



Housing Supply Overview



May 2018

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

Quick Facts

- 1.0%	+ 5.5%	- 9.5%
Price Range With the Strongest Sales: \$250,001 to \$350,000	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
Months Supply of Inventory	7

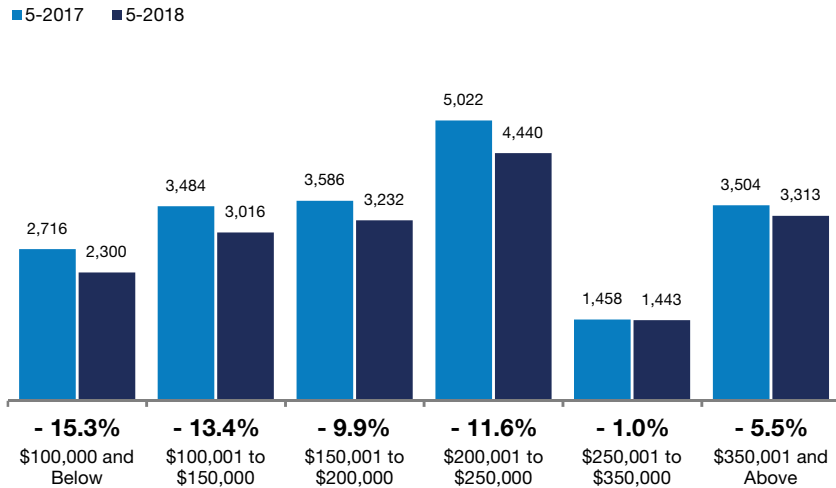


Pending Sales

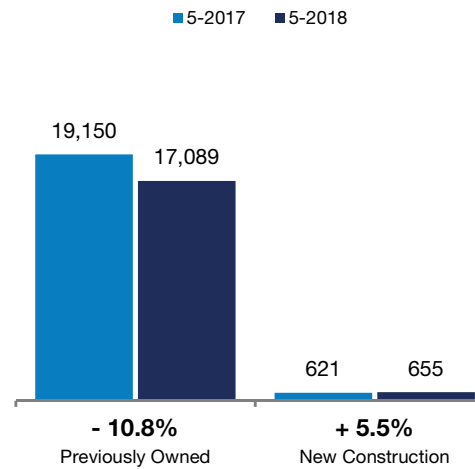
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



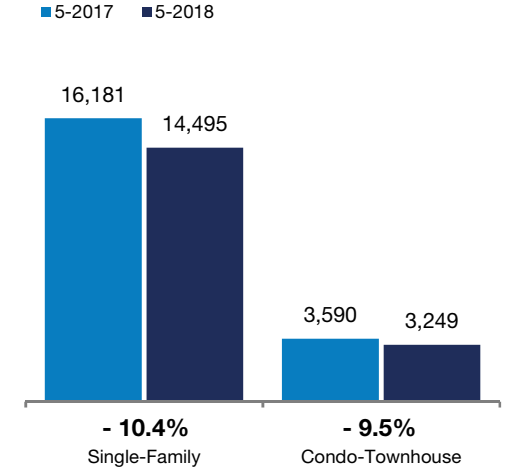
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	5-2017	5-2018	Change
\$100,000 and Below	2,716	2,300	- 15.3%
\$100,001 to \$150,000	3,484	3,016	- 13.4%
\$150,001 to \$200,000	3,586	3,232	- 9.9%
\$200,001 to \$250,000	5,022	4,440	- 11.6%
\$250,001 to \$350,000	1,458	1,443	- 1.0%
\$350,001 and Above	3,504	3,313	- 5.5%
All Price Ranges	19,771	17,744	- 10.3%

Single-Family

5-2017	5-2018	Change	5-2017	5-2018	Change
2,018	1,714	- 15.1%	698	586	- 16.0%
2,607	2,260	- 13.3%	877	756	- 13.8%
2,769	2,523	- 8.9%	817	709	- 13.2%
4,358	3,797	- 12.9%	664	643	- 3.2%
1,258	1,237	- 1.7%	200	206	+ 3.0%
3,170	2,964	- 6.5%	334	349	+ 4.5%
16,181	14,495	- 10.4%	3,590	3,249	- 9.5%

Condo-Townhouse

By Construction Status	5-2017	5-2018	Change
Previously Owned	19,150	17,089	- 10.8%
New Construction	621	655	+ 5.5%
All Construction Statuses	19,771	17,744	- 10.3%

5-2017	5-2018	Change	5-2017	5-2018	Change
15,740	14,030	- 10.9%	3,410	3,059	- 10.3%
441	465	+ 5.4%	180	190	+ 5.6%
16,181	14,495	- 10.4%	3,590	3,249	- 9.5%

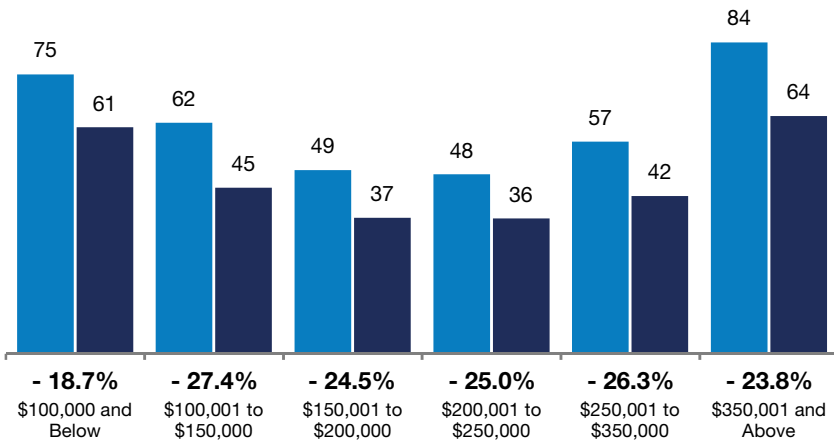
Days on Market Until Sale

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



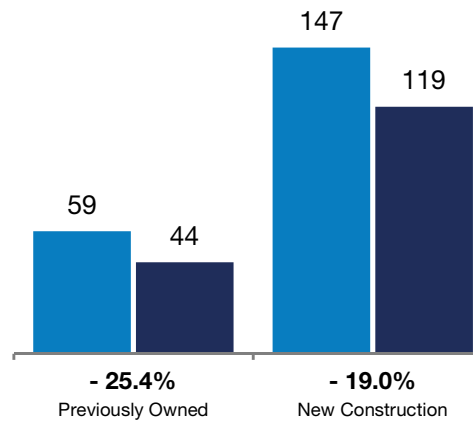
By Price Range

■ 5-2017 ■ 5-2018



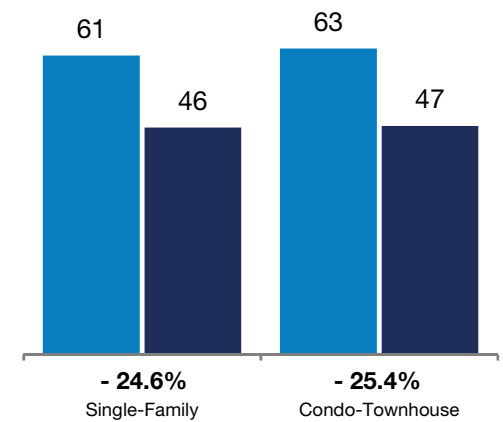
By Construction Status

■ 5-2017 ■ 5-2018



By Property Type

■ 5-2017 ■ 5-2018



All Properties

By Price Range

	5-2017	5-2018	Change
\$100,000 and Below	75	61	- 18.7%
\$100,001 to \$150,000	62	45	- 27.4%
\$150,001 to \$200,000	49	37	- 24.5%
\$200,001 to \$250,000	48	36	- 25.0%
\$250,001 to \$350,000	57	42	- 26.3%
\$350,001 and Above	84	64	- 23.8%
All Price Ranges	62	47	- 24.2%

Single-Family

	5-2017	5-2018	Change
\$100,000 and Below	76	65	- 14.5%
\$100,001 to \$150,000	64	46	- 28.1%
\$150,001 to \$200,000	48	36	- 25.0%
\$200,001 to \$250,000	47	35	- 25.5%
\$250,001 to \$350,000	54	39	- 27.8%
\$350,001 and Above	84	64	- 23.8%
All Price Ranges	61	46	- 24.6%

Condo-Townhouse

	5-2017	5-2018	Change
\$100,000 and Below	73	49	- 32.9%
\$100,001 to \$150,000	57	41	- 28.1%
\$150,001 to \$200,000	53	38	- 28.3%
\$200,001 to \$250,000	56	46	- 17.9%
\$250,001 to \$350,000	83	64	- 22.9%
\$350,001 and Above	84	67	- 20.2%
All Price Ranges	63	47	- 25.4%

By Construction Status

	5-2017	5-2018	Change
Previously Owned	59	44	- 25.4%
New Construction	147	119	- 19.0%
All Construction Statuses	62	47	- 24.2%

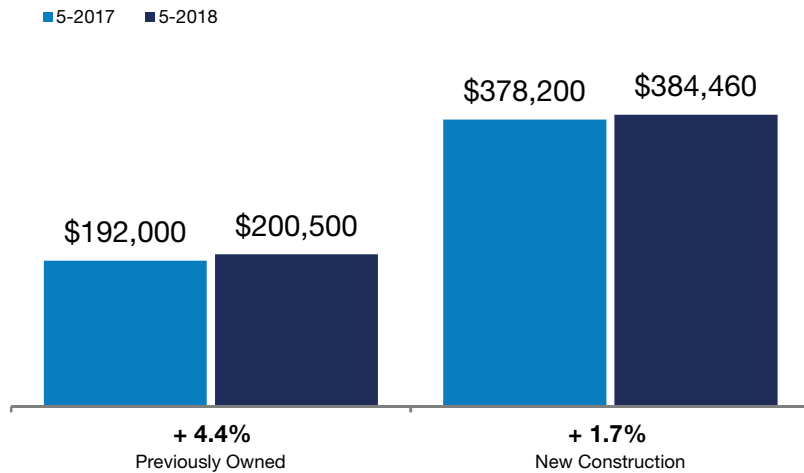
	5-2017	5-2018	Change
Previously Owned	59	44	- 25.4%
New Construction	151	122	- 19.2%
All Construction Statuses	61	46	- 24.6%

Median Sales Price

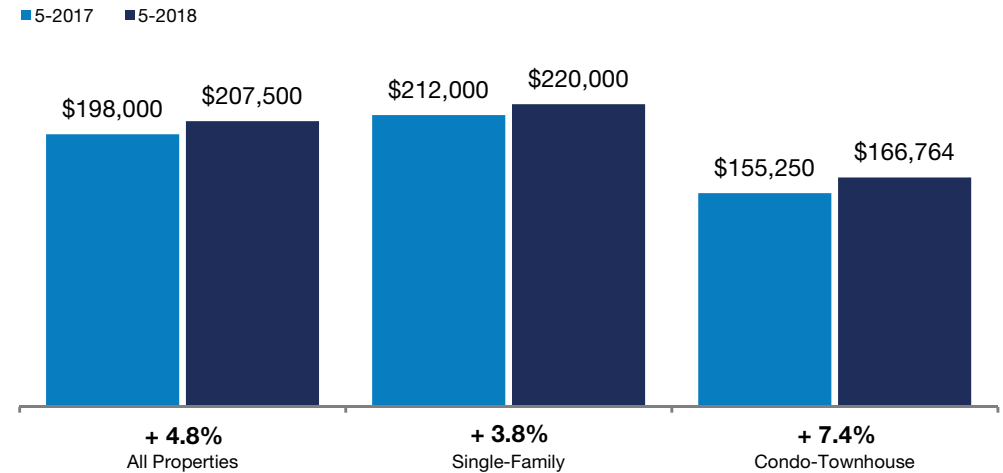
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type



All Properties

By Construction Status	5-2017	5-2018	Change
Previously Owned	\$192,000	\$200,500	+ 4.4%
New Construction	\$378,200	\$384,460	+ 1.7%
All Construction Statuses	\$198,000	\$207,500	+ 4.8%

Single-Family

5-2017	5-2018	Change	5-2017	5-2018	Change
\$207,500	\$215,000	+ 3.6%	\$152,000	\$161,000	+ 5.9%
\$389,900	\$399,900	+ 2.6%	\$350,000	\$349,900	- 0.0%
\$212,000	\$220,000	+ 3.8%	\$155,250	\$166,764	+ 7.4%

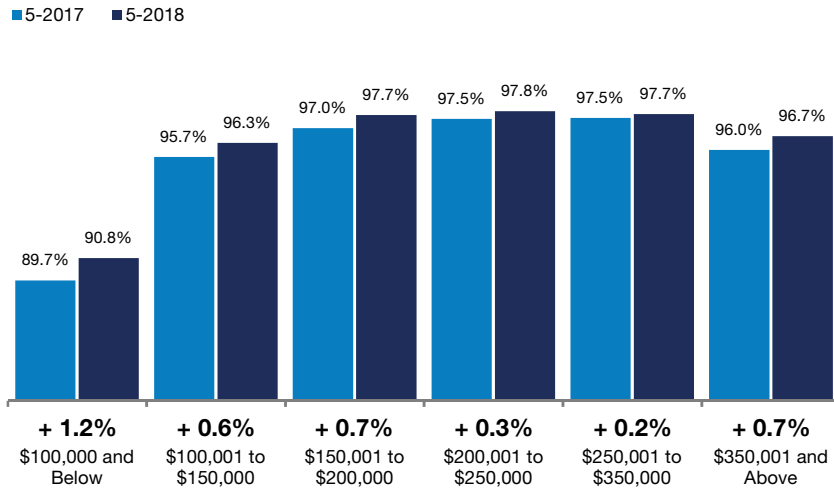
Condo-Townhouse

Percent of Original List Price Received

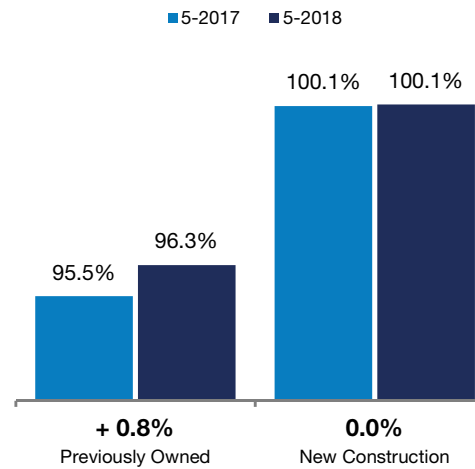
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



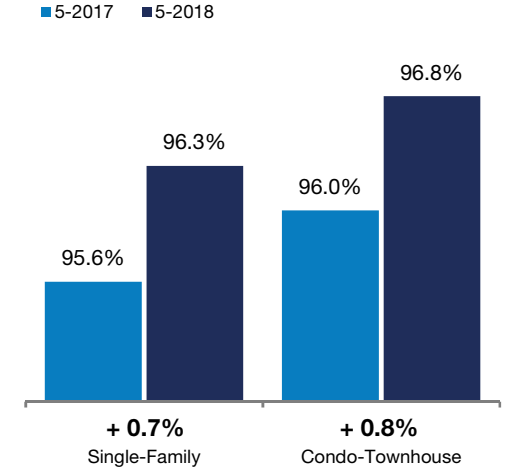
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	5-2017	5-2018	Change
\$100,000 and Below	89.7%	90.8%	+ 1.2%
\$100,001 to \$150,000	95.7%	96.3%	+ 0.6%
\$150,001 to \$200,000	97.0%	97.7%	+ 0.7%
\$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	96.0%	96.7%	+ 0.7%
All Price Ranges	95.7%	96.4%	+ 0.7%

Single-Family

5-2017	5-2018	Change	5-2017	5-2018	Change
89.0%	90.2%	+ 1.3%	91.8%	92.6%	+ 0.9%
95.4%	96.1%	+ 0.7%	96.3%	97.0%	+ 0.7%
96.9%	97.6%	+ 0.7%	97.5%	97.9%	+ 0.4%
97.5%	97.9%	+ 0.4%	97.0%	97.7%	+ 0.7%
97.4%	97.7%	+ 0.3%	98.7%	97.9%	- 0.8%
95.7%	96.4%	+ 0.7%	98.7%	98.8%	+ 0.1%
95.6%	96.3%	+ 0.7%	96.0%	96.8%	+ 0.8%

Condo-Townhouse

By Construction Status	5-2017	5-2018	Change
Previously Owned	95.5%	96.3%	+ 0.8%
New Construction	100.1%	100.1%	0.0%
All Construction Statuses	95.7%	96.4%	+ 0.7%

5-2017	5-2018	Change	5-2017	5-2018	Change
95.5%	96.2%	+ 0.7%	95.7%	96.4%	+ 0.7%
98.7%	98.8%	+ 0.1%	103.9%	103.3%	- 0.6%
95.6%	96.3%	+ 0.7%	96.0%	96.8%	+ 0.8%

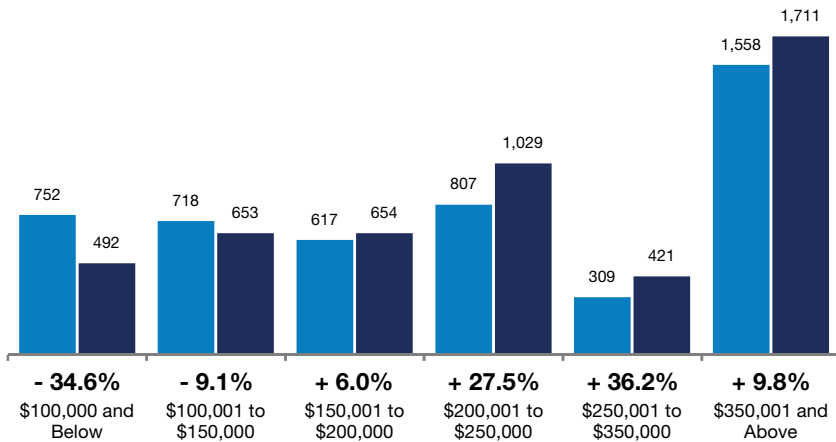
Inventory of Homes for Sale

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



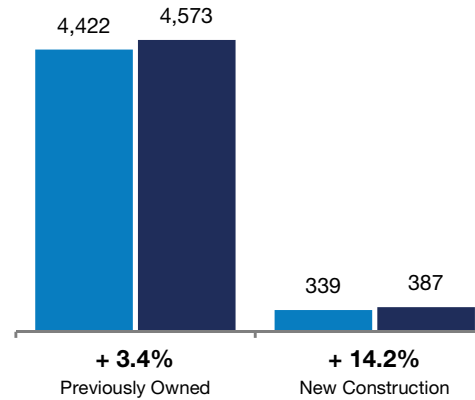
By Price Range

■ 5-2017 ■ 5-2018



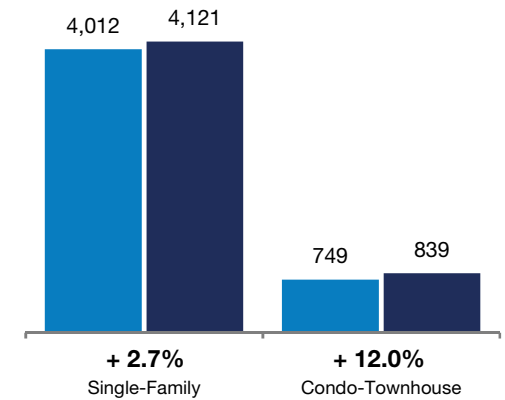
By Construction Status

■ 5-2017 ■ 5-2018



By Property Type

■ 5-2017 ■ 5-2018



All Properties

By Price Range

	5-2017	5-2018	Change
\$100,000 and Below	752	492	- 34.6%
\$100,001 to \$150,000	718	653	- 9.1%
\$150,001 to \$200,000	617	654	+ 6.0%
\$200,001 to \$250,000	807	1,029	+ 27.5%
\$250,001 to \$350,000	309	421	+ 36.2%
\$350,001 and Above	1,558	1,711	+ 9.8%
All Price Ranges	4,761	4,960	+ 4.2%

Single-Family

	5-2017	5-2018	Change
Previously Owned	619	367	- 40.7%
New Construction	581	504	- 13.3%
Single-Family	484	513	+ 6.0%
Condo-Townhouse	661	863	+ 30.6%
Single-Family	246	348	+ 41.5%
Condo-Townhouse	1,421	1,526	+ 7.4%
All Single-Family	4,012	4,121	+ 2.7%

Condo-Townhouse

	5-2017	5-2018	Change
Single-Family	133	125	- 6.0%
Condo-Townhouse	137	149	+ 8.8%
Single-Family	133	141	+ 6.0%
Condo-Townhouse	146	166	+ 13.7%
Single-Family	63	73	+ 15.9%
Condo-Townhouse	137	185	+ 35.0%
All Condo-Townhouse	749	839	+ 12.0%

By Construction Status

	5-2017	5-2018	Change
Previously Owned	4,422	4,573	+ 3.4%
New Construction	339	387	+ 14.2%
All Construction Statuses	4,761	4,960	+ 4.2%

	5-2017	5-2018	Change
Previously Owned	3,785	3,882	+ 2.6%
New Construction	227	239	+ 5.3%
All Single-Family	4,012	4,121	+ 2.7%

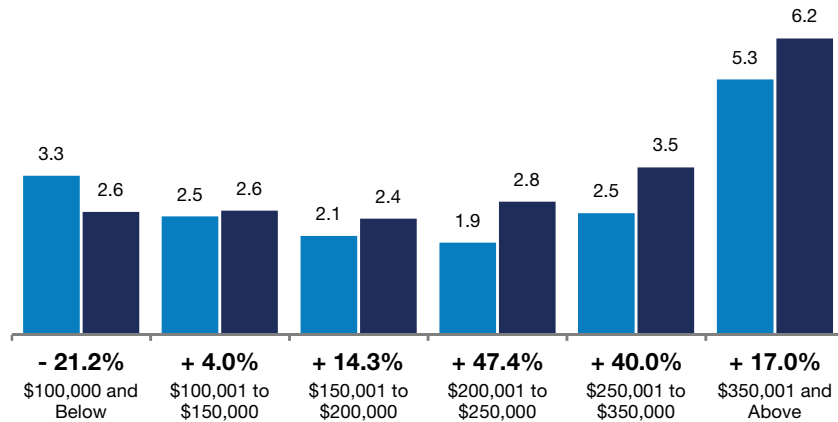
Months Supply of Inventory

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.



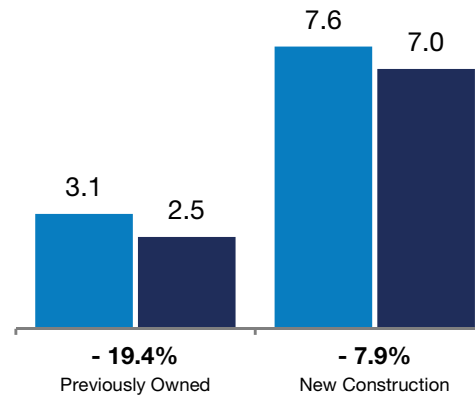
By Price Range

■ 5-2017 ■ 5-2018



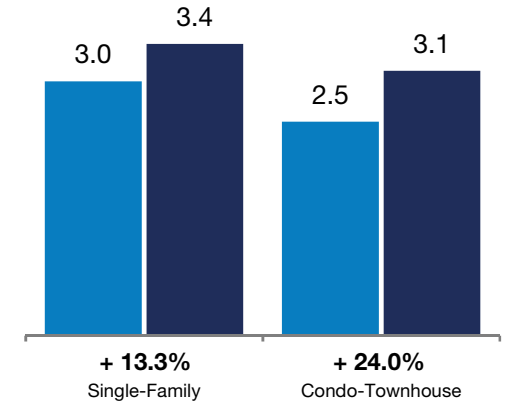
By Construction Status

■ 5-2017 ■ 5-2018



By Property Type

■ 5-2017 ■ 5-2018



All Properties

By Price Range

	5-2017	5-2018	Change
\$100,000 and Below	3.3	2.6	- 21.2%
\$100,001 to \$150,000	2.5	2.6	+ 4.0%
\$150,001 to \$200,000	2.1	2.4	+ 14.3%
\$200,001 to \$250,000	1.9	2.8	+ 47.4%
\$250,001 to \$350,000	2.5	3.5	+ 40.0%
\$350,001 and Above	5.3	6.2	+ 17.0%
All Price Ranges	2.9	3.4	+ 17.2%

Single-Family

	5-2017	5-2018	Change
Single-Family	3.7	2.6	- 29.7%
Condo-Townhouse	2.7	2.7	0.0%
Single-Family	1.9	2.4	+ 26.3%
Condo-Townhouse	2.1	2.4	+ 14.3%
Single-Family	2.0	2.4	+ 20.0%
Condo-Townhouse	1.8	2.7	+ 50.0%
Single-Family	2.6	3.1	+ 19.2%
Condo-Townhouse	2.3	3.4	+ 47.8%
Single-Family	3.8	4.3	+ 13.2%
Condo-Townhouse	5.4	6.2	+ 14.8%
Single-Family	4.9	6.4	+ 30.6%
All Single-Family	3.0	3.4	+ 13.3%
All Condo-Townhouse	2.5	3.1	+ 24.0%

Condo-Townhouse

By Construction Status

	5-2017	5-2018	Change
Previously Owned	3.1	2.5	- 19.4%
New Construction	7.6	7.0	- 7.9%
All Construction Statuses	2.9	3.4	+ 17.2%

	5-2017	5-2018	Change
Single-Family	3.2	2.6	- 18.8%
Condo-Townhouse	7.9	6.2	- 21.5%
Single-Family	2.7	2.1	- 22.2%
Condo-Townhouse	7.0	9.1	+ 30.0%
All Single-Family	3.0	3.4	+ 13.3%
All Condo-Townhouse	2.5	3.1	+ 24.0%