



Housing Supply Overview



January 2018

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

Quick Facts

+ 10.8%

+ 19.1%

- 1.3%

Price Range With the
Strongest Sales:
\$350,001 and Above

Construction Status With
Strongest Sales:
New Construction

Property Type With
Strongest Sales:
**Condo-Townhouse
Attached**

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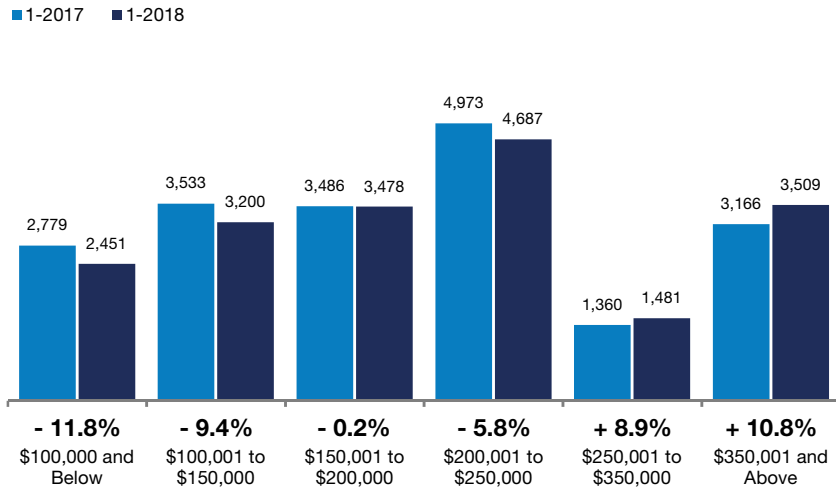


Pending Sales

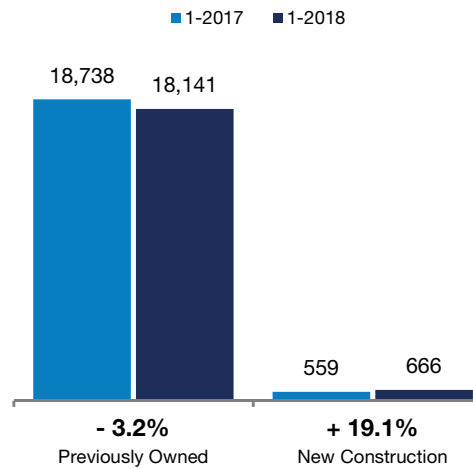
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



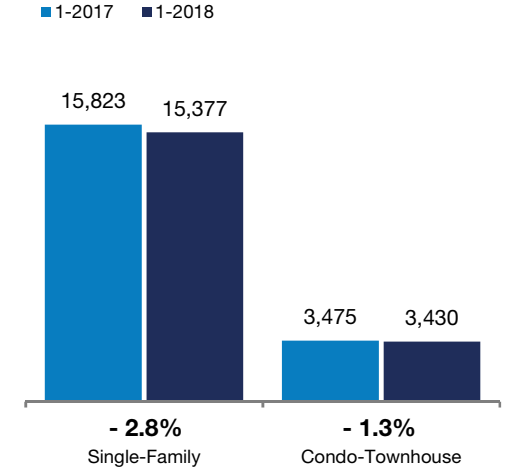
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	1-2017	1-2018	Change
\$100,000 and Below	2,779	2,451	- 11.8%
\$100,001 to \$150,000	3,533	3,200	- 9.4%
\$150,001 to \$200,000	3,486	3,478	- 0.2%
\$200,001 to \$250,000	4,973	4,687	- 5.8%
\$250,001 to \$350,000	1,360	1,481	+ 8.9%
\$350,001 and Above	3,166	3,509	+ 10.8%
All Price Ranges	19,298	18,807	- 2.5%

Single-Family

1-2017	1-2018	Change	1-2017	1-2018	Change
2,088	1,825	- 12.6%	691	626	- 9.4%
2,633	2,386	- 9.4%	900	814	- 9.6%
2,724	2,690	- 1.2%	762	788	+ 3.4%
4,338	4,027	- 7.2%	635	660	+ 3.9%
1,171	1,291	+ 10.2%	189	190	+ 0.5%
2,868	3,157	+ 10.1%	298	352	+ 18.1%
15,823	15,377	- 2.8%	3,475	3,430	- 1.3%

Condo-Townhouse

By Construction Status	1-2017	1-2018	Change
Previously Owned	18,738	18,141	- 3.2%
New Construction	559	666	+ 19.1%
All Construction Statuses	19,298	18,807	- 2.5%

1-2017	1-2018	Change	1-2017	1-2018	Change
15,414	14,888	- 3.4%	3,324	3,253	- 2.1%
408	489	+ 19.9%	151	177	+ 17.2%
15,823	15,377	- 2.8%	3,475	3,430	- 1.3%

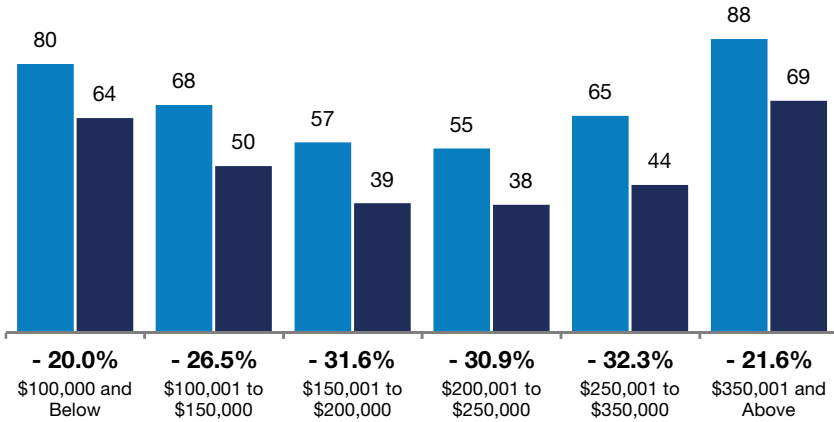
Days on Market Until Sale

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



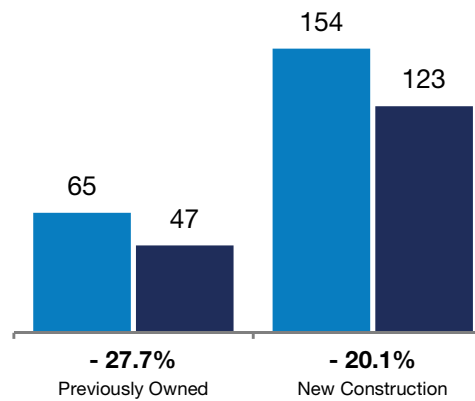
By Price Range

■ 1-2017 ■ 1-2018



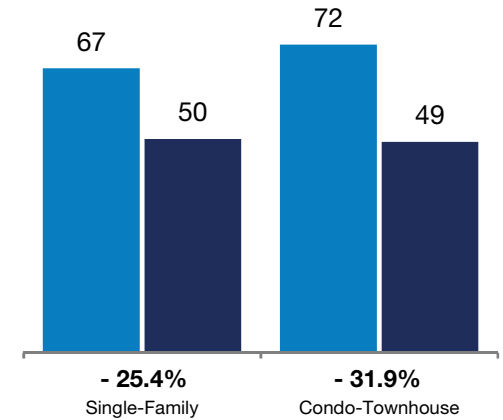
By Construction Status

■ 1-2017 ■ 1-2018



By Property Type

■ 1-2017 ■ 1-2018



All Properties

By Price Range

	1-2017	1-2018	Change
\$100,000 and Below	80	64	-20.0%
\$100,001 to \$150,000	68	50	-26.5%
\$150,001 to \$200,000	57	39	-31.6%
\$200,001 to \$250,000	55	38	-30.9%
\$250,001 to \$350,000	65	44	-32.3%
\$350,001 and Above	88	69	-21.6%
All Price Ranges	68	50	-26.5%

Single-Family

	1-2017	1-2018	Change
Single-Family	67	50	-25.4%

Condo-Townhouse

	1-2017	1-2018	Change
Condo-Townhouse	72	49	-31.9%

By Construction Status

	1-2017	1-2018	Change
Previously Owned	65	47	-27.7%
New Construction	154	123	-20.1%
All Construction Statuses	68	50	-26.5%

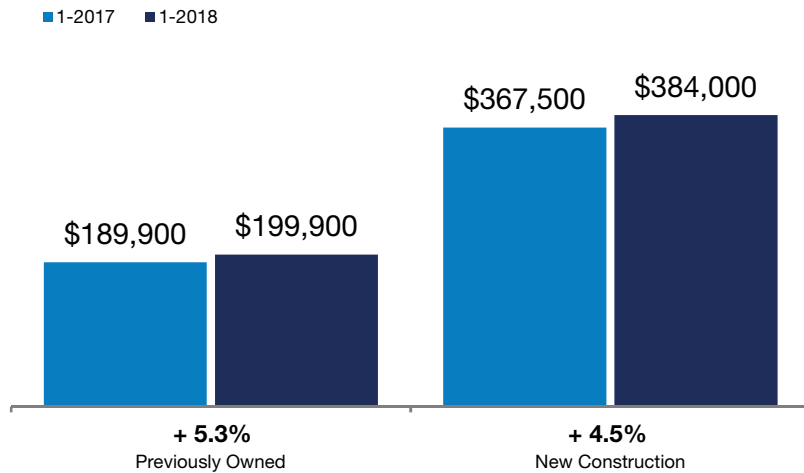
	1-2017	1-2018	Change
Single-Family	67	50	-25.4%

Median Sales Price

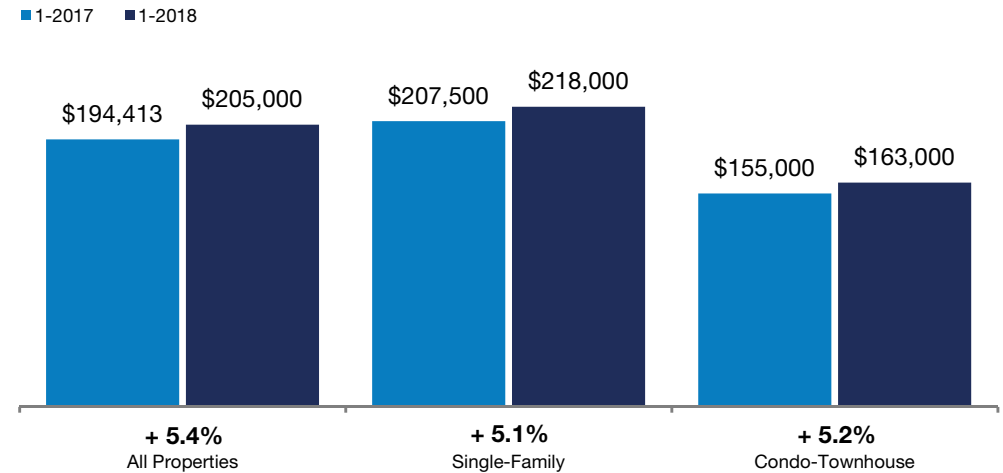
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type



All Properties

By Construction Status	1-2017	1-2018	Change
Previously Owned	\$189,900	\$199,900	+ 5.3%
New Construction	\$367,500	\$384,000	+ 4.5%
All Construction Statuses	\$194,413	\$205,000	+ 5.4%

Single-Family

1-2017	1-2018	Change	1-2017	1-2018	Change
\$203,500	\$213,900	+ 5.1%	\$150,000	\$159,500	+ 6.3%
\$382,500	\$398,703	+ 4.2%	\$347,972	\$349,950	+ 0.6%
\$207,500	\$218,000	+ 5.1%	\$155,000	\$163,000	+ 5.2%

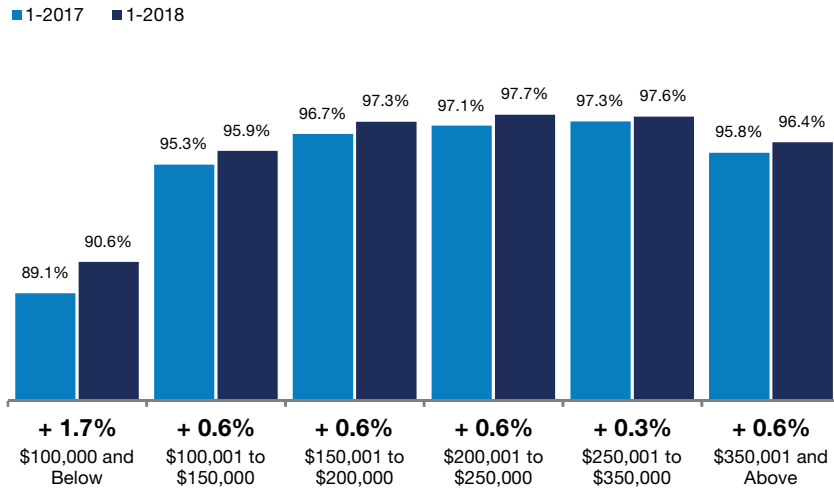
Condo-Townhouse

Percent of Original List Price Received

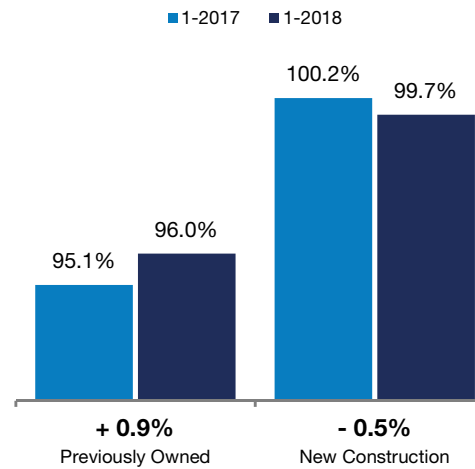
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



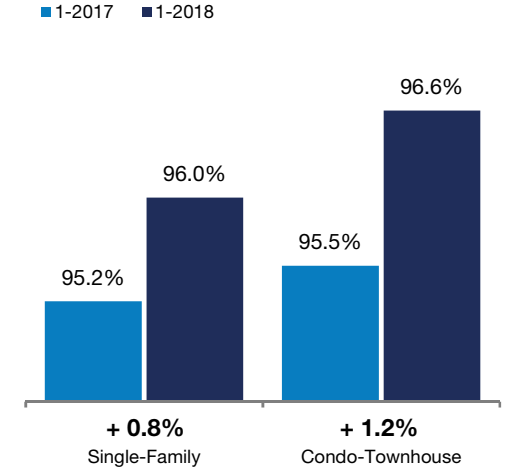
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	1-2017	1-2018	Change
\$100,000 and Below	89.1%	90.6%	+ 1.7%
\$100,001 to \$150,000	95.3%	95.9%	+ 0.6%
\$150,001 to \$200,000	96.7%	97.3%	+ 0.6%
\$200,001 to \$250,000	97.1%	97.7%	+ 0.6%
\$250,001 to \$350,000	97.3%	97.6%	+ 0.3%
\$350,001 and Above	95.8%	96.4%	+ 0.6%
All Price Ranges	95.3%	96.1%	+ 0.8%

Single-Family

1-2017	1-2018	Change	1-2017	1-2018	Change
88.4%	90.0%	+ 1.8%	91.1%	92.4%	+ 1.4%
95.1%	95.6%	+ 0.5%	95.7%	96.9%	+ 1.3%
96.7%	97.2%	+ 0.5%	97.0%	97.8%	+ 0.8%
97.2%	97.7%	+ 0.5%	96.7%	97.6%	+ 0.9%
97.2%	97.5%	+ 0.3%	98.4%	98.1%	- 0.3%
95.6%	96.1%	+ 0.5%	98.4%	98.9%	+ 0.5%
95.2%	96.0%	+ 0.8%	95.5%	96.6%	+ 1.2%

Condo-Townhouse

By Construction Status	1-2017	1-2018	Change
Previously Owned	95.1%	96.0%	+ 0.9%
New Construction	100.2%	99.7%	- 0.5%
All Construction Statuses	95.3%	96.1%	+ 0.8%

1-2017	1-2018	Change	1-2017	1-2018	Change
95.1%	95.9%	+ 0.8%	95.1%	96.3%	+ 1.3%
98.8%	98.5%	- 0.3%	103.8%	103.2%	- 0.6%
95.2%	96.0%	+ 0.8%	95.5%	96.6%	+ 1.2%

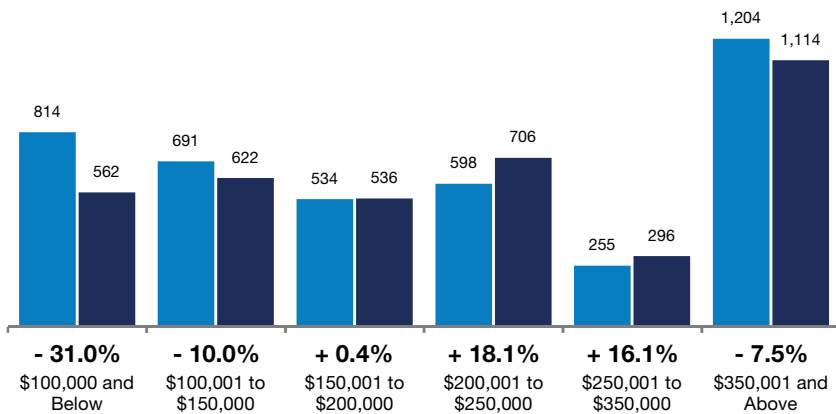
Inventory of Homes for Sale

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



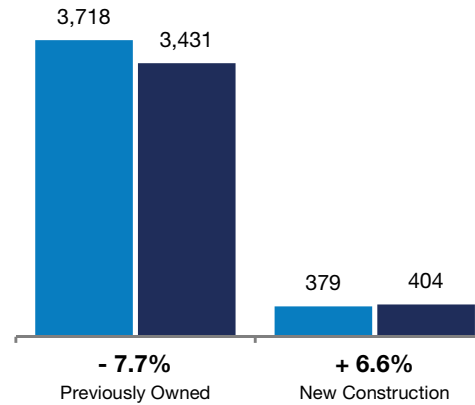
By Price Range

■ 1-2017 ■ 1-2018



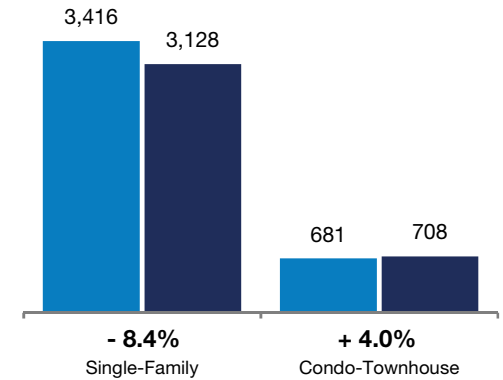
By Construction Status

■ 1-2017 ■ 1-2018



By Property Type

■ 1-2017 ■ 1-2018



All Properties

By Price Range

	1-2017	1-2018	Change
\$100,000 and Below	814	562	- 31.0%
\$100,001 to \$150,000	691	622	- 10.0%
\$150,001 to \$200,000	534	536	+ 0.4%
\$200,001 to \$250,000	598	706	+ 18.1%
\$250,001 to \$350,000	255	296	+ 16.1%
\$350,001 and Above	1,204	1,114	- 7.5%
All Price Ranges	4,097	3,836	- 6.4%

Single-Family

	1-2017	1-2018	Change
Previously Owned	3,718	3,431	- 7.7%
New Construction	379	404	+ 6.6%
All Single-Family	3,416	3,128	- 8.4%

Condo-Townhouse

	1-2017	1-2018	Change
Single-Family	3,416	3,128	- 8.4%
Condo-Townhouse	681	708	+ 4.0%
All Condo-Townhouse	681	708	+ 4.0%

By Construction Status

	1-2017	1-2018	Change
Previously Owned	3,718	3,431	- 7.7%
New Construction	379	404	+ 6.6%
All Construction Statuses	4,097	3,836	- 6.4%

	1-2017	1-2018	Change
Single-Family	3,130	2,876	- 8.1%
Condo-Townhouse	286	251	- 12.2%
All Single-Family	3,416	3,128	- 8.4%

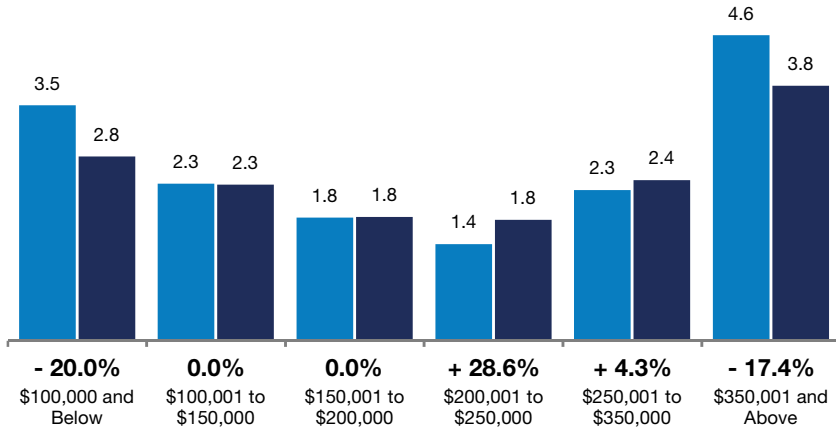
Months Supply of Inventory

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.



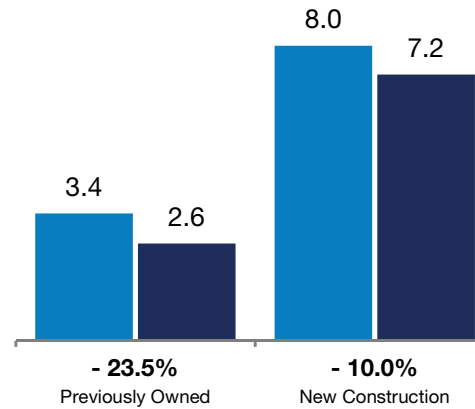
By Price Range

■ 1-2017 ■ 1-2018



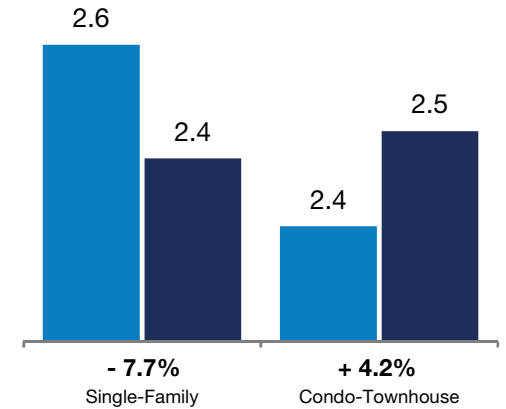
By Construction Status

■ 1-2017 ■ 1-2018



By Property Type

■ 1-2017 ■ 1-2018



All Properties

By Price Range

	1-2017	1-2018	Change
\$100,000 and Below	3.5	2.8	-20.0%
\$100,001 to \$150,000	2.3	2.3	0.0%
\$150,001 to \$200,000	1.8	1.8	0.0%
\$200,001 to \$250,000	1.4	1.8	+28.6%
\$250,001 to \$350,000	2.3	2.4	+4.3%
\$350,001 and Above	4.6	3.8	-17.4%
All Price Ranges	2.5	2.4	-4.0%

Single-Family

	1-2017	1-2018	Change
\$100,000 and Below	3.8	3.0	-21.1%
\$100,001 to \$150,000	2.6	2.5	-3.8%
\$150,001 to \$200,000	1.8	1.9	+5.6%
\$200,001 to \$250,000	1.3	1.7	+30.8%
\$250,001 to \$350,000	1.9	2.1	+10.5%
\$350,001 and Above	4.6	3.6	-21.7%
All Price Ranges	2.6	2.4	-7.7%

Condo-Townhouse

	1-2017	1-2018	Change
\$100,000 and Below	2.6	2.1	-19.2%
\$100,001 to \$150,000	1.7	1.7	0.0%
\$150,001 to \$200,000	1.9	1.7	-10.5%
\$200,001 to \$250,000	2.2	2.6	+18.2%
\$250,001 to \$350,000	4.3	4.2	-2.3%
\$350,001 and Above	4.0	5.5	+37.5%
All Price Ranges	2.4	2.5	+4.2%

By Construction Status

	1-2017	1-2018	Change
Previously Owned	3.4	2.6	-23.5%
New Construction	8.0	7.2	-10.0%
All Construction Statuses	2.5	2.4	-4.0%

	1-2017	1-2018	Change
\$100,000 and Below	3.5	2.7	-22.9%
\$100,001 to \$150,000	8.2	6.6	-19.5%
All Price Ranges	2.6	2.4	-7.7%