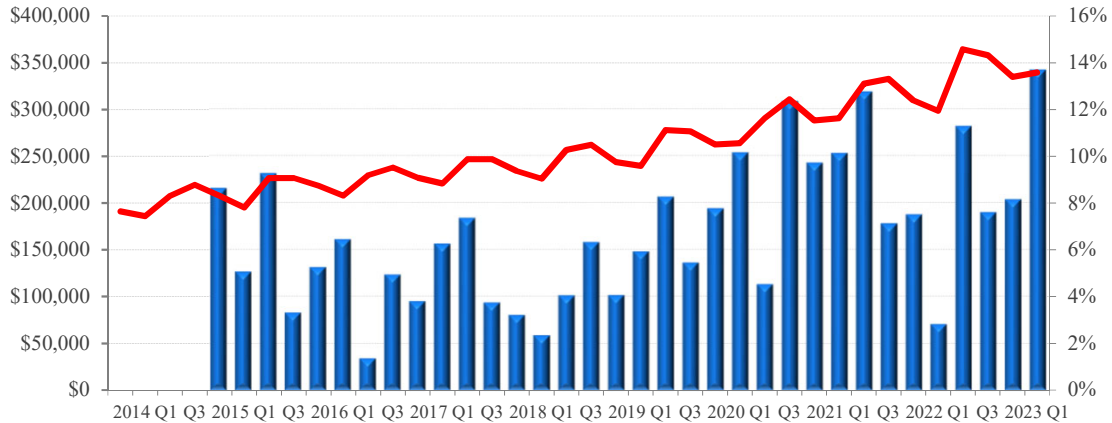


Milwaukee-Waukesha-West Allis Area

Local Market Report, First Quarter 2023

Today's Market...

Median Price (Red Line) and One-year Price Growth



Local Price Trends			
Price Activity	Milwaukee	U.S.	Local Trend
Current Median Home Price (2023 Q1)	\$339,600	\$366,733	Prices continue to grow relative to last year
1-year (4-quarter) Appreciation (2023 Q1)	13.7%	0.3%	
3-year (12-quarter) Appreciation (2023 Q1)	28.7%	34.6%	
3-year (12-quarter) Housing Equity Gain*	\$75,700	\$94,267	Gains in the last 3 years have extended the trend of positive price growth after the recession
7-year (28 quarters) Housing Equity Gain*	\$131,600	\$151,000	
9-year (36 quarters) Housing Equity Gain*	\$153,600	\$175,733	

*Note: Equity gain reflects price appreciation only

	Milwaukee	U.S.	
Conforming Loan Limit**	\$726,200	\$1,089,300	Most buyers in this market have access to government-backed financing
FHA Loan Limit	\$472,030	\$1,089,300	
Local Median to Conforming Limit Ratio	47%	not comparable	

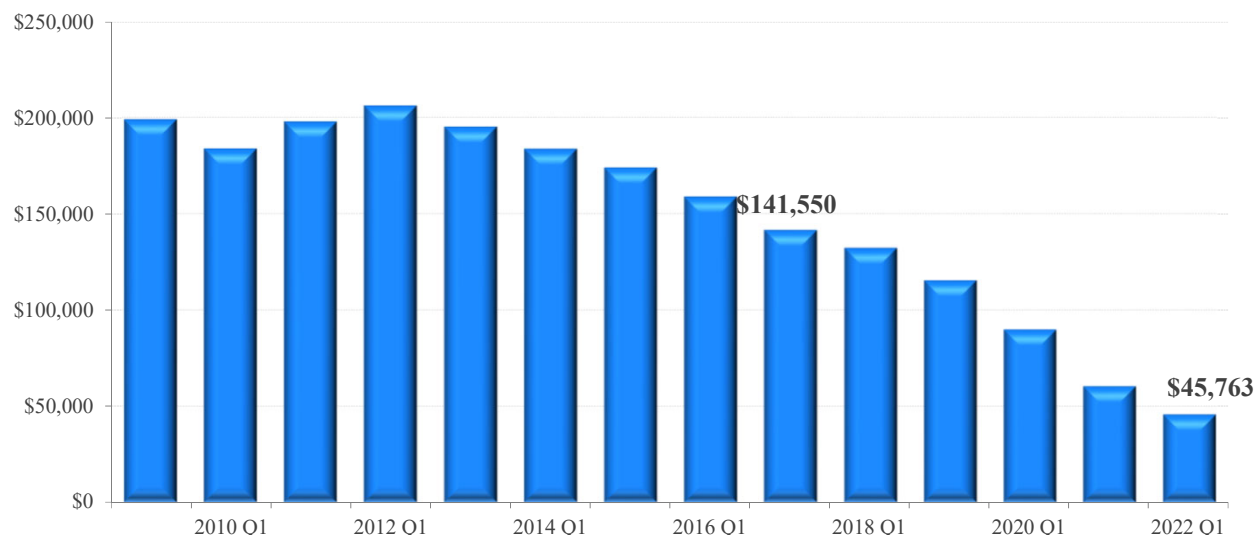
Note: limits are current and include the changes made on January 1st 2023.

Local NAR Leadership

The Milwaukee-Waukesha-West Allis market is part of region 7 in the NAR governance system, which includes all of Indiana, Illinois, and Wisconsin. The 2023 NAR Regional Vice President representing region 7 is Ed Neaves.

Benefits of Ownership: Total Equity Appreciation

Total Equity Accrued to Owner by Year and Quarter of Purchase



Total Equity Gained** through 2023 Q1 from quarter in which home was of purchased

Price Activity	Milwaukee	U.S.	Local Trend
1-year (4-quarter)	\$45,763	\$7,042	Price appreciation and principle payments in the last 3 years have boosted total equity growth since the recession
3-year (12-quarter)*	\$89,962	\$108,992	
5-year (20-quarter)*	\$132,301	\$143,305	
7-year (28 quarters)*	\$158,912	\$179,328	
9-year (36 quarters)*	\$183,789	\$206,734	

*Note: Equity gain reflects price and principle payments since purchase, prevailing 30-year fixed rate mortgage at time of purchase and a 10% downpayment. Downpayment is not included in total equity

Drivers of Local Supply and Demand...

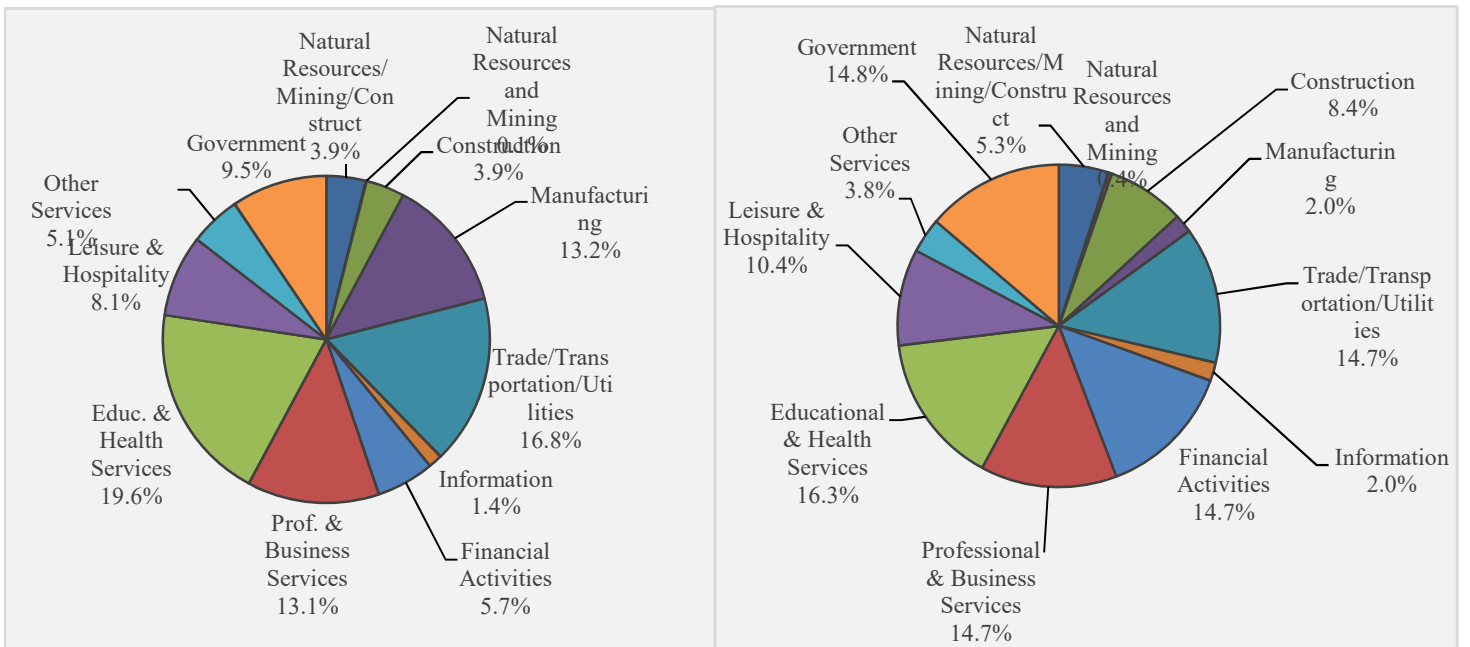


Local Economic Outlook	Milwaukee	U.S.	
12-month Job Change (Mar)	-2,200	Not Comparable	Employment continues to decline and will weigh on demand in some areas
12-month Job Change (Feb)	1,800	Not Comparable	
36-month Job Change (Mar)	-19,900	Not Comparable	Unemployment in Milwaukee is better than the national average and improving
Current Unemployment Rate (Mar)	2.5%	3.5%	
Year-ago Unemployment Rate	3.2%	3.6%	Local employment growth is poor and needs to improve
1-year (12 month) Job Growth Rate	-0.3%	3.8%	

Share of Total Employment by Industry

Milwaukee-Waukesha-West Allis Area

U.S.



12-month Employment Change by Industry (Mar - 2023)

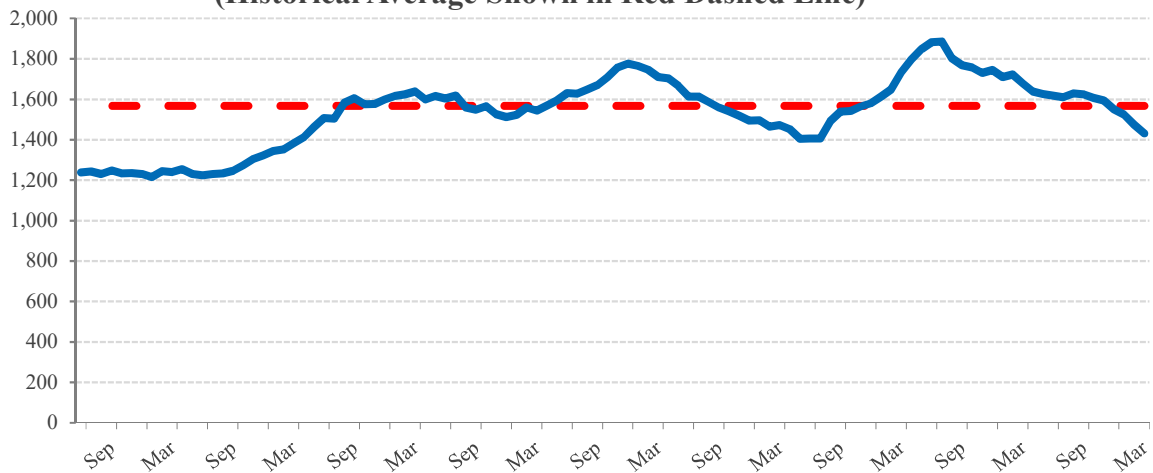
Goods Producing	NA	Information	-200
Natural Resources/Mining/Construction	1,000	Financial Activities	0
Natural Resources and Mining	0	Prof. & Business Services	-7,200
Construction	1,000	Educ. & Health Services	1,700
Manufacturing	2,000	Leisure & Hospitality	600
Service Providing Excluding Government	NA	Other Services	1,100
Trade/Transportation/Utilities	200	Government	2,600

State Economic Activity Index	Wisconsin	U.S.	
12-month change (2023 - Mar)	2.6%	3.8%	The economy of Wisconsin is growing more slowly than the rest of the nation, but improved modestly from last month's 2.39% change
36-month change (2023 - Mar)	5.7%	6.7%	

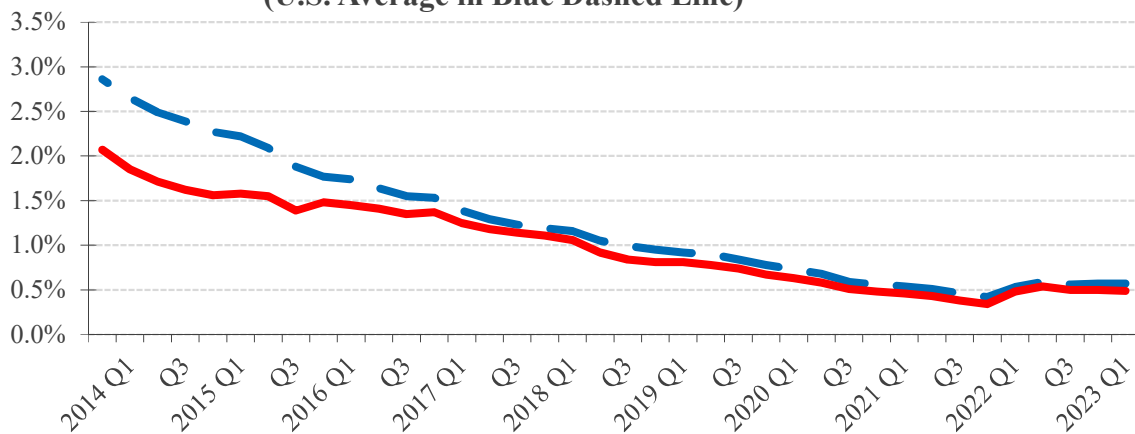
New Housing Construction

Local Fundamentals	Milwaukee	U.S.	
12-month Sum of 1-unit Building Permits through Mar	1,432	not comparable	The current level of construction is 8.6% below the long-term average
8-year average for 12-month Sum of 1-Unit Building Permits	1,567	not comparable	Reduced construction will limit new supply to the market, allowing demand to catch up with inventory more quickly
Single-Family Housing Permits (Mar) 12-month sum vs. a year ago	-14.7%	-21.2%	Construction continues to decline from last year

Construction: 12-month Sum of Local Housing Permits
(Historical Average Shown in Red Dashed Line)

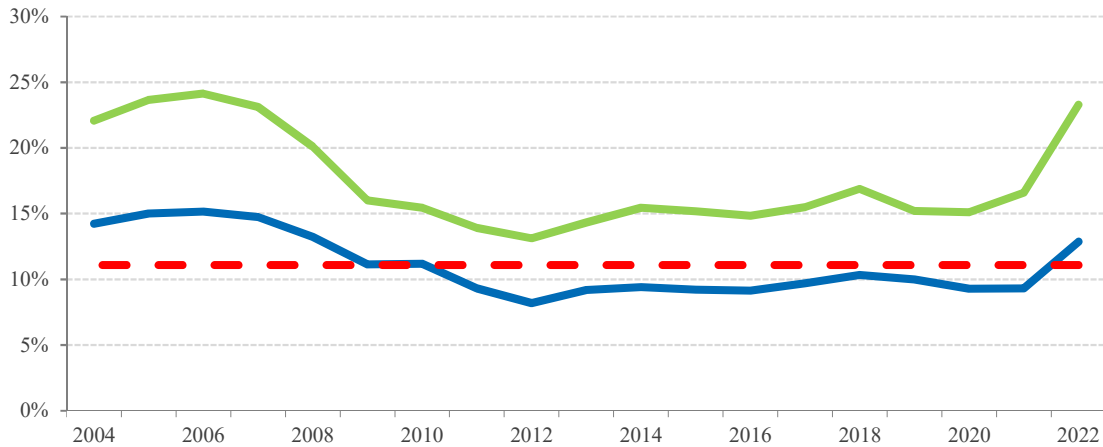


State Total Foreclosure Rate vs. U.S. Average
(U.S. Average in Blue Dashed Line)



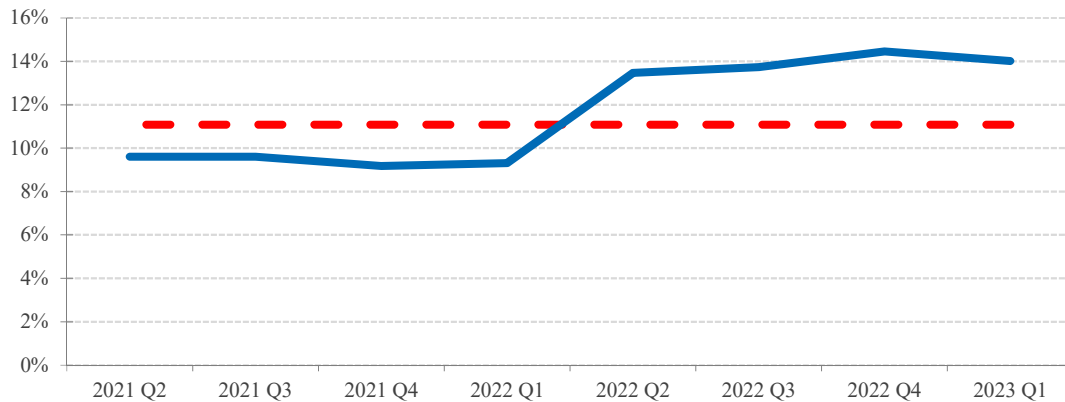
Affordability

Long-Term Trend: Ratio of Local Mortgage Servicing Cost to Income
(Local Historical Average Shown in Red, U.S. Average in Green)

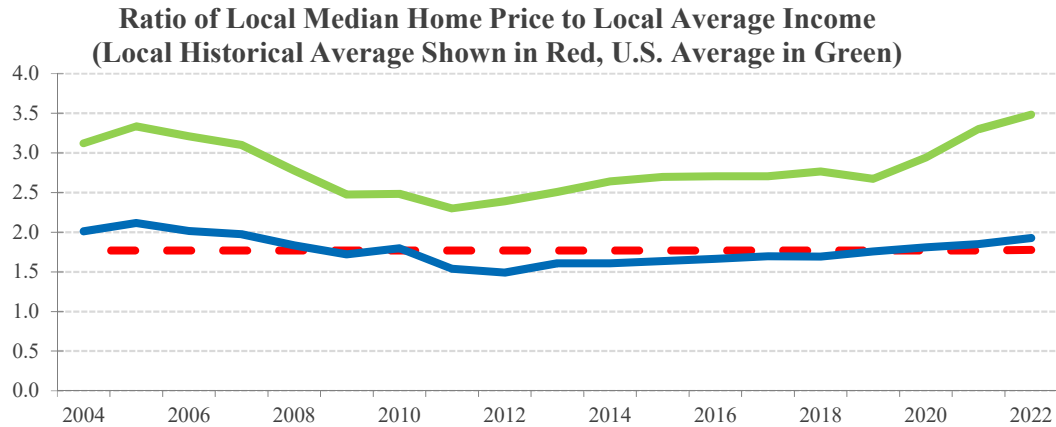


Monthly Mortgage Payment to Income	Milwaukee	U.S.	
Ratio for 2022	12.9%	23.3%	Weak by local standards and could weigh on demand
Ratio for 2023 Q1	14.0%	23.3%	
Historical Average	11.1%	17.8%	More affordable than most markets

Recent Trend - Local Mortgage Servicing Cost to Income
(Historical Average Shown in Red Dashed Line)



Median Home Price to Income	Milwaukee	U.S.	
Ratio for 2022	1.9	3.5	The price-to-income ratio eased, but could be better
Ratio for 2023 Q1	1.9	3.1	
Historical Average	1.8	2.8	Affordable compared to most markets



The Mortgage Market



After surpassing twice the 7 percent threshold at the end of 2022, mortgage rates fell in the beginning of 2023. According to the mortgage finance provider Freddie Mac, the 30-year fixed mortgage rate dropped to 6.36% in the first quarter of 2023 from 6.69% the previous quarter. Nevertheless, rates continue to be 1.7 times higher than the previous year (3.79%). Although rates will continue to fluctuate in the following months, with inflation easing further and the Federal Reserve expected to pause its rate hikes soon, mortgage rates will stabilize near 6% in the second half of the year. NAR forecasts the 30-year fixed mortgage rate to average 6.3% and 6.1% at the second and third quarter of the year, respectively.

Geographic Coverage for this Report

The Milwaukee area referred to in this report covers the geographic area of the Milwaukee-Waukesha-West Allis metro area as officially defined by the Office of Management and Budget of the U.S. Government. The official coverage area includes the following counties:

Milwaukee County, Ozaukee County, Washington County, and Waukesha County

More information on the OMB's geographic definitions can be found at https://obamawhitehouse.archives.gov/omb/bulletins_default/

