



# Housing Supply Overview



## August 2017

A RESEARCH TOOL PROVIDED BY THE  
**MULTIPLE LISTING SERVICE, INC.** FOR ACTIVITY  
IN THE 4-COUNTY MILWAUKEE METROPOLITAN AREA

## Quick Facts

**+ 9.1%**

**+ 8.0%**

**+ 0.2%**

Price Range With the  
Strongest Sales:  
**\$350,001 and Above**

Construction Status With  
Strongest Sales:  
**New Construction**

Property Type With  
Strongest Sales:  
**Condo-Townhouse  
Attached**

Pending Sales	<b>2</b>
Days on Market Until Sale	<b>3</b>
Median Sales Price	<b>4</b>
Percent of Original List Price Received	<b>5</b>
Inventory of Homes for Sale	<b>6</b>
Months Supply of Inventory	<b>7</b>

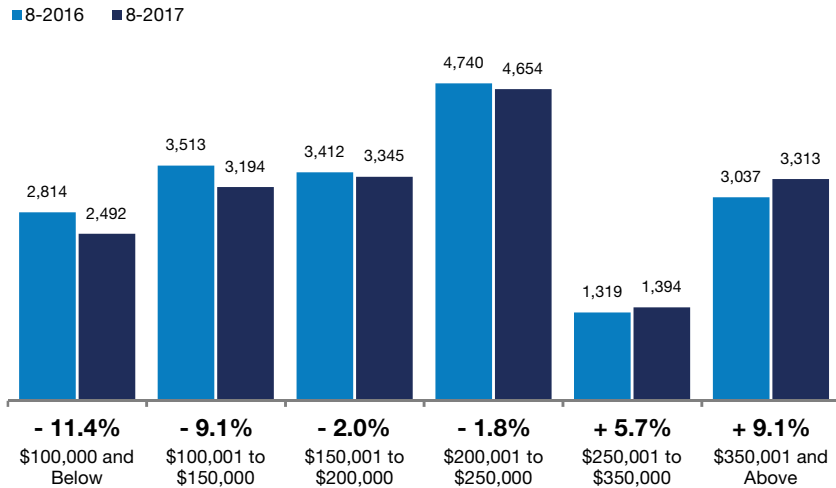


# Pending Sales

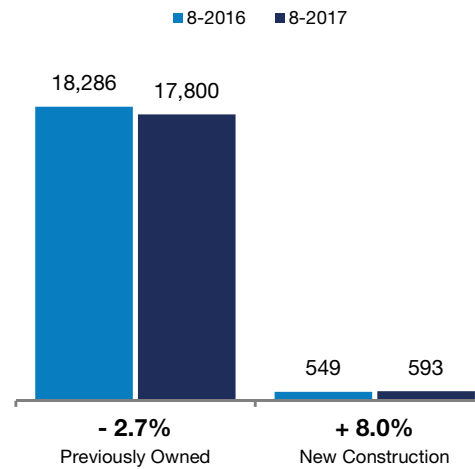
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



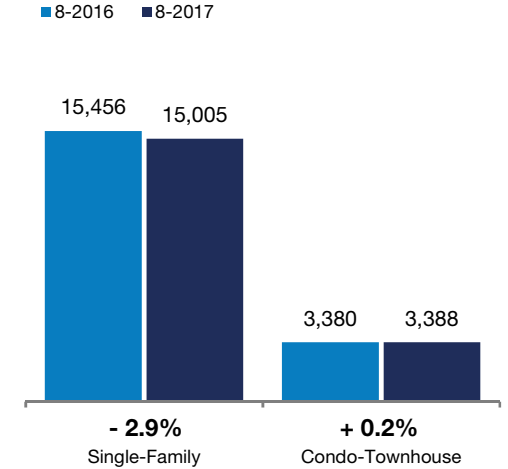
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	8-2016	8-2017	Change
\$100,000 and Below	2,814	2,492	- 11.4%
\$100,001 to \$150,000	3,513	3,194	- 9.1%
\$150,001 to \$200,000	3,412	3,345	- 2.0%
\$200,001 to \$250,000	4,740	4,654	- 1.8%
\$250,001 to \$350,000	1,319	1,394	+ 5.7%
\$350,001 and Above	3,037	3,313	+ 9.1%
<b>All Price Ranges</b>	<b>18,836</b>	<b>18,393</b>	<b>- 2.4%</b>

### Single-Family

8-2016	8-2017	Change	8-2016	8-2017	Change
2,089	1,854	- 11.2%	725	638	- 12.0%
2,616	2,351	- 10.1%	897	843	- 6.0%
2,726	2,573	- 5.6%	686	772	+ 12.5%
4,122	4,022	- 2.4%	618	632	+ 2.3%
1,138	1,213	+ 6.6%	181	181	0.0%
2,764	2,991	+ 8.2%	273	322	+ 17.9%
<b>15,456</b>	<b>15,005</b>	<b>- 2.9%</b>	<b>3,380</b>	<b>3,388</b>	<b>+ 0.2%</b>

### Condo-Townhouse

By Construction Status	8-2016	8-2017	Change
Previously Owned	18,286	17,800	- 2.7%
New Construction	549	593	+ 8.0%
<b>All Construction Statuses</b>	<b>18,836</b>	<b>18,393</b>	<b>- 2.4%</b>

8-2016	8-2017	Change	8-2016	8-2017	Change
15,056	14,576	- 3.2%	3,230	3,224	- 0.2%
399	429	+ 7.5%	150	164	+ 9.3%
<b>15,456</b>	<b>15,005</b>	<b>- 2.9%</b>	<b>3,380</b>	<b>3,388</b>	<b>+ 0.2%</b>

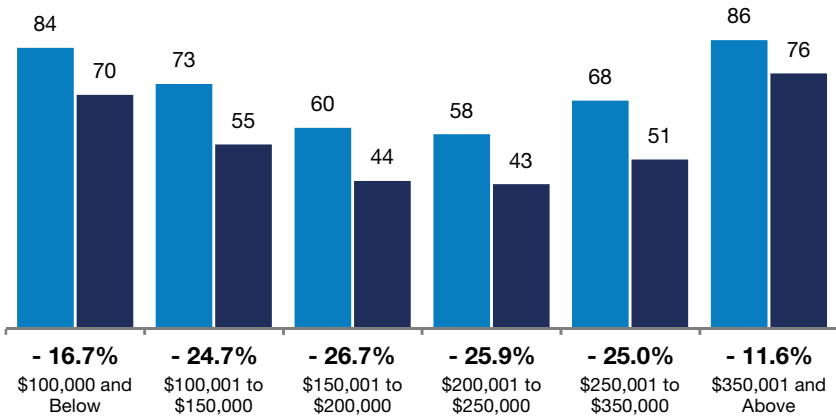
# Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



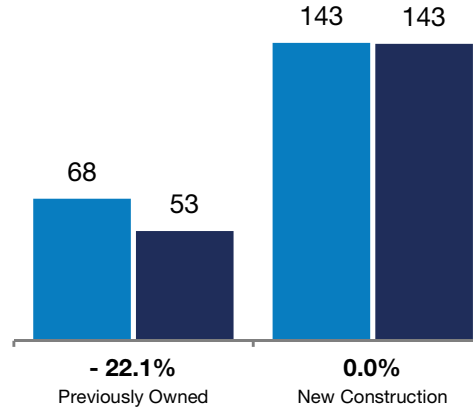
## By Price Range

■ 8-2016 ■ 8-2017



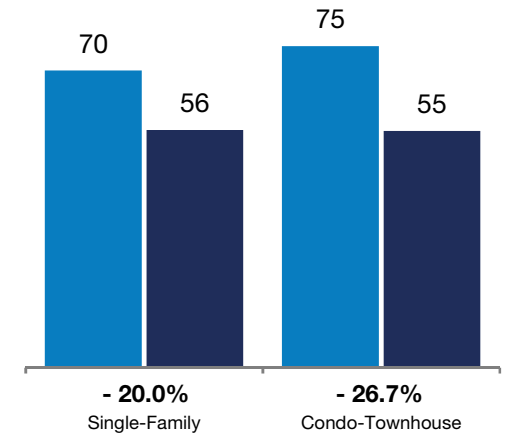
## By Construction Status

■ 8-2016 ■ 8-2017



## By Property Type

■ 8-2016 ■ 8-2017



## All Properties

### By Price Range

	8-2016	8-2017	Change
\$100,000 and Below	84	70	-16.7%
\$100,001 to \$150,000	73	55	-24.7%
\$150,001 to \$200,000	60	44	-26.7%
\$200,001 to \$250,000	58	43	-25.9%
\$250,001 to \$350,000	68	51	-25.0%
\$350,001 and Above	86	76	-11.6%
<b>All Price Ranges</b>	<b>71</b>	<b>56</b>	<b>-21.1%</b>

## Single-Family

	8-2016	8-2017	Change
8-2016	83	72	-13.3%
8-2017	74	57	-23.0%
8-2016	60	44	-26.7%
8-2017	56	42	-25.0%
8-2016	64	47	-26.6%
8-2017	86	76	-11.6%
<b>All Single-Family</b>	<b>70</b>	<b>56</b>	<b>-20.0%</b>

## Condo-Townhouse

	8-2016	8-2017	Change
8-2016	86	63	-26.7%
8-2017	71	50	-29.6%
8-2016	61	46	-24.6%
8-2017	70	48	-31.4%
8-2016	99	80	-19.2%
8-2017	91	78	-14.3%
<b>All Condo-Townhouse</b>	<b>75</b>	<b>55</b>	<b>-26.7%</b>

### By Construction Status

	8-2016	8-2017	Change
Previously Owned	68	53	-22.1%
New Construction	143	143	0.0%
<b>All Construction Statuses</b>	<b>71</b>	<b>56</b>	<b>-21.1%</b>

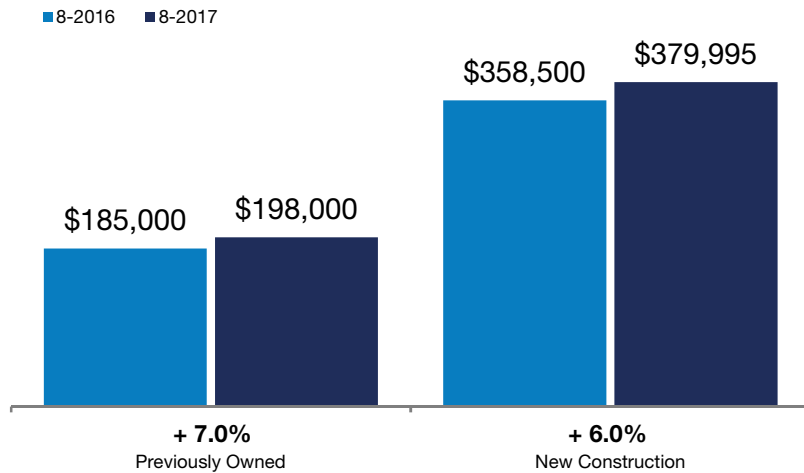
	8-2016	8-2017	Change
8-2016	68	53	-22.1%
8-2017	142	148	+4.2%
<b>All Single-Family</b>	<b>70</b>	<b>56</b>	<b>-20.0%</b>

# Median Sales Price

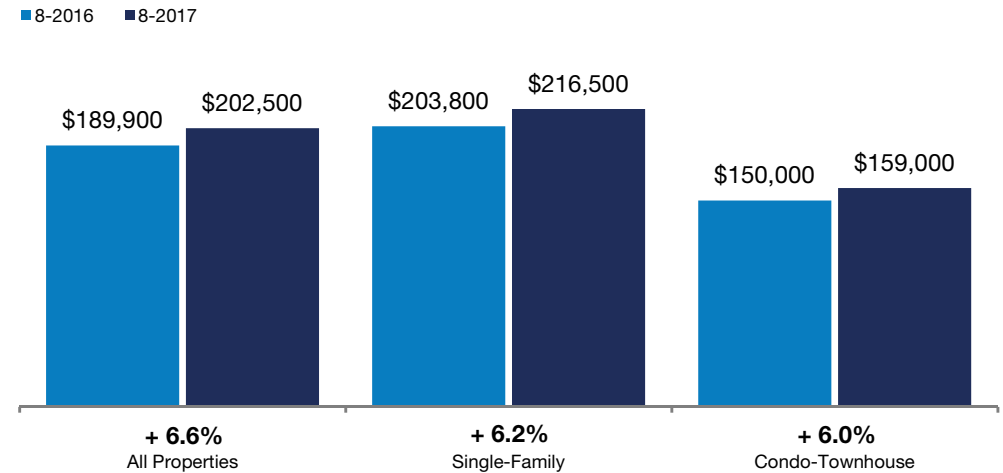
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



## By Construction Status



## By Property Type



### All Properties

By Construction Status	8-2016	8-2017	Change
Previously Owned	\$185,000	\$198,000	+ 7.0%
New Construction	\$358,500	\$379,995	+ 6.0%
<b>All Construction Statuses</b>	<b>\$189,900</b>	<b>\$202,500</b>	<b>+ 6.6%</b>

### Single-Family

8-2016	8-2017	Change	8-2016	8-2017	Change
\$199,900	\$212,900	+ 6.5%	\$146,000	\$155,000	+ 6.2%
\$375,000	\$395,100	+ 5.4%	\$338,393	\$353,200	+ 4.4%
<b>\$203,800</b>	<b>\$216,500</b>	<b>+ 6.2%</b>	<b>\$150,000</b>	<b>\$159,000</b>	<b>+ 6.0%</b>

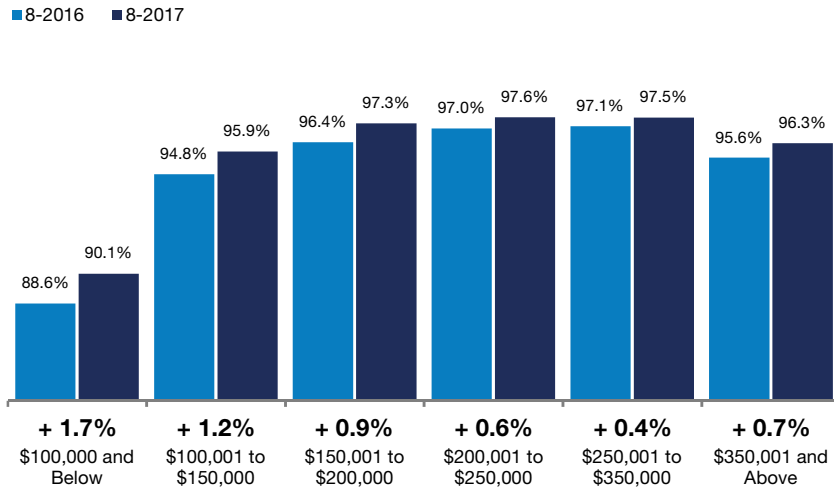
### Condo-Townhouse

# Percent of Original List Price Received

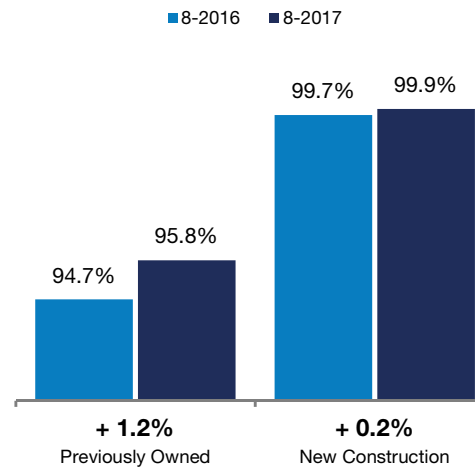
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



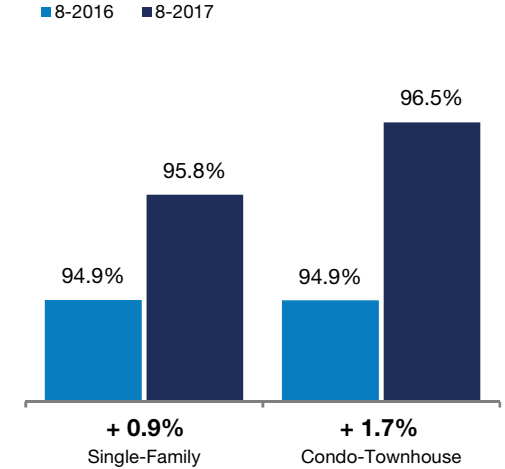
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	8-2016	8-2017	Change
\$100,000 and Below	88.6%	90.1%	+ 1.7%
\$100,001 to \$150,000	94.8%	95.9%	+ 1.2%
\$150,001 to \$200,000	96.4%	97.3%	+ 0.9%
\$200,001 to \$250,000	97.0%	97.6%	+ 0.6%
\$250,001 to \$350,000	97.1%	97.5%	+ 0.4%
\$350,001 and Above	95.6%	96.3%	+ 0.7%
<b>All Price Ranges</b>	<b>94.9%</b>	<b>95.9%</b>	<b>+ 1.1%</b>

### Single-Family

8-2016	8-2017	Change	8-2016	8-2017	Change
88.0%	89.3%	+ 1.5%	90.3%	92.2%	+ 2.1%
94.6%	95.6%	+ 1.1%	95.4%	96.7%	+ 1.4%
96.4%	97.1%	+ 0.7%	96.4%	97.8%	+ 1.5%
97.1%	97.6%	+ 0.5%	96.6%	97.3%	+ 0.7%
97.0%	97.4%	+ 0.4%	97.8%	98.4%	+ 0.6%
95.4%	96.0%	+ 0.6%	97.9%	98.8%	+ 0.9%
<b>94.9%</b>	<b>95.8%</b>	<b>+ 0.9%</b>	<b>94.9%</b>	<b>96.5%</b>	<b>+ 1.7%</b>

### Condo-Townhouse

By Construction Status	8-2016	8-2017	Change
Previously Owned	94.7%	95.8%	+ 1.2%
New Construction	99.7%	99.9%	+ 0.2%
<b>All Construction Statuses</b>	<b>94.9%</b>	<b>95.9%</b>	<b>+ 1.1%</b>

8-2016	8-2017	Change	8-2016	8-2017	Change
94.8%	95.7%	+ 0.9%	94.5%	96.1%	+ 1.7%
98.6%	98.5%	- 0.1%	102.8%	103.5%	+ 0.7%
<b>94.9%</b>	<b>95.8%</b>	<b>+ 0.9%</b>	<b>94.9%</b>	<b>96.5%</b>	<b>+ 1.7%</b>

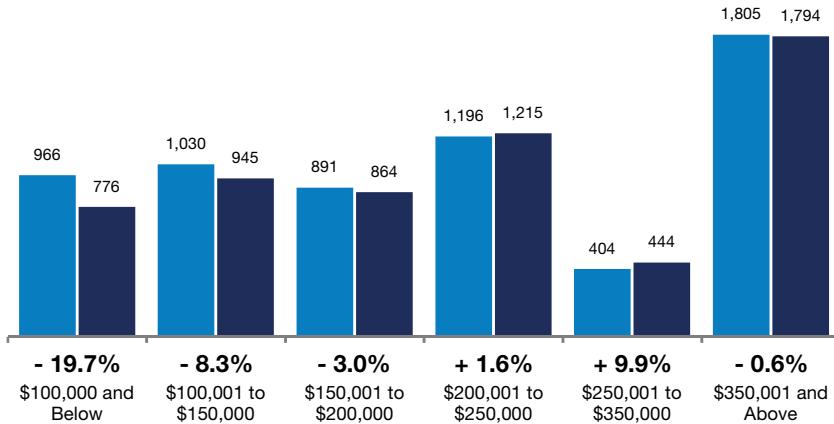
# Inventory of Homes for Sale

The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



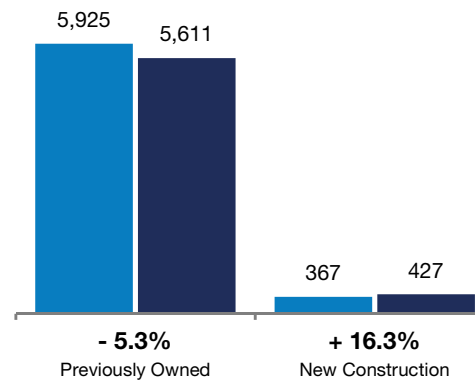
## By Price Range

■ 8-2016 ■ 8-2017



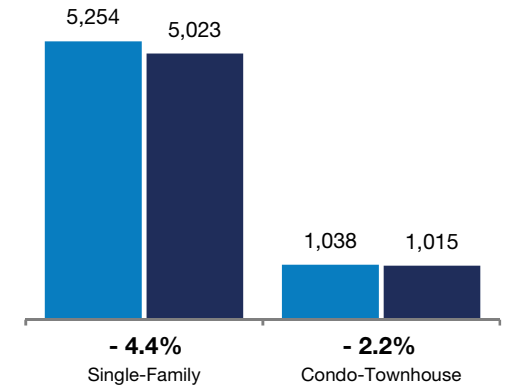
## By Construction Status

■ 8-2016 ■ 8-2017



## By Property Type

■ 8-2016 ■ 8-2017



### All Properties

#### By Price Range

	8-2016	8-2017	Change
\$100,000 and Below	966	776	- 19.7%
\$100,001 to \$150,000	1,030	945	- 8.3%
\$150,001 to \$200,000	891	864	- 3.0%
\$200,001 to \$250,000	1,196	1,215	+ 1.6%
\$250,001 to \$350,000	404	444	+ 9.9%
\$350,001 and Above	1,805	1,794	- 0.6%
<b>All Price Ranges</b>	<b>6,292</b>	<b>6,038</b>	<b>- 4.0%</b>

### Single-Family

	8-2016	8-2017	Change
Previously Owned	762	619	- 18.8%
New Construction	810	759	- 6.3%
Single-Family	669	681	+ 1.8%
Condo-Townhouse	1,010	1,011	+ 0.1%
Single-Family	186	204	+ 9.7%
Condo-Townhouse	340	366	+ 7.6%
Single-Family	1,663	1,587	- 4.6%
Condo-Townhouse	142	207	+ 45.8%
<b>All Single-Family</b>	<b>5,254</b>	<b>5,023</b>	<b>- 4.4%</b>

### Condo-Townhouse

#### By Construction Status

	8-2016	8-2017	Change
Previously Owned	5,925	5,611	- 5.3%
New Construction	367	427	+ 16.3%
<b>All Construction Statuses</b>	<b>6,292</b>	<b>6,038</b>	<b>- 4.0%</b>

	8-2016	8-2017	Change
Single-Family	4,983	4,756	- 4.6%
Condo-Townhouse	271	267	- 1.5%
<b>All Condo-Townhouse</b>	<b>5,254</b>	<b>5,023</b>	<b>- 4.4%</b>

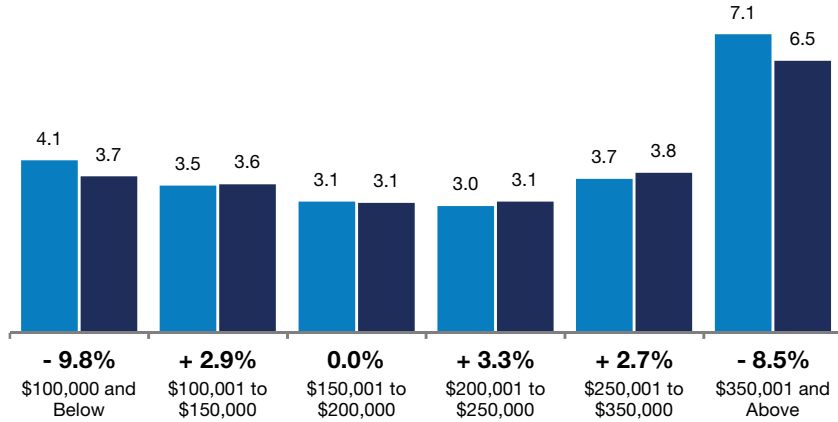
# Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, based on one month of activity, divided by the average monthly pending sales from the last 12 months.



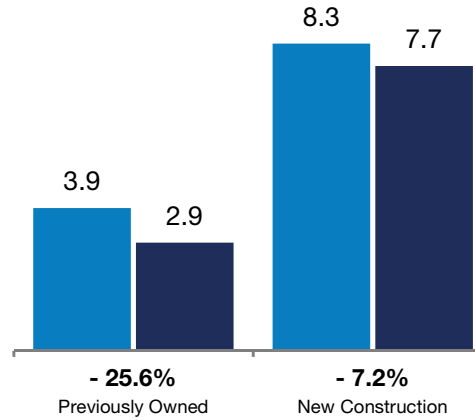
## By Price Range

■ 8-2016 ■ 8-2017



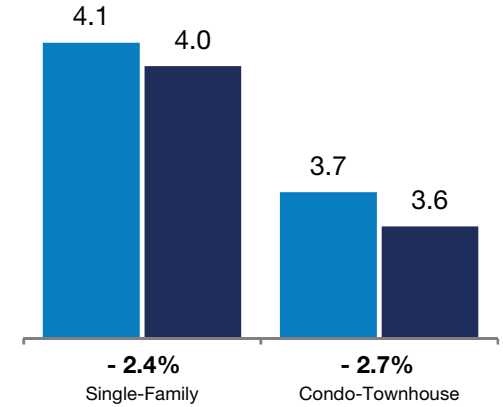
## By Construction Status

■ 8-2016 ■ 8-2017



## By Property Type

■ 8-2016 ■ 8-2017



## All Properties

### By Price Range

	8-2016	8-2017	Change
\$100,000 and Below	4.1	3.7	-9.8%
\$100,001 to \$150,000	3.5	3.6	+2.9%
\$150,001 to \$200,000	3.1	3.1	0.0%
\$200,001 to \$250,000	3.0	3.1	+3.3%
\$250,001 to \$350,000	3.7	3.8	+2.7%
\$350,001 and Above	7.1	6.5	-8.5%
<b>All Price Ranges</b>	<b>4.0</b>	<b>3.9</b>	<b>-2.5%</b>

## Single-Family

	8-2016	8-2017	Change
Previously Owned	3.9	2.9	-25.6%
New Construction	8.3	7.7	-7.2%
<b>All Construction Statuses</b>	<b>4.0</b>	<b>3.9</b>	<b>-2.5%</b>

## Condo-Townhouse

### By Construction Status

	8-2016	8-2017	Change
Previously Owned	3.9	2.9	-23.1%
New Construction	7.8	7.6	-2.6%
<b>All Construction Statuses</b>	<b>4.1</b>	<b>4.0</b>	<b>-2.4%</b>

	8-2016	8-2017	Change
Single-Family	4.4	4.0	-9.1%
Condo-Townhouse	3.4	3.0	-11.8%
<b>All Property Types</b>	<b>3.7</b>	<b>3.6</b>	<b>-2.7%</b>