

SUPPORTING DATA TABLES AND TALKING POINTS

NATIONAL SALES COMPARISON BY REGION

A comparison of regional sales performance as outlined in Table 1 reveals some key points:

Table 1: Sales of Existing Single-Family Homes, Condos and Co-ops (1000¢ of units) and Growth Rates (%) in the U.S. and the Four Broad Census Regions											
Region	1990	2000	2002	2003	2004	2005r	2006r	2007p	Growth 2006-2007	Growth 2000-2007	Growth 1990-2007
U.S.	3,186	5,171	5,631	6,183	6,779	7,076	6,478	5,652	-12.8%	9.3%	77.4%
Northeast	583	912	950	1,022	1,113	1,169	1,086	1,006	-7.4%	10.3%	72.6%
Midwest	861	1,213	1,346	1,468	1,550	1,588	1,483	1,327	-10.5%	9.4%	54.1%
South	1,090	1,867	2,065	2,282	2,542	2,702	2,563	2,235	-12.8%	19.7%	105.0%
West	651	1,176	1,269	1,404	1,574	1,617	1,346	1,084	-19.5%	-7.8%	66.5%

Source: National Association of REALTORS®; p - preliminary estimates subject to revision, r=revised.
Footnote: Data collected by the National Association of REALTORS® (NAR) include single-family homes, condos and co-ops, as well as estimates of homes sold privately without the use of a REALTOR®. NAR also accounts for areas in which MLS data is not reported. All 2007 data reported by NAR are considered preliminary and subject to revision in subsequent releases.

Key points:

- Nationally, home sales fell by a larger margin due primarily to declines in the West and the South.
- Wisconsin home sales fell by about the same margin as the Midwest in general.
- Home sales in the Midwest remain above the levels in 2000 and are only 16.4 percent below the peak in 2005. In contrast, home sales in the West are 7.8 percent below the 2000 levels, and 33 percent below the 2005 peak.

MIDWEST SALES COMPARISON

An evaluation of existing home sales across the various states in the Midwest, shown in Table 2, paints a consistent picture. Most states saw some decline in sales volume in 2007 as compared to 2006 and nearly all states remain above the levels that existed in 2000.

Table 2: Sales of Existing Single-Family Homes, Condos and Co-ops (1000¢ of units) and Growth Rates (%) in the Midwest Census Region and States											
State	1990	2000	2002	2003	2004	2005r	2006r	2007r	Growth 2006-2007	Growth 2000-2007	Growth 1990-2007
Illinois	164.9	246.8	269.0	275.1	307.5	315.3	289.0	239.7	-17.1%	-2.9%	45.4%
Indiana	70.6	111.0	125.2	120.4	130.5	138.3	147.4	148.3	0.6%	33.6%	110.1%
Iowa	41.5	53.3	58.4	62.4	71.1	74.9	74.6	70.5	-5.5%	32.3%	69.9%
Kansas	29.0	52.6	60.0	65.3	73.4	77.9	76.1	70.5	-7.4%	34.0%	143.1%
Michigan	163.9	185.0	203.5	207.4	213.4	208.6	182.4	172.4	-5.5%	-6.8%	5.2%
Minnesota	59.9	96.3	122.6	126.7	137.4	134.9	115.4	99.8	-13.5%	3.6%	66.6%
Missouri	69.9	110.2	115.2	131.1	141.8	142.9	135.3	123.7	-8.6%	12.3%	77.0%
Nebraska	23.1	32.3	34.3	38.0	39.8	41.2	38.7	36.8	-4.9%	13.9%	59.3%
North Dakota	8.7	10.8	12.3	12.9	14.5	15.8	14.1	14.4	2.1%	33.3%	65.5%
Ohio	163.1	216.4	237.0	253.1	275.7	286.9	275.4	250.8	-8.9%	15.9%	53.8%
South Dakota	8.7	12.6	14.9	15.6	17.3	18.3	18.3	18.5	1.1%	46.8%	112.6%
Wisconsin	57.9	91.6	105.5	105.9	116.8	122.8	117.3	104.6	-10.8%	14.2%	80.7%
Midwest total	861	1,213	1,346	1,468	1,550	1,588	1,483	1,327	-10.5%	9.4%	54.1%

Source: National Association of REALTORS® (NAR); p - preliminary estimates subject to revision, r=revised.

Key points:

- Only three states actually grew over the 2006-2007 period, Indiana and the Dakotas.
- The largest decline over the period was seen in Illinois at -17.1 percent followed by Minnesota at -13.5 percent.

- All states, with the exception of Illinois and Michigan, remain above their 2000 levels of home sales, and almost all are higher by double-digit margins.
- Even after two years of modest reductions in sales volume, existing home sales in Wisconsin were only 14.8 percent below the peak level established in 2005.

SALES COMPARISON TO MORE VOLATILE MARKETS

The reduction in Wisconsin existing home sales in 2007 needs to be kept in perspective, especially when compared to the much more volatile markets in the West and the South, listed in Table 3.

Select Benchmark States	1990	2000	2002	2003	2004	2005r	2006r	2007r	Growth 2006-2007	Growth 2000-2007	Growth 1990-2007
Arizona	41.5	104.8	128.2	149.6	186.8	199.2	142.9	105.5	-26.2%	0.7%	154.2%
California	322.1	573.5	565.1	577.6	610.1	601.1	459.9	355.0	-22.8%	-38.1%	10.2%
Florida	215.7	393.6	429.3	476.1	526.5	547.1	395.3	286.4	-27.5%	-27.2%	32.8%
Nevada	21.2	44.6	63.5	80.9	99.8	98.0	70.2	45.3	-35.5%	1.6%	113.7%

Source: National Association of REALTORS®; p - preliminary estimates subject to revision, r=revised.

Key points:

- Among the most volatile are Arizona, California, Florida and Nevada, which saw their sales volume fall more than 20 percent in 2007 as compared to 2006, which is more than twice the rate of decline of Wisconsin over the period.
- All four of these states have lost between 41.8 and 54.6 percent of the volume established at the peak volume levels, which is approximately three times the Wisconsin decline.
- RealtyTrac, a private real estate company that tracks foreclosure statistics, reports that foreclosure filings improved in November as compared to October, yet they remain high compared to 2006. For example, the number of households per foreclosure filing was 617 for the U.S. in November 2007. Topping the list of states in terms of foreclosures was Nevada (152 households per filing) followed by Florida (282 households per filing). California was fifth on the list at 325 households per filing and Arizona was eighth at 441 households per filing. In contrast, Wisconsin was 20th at 1,048 households per filing.

MEDIAN PRICE AND SALES VOLUME COMPARISON WITHIN STATE

Summary information for the individual regions within Wisconsin, shown in Table 4, reveals moderate variability in volume over the year, and very slight variability in median prices. A full summary of annual home sales statistics are reported in Table 5. A full summary of the home sales statistics for just the fourth quarter are found in Table 6.

Region	Median Price			Existing Home Sales		
	2007	2006	% Change	2007	2006	% Change
Central	\$124,600	\$122,900	1.4%	3274	3458	-5.3%
Southeast	\$184,400	\$180,000	2.4%	23058	26703	-13.7%
South Central	\$182,000	\$178,200	2.1%	12469	13461	-7.4%
North	\$127,500	\$125,000	2.0%	4937	5548	-11.0%
Northeast	\$135,000	\$133,800	0.9%	10980	11214	-2.1%
West	\$150,800	\$155,000	-2.7%	5006	5315	-5.8%

* Data on sales volume and median price are derived using data reported to the Wisconsin REALTORS® Association by various Multiple Listing Services in the different regions. Sales data include single-family, condo/co-op and duplex properties. They do not include properties sold by private owners that would not appear on the MLS.

Key points:

- The only regions that saw double-digit reductions in sales volume were the heavily urbanized Southeast region and also the rural North region, where there are large concentrations of second homes. All other regions fell between 2.1 and 7.4 percent as compared to last year.
- There is no evidence of a statewide housing bubble and median price changes were moderate. The only region to experience any reduction in median sales prices was the West. All other regions saw their median prices rise slightly. Statewide, the median price rose 0.2 percent to \$164,000.
- Of the four quarters of 2007, the largest percentage quarterly decline in sales volume was seen in the fourth quarter, where sales volume fell 16.1 percent (comparing Q4 2007 with Q4 2006). However, median prices remained unchanged at \$160,000 over the period.

POLLING DATA

When you think about the overall quality of life you enjoy here in Wisconsin, would you say your own personal quality of life is excellent, good, fair or poor?

Excellent	31%
Good	52%
Fair	16%
Poor	1%
NS/NO	0%

I am going to read you a list of things that people have told us add to or subtract from their quality of life here in Wisconsin, and I'd like you to tell me whether at the moment you would rank the quality of each particular item as excellent, good, fair or poor.

	Excellent	Good	Fair	Poor	NS/NO
Wisconsin's economy	1%	35%	48%	15%	1%
The cost of living in Wisconsin	2%	32%	43%	23%	0%
Your job	15%	33%	18%	7%	26%
Your home	26%	48%	22%	3%	1%
Your neighborhood	28%	52%	16%	3%	0%
Your local governmental services	9%	48%	34%	10%	0%
Your local K-12 public schools	22%	46%	19%	8%	4%
State government	1%	30%	50%	18%	1%
The amount of taxes you have to pay	1%	12%	45%	41%	1%

(Wood Communications Group – Checkpoint survey. Conducted January 15-20, 2008. Statewide 400-person sample. Margin of error +/- 5 percentage points.)

TABLE 5 - WISCONSIN ANNUAL COMPARISON – 2007 VS. 2006 TOTALS ^a							
Region	County	Median Price			Existing Home Sales		
		2007	2006	% Change	2007	2006	% Change
Southeast	Kenosha	\$169,200	\$169,200	0.0%	2044	2319	-11.9%
Southeast	Milwaukee	\$161,500	\$158,700	1.8%	8970	10946	-18.1%
Southeast	Ozaukee	\$244,700	\$244,700	0.0%	1090	1166	-6.5%
Southeast	Racine	\$162,000	\$155,000	4.5%	2182	2449	-10.9%
Southeast	Sheboygan	\$140,000	\$131,400	6.5%	1256	1401	-10.3%
Southeast	Walworth	\$198,000	\$194,000	2.1%	1386	1565	-11.4%
Southeast	Washington	\$204,300	\$204,500	-0.1%	1483	1750	-15.3%
Southeast	Waukesha	\$250,000	\$253,100	-1.2%	4647	5107	-9.0%
Southeast	4 County Metro Milwaukee	\$192,000	\$186,700	2.8%	16190	18969	-14.7%
Southeast	Regional Total	\$184,400	\$180,000	2.4%	23058	26703	-13.7%
South Central	Columbia	\$158,600	\$163,100	-2.8%	670	747	-10.3%
South Central	Crawford	\$100,000	\$110,000	-9.1%	64	63	1.6%
South Central	Dane	\$218,700	\$214,600	1.9%	6468	6841	-5.5%
South Central	Dodge	\$134,400	\$131,600	2.1%	593	703	-15.6%
South Central	Grant	\$107,100	\$103,600	3.4%	252	267	-5.6%
South Central	Green	\$136,500	\$145,000	-5.9%	349	393	-11.2%
South Central	Iowa	\$155,700	\$133,700	16.5%	146	149	-2.0%
South Central	Jefferson	\$170,000	\$172,000	-1.2%	794	810	-2.0%
South Central	Lafayette	\$87,300	\$82,300	6.1%	85	94	-9.6%
South Central	Richland	\$102,000	\$107,500	-4.9%	137	162	-15.4%
South Central	Rock	\$128,600	\$128,700	-0.1%	2215	2466	-10.2%
South Central	Sauk	\$158,500	\$160,000	-0.9%	696	766	-9.1%
South Central	Regional Total	\$182,000	\$178,200	2.1%	12469	13461	-7.4%
West	Buffalo/Pepin/Trempeleau ^c	\$107,800	\$102,900	4.8%	199	183	8.7%
West	Chippewa	\$135,700	\$132,300	2.6%	634	600	5.7%
West	Dunn	\$138,700	\$146,700	-5.5%	366	355	3.1%
West	Eau Claire	\$136,200	\$133,300	2.2%	1228	1245	-1.4%
West	LaCrosse	\$141,500	\$140,000	1.1%	1152	1262	-8.7%
West	Monroe	NA	NA	NA	1	1	0.0%
West	Pierce	\$178,700	\$189,200	-5.5%	338	390	-13.3%
West	St. Croix	\$194,000	\$205,000	-5.4%	1053	1256	-16.2%
West	Vernon	\$75,000	\$72,200	3.9%	35	23	52.2%
West	Regional Total	\$150,800	\$155,000	-2.7%	5006	5315	-5.8%
Northeast	Brown	\$149,200	\$150,700	-1.0%	2716	2809	-3.3%
Northeast	Calumet	\$163,300	\$160,000	2.1%	415	410	1.2%
Northeast	Door	\$219,200	\$235,700	-7.0%	453	556	-18.5%
Northeast	Fond du Lac	\$125,000	\$122,500	2.0%	828	840	-1.4%
Northeast	Green Lake	\$118,500	\$117,100	1.2%	374	335	11.6%
Northeast	Kewaunee	\$121,300	\$94,300	28.6%	70	95	-26.3%
Northeast	Manitowoc	\$103,300	\$95,000	8.7%	855	827	3.4%
Northeast	Marinette	\$81,100	\$79,100	2.5%	407	422	-3.6%
Northeast	Menominee	\$200,000	\$212,900	-6.1%	18	29	-37.9%
Northeast	Oconto	\$122,200	\$117,800	3.7%	382	412	-7.3%
Northeast	Outagamie	\$138,600	\$138,700	-0.1%	1898	1715	10.7%
Northeast	Shawano	\$111,100	\$106,200	4.6%	319	353	-9.6%
Northeast	Waupaca	\$110,000	\$114,500	-3.9%	491	534	-8.1%
Northeast	Winnebago	\$130,000	\$125,700	3.4%	1754	1877	-6.6%
Northeast	Regional Total	\$135,000	\$133,800	0.9%	10980	11214	-2.1%

TABLE 5 – continued – WISCONSIN ANNUAL COMPARISON – 2007 VS. 2006 TOTALS^a

Region	County	Median Price			Existing Home Sales		
		2007	2006	% Change	2007	2006	% Change
Central	Adams	\$130,000	\$108,600	19.7%	46	59	-22.0%
Central	Clark	\$80,000	\$79,000	1.3%	125	106	17.9%
Central	Juneau	NA	NA	NA	1	5	-80.0%
Central	Marathon	\$135,400	\$133,700	1.3%	1431	1464	-2.3%
Central	Portage	\$132,500	\$130,700	1.4%	671	715	-6.2%
Central	Waushara	\$109,100	\$121,800	-10.4%	278	296	-6.1%
Central	Wood	\$100,000	\$93,700	6.7%	722	813	-11.2%
Central	Regional Total	\$124,600	\$122,900	1.4%	3274	3458	-5.3%
North	Ashland/Bayfield ^c	\$132,700	\$111,100	19.4%	188	216	-13.0%
North	Barron	\$130,000	\$127,100	2.3%	515	597	-13.7%
North	Burnette	\$168,000	\$138,200	21.6%	214	253	-15.4%
North	Douglas	\$150,000	\$155,000	-3.2%	97	100	-3.0%
North	Florence	NA	\$35,000	NA	9	13	-30.8%
North	Forest	\$88,300	\$77,100	14.5%	119	142	-16.2%
North	Iron	\$86,700	\$90,000	-3.7%	122	163	-25.2%
North	Langlade	\$70,000	\$73,000	-4.1%	265	322	-17.7%
North	Lincoln	\$92,000	\$95,700	-3.9%	262	274	-4.4%
North	Oneida	\$114,300	\$123,300	-7.3%	965	1066	-9.5%
North	Polk	\$152,700	\$154,500	-1.2%	471	530	-11.1%
North	Price	\$75,000	\$71,700	4.6%	267	297	-10.1%
North	Rusk	\$100,000	\$107,500	-7.0%	127	139	-8.6%
North	Sawyer	\$171,400	\$170,000	0.8%	296	273	8.4%
North	Taylor	\$111,400	\$112,000	-0.5%	52	62	-16.1%
North	Washburn	\$160,000	\$170,000	-5.9%	232	259	-10.4%
North	Vilas	\$150,000	\$145,000	3.4%	736	842	-12.6%
North	Regional Total	\$127,500	\$125,000	2.0%	4937	5548	-11.0%

Footnotes

^aData on sales volume and median price are derived using data reported to the Wisconsin REALTORS® Association by various Multiple Listing Services. Median price data are only reported for counties in which there are at least 10 home sales over the period. Neither median price nor sales volume data have been seasonally adjusted. Participating MLS's include Central Wisconsin MLS, Door County Board of REALTORS®, Green Lake/Ripon Board of Realtors, Marinette County Board of Realtors, MetroMLS, Northstar MLS, Northwestern Wisconsin MLS, REALTORS® Association of Northeast Wisconsin and South Central MLS. Sales data include single-family, condo/co-op and duplex properties. They do not include properties sold by private owners that would not appear on the MLS.

^bThe South Central MLS assumed responsibility for compiling data for Crawford, Grant, Lafayette, Richland and Vernon Counties in 2007 and hence all 2006 and 2007 data were rebenchmarked for consistency using data derived from the SCMLS system.

^cBuffalo, Pepin and Trempeleau counties and also Ashland and Bayfield counties are combined by Northwestern Wisconsin MLS for reporting purposes.

TABLE 6 - WISCONSIN QUARTER FOUR COMPARISON – Q4 2007 VS. Q4 2006 TOTALS ^a							
Region	County	Median Price			Existing Home Sales		
		Q4-2007	Q4-2006	% Change	Q4-2007	Q4-2006	% Change
Southeast	Kenosha	\$169,100	\$169,100	0.0%	408	471	-13.4%
Southeast	Milwaukee	\$153,300	\$156,000	-1.7%	1772	2324	-23.8%
Southeast	Ozaukee	\$237,500	\$225,000	5.6%	226	235	-3.8%
Southeast	Racine	\$158,500	\$155,000	2.3%	451	548	-17.7%
Southeast	Sheboygan	\$137,800	\$137,100	0.5%	269	288	-6.6%
Southeast	Walworth	\$198,000	\$194,500	1.8%	278	309	-10.0%
Southeast	Washington	\$207,400	\$198,200	4.6%	298	357	-16.5%
Southeast	Waukesha	\$246,000	\$242,000	1.7%	850	1034	-17.8%
Southeast	4 County Metro Milwaukee	\$187,500	\$182,200	2.9%	3146	3950	-20.4%
Southeast	Regional Total	\$180,000	\$176,400	2.0%	4552	5566	-18.2%
South Central	Columbia	\$146,700	\$172,500	-15.0%	116	153	-24.2%
South Central	Crawford ^b	\$95,000	\$145,300	-34.6%	15	11	36.4%
South Central	Dane	\$228,600	\$222,000	3.0%	1081	1216	-11.1%
South Central	Dodge	\$131,200	\$127,100	3.2%	128	170	-24.7%
South Central	Grant ^b	\$102,700	\$98,700	4.1%	48	63	-23.8%
South Central	Green	\$135,000	\$161,300	-16.3%	68	74	-8.1%
South Central	Iowa	\$144,000	\$147,700	-2.5%	45	53	-15.1%
South Central	Jefferson	\$172,700	\$173,300	-0.3%	138	175	-21.1%
South Central	Lafayette ^b	\$77,500	\$80,000	-3.1%	17	22	-22.7%
South Central	Richland ^b	\$100,000	\$99,100	0.9%	26	45	-42.2%
South Central	Rock	\$123,600	\$130,000	-4.9%	427	495	-13.7%
South Central	Sauk	\$167,300	\$158,300	5.7%	125	156	-19.9%
South Central	Regional Total	\$180,000	\$180,000	0.0%	2234	2633	-15.2%
West	Buffalo/Pepin/Trempeleau ^c	\$120,000	\$88,200	36.1%	42	44	-4.5%
West	Chippewa	\$128,300	\$128,000	0.2%	121	123	-1.6%
West	Dunn	\$129,300	\$151,700	-14.8%	65	67	-3.0%
West	Eau Claire	\$131,200	\$130,700	0.4%	222	224	-0.9%
West	LaCrosse	\$138,700	\$144,300	-3.9%	199	260	-23.5%
West	Monroe	NA	NA	NA	0	0	NA
West	Pierce	\$171,600	\$186,700	-8.1%	64	84	-23.8%
West	St. Croix	\$185,000	\$191,700	-3.5%	190	244	-22.1%
West	Vernon	NA	NA	NA	7	7	0.0%
West	Regional Total	\$145,000	\$155,000	-6.5%	910	1053	-13.6%
Northeast	Brown	\$150,000	\$146,200	2.6%	540	590	-8.5%
Northeast	Calumet	\$161,400	\$153,600	5.1%	70	97	-27.8%
Northeast	Door	\$218,200	\$229,400	-4.9%	114	126	-9.5%
Northeast	Fond du Lac	\$130,000	\$117,600	10.5%	171	208	-17.8%
Northeast	Green Lake	\$128,900	\$118,800	8.5%	73	102	-28.4%
Northeast	Kewaunee	\$160,000	\$90,000	77.8%	14	22	-36.4%
Northeast	Manitowoc	\$104,000	\$102,900	1.1%	186	190	-2.1%
Northeast	Marinette	\$69,100	\$91,200	-24.2%	68	83	-18.1%
Northeast	Menominee	NA	NA	NA	2	5	-60.0%
Northeast	Oconto	\$101,400	\$113,300	-10.5%	68	99	-31.3%
Northeast	Outagamie	\$137,300	\$140,000	-1.9%	363	349	4.0%
Northeast	Shawano	\$116,000	\$102,900	12.7%	69	79	-12.7%
Northeast	Waupaca	\$102,900	\$120,000	-14.3%	84	113	-25.7%
Northeast	Winnebago	\$137,500	\$126,200	9.0%	335	389	-13.9%
Northeast	Regional Total	\$135,400	\$132,900	1.9%	2157	2452	-12.0%

TABLE 6 – continued – WISCONSIN QUARTER FOUR COMPARISON – Q4 2007 VS. Q4 2006 TOTALS ^a							
Region	County	Median Price			Existing Home Sales		
		Q4-2007	Q4-2006	% Change	Q4-2007	Q4-2006	% Change
Central	Adams	NA	\$160,000	NA	4	12	-66.7%
Central	Clark	\$65,000	\$65,000	0.0%	21	29	-27.6%
Central	Juneau	NA	NA	NA	0	1	-100.0%
Central	Marathon	\$131,100	\$132,000	-0.7%	293	326	-10.1%
Central	Portage	\$126,700	\$135,700	-6.6%	118	132	-10.6%
Central	Waushara	\$106,700	\$125,000	-14.6%	56	61	-8.2%
Central	Wood	\$91,400	\$100,000	-8.6%	140	168	-16.7%
Central	Regional Total	\$118,200	\$122,900	-3.8%	632	729	-13.3%
North	Ashland/Bayfield ^c	\$172,300	\$117,500	46.6%	38	47	-19.1%
North	Barron	\$125,000	\$127,300	-1.8%	97	112	-13.4%
North	Burnette	\$153,300	\$122,200	25.5%	40	57	-29.8%
North	Douglas	\$147,500	\$130,000	13.5%	25	28	-10.7%
North	Florence	NA	NA	NA	1	4	-75.0%
North	Forest	\$100,000	\$73,300	36.4%	34	34	0.0%
North	Iron	\$77,100	\$98,000	-21.3%	33	41	-19.5%
North	Langlade	\$67,900	\$78,300	-13.3%	57	69	-17.4%
North	Lincoln	\$95,000	\$88,900	6.9%	52	55	-5.5%
North	Oneida	\$115,000	\$132,500	-13.2%	209	271	-22.9%
North	Polk	\$148,600	\$154,500	-3.8%	97	108	-10.2%
North	Price	\$65,000	\$68,200	-4.7%	65	79	-17.7%
North	Rusk	\$90,000	\$106,700	-15.7%	22	32	-31.3%
North	Sawyer	\$177,500	\$146,700	21.0%	68	48	41.7%
North	Taylor	\$100,000	\$135,000	-25.9%	20	17	17.6%
North	Washburn	\$147,700	\$143,300	3.1%	40	52	-23.1%
North	Vilas	\$137,100	\$162,900	-15.8%	152	209	-27.3%
North	Regional Total	\$122,500	\$125,000	-2.0%	1050	1263	-16.9%
Footnotes							
^a Data on sales volume and median price are derived using data reported to the Wisconsin REALTORS® Association by various Multiple Listing Services. Median price data are only reported for counties in which there are at least 10 home sales over the period. Neither median price nor sales volume data have been seasonally adjusted. Participating MLS's include Central Wisconsin MLS, Door County Board of REALTORS®, Green Lake/Ripon Board of Realtors, Marinette County Board of Realtors, MetroMLS, Northstar MLS, Northwestern Wisconsin MLS, REALTORS® Association of Northeast Wisconsin and South Central MLS. Sales data include single-family, condo/co-op and duplex properties. They do not include properties sold by private owners that would not appear on the MLS.							
^b The South Central MLS assumed responsibility for compiling data for Crawford, Grant, Lafayette, Richland and Vernon Counties in 2007 and hence all 2006 and 2007 data were rebenchmarked for consistency using data derived from the SCMLS system.							
^c Buffalo, Pepin and Trempeleau counties and also Ashland and Bayfield counties are combined by Northwestern Wisconsin MLS for reporting purposes.							