Date:	5/18/15
For Release:	Immediately
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Home Sales and Median Prices Grow at Robust Pace in April

MADISON, Wis. – For the second straight month, the Wisconsin housing market grew at a very strong annual pace, according to the most recent housing market analysis released by the Wisconsin REALTORS® Association (WRA). Existing home sales were up 16.8 percent comparing April 2015 with the same month in 2014, and median prices rose 10.7 percent to $154,900 in April 2015 relative to April 2014.

"After a slow start to the year, the spring housing market has really come to life," said Dan Kruse, WRA board chairman. To put into perspective, April 2015 is the strongest April sales total since 2010, and the second strongest since 2006, before the recession began. "The growth in sales was strong in every region of the state and was especially robust in the less-urban regions," said Kruse. The Central region was up 41.2 percent in April 2015 compared to April last year, whereas the West grew 24.4 percent, and the North region increased 22.3 percent over that period. The remaining three regions are more urban, and although inventory levels are tighter in metropolitan areas, they still grew at very healthy rates. Comparing April 2015 to that same month in 2014, sales in the Northeast region increased 17.1 percent; the South Central region rose 14.6 percent; and the Southeast region grew at 11.7 percent.

Home prices also increased at a robust pace in April, with the median price of existing homes up 10.7 percent to $154,900. "This begins the fourth year of median price growth in the state," said WRA President and CEO Michael Theo. Median prices first turned upward in March 2012 relative to March 2011, and for all but two months since that time, median prices have grown on a year-over-year basis. Still, this is the strongest median price appreciation since June 2013, when median prices grew at 12 percent. "There are several factors that contribute to these trends, but one of the most important is the tightening of available inventory in the state," said Theo. The seasonally adjusted inventory levels averaged 68,771 units for the first four months of 2010 as the market began to emerge from the recession, and the levels have since fallen to an average of 48,959 for the first four months of 2015. "Statewide, we've got 8.5 months of available supply as of April, but things are much tighter in the urban counties," said Theo. The rural counties have 13.4 months of supply, but the metropolitan counties are at just 6.7 months of available inventory.

Housing affordability continues to be high in the state. The Wisconsin Housing Affordability Index shows the percent of the median-priced home that the buyer with a median family income can afford to buy. This assumes a 20 percent down payment on a 30-year mortgage financed at current mortgage rates. The index was at 238 in April, which is nearly unchanged from April last year; but the index is down from 264 in January. "We've been lucky," said Theo, who noted that the 30-year fixed-rate mortgage stood at 3.67 percent in April 2015, which is a little more than a half percent lower than April 2014. Modest improvements in family income combined with lower mortgage rates have helped offset the strong increase in home prices. "The big question is when the Fed will start raising short-term interest rates, which will likely influence mortgage rates," said Theo. When these rates start moving up, affordability will almost certainly suffer. "This really is a very good time to get into housing for those with solid credit, and an experienced REALTOR® can help buyers find the best values in this market while rates are still low," he said.

The Wisconsin REALTORS® Association is one of the largest trade associations in the state, representing over 14,000 real estate brokers, sales people and affiliates statewide. All county figures on sales volume and median prices are compiled by the Wisconsin REALTORS® Association and are not seasonally adjusted. Median prices are only computed if the county recorded at least 10 home sales in the quarter. All data collected by Wisconsin REALTORS® Association are subject to revision if more complete data become available. Beginning in 2010, all historical sales volume and median price data at the county level have been re-benchmarked using the Techmark system which accesses MLS data directly and in real time. The Wisconsin Housing Affordability Index is updated monthly with the most recent data on median housing prices, mortgage rates, and estimated median family income data for Wisconsin. Data on state foreclosure activity is compiled by Dr. Russ Kashian at the University of Wisconsin – Whitewater.

Wisconsin Monthly Housing Statistics Report - April 2015

Provided by the Wisconsin REALTORS® Association

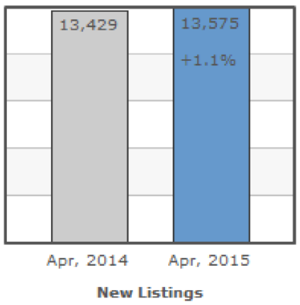
Report Criteria: Reflecting data through: April 2015 | State: WI | Type: Residential

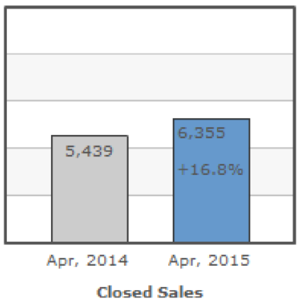
Wisconsin - Statewide

Wisconsin	4/2014	4/2015	% Change	YTD 2014	YTD 2015	YTD % Change
New Listings	13,429	13,575	+1.1%	38,847	41,730	+7.4%
Closed Sales	5,439	6,355	+16.8%	16,907	18,668	+10.4%
Median Sales Price	139,900	154,900	+10.7%	134,900	145,550	+7.9%
Months Supply of Inventory	8.9	8.5	-4.5%			
Inventory of Homes for Sale	50,465	50,258	-0.4%			

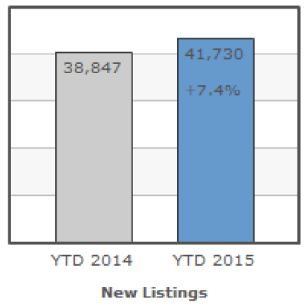
Inventory of homes for sale includes residential single family, duplex, condo, and townhouse properties.

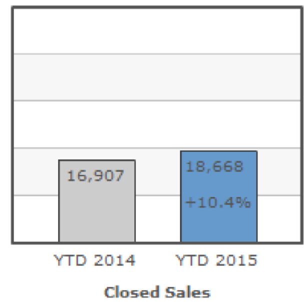
Current Month





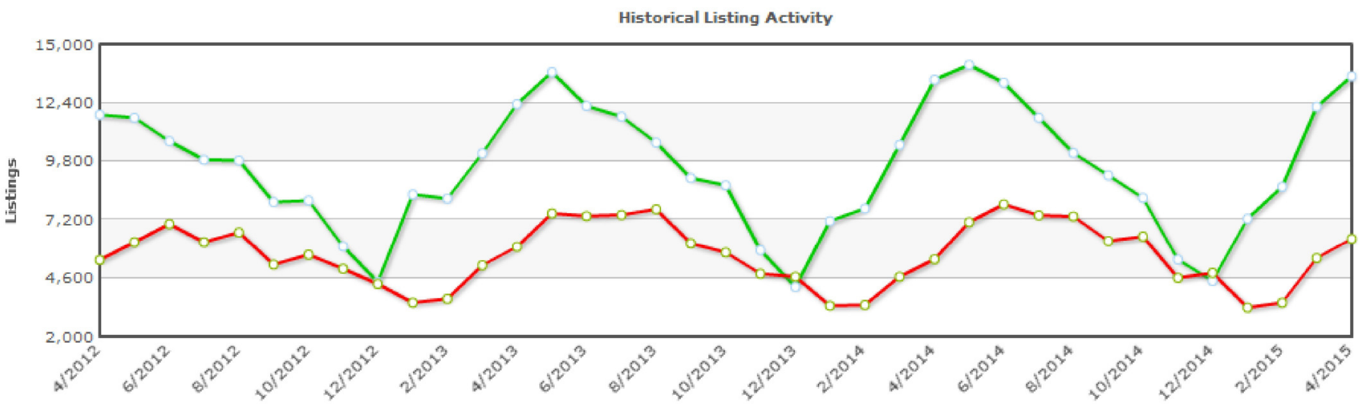
Year-to-date



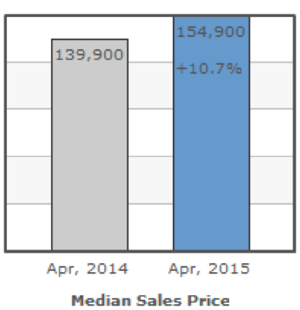


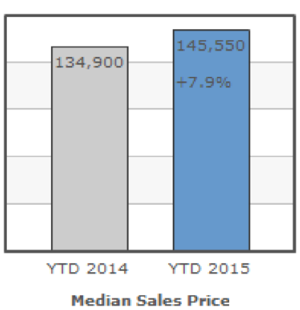
Historical Activity

New Listings | Sold Listings

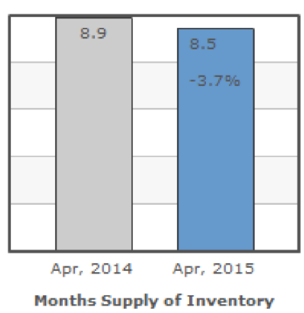


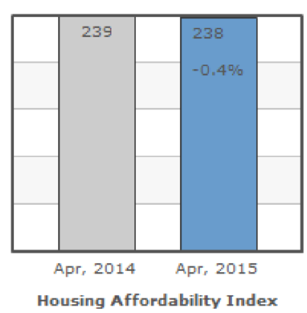
Median Sales Price





Inventory and Affordability





Wisconsin REALTORS® Association · 608-241-2047

The information used to create the April 2015 Housing Trends report was current as of 5/13/2015 9:10:00 PM. The information is subject to change due to the dynamic nature of the WRA's housing statistics system, which is updated daily based on information present in local participating MLS (multiple listing service) systems.

Wisconsin Regional Report

Provided by the Wisconsin REALTORS® Association

Report Criteria: Reflecting data through: April 2015 | State: WI | Type: Residential

		Median Price			Sales		
Region	**County**	**4/2015**	**4/2014**	**% Change**	**4/2015**	**4/2014**	**% Change**
Southeast	Kenosha	137,250	122,500	+12.0%	184	180	+2.2%
Southeast	Milwaukee	134,900	115,000	+17.3%	843	839	+0.5%
Southeast	Ozaukee	235,000	219,950	+6.8%	110	88	+25.0%
Southeast	Racine	145,000	117,200	+23.7%	231	176	+31.2%
Southeast	Sheboygan	117,950	114,900	+2.7%	132	111	+18.9%
Southeast	Walworth	168,250	160,000	+5.2%	154	117	+31.6%
Southeast	Washington	195,000	169,900	+14.8%	161	142	+13.4%
Southeast	Waukesha	241,500	230,000	+5.0%	478	400	+19.5%
Southeast	**Regional Total**	**169,150**	**145,000**	**+16.7%**	**2,293**	**2,053**	**+11.7%**

		Median Price			Sales		
Region	**County**	**4/2015**	**4/2014**	**% Change**	**4/2015**	**4/2014**	**% Change**
Milwaukee	Milwaukee	134,900	115,000	+17.3%	843	839	+0.5%
Milwaukee	Ozaukee	235,000	219,950	+6.8%	110	88	+25.0%
Milwaukee	Washington	195,000	169,900	+14.8%	161	142	+13.4%
Milwaukee	Waukesha	241,500	230,000	+5.0%	478	400	+19.5%
Milwaukee	**Regional Total**	**183,500**	**154,500**	**+18.8%**	**1,592**	**1,469**	**+8.4%**

		Median Price			Sales		
Region	**County**	**4/2015**	**4/2014**	**% Change**	**4/2015**	**4/2014**	**% Change**
South Central	Columbia	152,000	138,000	+10.1%	66	73	-9.6%
South Central	Crawford	109,000	116,000	-6.0%	10	13	-23.1%
South Central	Dane	229,900	209,950	+9.5%	743	600	+23.8%
South Central	Dodge	119,000	125,555	-5.2%	81	69	+17.4%
South Central	Grant	122,500	102,500	+19.5%	32	38	-15.8%
South Central	Green	173,000	109,000	+58.7%	47	43	+9.3%
South Central	Iowa	134,900	120,000	+12.4%	19	23	-17.4%
South Central	Jefferson	154,450	137,500	+12.3%	80	81	-1.2%
South Central	Lafayette	NA	NA	NA	9	9	0%
South Central	Richland	69,000	128,000	-46.1%	21	10	+110.0%
South Central	Rock	114,900	115,000	-0.1%	185	169	+9.5%
South Central	Sauk	163,600	155,000	+5.5%	77	67	+14.9%
South Central	**Regional Total**	**185,000**	**169,000**	**+9.5%**	**1,370**	**1,195**	**+14.6%**

Region	County	Median Price 4/2015	Median Price 4/2014	Median Price % Change	Sales 4/2015	Sales 4/2014	Sales % Change
West	Buffalo	NA	NA	NA	6	9	-33.3%
West	Chippewa	141,500	127,900	+10.6%	64	39	+64.1%
West	Dunn	157,500	120,000	+31.2%	51	45	+13.3%
West	Eau Claire	142,475	132,500	+7.5%	134	97	+38.1%
West	Jackson	107,500	141,250	-23.9%	17	18	-5.6%
West	La Crosse	135,000	133,500	+1.1%	104	88	+18.2%
West	Monroe	115,000	130,000	-11.5%	30	33	-9.1%
West	Pepin	124,000	NA	NA	16	2	+700%
West	Pierce	165,000	156,750	+5.3%	32	36	-11.1%
West	St. Croix	189,900	186,400	+1.9%	119	89	+33.7%
West	Trempealeau	123,200	86,420	+42.6%	20	16	+25.0%
West	Vernon	165,000	87,500	+88.6%	19	20	-5.0%
West	**Regional Total**	**152,000**	**135,000**	**+12.6%**	**612**	**492**	**+24.4%**

Region	County	Median Price 4/2015	Median Price 4/2014	Median Price % Change	Sales 4/2015	Sales 4/2014	Sales % Change
Northeast	Brown	146,800	143,000	+2.7%	289	261	+10.7%
Northeast	Calumet	175,450	162,940	+7.7%	48	55	-12.7%
Northeast	Door	225,000	117,500	+91.5%	37	30	+23.3%
Northeast	Fond du Lac	113,000	122,000	-7.4%	87	81	+7.4%
Northeast	Green Lake	136,000	117,450	+15.8%	19	22	-13.6%
Northeast	Kewaunee	80,950	106,300	-23.8%	18	12	+50.0%
Northeast	Manitowoc	82,000	90,000	-8.9%	87	67	+29.9%
Northeast	Marinette	94,500	73,000	+29.5%	41	44	-6.8%
Northeast	Menominee	NA	NA	NA	NA	2	NA
Northeast	Oconto	110,000	117,000	-6.0%	47	37	+27.0%
Northeast	Outagamie	144,900	129,950	+11.5%	215	152	+41.4%
Northeast	Shawano	105,000	78,950	+33.0%	31	32	-3.1%
Northeast	Waupaca	125,950	111,000	+13.5%	50	49	+2.0%
Northeast	Winnebago	119,000	119,950	-0.8%	193	148	+30.4%
Northeast	**Regional Total**	**132,000**	**122,000**	**+8.2%**	**1,162**	**992**	**+17.1%**

Region	County	Median Price 4/2015	Median Price 4/2014	Median Price % Change	Sales 4/2015	Sales 4/2014	Sales % Change
Central	Adams	90,825	75,900	+19.7%	41	33	+24.2%
Central	Clark	121,500	63,500	+91.3%	23	16	+43.8%
Central	Juneau	100,000	126,500	-20.9%	39	21	+85.7%
Central	Marathon	120,000	115,000	+4.3%	147	90	+63.3%
Central	Marquette	82,000	78,000	+5.1%	19	17	+11.8%
Central	Portage	119,550	121,000	-1.2%	60	52	+15.4%
Central	Waushara	97,500	79,500	+22.6%	27	28	-3.6%
Central	Wood	109,500	67,900	+61.3%	79	51	+54.9%
Central	**Regional Total**	**115,000**	**99,950**	**+15.1%**	**435**	**308**	**+41.2%**

Region	County	Median Price 4/2015	Median Price 4/2014	Median Price % Change	Sales 4/2015	Sales 4/2014	Sales % Change
North	Ashland	45,000	93,000	-51.6%	17	15	+13.3%
North	Barron	120,500	109,000	+10.6%	75	57	+31.6%
North	Bayfield	112,000	125,000	-10.4%	20	15	+33.3%
North	Burnett	160,950	99,000	+62.6%	28	38	-26.3%
North	Douglas	135,000	112,000	+20.5%	33	30	+10.0%
North	Florence	NA	NA	NA	3	2	+50.0%
North	Forest	NA	NA	NA	7	4	+75.0%
North	Iron	NA	NA	NA	4	4	0%
North	Langlade	90,444	39,900	+126.7%	22	23	-4.3%
North	Lincoln	101,000	98,000	+3.1%	29	30	-3.3%
North	Oneida	163,500	152,500	+7.2%	48	36	+33.3%
North	Polk	137,750	116,000	+18.8%	46	44	+4.5%
North	Price	97,000	80,000	+21.2%	25	16	+56.2%
North	Rusk	85,500	128,750	-33.6%	16	10	+60.0%
North	Sawyer	160,000	142,500	+12.3%	33	14	+135.7%
North	Taylor	112,250	NA	NA	12	9	+33.3%
North	Vilas	138,750	153,250	-9.5%	24	26	-7.7%
North	Washburn	146,250	165,000	-11.4%	30	13	+130.8%
North	**Regional Total**	**125,450**	**109,000**	**+15.1%**	**472**	**386**	**+22.3%**

Statewide Median Price 4/2015	Statewide Median Price 4/2014	Statewide Median Price % Change	Statewide Sales 4/2015	Statewide Sales 4/2014	Statewide Sales % Change
154,900	139,900	+10.7%	6,355	5,439	+16.8%

Wisconsin Regional Report

Provided by the Wisconsin REALTORS® Association

Report Criteria: Reflecting data through: April 2015 | State: WI | Type: Residential

Region	County	Median Price YTD 2015	Median Price YTD 2014	Median Price % Change	Sales YTD 2015	Sales YTD 2014	Sales % Change
Southeast	Kenosha	133,200	110,000	+21.1%	559	573	-2.4%
Southeast	Milwaukee	120,000	107,000	+12.1%	2,707	2,625	+3.1%
Southeast	Ozaukee	233,000	215,000	+8.4%	311	281	+10.7%
Southeast	Racine	135,750	105,900	+28.2%	666	567	+17.5%
Southeast	Sheboygan	116,000	110,000	+5.5%	357	356	+0.3%
Southeast	Walworth	166,450	149,950	+11.0%	450	364	+23.6%
Southeast	Washington	194,500	170,000	+14.4%	448	434	+3.2%
Southeast	Waukesha	237,000	223,025	+6.3%	1,369	1,176	+16.4%
Southeast	**Regional Total**	**155,250**	**139,000**	**+11.7%**	**6,867**	**6,376**	**+7.7%**

Region	County	Median Price YTD 2015	Median Price YTD 2014	Median Price % Change	Sales YTD 2015	Sales YTD 2014	Sales % Change
Milwaukee	Milwaukee	120,000	107,000	+12.1%	2,707	2,625	+3.1%
Milwaukee	Ozaukee	233,000	215,000	+8.4%	311	281	+10.7%
Milwaukee	Washington	194,500	170,000	+14.4%	448	434	+3.2%
Milwaukee	Waukesha	237,000	223,025	+6.3%	1,369	1,176	+16.4%
Milwaukee	**Regional Total**	**166,000**	**150,000**	**+10.7%**	**4,835**	**4,516**	**+7.1%**

Region	County	Median Price YTD 2015	Median Price YTD 2014	Median Price % Change	Sales YTD 2015	Sales YTD 2014	Sales % Change
South Central	Columbia	145,000	130,700	+10.9%	193	200	-3.5%
South Central	Crawford	83,000	105,000	-21.0%	29	39	-25.6%
South Central	Dane	222,000	203,952	+8.8%	2,038	1,738	+17.3%
South Central	Dodge	127,250	115,750	+9.9%	220	238	-7.6%
South Central	Grant	109,000	110,000	-0.9%	80	99	-19.2%
South Central	Green	150,000	125,000	+20.0%	137	107	+28.0%
South Central	Iowa	130,000	121,500	+7.0%	62	78	-20.5%
South Central	Jefferson	149,000	136,500	+9.2%	266	227	+17.2%
South Central	Lafayette	88,750	65,762	+35.0%	30	28	+7.1%
South Central	Richland	71,750	110,400	-35.0%	46	33	+39.4%
South Central	Rock	115,000	104,000	+10.6%	576	529	+8.9%
South Central	Sauk	149,000	140,000	+6.4%	202	190	+6.3%
South Central	**Regional Total**	**176,750**	**163,000**	**+8.4%**	**3,879**	**3,506**	**+10.6%**

Region	County	Median Price YTD 2015	Median Price YTD 2014	Median Price % Change	Sales YTD 2015	Sales YTD 2014	Sales % Change
West	Buffalo	100,000	89,950	+11.2%	17	24	-29.2%
West	Chippewa	134,000	125,750	+6.6%	173	174	-0.6%
West	Dunn	127,000	109,000	+16.5%	132	119	+10.9%
West	Eau Claire	148,272	134,900	+9.9%	397	283	+40.3%
West	Jackson	95,500	120,000	-20.4%	56	39	+43.6%
West	La Crosse	144,450	138,250	+4.5%	342	288	+18.8%
West	Monroe	111,000	122,500	-9.4%	110	100	+10.0%
West	Pepin	100,000	90,000	+11.1%	35	11	+218.2%
West	Pierce	165,000	139,950	+17.9%	100	112	-10.7%
West	St. Croix	189,000	180,200	+4.9%	349	316	+10.4%
West	Trempealeau	122,500	85,000	+44.1%	64	44	+45.5%
West	Vernon	122,000	91,750	+33.0%	57	48	+18.8%
West	**Regional Total**	**147,000**	**136,450**	**+7.7%**	**1,832**	**1,558**	**+17.6%**

Region	County	Median Price YTD 2015	Median Price YTD 2014	Median Price % Change	Sales YTD 2015	Sales YTD 2014	Sales % Change
Northeast	Brown	143,325	141,200	+1.5%	810	770	+5.2%
Northeast	Calumet	159,500	144,500	+10.4%	156	149	+4.7%
Northeast	Door	175,500	143,000	+22.7%	108	102	+5.9%
Northeast	Fond du Lac	105,900	106,000	-0.1%	287	280	+2.5%
Northeast	Green Lake	118,000	115,000	+2.6%	56	52	+7.7%
Northeast	Kewaunee	86,500	108,250	-20.1%	59	40	+47.5%
Northeast	Manitowoc	82,500	85,000	-2.9%	255	206	+23.8%
Northeast	Marinette	80,685	75,000	+7.6%	122	105	+16.2%
Northeast	Menominee	NA	NA	NA	7	4	+75.0%
Northeast	Oconto	100,000	92,700	+7.9%	124	117	+6.0%
Northeast	Outagamie	138,000	127,000	+8.7%	613	540	+13.5%
Northeast	Shawano	93,700	75,000	+24.9%	93	89	+4.5%
Northeast	Waupaca	111,000	97,250	+14.1%	157	156	+0.6%
Northeast	Winnebago	120,700	114,000	+5.9%	532	478	+11.3%
Northeast	**Regional Total**	**125,000**	**120,000**	**+4.2%**	**3,379**	**3,088**	**+9.4%**

Region	County	Median Price YTD 2015	Median Price YTD 2014	Median Price % Change	Sales YTD 2015	Sales YTD 2014	Sales % Change
Central	Adams	99,950	80,000	+24.9%	108	101	+6.9%
Central	Clark	100,500	55,000	+82.7%	68	57	+19.3%
Central	Juneau	76,500	65,875	+16.1%	99	78	+26.9%
Central	Marathon	120,000	115,000	+4.3%	383	347	+10.4%
Central	Marquette	81,950	75,000	+9.3%	68	61	+11.5%
Central	Portage	130,000	129,000	+0.8%	168	147	+14.3%
Central	Waushara	97,500	95,000	+2.6%	70	75	-6.7%
Central	Wood	95,600	79,900	+19.6%	207	161	+28.6%
Central	**Regional Total**	**110,000**	**99,000**	**+11.1%**	**1,171**	**1,027**	**+14.0%**

Region	County	Median Price YTD 2015	Median Price YTD 2014	Median Price % Change	Sales YTD 2015	Sales YTD 2014	Sales % Change
North	Ashland	59,500	84,700	-29.8%	40	32	+25.0%
North	Barron	104,900	112,500	-6.8%	227	174	+30.5%
North	Bayfield	105,000	109,000	-3.7%	62	44	+40.9%
North	Burnett	138,000	107,000	+29.0%	131	124	+5.6%
North	Douglas	112,000	113,000	-0.9%	113	102	+10.8%
North	Florence	NA	NA	NA	4	7	-42.9%
North	Forest	75,000	85,000	-11.8%	23	16	+43.8%
North	Iron	112,500	142,275	-20.9%	18	17	+5.9%
North	Langlade	67,000	49,900	+34.3%	83	63	+31.7%
North	Lincoln	92,750	90,000	+3.1%	84	84	0%
North	Oneida	143,000	131,750	+8.5%	139	142	-2.1%
North	Polk	121,950	105,000	+16.1%	190	205	-7.3%
North	Price	96,500	89,000	+8.4%	48	65	-26.2%
North	Rusk	79,900	84,750	-5.7%	41	24	+70.8%
North	Sawyer	137,000	150,182	-8.8%	84	62	+35.5%
North	Taylor	120,000	90,000	+33.3%	29	23	+26.1%
North	Vilas	150,000	160,000	-6.2%	96	74	+29.7%
North	Washburn	117,450	135,000	-13.0%	94	64	+46.9%
North	**Regional Total**	**111,500**	**110,000**	**+1.4%**	**1,506**	**1,322**	**+13.9%**

Statewide Median Price YTD 2015	Statewide Median Price YTD 2014	Statewide Median Price % Change	Statewide Sales YTD 2015	Statewide Sales YTD 2014	Statewide Sales % Change
145,550	134,900	+7.9%	18,668	16,907	+10.4%