



Housing Supply Overview



May 2015

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

Quick Facts

+ 13.4%

+ 17.6%

+ 2.6%

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

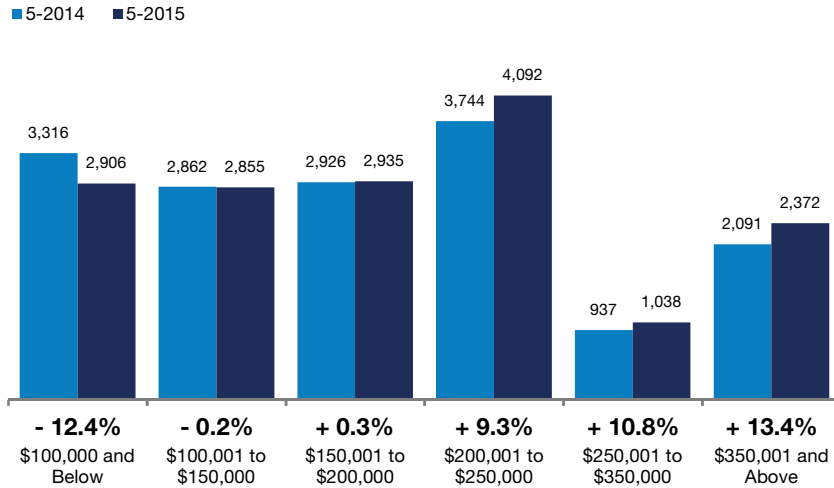


Pending Sales

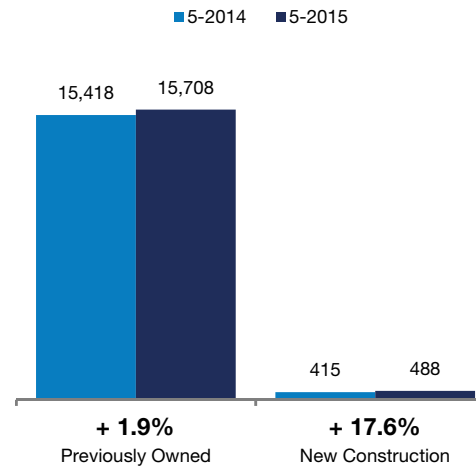
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



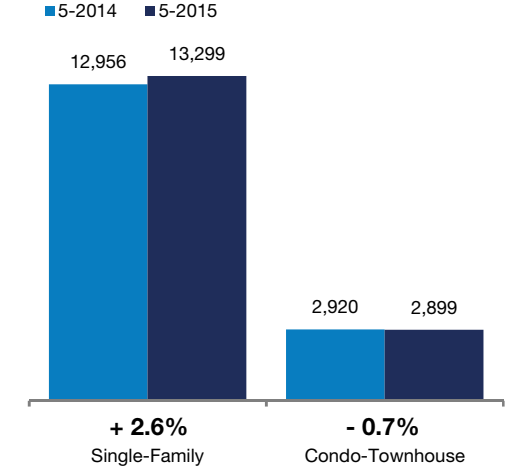
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	5-2014	5-2015	Change
\$100,000 and Below	3,316	2,906	- 12.4%
\$100,001 to \$150,000	2,862	2,855	- 0.2%
\$150,001 to \$200,000	2,926	2,935	+ 0.3%
\$200,001 to \$250,000	3,744	4,092	+ 9.3%
\$250,001 to \$350,000	937	1,038	+ 10.8%
\$350,001 and Above	2,091	2,372	+ 13.4%
All Price Ranges	15,876	16,198	+ 2.0%

Single-Family

5-2014	5-2015	Change	5-2014	5-2015	Change
2,547	2,165	- 15.0%	769	741	- 3.6%
2,129	2,145	+ 0.8%	733	710	- 3.1%
2,350	2,371	+ 0.9%	576	564	- 2.1%
3,213	3,544	+ 10.3%	531	548	+ 3.2%
830	925	+ 11.4%	107	113	+ 5.6%
1,887	2,149	+ 13.9%	204	223	+ 9.3%
12,956	13,299	+ 2.6%	2,920	2,899	- 0.7%

Condo-Townhouse

By Construction Status	5-2014	5-2015	Change
Previously Owned	15,418	15,708	+ 1.9%
New Construction	415	488	+ 17.6%
All Construction Statuses	15,876	16,198	+ 2.0%

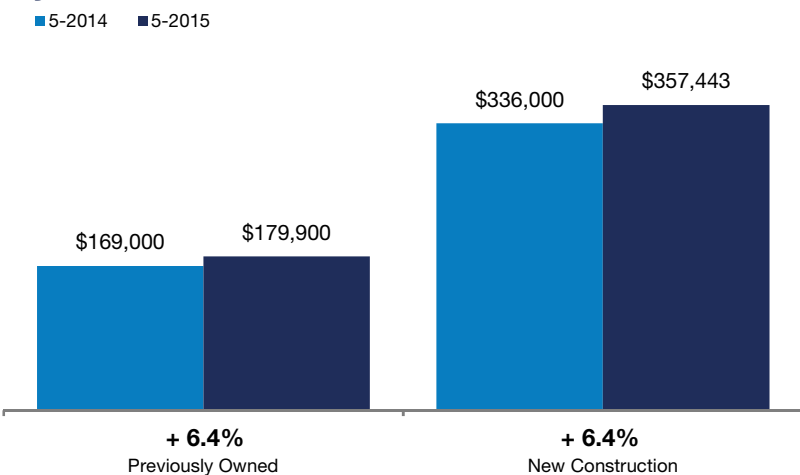
5-2014	5-2015	Change	5-2014	5-2015	Change
12,612	12,930	+ 2.5%	2,806	2,778	- 1.0%
313	368	+ 17.6%	102	120	+ 17.6%
12,956	13,299	+ 2.6%	2,920	2,899	- 0.7%

Median Sales Price

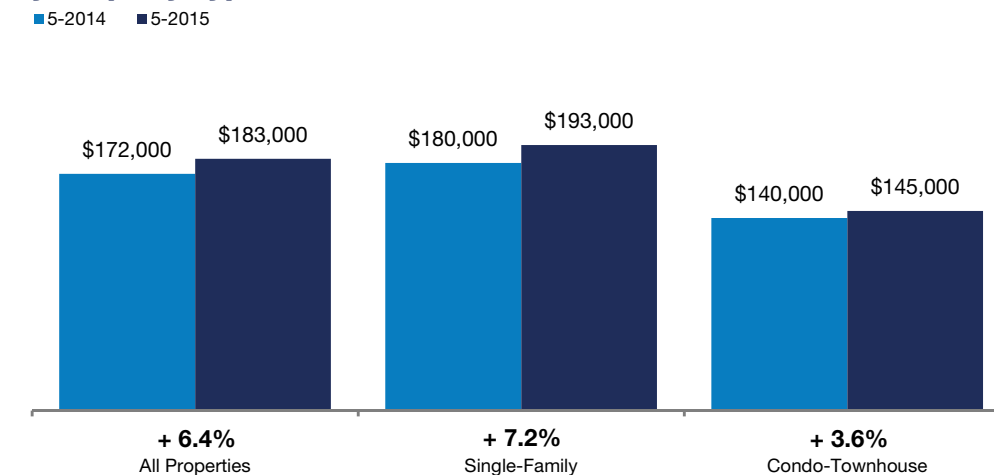
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type



All Properties

By Construction Status	5-2014	5-2015	Change
Previously Owned	\$169,000	\$179,900	+ 6.4%
New Construction	\$336,000	\$357,443	+ 6.4%
All Construction Statuses	\$172,000	\$183,000	+ 6.4%

Single-Family

5-2014	5-2015	Change
\$178,000	\$189,900	+ 6.7%
\$349,950	\$366,245	+ 4.7%
\$180,000	\$193,000	+ 7.2%

Condo-Townhouse

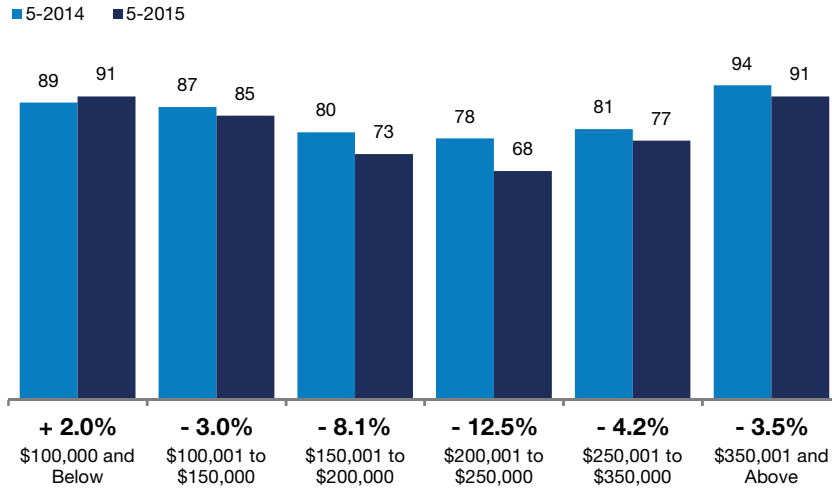
5-2014	5-2015	Change
\$135,900	\$140,000	+ 3.0%
\$301,350	\$334,913	+ 11.1%
\$140,000	\$145,000	+ 3.6%

Days on Market Until Sale

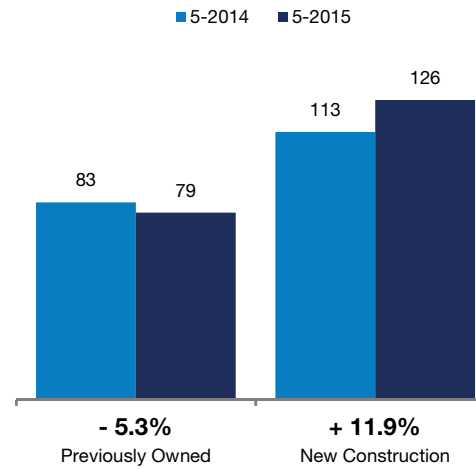
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



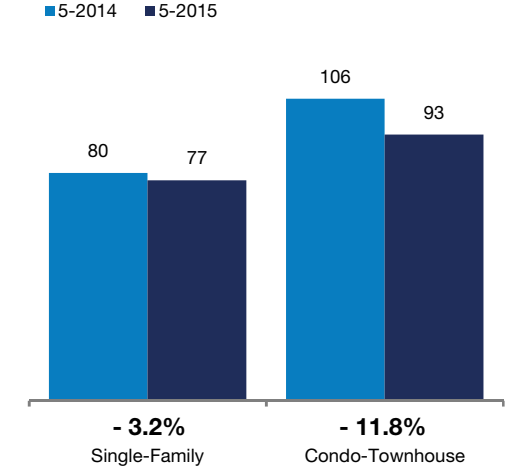
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	5-2014	5-2015	Change
\$100,000 and Below	89	91	+ 2.0%
\$100,001 to \$150,000	87	85	- 3.0%
\$150,001 to \$200,000	80	73	- 8.1%
\$200,001 to \$250,000	78	68	- 12.5%
\$250,001 to \$350,000	81	77	- 4.2%
\$350,001 and Above	94	91	- 3.5%
All Price Ranges	85	80	- 5.3%

Single-Family

5-2014	5-2015	Change	5-2014	5-2015	Change
83	87	+ 5.3%	109	102	- 6.9%
84	82	- 2.7%	97	93	- 4.0%
75	71	- 5.8%	102	86	- 15.2%
72	67	- 7.2%	115	78	- 32.5%
79	74	- 6.4%	96	105	+ 10.1%
91	88	- 3.1%	120	111	- 7.3%
80	77	- 3.2%	106	93	- 11.8%

Condo-Townhouse

By Construction Status	5-2014	5-2015	Change
Previously Owned	83	79	- 5.3%
New Construction	113	126	+ 11.9%
All Construction Statuses	85	80	- 5.3%

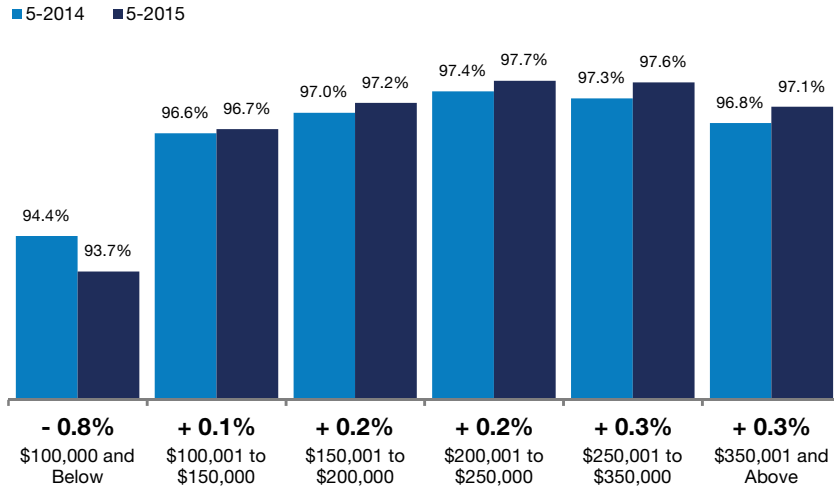
5-2014	5-2015	Change	5-2014	5-2015	Change
78	76	- 3.0%	104	91	- 12.9%
111	120	+ 8.4%	119	144	+ 21.4%
80	77	- 3.2%	106	93	- 11.8%

Percent of Original List Price Received

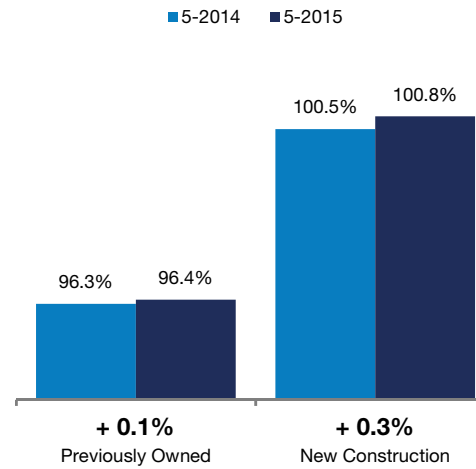
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



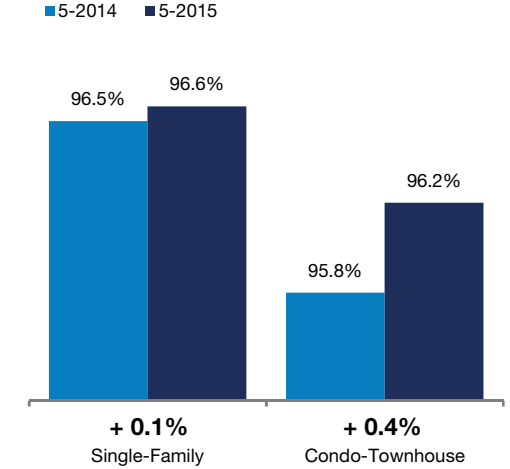
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	5-2014	5-2015	Change
\$100,000 and Below	94.4%	93.7%	- 0.8%
\$100,001 to \$150,000	96.6%	96.7%	+ 0.1%
\$150,001 to \$200,000	97.0%	97.2%	+ 0.2%
\$200,001 to \$250,000	97.4%	97.7%	+ 0.2%
\$250,001 to \$350,000	97.3%	97.6%	+ 0.3%
\$350,001 and Above	96.8%	97.1%	+ 0.3%
All Price Ranges	96.4%	96.5%	+ 0.1%

Single-Family

5-2014	5-2015	Change
94.7%	93.7%	- 1.1%
96.7%	96.7%	+ 0.1%
97.1%	97.3%	+ 0.2%
97.5%	97.7%	+ 0.2%
97.1%	97.5%	+ 0.4%
96.7%	96.9%	+ 0.2%
96.5%	96.6%	+ 0.1%

Condo-Townhouse

5-2014	5-2015	Change
93.5%	93.7%	+ 0.2%
96.3%	96.4%	+ 0.1%
96.7%	96.8%	+ 0.1%
97.1%	97.3%	+ 0.3%
98.8%	98.9%	+ 0.1%
97.9%	99.4%	+ 1.5%
95.8%	96.2%	+ 0.4%

By Construction Status

5-2014	5-2015	Change
96.3%	96.4%	+ 0.1%
100.5%	100.8%	+ 0.3%
96.4%	96.5%	+ 0.1%

5-2014	5-2015	Change
96.5%	96.5%	+ 0.1%
99.3%	99.2%	- 0.1%
96.5%	96.6%	+ 0.1%

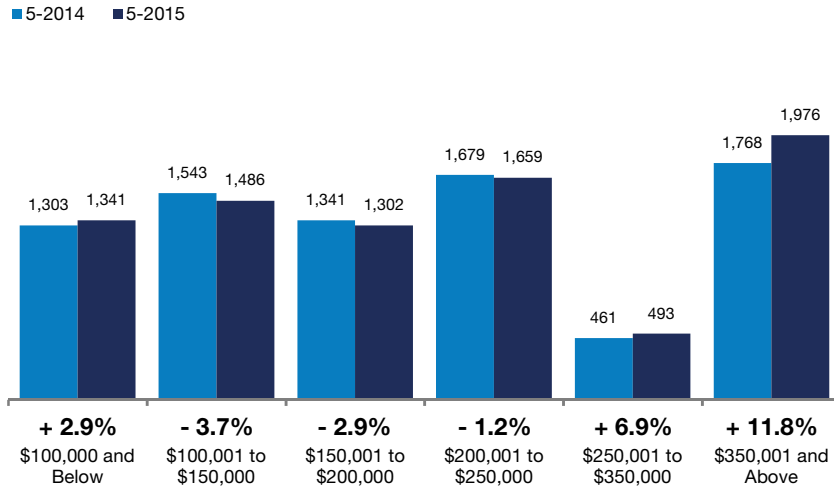
5-2014	5-2015	Change
95.5%	95.8%	+ 0.3%
104.2%	105.4%	+ 1.1%
95.8%	96.2%	+ 0.4%

Inventory of Homes for Sale

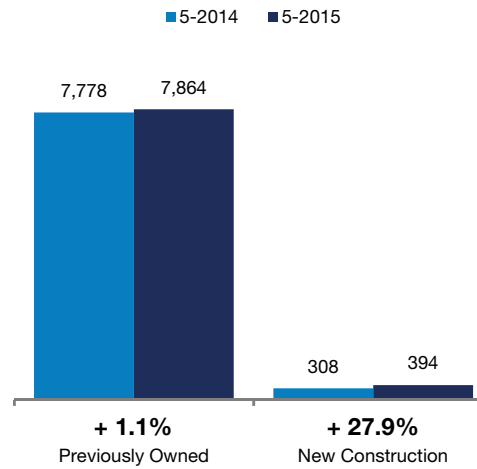
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



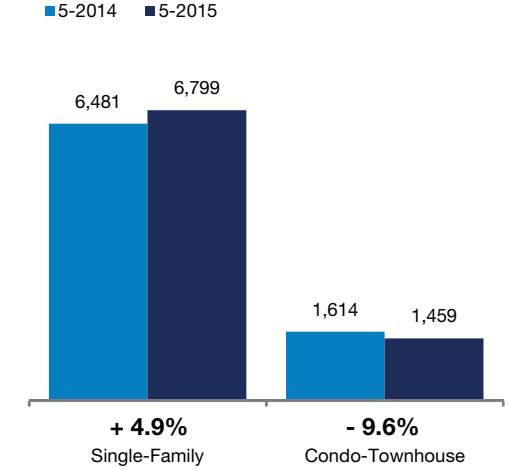
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	5-2014	5-2015	Change
\$100,000 and Below	1,303	1,341	+ 2.9%
\$100,001 to \$150,000	1,543	1,486	- 3.7%
\$150,001 to \$200,000	1,341	1,302	- 2.9%
\$200,001 to \$250,000	1,679	1,659	- 1.2%
\$250,001 to \$350,000	461	493	+ 6.9%
\$350,001 and Above	1,768	1,976	+ 11.8%
All Price Ranges	8,095	8,258	+ 2.0%

Single-Family

5-2014	5-2015	Change
947	989	+ 4.4%
1,118	1,153	+ 3.1%
1,029	1,033	+ 0.4%
1,387	1,399	+ 0.9%
401	424	+ 5.7%
1,599	1,800	+ 12.6%
6,481	6,799	+ 4.9%

Condo-Townhouse

5-2014	5-2015	Change
356	352	- 1.1%
425	333	- 21.6%
312	269	- 13.8%
292	260	- 11.0%
60	69	+ 15.0%
169	176	+ 4.1%
1,614	1,459	- 9.6%

By Construction Status	5-2014	5-2015	Change
Previously Owned	7,778	7,864	+ 1.1%
New Construction	308	394	+ 27.9%
All Construction Statuses	8,095	8,258	+ 2.0%

5-2014	5-2015	Change	5-2014	5-2015	Change
6,268	6,560	+ 4.7%	1,510	1,304	- 13.6%
205	239	+ 16.6%	103	155	+ 50.5%
6,481	6,799	+ 4.9%	1,614	1,459	- 9.6%

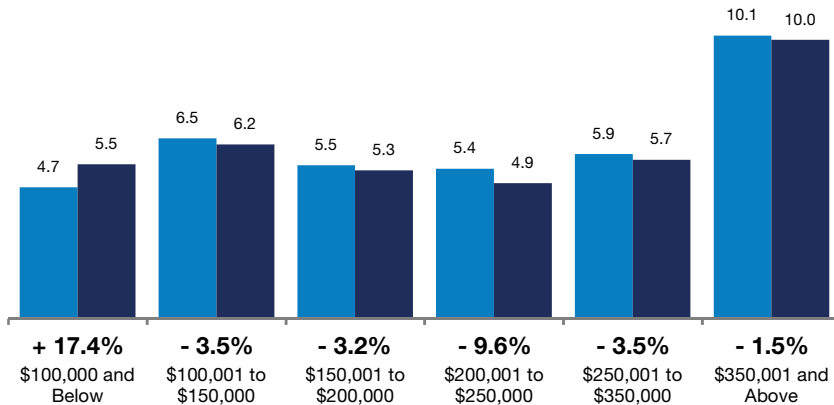
Months Supply of Inventory

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.



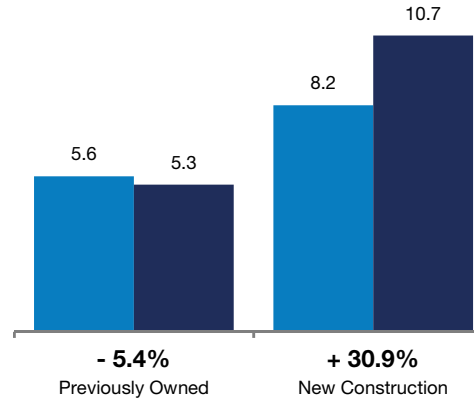
By Price Range

■ 5-2014 ■ 5-2015



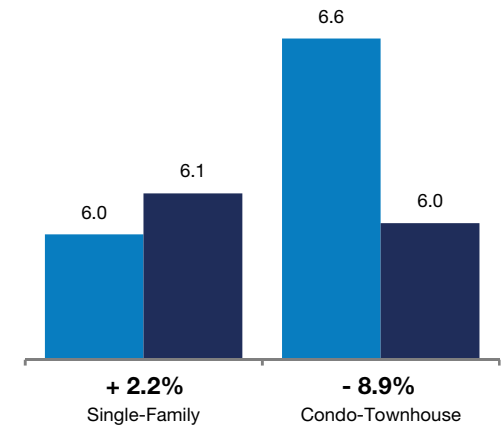
By Construction Status

■ 5-2014 ■ 5-2015



By Property Type

■ 5-2014 ■ 5-2015



All Properties

By Price Range

	5-2014	5-2015	Change
\$100,000 and Below	4.7	5.5	+ 17.4%
\$100,001 to \$150,000	6.5	6.2	- 3.5%
\$150,001 to \$200,000	5.5	5.3	- 3.2%
\$200,001 to \$250,000	5.4	4.9	- 9.6%
\$250,001 to \$350,000	5.9	5.7	- 3.5%
\$350,001 and Above	10.1	10.0	- 1.5%
All Price Ranges	6.1	6.1	- 0.0%

Single-Family

	5-2014	5-2015	Change
\$100,000 and Below	4.5	5.5	+ 22.9%
\$100,001 to \$150,000	6.3	6.5	+ 2.4%
\$150,001 to \$200,000	5.3	5.2	- 0.5%
\$200,001 to \$250,000	5.2	4.7	- 8.6%
\$250,001 to \$350,000	5.8	5.5	- 5.1%
\$350,001 and Above	10.2	10.1	- 1.2%
All Price Ranges	6.0	6.1	+ 2.2%

Condo-Townhouse

	5-2014	5-2015	Change
\$100,000 and Below	5.6	5.7	+ 2.6%
\$100,001 to \$150,000	7.0	5.6	- 19.1%
\$150,001 to \$200,000	6.5	5.7	- 11.9%
\$200,001 to \$250,000	6.6	5.7	- 13.7%
\$250,001 to \$350,000	6.7	7.3	+ 8.9%
\$350,001 and Above	9.9	9.5	- 4.7%
All Price Ranges	6.6	6.0	- 8.9%

By Construction Status

	5-2014	5-2015	Change
Previously Owned	5.6	5.3	- 5.4%
New Construction	8.2	10.7	+ 30.9%
All Construction Statuses	6.1	6.1	- 0.0%

	5-2014	5-2015	Change
Previously Owned	5.5	5.3	- 2.1%
New Construction	6.9	9.2	+ 32.9%
All Construction Statuses	6.0	6.1	+ 2.2%