



Housing Supply Overview



October 2018

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

Quick Facts

- 0.2%

- 0.3%

- 6.6%

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

Pending Sales	2
Days on Market Until Sale	3
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Percent of Original List Price Received	5
Inventory of Homes for Sale	6
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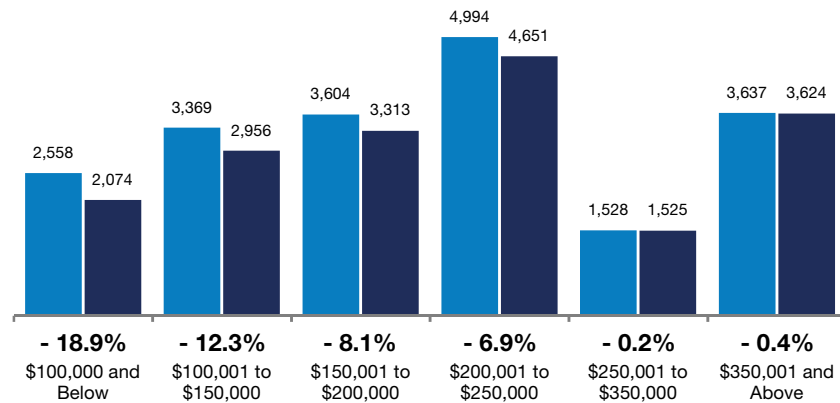
Pending Sales

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



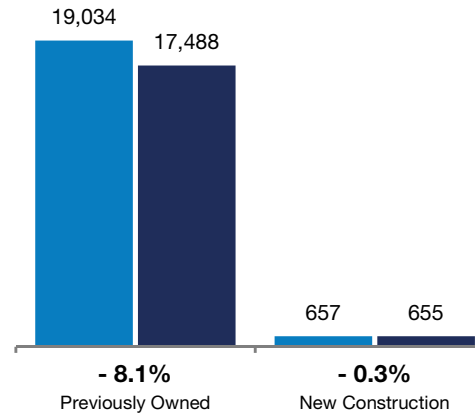
By Price Range

■ 10-2017 ■ 10-2018



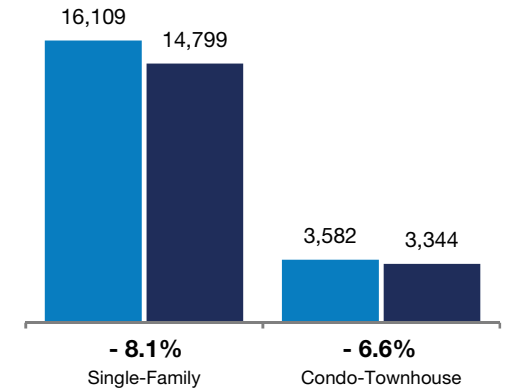
By Construction Status

■ 10-2017 ■ 10-2018



By Property Type

■ 10-2017 ■ 10-2018



All Properties

By Price Range

	10-2017	10-2018	Change
\$100,000 and Below	2,558	2,074	-18.9%
\$100,001 to \$150,000	3,369	2,956	-12.3%
\$150,001 to \$200,000	3,604	3,313	-8.1%
\$200,001 to \$250,000	4,994	4,651	-6.9%
\$250,001 to \$350,000	1,528	1,525	-0.2%
\$350,001 and Above	3,637	3,624	-0.4%
All Price Ranges	19,691	18,143	-7.9%

Single-Family

	10-2017	10-2018	Change
1,913	1,483	-22.5%	
2,498	2,206	-11.7%	
2,785	2,583	-7.3%	
4,307	3,972	-7.8%	
1,322	1,301	-1.6%	
3,283	3,254	-0.9%	
16,109	14,799	-8.1%	

Condo-Townhouse

	10-2017	10-2018	Change
645	591	-8.4%	
871	750	-13.9%	
819	730	-10.9%	
687	679	-1.2%	
206	224	+8.7%	
354	370	+4.5%	
3,582	3,344	-6.6%	

By Construction Status

	10-2017	10-2018	Change
Previously Owned	19,034	17,488	-8.1%
New Construction	657	655	-0.3%
All Construction Statuses	19,691	18,143	-7.9%

	10-2017	10-2018	Change
15,637	14,343	-8.3%	
472	456	-3.4%	
16,109	14,799	-8.1%	

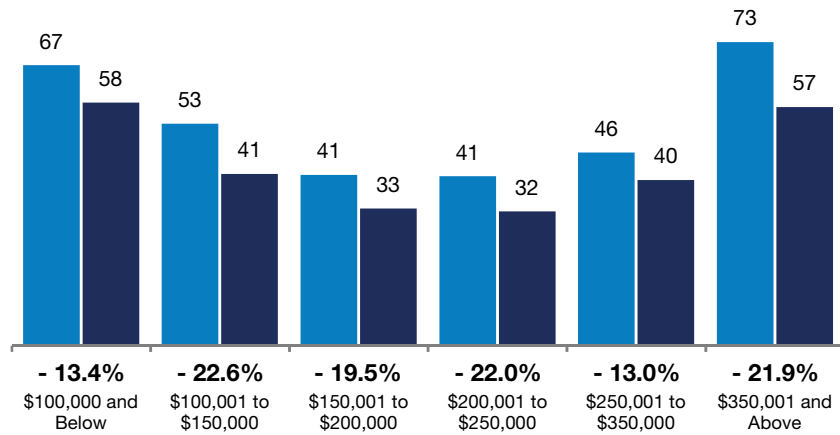
Days on Market Until Sale

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



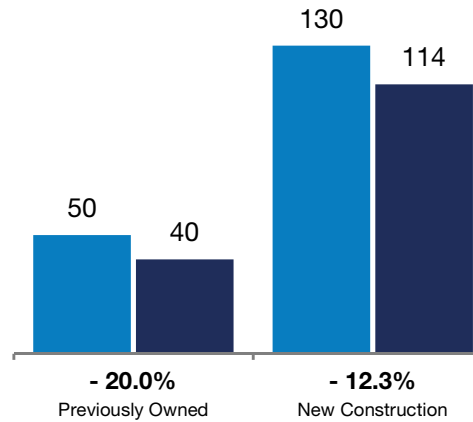
By Price Range

■ 10-2017 ■ 10-2018



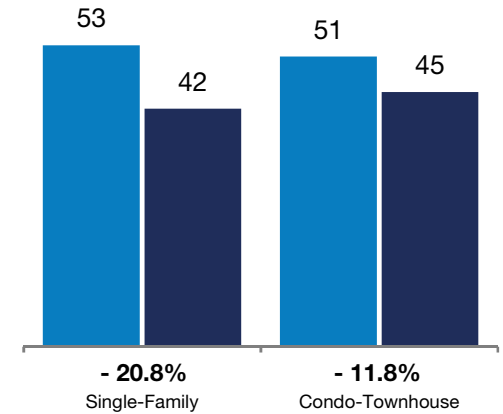
By Construction Status

■ 10-2017 ■ 10-2018



By Property Type

■ 10-2017 ■ 10-2018



All Properties

By Price Range

	10-2017	10-2018	Change
\$100,000 and Below	67	58	-13.4%
\$100,001 to \$150,000	53	41	-22.6%
\$150,001 to \$200,000	41	33	-19.5%
\$200,001 to \$250,000	41	32	-22.0%
\$250,001 to \$350,000	46	40	-13.0%
\$350,001 and Above	73	57	-21.9%
All Price Ranges	53	42	-20.8%

Single-Family

	10-2017	10-2018	Change
Previously Owned	50	40	-20.0%
New Construction	130	114	-12.3%
All Construction Statuses	53	42	-20.8%

Condo-Townhouse

	10-2017	10-2018	Change
Single-Family	53	42	-20.8%
Condo-Townhouse	51	45	-11.8%

By Construction Status

	10-2017	10-2018	Change
Previously Owned	50	40	-20.0%
New Construction	130	114	-12.3%
All Construction Statuses	53	42	-20.8%

	10-2017	10-2018	Change
Single-Family	50	40	-20.0%
Condo-Townhouse	48	40	-16.7%
All Property Types	51	45	-11.8%

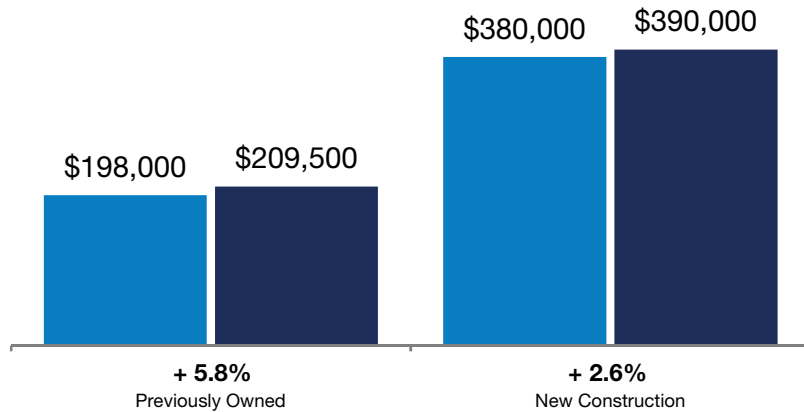
Median Sales Price

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



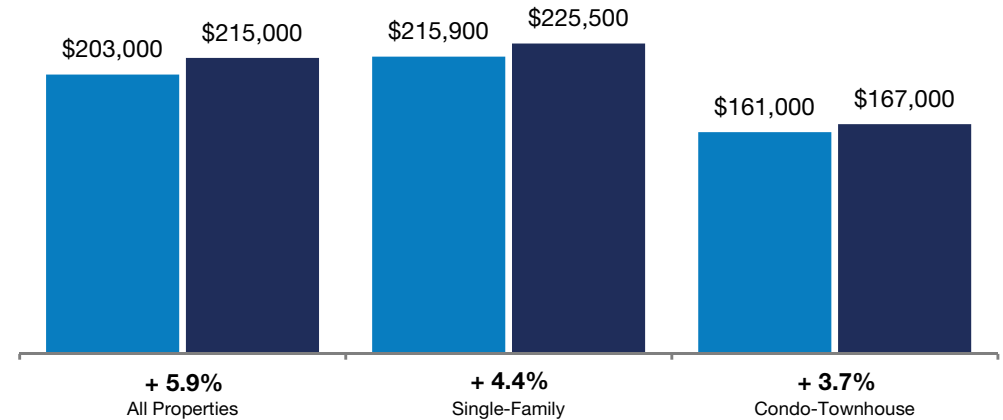
By Construction Status

■ 10-2017 ■ 10-2018



By Property Type

■ 10-2017 ■ 10-2018



All Properties

By Construction Status	10-2017	10-2018	Change
Previously Owned	\$198,000	\$209,500	+ 5.8%
New Construction	\$380,000	\$390,000	+ 2.6%
All Construction Statuses	\$203,000	\$215,000	+ 5.9%

Single-Family

10-2017	10-2018	Change	10-2017	10-2018	Change
\$212,000	\$221,025	+ 4.3%	\$157,500	\$162,000	+ 2.9%
\$398,586	\$416,500	+ 4.5%	\$349,900	\$348,156	- 0.5%
\$215,900	\$225,500	+ 4.4%	\$161,000	\$167,000	+ 3.7%

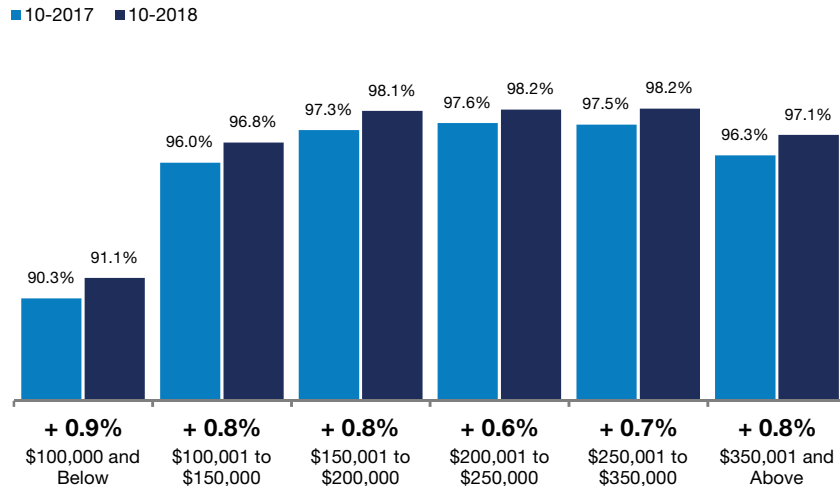
Condo-Townhouse

Percent of Original List Price Received

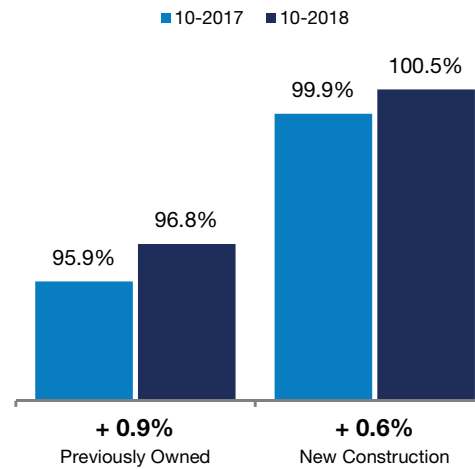
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



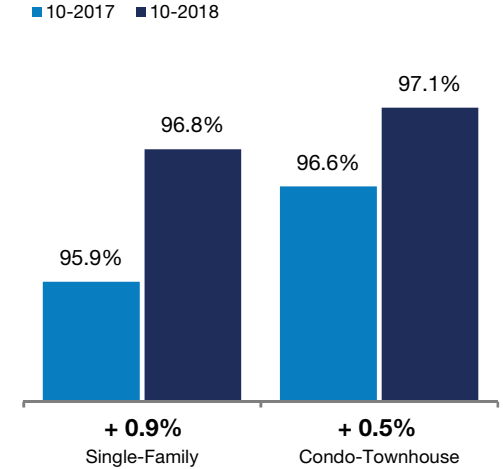
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	10-2017	10-2018	Change
\$100,000 and Below	90.3%	91.1%	+ 0.9%
\$100,001 to \$150,000	96.0%	96.8%	+ 0.8%
\$150,001 to \$200,000	97.3%	98.1%	+ 0.8%
\$200,001 to \$250,000	97.6%	98.2%	+ 0.6%
\$250,001 to \$350,000	97.5%	98.2%	+ 0.7%
\$350,001 and Above	96.3%	97.1%	+ 0.8%
All Price Ranges	96.0%	96.9%	+ 0.9%

Single-Family

10-2017	10-2018	Change	10-2017	10-2018	Change
89.7%	90.3%	+ 0.7%	92.2%	93.4%	+ 1.3%
95.7%	96.6%	+ 0.9%	96.8%	97.2%	+ 0.4%
97.2%	98.0%	+ 0.8%	97.9%	98.5%	+ 0.6%
97.6%	98.2%	+ 0.6%	97.5%	98.0%	+ 0.5%
97.4%	98.2%	+ 0.8%	98.3%	98.0%	- 0.3%
96.0%	97.0%	+ 1.0%	98.9%	98.6%	- 0.3%
95.9%	96.8%	+ 0.9%	96.6%	97.1%	+ 0.5%

Condo-Townhouse

By Construction Status	10-2017	10-2018	Change
Previously Owned	95.9%	96.8%	+ 0.9%
New Construction	99.9%	100.5%	+ 0.6%
All Construction Statuses	96.0%	96.9%	+ 0.9%

10-2017	10-2018	Change	10-2017	10-2018	Change
95.8%	96.8%	+ 1.0%	96.2%	96.8%	+ 0.6%
98.6%	99.6%	+ 1.0%	103.3%	102.9%	- 0.4%
95.9%	96.8%	+ 0.9%	96.6%	97.1%	+ 0.5%

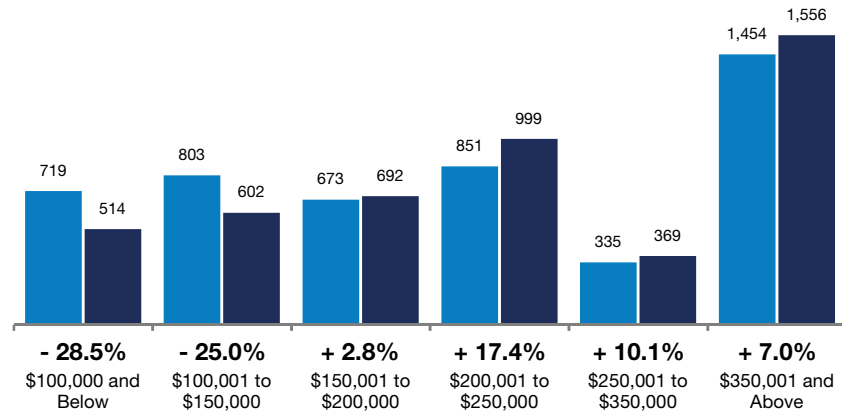
Inventory of Homes for Sale

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



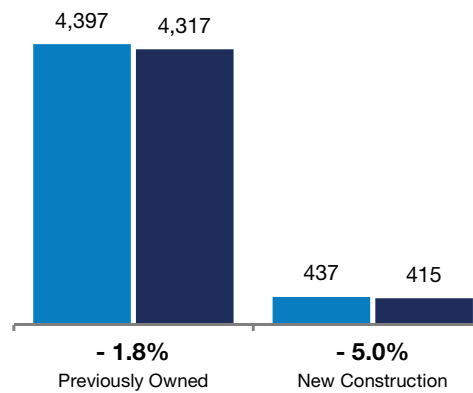
By Price Range

■ 10-2017 ■ 10-2018



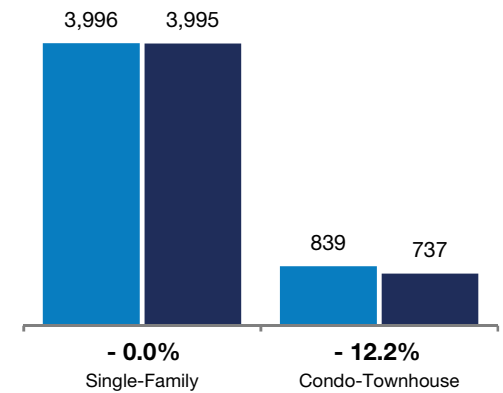
By Construction Status

■ 10-2017 ■ 10-2018



By Property Type

■ 10-2017 ■ 10-2018



All Properties

By Price Range

	10-2017	10-2018	Change
\$100,000 and Below	719	514	- 28.5%
\$100,001 to \$150,000	803	602	- 25.0%
\$150,001 to \$200,000	673	692	+ 2.8%
\$200,001 to \$250,000	851	999	+ 17.4%
\$250,001 to \$350,000	335	369	+ 10.1%
\$350,001 and Above	1,454	1,556	+ 7.0%
All Price Ranges	4,835	4,732	- 2.1%

Single-Family

	10-2017	10-2018	Change
Previously Owned	578	408	- 29.4%
New Construction	654	483	- 26.1%
Single-Family	528	571	+ 8.1%
Condo-Townhouse	706	822	+ 16.4%
Single-Family	278	311	+ 11.9%
Condo-Townhouse	1,252	1,400	+ 11.8%
All Single-Family	3,996	3,995	- 0.0%

Condo-Townhouse

	10-2017	10-2018	Change
Single-Family	141	106	- 24.8%
Condo-Townhouse	149	119	- 20.1%
Single-Family	145	121	- 16.6%
Condo-Townhouse	145	177	+ 22.1%
Single-Family	57	58	+ 1.8%
Condo-Townhouse	202	156	- 22.8%
All Condo-Townhouse	839	737	- 12.2%

By Construction Status

	10-2017	10-2018	Change
Previously Owned	4,397	4,317	- 1.8%
New Construction	437	415	- 5.0%
All Construction Statuses	4,835	4,732	- 2.1%

	10-2017	10-2018	Change
Previously Owned	3,725	3,707	- 0.5%
New Construction	270	288	+ 6.7%
All Single-Family	3,996	3,995	- 0.0%

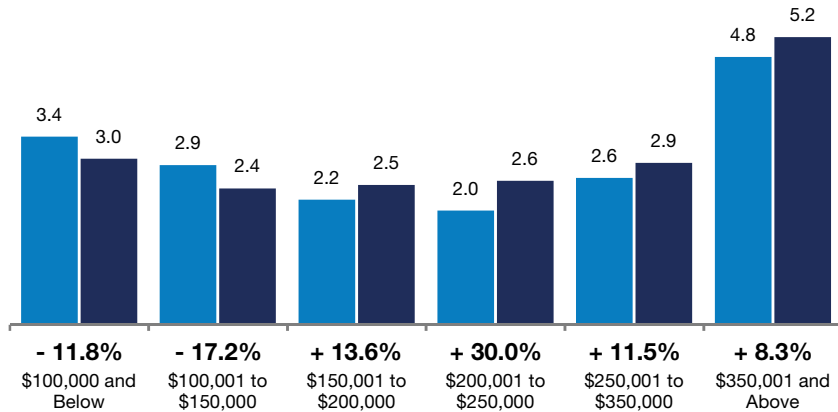
Months Supply of Inventory

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.



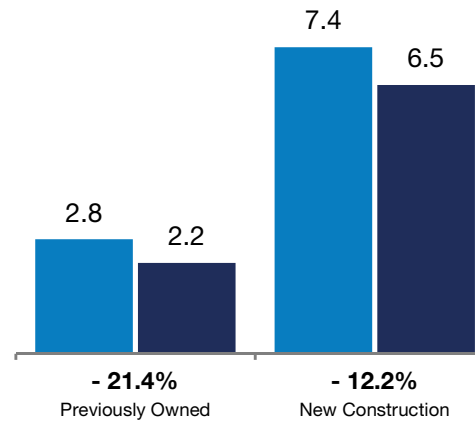
By Price Range

■ 10-2017 ■ 10-2018



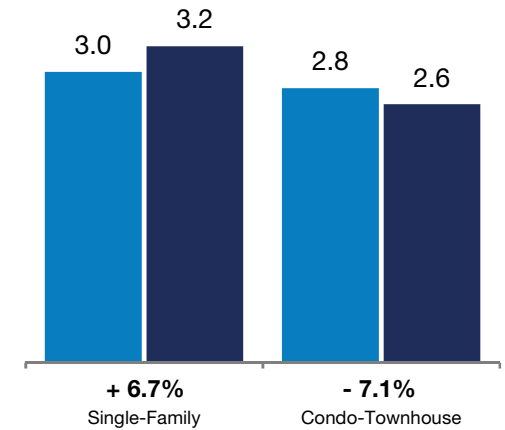
By Construction Status

■ 10-2017 ■ 10-2018



By Property Type

■ 10-2017 ■ 10-2018



All Properties

By Price Range

	10-2017	10-2018	Change
\$100,000 and Below	3.4	3.0	- 11.8%
\$100,001 to \$150,000	2.9	2.4	- 17.2%
\$150,001 to \$200,000	2.2	2.5	+ 13.6%
\$200,001 to \$250,000	2.0	2.6	+ 30.0%
\$250,001 to \$350,000	2.6	2.9	+ 11.5%
\$350,001 and Above	4.8	5.2	+ 8.3%
All Price Ranges	2.9	3.1	+ 6.9%

Single-Family

	10-2017	10-2018	Change
Previously Owned	2.8	2.2	- 21.4%
New Construction	7.4	6.5	- 12.2%
All Construction Statuses	2.9	3.1	+ 6.9%

Condo-Townhouse

	10-2017	10-2018	Change
Single-Family	3.0	3.2	+ 6.7%
Condo-Townhouse	2.8	2.6	- 7.1%
All Property Types	2.9	3.1	+ 6.9%

By Construction Status

	10-2017	10-2018	Change
Previously Owned	2.8	2.2	- 21.4%
New Construction	7.4	6.5	- 12.2%
All Construction Statuses	2.9	3.1	+ 6.9%

	10-2017	10-2018	Change
Single-Family	3.0	3.2	+ 6.7%
Condo-Townhouse	2.8	2.6	- 7.1%
All Property Types	2.9	3.1	+ 6.9%