# Milwaukee's North Shore Market Analysis

## REAL ESTATE TRENDS

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## WELCOME

Welcome to the first installment of Milwaukee's North Shore Real Estate Analysis Report, The Corcoran View.

This report is to provide basic statistics to the general public in regards to the overall real estate market in Milwaukee's North Shore for single family homes.

All statistics are gathered from Multiple Listing Service as of the date of this report, January 4, 2016. All information is accurate to our knowledge. Home sales that were not recorded in the local MLS are not represented within this report.

I hope you find this information of value. Please understand that I will be providing this analysis on a quarterly basis, so you will always have access to the most recent statistics by visiting TheCorcoranView.com.

If you ever want to discuss the current market, please feel free to reach out. I am always willing to inform potential buyers & sellers how the current market is from my perspective.

Take Care,
Katie Corcoran
Senior Sales Executive

**THE CORCORAN VIEW**

# BAYSIDE

## Overview of Market

Bayside is the northern most municipality in the county of Milwaukee, in fact a portion of the village of Bayside actually stretches in to Ozaukee County. Rich in nature and the outdoors, places like Doctor's Park and the Schlitz Audubon Nature Center are great spots for a North Shore adventurer. The village is a total of 2.4 square miles and has 1,469 single family homes.

## As of today

As of January 1, 2016, there are currently 23 homes for sale in Bayside, with a total of 7 under contract. Of those 7 accepted offers, there are 3 in "pending". Pending home sales are defined as transactions which no longer have any contingencies and are waiting for the closing date.

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# BAYSIDE

## Market Statistics

### 2015

| Bayside | Q1 | Q2 | Q3 | Q4 | YTD - 2015 |
|---|---|---|---|---|---|
| # of homes sold | 6 | 23 | 30 | 15 | 74 |
| total volume in $ | $ 1,781,000 | $ 7,530,200 | $ 10,134,500 | $ 5,444,467 | 24890167 |
| average sale price | $ 296,833 | $ 327,400 | $ 337,007 | $ 362,964 | $ 336,354 |
| lowest sale price | $ 135,000 | $ 218,000 | $ 173,000 | $ 185,000 | $ 135,000 |
| highest sale price | $ 670,000 | $ 610,000 | $ 720,000 | $ 696,000 | $ 720,000 |
| average $/sq foot | $ 119.76 | $ 142.61 | $ 143.33 | $ 149.63 | $ 142.47 |
| days on market | 126 | 89 | 71 | 69 | 81 |

### 2014

| Bayside | Q1 | Q2 | Q3 | Q4 | YTD - 2014 |
|---|---|---|---|---|---|
| # of homes sold | 6 | 18 | 22 | 12 | 58 |
| total volume in $ | $ 1,897,515 | $ 5,065,900 | $ 8,131,250 | $ 4,773,050 | $ 19,867,715 |
| average sale price | $ 316,252 | $ 281,439 | $ 369,602 | $ 374,496 | $ 337,735 |
| lowest sale price | $ 240,000 | $ 147,500 | $ 169,000 | $ 84,000 | $ 84,000 |
| highest sale price | $ 430,000 | $ 540,000 | $ 630,000 | $ 740,000 | $ 740,000 |
| average $/sq foot | $ 140.88 | $ 136.97 | $ 140.46 | $ 130.56 | $ 137.37 |
| days on market | 70 | 100 | 64 | 120 | 87 |

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# FOX POINT

## Overview of Market

Fox Point is nearly 3 square miles nestled in the middle of the North Shore villages. It is ranked 19th on Business Insider's "Best Suburbs in America". A lively farmer's market in the summer and fall, charming skating rink during the winter and popular community pool in the summer make Fox Point a great place all year long.

## As of today

As of January 1, 2016, there are currently 38 homes for sale in Fox Point, with a total of 9 under contract. Of those 9 accepted offers, there are 5 in "pending". Pending home sales are defined as transactions which no longer have any contingencies and are waiting for the closing date.

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# FOX POINT

## Market Statistics

### 2015

| Fox Point | Q1 | Q2 | Q3 | Q4 | YTD - 2015 |
|---|---|---|---|---|---|
| # of homes sold | 20 | 48 | 44 | 17 | 129 |
| total volume in $ | $ 5,901,000 | $ 15,945,565 | $ 17,947,000 | $ 6,967,899 | $ 46,761,464 |
| average sale price | $ 295,000 | $ 332,199 | $ 407,886 | $ 409,876 | $ 362,492 |
| lowest sale price | $ 127,500 | $ 98,000 | $ 108,000 | $ 164,219 | $ 98,000 |
| highest sale price | $ 860,000 | $ 103,000 | $ 1,950,000 | $ 1,900,000 | $ 1,950,000 |
| average $/sq foot | $ 136.18 | $ 147.57 | $ 155.72 | $ 147.45 | $ 148.57 |
| days on market | 88 | 68 | 57 | 93 | 71 |

### 2014

| Fox Point | Q1 | Q2 | Q3 | Q4 | YTD - 2014 |
|---|---|---|---|---|---|
| # of homes sold | 21 | 41 | 38 | 29 | 129 |
| total volume in $ | $ 7,888,565 | $ 16,377,083 | $ 18,974,000 | $ 10,863,350 | $ 54,102,998 |
| average sale price | $ 375,646 | $ 399,441 | $ 499,316 | $ 347,598 | $ 389,451 |
| lowest sale price | $ 140,000 | $ 155,000 | $ 148,000 | $ 142,000 | $ 140,000 |
| highest sale price | $ 900,000 | $ 150,000 | $ 2,392,000 | $ 1,025,000 | $ 2,392,000 |
| average $/sq foot | $ 149.18 | $ 159.60 | $ 163.42 | $ 145.89 | $ 155.95 |
| days on market | 112 | 108 | 75 | 87 | 94 |

# GLENDALE

## Overview of Market

The city of Glendale has a broad reach, with nearly 6 square miles, which follows the Milwaukee River and boarders nearly every municipality in the North Shore. For this reason Glendale is one of the most versatile municipalities in all of the North Shore; each mini-neighborhood is unique. It has 3,885 single family homes.

## As of today

As of January 1, 2016, there are currently 64 homes for sale in Glendale, with a total of 20 under contract, that's 31% of the market. Of those 20 accepted offers, there are 6 in "pending". Pending home sales are defined as transactions which no longer have any contingencies and are waiting for the closing date.

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## GLENDALE

### Market Statistics

### 2015

| Glendale | Q1 | Q2 | Q3 | Q4 | YTD - 2015 |
|---|---|---|---|---|---|
| # of homes sold | 21 | 69 | 51 | 32 | 173 |
| total volume in $ | $ 3,403,700 | $ 13,956,379 | $ 9,683,243 | $ 6,899,700 | $ 33,943,022 |
| average sale price | $ 162,081 | $ 202,266 | $ 189,868 | $ 215,616 | $ 196,202 |
| lowest sale price | $ 70,000 | $ 81,809 | $ 50,000 | $ 99,000 | $ 50,000 |
| highest sale price | $ 255,000 | $ 350,000 | $ 342,000 | $ 388,800 | $ 388,800 |
| average $/sq foot | $ 101.30 | $ 119.18 | $ 113.42 | $ 114.92 | $ 114.53 |
| days on market | 137 | 81 | 79 | 90 | 89 |

### 2014

| Glendale | Q1 | Q2 | Q3 | Q4 | YTD - 2014 |
|---|---|---|---|---|---|
| # of homes sold | 15 | 51 | 49 | 40 | 155 |
| total volume in $ | $ 2,784,900 | $ 10,502,810 | $ 9,914,600 | $ 6,986,460 | $ 30,188,770 |
| average sale price | $ 185,660 | $ 205,937 | $ 202,339 | $ 174,662 | $ 194,766 |
| lowest sale price | $ 65,000 | $ 70,100 | $ 84,500 | $ 38,000 | $ 38,000 |
| highest sale price | $ 435,000 | $ 420,000 | $ 445,000 | $ 353,000 | $ 445,000 |
| average $/sq foot | $ 109.13 | $ 110.59 | $ 116.28 | $ 101.16 | $ 109.81 |
| days on market | 78 | 96 | 91 | 106 | 95 |

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# MEQUON/THIENSVILLE

## Overview of Market

Found just north of Milwaukee county, Mequon/Thiensville offers a “North Shore village” feel but boasts more space and Ozaukee county taxes. Mequon was ranked number 48 on Business Insiders Best Suburbs to live in 2015. Mequon/Thiensville spans nearly 50 square miles.

## As of today

As of January 1, 2016, there are currently 119 homes for sale in Mequon/Thiensville, with a total of 27 under contract. Of those 27 accepted offers, there are 9 in “pending”. Pending home sales are defined as transactions which no longer have any contingencies and are waiting for the closing date.

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## MEQUON/THIENSVILLE

### Market Statistics

### 2015

| Mequon/Thiensville | Q1 | Q2 | Q3 | Q4 | YTD - 2015 |
|---|---|---|---|---|---|
| # of homes sold | 54 | 106 | 110 | 64 | 334 |
| total volume in $ | $ 20,030,650 | $ 49,620,015 | $ 46,602,924 | $ 26,808,821 | $ 143,062,410 |
| average sale price | $ 370,938 | $ 468,113 | $ 423,663 | $ 418,888 | $ 428,952 |
| lowest sale price | $ 80,000 | $ 110,000 | $ 89,900 | $ 139,000 | $ 80,000 |
| highest sale price | $ 1,010,000 | $ 1,650,000 | $ 1,410,000 | $ 1,267,221 | $ 1,650,000 |
| average $/sq foot | $ 129.33 | $ 148.24 | $ 150.00 | $ 137.38 | $ 143.68 |
| days on market | 108 | 82 | 65 | 97 | 84 |

### 2014

| Mequon/Thiensville | Q1 | Q2 | Q3 | Q4 | YTD - 2014 |
|---|---|---|---|---|---|
| # of homes sold | 52 | 73 | 105 | 64 | 294 |
| total volume in $ | $ 20,970,344 | $ 29,440,350 | $ 44,775,480 | $ 31,231,456 | $ 126,417,630 |
| average sale price | $ 403,276 | $ 403,292 | $ 426,433 | $ 487,992 | $ 389,451 |
| lowest sale price | $ 144,000 | $ 139,000 | $ 129,900 | $ 125,000 | $ 125,000 |
| highest sale price | $ 1,050,000 | $ 1,250,000 | $ 1,325,000 | $ 1,550,000 | $ 1,550,000 |
| average $/sq foot | $ 139.48 | $ 139.41 | $ 141.13 | $ 141.30 | $ 140.45 |
| days on market | 106 | 93 | 74 | 102 | 90 |

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# SHOREWOOD

## Overview of Market

Shorewood is the first North Shore suburb north of the city, and therefore has a more urban feel than other villages in the North Shore. The sought after school district, progressive business district and close proximity to the lake and downtown are many of the reasons people love this village. Shorewood is a total of 1.5 square miles and has 2,370 single family homes.

## As of today

As of January 4, 2016, there are currently 36 homes for sale in Shorewood, with a total of 18 under contract. That is 50% of the market. Of those 18 accepted offers, there are 4 in "pending". Pending home sales are defined as transactions which no longer have any contingencies and are waiting for the closing date.

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## SHOREWOOD

### Market Statistics

### 2015

| Shorewood | Q1 | Q2 | Q3 | Q4 | YTD - 2015 |
|---|---|---|---|---|---|
| # of homes sold | 17 | 39 | 40 | 33 | 129 |
| total volume in $ | $ 5,732,550 | $ 14,890,200 | $ 15,121,150 | $ 11,731,700 | $ 47,475,600 |
| average sale price | $ 337,209 | $ 379,723 | $ 378,029 | $ 355,501 | $ 367,399 |
| lowest sale price | $ 137,500 | $ 95,000 | $ 193,100 | $ 161,000 | $ 95,000 |
| highest sale price | $ 600,000 | $ 1,280,000 | $ 887,950 | $ 649,000 | $ 1,280,000 |
| average $/sq foot | $ 170.90 | $ 177.79 | $ 163.52 | $ 162.14 | $ 168.45 |
| days on market | 85 | 60 | 74 | 75 | 71 |

### 2014

| Shorewood | Q1 | Q2 | Q3 | Q4 | YTD - 2014 |
|---|---|---|---|---|---|
| # of homes sold | 18 | 39 | 42 | 22 | 121 |
| total volume in $ | $ 7,078,000 | $ 14,871,127 | $ 16,235,730 | $ 7,496,800 | $ 45,681,657 |
| average sale price | $ 393,222 | $ 381,311 | $ 386,565 | $ 340,764 | $ 377,534 |
| lowest sale price | $ 165,000 | $ 115,000 | $ 186,500 | $ 120,000 | $ 115,000 |
| highest sale price | $ 750,000 | $ 1,720,000 | $ 920,000 | $ 710,000 | $ 172,000 |
| average $/sq foot | $ 183.84 | $ 171.56 | $ 175.10 | $ 166.23 | $ 173.65 |
| days on market | 52 | 54 | 62 | 68 | 59 |

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# WHITEFISH BAY

## Overview of Market

Regardless of current overall market trends in the city of Milwaukee, Whitefish Bay has historically held a higher demand than perhaps any other suburb. The sought after school district, small town feel and close proximity to the lake and downtown are a few of the reasons this village is in such high demand. The village, ranked 21 on Business Insiders Top 50 Suburbs. Whitefish Bay is just over 2 square miles and has 4,555 single family homes.

## As of today

As of January 1, 2016, there are 59 homes for sale in Whitefish Bay, with 17 of those under contract. Of those 17 accepted offers, there are 8 in “pending”. Pending home sales are defined as transactions which no longer have any contingencies and are waiting for the closing date.

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## WHITEFISH BAY

### Market Statistics

### 2015

| Whitefish Bay | Q1 | Q2 | Q3 | Q4 | YTD - 2015 |
|---|---|---|---|---|---|
| # of homes sold | 48 | 103 | 77 | 57 | 285 |
| total volume in $ | $ 17,011,594 | $ 42,989,665 | $ 31,619,300 | $ 27,515,150 | $ 119,135,709 |
| average sale price | $ 354,408 | $ 417,375 | $ 410,640 | $ 482,722 | $ 418,586 |
| lowest sale price | $ 175,000 | $ 135,000 | $ 160,000 | $ 130,000 | $ 130,000 |
| highest sale price | $ 1,025,000 | $ 1,175,000 | $ 2,350,000 | $ 2,220,000 | $ 2,350,000 |
| average $/sq foot | $ 175.93 | $ 190.47 | $ 192.50 | $ 203.30 | $ 192.08 |
| days on market | 69 | 65 | 56 | 48 | 60 |

### 2014

| Whitefish Bay | Q1 | Q2 | Q3 | Q4 | YTD - 2014 |
|---|---|---|---|---|---|
| # of homes sold | 42 | 73 | 93 | 55 | 263 |
| total volume in $ | $ 16,191,300 | $ 26,588,260 | $ 36,106,912 | $ 23,539,168 | $ 102,425,640 |
| average sale price | $ 385,507 | $ 364,223 | $ 388,246 | $ 427,985 | $ 389,451 |
| lowest sale price | $ 110,000 | $ 161,000 | $ 86,500 | $ 148,900 | $ 86,500 |
| highest sale price | $ 1,850,000 | $ 873,000 | $ 1,339,000 | $ 1,647,704 | $ 1,850,000 |
| average $/sq foot | $ 168.96 | $ 183.57 | $ 194.17 | $ 190.34 | $ 186.40 |
| days on market | 94 | 76 | 67 | 67 | 74 |

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# FOR SALE

6521 N. Alberta Court, Glendale
$259,900 4 BR, 2.5

9360 N. Lake Drive, Bayside
$549,900 5 BR, 4.5

6464 N. Lake Drive, Fox Point
$1,049,000 4 BR, 3.5

4427 N. Stowell Ave, Shorewood
$659,900 4 BR, 3.5

712 E. Green Tree Rd, Fox Point
$669,900 4 BR, 3.5

7010 W. Ridgeview Dr, Mequon
$779,000 4 BR, 3.5

889 E. Birch Ave., Whitefish Bay
$899,900 4 BR, 2.5

6055 N. Kent Ave., Whitefish Bay
$605,900 4 BR, 2.5

333 E. Day Ave., Whitefish Bay
$449,900 3 BR, 1.5 BA

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