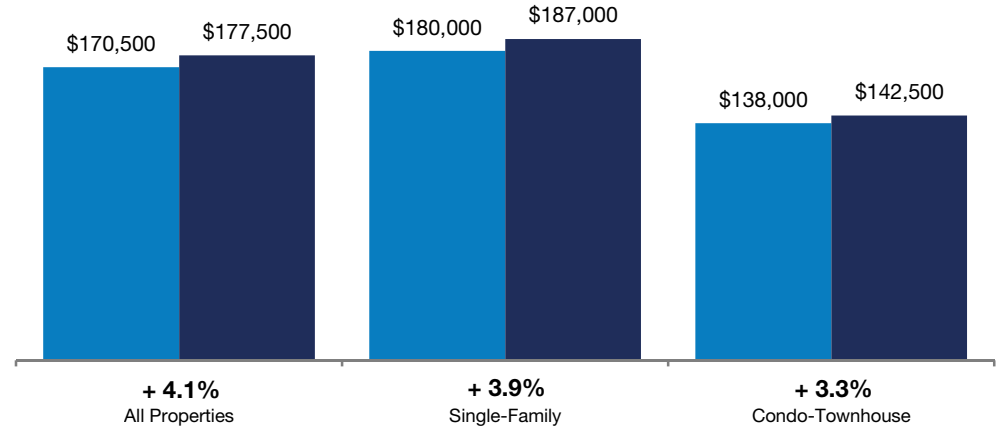
## By Construction Status

■ 12-2013 ■ 12-2014



## By Property Type

■ 12-2013 ■ 12-2014



### All Properties

By Construction Status	12-2013	12-2014	Change
Previously Owned	\$167,900	\$173,500	+ 3.3%
New Construction	\$328,000	\$354,200	+ 8.0%
<b>All Construction Statuses</b>	<b>\$170,500</b>	<b>\$177,500</b>	<b>+ 4.1%</b>

### Single-Family

12-2013	12-2014	Change
\$176,000	\$184,900	+ 5.1%
\$339,900	\$365,904	+ 7.7%
<b>\$180,000</b>	<b>\$187,000</b>	<b>+ 3.9%</b>

### Condo-Townhouse

12-2013	12-2014	Change
\$135,000	\$137,600	+ 1.9%
\$293,022	\$333,585	+ 13.8%
<b>\$138,000</b>	<b>\$142,500</b>	<b>+ 3.3%</b>

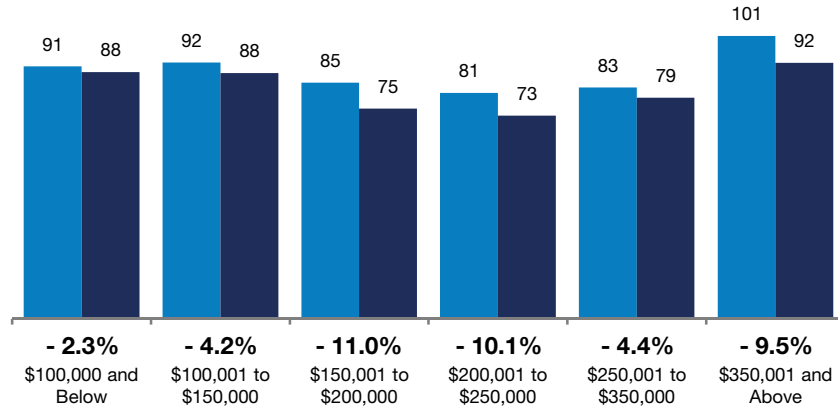
# Days on Market Until Sale

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



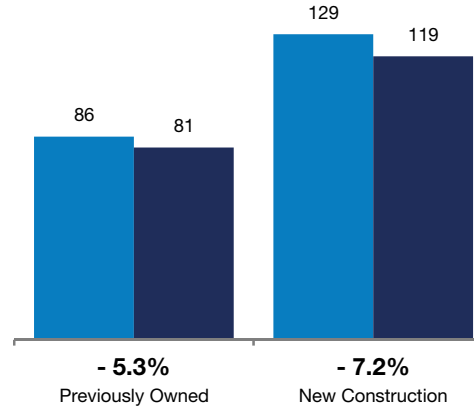
## By Price Range

■ 12-2013 ■ 12-2014



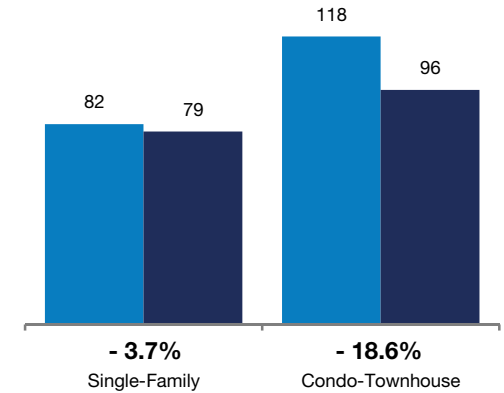
## By Construction Status

■ 12-2013 ■ 12-2014



## By Property Type

■ 12-2013 ■ 12-2014



## All Properties

### By Price Range

	12-2013	12-2014	Change
\$100,000 and Below	91	88	- 2.3%
\$100,001 to \$150,000	92	88	- 4.2%
\$150,001 to \$200,000	85	75	- 11.0%
\$200,001 to \$250,000	81	73	- 10.1%
\$250,001 to \$350,000	83	79	- 4.4%
\$350,001 and Above	101	92	- 9.5%
<b>All Price Ranges</b>	<b>89</b>	<b>82</b>	<b>- 7.1%</b>

## Single-Family

	12-2013	12-2014	Change
\$100,000 and Below	83	84	+ 1.0%
\$100,001 to \$150,000	87	85	- 1.4%
\$150,001 to \$200,000	78	72	- 7.2%
\$200,001 to \$250,000	73	71	- 2.8%
\$250,001 to \$350,000	80	76	- 4.8%
\$350,001 and Above	97	89	- 8.2%
<b>All Price Ranges</b>	<b>82</b>	<b>79</b>	<b>- 3.7%</b>

## Condo-Townhouse

	12-2013	12-2014	Change
\$100,000 and Below	115	101	- 12.0%
\$100,001 to \$150,000	107	96	- 10.4%
\$150,001 to \$200,000	115	88	- 23.4%
\$200,001 to \$250,000	135	85	- 36.6%
\$250,001 to \$350,000	114	104	- 9.3%
\$350,001 and Above	145	119	- 17.7%
<b>All Price Ranges</b>	<b>118</b>	<b>96</b>	<b>- 18.6%</b>

### By Construction Status

	12-2013	12-2014	Change
Previously Owned	86	81	- 5.3%
New Construction	129	119	- 7.2%
<b>All Construction Statuses</b>	<b>89</b>	<b>82</b>	<b>- 7.1%</b>

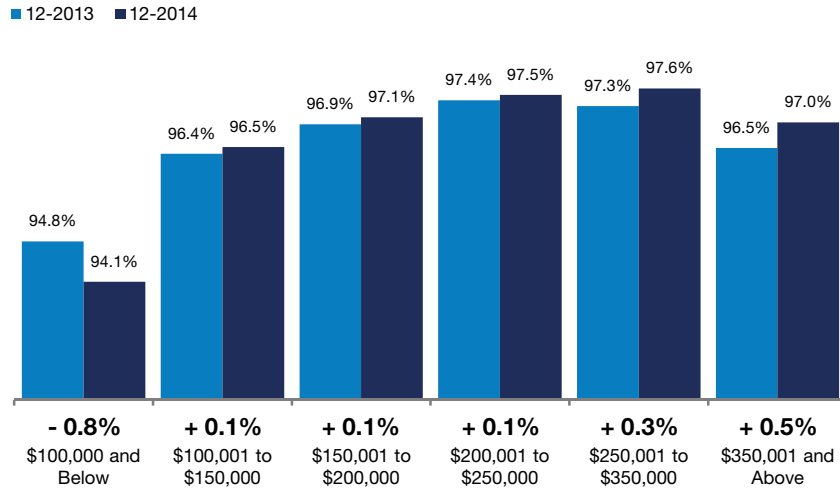
	12-2013	12-2014	Change
Previously Owned	80	78	- 1.8%
New Construction	115	109	- 5.3%
<b>All Construction Statuses</b>	<b>82</b>	<b>79</b>	<b>- 3.7%</b>

# Percent of Original List Price Received

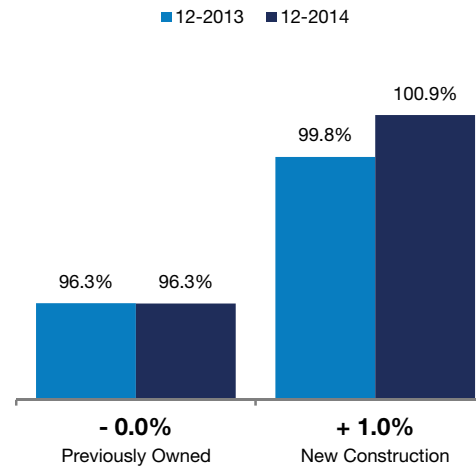
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



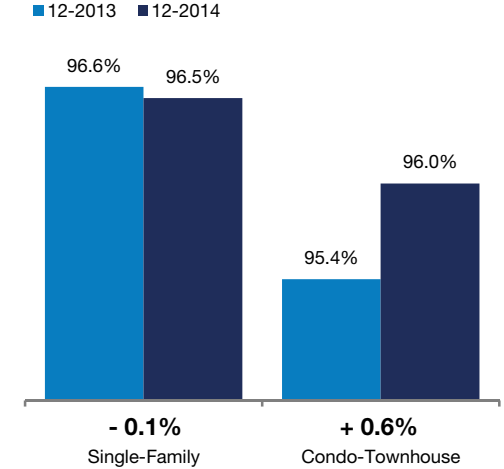
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	12-2013	12-2014	Change
\$100,000 and Below	94.8%	94.1%	- 0.8%
\$100,001 to \$150,000	96.4%	96.5%	+ 0.1%
\$150,001 to \$200,000	96.9%	97.1%	+ 0.1%
\$200,001 to \$250,000	97.4%	97.5%	+ 0.1%
\$250,001 to \$350,000	97.3%	97.6%	+ 0.3%
\$350,001 and Above	96.5%	97.0%	+ 0.5%
<b>All Price Ranges</b>	<b>96.4%</b>	<b>96.4%</b>	<b>+ 0.1%</b>

### Single-Family

12-2013	12-2014	Change
95.4%	94.3%	- 1.1%
96.6%	96.6%	+ 0.1%
97.1%	97.1%	+ 0.0%
97.5%	97.5%	+ 0.0%
97.2%	97.4%	+ 0.2%
96.4%	96.8%	+ 0.4%
<b>96.6%</b>	<b>96.5%</b>	<b>- 0.1%</b>

### Condo-Townhouse

12-2013	12-2014	Change
93.1%	93.6%	+ 0.6%
95.9%	96.2%	+ 0.3%
96.3%	96.9%	+ 0.6%
96.7%	97.2%	+ 0.5%
97.9%	98.8%	+ 0.9%
97.1%	98.5%	+ 1.5%
<b>95.4%</b>	<b>96.0%</b>	<b>+ 0.6%</b>

By Construction Status	12-2013	12-2014	Change
Previously Owned	96.3%	96.3%	- 0.0%
New Construction	99.8%	100.9%	+ 1.0%
<b>All Construction Statuses</b>	<b>96.4%</b>	<b>96.4%</b>	<b>+ 0.1%</b>

12-2013	12-2014	Change
96.6%	96.5%	- 0.1%
99.0%	99.6%	+ 0.6%
<b>96.6%</b>	<b>96.5%</b>	<b>- 0.1%</b>

12-2013	12-2014	Change
95.1%	95.6%	+ 0.6%
102.9%	104.3%	+ 1.3%
<b>95.4%</b>	<b>96.0%</b>	<b>+ 0.6%</b>

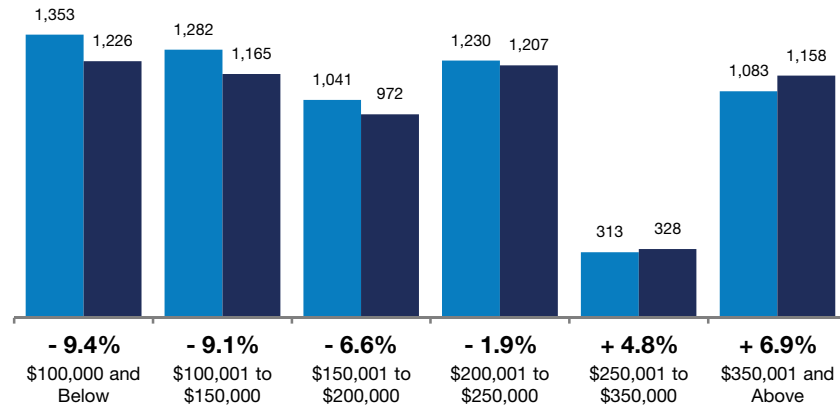
# Inventory of Homes for Sale

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



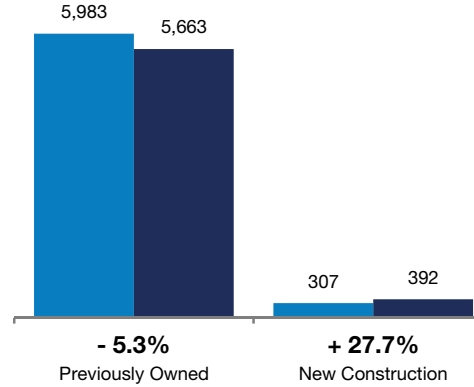
## By Price Range

■ 12-2013 ■ 12-2014



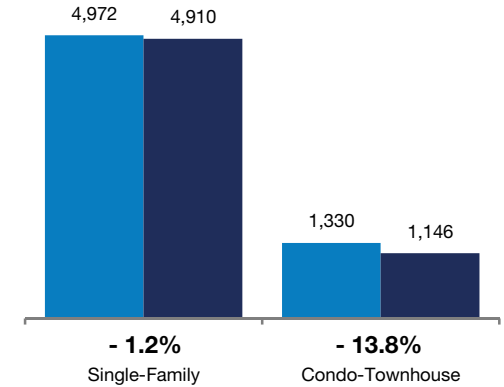
## By Construction Status

■ 12-2013 ■ 12-2014



## By Property Type

■ 12-2013 ■ 12-2014



### All Properties

#### By Price Range

	12-2013	12-2014	Change
\$100,000 and Below	1,353	1,226	- 9.4%
\$100,001 to \$150,000	1,282	1,165	- 9.1%
\$150,001 to \$200,000	1,041	972	- 6.6%
\$200,001 to \$250,000	1,230	1,207	- 1.9%
\$250,001 to \$350,000	313	328	+ 4.8%
\$350,001 and Above	1,083	1,158	+ 6.9%
<b>All Price Ranges</b>	<b>6,302</b>	<b>6,056</b>	<b>- 3.9%</b>

### Single-Family

	12-2013	12-2014	Change
\$100,000 and Below	1,003	900	- 10.3%
\$100,001 to \$150,000	944	903	- 4.3%
\$150,001 to \$200,000	798	783	- 1.9%
\$200,001 to \$250,000	1,009	1,000	- 0.9%
\$250,001 to \$350,000	270	286	+ 5.9%
\$350,001 and Above	948	1,038	+ 9.5%
<b>All Price Ranges</b>	<b>4,972</b>	<b>4,910</b>	<b>- 1.2%</b>

### Condo-Townhouse

	12-2013	12-2014	Change
\$100,000 and Below	350	326	- 6.9%
\$100,001 to \$150,000	338	262	- 22.5%
\$150,001 to \$200,000	243	189	- 22.2%
\$200,001 to \$250,000	221	207	- 6.3%
\$250,001 to \$350,000	43	42	- 2.3%
\$350,001 and Above	135	120	- 11.1%
<b>All Price Ranges</b>	<b>1,330</b>	<b>1,146</b>	<b>- 13.8%</b>

#### By Construction Status

	12-2013	12-2014	Change
Previously Owned	5,983	5,663	- 5.3%
New Construction	307	392	+ 27.7%
<b>All Construction Statuses</b>	<b>6,302</b>	<b>6,056</b>	<b>- 3.9%</b>

	12-2013	12-2014	Change
Previously Owned	4,759	4,664	- 2.0%
New Construction	202	245	+ 21.3%
<b>All Construction Statuses</b>	<b>4,972</b>	<b>4,910</b>	<b>- 1.2%</b>

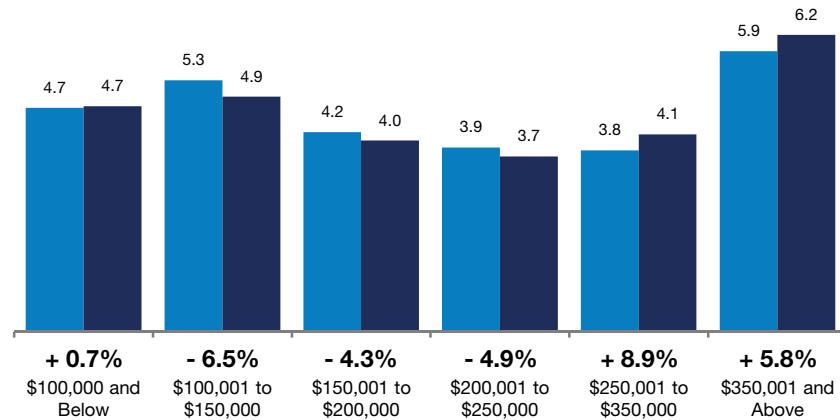
# Months Supply of Inventory

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.



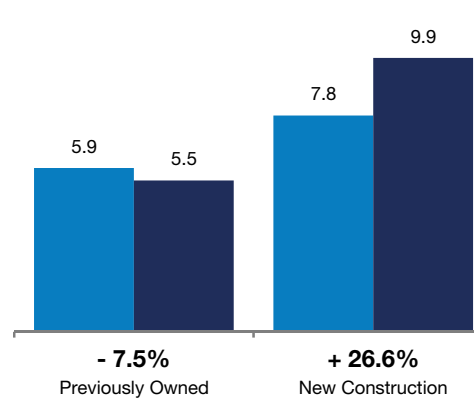
## By Price Range

■ 12-2013 ■ 12-2014



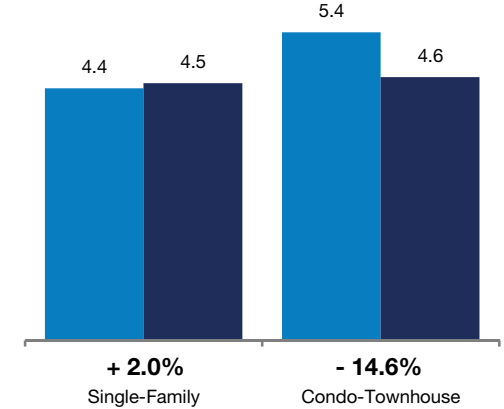
## By Construction Status

■ 12-2013 ■ 12-2014



## By Property Type

■ 12-2013 ■ 12-2014



### All Properties

#### By Price Range

	12-2013	12-2014	Change
\$100,000 and Below	4.7	4.7	+ 0.7%
\$100,001 to \$150,000	5.3	4.9	- 6.5%
\$150,001 to \$200,000	4.2	4.0	- 4.3%
\$200,001 to \$250,000	3.9	3.7	- 4.9%
\$250,001 to \$350,000	3.8	4.1	+ 8.9%
\$350,001 and Above	5.9	6.2	+ 5.8%
<b>All Price Ranges</b>	<b>4.6</b>	<b>4.5</b>	<b>- 1.5%</b>

### Single-Family

	12-2013	12-2014	Change
\$100,000 and Below	4.5	4.6	+ 3.4%
\$100,001 to \$150,000	5.2	5.1	- 2.5%
\$150,001 to \$200,000	3.9	4.1	+ 2.6%
\$200,001 to \$250,000	3.7	3.5	- 3.5%
\$250,001 to \$350,000	3.7	4.1	+ 9.9%
\$350,001 and Above	5.7	6.2	+ 8.4%
<b>All Price Ranges</b>	<b>4.4</b>	<b>4.5</b>	<b>+ 2.0%</b>

### Condo-Townhouse

	12-2013	12-2014	Change
\$100,000 and Below	5.5	5.0	- 7.8%
\$100,001 to \$150,000	5.3	4.3	- 18.0%
\$150,001 to \$200,000	5.2	3.8	- 26.4%
\$200,001 to \$250,000	5.1	4.5	- 11.3%
\$250,001 to \$350,000	4.5	4.6	+ 2.1%
\$350,001 and Above	7.5	6.5	- 12.3%
<b>All Price Ranges</b>	<b>5.4</b>	<b>4.6</b>	<b>- 14.6%</b>

#### By Construction Status

	12-2013	12-2014	Change
Previously Owned	5.9	5.5	- 7.5%
New Construction	7.8	9.9	+ 26.6%
<b>All Construction Statuses</b>	<b>4.6</b>	<b>4.5</b>	<b>- 1.5%</b>

	12-2013	12-2014	Change
Previously Owned	5.6	5.4	- 3.9%
New Construction	6.9	8.5	+ 22.5%
<b>All Construction Statuses</b>	<b>4.4</b>	<b>4.5</b>	<b>+ 2.0%</b>