



Housing Supply Overview



September 2015

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

Quick Facts

+ 20.2%

+ 16.9%

+ 8.8%

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
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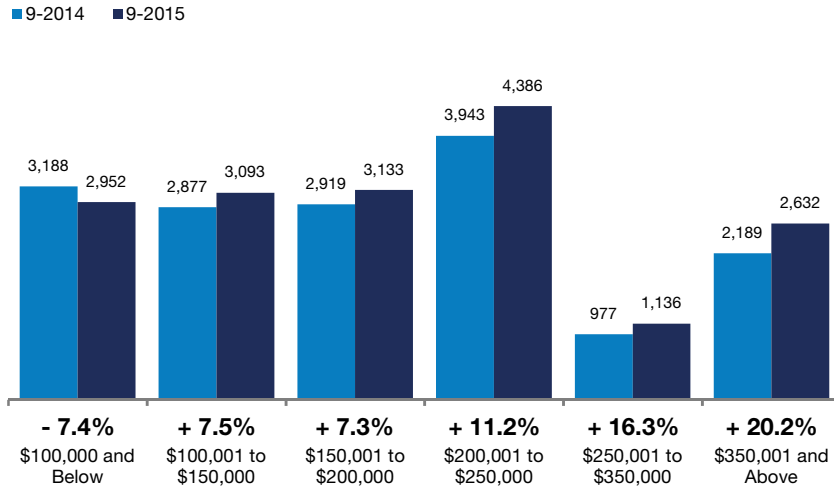


Pending Sales

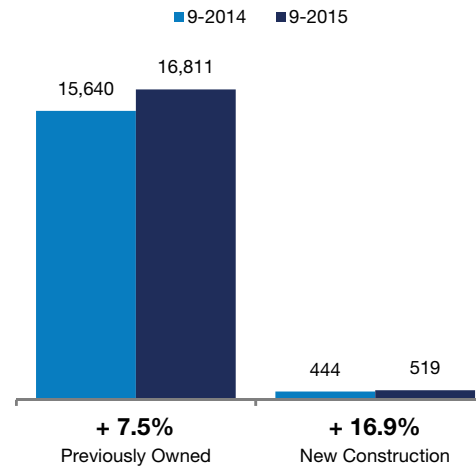
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



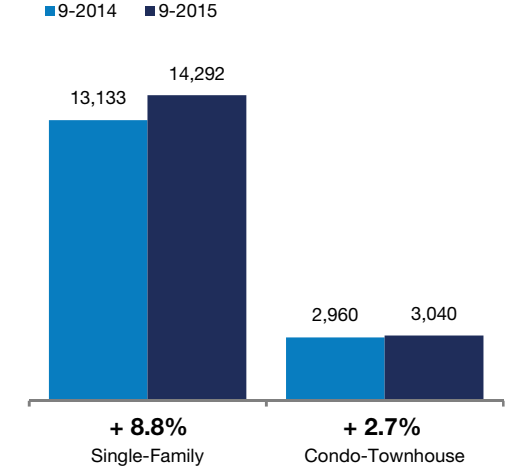
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	9-2014	9-2015	Change
\$100,000 and Below	3,188	2,952	- 7.4%
\$100,001 to \$150,000	2,877	3,093	+ 7.5%
\$150,001 to \$200,000	2,919	3,133	+ 7.3%
\$200,001 to \$250,000	3,943	4,386	+ 11.2%
\$250,001 to \$350,000	977	1,136	+ 16.3%
\$350,001 and Above	2,189	2,632	+ 20.2%
All Price Ranges	16,093	17,332	+ 7.7%

Single-Family

9-2014	9-2015	Change	9-2014	9-2015	Change
2,410	2,179	- 9.6%	778	773	- 0.6%
2,159	2,325	+ 7.7%	718	768	+ 7.0%
2,336	2,529	+ 8.3%	583	604	+ 3.6%
3,386	3,859	+ 14.0%	557	527	- 5.4%
862	1,016	+ 17.9%	115	120	+ 4.3%
1,980	2,384	+ 20.4%	209	248	+ 18.7%
13,133	14,292	+ 8.8%	2,960	3,040	+ 2.7%

Condo-Townhouse

By Construction Status	9-2014	9-2015	Change
Previously Owned	15,640	16,811	+ 7.5%
New Construction	444	519	+ 16.9%
All Construction Statuses	16,093	17,332	+ 7.7%

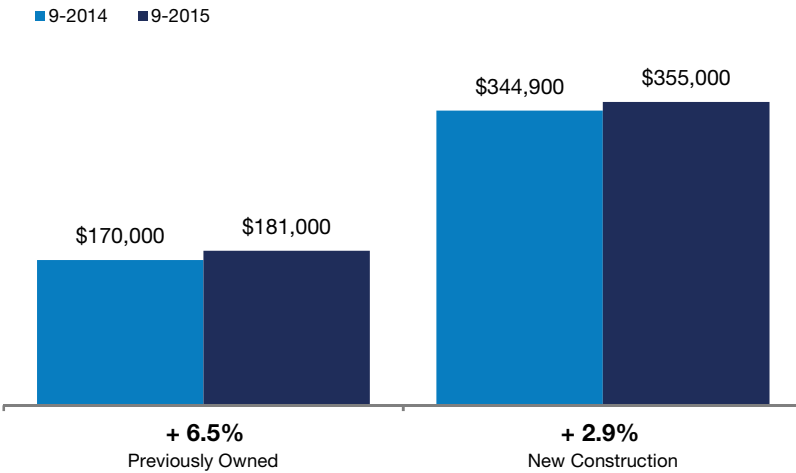
9-2014	9-2015	Change	9-2014	9-2015	Change
12,803	13,896	+ 8.5%	2,837	2,915	+ 2.7%
323	395	+ 22.3%	121	124	+ 2.5%
13,133	14,292	+ 8.8%	2,960	3,040	+ 2.7%

Median Sales Price

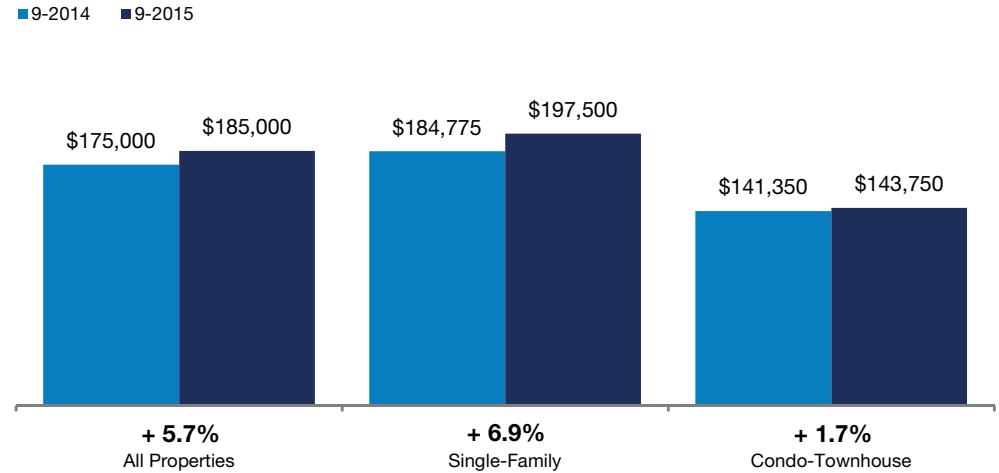
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type



All Properties

By Construction Status	9-2014	9-2015	Change
Previously Owned	\$170,000	\$181,000	+ 6.5%
New Construction	\$344,900	\$355,000	+ 2.9%
All Construction Statuses	\$175,000	\$185,000	+ 5.7%

Single-Family

9-2014	9-2015	Change
\$180,000	\$193,000	+ 7.2%
\$358,000	\$369,900	+ 3.3%
\$184,775	\$197,500	+ 6.9%

Condo-Townhouse

9-2014	9-2015	Change
\$137,500	\$140,000	+ 1.8%
\$319,546	\$332,450	+ 4.0%
\$141,350	\$143,750	+ 1.7%

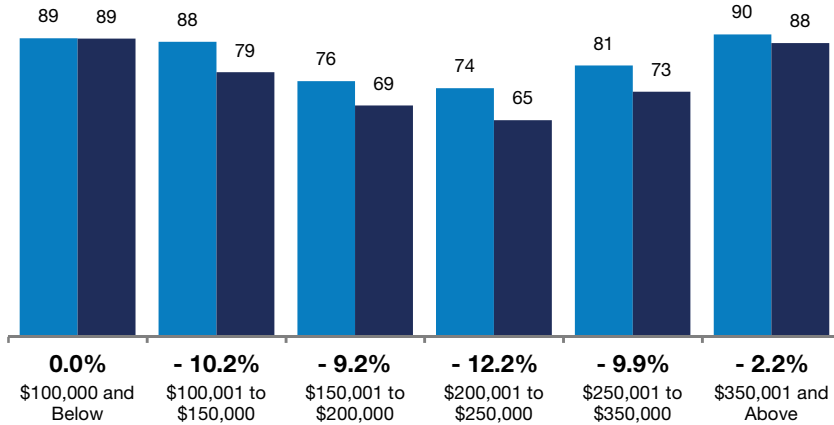
Days on Market Until Sale

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



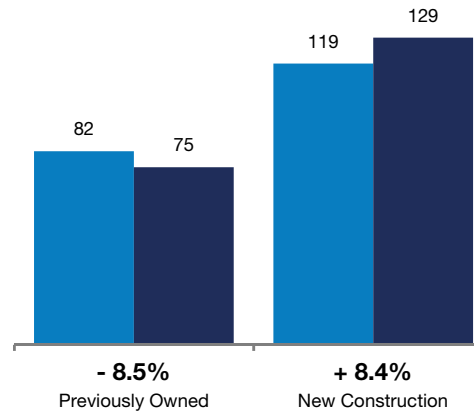
By Price Range

■ 9-2014 ■ 9-2015



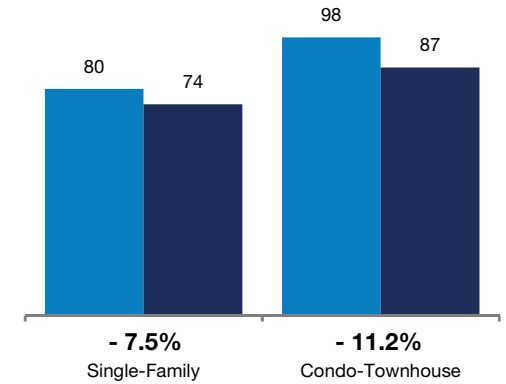
By Construction Status

■ 9-2014 ■ 9-2015



By Property Type

■ 9-2014 ■ 9-2015



All Properties

By Price Range

	9-2014	9-2015	Change
\$100,000 and Below	89	89	0.0%
\$100,001 to \$150,000	88	79	-10.2%
\$150,001 to \$200,000	76	69	-9.2%
\$200,001 to \$250,000	74	65	-12.2%
\$250,001 to \$350,000	81	73	-9.9%
\$350,001 and Above	90	88	-2.2%
All Price Ranges	83	76	-8.4%

Single-Family

	9-2014	9-2015	Change
\$100,000 and Below	85	86	+1.2%
\$100,001 to \$150,000	86	78	-9.3%
\$150,001 to \$200,000	73	67	-8.2%
\$200,001 to \$250,000	71	63	-11.3%
\$250,001 to \$350,000	78	69	-11.5%
\$350,001 and Above	88	86	-2.3%
All Price Ranges	80	74	-7.5%

Condo-Townhouse

	9-2014	9-2015	Change
\$100,000 and Below	103	96	-6.8%
\$100,001 to \$150,000	96	81	-15.6%
\$150,001 to \$200,000	89	77	-13.5%
\$200,001 to \$250,000	93	79	-15.1%
\$250,001 to \$350,000	104	108	+3.8%
\$350,001 and Above	115	102	-11.3%
All Price Ranges	98	87	-11.2%

By Construction Status

	9-2014	9-2015	Change
Previously Owned	82	75	-8.5%
New Construction	119	129	+8.4%
All Construction Statuses	83	76	-8.4%

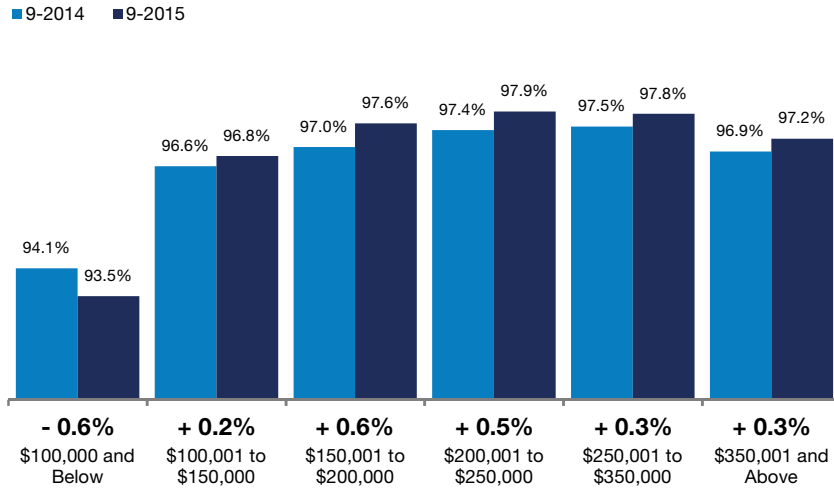
	9-2014	9-2015	Change
Previously Owned	79	73	-7.6%
New Construction	110	129	+17.3%
All Construction Statuses	80	74	-7.5%

Percent of Original List Price Received

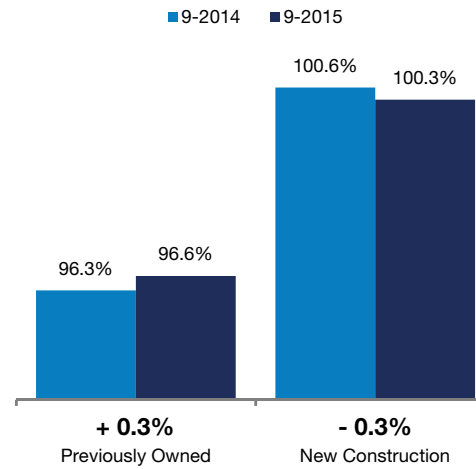
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



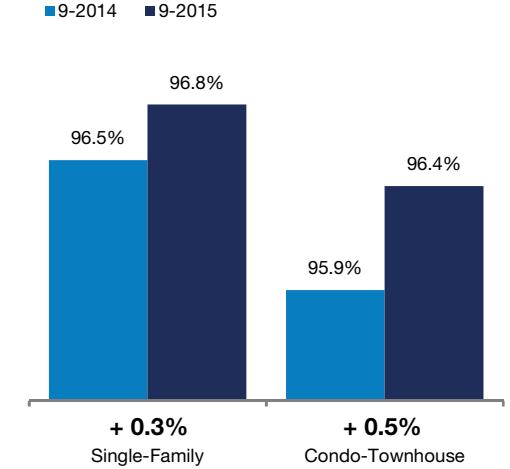
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	9-2014	9-2015	Change
\$100,000 and Below	94.1%	93.5%	- 0.6%
\$100,001 to \$150,000	96.6%	96.8%	+ 0.2%
\$150,001 to \$200,000	97.0%	97.6%	+ 0.6%
\$200,001 to \$250,000	97.4%	97.9%	+ 0.5%
\$250,001 to \$350,000	97.5%	97.8%	+ 0.3%
\$350,001 and Above	96.9%	97.2%	+ 0.3%
All Price Ranges	96.4%	96.7%	+ 0.3%

Single-Family

9-2014	9-2015	Change
94.3%	93.3%	- 1.1%
96.7%	96.9%	+ 0.2%
97.1%	97.7%	+ 0.6%
97.5%	98.0%	+ 0.5%
97.3%	97.8%	+ 0.5%
96.8%	97.0%	+ 0.2%
96.5%	96.8%	+ 0.3%

Condo-Townhouse

9-2014	9-2015	Change
93.6%	94.0%	+ 0.4%
96.2%	96.7%	+ 0.5%
96.8%	97.1%	+ 0.3%
97.2%	97.4%	+ 0.2%
98.8%	98.4%	- 0.4%
97.9%	99.4%	+ 1.5%
95.9%	96.4%	+ 0.5%

By Construction Status

9-2014	9-2015	Change
96.3%	96.6%	+ 0.3%
100.6%	100.3%	- 0.3%
96.4%	96.7%	+ 0.3%

9-2014	9-2015	Change
96.5%	96.7%	+ 0.2%
99.4%	99.0%	- 0.4%
96.5%	96.8%	+ 0.3%

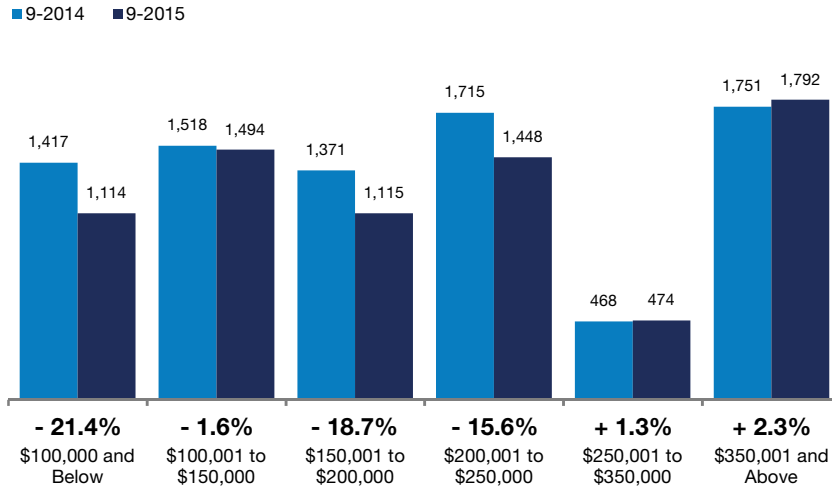
9-2014	9-2015	Change
95.6%	96.0%	+ 0.4%
104.1%	103.9%	- 0.2%
95.9%	96.4%	+ 0.5%

Inventory of Homes for Sale

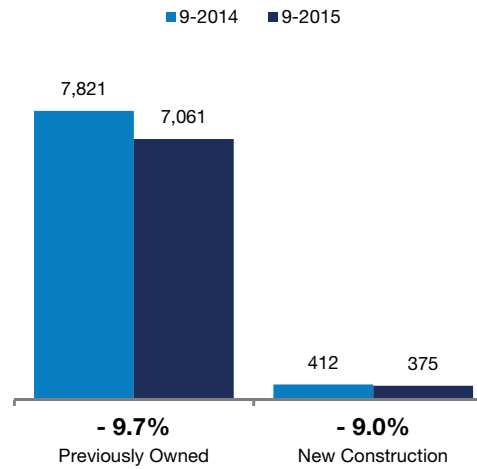
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



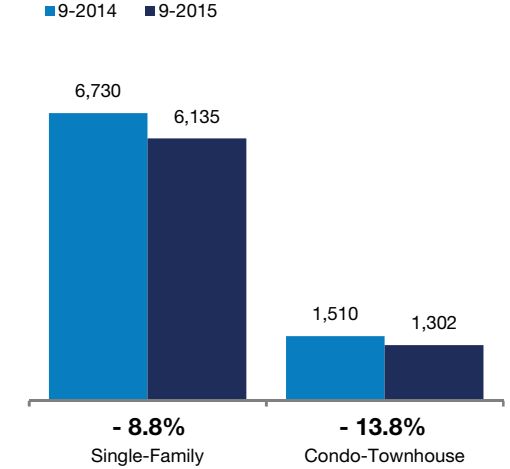
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	9-2014	9-2015	Change
\$100,000 and Below	1,417	1,114	-21.4%
\$100,001 to \$150,000	1,518	1,494	-1.6%
\$150,001 to \$200,000	1,371	1,115	-18.7%
\$200,001 to \$250,000	1,715	1,448	-15.6%
\$250,001 to \$350,000	468	474	+1.3%
\$350,001 and Above	1,751	1,792	+2.3%
All Price Ranges	8,240	7,437	-9.7%

Single-Family

9-2014	9-2015	Change	9-2014	9-2015	Change
1,023	833	-18.6%	394	281	-28.7%
1,168	1,160	-0.7%	350	334	-4.6%
1,091	912	-16.4%	280	203	-27.5%
1,436	1,202	-16.3%	279	246	-11.8%
409	407	-0.5%	59	67	+13.6%
1,603	1,621	+1.1%	148	171	+15.5%
6,730	6,135	-8.8%	1,510	1,302	-13.8%

Condo-Townhouse

By Construction Status	9-2014	9-2015	Change
Previously Owned	7,821	7,061	-9.7%
New Construction	412	375	-9.0%
All Construction Statuses	8,240	7,437	-9.7%

9-2014	9-2015	Change	9-2014	9-2015	Change
6,460	5,903	-8.6%	1,361	1,158	-14.9%
264	231	-12.5%	148	144	-2.7%
6,730	6,135	-8.8%	1,510	1,302	-13.8%

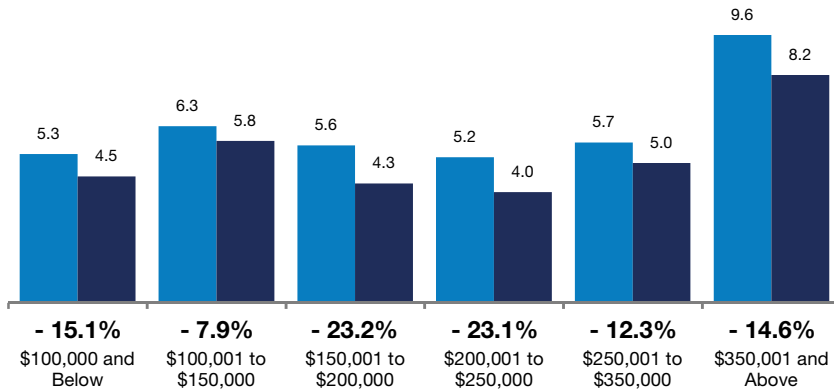
Months Supply of Inventory

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.



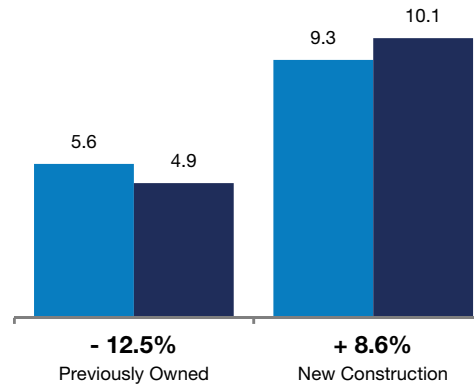
By Price Range

■ 9-2014 ■ 9-2015



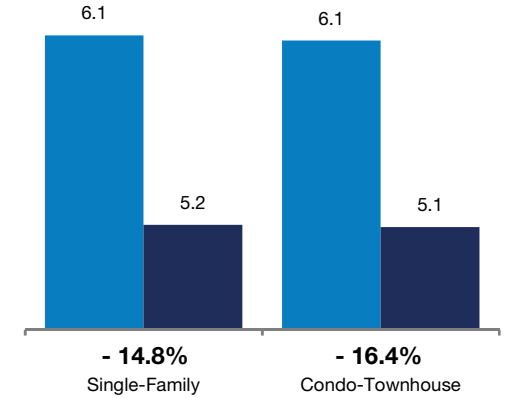
By Construction Status

■ 9-2014 ■ 9-2015



By Property Type

■ 9-2014 ■ 9-2015



All Properties

By Price Range

	9-2014	9-2015	Change
\$100,000 and Below	5.3	4.5	- 15.1%
\$100,001 to \$150,000	6.3	5.8	- 7.9%
\$150,001 to \$200,000	5.6	4.3	- 23.2%
\$200,001 to \$250,000	5.2	4.0	- 23.1%
\$250,001 to \$350,000	5.7	5.0	- 12.3%
\$350,001 and Above	9.6	8.2	- 14.6%
All Price Ranges	6.1	5.1	- 16.4%

Single-Family

	9-2014	9-2015	Change
\$100,000 and Below	5.1	4.6	- 9.8%
\$100,001 to \$150,000	6.5	6.0	- 7.7%
\$150,001 to \$200,000	5.6	4.3	- 23.2%
\$200,001 to \$250,000	5.1	3.7	- 27.5%
\$250,001 to \$350,000	5.7	4.8	- 15.8%
\$350,001 and Above	9.7	8.2	- 15.5%
All Price Ranges	6.1	5.2	- 14.8%

Condo-Townhouse

	9-2014	9-2015	Change
\$100,000 and Below	6.1	4.4	- 27.9%
\$100,001 to \$150,000	5.8	5.2	- 10.3%
\$150,001 to \$200,000	5.8	4.0	- 31.0%
\$200,001 to \$250,000	6.0	5.6	- 6.7%
\$250,001 to \$350,000	6.2	6.7	+ 8.1%
\$350,001 and Above	8.5	8.3	- 2.4%
All Price Ranges	6.1	5.1	- 16.4%

By Construction Status

	9-2014	9-2015	Change
Previously Owned	5.6	4.9	- 12.5%
New Construction	9.3	10.1	+ 8.6%
All Construction Statuses	6.1	5.1	- 16.4%

	9-2014	9-2015	Change
Previously Owned	5.5	4.9	- 10.9%
New Construction	7.8	8.4	+ 7.7%
All Construction Statuses	6.1	5.2	- 14.8%