



# Housing Supply Overview



## July 2015

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

## Quick Facts

+ 19.4%

+ 17.6%

+ 5.7%

Price Range With the  
Strongest Sales:  
**\$250,001 to \$350,000**

Construction Status With  
Strongest Sales:  
**New Construction**

Property Type With  
Strongest Sales:  
**Single-Family**

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>

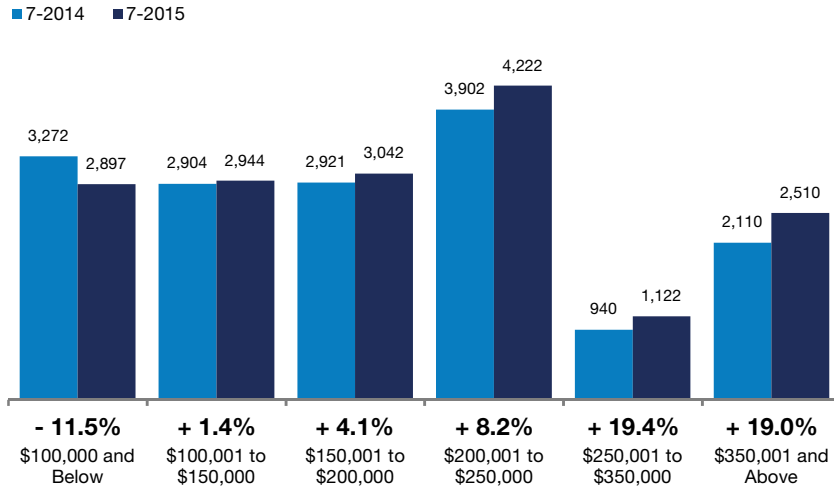


# Pending Sales

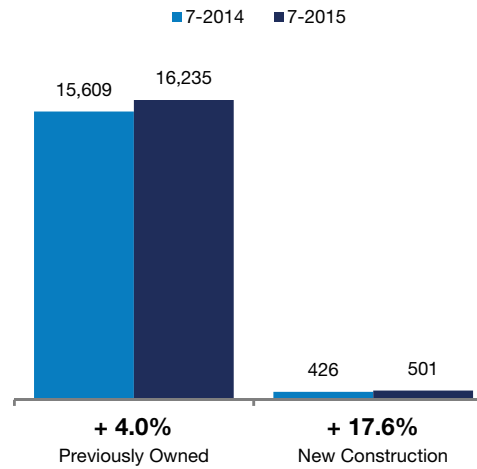
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



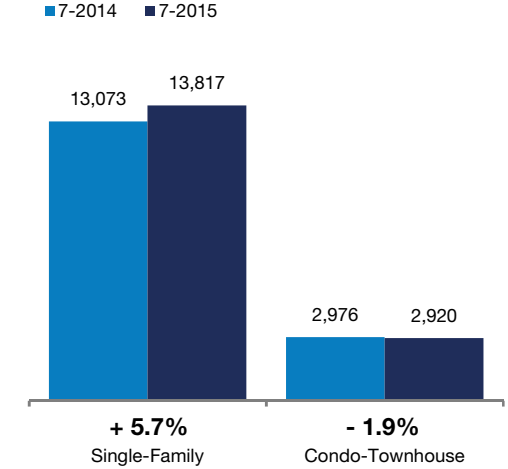
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	7-2014	7-2015	Change
\$100,000 and Below	3,272	2,897	- 11.5%
\$100,001 to \$150,000	2,904	2,944	+ 1.4%
\$150,001 to \$200,000	2,921	3,042	+ 4.1%
\$200,001 to \$250,000	3,902	4,222	+ 8.2%
\$250,001 to \$350,000	940	1,122	+ 19.4%
\$350,001 and Above	2,110	2,510	+ 19.0%
<b>All Price Ranges</b>	<b>16,049</b>	<b>16,737</b>	<b>+ 4.3%</b>

### Single-Family

7-2014	7-2015	Change	7-2014	7-2015	Change
2,490	2,155	- 13.5%	782	742	- 5.1%
2,164	2,217	+ 2.4%	740	727	- 1.8%
2,333	2,472	+ 6.0%	588	570	- 3.1%
3,351	3,701	+ 10.4%	551	521	- 5.4%
830	1,001	+ 20.6%	110	121	+ 10.0%
1,905	2,271	+ 19.2%	205	239	+ 16.6%
<b>13,073</b>	<b>13,817</b>	<b>+ 5.7%</b>	<b>2,976</b>	<b>2,920</b>	<b>- 1.9%</b>

### Condo-Townhouse

By Construction Status	7-2014	7-2015	Change
Previously Owned	15,609	16,235	+ 4.0%
New Construction	426	501	+ 17.6%
<b>All Construction Statuses</b>	<b>16,049</b>	<b>16,737</b>	<b>+ 4.3%</b>

7-2014	7-2015	Change	7-2014	7-2015	Change
12,748	13,440	+ 5.4%	2,861	2,795	- 2.3%
314	376	+ 19.7%	112	125	+ 11.6%
<b>13,073</b>	<b>13,817</b>	<b>+ 5.7%</b>	<b>2,976</b>	<b>2,920</b>	<b>- 1.9%</b>

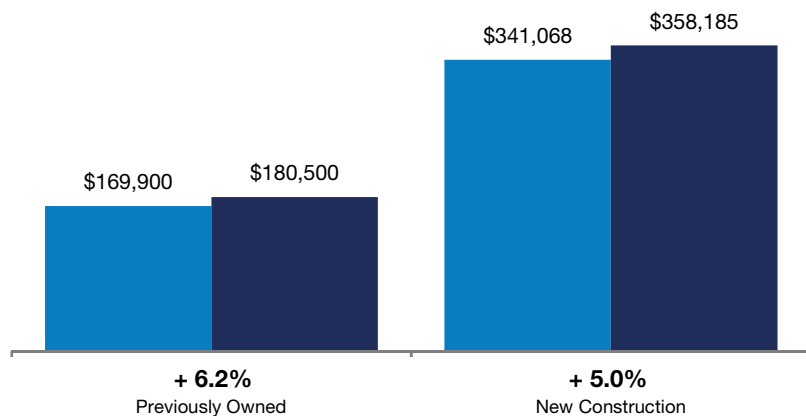
# Median Sales Price

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



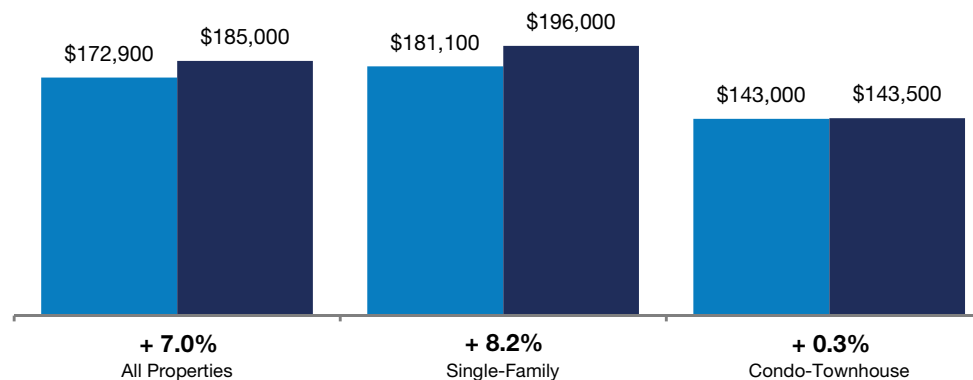
## By Construction Status

■ 7-2014 ■ 7-2015



## By Property Type

■ 7-2014 ■ 7-2015



### All Properties

By Construction Status	7-2014	7-2015	Change
Previously Owned	\$169,900	\$180,500	+ 6.2%
New Construction	\$341,068	\$358,185	+ 5.0%
<b>All Construction Statuses</b>	<b>\$172,900</b>	<b>\$185,000</b>	<b>+ 7.0%</b>

### Single-Family

7-2014	7-2015	Change
\$179,000	\$192,000	+ 7.3%
\$353,500	\$366,245	+ 3.6%
<b>\$181,100</b>	<b>\$196,000</b>	<b>+ 8.2%</b>

### Condo-Townhouse

7-2014	7-2015	Change
\$139,900	\$139,900	0.0%
\$302,846	\$335,035	+ 10.6%
<b>\$143,000</b>	<b>\$143,500</b>	<b>+ 0.3%</b>

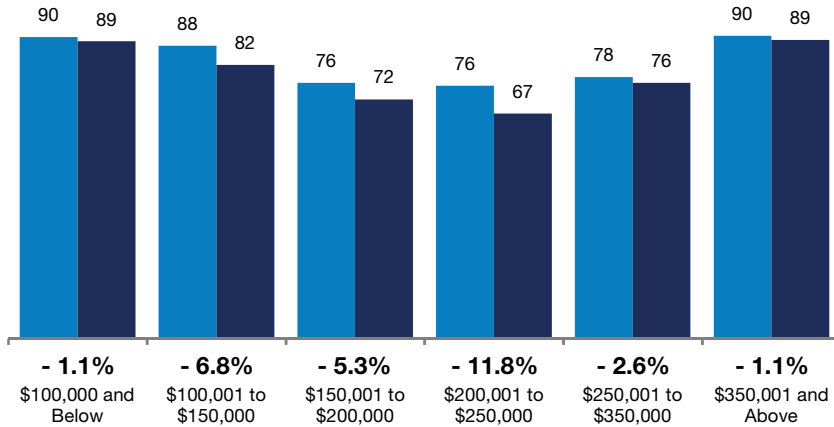
# Days on Market Until Sale

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



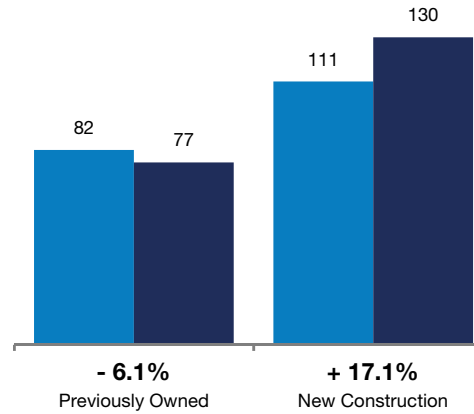
## By Price Range

■ 7-2014 ■ 7-2015



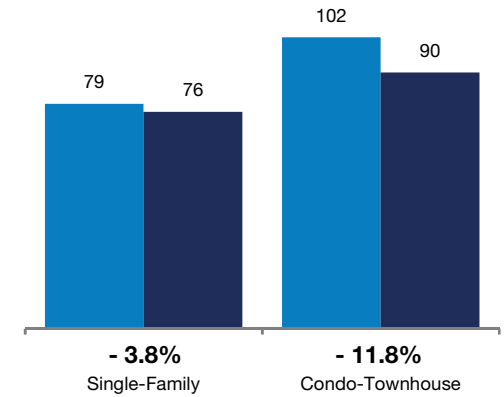
## By Construction Status

■ 7-2014 ■ 7-2015



## By Property Type

■ 7-2014 ■ 7-2015



### All Properties

#### By Price Range

	7-2014	7-2015	Change
\$100,000 and Below	90	89	- 1.1%
\$100,001 to \$150,000	88	82	- 6.8%
\$150,001 to \$200,000	76	72	- 5.3%
\$200,001 to \$250,000	76	67	- 11.8%
\$250,001 to \$350,000	78	76	- 2.6%
\$350,001 and Above	90	89	- 1.1%
<b>All Price Ranges</b>	<b>83</b>	<b>78</b>	<b>- 6.0%</b>

### Single-Family

	7-2014	7-2015	Change
\$100,000 and Below	84	86	+ 2.4%
\$100,001 to \$150,000	84	80	- 4.8%
\$150,001 to \$200,000	73	69	- 5.5%
\$200,001 to \$250,000	71	66	- 7.0%
\$250,001 to \$350,000	76	72	- 5.3%
\$350,001 and Above	87	87	0.0%
<b>All Price Ranges</b>	<b>79</b>	<b>76</b>	<b>- 3.8%</b>

### Condo-Townhouse

	7-2014	7-2015	Change
\$100,000 and Below	109	97	- 11.0%
\$100,001 to \$150,000	98	86	- 12.2%
\$150,001 to \$200,000	92	82	- 10.9%
\$200,001 to \$250,000	104	79	- 24.0%
\$250,001 to \$350,000	93	114	+ 22.6%
\$350,001 and Above	119	106	- 10.9%
<b>All Price Ranges</b>	<b>102</b>	<b>90</b>	<b>- 11.8%</b>

#### By Construction Status

	7-2014	7-2015	Change
Previously Owned	82	77	- 6.1%
New Construction	111	130	+ 17.1%
<b>All Construction Statuses</b>	<b>83</b>	<b>78</b>	<b>- 6.0%</b>

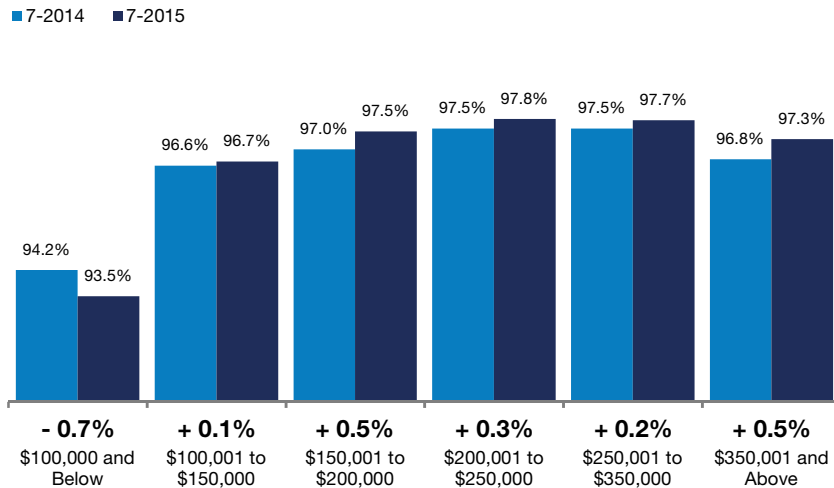
	7-2014	7-2015	Change
Previously Owned	78	75	- 3.8%
New Construction	107	126	+ 17.8%
<b>All Construction Statuses</b>	<b>79</b>	<b>76</b>	<b>- 3.8%</b>

# Percent of Original List Price Received

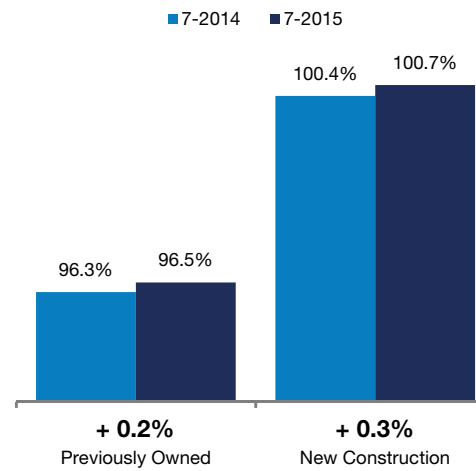
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



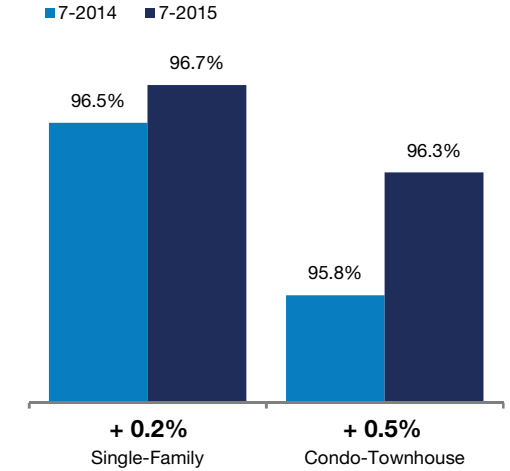
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	7-2014	7-2015	Change
\$100,000 and Below	94.2%	93.5%	- 0.7%
\$100,001 to \$150,000	96.6%	96.7%	+ 0.1%
\$150,001 to \$200,000	97.0%	97.5%	+ 0.5%
\$200,001 to \$250,000	97.5%	97.8%	+ 0.3%
\$250,001 to \$350,000	97.5%	97.7%	+ 0.2%
\$350,001 and Above	96.8%	97.3%	+ 0.5%
<b>All Price Ranges</b>	<b>96.4%</b>	<b>96.6%</b>	<b>+ 0.2%</b>

### Single-Family

7-2014	7-2015	Change	7-2014	7-2015	Change
94.4%	93.4%	- 1.1%	93.4%	93.9%	+ 0.5%
96.8%	96.8%	0.0%	96.2%	96.5%	+ 0.3%
97.1%	97.6%	+ 0.5%	96.7%	97.0%	+ 0.3%
97.6%	97.8%	+ 0.2%	97.3%	97.2%	- 0.1%
97.4%	97.6%	+ 0.2%	98.7%	98.5%	- 0.2%
96.7%	97.0%	+ 0.3%	97.5%	100.0%	+ 2.6%
<b>96.5%</b>	<b>96.7%</b>	<b>+ 0.2%</b>	<b>95.8%</b>	<b>96.3%</b>	<b>+ 0.5%</b>

### Condo-Townhouse

By Construction Status	7-2014	7-2015	Change
Previously Owned	96.3%	96.5%	+ 0.2%
New Construction	100.4%	100.7%	+ 0.3%
<b>All Construction Statuses</b>	<b>96.4%</b>	<b>96.6%</b>	<b>+ 0.2%</b>

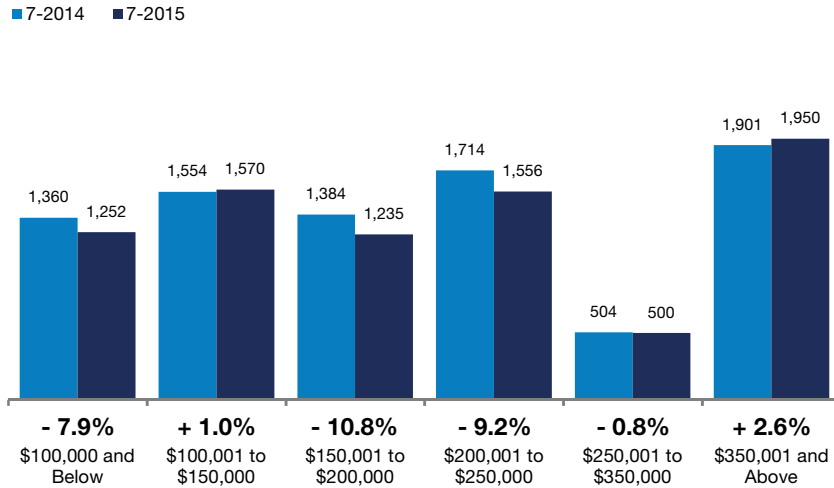
7-2014	7-2015	Change	7-2014	7-2015	Change
96.5%	96.6%	+ 0.1%	95.5%	95.9%	+ 0.4%
99.3%	99.1%	- 0.2%	103.7%	105.3%	+ 1.5%
<b>96.5%</b>	<b>96.7%</b>	<b>+ 0.2%</b>	<b>95.8%</b>	<b>96.3%</b>	<b>+ 0.5%</b>

# Inventory of Homes for Sale

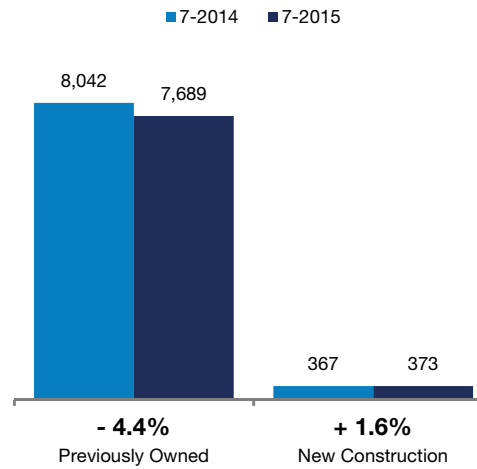
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



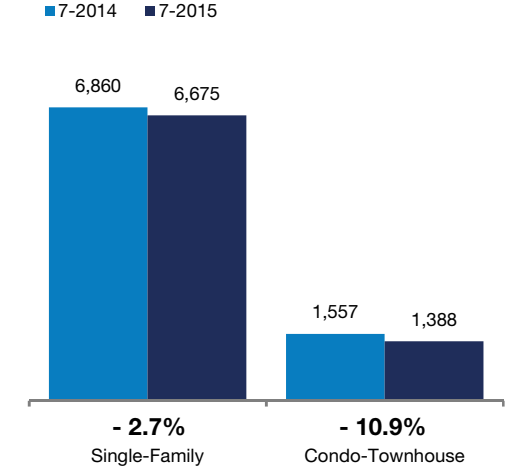
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	7-2014	7-2015	Change
\$100,000 and Below	1,360	1,252	- 7.9%
\$100,001 to \$150,000	1,554	1,570	+ 1.0%
\$150,001 to \$200,000	1,384	1,235	- 10.8%
\$200,001 to \$250,000	1,714	1,556	- 9.2%
\$250,001 to \$350,000	504	500	- 0.8%
\$350,001 and Above	1,901	1,950	+ 2.6%
<b>All Price Ranges</b>	<b>8,417</b>	<b>8,063</b>	<b>- 4.2%</b>

### Single-Family

7-2014	7-2015	Change
990	933	- 5.8%
1,177	1,232	+ 4.7%
1,088	999	- 8.2%
1,426	1,308	- 8.3%
446	435	- 2.5%
1,733	1,768	+ 2.0%
<b>6,860</b>	<b>6,675</b>	<b>- 2.7%</b>

### Condo-Townhouse

7-2014	7-2015	Change
370	319	- 13.8%
377	338	- 10.3%
296	236	- 20.3%
288	248	- 13.9%
58	65	+ 12.1%
168	182	+ 8.3%
<b>1,557</b>	<b>1,388</b>	<b>- 10.9%</b>

By Construction Status	7-2014	7-2015	Change
Previously Owned	8,042	7,689	- 4.4%
New Construction	367	373	+ 1.6%
<b>All Construction Statuses</b>	<b>8,417</b>	<b>8,063</b>	<b>- 4.2%</b>

7-2014	7-2015	Change
6,613	6,446	- 2.5%
239	228	- 4.6%
<b>6,860</b>	<b>6,675</b>	<b>- 2.7%</b>

7-2014	7-2015	Change
1,429	1,243	- 13.0%
128	145	+ 13.3%
<b>1,557</b>	<b>1,388</b>	<b>- 10.9%</b>

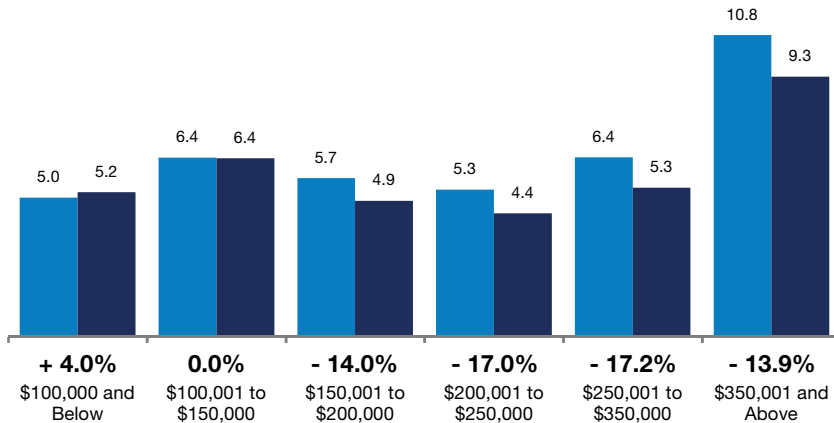
# Months Supply of Inventory

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.



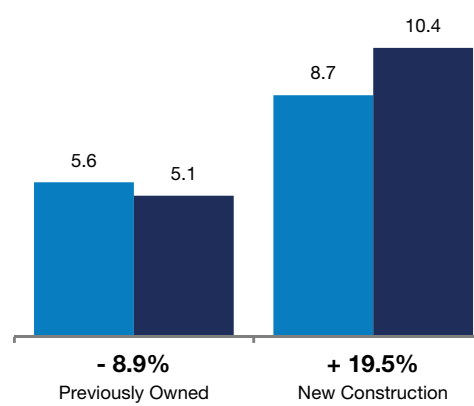
## By Price Range

■ 7-2014 ■ 7-2015



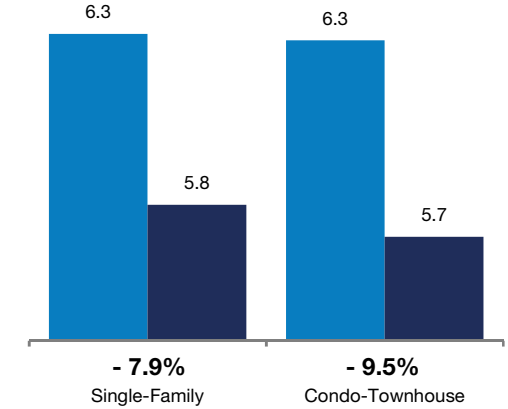
## By Construction Status

■ 7-2014 ■ 7-2015



## By Property Type

■ 7-2014 ■ 7-2015



### All Properties

#### By Price Range

	7-2014	7-2015	Change
\$100,000 and Below	5.0	5.2	+ 4.0%
\$100,001 to \$150,000	6.4	6.4	0.0%
\$150,001 to \$200,000	5.7	4.9	- 14.0%
\$200,001 to \$250,000	5.3	4.4	- 17.0%
\$250,001 to \$350,000	6.4	5.3	- 17.2%
\$350,001 and Above	10.8	9.3	- 13.9%
<b>All Price Ranges</b>	<b>6.3</b>	<b>5.8</b>	<b>- 7.9%</b>

### Single-Family

	7-2014	7-2015	Change
\$100,000 and Below	4.8	5.2	+ 8.3%
\$100,001 to \$150,000	6.5	6.7	+ 3.1%
\$150,001 to \$200,000	5.6	4.8	- 14.3%
\$200,001 to \$250,000	5.1	4.2	- 17.6%
\$250,001 to \$350,000	6.4	5.2	- 18.8%
\$350,001 and Above	10.9	9.3	- 14.7%
<b>All Price Ranges</b>	<b>6.3</b>	<b>5.8</b>	<b>- 7.9%</b>

### Condo-Townhouse

	7-2014	7-2015	Change
\$100,000 and Below	5.7	5.2	- 8.8%
\$100,001 to \$150,000	6.1	5.6	- 8.2%
\$150,001 to \$200,000	6.0	5.0	- 16.7%
\$200,001 to \$250,000	6.3	5.7	- 9.5%
\$250,001 to \$350,000	6.3	6.4	+ 1.6%
\$350,001 and Above	9.8	9.1	- 7.1%
<b>All Price Ranges</b>	<b>6.3</b>	<b>5.7</b>	<b>- 9.5%</b>

#### By Construction Status

	7-2014	7-2015	Change
Previously Owned	5.6	5.1	- 8.9%
New Construction	8.7	10.4	+ 19.5%
<b>All Construction Statuses</b>	<b>6.3</b>	<b>5.8</b>	<b>- 7.9%</b>

	7-2014	7-2015	Change
Previously Owned	5.5	5.1	- 7.3%
New Construction	7.4	8.9	+ 20.3%
<b>All Construction Statuses</b>	<b>6.3</b>	<b>5.8</b>	<b>- 7.9%</b>