



# Housing Supply Overview



## April 2018

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

## Quick Facts

**- 0.8%**

**+ 7.5%**

**- 7.2%**

Price Range With the Strongest Sales:	Construction Status With Strongest Sales:	Property Type With Strongest Sales:
<b>\$250,001 to \$350,000</b>	<b>New Construction</b>	<b>Condo-Townhouse Attached</b>

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>

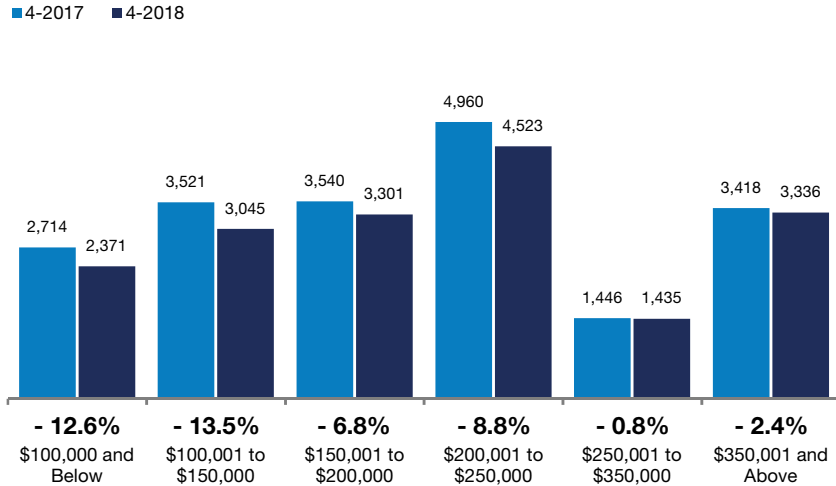


# Pending Sales

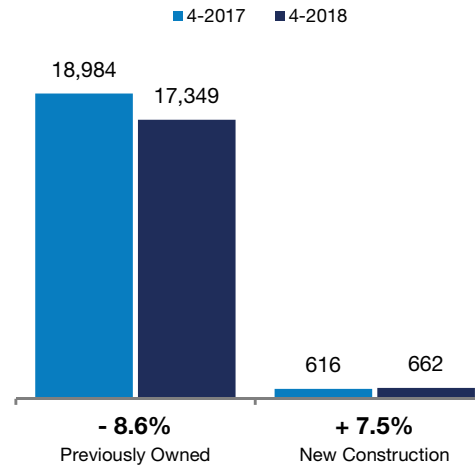
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



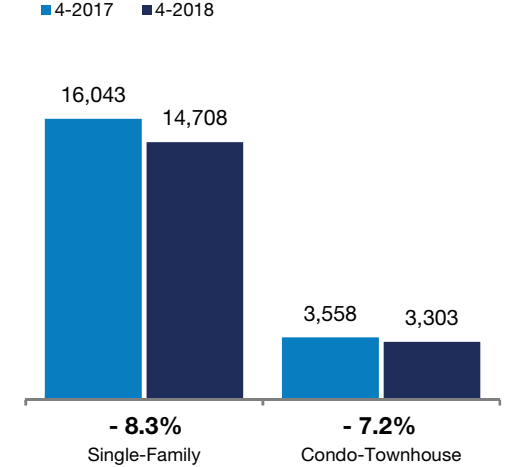
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	4-2017	4-2018	Change
\$100,000 and Below	2,714	2,371	- 12.6%
\$100,001 to \$150,000	3,521	3,045	- 13.5%
\$150,001 to \$200,000	3,540	3,301	- 6.8%
\$200,001 to \$250,000	4,960	4,523	- 8.8%
\$250,001 to \$350,000	1,446	1,435	- 0.8%
\$350,001 and Above	3,418	3,336	- 2.4%
<b>All Price Ranges</b>	<b>19,601</b>	<b>18,011</b>	<b>- 8.1%</b>

### Single-Family

4-2017	4-2018	Change	4-2017	4-2018	Change
2,005	1,777	- 11.4%	709	594	- 16.2%
2,640	2,274	- 13.9%	881	771	- 12.5%
2,742	2,560	- 6.6%	798	741	- 7.1%
4,314	3,876	- 10.2%	646	647	+ 0.2%
1,245	1,235	- 0.8%	201	200	- 0.5%
3,095	2,986	- 3.5%	323	350	+ 8.4%
<b>16,043</b>	<b>14,708</b>	<b>- 8.3%</b>	<b>3,558</b>	<b>3,303</b>	<b>- 7.2%</b>

### Condo-Townhouse

By Construction Status	4-2017	4-2018	Change
Previously Owned	18,984	17,349	- 8.6%
New Construction	616	662	+ 7.5%
<b>All Construction Statuses</b>	<b>19,601</b>	<b>18,011</b>	<b>- 8.1%</b>

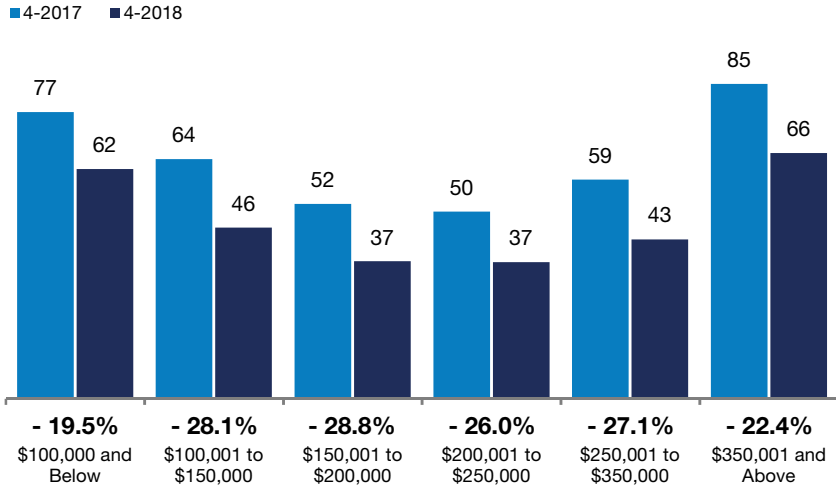
4-2017	4-2018	Change	4-2017	4-2018	Change
15,606	14,235	- 8.8%	3,378	3,114	- 7.8%
436	473	+ 8.5%	180	189	+ 5.0%
<b>16,043</b>	<b>14,708</b>	<b>- 8.3%</b>	<b>3,558</b>	<b>3,303</b>	<b>- 7.2%</b>

# Days on Market Until Sale

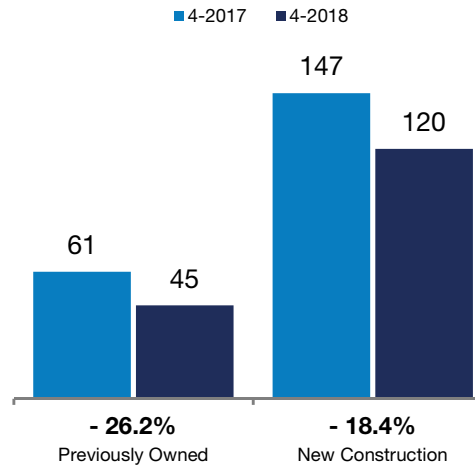
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



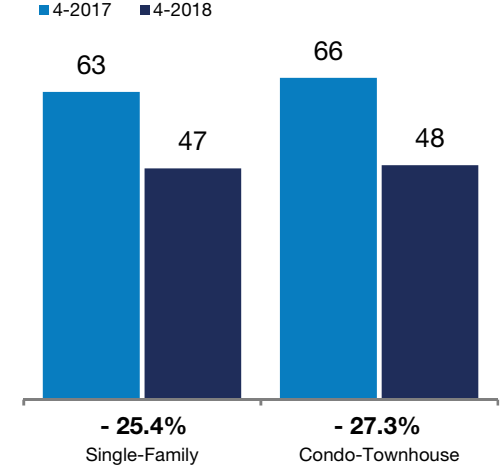
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	4-2017	4-2018	Change
\$100,000 and Below	77	62	-19.5%
\$100,001 to \$150,000	64	46	-28.1%
\$150,001 to \$200,000	52	37	-28.8%
\$200,001 to \$250,000	50	37	-26.0%
\$250,001 to \$350,000	59	43	-27.1%
\$350,001 and Above	85	66	-22.4%
<b>All Price Ranges</b>	<b>64</b>	<b>47</b>	<b>-26.6%</b>

### Single-Family

4-2017	4-2018	Change	4-2017	4-2018	Change
77	65	-15.6%	77	52	-32.5%
66	47	-28.8%	60	42	-30.0%
51	36	-29.4%	56	40	-28.6%
49	35	-28.6%	59	47	-20.3%
56	41	-26.8%	85	60	-29.4%
85	66	-22.4%	84	70	-16.7%
<b>63</b>	<b>47</b>	<b>-25.4%</b>	<b>66</b>	<b>48</b>	<b>-27.3%</b>

### Condo-Townhouse

By Construction Status	4-2017	4-2018	Change
Previously Owned	61	45	-26.2%
New Construction	147	120	-18.4%
<b>All Construction Statuses</b>	<b>64</b>	<b>47</b>	<b>-26.6%</b>

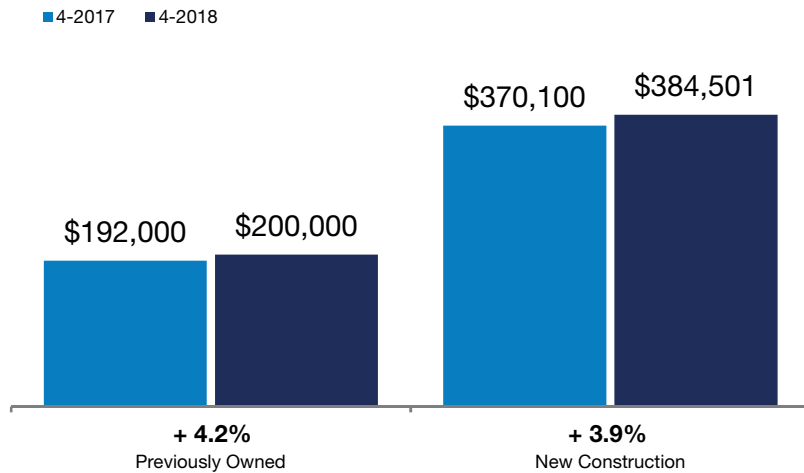
4-2017	4-2018	Change	4-2017	4-2018	Change
61	45	-26.2%	62	45	-27.4%
149	125	-16.1%	142	108	-23.9%
<b>63</b>	<b>47</b>	<b>-25.4%</b>	<b>66</b>	<b>48</b>	<b>-27.3%</b>

# Median Sales Price

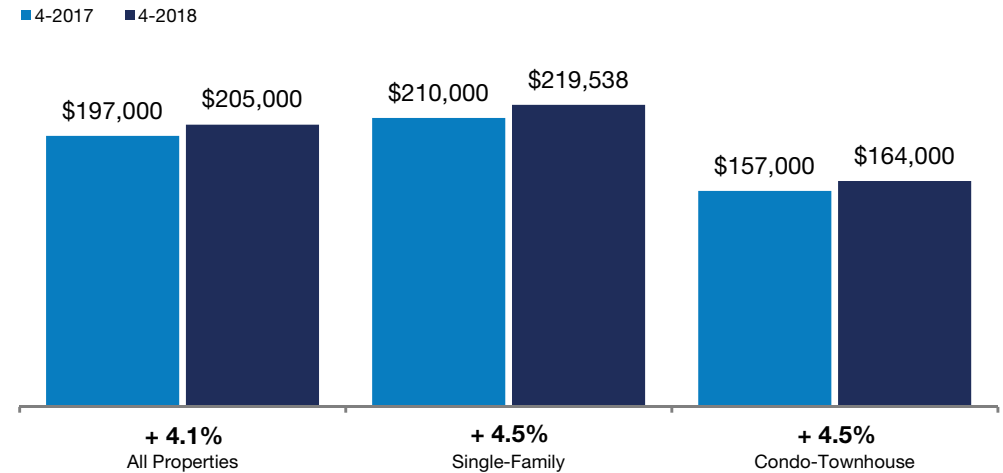
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



## By Construction Status



## By Property Type



### All Properties

By Construction Status	4-2017	4-2018	Change
Previously Owned	\$192,000	\$200,000	+ 4.2%
New Construction	\$370,100	\$384,501	+ 3.9%
<b>All Construction Statuses</b>	<b>\$197,000</b>	<b>\$205,000</b>	<b>+ 4.1%</b>

### Single-Family

4-2017	4-2018	Change	4-2017	4-2018	Change
\$205,000	\$215,000	+ 4.9%	\$153,000	\$159,900	+ 4.5%
\$389,000	\$398,860	+ 2.5%	\$349,900	\$349,900	0.0%
<b>\$210,000</b>	<b>\$219,538</b>	<b>+ 4.5%</b>	<b>\$157,000</b>	<b>\$164,000</b>	<b>+ 4.5%</b>

### Condo-Townhouse

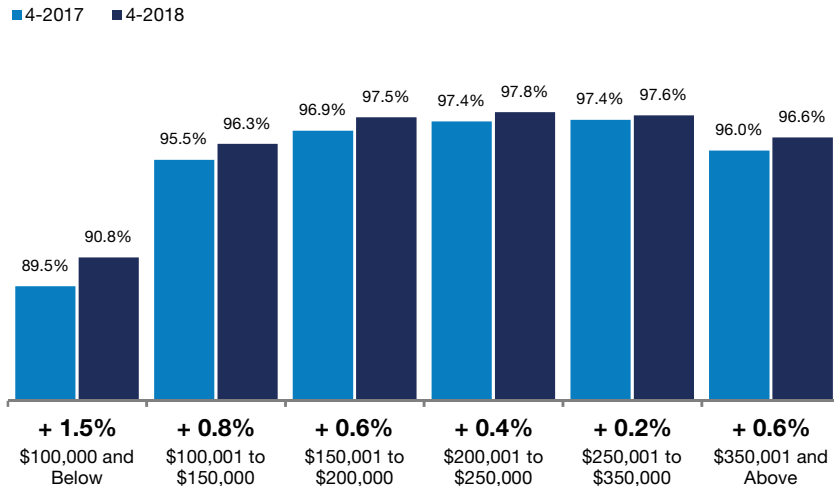
4-2017	4-2018	Change	4-2017	4-2018	Change
\$205,000	\$215,000	+ 4.9%	\$153,000	\$159,900	+ 4.5%
\$389,000	\$398,860	+ 2.5%	\$349,900	\$349,900	0.0%
<b>\$210,000</b>	<b>\$219,538</b>	<b>+ 4.5%</b>	<b>\$157,000</b>	<b>\$164,000</b>	<b>+ 4.5%</b>

# Percent of Original List Price Received

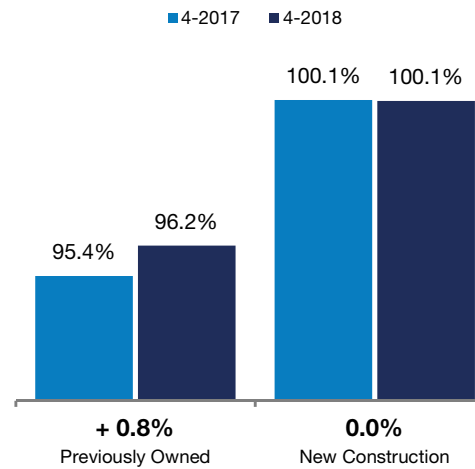
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



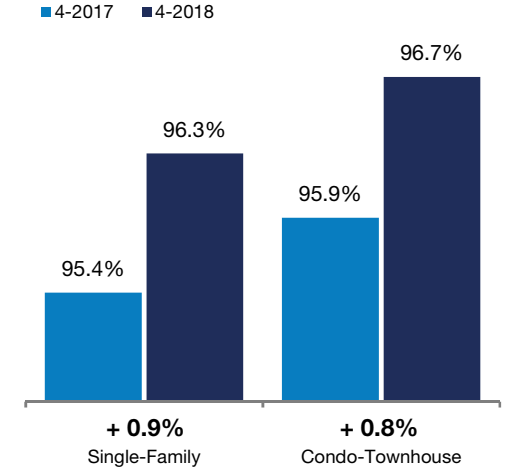
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	4-2017	4-2018	Change
\$100,000 and Below	89.5%	90.8%	+ 1.5%
\$100,001 to \$150,000	95.5%	96.3%	+ 0.8%
\$150,001 to \$200,000	96.9%	97.5%	+ 0.6%
\$200,001 to \$250,000	97.4%	97.8%	+ 0.4%
\$250,001 to \$350,000	97.4%	97.6%	+ 0.2%
\$350,001 and Above	96.0%	96.6%	+ 0.6%
<b>All Price Ranges</b>	<b>95.5%</b>	<b>96.3%</b>	<b>+ 0.8%</b>

### Single-Family

4-2017	4-2018	Change
88.8%	90.3%	+ 1.7%
95.3%	96.0%	+ 0.7%
96.8%	97.5%	+ 0.7%
97.4%	97.8%	+ 0.4%
97.3%	97.6%	+ 0.3%
95.6%	96.3%	+ 0.7%
<b>95.4%</b>	<b>96.3%</b>	<b>+ 0.9%</b>

### Condo-Townhouse

4-2017	4-2018	Change
91.6%	92.6%	+ 1.1%
96.1%	96.9%	+ 0.8%
97.3%	97.7%	+ 0.4%
96.9%	97.6%	+ 0.7%
98.4%	98.2%	- 0.2%
98.6%	99.0%	+ 0.4%
<b>95.9%</b>	<b>96.7%</b>	<b>+ 0.8%</b>

By Construction Status	4-2017	4-2018	Change
Previously Owned	95.4%	96.2%	+ 0.8%
New Construction	100.1%	100.1%	0.0%
<b>All Construction Statuses</b>	<b>95.5%</b>	<b>96.3%</b>	<b>+ 0.8%</b>

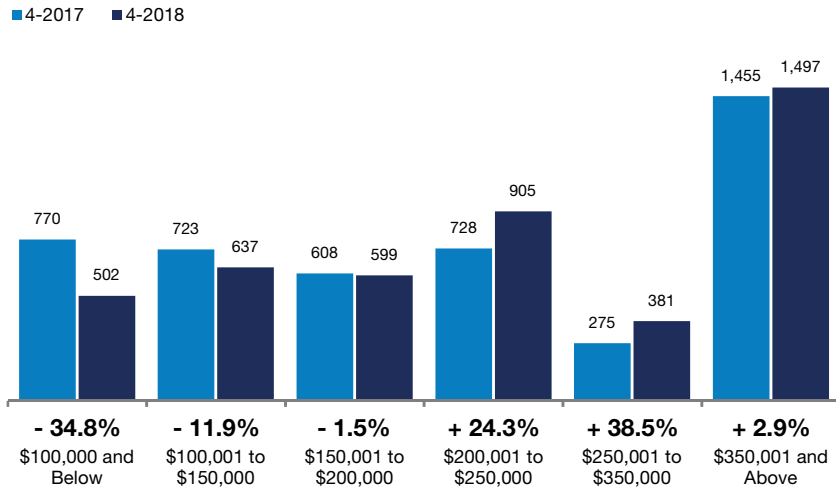
4-2017	4-2018	Change
95.4%	96.2%	+ 0.8%
98.7%	98.8%	+ 0.1%
<b>95.4%</b>	<b>96.3%</b>	<b>+ 0.9%</b>

# Inventory of Homes for Sale

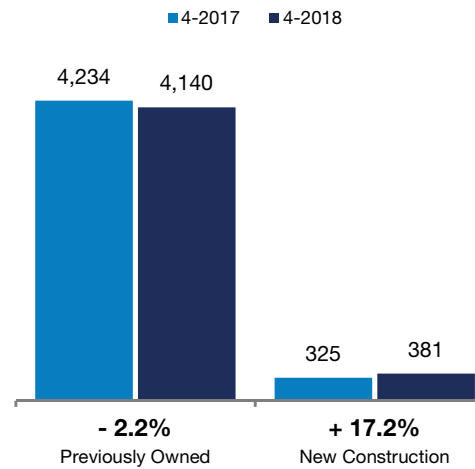
The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



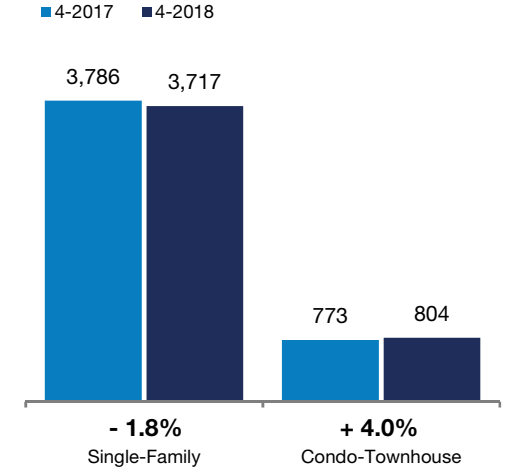
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	4-2017	4-2018	Change
\$100,000 and Below	770	502	- 34.8%
\$100,001 to \$150,000	723	637	- 11.9%
\$150,001 to \$200,000	608	599	- 1.5%
\$200,001 to \$250,000	728	905	+ 24.3%
\$250,001 to \$350,000	275	381	+ 38.5%
\$350,001 and Above	1,455	1,497	+ 2.9%
<b>All Price Ranges</b>	<b>4,559</b>	<b>4,521</b>	<b>- 0.8%</b>

### Single-Family

4-2017	4-2018	Change	4-2017	4-2018	Change
623	385	- 38.2%	147	117	- 20.4%
592	506	- 14.5%	131	131	0.0%
466	465	- 0.2%	142	134	- 5.6%
582	724	+ 24.4%	146	181	+ 24.0%
212	309	+ 45.8%	63	72	+ 14.3%
1,311	1,328	+ 1.3%	144	169	+ 17.4%
<b>3,786</b>	<b>3,717</b>	<b>- 1.8%</b>	<b>773</b>	<b>804</b>	<b>+ 4.0%</b>

### Condo-Townhouse

By Construction Status	4-2017	4-2018	Change
Previously Owned	4,234	4,140	- 2.2%
New Construction	325	381	+ 17.2%
<b>All Construction Statuses</b>	<b>4,559</b>	<b>4,521</b>	<b>- 0.8%</b>

4-2017	4-2018	Change	4-2017	4-2018	Change
3,554	3,478	- 2.1%	680	662	- 2.6%
232	239	+ 3.0%	93	142	+ 52.7%
<b>3,786</b>	<b>3,717</b>	<b>- 1.8%</b>	<b>773</b>	<b>804</b>	<b>+ 4.0%</b>

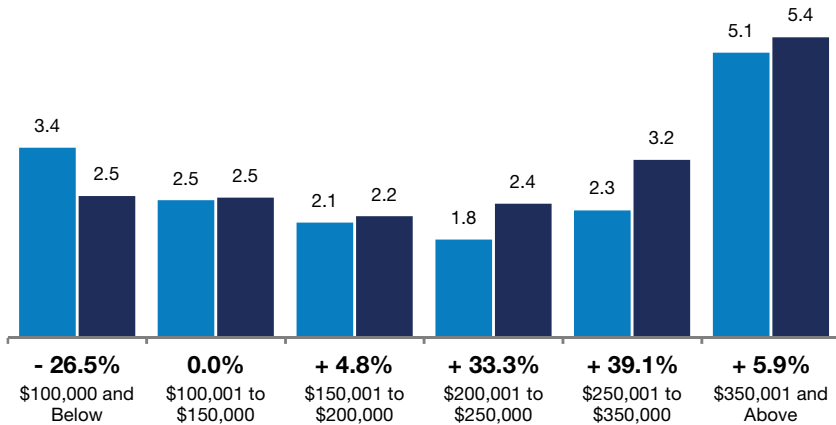
# Months Supply of Inventory

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.



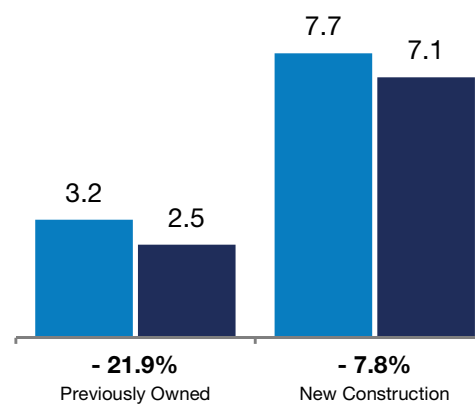
## By Price Range

■ 4-2017 ■ 4-2018



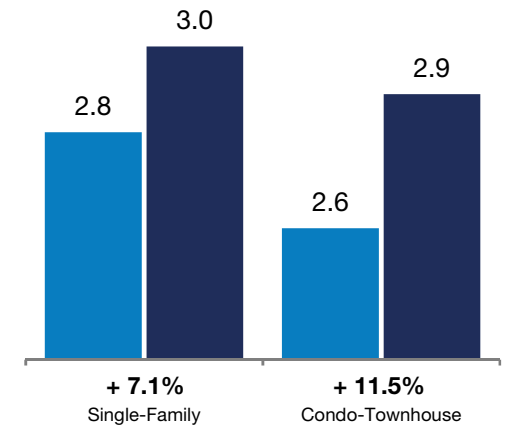
## By Construction Status

■ 4-2017 ■ 4-2018



## By Property Type

■ 4-2017 ■ 4-2018



### All Properties

#### By Price Range

	4-2017	4-2018	Change
\$100,000 and Below	3.4	2.5	-26.5%
\$100,001 to \$150,000	2.5	2.5	0.0%
\$150,001 to \$200,000	2.1	2.2	+4.8%
\$200,001 to \$250,000	1.8	2.4	+33.3%
\$250,001 to \$350,000	2.3	3.2	+39.1%
\$350,001 and Above	5.1	5.4	+5.9%
<b>All Price Ranges</b>	<b>2.8</b>	<b>3.0</b>	<b>+7.1%</b>

### Single-Family

	4-2017	4-2018	Change
Previously Owned	3.7	2.6	-29.7%
New Construction	2.7	2.7	0.0%
Single-Family	2.0	2.2	+10.0%
Condo-Townhouse	1.6	2.2	+37.5%
Single-Family	2.0	3.0	+50.0%
Condo-Townhouse	5.1	5.3	+3.9%
<b>All Price Ranges</b>	<b>2.8</b>	<b>3.0</b>	<b>+7.1%</b>

### Condo-Townhouse

#### By Construction Status

	4-2017	4-2018	Change
Previously Owned	3.2	2.5	-21.9%
New Construction	7.7	7.1	-7.8%
<b>All Construction Statuses</b>	<b>2.8</b>	<b>3.0</b>	<b>+7.1%</b>

	4-2017	4-2018	Change
Single-Family	3.3	2.6	-21.2%
Condo-Townhouse	8.0	6.2	-22.5%
Single-Family	2.8	2.2	-21.4%
Condo-Townhouse	6.9	9.1	+31.9%
<b>All Construction Statuses</b>	<b>2.8</b>	<b>3.0</b>	<b>+7.1%</b>