



Housing Supply Overview



March 2015

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

Quick Facts

+ 8.3%

+ 1.5%

+ 1.4%

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
Days on Market Until Sale	3
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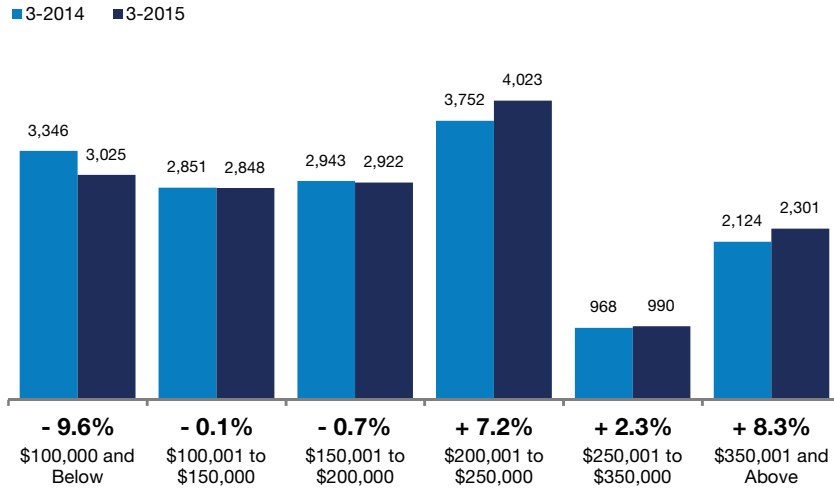


Pending Sales

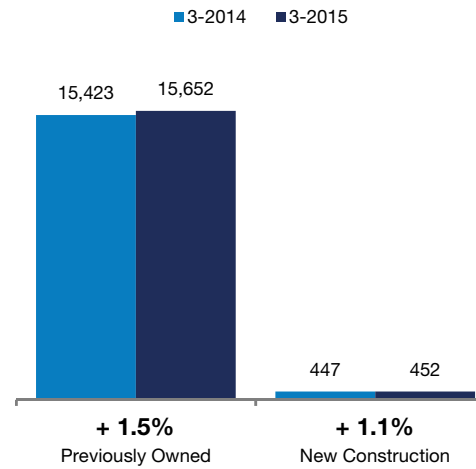
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



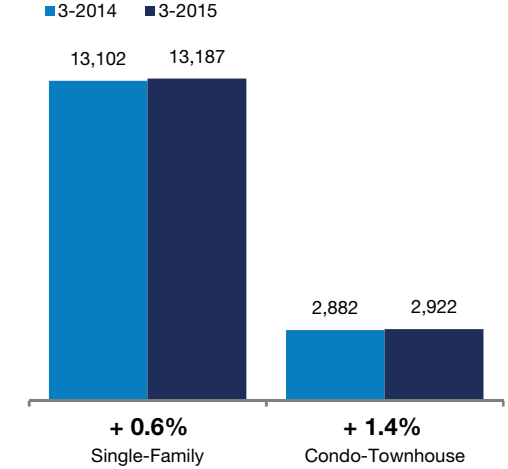
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	3-2014	3-2015	Change
\$100,000 and Below	3,346	3,025	- 9.6%
\$100,001 to \$150,000	2,851	2,848	- 0.1%
\$150,001 to \$200,000	2,943	2,922	- 0.7%
\$200,001 to \$250,000	3,752	4,023	+ 7.2%
\$250,001 to \$350,000	968	990	+ 2.3%
\$350,001 and Above	2,124	2,301	+ 8.3%
All Price Ranges	15,984	16,109	+ 0.8%

Single-Family

3-2014	3-2015	Change
2,567	2,275	- 11.4%
2,121	2,127	+ 0.3%
2,394	2,348	- 1.9%
3,238	3,482	+ 7.5%
855	880	+ 2.9%
1,927	2,075	+ 7.7%
13,102	13,187	+ 0.6%

Condo-Townhouse

3-2014	3-2015	Change
779	750	- 3.7%
730	721	- 1.2%
549	574	+ 4.6%
514	541	+ 5.3%
113	110	- 2.7%
197	226	+ 14.7%
2,882	2,922	+ 1.4%

By Construction Status

3-2014	3-2015	Change
15,423	15,652	+ 1.5%
447	452	+ 1.1%
15,984	16,109	+ 0.8%

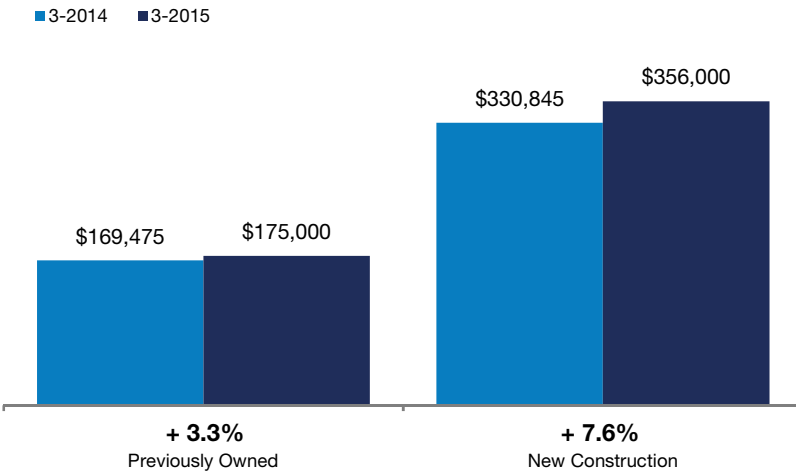
3-2014	3-2015	Change
12,662	12,845	+ 1.4%
348	338	- 2.9%
13,102	13,187	+ 0.6%

Median Sales Price

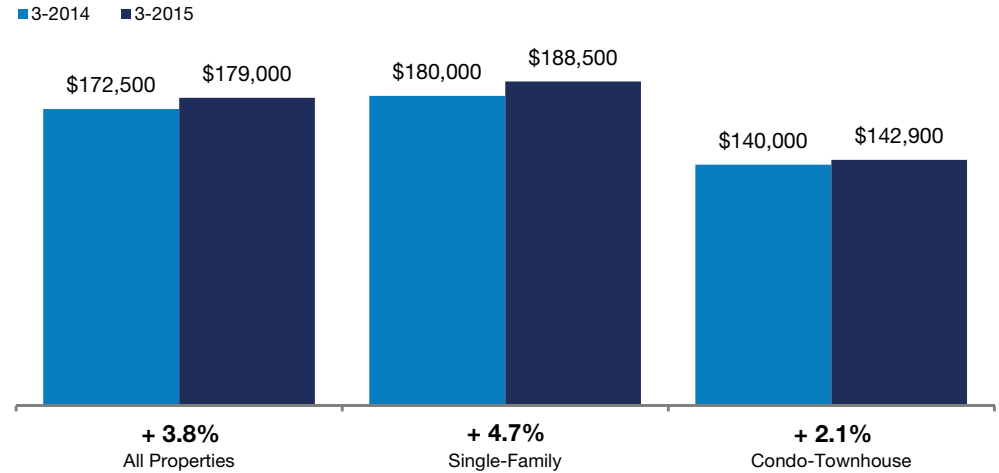
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type



All Properties

By Construction Status	3-2014	3-2015	Change
Previously Owned	\$169,475	\$175,000	+ 3.3%
New Construction	\$330,845	\$356,000	+ 7.6%
All Construction Statuses	\$172,500	\$179,000	+ 3.8%

Single-Family

	3-2014	3-2015	Change
	\$177,500	\$185,000	+ 4.2%
	\$340,000	\$365,900	+ 7.6%
	\$180,000	\$188,500	+ 4.7%

Condo-Townhouse

	3-2014	3-2015	Change
	\$135,950	\$138,500	+ 1.9%
	\$296,950	\$336,718	+ 13.4%
	\$140,000	\$142,900	+ 2.1%

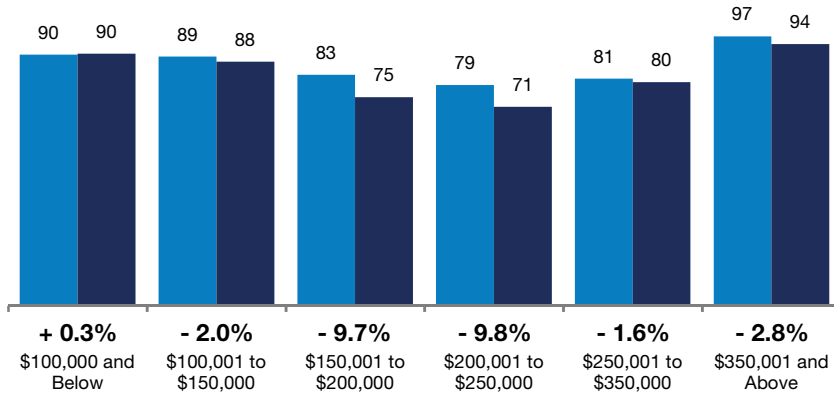
Days on Market Until Sale

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



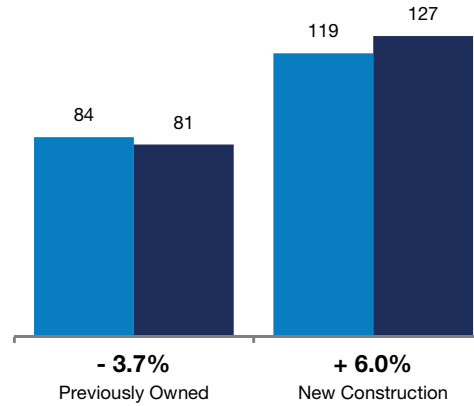
By Price Range

■ 3-2014 ■ 3-2015



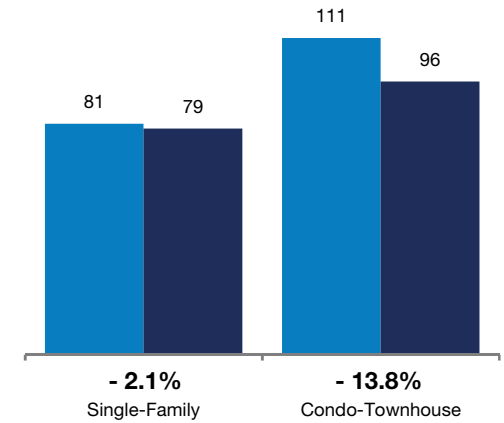
By Construction Status

■ 3-2014 ■ 3-2015



By Property Type

■ 3-2014 ■ 3-2015



All Properties

By Price Range

	3-2014	3-2015	Change
\$100,000 and Below	90	90	+ 0.3%
\$100,001 to \$150,000	89	88	- 2.0%
\$150,001 to \$200,000	83	75	- 9.7%
\$200,001 to \$250,000	79	71	- 9.8%
\$250,001 to \$350,000	81	80	- 1.6%
\$350,001 and Above	97	94	- 2.8%
All Price Ranges	86	82	- 4.7%

Single-Family

	3-2014	3-2015	Change
Previously Owned	84	86	+ 3.5%
New Construction	119	127	+ 6.0%
All Construction Statuses	81	79	- 2.1%

Condo-Townhouse

	3-2014	3-2015	Change
Single-Family	112	102	- 8.6%
Condo-Townhouse	100	98	- 2.0%
107	87	- 18.3%	
127	81	- 36.4%	
93	108	+ 16.0%	
132	116	- 12.0%	
All Property Types	111	96	- 13.8%

By Construction Status

	3-2014	3-2015	Change
Previously Owned	84	81	- 3.7%
New Construction	119	127	+ 6.0%
All Construction Statuses	86	82	- 4.7%

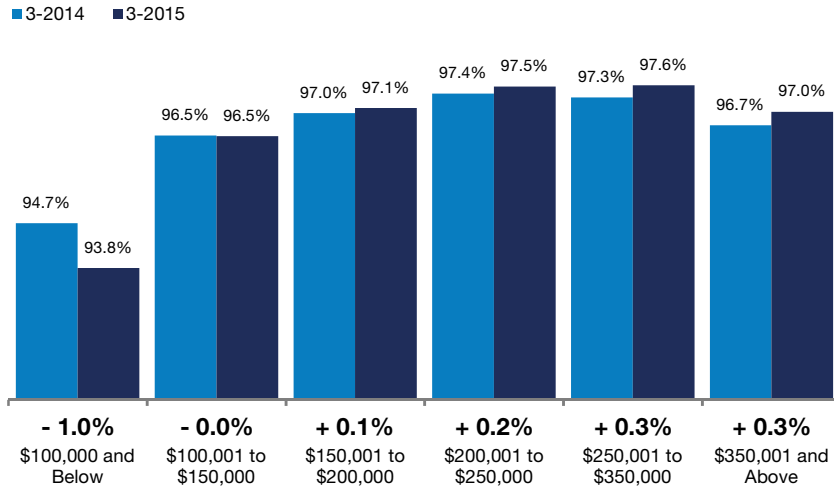
	3-2014	3-2015	Change
Single-Family	79	78	- 0.9%
Condo-Townhouse	111	118	+ 6.1%
All Property Types	81	79	- 2.1%

Percent of Original List Price Received

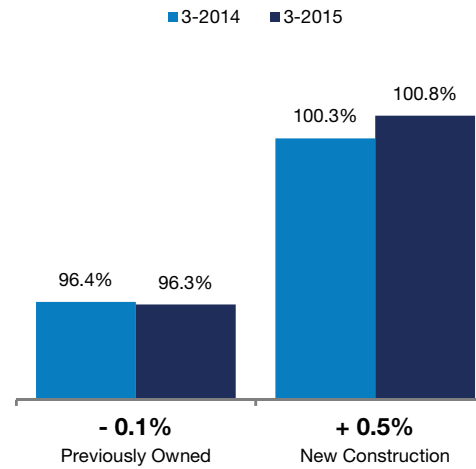
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



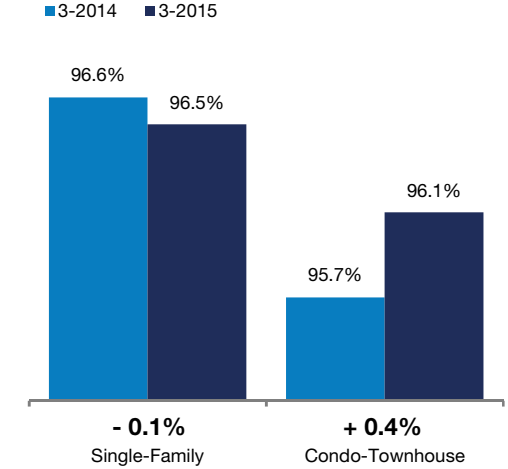
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	3-2014	3-2015	Change
\$100,000 and Below	94.7%	93.8%	- 1.0%
\$100,001 to \$150,000	96.5%	96.5%	- 0.0%
\$150,001 to \$200,000	97.0%	97.1%	+ 0.1%
\$200,001 to \$250,000	97.4%	97.5%	+ 0.2%
\$250,001 to \$350,000	97.3%	97.6%	+ 0.3%
\$350,001 and Above	96.7%	97.0%	+ 0.3%
All Price Ranges	96.4%	96.4%	- 0.0%

Single-Family

By Price Range	3-2014	3-2015	Change
\$100,000 and Below	95.1%	93.8%	- 1.4%
\$100,001 to \$150,000	96.7%	96.6%	- 0.0%
\$150,001 to \$200,000	97.1%	97.2%	+ 0.1%
\$200,001 to \$250,000	97.5%	97.6%	+ 0.1%
\$250,001 to \$350,000	97.2%	97.4%	+ 0.2%
\$350,001 and Above	96.6%	96.8%	+ 0.2%
All Price Ranges	96.6%	96.5%	- 0.1%

Condo-Townhouse

By Price Range	3-2014	3-2015	Change
\$100,000 and Below	93.4%	93.7%	+ 0.3%
\$100,001 to \$150,000	96.1%	96.2%	+ 0.1%
\$150,001 to \$200,000	96.5%	96.8%	+ 0.3%
\$200,001 to \$250,000	96.9%	97.3%	+ 0.4%
\$250,001 to \$350,000	98.4%	98.9%	+ 0.5%
\$350,001 and Above	97.7%	99.1%	+ 1.5%
All Price Ranges	95.7%	96.1%	+ 0.4%

By Construction Status

By Construction Status	3-2014	3-2015	Change
Previously Owned	96.4%	96.3%	- 0.1%
New Construction	100.3%	100.8%	+ 0.5%
All Construction Statuses	96.4%	96.4%	- 0.0%

By Construction Status	3-2014	3-2015	Change
Previously Owned	96.6%	96.4%	- 0.1%
New Construction	99.3%	99.3%	- 0.0%
All Construction Statuses	96.6%	96.5%	- 0.1%

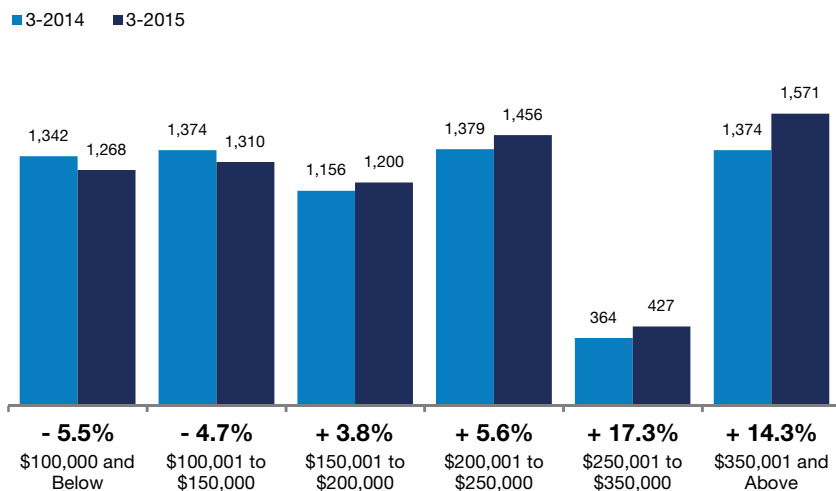
By Construction Status	3-2014	3-2015	Change
Previously Owned	95.4%	95.7%	+ 0.3%
New Construction	103.6%	105.0%	+ 1.4%
All Construction Statuses	95.7%	96.1%	+ 0.4%

Inventory of Homes for Sale

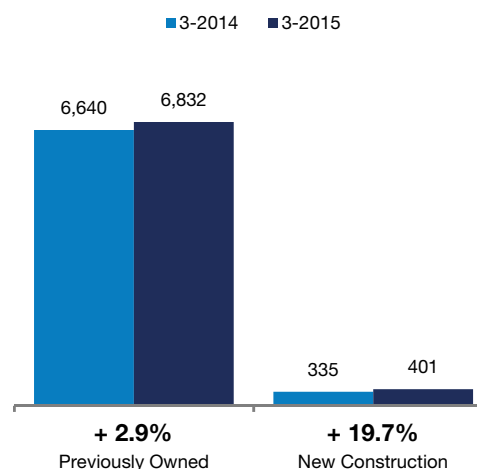
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



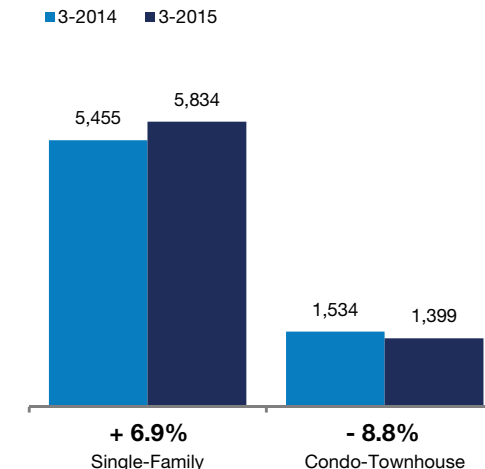
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	3-2014	3-2015	Change
\$100,000 and Below	1,342	1,268	- 5.5%
\$100,001 to \$150,000	1,374	1,310	- 4.7%
\$150,001 to \$200,000	1,156	1,200	+ 3.8%
\$200,001 to \$250,000	1,379	1,456	+ 5.6%
\$250,001 to \$350,000	364	427	+ 17.3%
\$350,001 and Above	1,374	1,571	+ 14.3%
All Price Ranges	6,989	7,233	+ 3.5%

Single-Family

3-2014	3-2015	Change
992	920	- 7.3%
956	988	+ 3.3%
850	947	+ 11.4%
1,110	1,186	+ 6.8%
311	362	+ 16.4%
1,236	1,430	+ 15.7%
5,455	5,834	+ 6.9%

Condo-Townhouse

3-2014	3-2015	Change
350	348	- 0.6%
418	322	- 23.0%
306	253	- 17.3%
269	270	+ 0.4%
53	65	+ 22.6%
138	141	+ 2.2%
1,534	1,399	- 8.8%

By Construction Status

3-2014	3-2015	Change
6,640	6,832	+ 2.9%
335	401	+ 19.7%
6,989	7,233	+ 3.5%

3-2014	3-2015	Change
5,235	5,594	+ 6.9%
207	240	+ 15.9%
5,455	5,834	+ 6.9%

3-2014	3-2015	Change
1,405	1,238	- 11.9%
128	161	+ 25.8%
1,534	1,399	- 8.8%

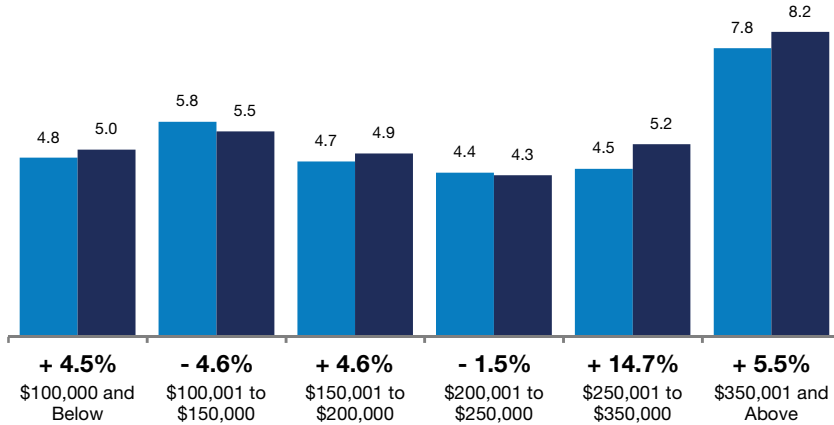
Months Supply of Inventory

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.



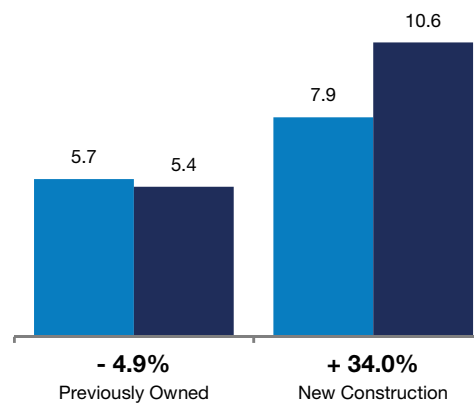
By Price Range

■ 3-2014 ■ 3-2015



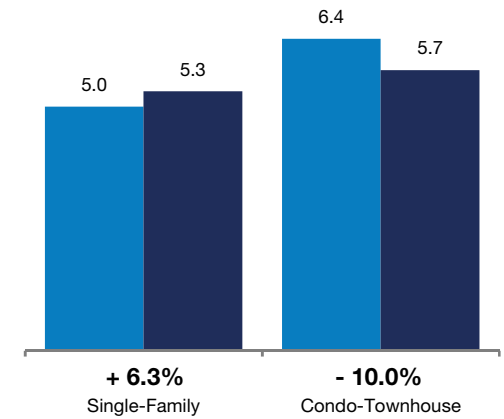
By Construction Status

■ 3-2014 ■ 3-2015



By Property Type

■ 3-2014 ■ 3-2015



All Properties

By Price Range

	3-2014	3-2015	Change
\$100,000 and Below	4.8	5.0	+ 4.5%
\$100,001 to \$150,000	5.8	5.5	- 4.6%
\$150,001 to \$200,000	4.7	4.9	+ 4.6%
\$200,001 to \$250,000	4.4	4.3	- 1.5%
\$250,001 to \$350,000	4.5	5.2	+ 14.7%
\$350,001 and Above	7.8	8.2	+ 5.5%
All Price Ranges	5.2	5.4	+ 2.7%

Single-Family

	3-2014	3-2015	Change
\$100,000 and Below	4.6	4.9	+ 4.6%
\$100,001 to \$150,000	5.4	5.6	+ 3.1%
\$150,001 to \$200,000	4.3	4.8	+ 13.6%
\$200,001 to \$250,000	4.1	4.1	- 0.6%
\$250,001 to \$350,000	4.4	4.9	+ 13.1%
\$350,001 and Above	7.7	8.3	+ 7.4%
All Price Ranges	5.0	5.3	+ 6.3%

Condo-Townhouse

	3-2014	3-2015	Change
\$100,000 and Below	5.4	5.6	+ 3.3%
\$100,001 to \$150,000	6.9	5.4	- 22.0%
\$150,001 to \$200,000	6.7	5.3	- 20.9%
\$200,001 to \$250,000	6.3	6.0	- 4.6%
\$250,001 to \$350,000	5.6	7.1	+ 26.0%
\$350,001 and Above	8.4	7.5	- 10.9%
All Price Ranges	6.4	5.7	- 10.0%

By Construction Status

	3-2014	3-2015	Change
Previously Owned	5.7	5.4	- 4.9%
New Construction	7.9	10.6	+ 34.0%
All Construction Statuses	5.2	5.4	+ 2.7%

	3-2014	3-2015	Change
Previously Owned	5.5	5.4	- 1.4%
New Construction	6.7	9.1	+ 34.9%
All Construction Statuses	5.0	5.3	+ 6.3%