



Housing Supply Overview



January 2015

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

Quick Facts

+ 4.1%

- 0.4%

+ 1.2%

Price Range With the
Strongest Sales:
\$350,001 and Above

Construction Status With
Strongest Sales:
Previously Owned

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

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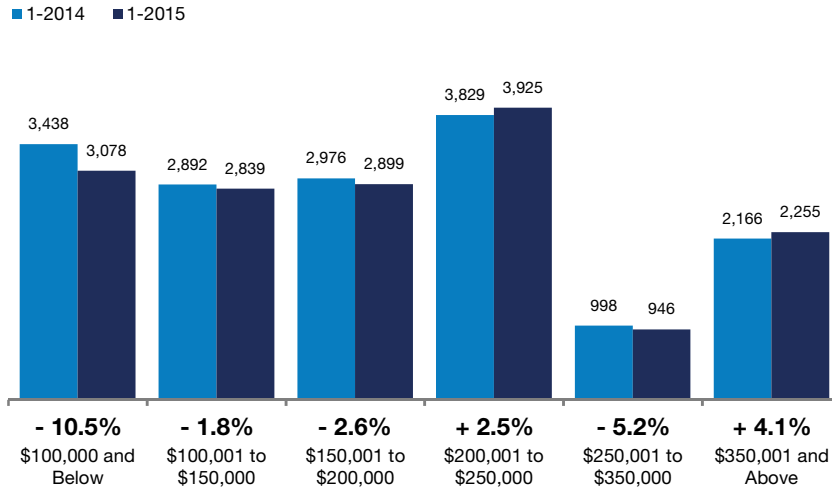


Pending Sales

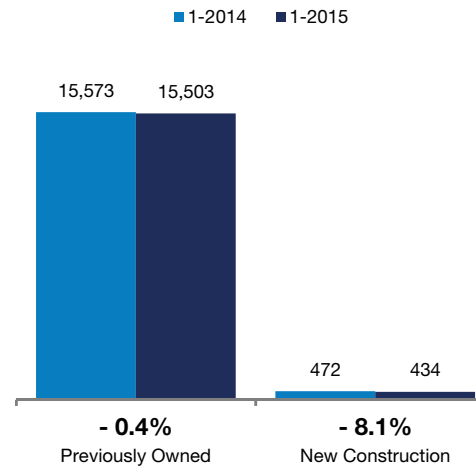
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



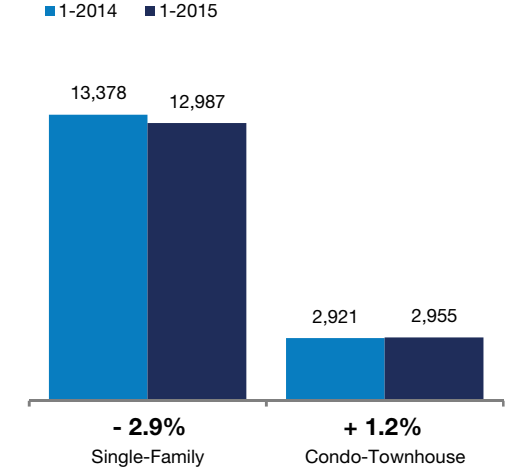
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	1-2014	1-2015	Change
\$100,000 and Below	3,438	3,078	-10.5%
\$100,001 to \$150,000	2,892	2,839	-1.8%
\$150,001 to \$200,000	2,976	2,899	-2.6%
\$200,001 to \$250,000	3,829	3,925	+2.5%
\$250,001 to \$350,000	998	946	-5.2%
\$350,001 and Above	2,166	2,255	+4.1%
All Price Ranges	16,299	15,942	-2.2%

Single-Family

1-2014	1-2015	Change	1-2014	1-2015	Change
2,667	2,306	-13.5%	771	772	+0.1%
2,150	2,119	-1.4%	742	720	-3.0%
2,418	2,305	-4.7%	558	594	+6.5%
3,306	3,385	+2.4%	523	540	+3.3%
879	840	-4.4%	119	106	-10.9%
1,958	2,032	+3.8%	208	223	+7.2%
13,378	12,987	-2.9%	2,921	2,955	+1.2%

Condo-Townhouse

By Construction Status	1-2014	1-2015	Change
Previously Owned	15,573	15,503	-0.4%
New Construction	472	434	-8.1%
All Construction Statuses	16,299	15,942	-2.2%

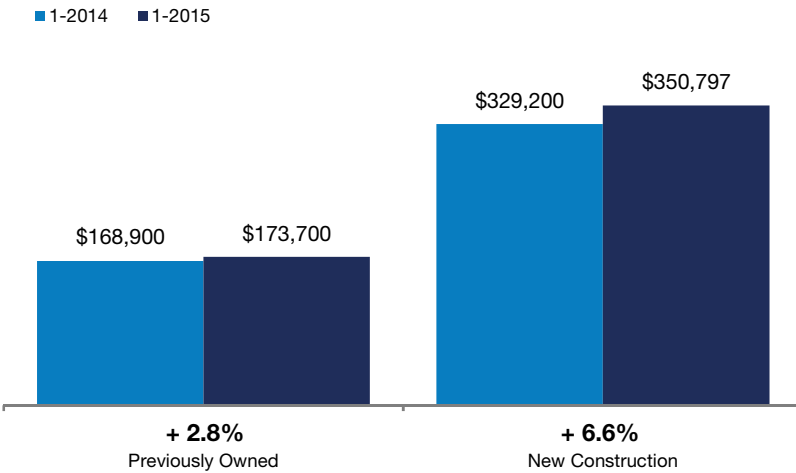
1-2014	1-2015	Change	1-2014	1-2015	Change
12,815	12,665	-1.2%	2,758	2,838	+2.9%
363	318	-12.4%	109	116	+6.4%
13,378	12,987	-2.9%	2,921	2,955	+1.2%

Median Sales Price

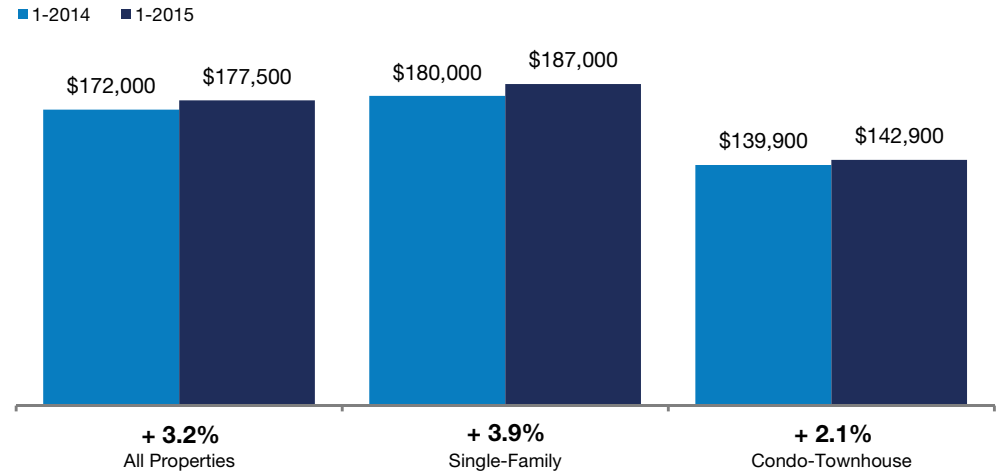
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type



By Construction Status	All Properties			Single-Family			Condo-Townhouse		
	1-2014	1-2015	Change	1-2014	1-2015	Change	1-2014	1-2015	Change
Previously Owned	\$168,900	\$173,700	+ 2.8%	\$177,000	\$184,900	+ 4.5%	\$135,000	\$138,500	+ 2.6%
New Construction	\$329,200	\$350,797	+ 6.6%	\$340,133	\$359,900	+ 5.8%	\$293,961	\$339,718	+ 15.6%
All Construction Statuses	\$172,000	\$177,500	+ 3.2%	\$180,000	\$187,000	+ 3.9%	\$139,900	\$142,900	+ 2.1%

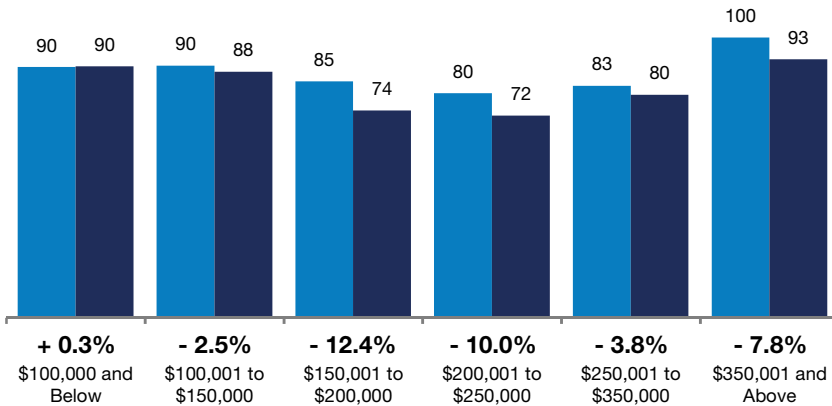
Days on Market Until Sale

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



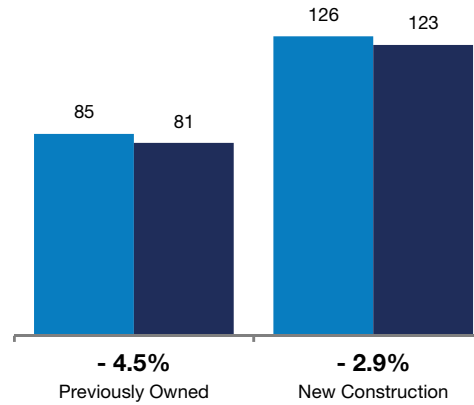
By Price Range

■ 1-2014 ■ 1-2015



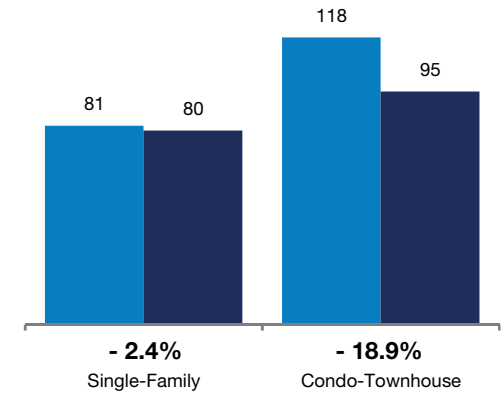
By Construction Status

■ 1-2014 ■ 1-2015



By Property Type

■ 1-2014 ■ 1-2015



All Properties

By Price Range

	1-2014	1-2015	Change
\$100,000 and Below	90	90	+ 0.3%
\$100,001 to \$150,000	90	88	- 2.5%
\$150,001 to \$200,000	85	74	- 12.4%
\$200,001 to \$250,000	80	72	- 10.0%
\$250,001 to \$350,000	83	80	- 3.8%
\$350,001 and Above	100	93	- 7.8%
All Price Ranges	88	82	- 6.2%

Single-Family

	1-2014	1-2015	Change
Previously Owned	82	86	+ 4.8%
New Construction	86	85	- 0.5%
Single-Family	78	72	- 7.6%
Condo-Townhouse	73	71	- 2.4%
Single-Family	80	76	- 4.9%
Condo-Townhouse	80	90	- 6.6%
All Single-Family	81	80	- 2.4%

Condo-Townhouse

	1-2014	1-2015	Change
Single-Family	116	102	- 12.4%
Condo-Townhouse	104	96	- 7.6%
Single-Family	117	85	- 27.5%
Condo-Townhouse	134	83	- 38.2%
Single-Family	111	106	- 3.9%
Condo-Townhouse	144	120	- 16.3%
All Condo-Townhouse	118	95	- 18.9%

By Construction Status

	1-2014	1-2015	Change
Previously Owned	85	81	- 4.5%
New Construction	126	123	- 2.9%
All Construction Statuses	88	82	- 6.2%

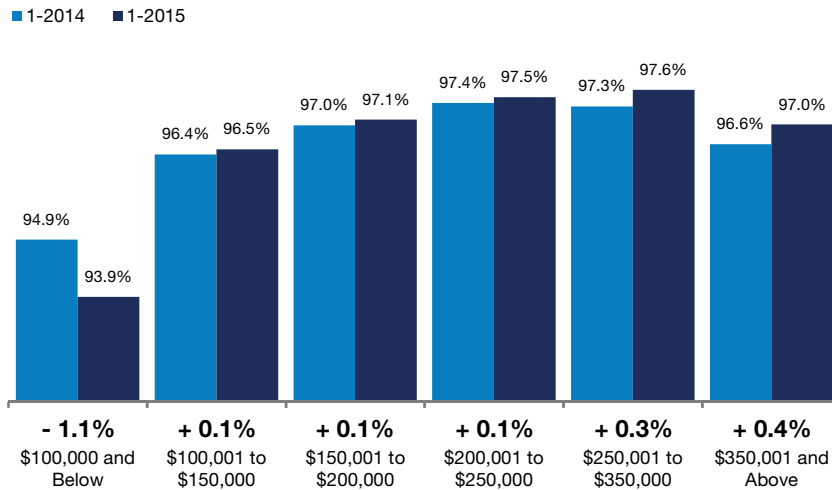
	1-2014	1-2015	Change
Single-Family	79	79	- 0.7%
Condo-Townhouse	113	93	- 17.7%
Single-Family	113	112	- 0.8%
Condo-Townhouse	176	153	- 13.1%
All Single-Family	81	80	- 2.4%

Percent of Original List Price Received

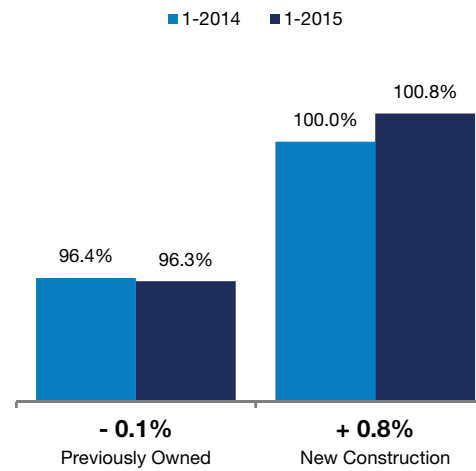
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



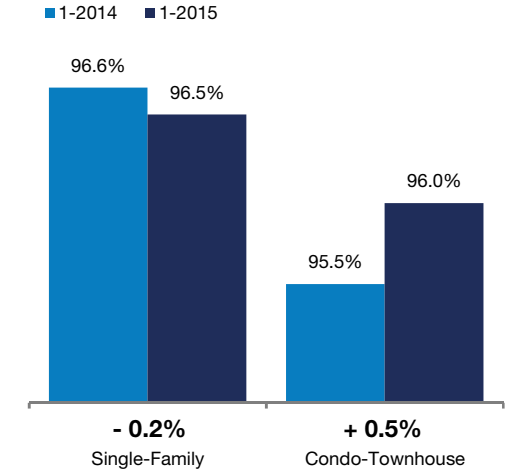
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	1-2014	1-2015	Change
\$100,000 and Below	94.9%	93.9%	- 1.1%
\$100,001 to \$150,000	96.4%	96.5%	+ 0.1%
\$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	97.3%	97.6%	+ 0.3%
\$350,001 and Above	96.6%	97.0%	+ 0.4%
All Price Ranges	96.4%	96.4%	- 0.1%

Single-Family

1-2014	1-2015	Change
95.4%	94.0%	- 1.4%
96.6%	96.6%	+ 0.0%
97.1%	97.1%	+ 0.0%
97.4%	97.5%	+ 0.0%
97.2%	97.4%	+ 0.2%
96.6%	96.8%	+ 0.2%
96.6%	96.5%	- 0.2%

Condo-Townhouse

1-2014	1-2015	Change
93.3%	93.4%	+ 0.1%
95.9%	96.2%	+ 0.3%
96.3%	96.8%	+ 0.5%
96.8%	97.3%	+ 0.6%
98.2%	98.8%	+ 0.6%
97.2%	98.9%	+ 1.8%
95.5%	96.0%	+ 0.5%

By Construction Status

1-2014	1-2015	Change
96.4%	96.3%	- 0.1%
100.0%	100.8%	+ 0.8%
96.4%	96.4%	- 0.1%

1-2014	1-2015	Change
96.6%	96.4%	- 0.2%
99.2%	99.4%	+ 0.2%
96.6%	96.5%	- 0.2%

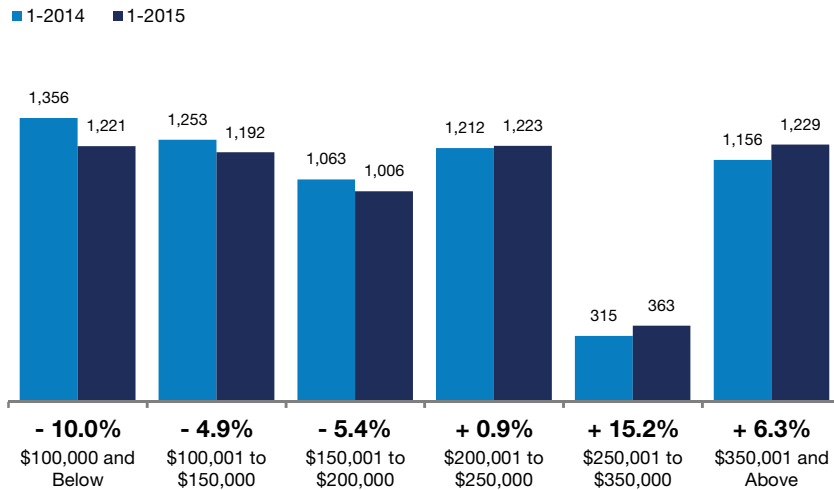
1-2014	1-2015	Change
95.2%	95.6%	+ 0.4%
102.9%	104.7%	+ 1.7%
95.5%	96.0%	+ 0.5%

Inventory of Homes for Sale

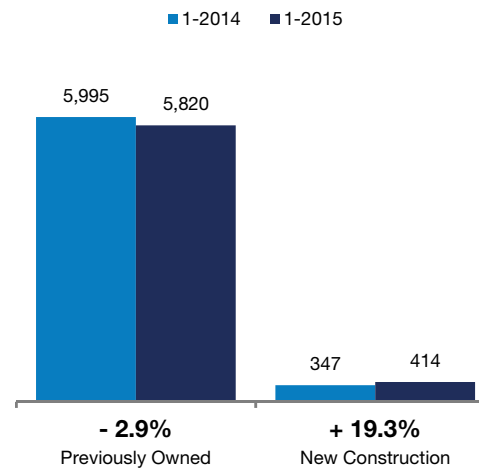
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



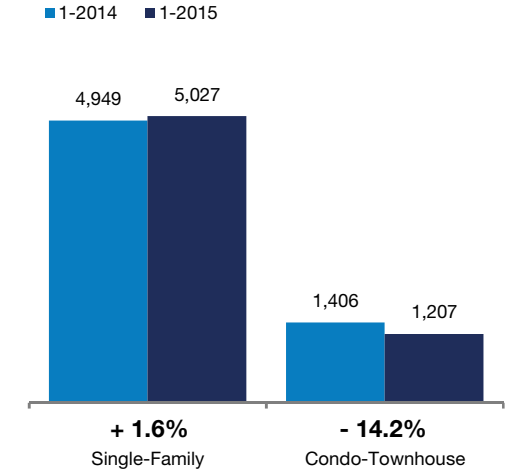
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	1-2014	1-2015	Change
\$100,000 and Below	1,356	1,221	- 10.0%
\$100,001 to \$150,000	1,253	1,192	- 4.9%
\$150,001 to \$200,000	1,063	1,006	- 5.4%
\$200,001 to \$250,000	1,212	1,223	+ 0.9%
\$250,001 to \$350,000	315	363	+ 15.2%
\$350,001 and Above	1,156	1,229	+ 6.3%
All Price Ranges	6,355	6,234	- 1.9%

Single-Family

1-2014	1-2015	Change	1-2014	1-2015	Change
1,007	893	- 11.3%	349	328	- 6.0%
902	919	+ 1.9%	351	273	- 22.2%
782	793	+ 1.4%	281	213	- 24.2%
967	1,010	+ 4.4%	245	213	- 13.1%
269	304	+ 13.0%	46	59	+ 28.3%
1,022	1,108	+ 8.4%	134	121	- 9.7%
4,949	5,027	+ 1.6%	1,406	1,207	- 14.2%

Condo-Townhouse

By Construction Status	1-2014	1-2015	Change
Previously Owned	5,995	5,820	- 2.9%
New Construction	347	414	+ 19.3%
All Construction Statuses	6,355	6,234	- 1.9%

1-2014	1-2015	Change	1-2014	1-2015	Change
4,732	4,769	+ 0.8%	1,263	1,051	- 16.8%
205	258	+ 25.9%	142	156	+ 9.9%
4,949	5,027	+ 1.6%	1,406	1,207	- 14.2%

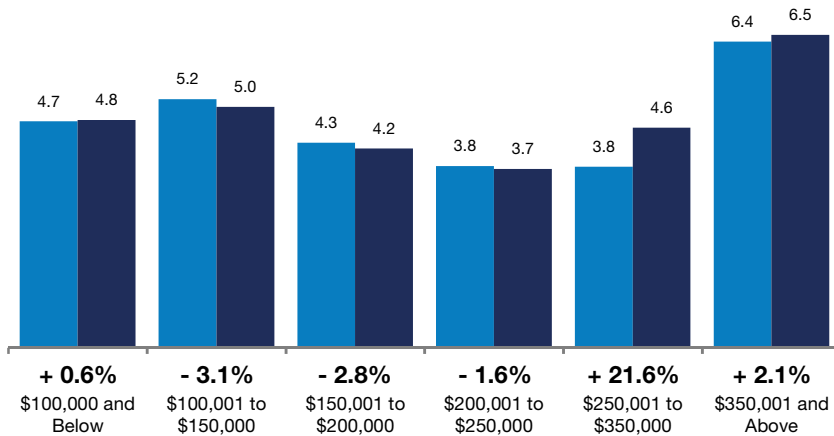
Months Supply of Inventory

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.



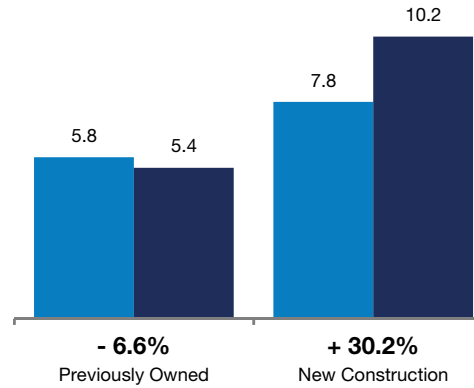
By Price Range

■ 1-2014 ■ 1-2015



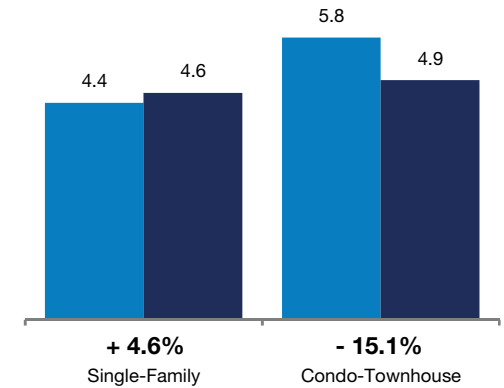
By Construction Status

■ 1-2014 ■ 1-2015



By Property Type

■ 1-2014 ■ 1-2015



All Properties

By Price Range	1-2014	1-2015	Change
\$100,000 and Below	4.7	4.8	+ 0.6%
\$100,001 to \$150,000	5.2	5.0	- 3.1%
\$150,001 to \$200,000	4.3	4.2	- 2.8%
\$200,001 to \$250,000	3.8	3.7	- 1.6%
\$250,001 to \$350,000	3.8	4.6	+ 21.6%
\$350,001 and Above	6.4	6.5	+ 2.1%
All Price Ranges	4.7	4.7	+ 0.3%

Single-Family

1-2014	1-2015	Change	1-2014	1-2015	Change
4.5	4.6	+ 2.6%	5.4	5.1	- 6.1%
5.0	5.2	+ 3.4%	5.7	4.6	- 19.8%
3.9	4.1	+ 6.4%	6.0	4.3	- 28.8%
3.5	3.6	+ 2.0%	5.6	4.7	- 15.8%
3.7	4.3	+ 18.3%	4.6	6.7	+ 44.0%
6.3	6.5	+ 4.5%	7.7	6.5	- 15.8%
4.4	4.6	+ 4.6%	5.8	4.9	- 15.1%

Condo-Townhouse

By Construction Status	1-2014	1-2015	Change
Previously Owned	5.8	5.4	- 6.6%
New Construction	7.8	10.2	+ 30.2%
All Construction Statuses	4.7	4.7	+ 0.3%

1-2014	1-2015	Change	1-2014	1-2015	Change
5.6	5.4	- 3.1%	7.0	5.6	- 20.0%
6.8	8.7	+ 27.5%	11.2	14.6	+ 30.8%
4.4	4.6	+ 4.6%	5.8	4.9	- 15.1%