



# Housing Supply Overview



## June 2015

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

## Quick Facts

+ 15.6%

+ 23.0%

+ 4.8%

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

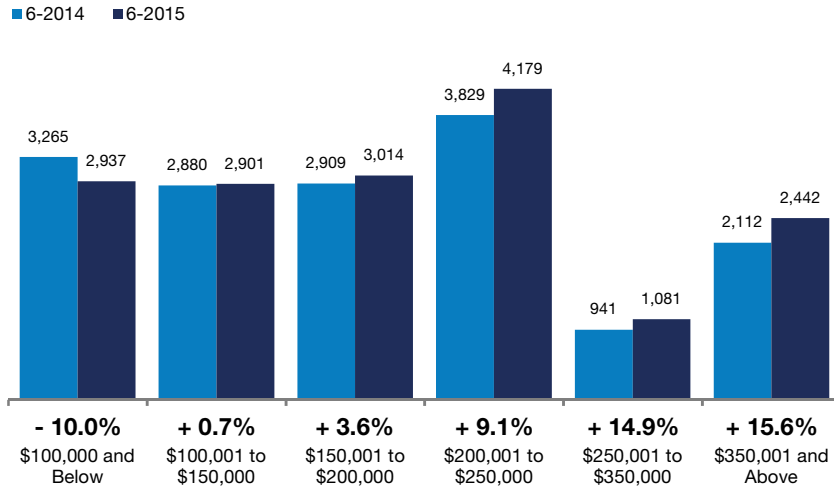


# Pending Sales

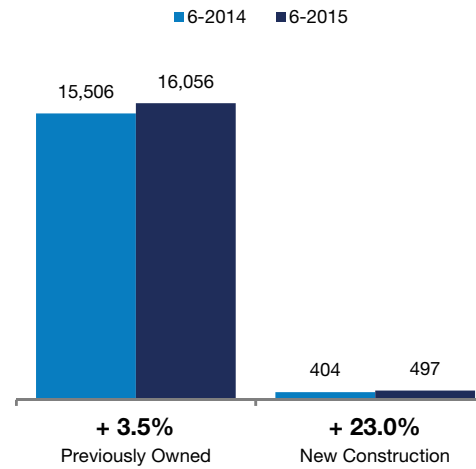
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



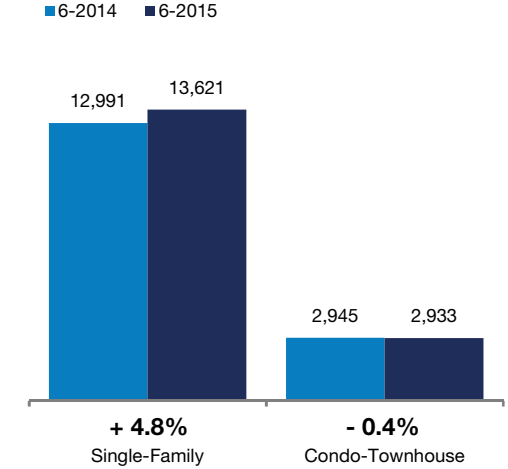
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	6-2014	6-2015	Change
\$100,000 and Below	3,265	2,937	- 10.0%
\$100,001 to \$150,000	2,880	2,901	+ 0.7%
\$150,001 to \$200,000	2,909	3,014	+ 3.6%
\$200,001 to \$250,000	3,829	4,179	+ 9.1%
\$250,001 to \$350,000	941	1,081	+ 14.9%
\$350,001 and Above	2,112	2,442	+ 15.6%
<b>All Price Ranges</b>	<b>15,936</b>	<b>16,554</b>	<b>+ 3.9%</b>

### Single-Family

6-2014	6-2015	Change
2,502	2,185	- 12.7%
2,152	2,181	+ 1.3%
2,327	2,440	+ 4.9%
3,277	3,637	+ 11.0%
836	963	+ 15.2%
1,897	2,215	+ 16.8%
<b>12,991</b>	<b>13,621</b>	<b>+ 4.8%</b>

### Condo-Townhouse

6-2014	6-2015	Change
763	752	- 1.4%
728	720	- 1.1%
582	574	- 1.4%
552	542	- 1.8%
105	118	+ 12.4%
215	227	+ 5.6%
<b>2,945</b>	<b>2,933</b>	<b>- 0.4%</b>

By Construction Status	6-2014	6-2015	Change
Previously Owned	15,506	16,056	+ 3.5%
New Construction	404	497	+ 23.0%
<b>All Construction Statuses</b>	<b>15,936</b>	<b>16,554</b>	<b>+ 3.9%</b>

6-2014	6-2015	Change
12,674	13,243	+ 4.5%
297	377	+ 26.9%
<b>12,991</b>	<b>13,621</b>	<b>+ 4.8%</b>

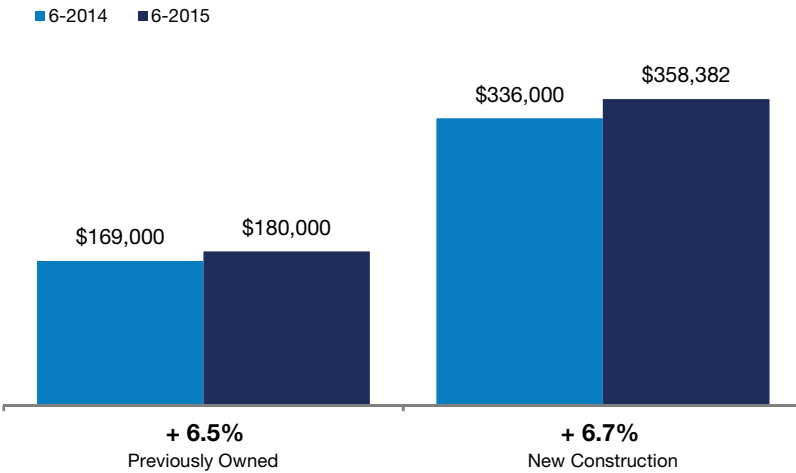
6-2014	6-2015	Change
2,832	2,813	- 0.7%
107	120	+ 12.1%
<b>2,945</b>	<b>2,933</b>	<b>- 0.4%</b>

# Median Sales Price

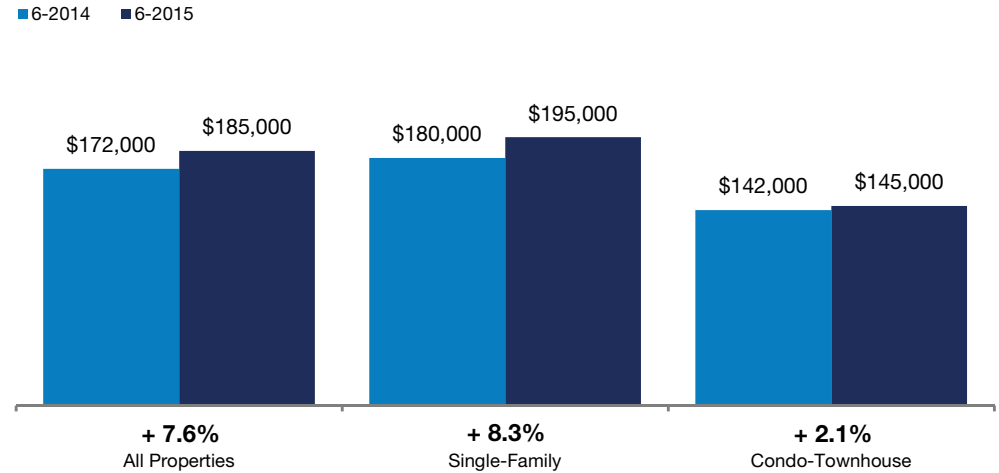
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



## By Construction Status



## By Property Type



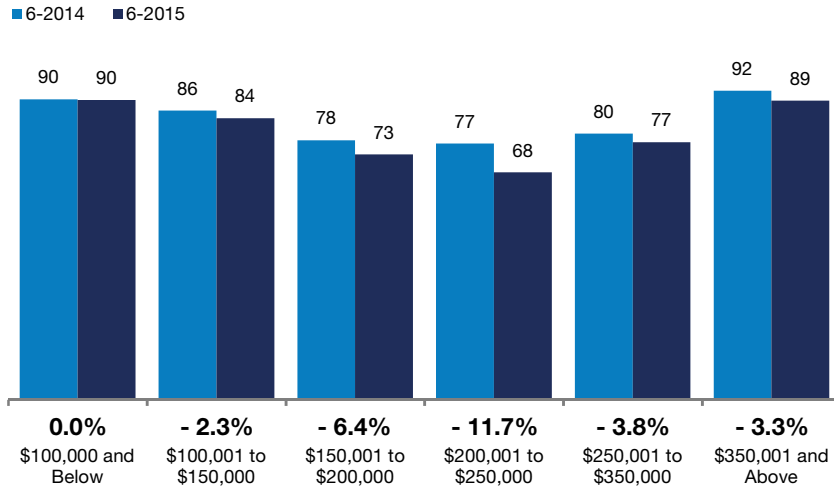
By Construction Status	All Properties			Single-Family			Condo-Townhouse		
	6-2014	6-2015	Change	6-2014	6-2015	Change	6-2014	6-2015	Change
Previously Owned	\$169,000	\$180,000	+ 6.5%	\$177,500	\$191,000	+ 7.6%	\$137,976	\$140,000	+ 1.5%
New Construction	\$336,000	\$358,382	+ 6.7%	\$351,900	\$366,129	+ 4.0%	\$302,098	\$339,019	+ 12.2%
<b>All Construction Statuses</b>	<b>\$172,000</b>	<b>\$185,000</b>	<b>+ 7.6%</b>	<b>\$180,000</b>	<b>\$195,000</b>	<b>+ 8.3%</b>	<b>\$142,000</b>	<b>\$145,000</b>	<b>+ 2.1%</b>

# Days on Market Until Sale

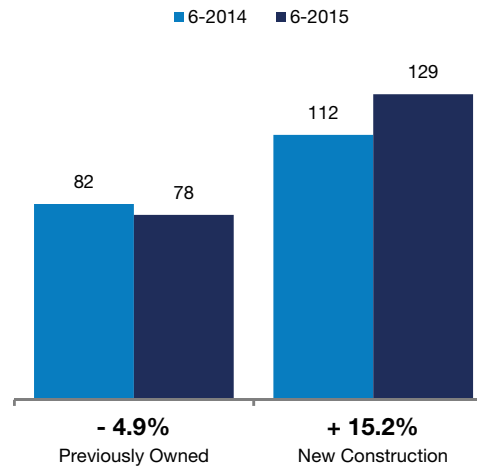
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



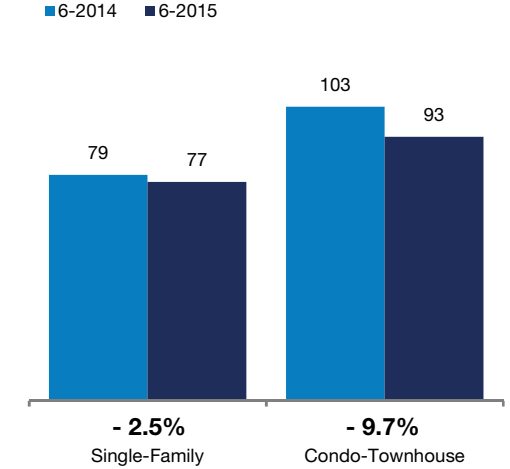
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	6-2014	6-2015	Change
\$100,000 and Below	90	90	0.0%
\$100,001 to \$150,000	86	84	-2.3%
\$150,001 to \$200,000	78	73	-6.4%
\$200,001 to \$250,000	77	68	-11.7%
\$250,001 to \$350,000	80	77	-3.8%
\$350,001 and Above	92	89	-3.3%
<b>All Price Ranges</b>	<b>84</b>	<b>80</b>	<b>-4.8%</b>

### Single-Family

6-2014	6-2015	Change
83	86	+3.6%
83	82	-1.2%
74	71	-4.1%
72	66	-8.3%
78	73	-6.4%
89	88	-1.1%
<b>79</b>	<b>77</b>	<b>-2.5%</b>

### Condo-Townhouse

6-2014	6-2015	Change
111	99	-10.8%
96	92	-4.2%
94	85	-9.6%
106	82	-22.6%
95	113	+18.9%
121	104	-14.0%
<b>103</b>	<b>93</b>	<b>-9.7%</b>

By Construction Status	6-2014	6-2015	Change
Previously Owned	82	78	-4.9%
New Construction	112	129	+15.2%
<b>All Construction Statuses</b>	<b>84</b>	<b>80</b>	<b>-4.8%</b>

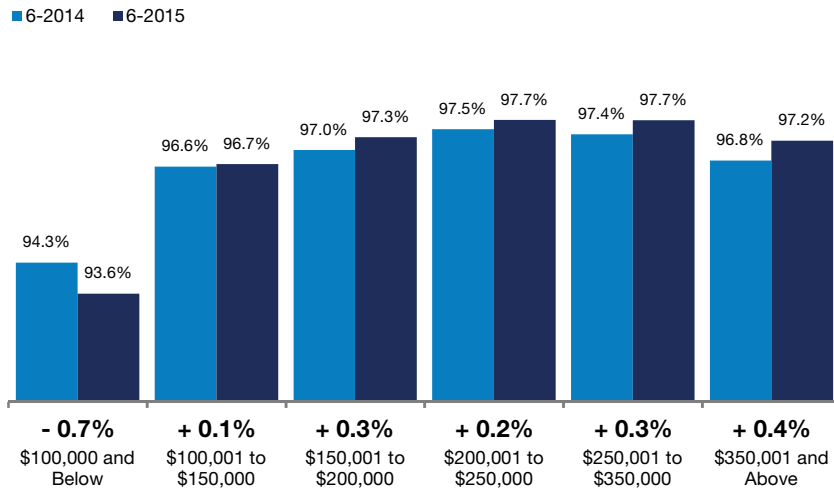
6-2014	6-2015	Change	6-2014	6-2015	Change
78	75	-3.8%	102	90	-11.8%
111	124	+11.7%	112	144	+28.6%
<b>79</b>	<b>77</b>	<b>-2.5%</b>	<b>103</b>	<b>93</b>	<b>-9.7%</b>

# Percent of Original List Price Received

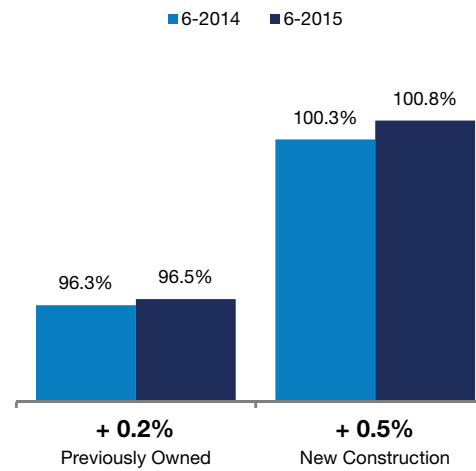
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



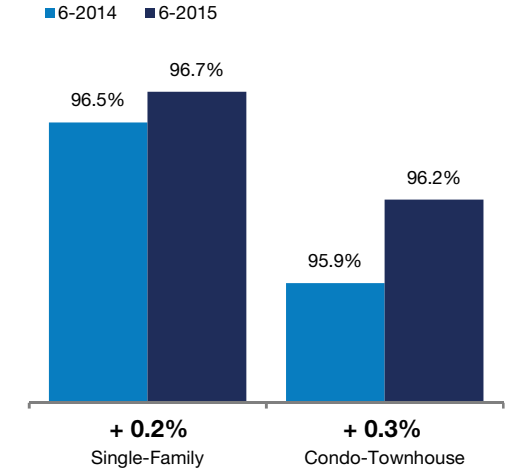
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	6-2014	6-2015	Change
\$100,000 and Below	94.3%	93.6%	- 0.7%
\$100,001 to \$150,000	96.6%	96.7%	+ 0.1%
\$150,001 to \$200,000	97.0%	97.3%	+ 0.3%
\$200,001 to \$250,000	97.5%	97.7%	+ 0.2%
\$250,001 to \$350,000	97.4%	97.7%	+ 0.3%
\$350,001 and Above	96.8%	97.2%	+ 0.4%
<b>All Price Ranges</b>	<b>96.4%</b>	<b>96.6%</b>	<b>+ 0.2%</b>

### Single-Family

6-2014	6-2015	Change
94.6%	93.5%	- 1.2%
96.7%	96.8%	+ 0.1%
97.1%	97.4%	+ 0.3%
97.6%	97.8%	+ 0.2%
97.2%	97.6%	+ 0.4%
96.7%	97.0%	+ 0.3%
<b>96.5%</b>	<b>96.7%</b>	<b>+ 0.2%</b>

### Condo-Townhouse

6-2014	6-2015	Change
93.6%	93.7%	+ 0.1%
96.3%	96.4%	+ 0.1%
96.7%	96.9%	+ 0.2%
97.2%	97.3%	+ 0.1%
98.6%	98.7%	+ 0.1%
97.7%	99.7%	+ 2.0%
<b>95.9%</b>	<b>96.2%</b>	<b>+ 0.3%</b>

### By Construction Status

6-2014	6-2015	Change
96.3%	96.5%	+ 0.2%
100.3%	100.8%	+ 0.5%
<b>96.4%</b>	<b>96.6%</b>	<b>+ 0.2%</b>

6-2014	6-2015	Change
96.5%	96.6%	+ 0.1%
99.2%	99.2%	0.0%
<b>96.5%</b>	<b>96.7%</b>	<b>+ 0.2%</b>

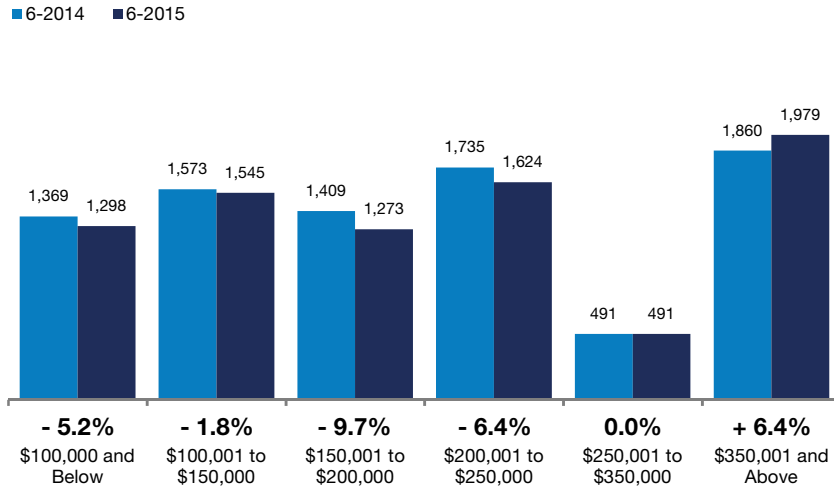
6-2014	6-2015	Change
95.6%	95.8%	+ 0.2%
103.6%	105.5%	+ 1.8%
<b>95.9%</b>	<b>96.2%</b>	<b>+ 0.3%</b>

# Inventory of Homes for Sale

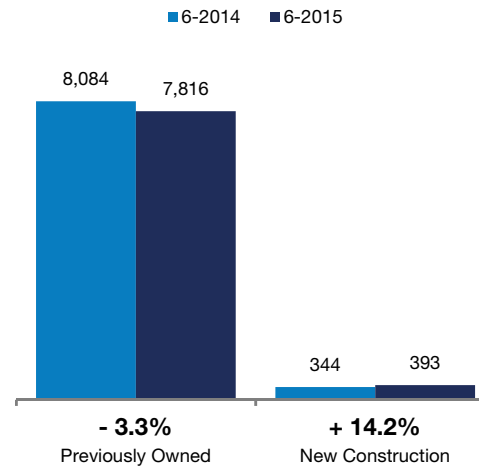
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



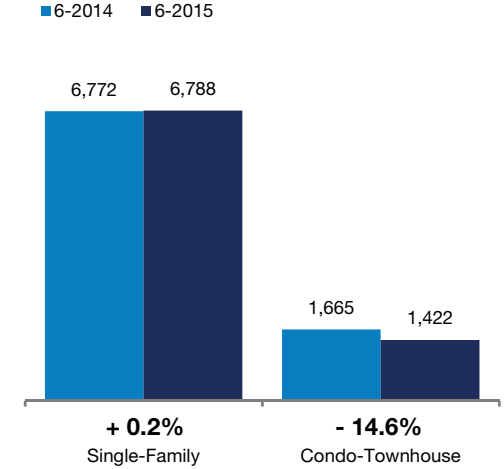
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	6-2014	6-2015	Change
\$100,000 and Below	1,369	1,298	- 5.2%
\$100,001 to \$150,000	1,573	1,545	- 1.8%
\$150,001 to \$200,000	1,409	1,273	- 9.7%
\$200,001 to \$250,000	1,735	1,624	- 6.4%
\$250,001 to \$350,000	491	491	0.0%
\$350,001 and Above	1,860	1,979	+ 6.4%
<b>All Price Ranges</b>	<b>8,437</b>	<b>8,210</b>	<b>- 2.7%</b>

### Single-Family

6-2014	6-2015	Change	6-2014	6-2015	Change
986	955	- 3.1%	383	343	- 10.4%
1,151	1,214	+ 5.5%	422	331	- 21.6%
1,087	1,026	- 5.6%	322	247	- 23.3%
1,426	1,375	- 3.6%	309	249	- 19.4%
431	422	- 2.1%	60	69	+ 15.0%
1,691	1,796	+ 6.2%	169	183	+ 8.3%
<b>6,772</b>	<b>6,788</b>	<b>+ 0.2%</b>	<b>1,665</b>	<b>1,422</b>	<b>- 14.6%</b>

### Condo-Townhouse

By Construction Status	6-2014	6-2015	Change
Previously Owned	8,084	7,816	- 3.3%
New Construction	344	393	+ 14.2%
<b>All Construction Statuses</b>	<b>8,437</b>	<b>8,210</b>	<b>- 2.7%</b>

6-2014	6-2015	Change	6-2014	6-2015	Change
6,548	6,545	- 0.0%	1,536	1,271	- 17.3%
215	242	+ 12.6%	129	151	+ 17.1%
<b>6,772</b>	<b>6,788</b>	<b>+ 0.2%</b>	<b>1,665</b>	<b>1,422</b>	<b>- 14.6%</b>

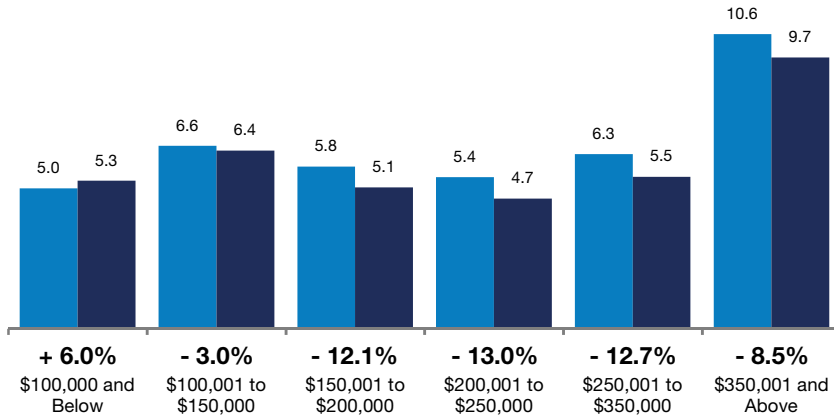
# Months Supply of Inventory

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.



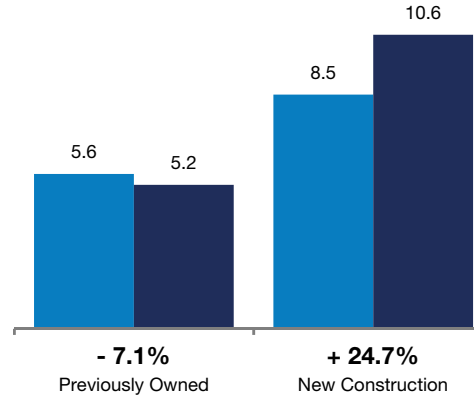
## By Price Range

■ 6-2014 ■ 6-2015



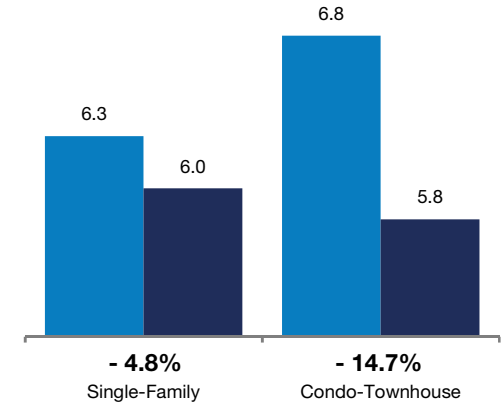
## By Construction Status

■ 6-2014 ■ 6-2015



## By Property Type

■ 6-2014 ■ 6-2015



## All Properties

### By Price Range

	6-2014	6-2015	Change
\$100,000 and Below	5.0	5.3	+ 6.0%
\$100,001 to \$150,000	6.6	6.4	- 3.0%
\$150,001 to \$200,000	5.8	5.1	- 12.1%
\$200,001 to \$250,000	5.4	4.7	- 13.0%
\$250,001 to \$350,000	6.3	5.5	- 12.7%
\$350,001 and Above	10.6	9.7	- 8.5%
<b>All Price Ranges</b>	<b>6.4</b>	<b>6.0</b>	<b>- 6.3%</b>

## Single-Family

	6-2014	6-2015	Change
Previously Owned	4.7	5.2	+ 10.6%
New Construction	6.4	6.7	+ 4.7%
Single-Family	5.6	5.0	- 10.7%
Condo-Townhouse	5.2	4.5	- 13.5%
Single-Family	6.2	5.3	- 14.5%
Condo-Townhouse	10.7	9.7	- 9.3%
<b>All Single-Family</b>	<b>6.3</b>	<b>6.0</b>	<b>- 4.8%</b>

## Condo-Townhouse

	6-2014	6-2015	Change
Single-Family	6.0	5.5	- 8.3%
Condo-Townhouse	7.0	5.5	- 21.4%
Single-Family	6.6	5.2	- 21.2%
Condo-Townhouse	6.7	5.5	- 17.9%
Single-Family	6.9	7.0	+ 1.4%
Condo-Townhouse	9.4	9.7	+ 3.2%
<b>All Condo-Townhouse</b>	<b>6.8</b>	<b>5.8</b>	<b>- 14.7%</b>

### By Construction Status

	6-2014	6-2015	Change
Previously Owned	5.6	5.2	- 7.1%
New Construction	8.5	10.6	+ 24.7%
<b>All Construction Statuses</b>	<b>6.4</b>	<b>6.0</b>	<b>- 6.3%</b>

	6-2014	6-2015	Change
Single-Family	5.5	5.2	- 5.5%
Condo-Townhouse	7.1	9.1	+ 28.2%
Single-Family	6.2	5.0	- 19.4%
Condo-Townhouse	12.9	14.9	+ 15.5%
<b>All Single-Family</b>	<b>6.3</b>	<b>6.0</b>	<b>- 4.8%</b>
<b>All Condo-Townhouse</b>	<b>6.8</b>	<b>5.8</b>	<b>- 14.7%</b>