



Housing Supply Overview



April 2015

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

Quick Facts

+ 8.9%

+ 10.7%

+ 0.8%

Price Range With the
Strongest Sales:

\$350,001 and Above

Construction Status With
Strongest Sales:

New Construction

Property Type With
Strongest Sales:

Single-Family Detached

Pending Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of Original List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

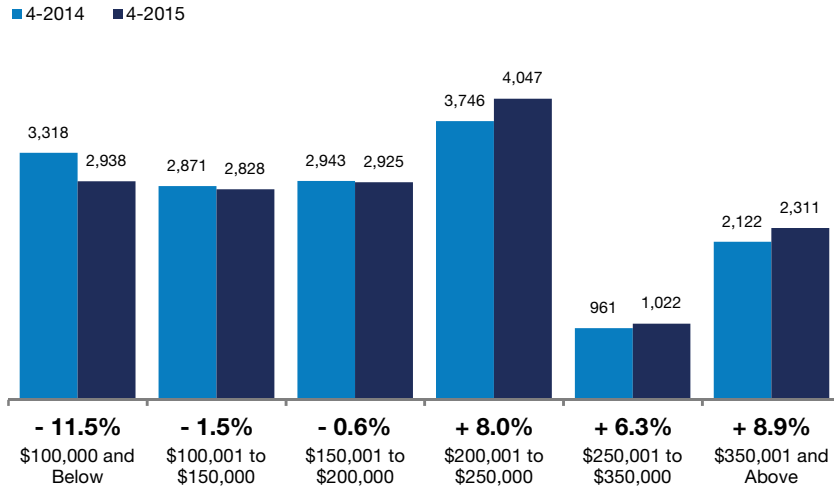


Pending Sales

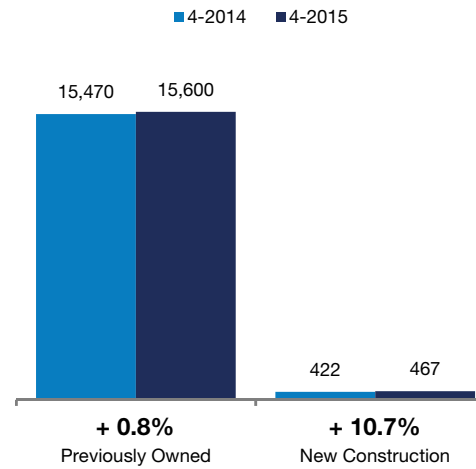
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



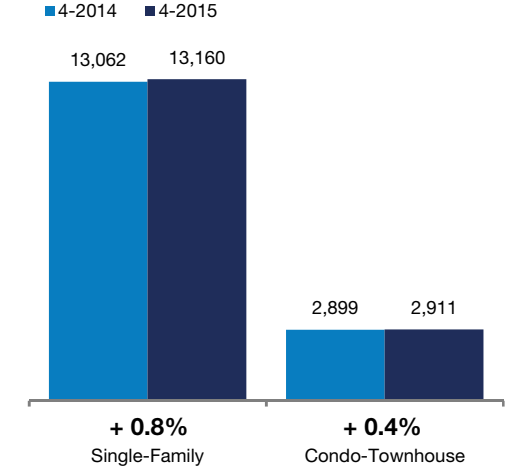
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	4-2014	4-2015	Change
\$100,000 and Below	3,318	2,938	- 11.5%
\$100,001 to \$150,000	2,871	2,828	- 1.5%
\$150,001 to \$200,000	2,943	2,925	- 0.6%
\$200,001 to \$250,000	3,746	4,047	+ 8.0%
\$250,001 to \$350,000	961	1,022	+ 6.3%
\$350,001 and Above	2,122	2,311	+ 8.9%
All Price Ranges	15,961	16,071	+ 0.7%

Single-Family

4-2014	4-2015	Change	4-2014	4-2015	Change
2,555	2,190	- 14.3%	763	748	- 2.0%
2,128	2,119	- 0.4%	743	709	- 4.6%
2,368	2,360	- 0.3%	575	565	- 1.7%
3,224	3,504	+ 8.7%	522	543	+ 4.0%
855	911	+ 6.5%	106	111	+ 4.7%
1,932	2,076	+ 7.5%	190	235	+ 23.7%
13,062	13,160	+ 0.8%	2,899	2,911	+ 0.4%

Condo-Townhouse

By Construction Status	4-2014	4-2015	Change
Previously Owned	15,470	15,600	+ 0.8%
New Construction	422	467	+ 10.7%
All Construction Statuses	15,961	16,071	+ 0.7%

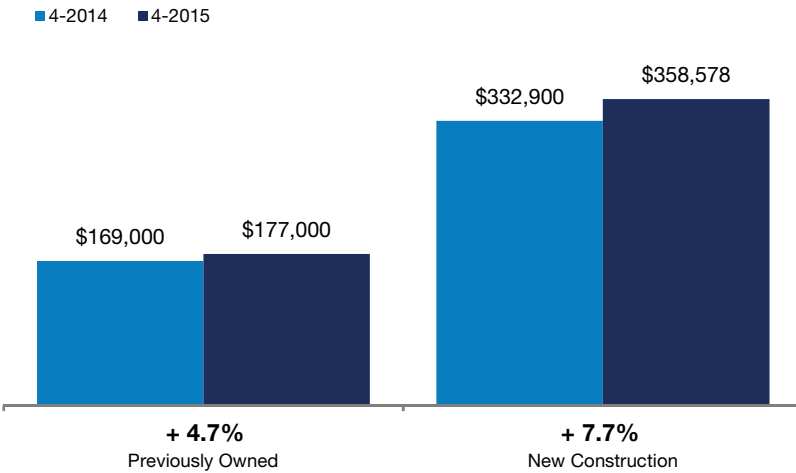
4-2014	4-2015	Change	4-2014	4-2015	Change
12,681	12,808	+ 1.0%	2,789	2,792	+ 0.1%
326	349	+ 7.1%	96	118	+ 22.9%
13,062	13,160	+ 0.8%	2,899	2,911	+ 0.4%

Median Sales Price

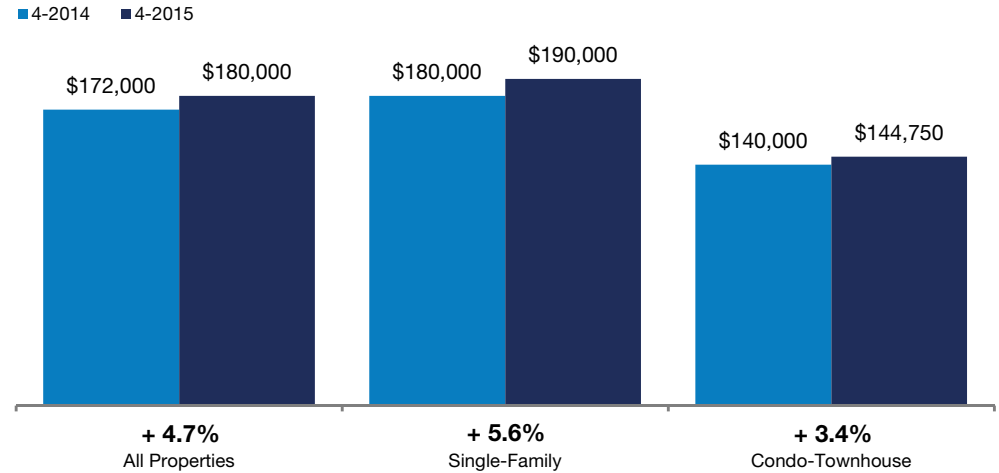
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type



All Properties

By Construction Status	4-2014	4-2015	Change
Previously Owned	\$169,000	\$177,000	+ 4.7%
New Construction	\$332,900	\$358,578	+ 7.7%
All Construction Statuses	\$172,000	\$180,000	+ 4.7%

Single-Family

4-2014	4-2015	Change
\$177,000	\$187,000	+ 5.6%
\$344,990	\$368,500	+ 6.8%
\$180,000	\$190,000	+ 5.6%

Condo-Townhouse

4-2014	4-2015	Change
\$135,000	\$139,990	+ 3.7%
\$298,250	\$339,114	+ 13.7%
\$140,000	\$144,750	+ 3.4%

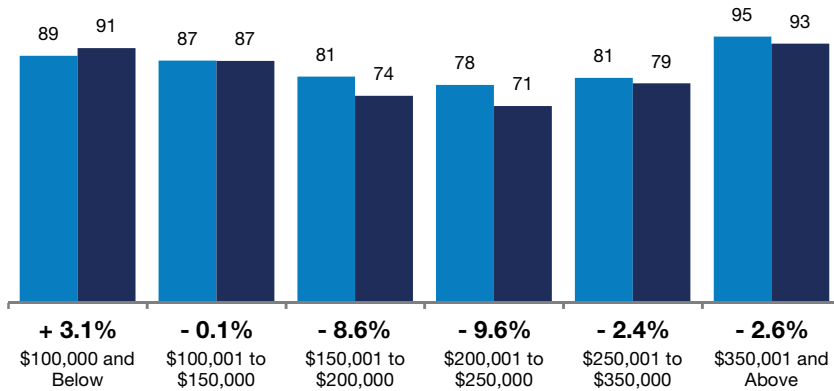
Days on Market Until Sale

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



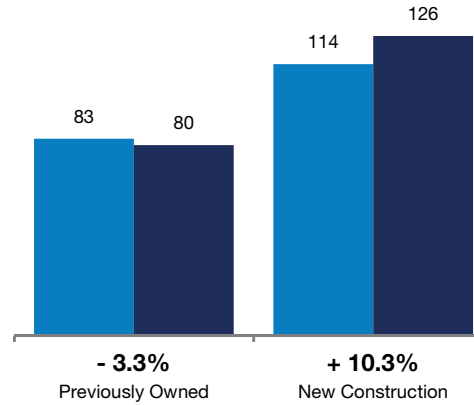
By Price Range

■ 4-2014 ■ 4-2015



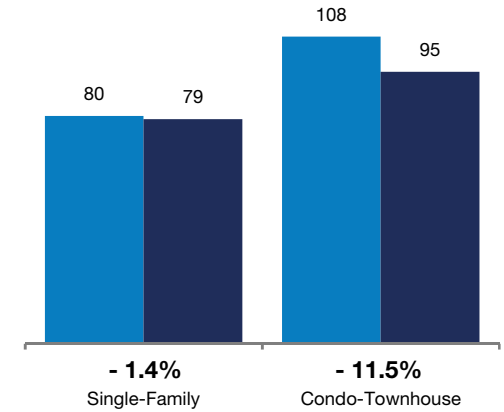
By Construction Status

■ 4-2014 ■ 4-2015



By Property Type

■ 4-2014 ■ 4-2015



All Properties

By Price Range

	4-2014	4-2015	Change
\$100,000 and Below	89	91	+ 3.1%
\$100,001 to \$150,000	87	87	- 0.1%
\$150,001 to \$200,000	81	74	- 8.6%
\$200,001 to \$250,000	78	71	- 9.6%
\$250,001 to \$350,000	81	79	- 2.4%
\$350,001 and Above	95	93	- 2.6%
All Price Ranges	85	82	- 3.7%

Single-Family

	4-2014	4-2015	Change
\$100,000 and Below	82	87	+ 5.9%
\$100,001 to \$150,000	84	83	- 1.0%
\$150,001 to \$200,000	75	72	- 5.2%
\$200,001 to \$250,000	72	69	- 3.2%
\$250,001 to \$350,000	79	75	- 4.7%
\$350,001 and Above	92	90	- 1.8%
All Price Ranges	80	79	- 1.4%

Condo-Townhouse

	4-2014	4-2015	Change
\$100,000 and Below	109	104	- 5.0%
\$100,001 to \$150,000	95	97	+ 1.7%
\$150,001 to \$200,000	106	86	- 19.5%
\$200,001 to \$250,000	121	80	- 33.8%
\$250,001 to \$350,000	95	105	+ 9.9%
\$350,001 and Above	126	113	- 10.3%
All Price Ranges	108	95	- 11.5%

By Construction Status

	4-2014	4-2015	Change
Previously Owned	83	80	- 3.3%
New Construction	114	126	+ 10.3%
All Construction Statuses	85	82	- 3.7%

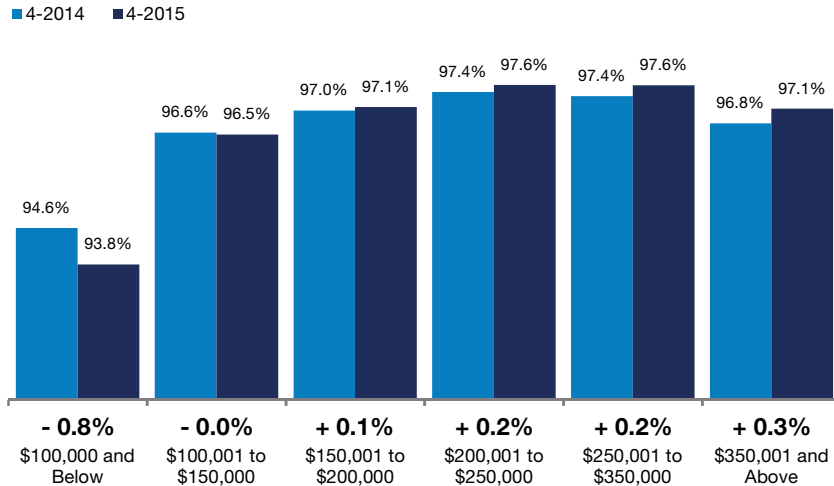
	4-2014	4-2015	Change
Previously Owned	78	78	- 0.8%
New Construction	109	119	+ 9.4%
All Construction Statuses	80	79	- 1.4%

Percent of Original List Price Received

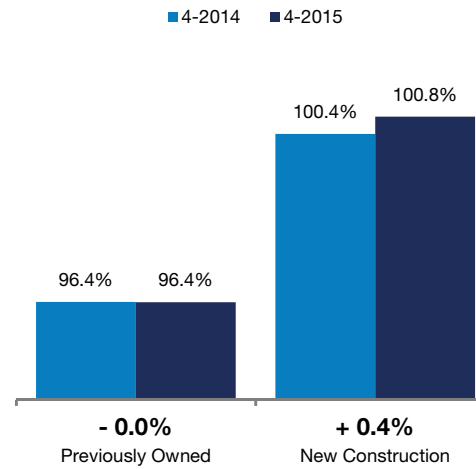
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



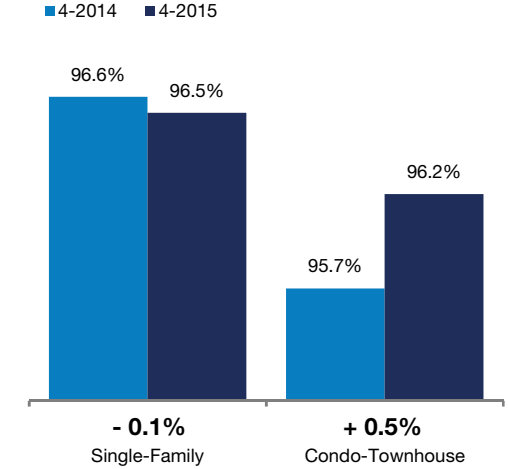
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	4-2014	4-2015	Change
\$100,000 and Below	94.6%	93.8%	-0.8%
\$100,001 to \$150,000	96.6%	96.5%	-0.0%
\$150,001 to \$200,000	97.0%	97.1%	+0.1%
\$200,001 to \$250,000	97.4%	97.6%	+0.2%
\$250,001 to \$350,000	97.4%	97.6%	+0.2%
\$350,001 and Above	96.8%	97.1%	+0.3%
All Price Ranges	96.5%	96.5%	+0.0%

Single-Family

By Price Range	4-2014	4-2015	Change
\$100,000 and Below	95.0%	93.8%	-1.2%
\$100,001 to \$150,000	96.7%	96.6%	-0.1%
\$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	96.7%	96.8%	+0.2%
All Price Ranges	96.6%	96.5%	-0.1%

Condo-Townhouse

By Price Range	4-2014	4-2015	Change
\$100,000 and Below	93.4%	93.9%	+0.5%
\$100,001 to \$150,000	96.1%	96.3%	+0.1%
\$150,001 to \$200,000	96.6%	96.7%	+0.1%
\$200,001 to \$250,000	97.0%	97.3%	+0.3%
\$250,001 to \$350,000	98.4%	98.8%	+0.4%
\$350,001 and Above	97.8%	99.3%	+1.5%
All Price Ranges	95.7%	96.2%	+0.5%

By Construction Status	4-2014	4-2015	Change
Previously Owned	96.4%	96.4%	-0.0%
New Construction	100.4%	100.8%	+0.4%
All Construction Statuses	96.5%	96.5%	+0.0%

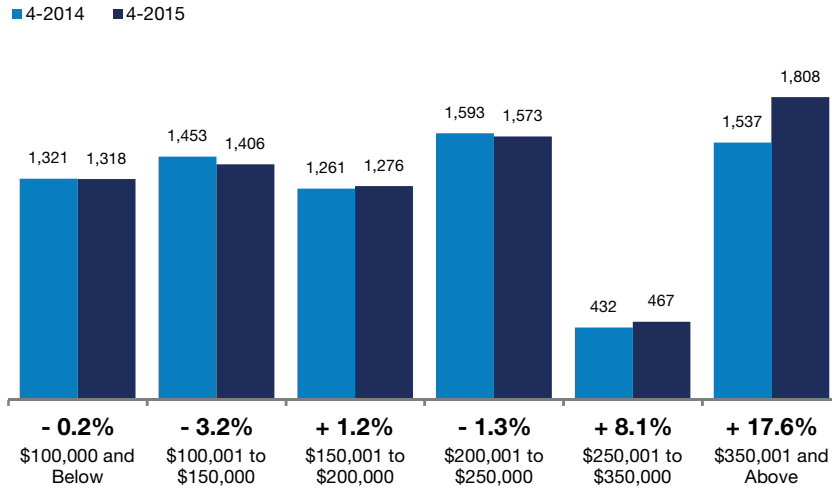
By Construction Status	4-2014	4-2015	Change
Previously Owned	96.6%	96.5%	-0.1%
New Construction	99.4%	99.2%	-0.2%
All Construction Statuses	96.6%	96.5%	-0.1%

Inventory of Homes for Sale

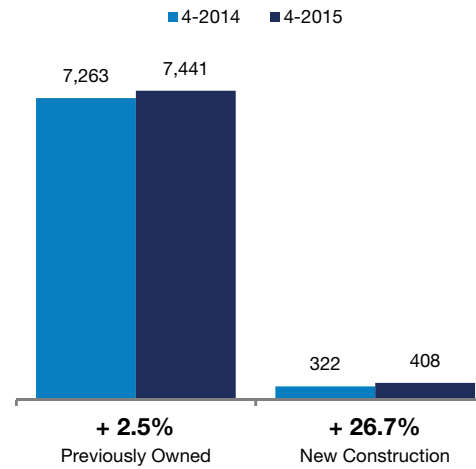
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



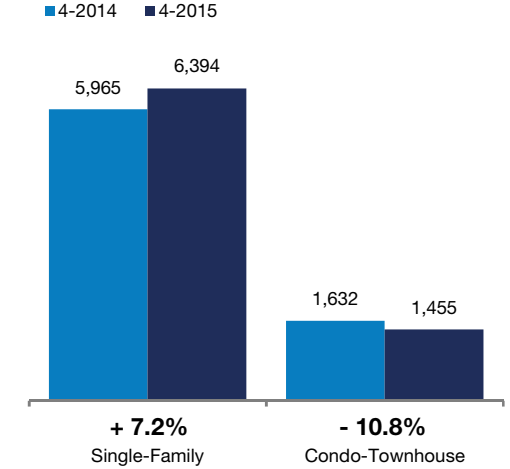
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	4-2014	4-2015	Change
\$100,000 and Below	1,321	1,318	- 0.2%
\$100,001 to \$150,000	1,453	1,406	- 3.2%
\$150,001 to \$200,000	1,261	1,276	+ 1.2%
\$200,001 to \$250,000	1,593	1,573	- 1.3%
\$250,001 to \$350,000	432	467	+ 8.1%
\$350,001 and Above	1,537	1,808	+ 17.6%
All Price Ranges	7,597	7,849	+ 3.3%

Single-Family

4-2014	4-2015	Change
962	968	+ 0.6%
1,031	1,062	+ 3.0%
942	1,018	+ 8.1%
1,275	1,302	+ 2.1%
378	397	+ 5.0%
1,377	1,646	+ 19.5%
5,965	6,394	+ 7.2%

Condo-Townhouse

4-2014	4-2015	Change
359	350	- 2.5%
422	344	- 18.5%
319	258	- 19.1%
318	271	- 14.8%
54	70	+ 29.6%
160	162	+ 1.3%
1,632	1,455	- 10.8%

By Construction Status	4-2014	4-2015	Change
Previously Owned	7,263	7,441	+ 2.5%
New Construction	322	408	+ 26.7%
All Construction Statuses	7,597	7,849	+ 3.3%

4-2014	4-2015	Change
5,751	6,142	+ 6.8%
203	252	+ 24.1%
5,965	6,394	+ 7.2%

4-2014	4-2015	Change
1,512	1,299	- 14.1%
119	156	+ 31.1%
1,632	1,455	- 10.8%

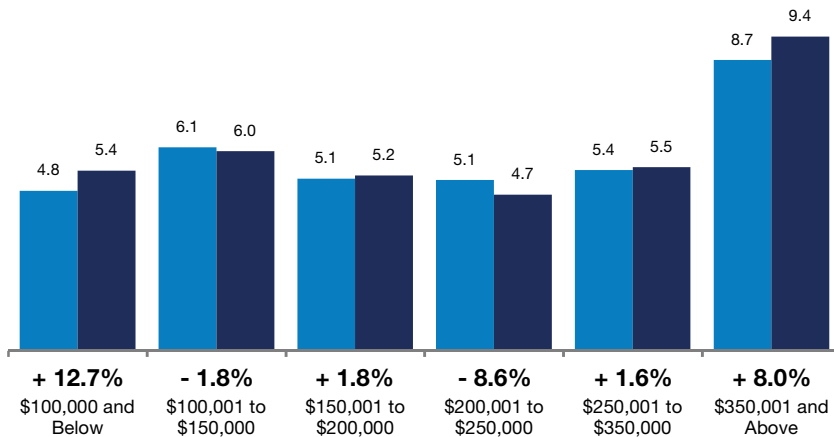
Months Supply of Inventory

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.



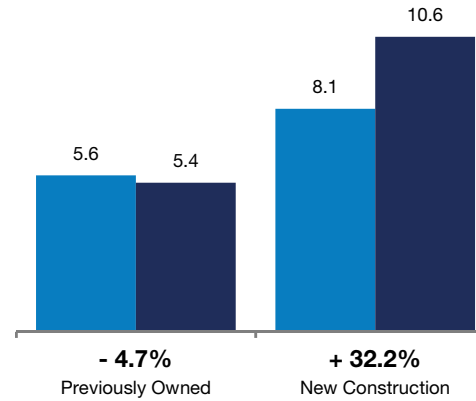
By Price Range

■ 4-2014 ■ 4-2015



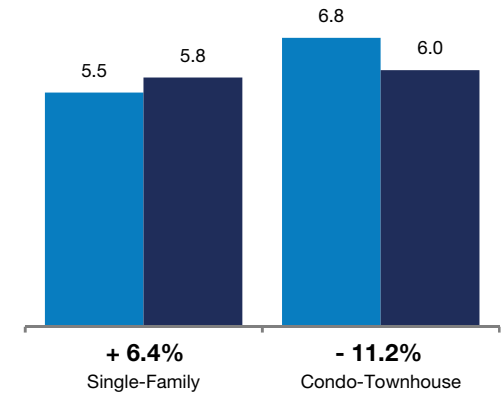
By Construction Status

■ 4-2014 ■ 4-2015



By Property Type

■ 4-2014 ■ 4-2015



All Properties

By Price Range

	4-2014	4-2015	Change
\$100,000 and Below	4.8	5.4	+ 12.7%
\$100,001 to \$150,000	6.1	6.0	- 1.8%
\$150,001 to \$200,000	5.1	5.2	+ 1.8%
\$200,001 to \$250,000	5.1	4.7	- 8.6%
\$250,001 to \$350,000	5.4	5.5	+ 1.6%
\$350,001 and Above	8.7	9.4	+ 8.0%
All Price Ranges	5.7	5.9	+ 2.6%

Single-Family

	4-2014	4-2015	Change
\$100,000 and Below	4.5	5.3	+ 17.4%
\$100,001 to \$150,000	5.8	6.0	+ 3.4%
\$150,001 to \$200,000	4.8	5.2	+ 8.4%
\$200,001 to \$250,000	4.7	4.5	- 6.0%
\$250,001 to \$350,000	5.3	5.2	- 1.4%
\$350,001 and Above	8.6	9.5	+ 11.2%
All Price Ranges	5.5	5.8	+ 6.4%

Condo-Townhouse

	4-2014	4-2015	Change
\$100,000 and Below	5.6	5.6	- 0.6%
\$100,001 to \$150,000	6.8	5.8	- 14.6%
\$150,001 to \$200,000	6.7	5.5	- 17.7%
\$200,001 to \$250,000	7.3	6.0	- 18.1%
\$250,001 to \$350,000	6.1	7.6	+ 23.8%
\$350,001 and Above	10.1	8.3	- 18.1%
All Price Ranges	6.8	6.0	- 11.2%

By Construction Status

	4-2014	4-2015	Change
Previously Owned	5.6	5.4	- 4.7%
New Construction	8.1	10.6	+ 32.2%
All Construction Statuses	5.7	5.9	+ 2.6%

	4-2014	4-2015	Change
Previously Owned	5.5	5.4	- 1.2%
New Construction	6.8	9.2	+ 34.8%
All Construction Statuses	5.5	5.8	+ 6.4%