

THE CORCORAN VIEW

From the desk of Katie Corcoran,
Broker Owner, Corcoran Realty & Co,
with 14+ industry years, 400+ career
transactions & \$125 million in sales.

GREATER MILWAUKEE SUBURBAN MARKET REVIEW

- Bayside
- Bay View
- Cedarburg
- Fox Point
- Glendale
- Franklin
- Mequon/Thiensville
- Shorewood
- Wauwatosa
- Whitefish Bay



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A NOTE FROM KATIE CORCORAN

Welcome To The 2019 Corcoran View Market Recap!

This report is created to view all data of single family homes sold in 2019 and highlight trends. Each municipality featured in this report will be found in alphabetical order.

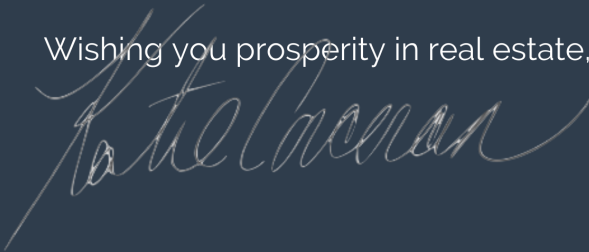
The data provided is helpful to predict what to expect when you decide to buy or sell, depending on the quarter and current market.

Notice the rising trends in each municipality from 2015 - 2019. Take a look at the amount of homes sold in some areas, it appears there are some neighborhoods where less homes were sold, but the prices are rising. There are also a few neighborhoods with some peculiar spikes in quarterly average sale price. Typically a result of a handful of uncharacteristically high end homes selling.

Please remember that closed home data represents market activity from about 30-60 days prior. (This means a closing in April is the result of activity in February or March). All statistics are gathered from Multiple Listing Service (MLS) as of the date of this report, January 8, 2020. All information is accurate to my knowledge. Home sales that were not recorded in the local MLS are not represented within this report.

If you ever want to discuss the current market, let's chat! I am always willing to inform potential buyers & sellers how the current market is, from my view.

Wishing you prosperity in real estate,



Broker Owner

Over \$23 million closed in 2019

Top 10 Agent in the North Shore & Bay View



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www.CorcoranRealtyCo.com

MAKING IT ALL ABOUT OUR CLIENTS

"I am grateful to say we have some of the BEST clients, our close relationships make it very easy to work extra hard and put their best interest first. We make a point to oversee all of our listings, buyers, staging, online marketing, negotiations, home inspections and more. Our clients deserve the best service possible, so that is what we provide to them."

- Katie Corcoran, Broker Owner
Corcoran Realty & Co.

WHAT'S YOUR NEXT STEP?

BUYING?

START WITH A BUYER CONSULTATION. If you are planning on buying a home in the next 12 months, it would be advantageous for us to meet sooner than later at our main office and staging loft. We will talk about your wants & needs, the ins-and-outs of buyer agency & strategize a timeframe for your move.

SELLING?

BEGIN WITH A HOME MARKET & STAGING ANALYSIS. If you have a home to sell, let's schedule a time to meet at your house. We will talk about the process of getting your home on the market, current trends in your neighborhood & the best time to list.

READY TO MEET? Call or text us at **(414) 214-0335** or email me directly at **Katie@CorcoranRealtyCo.com**.

LET'S DO THIS!

Bayside



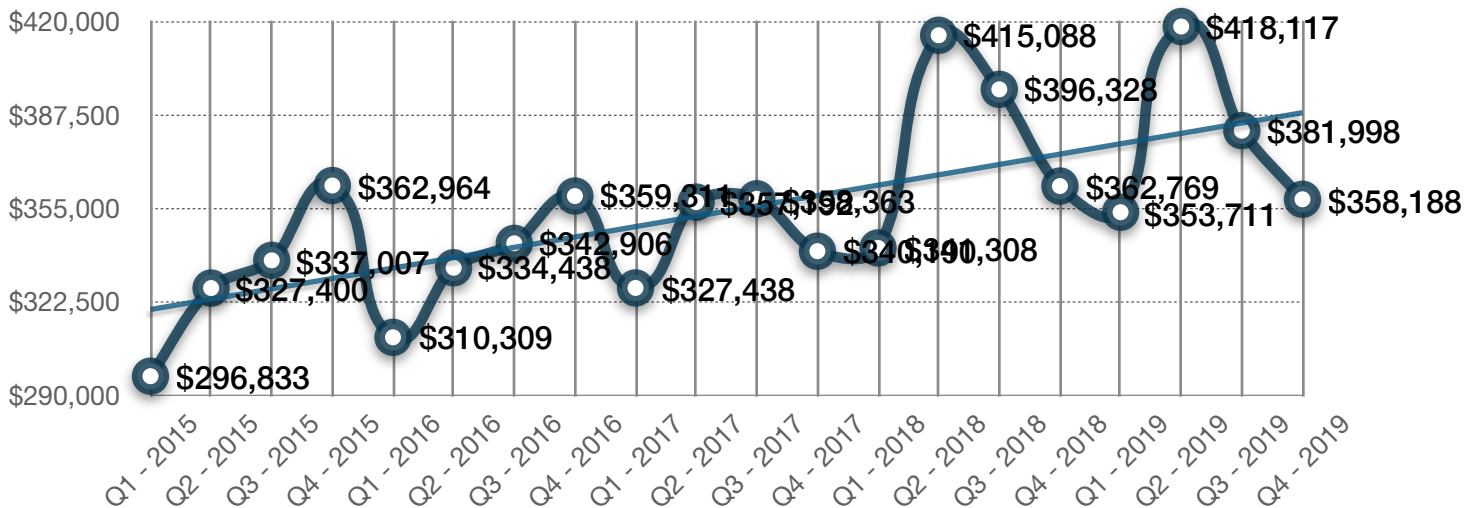
ABOUT THE COMMUNITY:

Bayside is the northernmost 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

CURRENT MARKET STATISTICS:

As of January 8, 2020, there are currently 23 homes for sale in Bayside (down 23% from last year at this time). This number includes 3 under contract and 1 in delayed status. Of those 3 accepted offers, 0 are in "pending". Pending home sales are defined as transactions which no longer have any contingencies and are waiting for the closing date. Delayed status is defined as homes about to "go live" on the market.

● Average Sale Price



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YEAR VS. YEAR BY QUARTER

2019

| Bayside | Q1 | Q2 | Q3 | Q4 | YTD - 2019 |
|------------------------|-------------|--------------|--------------|-------------|--------------|
| # of homes sold | 21 | 32 | 30 | 17 | 100 |
| total volume in \$ | \$7,427,928 | \$13,379,750 | \$11,459,950 | \$6,089,200 | \$38,356,828 |
| average sale price | \$353,711 | \$418,117 | \$381,998 | \$358,188 | \$383,568 |
| lowest sale price | \$197,000 | \$189,900 | \$190,000 | \$246,000 | \$189,900 |
| highest sale price | \$518,000 | \$845,000 | \$605,000 | \$555,000 | \$845,000 |
| average \$/sq foot | \$142 | \$155 | \$151 | \$140 | \$152 |
| average days on market | 56 | 55 | 50 | 34 | 50 |

2018

| Bayside | Q1 | Q2 | Q3 | Q4 | YTD - 2018 |
|------------------------|-------------|--------------|-------------|-------------|--------------|
| # of homes sold | 18 | 34 | 20 | 13 | 85 |
| total volume in \$ | \$6,143,549 | \$14,113,000 | \$7,926,559 | \$4,716,000 | \$32,899,108 |
| average sale price | \$341,308 | \$415,088 | \$396,328 | \$362,769 | \$387,048 |
| lowest sale price | \$161,000 | \$120,000 | \$179,500 | \$205,000 | \$120,000 |
| highest sale price | \$500,000 | \$741,000 | \$1,250,000 | \$540,000 | \$741,000 |
| average \$/sq foot | \$147 | \$141 | \$154 | \$158 | \$148 |
| average days on market | 33 | 52 | 43 | 51 | 46 |

Bay View



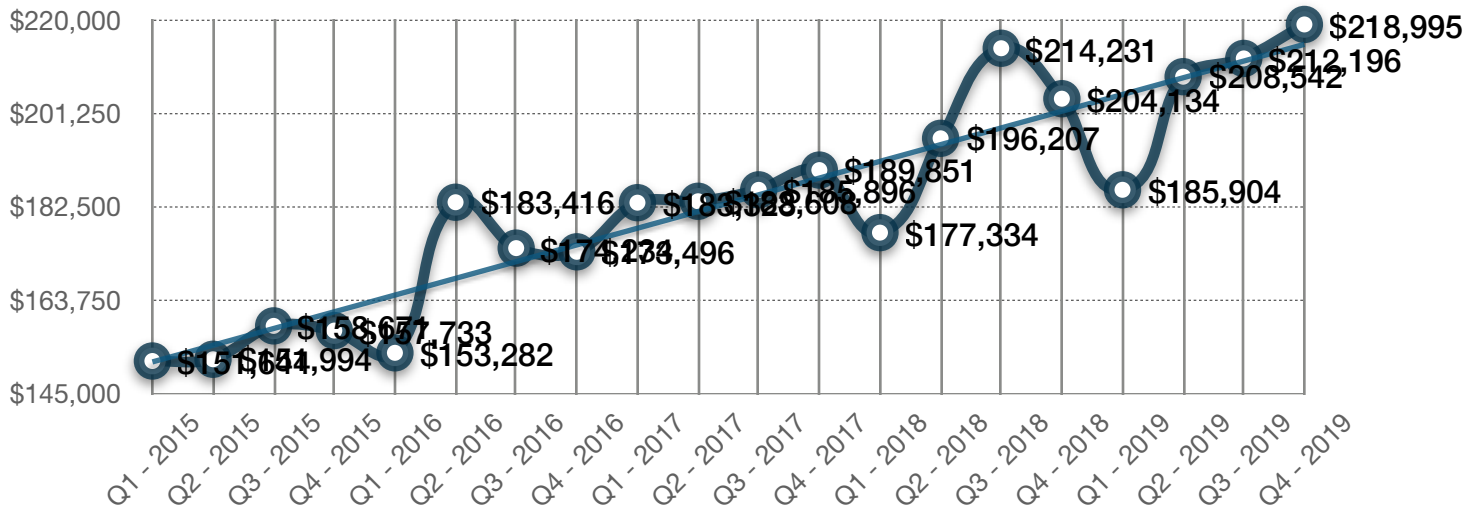
ABOUT THE COMMUNITY:

South of downtown and next to Lake Michigan, this vibrant neighborhood is known for a tight-knit community rich in celebrating anything Milwaukee. The shops, bars & restaurants on KK attract people from all over the city. South Shore Park is known for its biergarten, Farmer's Market and stunning views of the Lake & downtown. It was the very first suburb of Milwaukee in 1879, but later annexed to the city of Milwaukee.

CURRENT MARKET STATISTICS:

As of January 8, 2020, there are currently 36 homes for sale in Bay View (down 3% home from last year at this time). This number includes 21 under contract and 0 in delayed status. Of those 21 accepted offers, 8 are in "pending". Pending home sales are defined as transactions which no longer have any contingencies and are waiting for the closing date. Delayed status is defined as homes about to "go live" on the market.

● Average Sale Price



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Bay View

YEAR VS. YEAR BY QUARTER

2019

| Bay View | Q1 | Q2 | Q3 | Q4 | YTD - 2019 |
|------------------------|--------------|--------------|--------------|--------------|--------------|
| # of homes sold | 55 | 80 | 85 | 73 | 293 |
| total volume in \$ | \$10,224,745 | \$16,683,380 | \$18,036,647 | \$15,986,655 | \$60,931,427 |
| average sale price | \$185,904 | \$208,542 | \$212,196 | \$218,995 | \$207,957 |
| lowest sale price | \$85,000 | \$50,000 | \$65,000 | \$75,000 | \$50,000 |
| highest sale price | \$320,000 | \$450,000 | \$458,000 | \$450,000 | \$458,000 |
| average \$/sq foot | \$147 | \$149 | \$158 | \$152 | \$152 |
| average days on market | 49 | 22 | 22 | 29 | 29 |

2018

| Bay View | Q1 | Q2 | Q3 | Q4 | YTD - 2018 |
|------------------------|--------------|--------------|--------------|--------------|--------------|
| # of homes sold | 62 | 105 | 65 | 59 | 291 |
| total volume in \$ | \$10,994,701 | \$20,601,760 | \$13,925,004 | \$12,043,888 | \$57,565,353 |
| average sale price | \$177,334 | \$196,207 | \$214,231 | \$204,134 | \$197,977 |
| lowest sale price | \$74,500 | \$46,000 | \$50,000 | \$78,888 | \$46,000 |
| highest sale price | \$479,900 | \$465,000 | \$1,065,000 | \$350,000 | \$1,065,000 |
| average \$/sq foot | \$133 | \$145 | \$149 | \$143 | \$143 |
| average days on market | 45 | 23 | 25 | 36 | 32 |

Cedarburg



ABOUT THE COMMUNITY:

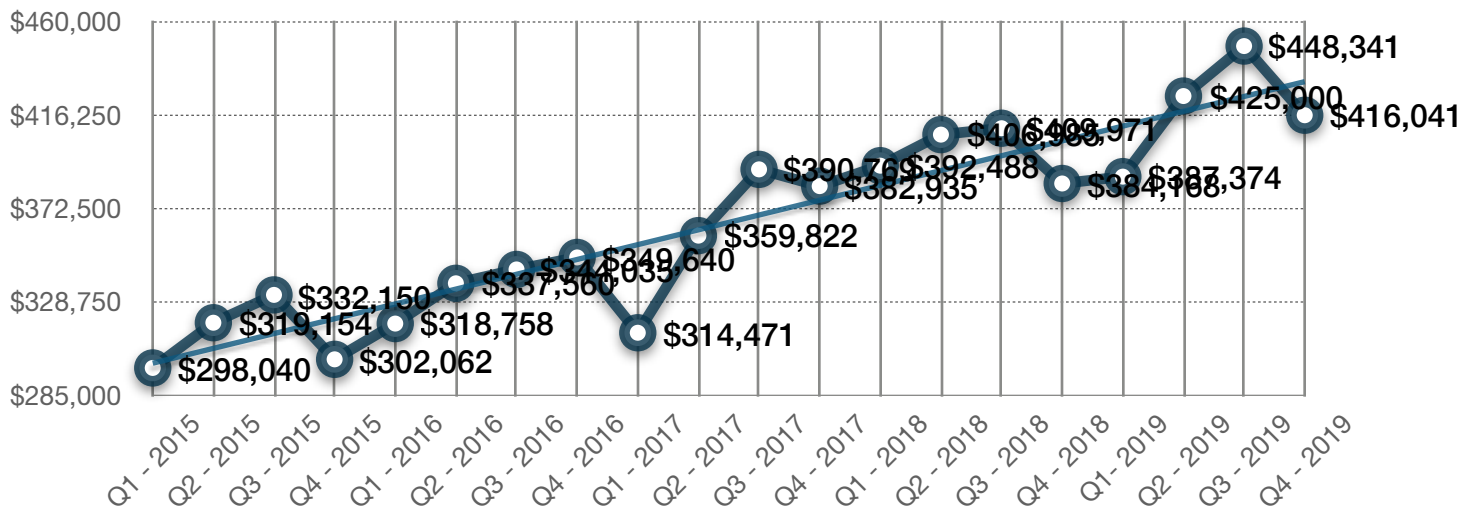
Built along Cedar Creek, this charming town has a small town Wisconsin feel, but still close enough to the city (just 20 miles north of downtown Milwaukee).

Known for its quaint village lined with inns, cafes and a unique mix of shops; it often attracts tourists and urban city dwellers looking for a hometown vibe. No matter what time of year the village is booming with festivals, this community always has something to offer.

CURRENT MARKET STATISTICS:

As of January 8, 2020, there are currently 48 homes for sale in Cedarburg (down 21% from last year at this time). This number includes 17 under contract and 2 in delayed status. Of those 17 accepted offers, 7 are in "pending". Pending home sales are defined as transactions which no longer have any contingencies and are waiting for the closing date. Delayed status is defined as homes about to "go live" on the market.

● Average Sale Price



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Cedarburg

YEAR VS. YEAR BY QUARTER

2019

| Cedarburg | Q1 | Q2 | Q3 | Q4 | YTD - 2019 |
|------------------------|--------------|--------------|--------------|--------------|--------------|
| # of homes sold | 39 | 61 | 73 | 48 | 221 |
| total volume in \$ | \$15,107,568 | \$25,924,983 | \$32,728,910 | \$18,183,618 | \$91,945,079 |
| average sale price | \$387,374 | \$425,000 | \$448,341 | \$378,825 | \$416,041 |
| lowest sale price | \$145,000 | \$175,000 | \$165,000 | \$181,250 | \$145,000 |
| highest sale price | \$755,000 | \$769,189 | \$1,400,000 | \$860,000 | \$1,400,000 |
| average \$/sq foot | \$178 | \$169 | \$195 | \$167 | \$179 |
| average days on market | 51 | 35 | 48 | 40 | 43 |

2018

| Cedarburg | Q1 | Q2 | Q3 | Q4 | YTD - 2018 |
|------------------------|--------------|--------------|--------------|--------------|--------------|
| # of homes sold | 34 | 78 | 69 | 59 | 240 |
| total volume in \$ | \$13,344,603 | \$31,744,800 | \$28,287,971 | \$22,665,890 | \$96,043,264 |
| average sale price | \$392,488 | \$406,985 | \$409,971 | \$384,168 | \$400,180 |
| lowest sale price | \$204,900 | \$190,100 | \$130,000 | \$170,000 | \$130,000 |
| highest sale price | \$730,000 | \$835,000 | \$860,000 | \$735,163 | \$730,000 |
| average \$/sq foot | \$164 | \$165 | \$177 | \$170 | \$169 |
| average days on market | 63 | 34 | 25 | 36 | 37 |

Fox Point



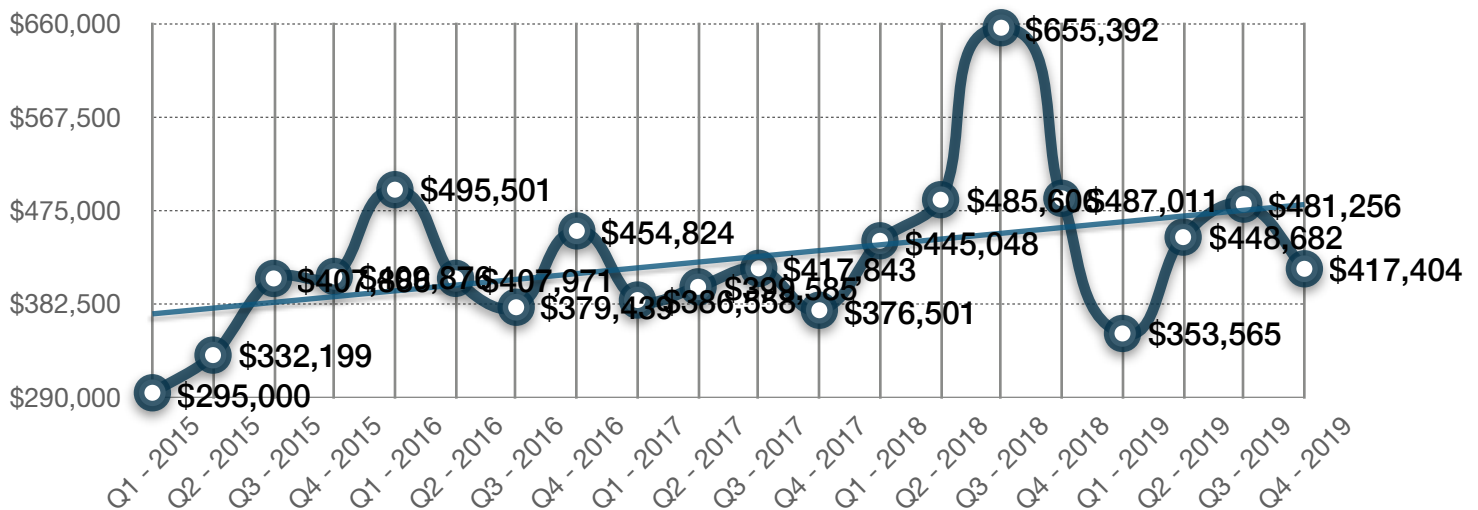
ABOUT THE COMMUNITY:

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.

CURRENT MARKET STATISTICS:

As of January 8, 2020, there are currently 25 homes for sale in Fox Point (down 22% from last year at this time). This number includes 9 under contract and 0 in delayed status. Of those 9 accepted offers, 3 are in "pending". Pending home sales are defined as transactions which no longer have any contingencies and are waiting for the closing date. Delayed status is defined as homes about to "go live" on the market.

● Average Sale Price



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YEAR VS. YEAR BY QUARTER

2019

| Fox Point | Q1 | Q2 | Q3 | Q4 | YTD - 2019 |
|------------------------|--------------|--------------|--------------|--------------|--------------|
| # of homes sold | 29 | 44 | 41 | 26 | 140 |
| total volume in \$ | \$10,253,373 | \$19,741,997 | \$19,731,500 | \$10,852,514 | \$60,579,384 |
| average sale price | \$353,565 | \$448,682 | \$481,256 | \$417,404 | \$432,710 |
| lowest sale price | \$209,000 | \$170,000 | \$210,000 | \$175,000 | \$170,000 |
| highest sale price | \$610,000 | \$1,283,500 | \$1,700,000 | \$1,000,000 | \$1,700,000 |
| average \$/sq foot | \$152 | \$168 | \$184 | \$158 | \$168 |
| average days on market | 47 | 51 | 35 | 51 | 45 |

2018

| Fox Point | Q1 | Q2 | Q3 | Q4 | YTD - 2018 |
|------------------------|--------------|--------------|--------------|-------------|--------------|
| # of homes sold | 26 | 39 | 33 | 19 | 117 |
| total volume in \$ | \$11,571,250 | \$18,938,615 | \$21,627,952 | \$9,253,200 | \$61,391,017 |
| average sale price | \$445,048 | \$485,606 | \$655,392 | \$487,011 | \$524,710 |
| lowest sale price | \$135,000 | \$165,000 | \$220,000 | \$162,000 | \$135,000 |
| highest sale price | \$2,750,000 | \$2,923,565 | \$3,150,000 | \$1,168,000 | \$3,150,000 |
| average \$/sq foot | \$170 | \$173 | \$180 | \$181 | \$176 |
| average days on market | 36 | 60 | 56 | 54 | 53 |

Franklin



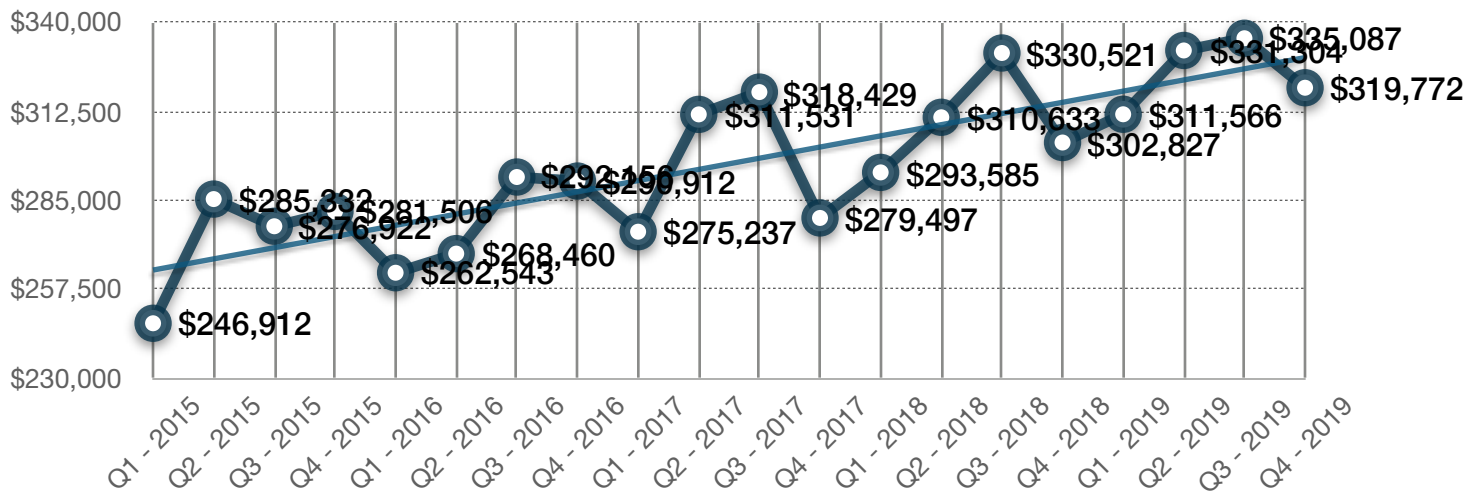
ABOUT THE COMMUNITY:

Franklin is located in the southwest quadrant of Milwaukee County. It offers homes with larger lots, and typically newer construction homes (spanning from the 1970s to today). It is 34.69 square miles and is divided by the Root River. The town was named after one of the Founding Fathers, Benjamin Franklin and was organized as a township in 1841.

CURRENT MARKET STATISTICS:

As of January 8, 2020, there are currently 56 homes for sale in Franklin (up 7% from last year at this time). This number includes 28 under contract and 0 in delayed status. Of those 28 accepted offers, 1 are in “pending”. Pending home sales are defined as transactions which no longer have any contingencies and are waiting for the closing date. Delayed status is defined as homes about to “go live” on the market.

● Average Sale Price



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YEAR VS. YEAR BY QUARTER

2019

| Franklin | Q1 | Q2 | Q3 | Q4 | YTD - 2019 |
|------------------------|--------------|--------------|--------------|--------------|---------------|
| # of homes sold | 45 | 100 | 112 | 78 | 335 |
| total volume in \$ | \$14,020,490 | \$33,130,380 | \$37,529,709 | \$24,942,197 | \$109,622,776 |
| average sale price | \$311,566 | \$331,064 | \$335,087 | \$319,772 | \$327,232 |
| lowest sale price | \$86,000 | \$100,000 | \$60,198 | \$100,000 | \$60,198 |
| highest sale price | \$695,000 | \$760,000 | \$1,250,000 | \$546,514 | \$1,250,000 |
| average \$/sq foot | \$136 | \$148 | \$152 | \$153 | \$149 |
| average days on market | 39 | 29 | 25 | 28 | 29 |

2018

| Franklin | Q1 | Q2 | Q3 | Q4 | YTD - 2018 |
|------------------------|--------------|--------------|--------------|--------------|---------------|
| # of homes sold | 52 | 106 | 92 | 73 | 323 |
| total volume in \$ | \$15,266,400 | \$32,927,150 | \$30,407,915 | \$22,096,050 | \$100,697,515 |
| average sale price | \$293,585 | \$310,633 | \$330,521 | \$302,827 | \$311,757 |
| lowest sale price | \$171,750 | \$86,500 | \$106,000 | \$170,000 | \$86,500 |
| highest sale price | \$800,000 | \$657,500 | \$1,200,000 | \$525,000 | \$1,200,000 |
| average \$/sq foot | \$135 | \$148 | \$150 | \$147 | \$146 |
| average days on market | 50 | 31 | 19 | 37 | 32 |

Glendale

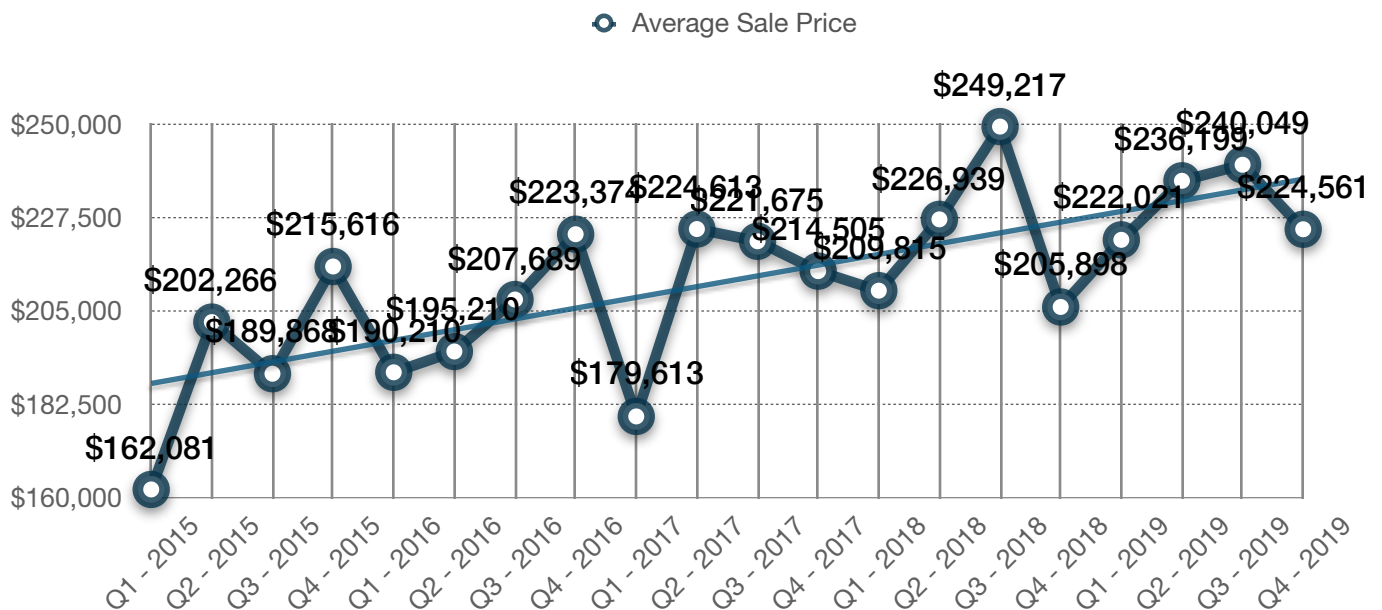


ABOUT THE COMMUNITY:

The city of Glendale has a broad reach, with nearly 6 square miles, following the Milwaukee River and bordering 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.

CURRENT MARKET STATISTICS:

As of January 8, 2020, there are currently 37 homes for sale in Glendale (down 18% from last year at this time). This number includes 15 under contract and 0 in delayed status. Of those 15 accepted offers, 5 are in “pending”. Pending home sales are defined as transactions which no longer have any contingencies and are waiting for the closing date. Delayed status is defined as homes about to “go live” on the market.



Glendale

YEAR VS. YEAR BY QUARTER

2019

| Glendale | Q1 | Q2 | Q3 | Q4 | YTD - 2019 |
|------------------------|-------------|--------------|--------------|--------------|--------------|
| # of homes sold | 43 | 86 | 65 | 48 | 242 |
| total volume in \$ | \$9,546,900 | \$20,313,118 | \$15,603,190 | \$10,778,950 | \$56,242,158 |
| average sale price | \$222,021 | \$236,199 | \$240,049 | \$224,561 | \$232,406 |
| lowest sale price | \$123,000 | \$80,000 | \$89,000 | \$65,000 | \$65,000 |
| highest sale price | \$440,000 | \$475,000 | \$490,000 | \$590,000 | \$590,000 |
| average \$/sq foot | \$130 | \$133 | \$135 | \$131 | \$133 |
| average days on market | 47 | 27 | 26 | 30 | 31 |

2018

| Glendale | Q1 | Q2 | Q3 | Q4 | YTD - 2018 |
|------------------------|-------------|--------------|--------------|-------------|--------------|
| # of homes sold | 39 | 78 | 47 | 39 | 203 |
| total volume in \$ | \$8,182,800 | \$17,701,220 | \$11,713,200 | \$8,030,009 | \$45,627,229 |
| average sale price | \$209,815 | \$226,939 | \$249,217 | \$205,898 | \$224,765 |
| lowest sale price | \$65,000 | \$95,500 | \$110,000 | \$51,409 | \$51,409 |
| highest sale price | \$353,000 | \$410,000 | \$400,000 | \$349,900 | \$410,000 |
| average \$/sq foot | \$122 | \$136 | \$135 | \$124 | \$131 |
| average days on market | 66 | 24 | 36 | 54 | 41 |

Mequon/Thiensville



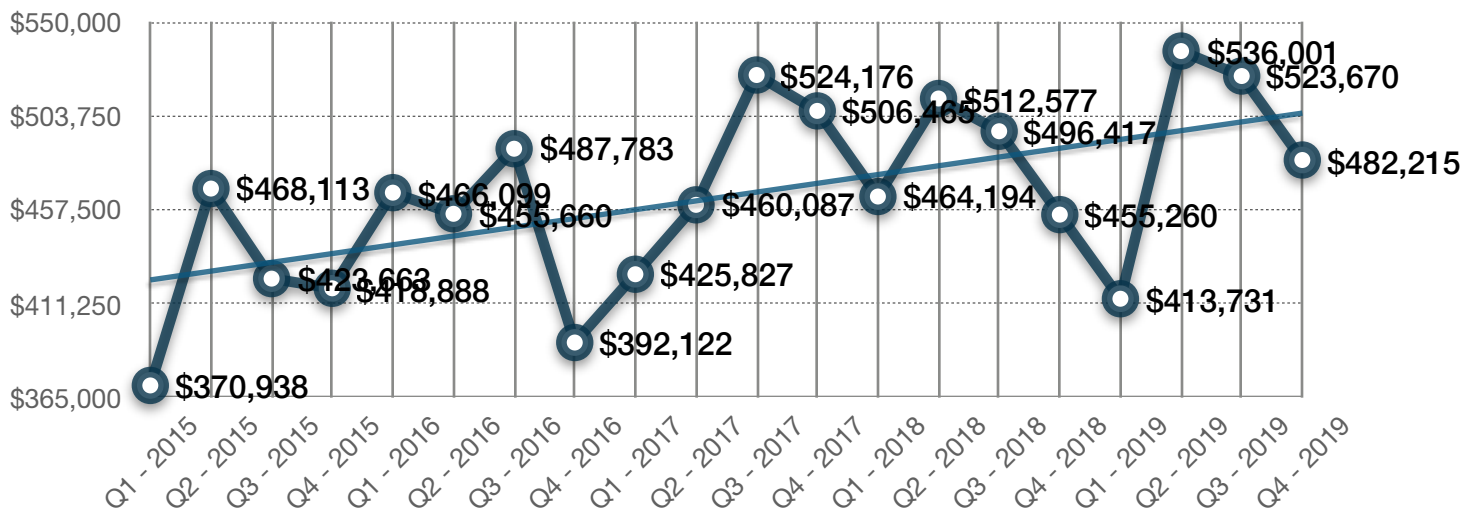
ABOUT THE COMMUNITY:

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.

CURRENT MARKET STATISTICS:

As of January 8, 2020, there are currently 104 homes for sale in Mequon/Thiensville (up 11.5% from last year at this time). This number includes 22 under contract and 3 in delayed status. Of those 22 accepted offers, 6 are in “pending”. Pending home sales are defined as transactions which no longer have any contingencies and are waiting for the closing date. Delayed status is defined as homes about to “go live” on the market.

◆ Average Sale Price



Mequon/Thiensville

YEAR VS. YEAR BY QUARTER

2019

| Mequon/Thiensville | Q1 | Q2 | Q3 | Q4 | YTD - 2019 |
|------------------------|--------------|--------------|--------------|--------------|---------------|
| # of homes sold | 60 | 108 | 122 | 71 | 361 |
| total volume in \$ | \$24,823,835 | \$57,888,160 | \$63,887,799 | \$34,237,270 | \$180,837,064 |
| average sale price | \$413,731 | \$536,001 | \$523,670 | \$482,215 | \$500,934 |
| lowest sale price | \$191,000 | \$158,000 | \$210,000 | \$190,000 | \$158,000 |
| highest sale price | \$950,000 | \$1,300,000 | \$2,900,000 | \$1,195,000 | \$2,900,000 |
| average \$/sq foot | \$158 | \$161 | \$167 | \$164 | \$163 |
| average days on market | 50 | 52 | 39 | 71 | 49 |

2018

| Mequon/Thiensville | Q1 | Q2 | Q3 | Q4 | YTD - 2018 |
|------------------------|--------------|--------------|--------------|--------------|---------------|
| # of homes sold | 57 | 105 | 101 | 64 | 327 |
| total volume in \$ | \$26,459,073 | \$53,820,629 | \$50,138,142 | \$29,136,657 | \$159,554,501 |
| average sale price | \$464,194 | \$512,577 | \$496,417 | \$455,260 | \$487,934 |
| lowest sale price | \$133,000 | \$130,000 | \$160,000 | \$90,000 | \$90,000 |
| highest sale price | \$1,345,000 | \$2,000,000 | \$1,625,000 | \$2,100,000 | \$2,100,000 |
| average \$/sq foot | \$154 | \$159 | \$165 | \$165 | \$161 |
| average days on market | 64 | 56 | 64 | 45 | 58 |

Shorewood



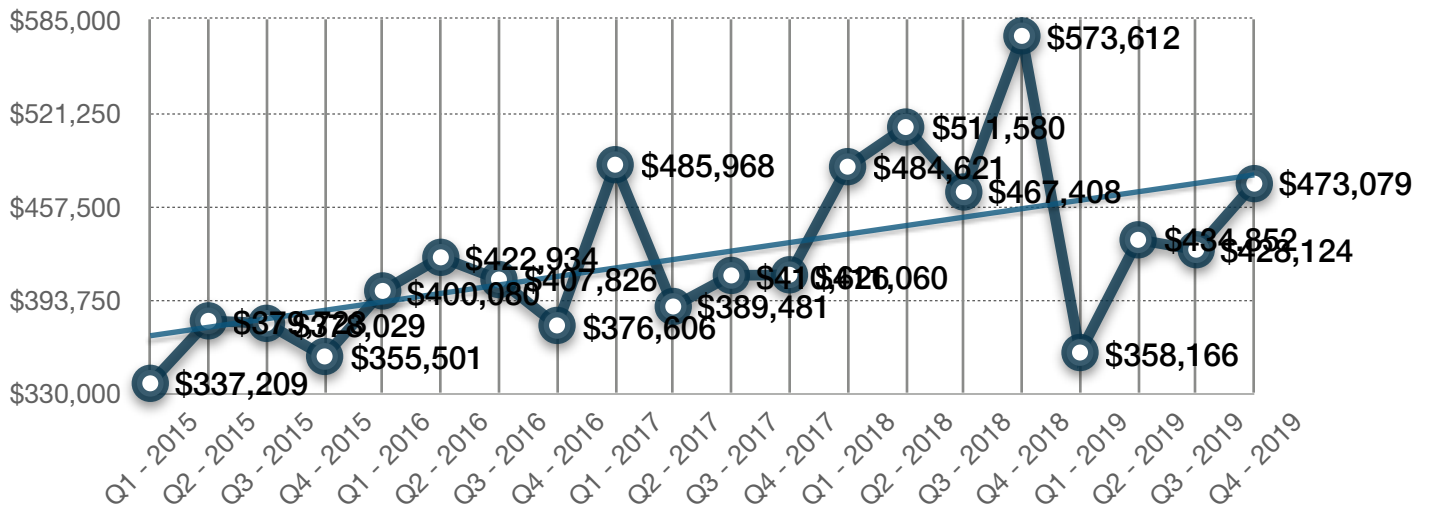
ABOUT THE COMMUNITY:

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 some many of the reasons people love this village. Shorewood is a total of 1.5 square miles and has 2,370 single family homes.

CURRENT MARKET STATISTICS:

As of January 8, 2020, there are currently 24 homes for sale in Shorewood (up 5 homes, or 26% from this time last year). This number includes 5 under contract and 4 in delayed status. Of those 6 accepted offers, 3 are in "pending". Pending home sales are defined as transactions which no longer have any contingencies and are waiting for the closing date. Delayed status is defined as homes about to "go live" on the market.

● Average Sale Price



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Shorewood

YEAR VS. YEAR BY QUARTER

2019

| Shorewood | Q1 | Q2 | Q3 | Q4 | YTD - 2019 |
|------------------------|-------------|--------------|--------------|--------------|--------------|
| # of homes sold | 23 | 42 | 40 | 31 | 136 |
| total volume in \$ | \$8,237,827 | \$18,241,300 | \$17,124,980 | \$14,665,452 | \$58,269,559 |
| average sale price | \$358,166 | \$434,317 | \$428,124 | \$473,079 | \$428,453 |
| lowest sale price | \$160,000 | \$238,000 | \$231,000 | \$210,000 | \$160,000 |
| highest sale price | \$715,000 | \$1,262,000 | \$995,000 | \$1,230,000 | \$1,262,500 |
| average \$/sq foot | \$177 | \$192 | \$202 | \$210 | \$196 |
| average days on market | 50 | 30 | 32 | 31 | 34 |

2018

| Shorewood | Q1 | Q2 | Q3 | Q4 | YTD - 2018 |
|------------------------|--------------|--------------|--------------|--------------|--------------|
| # of homes sold | 22 | 41 | 34 | 26 | 123 |
| total volume in \$ | \$10,661,655 | \$20,976,500 | \$15,891,881 | \$14,913,900 | \$62,443,936 |
| average sale price | \$484,621 | \$511,580 | \$467,408 | \$573,612 | \$507,674 |
| lowest sale price | \$197,000 | \$203,800 | \$187,500 | \$245,000 | \$187,500 |
| highest sale price | \$1,322,505 | \$1,400,000 | \$467,408 | \$2,600,000 | \$2,600,000 |
| average \$/sq foot | \$192 | \$211 | \$198 | \$208 | \$203 |
| average days on market | 30 | 30 | 21 | 35 | 29 |

Wauwatosa



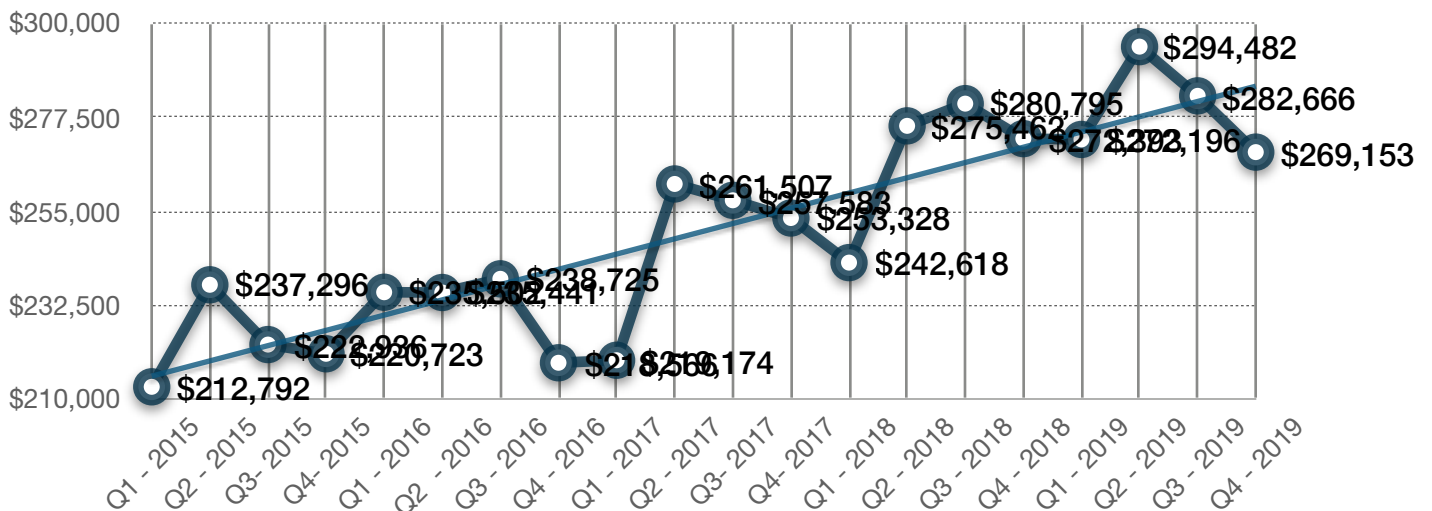
ABOUT THE COMMUNITY:

Wauwatosa spans 13.25 miles and in 2010 boasts a population of 46,396. Some single family homes in Tosa offer large lots (out West) while homes closer to the village have a more urban feel. The village is typically bustling with business people and visitors. Many liken the village of Tosa to Whitefish Bay & Shorewood due to its' urban/suburban feel.

CURRENT MARKET STATISTICS:

As of January 8, 2020, there are currently 95 homes for sale in Wauwatosa (up 41% from last year at this time). This number includes 45 under contract and 4 in delayed status. Of those 45 accepted offers, 10 are in "pending". Pending home sales are defined as transactions which no longer have any contingencies and are waiting for the closing date. Delayed status is defined as homes about to "go live" on the market.

◆ Average Sale Price



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Wauwatosa

YEAR VS. YEAR BY QUARTER

2019

| Wauwatosa | Q1 | Q2 | Q3 | Q4 | YTD - 2019 |
|------------------------|--------------|--------------|--------------|--------------|---------------|
| # of homes sold | 86 | 246 | 218 | 165 | 715 |
| total volume in \$ | \$23,408,821 | \$72,442,591 | \$61,621,272 | \$44,410,205 | \$201,882,889 |
| average sale price | \$272,196 | \$294,482 | \$282,666 | \$269,153 | \$282,354 |
| lowest sale price | \$139,900 | \$134,000 | \$102,000 | \$115,000 | \$102,000 |
| highest sale price | \$725,900 | \$750,000 | \$785,000 | \$610,000 | \$785,000 |
| average \$/sq foot | \$159 | \$166 | \$161 | \$158 | \$162 |
| average days on market | 33 | 18 | 16 | 24 | 21 |

2018

| Wauwatosa | Q1 | Q2 | Q3 | Q4 | YTD - 2018 |
|------------------------|--------------|--------------|--------------|--------------|---------------|
| # of homes sold | 122 | 222 | 211 | 127 | 682 |
| total volume in \$ | \$29,599,400 | \$61,262,334 | \$59,247,753 | \$34,593,911 | \$184,703,398 |
| average sale price | \$242,618 | \$275,462 | \$280,795 | \$272,393 | \$270,826 |
| lowest sale price | \$103,650 | \$104,000 | \$81,000 | \$120,000 | \$81,000 |
| highest sale price | \$795,000 | \$875,000 | \$950,000 | \$860,000 | \$950,000 |
| average \$/sq foot | \$144 | \$157 | \$156 | \$149 | \$153 |
| average days on market | 41 | 20 | 21 | 27 | 25 |

Whitefish Bay



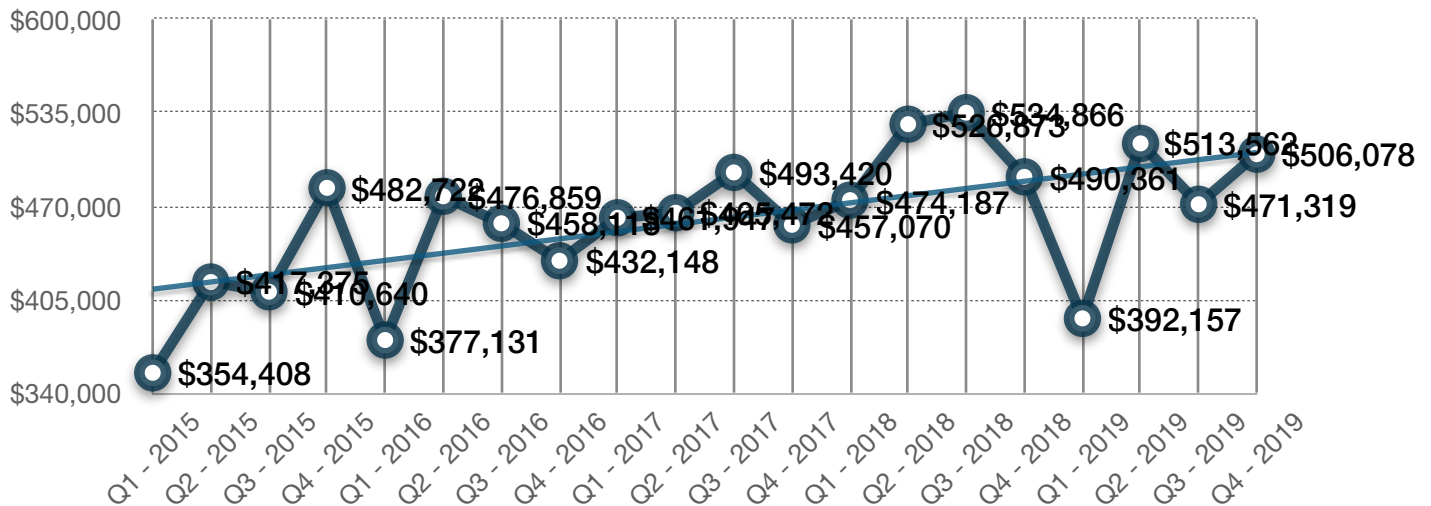
ABOUT THE COMMUNITY:

Regardless of 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 remains in such high demand. The village is ranked 21 on Business Insiders Top 50 Suburbs. Whitefish Bay is just over 2 square miles and has 4,555 single family homes.

CURRENT MARKET STATISTICS:

As of January 8, 2020, there are currently 48 homes for sale in Whitefish Bay (up 17% from last year at this time); this number includes 15 under contract and 6 in delayed status. Of those 15 accepted offers, 4 are in "pending". Pending home sales are defined as transactions which no longer have any contingencies and are waiting for the closing date. Delayed status is defined as homes about to "go live" on the market.

◆ Average Sale Price



Whitefish Bay

YEAR VS. YEAR BY QUARTER

2019

| Whitefish Bay | Q1 | Q2 | Q3 | Q4 | YTD - 2019 |
|------------------------|--------------|--------------|--------------|--------------|---------------|
| # of homes sold | 53 | 93 | 91 | 59 | 296 |
| total volume in \$ | \$20,784,299 | \$47,761,220 | \$42,890,016 | \$29,858,630 | \$141,294,165 |
| average sale price | \$392,157 | \$513,562 | \$471,319 | \$506,078 | \$477,345 |
| lowest sale price | \$200,000 | \$180,555 | \$165,000 | \$230,000 | \$165,000 |
| highest sale price | \$911,500 | \$1,560,000 | \$1,330,000 | \$1,495,000 | \$1,560,000 |
| average \$/sq foot | \$201 | \$214 | \$205 | \$216 | \$209 |
| average days on market | 27 | 27 | 22 | 26 | 25 |

2018

| Whitefish Bay | Q1 | Q2 | Q3 | Q4 | YTD - 2018 |
|------------------------|--------------|--------------|--------------|--------------|---------------|
| # of homes sold | 44 | 94 | 67 | 66 | 271 |
| total volume in \$ | \$20,864,217 | \$49,526,040 | \$35,836,054 | \$32,363,857 | \$138,590,168 |
| average sale price | \$474,187 | \$526,873 | \$534,866 | \$490,361 | \$511,403 |
| lowest sale price | \$165,000 | \$165,000 | \$189,000 | \$166,200 | \$165,000 |
| highest sale price | \$1,199,000 | \$2,075,000 | \$1,825,500 | \$1,320,000 | \$2,075,000 |
| average \$/sq foot | \$193 | \$212 | \$208 | \$199 | \$205 |
| average days on market | 41 | 26 | 22 | 33 | 29 |

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And we love them too. Find more
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on Yelp, Zillow, Facebook and Google +.

“

If you're selling and
want an agent who'll
give you 110%, you
want Katie.

”



“

Without Katie
Corcoran in our
corner, we would not
have our new home!

”



“

Katie was professional,
knowledgeable, reliable,
and above all, helpful
throughout the entire
process.

”

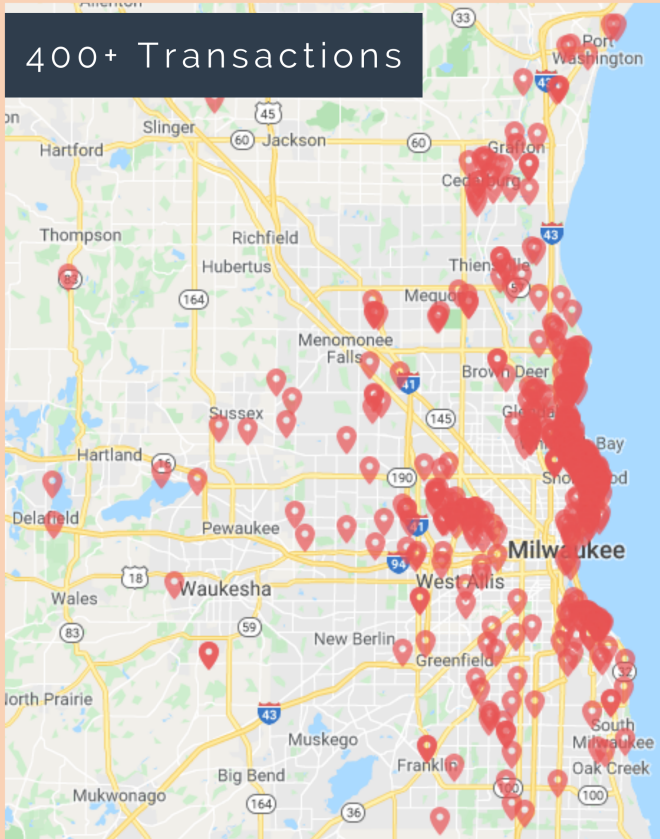


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400+ Transactions



- **Over \$125 Million in Closed Transactions**
- **22 Average Days on Market**
(MLS 1/1/2018 - 12/13/2019)
- **99% List to Sell Ratio**
(MLS 1/1/2018 - 12/13/2019)
- **64 Buyer side transactions**
(MLS 1/1/2018 - 12/13/2019)
- **67 Seller side transactions**
(MLS 1/1/2018 - 12/13/2019)
- **Top 10 North Shore & Bay View Agent 2019** - Volume & Sides
- **Milwaukee Five Star Real Estate Award 2014, 2015 & 2016, 2017, 2018**
- **2018 Real Trends America's Best Professionals List.** Ranked are amongst the top 1/2 of 1% of 1.4 million real estate professionals in the U.S.



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Buying, selling or want to discuss The Corcoran View?

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