



# Housing Supply Overview



## December 2015

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

## Quick Facts

**+ 20.5%**

**+ 13.6%**

**+ 9.4%**

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 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>



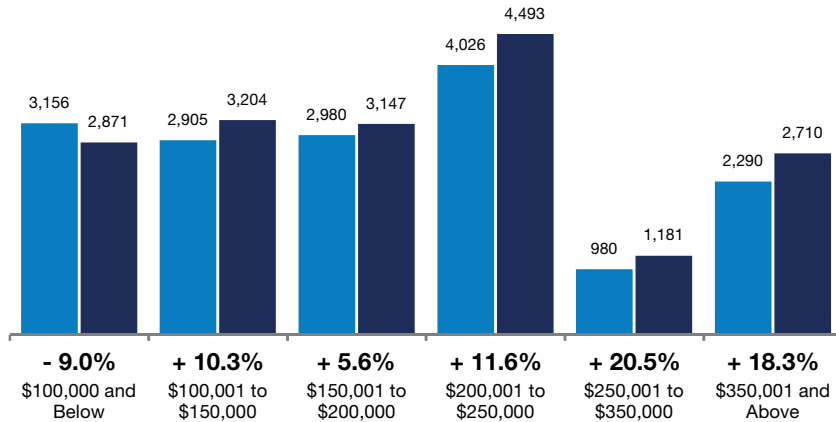
# Pending Sales

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



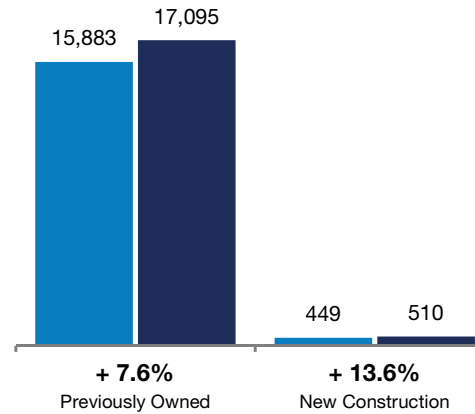
## By Price Range

■ 12-2014 ■ 12-2015



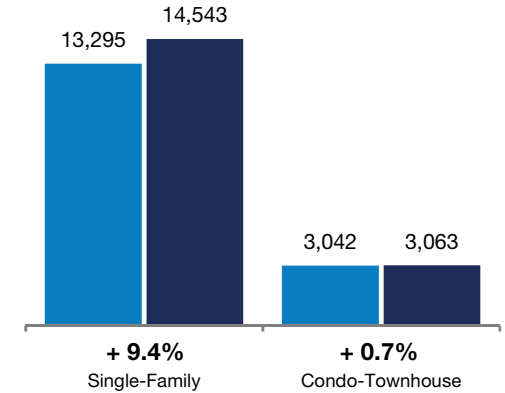
## By Construction Status

■ 12-2014 ■ 12-2015



## By Property Type

■ 12-2014 ■ 12-2015



### All Properties

#### By Price Range

	12-2014	12-2015	Change
\$100,000 and Below	3,156	2,871	- 9.0%
\$100,001 to \$150,000	2,905	3,204	+ 10.3%
\$150,001 to \$200,000	2,980	3,147	+ 5.6%
\$200,001 to \$250,000	4,026	4,493	+ 11.6%
\$250,001 to \$350,000	980	1,181	+ 20.5%
\$350,001 and Above	2,290	2,710	+ 18.3%
<b>All Price Ranges</b>	<b>16,337</b>	<b>17,606</b>	<b>+ 7.8%</b>

### Single-Family

	12-2014	12-2015	Change
Previously Owned	12,967	14,163	+ 9.2%
New Construction	324	380	+ 17.3%
<b>All Price Ranges</b>	<b>13,295</b>	<b>14,543</b>	<b>+ 9.4%</b>

### Condo-Townhouse

	12-2014	12-2015	Change
Single-Family	2,916	2,932	+ 0.5%
Condo-Townhouse	125	130	+ 4.0%
<b>All Price Ranges</b>	<b>3,042</b>	<b>3,063</b>	<b>+ 0.7%</b>

#### By Construction Status

	12-2014	12-2015	Change
Previously Owned	15,883	17,095	+ 7.6%
New Construction	449	510	+ 13.6%
<b>All Construction Statuses</b>	<b>16,337</b>	<b>17,606</b>	<b>+ 7.8%</b>

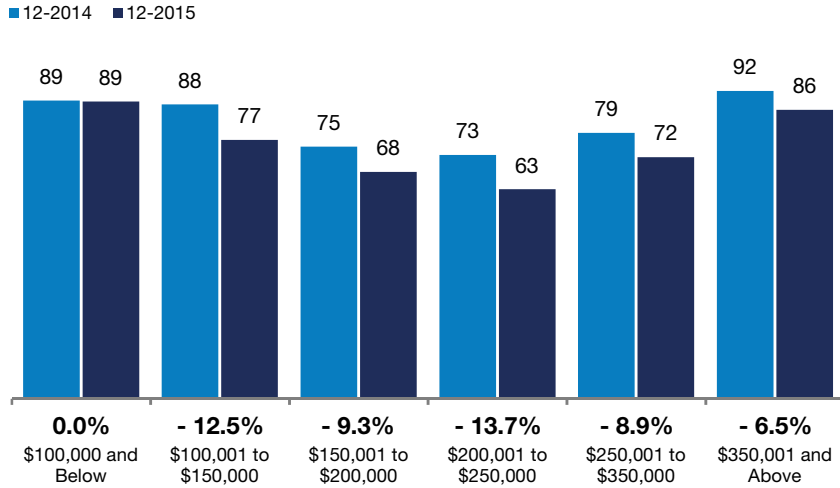
	12-2014	12-2015	Change
Single-Family	12,967	14,163	+ 9.2%
Condo-Townhouse	324	380	+ 17.3%
<b>All Construction Statuses</b>	<b>13,295</b>	<b>14,543</b>	<b>+ 9.4%</b>

# Days on Market Until Sale

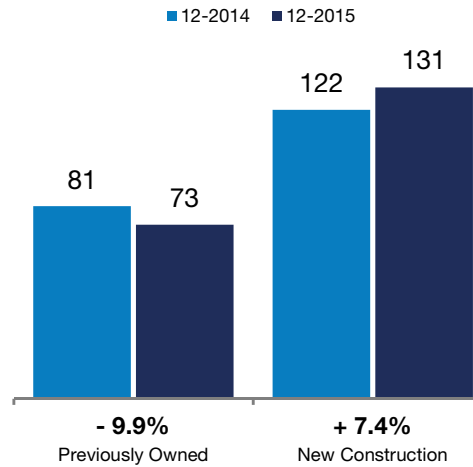
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



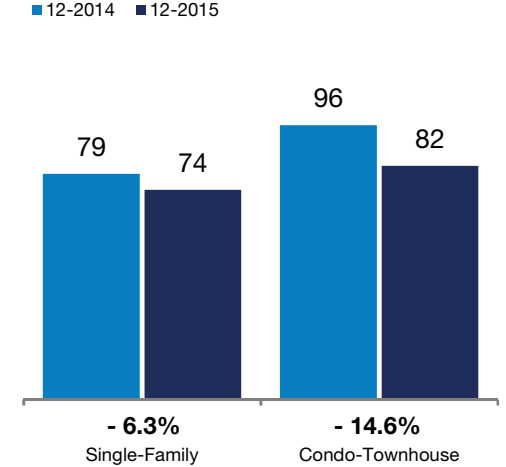
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	12-2014	12-2015	Change
\$100,000 and Below	89	89	0.0%
\$100,001 to \$150,000	88	77	-12.5%
\$150,001 to \$200,000	75	68	-9.3%
\$200,001 to \$250,000	73	63	-13.7%
\$250,001 to \$350,000	79	72	-8.9%
\$350,001 and Above	92	86	-6.5%
<b>All Price Ranges</b>	<b>82</b>	<b>75</b>	<b>-8.5%</b>

### Single-Family

12-2014	12-2015	Change	12-2014	12-2015	Change
85	87	+2.4%	102	93	-8.8%
85	78	-8.2%	96	77	-19.8%
72	67	-6.9%	88	70	-20.5%
71	61	-14.1%	85	74	-12.9%
76	69	-9.2%	104	101	-2.9%
89	85	-4.5%	119	98	-17.6%
<b>79</b>	<b>74</b>	<b>-6.3%</b>	<b>96</b>	<b>82</b>	<b>-14.6%</b>

### Condo-Townhouse

By Construction Status	12-2014	12-2015	Change
Previously Owned	81	73	-9.9%
New Construction	122	131	+7.4%
<b>All Construction Statuses</b>	<b>82</b>	<b>75</b>	<b>-8.5%</b>

12-2014	12-2015	Change	12-2014	12-2015	Change
78	72	-7.7%	94	80	-14.9%
112	133	+18.8%	150	125	-16.7%
<b>79</b>	<b>74</b>	<b>-6.3%</b>	<b>96</b>	<b>82</b>	<b>-14.6%</b>

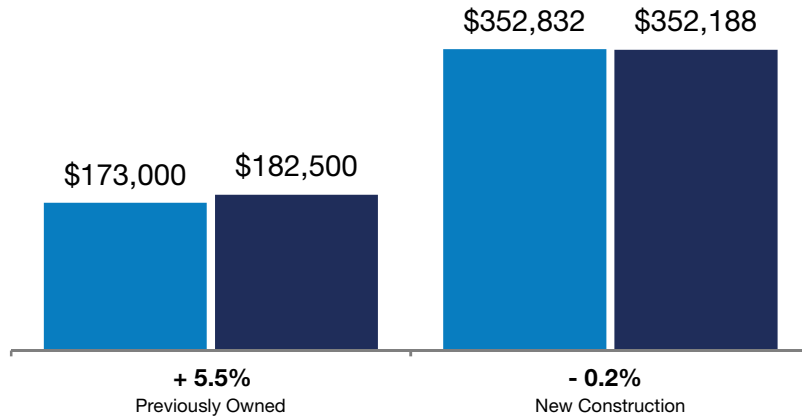
# Median Sales Price

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



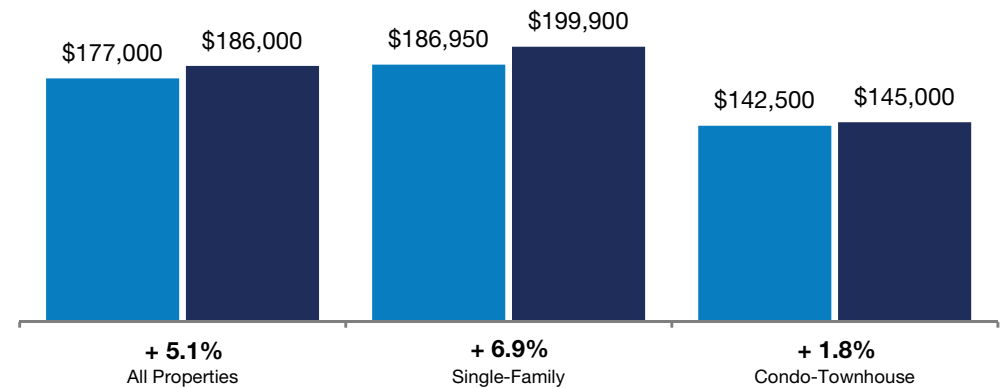
## By Construction Status

■ 12-2014 ■ 12-2015



## By Property Type

■ 12-2014 ■ 12-2015



### All Properties

By Construction Status	12-2014	12-2015	Change
Previously Owned	\$173,000	\$182,500	+ 5.5%
New Construction	\$352,832	\$352,188	- 0.2%
<b>All Construction Statuses</b>	<b>\$177,000</b>	<b>\$186,000</b>	<b>+ 5.1%</b>

### Single-Family

12-2014	12-2015	Change	12-2014	12-2015	Change
\$184,305	\$195,000	+ 5.8%	\$137,500	\$140,000	+ 1.8%
\$365,794	\$360,950	- 1.3%	\$334,900	\$335,169	+ 0.1%
<b>\$186,950</b>	<b>\$199,900</b>	<b>+ 6.9%</b>	<b>\$142,500</b>	<b>\$145,000</b>	<b>+ 1.8%</b>

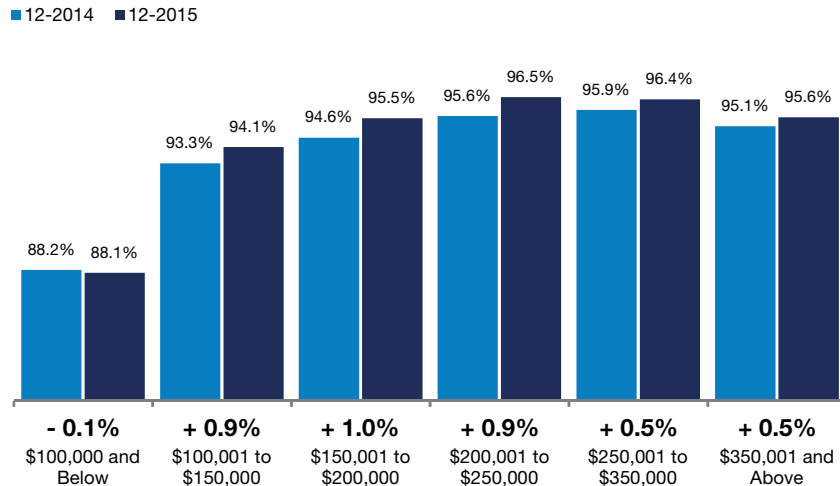
### Condo-Townhouse

# Percent of Original List Price Received

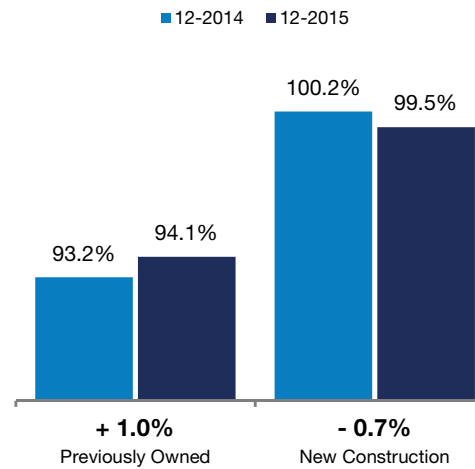
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



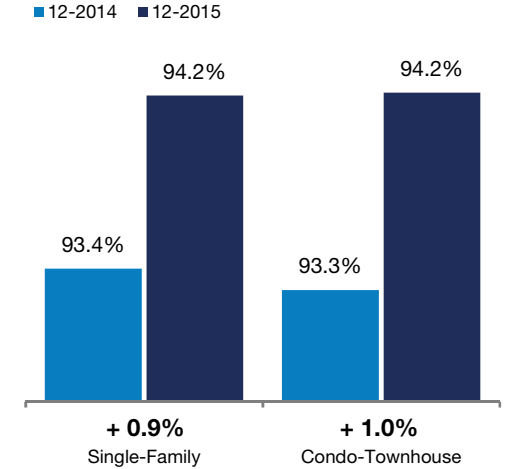
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	12-2014	12-2015	Change
\$100,000 and Below	88.2%	88.1%	- 0.1%
\$100,001 to \$150,000	93.3%	94.1%	+ 0.9%
\$150,001 to \$200,000	94.6%	95.5%	+ 1.0%
\$200,001 to \$250,000	95.6%	96.5%	+ 0.9%
\$250,001 to \$350,000	95.9%	96.4%	+ 0.5%
\$350,001 and Above	95.1%	95.6%	+ 0.5%
<b>All Price Ranges</b>	<b>93.4%</b>	<b>94.2%</b>	<b>+ 0.9%</b>

### Single-Family

12-2014	12-2015	Change	12-2014	12-2015	Change
88.2%	87.5%	- 0.8%	88.3%	89.9%	+ 1.8%
93.1%	93.9%	+ 0.9%	94.1%	94.9%	+ 0.9%
94.4%	95.5%	+ 1.2%	95.2%	95.5%	+ 0.3%
95.5%	96.5%	+ 1.0%	96.1%	96.4%	+ 0.3%
95.7%	96.3%	+ 0.6%	97.5%	97.5%	0.0%
94.8%	95.3%	+ 0.5%	97.7%	97.8%	+ 0.1%
<b>93.4%</b>	<b>94.2%</b>	<b>+ 0.9%</b>	<b>93.3%</b>	<b>94.2%</b>	<b>+ 1.0%</b>

### Condo-Townhouse

By Construction Status	12-2014	12-2015	Change
Previously Owned	93.2%	94.1%	+ 1.0%
New Construction	100.2%	99.5%	- 0.7%
<b>All Construction Statuses</b>	<b>93.4%</b>	<b>94.2%</b>	<b>+ 0.9%</b>

12-2014	12-2015	Change	12-2014	12-2015	Change
93.3%	94.1%	+ 0.9%	92.8%	93.8%	+ 1.1%
98.6%	98.2%	- 0.4%	104.5%	103.2%	- 1.2%
<b>93.4%</b>	<b>94.2%</b>	<b>+ 0.9%</b>	<b>93.3%</b>	<b>94.2%</b>	<b>+ 1.0%</b>

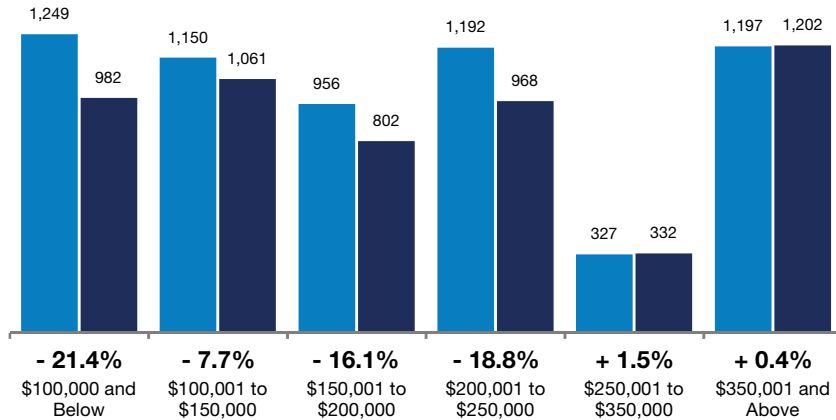
# Inventory of Homes for Sale

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



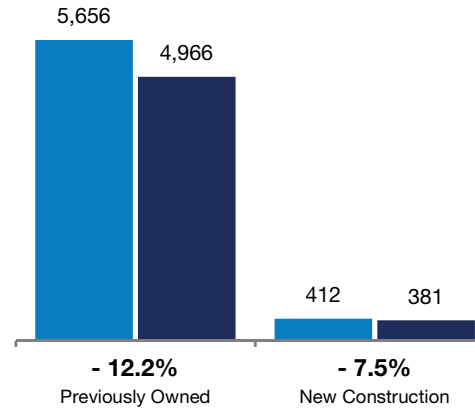
## By Price Range

■ 12-2014 ■ 12-2015



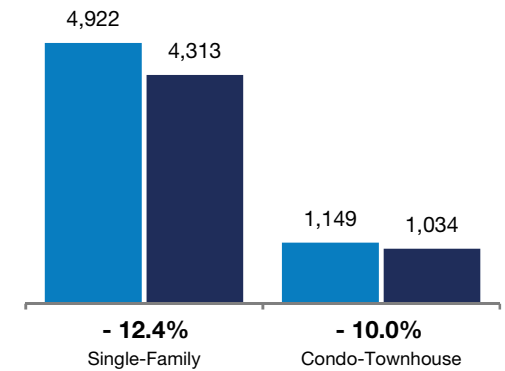
## By Construction Status

■ 12-2014 ■ 12-2015



## By Property Type

■ 12-2014 ■ 12-2015



### All Properties

#### By Price Range

	12-2014	12-2015	Change
\$100,000 and Below	1,249	982	- 21.4%
\$100,001 to \$150,000	1,150	1,061	- 7.7%
\$150,001 to \$200,000	956	802	- 16.1%
\$200,001 to \$250,000	1,192	968	- 18.8%
\$250,001 to \$350,000	327	332	+ 1.5%
\$350,001 and Above	1,197	1,202	+ 0.4%
<b>All Price Ranges</b>	<b>6,071</b>	<b>5,347</b>	<b>- 11.9%</b>

### Single-Family

	12-2014	12-2015	Change
Single-Family	926	732	- 21.0%
Condo-Townhouse	890	824	- 7.4%
Single-Family	775	622	- 19.7%
Condo-Townhouse	983	781	- 20.5%
Single-Family	275	273	- 0.7%
Condo-Townhouse	1,073	1,081	+ 0.7%
<b>All Property Types</b>	<b>4,922</b>	<b>4,313</b>	<b>- 12.4%</b>

### Condo-Townhouse

#### By Construction Status

	12-2014	12-2015	Change
Previously Owned	5,656	4,966	- 12.2%
New Construction	412	381	- 7.5%
<b>All Construction Statuses</b>	<b>6,071</b>	<b>5,347</b>	<b>- 11.9%</b>

	12-2014	12-2015	Change
Single-Family	4,673	4,062	- 13.1%
Condo-Townhouse	247	251	+ 1.6%
<b>All Property Types</b>	<b>4,922</b>	<b>4,313</b>	<b>- 12.4%</b>

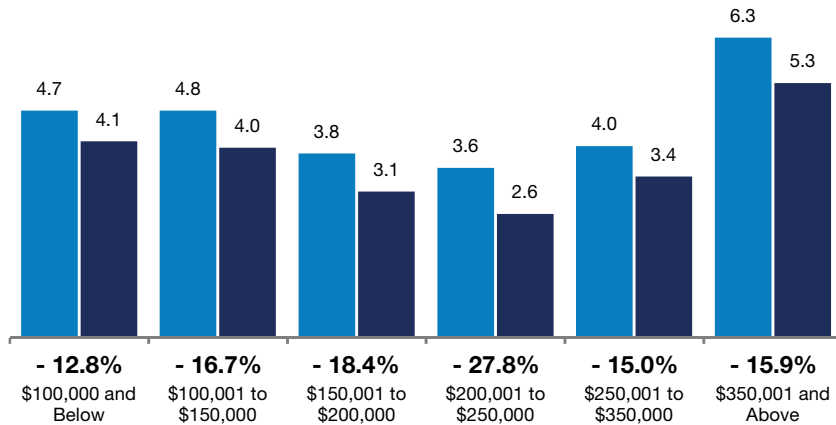
# Months Supply of Inventory

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.



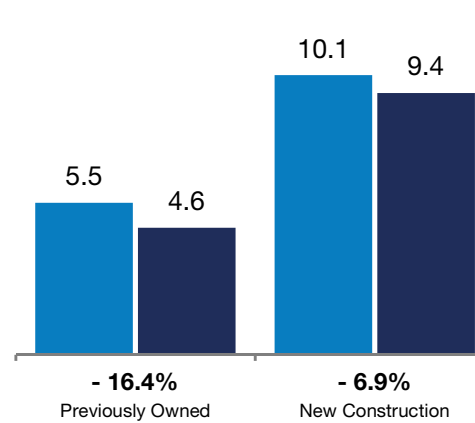
## By Price Range

■ 12-2014 ■ 12-2015



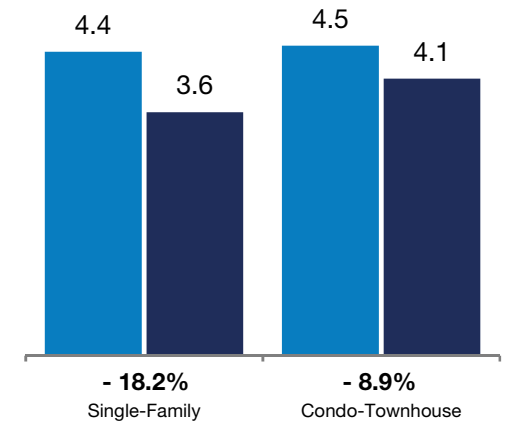
## By Construction Status

■ 12-2014 ■ 12-2015



## By Property Type

■ 12-2014 ■ 12-2015



### All Properties

#### By Price Range

	12-2014	12-2015	Change
\$100,000 and Below	4.7	4.1	- 12.8%
\$100,001 to \$150,000	4.8	4.0	- 16.7%
\$150,001 to \$200,000	3.8	3.1	- 18.4%
\$200,001 to \$250,000	3.6	2.6	- 27.8%
\$250,001 to \$350,000	4.0	3.4	- 15.0%
\$350,001 and Above	6.3	5.3	- 15.9%
<b>All Price Ranges</b>	<b>4.5</b>	<b>3.6</b>	<b>- 20.0%</b>

### Single-Family

	12-2014	12-2015	Change
\$100,000 and Below	4.7	4.1	- 12.8%
\$100,001 to \$150,000	4.9	4.1	- 16.3%
\$150,001 to \$200,000	3.9	2.9	- 25.6%
\$200,001 to \$250,000	3.4	2.4	- 29.4%
\$250,001 to \$350,000	3.8	3.1	- 18.4%
\$350,001 and Above	6.2	5.3	- 14.5%
<b>All Price Ranges</b>	<b>4.4</b>	<b>3.6</b>	<b>- 18.2%</b>

### Condo-Townhouse

	12-2014	12-2015	Change
\$100,000 and Below	4.9	4.0	- 18.4%
\$100,001 to \$150,000	4.2	3.5	- 16.7%
\$150,001 to \$200,000	3.5	3.7	+ 5.7%
\$200,001 to \$250,000	4.5	4.1	- 8.9%
\$250,001 to \$350,000	5.6	5.5	- 1.8%
\$350,001 and Above	6.5	6.0	- 7.7%
<b>All Price Ranges</b>	<b>4.5</b>	<b>4.1</b>	<b>- 8.9%</b>

#### By Construction Status

	12-2014	12-2015	Change
Previously Owned	5.5	4.6	- 16.4%
New Construction	10.1	9.4	- 6.9%
<b>All Construction Statuses</b>	<b>4.5</b>	<b>3.6</b>	<b>- 20.0%</b>

	12-2014	12-2015	Change
Previously Owned	5.4	4.6	- 14.8%
New Construction	8.5	7.9	- 7.1%
<b>All Construction Statuses</b>	<b>4.4</b>	<b>3.6</b>	<b>- 18.2%</b>