



Housing Supply Overview



February 2018

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

Quick Facts

+ 6.6%

+ 16.6%

- 2.9%

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**

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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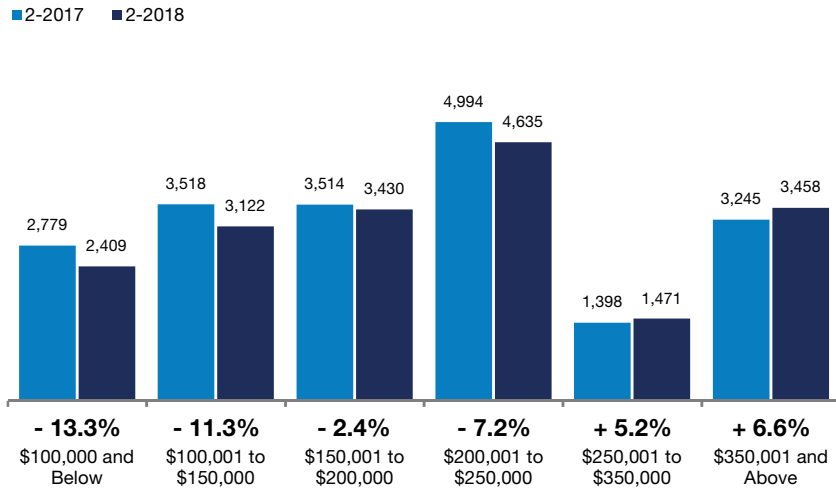


Pending Sales

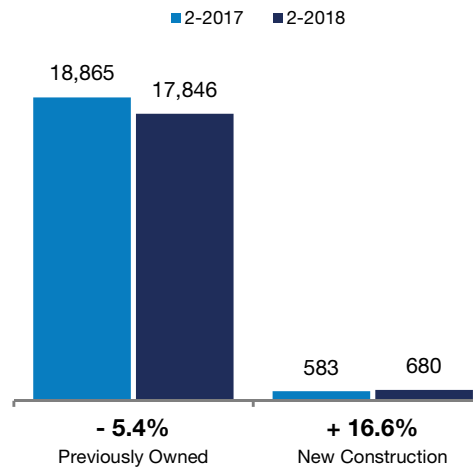
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



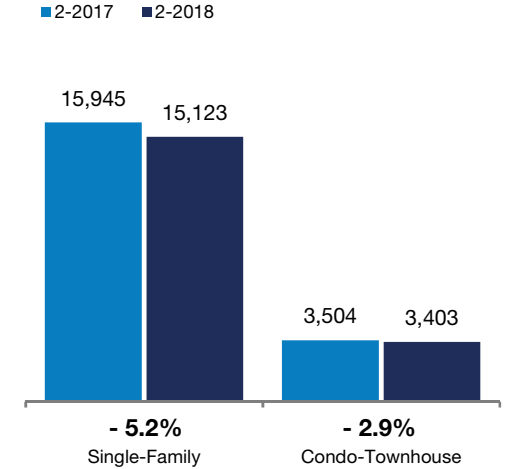
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	2-2017	2-2018	Change
\$100,000 and Below	2,779	2,409	- 13.3%
\$100,001 to \$150,000	3,518	3,122	- 11.3%
\$150,001 to \$200,000	3,514	3,430	- 2.4%
\$200,001 to \$250,000	4,994	4,635	- 7.2%
\$250,001 to \$350,000	1,398	1,471	+ 5.2%
\$350,001 and Above	3,245	3,458	+ 6.6%
All Price Ranges	19,449	18,526	- 4.7%

Single-Family

2-2017	2-2018	Change	2-2017	2-2018	Change
2,090	1,785	- 14.6%	689	624	- 9.4%
2,626	2,335	- 11.1%	892	787	- 11.8%
2,736	2,653	- 3.0%	778	777	- 0.1%
4,357	3,981	- 8.6%	637	654	+ 2.7%
1,200	1,275	+ 6.3%	198	196	- 1.0%
2,935	3,093	+ 5.4%	310	365	+ 17.7%
15,945	15,123	- 5.2%	3,504	3,403	- 2.9%

Condo-Townhouse

By Construction Status	2-2017	2-2018	Change
Previously Owned	18,865	17,846	- 5.4%
New Construction	583	680	+ 16.6%
All Construction Statuses	19,449	18,526	- 4.7%

2-2017	2-2018	Change	2-2017	2-2018	Change
15,527	14,649	- 5.7%	3,338	3,197	- 4.2%
417	474	+ 13.7%	166	206	+ 24.1%
15,945	15,123	- 5.2%	3,504	3,403	- 2.9%

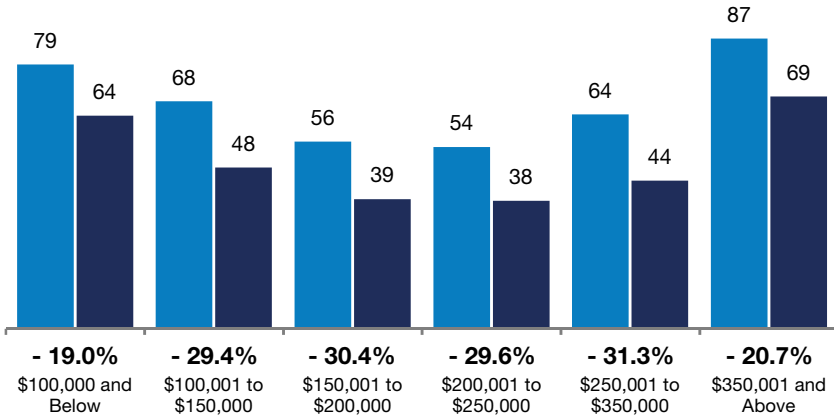
Days on Market Until Sale

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



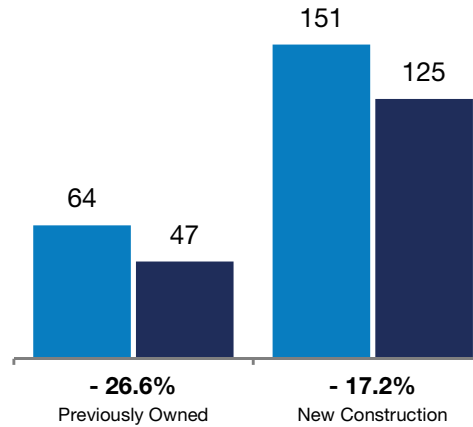
By Price Range

■ 2-2017 ■ 2-2018



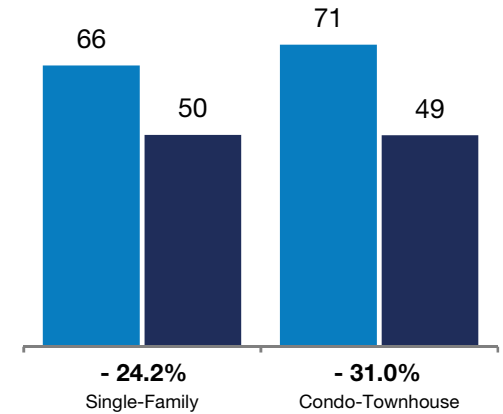
By Construction Status

■ 2-2017 ■ 2-2018



By Property Type

■ 2-2017 ■ 2-2018



All Properties

By Price Range

	2-2017	2-2018	Change
\$100,000 and Below	79	64	-19.0%
\$100,001 to \$150,000	68	48	-29.4%
\$150,001 to \$200,000	56	39	-30.4%
\$200,001 to \$250,000	54	38	-29.6%
\$250,001 to \$350,000	64	44	-31.3%
\$350,001 and Above	87	69	-20.7%
All Price Ranges	67	50	-25.4%

Single-Family

	2-2017	2-2018	Change
Single-Family	66	50	-24.2%
Condo-Townhouse	71	49	-31.0%

Condo-Townhouse

By Construction Status

	2-2017	2-2018	Change
Previously Owned	64	47	-26.6%
New Construction	151	125	-17.2%
All Construction Statuses	67	50	-25.4%

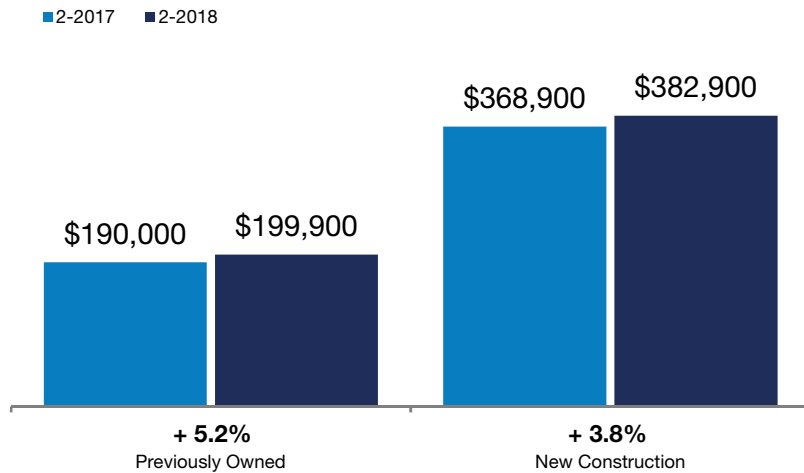
	2-2017	2-2018	Change
Single-Family	64	47	-26.6%
Condo-Townhouse	149	132	-11.4%
All Construction Statuses	66	50	-24.2%

Median Sales Price

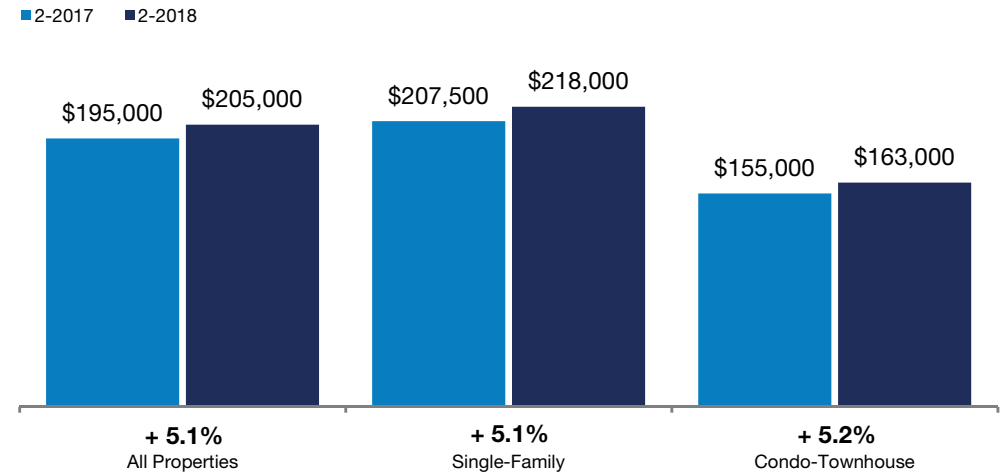
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type



All Properties

By Construction Status	2-2017	2-2018	Change
Previously Owned	\$190,000	\$199,900	+ 5.2%
New Construction	\$368,900	\$382,900	+ 3.8%
All Construction Statuses	\$195,000	\$205,000	+ 5.1%

Single-Family

2-2017	2-2018	Change	2-2017	2-2018	Change
\$204,000	\$214,000	+ 4.9%	\$151,500	\$159,625	+ 5.4%
\$381,700	\$395,200	+ 3.5%	\$347,861	\$350,000	+ 0.6%
\$207,500	\$218,000	+ 5.1%	\$155,000	\$163,000	+ 5.2%

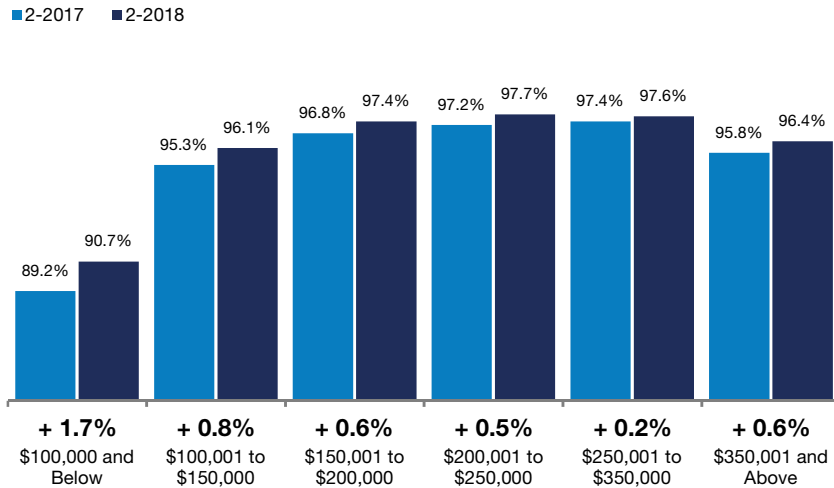
Condo-Townhouse

Percent of Original List Price Received

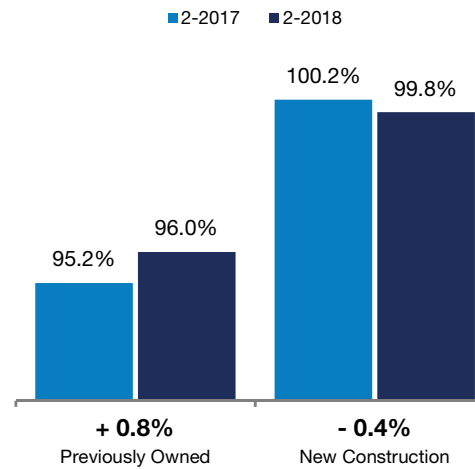
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



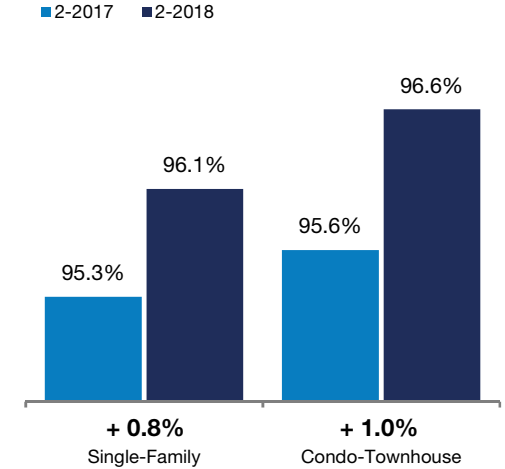
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	2-2017	2-2018	Change
\$100,000 and Below	89.2%	90.7%	+ 1.7%
\$100,001 to \$150,000	95.3%	96.1%	+ 0.8%
\$150,001 to \$200,000	96.8%	97.4%	+ 0.6%
\$200,001 to \$250,000	97.2%	97.7%	+ 0.5%
\$250,001 to \$350,000	97.4%	97.6%	+ 0.2%
\$350,001 and Above	95.8%	96.4%	+ 0.6%
All Price Ranges	95.3%	96.2%	+ 0.9%

Single-Family

2-2017	2-2018	Change	2-2017	2-2018	Change
88.6%	90.1%	+ 1.7%	91.3%	92.4%	+ 1.2%
95.1%	95.8%	+ 0.7%	95.7%	97.0%	+ 1.4%
96.7%	97.2%	+ 0.5%	97.1%	97.7%	+ 0.6%
97.2%	97.7%	+ 0.5%	96.8%	97.6%	+ 0.8%
97.2%	97.5%	+ 0.3%	98.5%	98.2%	- 0.3%
95.6%	96.1%	+ 0.5%	98.3%	98.9%	+ 0.6%
95.3%	96.1%	+ 0.8%	95.6%	96.6%	+ 1.0%

Condo-Townhouse

By Construction Status	2-2017	2-2018	Change
Previously Owned	95.2%	96.0%	+ 0.8%
New Construction	100.2%	99.8%	- 0.4%
All Construction Statuses	95.3%	96.2%	+ 0.9%

2-2017	2-2018	Change	2-2017	2-2018	Change
95.2%	96.0%	+ 0.8%	95.2%	96.3%	+ 1.2%
98.7%	98.5%	- 0.2%	103.9%	103.1%	- 0.8%
95.3%	96.1%	+ 0.8%	95.6%	96.6%	+ 1.0%

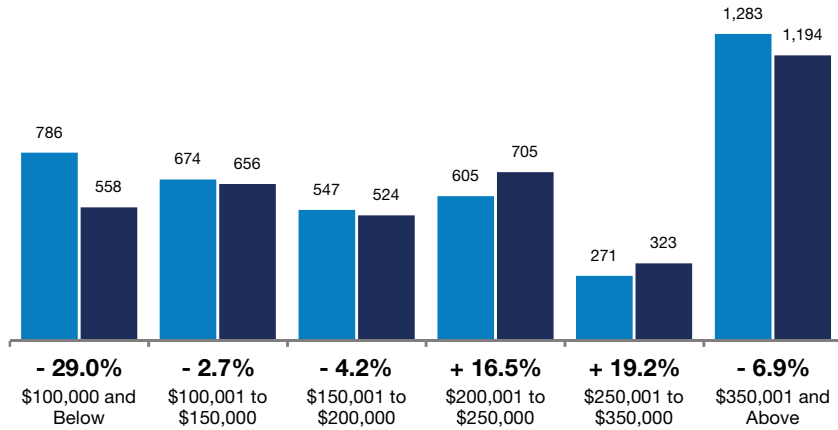
Inventory of Homes for Sale

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



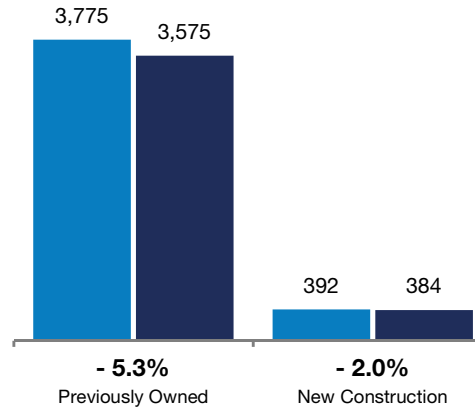
By Price Range

■ 2-2017 ■ 2-2018



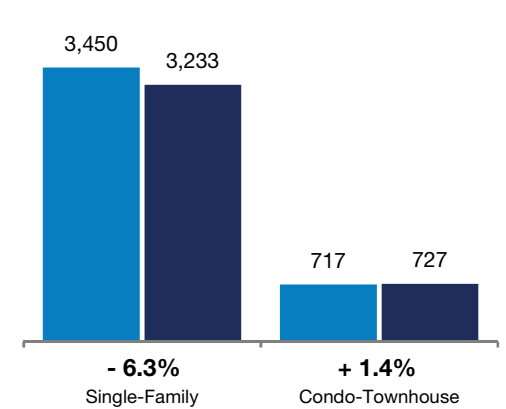
By Construction Status

■ 2-2017 ■ 2-2018



By Property Type

■ 2-2017 ■ 2-2018



All Properties

By Price Range

	2-2017	2-2018	Change
\$100,000 and Below	786	558	- 29.0%
\$100,001 to \$150,000	674	656	- 2.7%
\$150,001 to \$200,000	547	524	- 4.2%
\$200,001 to \$250,000	605	705	+ 16.5%
\$250,001 to \$350,000	271	323	+ 19.2%
\$350,001 and Above	1,283	1,194	- 6.9%
All Price Ranges	4,167	3,960	- 5.0%

Single-Family

	2-2017	2-2018	Change
Previously Owned	615	439	- 28.6%
New Construction	559	530	- 5.2%
Single-Family	423	415	- 1.9%
Condo-Townhouse	480	562	+ 17.1%
Single-Family	203	251	+ 23.6%
Condo-Townhouse	1,169	1,036	- 11.4%
All Single-Family	3,450	3,233	- 6.3%

Condo-Townhouse

	2-2017	2-2018	Change
Single-Family	171	119	- 30.4%
Condo-Townhouse	115	126	+ 9.6%
Single-Family	124	109	- 12.1%
Condo-Townhouse	125	143	+ 14.4%
Single-Family	68	72	+ 5.9%
Condo-Townhouse	114	158	+ 38.6%
All Condo-Townhouse	717	727	+ 1.4%

By Construction Status

	2-2017	2-2018	Change
Previously Owned	3,775	3,575	- 5.3%
New Construction	392	384	- 2.0%
All Construction Statuses	4,167	3,960	- 5.0%

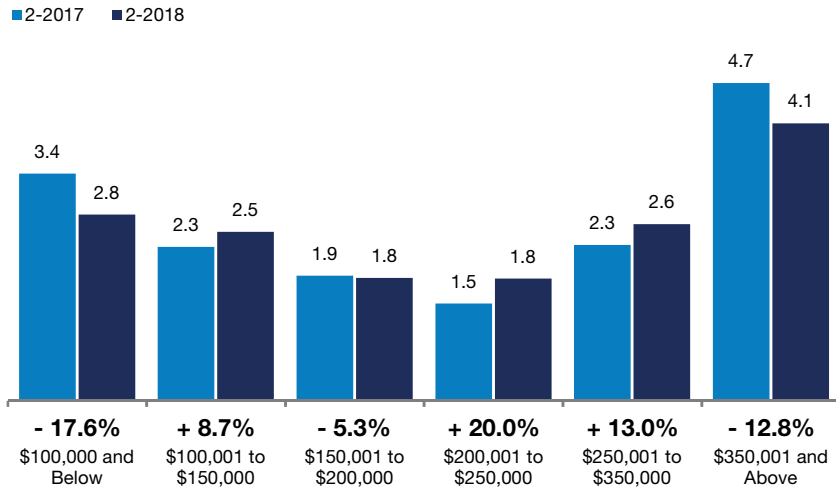
	2-2017	2-2018	Change
Single-Family	3,163	2,989	- 5.5%
Condo-Townhouse	287	243	- 15.3%
All Single-Family	3,450	3,233	- 6.3%
Single-Family	612	586	- 4.2%
Condo-Townhouse	105	141	+ 34.3%
All Condo-Townhouse	717	727	+ 1.4%

Months Supply of Inventory

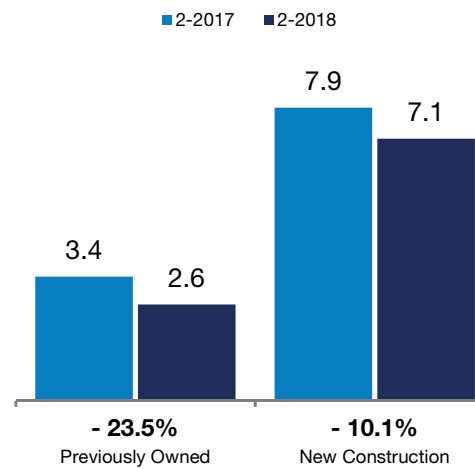
The inventory of homes for sale at the end of the most recent month, based on one month of activity, divided by the average monthly pending sales from the last 12 months.



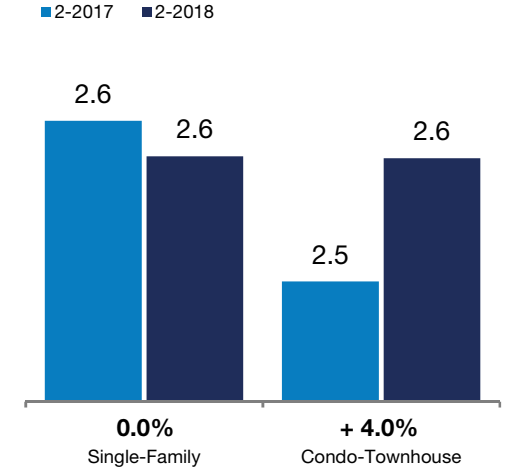
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	2-2017	2-2018	Change
\$100,000 and Below	3.4	2.8	-17.6%
\$100,001 to \$150,000	2.3	2.5	+8.7%
\$150,001 to \$200,000	1.9	1.8	-5.3%
\$200,001 to \$250,000	1.5	1.8	+20.0%
\$250,001 to \$350,000	2.3	2.6	+13.0%
\$350,001 and Above	4.7	4.1	-12.8%
All Price Ranges	2.6	2.6	0.0%

Single-Family

2-2017	2-2018	Change	2-2017	2-2018	Change
3.5	3.0	-14.3%	3.0	2.3	-23.3%
2.6	2.7	+3.8%	1.5	1.9	+26.7%
1.9	1.9	0.0%	1.9	1.7	-10.5%
1.3	1.7	+30.8%	2.4	2.6	+8.3%
2.0	2.4	+20.0%	4.1	4.4	+7.3%
4.8	4.0	-16.7%	4.4	5.2	+18.2%
2.6	2.6	0.0%	2.5	2.6	+4.0%

Condo-Townhouse

By Construction Status	2-2017	2-2018	Change
Previously Owned	3.4	2.6	-23.5%
New Construction	7.9	7.1	-10.1%
All Construction Statuses	2.6	2.6	0.0%

2-2017	2-2018	Change	2-2017	2-2018	Change
3.4	2.7	-20.6%	3.0	2.2	-26.7%
8.2	6.4	-22.0%	7.3	8.8	+20.5%
2.6	2.6	0.0%	2.5	2.6	+4.0%