



Housing Supply Overview



February 2015

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

Quick Facts

+ 5.3%

- 0.7%

+ 0.2%

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**

Pending Sales	2
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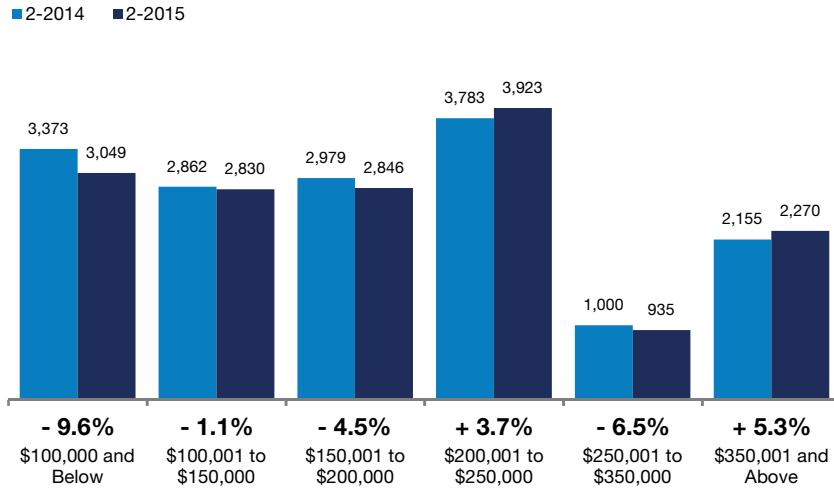


Pending Sales

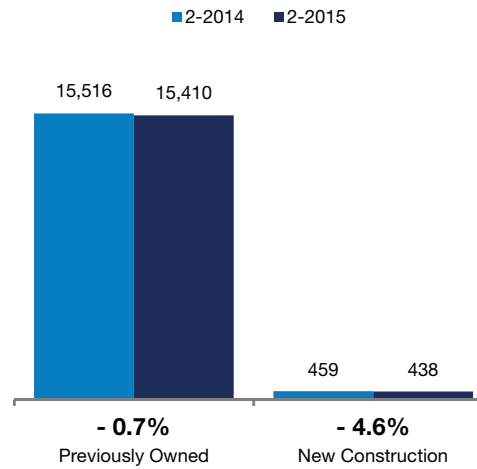
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



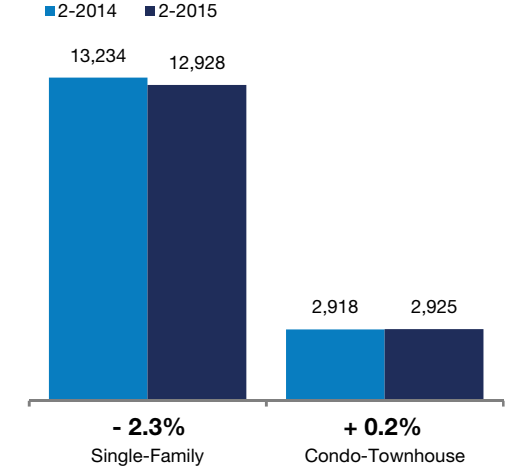
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	2-2014	2-2015	Change
\$100,000 and Below	3,373	3,049	- 9.6%
\$100,001 to \$150,000	2,862	2,830	- 1.1%
\$150,001 to \$200,000	2,979	2,846	- 4.5%
\$200,001 to \$250,000	3,783	3,923	+ 3.7%
\$250,001 to \$350,000	1,000	935	- 6.5%
\$350,001 and Above	2,155	2,270	+ 5.3%
All Price Ranges	16,152	15,853	- 1.9%

Single-Family

2-2014	2-2015	Change
2,605	2,289	- 12.1%
2,132	2,103	- 1.4%
2,416	2,273	- 5.9%
3,251	3,384	+ 4.1%
884	830	- 6.1%
1,946	2,049	+ 5.3%
13,234	12,928	- 2.3%

Condo-Townhouse

2-2014	2-2015	Change
768	760	- 1.0%
730	727	- 0.4%
563	573	+ 1.8%
532	539	+ 1.3%
116	105	- 9.5%
209	221	+ 5.7%
2,918	2,925	+ 0.2%

By Construction Status	2-2014	2-2015	Change
Previously Owned	15,516	15,410	- 0.7%
New Construction	459	438	- 4.6%
All Construction Statuses	16,152	15,853	- 1.9%

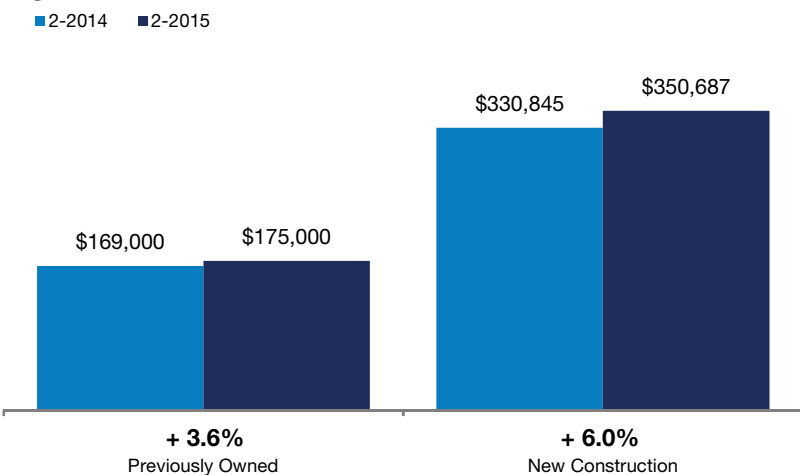
2-2014	2-2015	Change	2-2014	2-2015	Change
12,743	12,600	- 1.1%	2,773	2,810	+ 1.3%
354	324	- 8.5%	105	114	+ 8.6%
13,234	12,928	- 2.3%	2,918	2,925	+ 0.2%

Median Sales Price

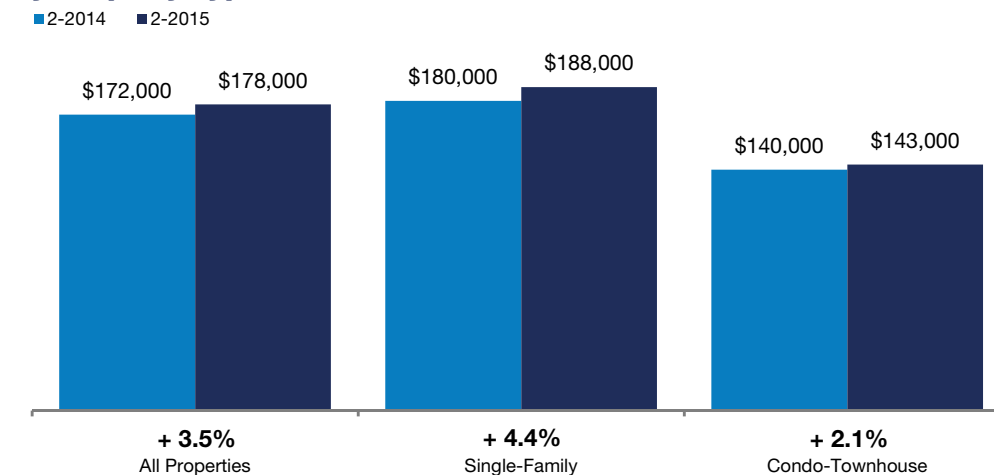
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type



All Properties

By Construction Status	2-2014	2-2015	Change
Previously Owned	\$169,000	\$175,000	+ 3.6%
New Construction	\$330,845	\$350,687	+ 6.0%
All Construction Statuses	\$172,000	\$178,000	+ 3.5%

Single-Family

2-2014	2-2015	Change
\$177,000	\$185,000	+ 4.5%
\$341,235	\$360,000	+ 5.5%
\$180,000	\$188,000	+ 4.4%

Condo-Townhouse

2-2014	2-2015	Change
\$135,000	\$138,900	+ 2.9%
\$296,900	\$334,926	+ 12.8%
\$140,000	\$143,000	+ 2.1%

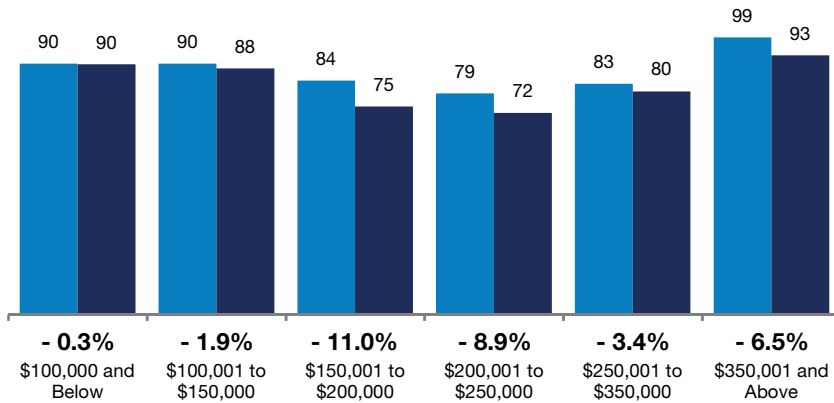
Days on Market Until Sale

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



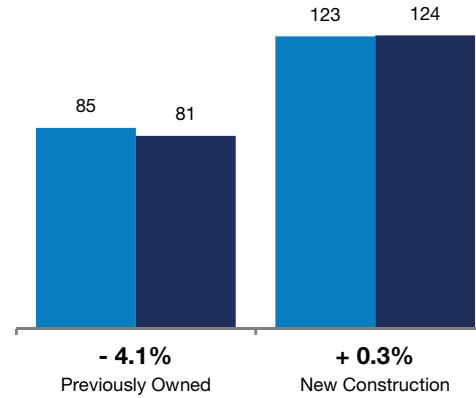
By Price Range

■ 2-2014 ■ 2-2015



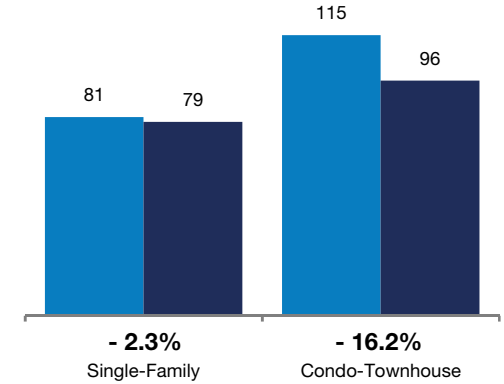
By Construction Status

■ 2-2014 ■ 2-2015



By Property Type

■ 2-2014 ■ 2-2015



All Properties

By Price Range

	2-2014	2-2015	Change
\$100,000 and Below	90	90	- 0.3%
\$100,001 to \$150,000	90	88	- 1.9%
\$150,001 to \$200,000	84	75	- 11.0%
\$200,001 to \$250,000	79	72	- 8.9%
\$250,001 to \$350,000	83	80	- 3.4%
\$350,001 and Above	99	93	- 6.5%
All Price Ranges	87	83	- 5.4%

Single-Family

	2-2014	2-2015	Change
\$100,000 and Below	83	86	+ 3.4%
\$100,001 to \$150,000	86	85	- 0.9%
\$150,001 to \$200,000	77	72	- 7.1%
\$200,001 to \$250,000	72	71	- 2.3%
\$250,001 to \$350,000	80	77	- 4.7%
\$350,001 and Above	94	90	- 4.5%
All Price Ranges	81	79	- 2.3%

Condo-Townhouse

	2-2014	2-2015	Change
\$100,000 and Below	113	101	- 10.5%
\$100,001 to \$150,000	103	98	- 4.6%
\$150,001 to \$200,000	114	87	- 23.3%
\$200,001 to \$250,000	126	83	- 34.3%
\$250,001 to \$350,000	107	106	- 0.8%
\$350,001 and Above	146	119	- 18.3%
All Price Ranges	115	96	- 16.2%

By Construction Status

	2-2014	2-2015	Change
Previously Owned	85	81	- 4.1%
New Construction	123	124	+ 0.3%
All Construction Statuses	87	83	- 5.4%

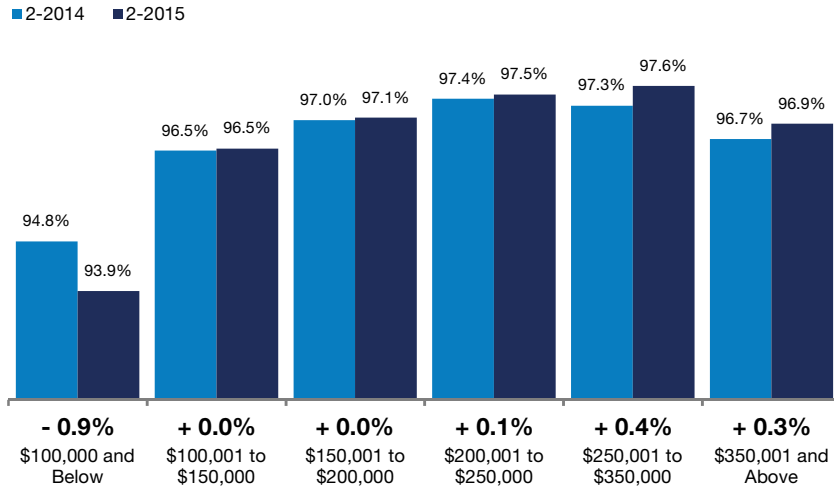
	2-2014	2-2015	Change
Previously Owned	79	78	- 0.8%
New Construction	112	114	+ 2.6%
All Construction Statuses	81	79	- 2.3%

Percent of Original List Price Received

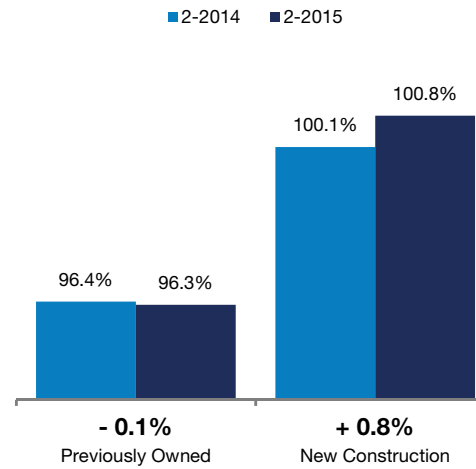
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



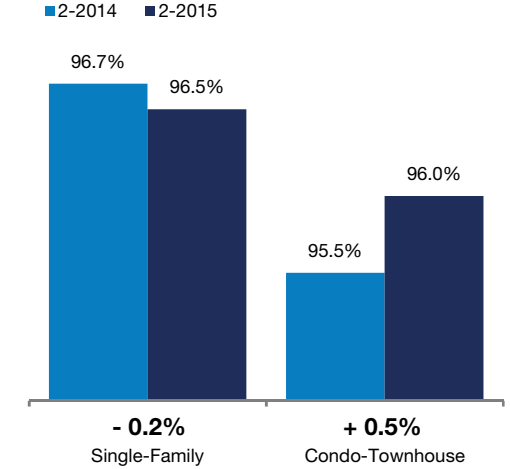
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	2-2014	2-2015	Change
\$100,000 and Below	94.8%	93.9%	- 0.9%
\$100,001 to \$150,000	96.5%	96.5%	+ 0.0%
\$150,001 to \$200,000	97.0%	97.1%	+ 0.0%
\$200,001 to \$250,000	97.4%	97.5%	+ 0.1%
\$250,001 to \$350,000	97.3%	97.6%	+ 0.4%
\$350,001 and Above	96.7%	96.9%	+ 0.3%
All Price Ranges	96.5%	96.4%	- 0.0%

Single-Family

By Price Range	2-2014	2-2015	Change
\$100,000 and Below	95.3%	94.1%	- 1.3%
\$100,001 to \$150,000	96.6%	96.6%	- 0.0%
\$150,001 to \$200,000	97.1%	97.1%	- 0.0%
\$200,001 to \$250,000	97.5%	97.5%	+ 0.0%
\$250,001 to \$350,000	97.2%	97.4%	+ 0.3%
\$350,001 and Above	96.6%	96.8%	+ 0.2%
All Price Ranges	96.7%	96.5%	- 0.2%

Condo-Townhouse

By Price Range	2-2014	2-2015	Change
\$100,000 and Below	93.4%	93.5%	+ 0.2%
\$100,001 to \$150,000	95.9%	96.2%	+ 0.3%
\$150,001 to \$200,000	96.4%	96.7%	+ 0.3%
\$200,001 to \$250,000	96.9%	97.3%	+ 0.5%
\$250,001 to \$350,000	98.2%	99.0%	+ 0.8%
\$350,001 and Above	97.3%	98.7%	+ 1.5%
All Price Ranges	95.5%	96.0%	+ 0.5%

By Construction Status	2-2014	2-2015	Change
Previously Owned	96.4%	96.3%	- 0.1%
New Construction	100.1%	100.8%	+ 0.8%
All Construction Statuses	96.5%	96.4%	- 0.0%

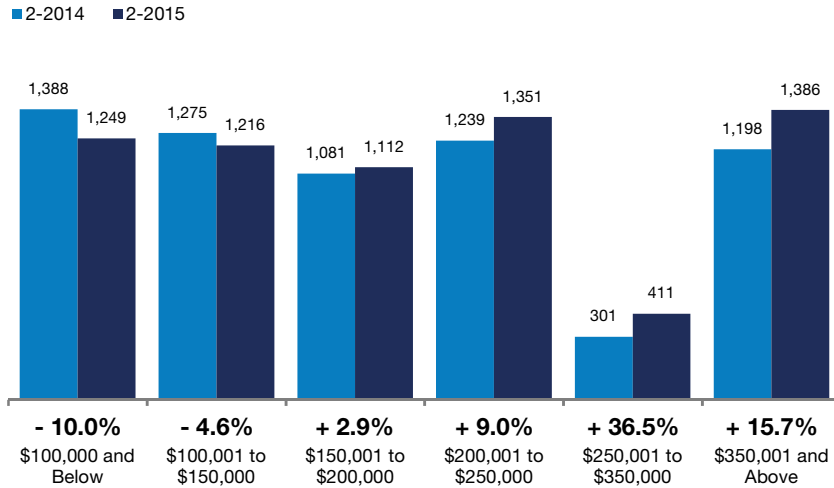
By Construction Status	2-2014	2-2015	Change
Previously Owned	96.6%	96.4%	- 0.2%
New Construction	99.2%	99.4%	+ 0.2%
All Construction Statuses	96.7%	96.5%	- 0.2%

Inventory of Homes for Sale

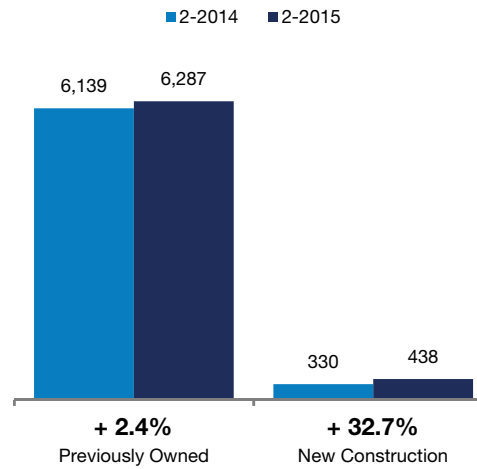
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



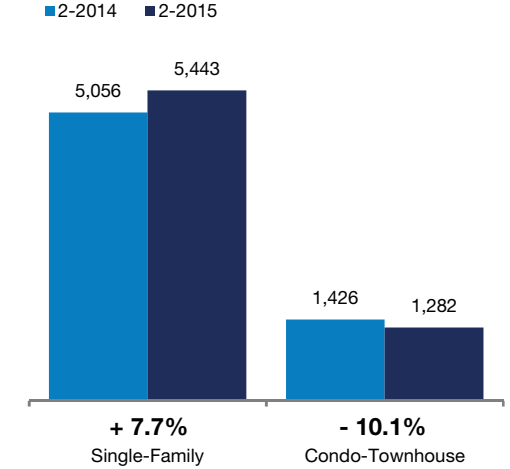
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	2-2014	2-2015	Change
\$100,000 and Below	1,388	1,249	- 10.0%
\$100,001 to \$150,000	1,275	1,216	- 4.6%
\$150,001 to \$200,000	1,081	1,112	+ 2.9%
\$200,001 to \$250,000	1,239	1,351	+ 9.0%
\$250,001 to \$350,000	301	411	+ 36.5%
\$350,001 and Above	1,198	1,386	+ 15.7%
All Price Ranges	6,482	6,725	+ 3.7%

Single-Family

2-2014	2-2015	Change
1,038	906	- 12.7%
899	941	+ 4.7%
803	883	+ 10.0%
984	1,114	+ 13.2%
255	348	+ 36.5%
1,077	1,251	+ 16.2%
5,056	5,443	+ 7.7%

Condo-Townhouse

2-2014	2-2015	Change
350	343	- 2.0%
376	275	- 26.9%
278	229	- 17.6%
255	237	- 7.1%
46	63	+ 37.0%
121	135	+ 11.6%
1,426	1,282	- 10.1%

By Construction Status	2-2014	2-2015	Change
Previously Owned	6,139	6,287	+ 2.4%
New Construction	330	438	+ 32.7%
All Construction Statuses	6,482	6,725	+ 3.7%

2-2014	2-2015	Change
4,845	5,171	+ 6.7%
199	272	+ 36.7%
5,056	5,443	+ 7.7%

2-2014	2-2015	Change
1,294	1,116	- 13.8%
131	166	+ 26.7%
1,426	1,282	- 10.1%

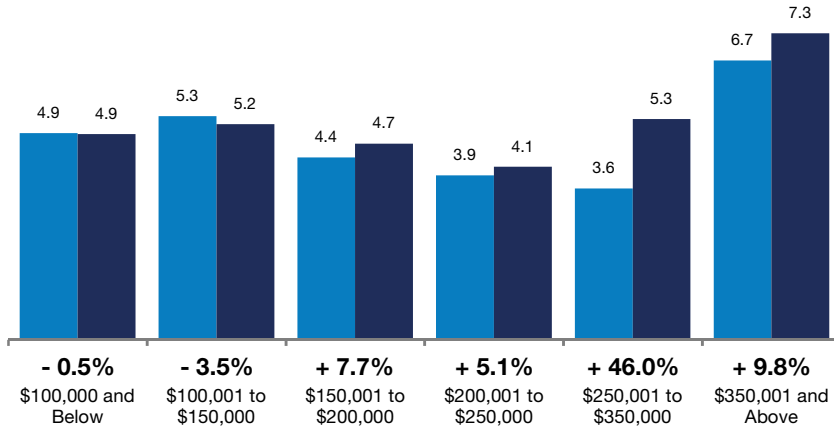
Months Supply of Inventory

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.



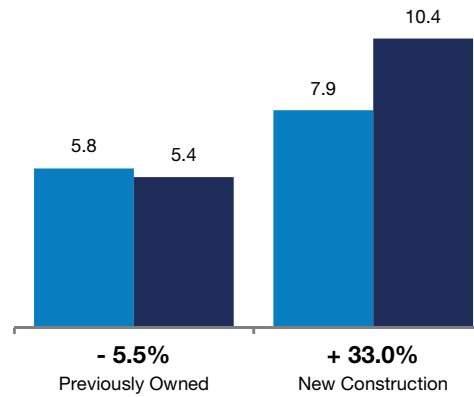
By Price Range

■ 2-2014 ■ 2-2015



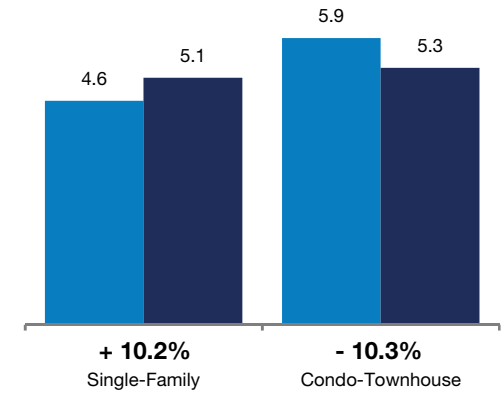
By Construction Status

■ 2-2014 ■ 2-2015



By Property Type

■ 2-2014 ■ 2-2015



All Properties

By Price Range

	2-2014	2-2015	Change
\$100,000 and Below	4.9	4.9	- 0.5%
\$100,001 to \$150,000	5.3	5.2	- 3.5%
\$150,001 to \$200,000	4.4	4.7	+ 7.7%
\$200,001 to \$250,000	3.9	4.1	+ 5.1%
\$250,001 to \$350,000	3.6	5.3	+ 46.0%
\$350,001 and Above	6.7	7.3	+ 9.8%
All Price Ranges	4.8	5.1	+ 5.7%

Single-Family

	2-2014	2-2015	Change
\$100,000 and Below	4.8	4.7	- 0.7%
\$100,001 to \$150,000	5.1	5.4	+ 6.1%
\$150,001 to \$200,000	4.0	4.7	+ 16.9%
\$200,001 to \$250,000	3.6	4.0	+ 8.8%
\$250,001 to \$350,000	3.5	5.0	+ 45.3%
\$350,001 and Above	6.6	7.3	+ 10.3%
All Price Ranges	4.6	5.1	+ 10.2%

Condo-Townhouse

	2-2014	2-2015	Change
\$100,000 and Below	5.5	5.4	- 1.0%
\$100,001 to \$150,000	6.2	4.5	- 26.6%
\$150,001 to \$200,000	5.9	4.8	- 19.1%
\$200,001 to \$250,000	5.8	5.3	- 8.3%
\$250,001 to \$350,000	4.8	7.2	+ 51.3%
\$350,001 and Above	6.9	7.3	+ 5.5%
All Price Ranges	5.9	5.3	- 10.3%

By Construction Status

	2-2014	2-2015	Change
Previously Owned	5.8	5.4	- 5.5%
New Construction	7.9	10.4	+ 33.0%
All Construction Statuses	4.8	5.1	+ 5.7%

	2-2014	2-2015	Change
Previously Owned	5.5	5.4	- 2.0%
New Construction	6.8	9.0	+ 32.8%
All Construction Statuses	4.6	5.1	+ 10.2%