



Housing Supply Overview



December 2018

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

Quick Facts

+ 3.4%

- 4.6%

- 2.9%

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	2
Days on Market Until Sale	3
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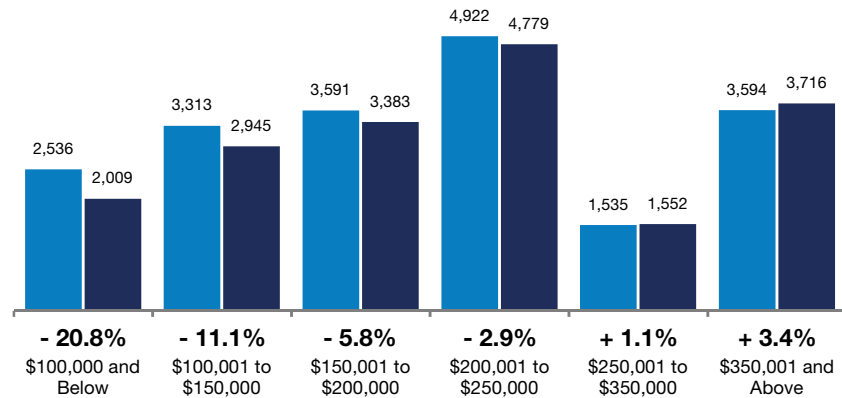
Pending Sales

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



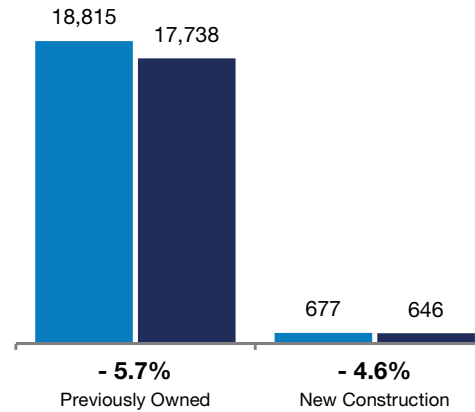
By Price Range

■ 12-2017 ■ 12-2018



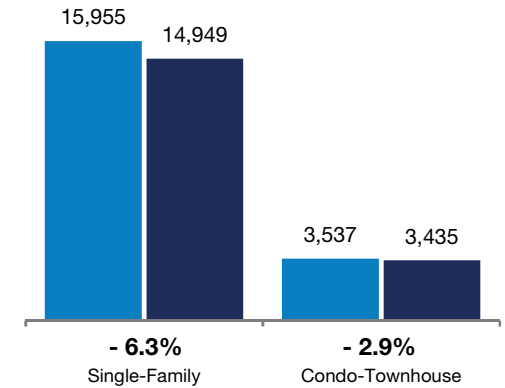
By Construction Status

■ 12-2017 ■ 12-2018



By Property Type

■ 12-2017 ■ 12-2018



All Properties

By Price Range

	12-2017	12-2018	Change
\$100,000 and Below	2,536	2,009	-20.8%
\$100,001 to \$150,000	3,313	2,945	-11.1%
\$150,001 to \$200,000	3,591	3,383	-5.8%
\$200,001 to \$250,000	4,922	4,779	-2.9%
\$250,001 to \$350,000	1,535	1,552	+1.1%
\$350,001 and Above	3,594	3,716	+3.4%
All Price Ranges	19,492	18,384	-5.7%

Single-Family

	12-2017	12-2018	Change
Previously Owned	1,887	1,431	-24.2%
New Construction	2,477	2,186	-11.7%
Single-Family	2,785	2,625	-5.7%
Condo-Townhouse	4,241	4,053	-4.4%
Single-Family	1,332	1,316	-1.2%
Condo-Townhouse	3,232	3,338	+3.3%
All Single-Family	15,955	14,949	-6.3%

Condo-Townhouse

By Construction Status

	12-2017	12-2018	Change
Previously Owned	18,815	17,738	-5.7%
New Construction	677	646	-4.6%
All Construction Statuses	19,492	18,384	-5.7%

	12-2017	12-2018	Change
Single-Family	15,469	14,510	-6.2%
Condo-Townhouse	486	439	-9.7%
All Condo-Townhouse	3,346	3,228	-3.5%
Single-Family	191	207	+8.4%
Condo-Townhouse	362	378	+4.4%
All Condo-Townhouse	3,537	3,435	-2.9%

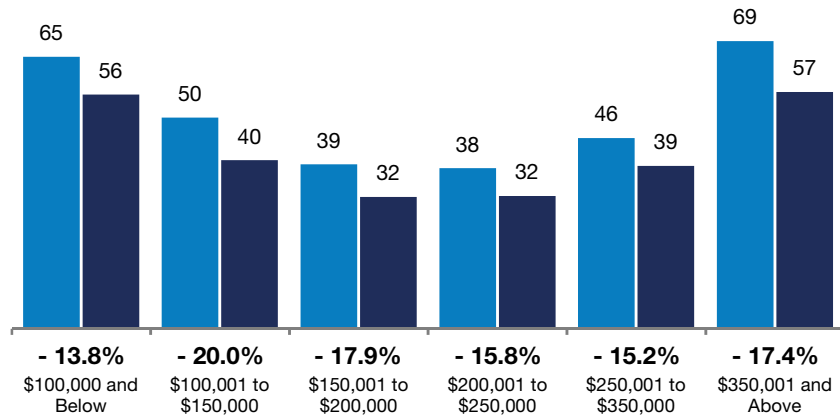
Days on Market Until Sale

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



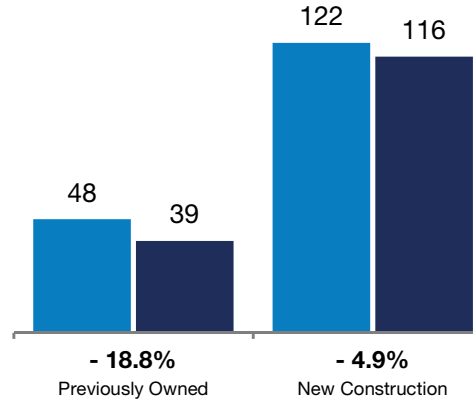
By Price Range

■ 12-2017 ■ 12-2018



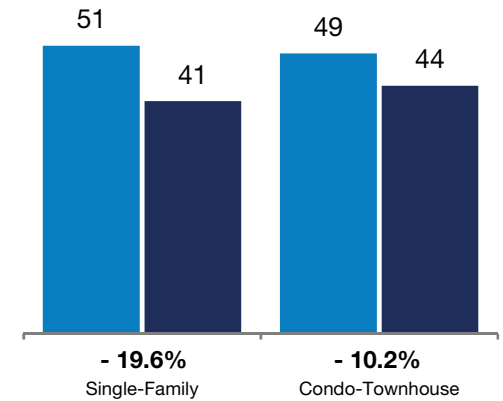
By Construction Status

■ 12-2017 ■ 12-2018



By Property Type

■ 12-2017 ■ 12-2018



All Properties

By Price Range

	12-2017	12-2018	Change
\$100,000 and Below	65	56	-13.8%
\$100,001 to \$150,000	50	40	-20.0%
\$150,001 to \$200,000	39	32	-17.9%
\$200,001 to \$250,000	38	32	-15.8%
\$250,001 to \$350,000	46	39	-15.2%
\$350,001 and Above	69	57	-17.4%
All Price Ranges	50	41	-18.0%

Single-Family

	12-2017	12-2018	Change
Previously Owned	48	39	-18.8%
New Construction	122	116	-4.9%
All Construction Statuses	50	41	-18.0%

Condo-Townhouse

	12-2017	12-2018	Change
Single-Family	51	41	-19.6%
Condo-Townhouse	49	44	-10.2%
All Property Types	50	41	-18.0%

By Construction Status

	12-2017	12-2018	Change
Previously Owned	48	39	-18.8%
New Construction	122	116	-4.9%
All Construction Statuses	50	41	-18.0%

	12-2017	12-2018	Change
Single-Family	51	41	-19.6%
Condo-Townhouse	49	44	-10.2%
All Property Types	50	41	-18.0%

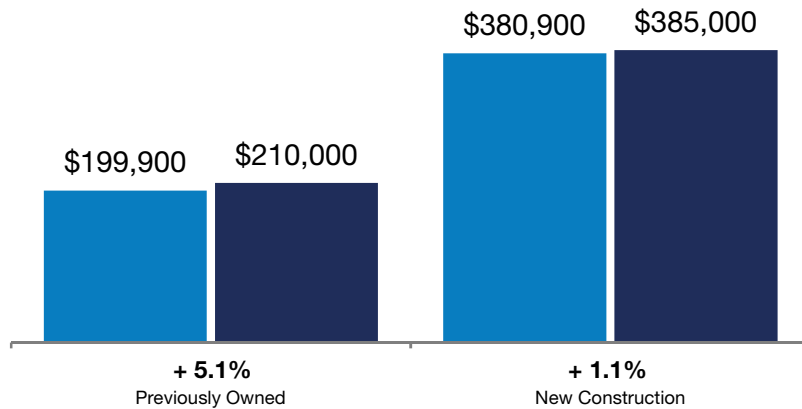
Median Sales Price

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



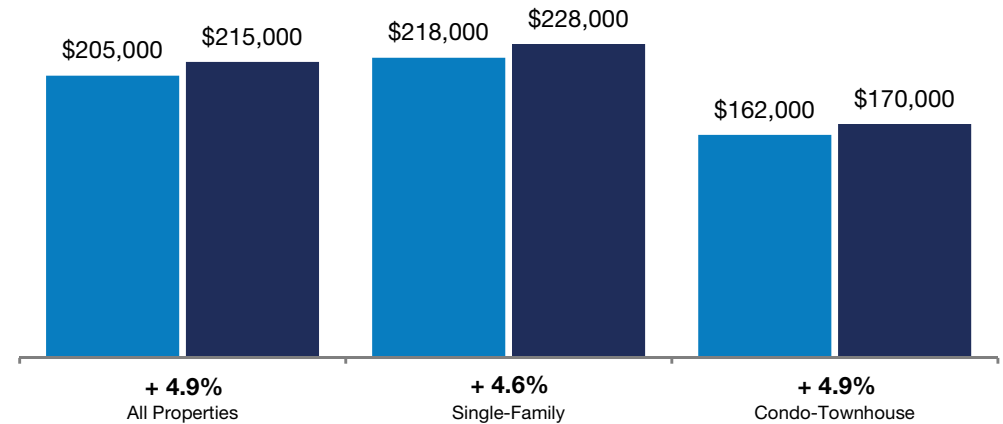
By Construction Status

■ 12-2017 ■ 12-2018



By Property Type

■ 12-2017 ■ 12-2018



All Properties

By Construction Status	12-2017	12-2018	Change
Previously Owned	\$199,900	\$210,000	+ 5.1%
New Construction	\$380,900	\$385,000	+ 1.1%
All Construction Statuses	\$205,000	\$215,000	+ 4.9%

Single-Family

12-2017	12-2018	Change	12-2017	12-2018	Change
\$214,000	\$223,500	+ 4.4%	\$159,000	\$165,000	+ 3.8%
\$399,900	\$412,500	+ 3.2%	\$349,900	\$347,400	- 0.7%
\$218,000	\$228,000	+ 4.6%	\$162,000	\$170,000	+ 4.9%

Condo-Townhouse

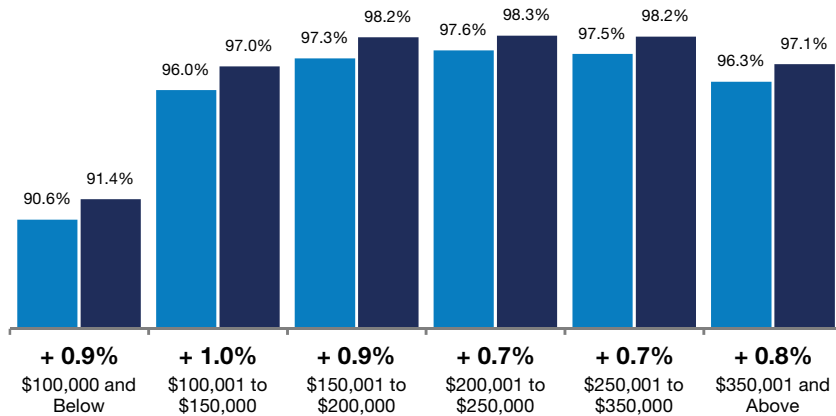
Percent of Original List Price Received

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.**



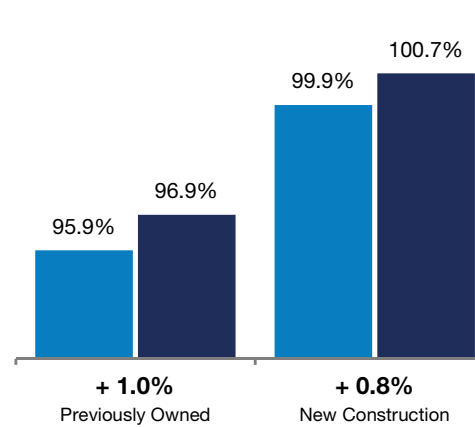
By Price Range

■ 12-2017 ■ 12-2018



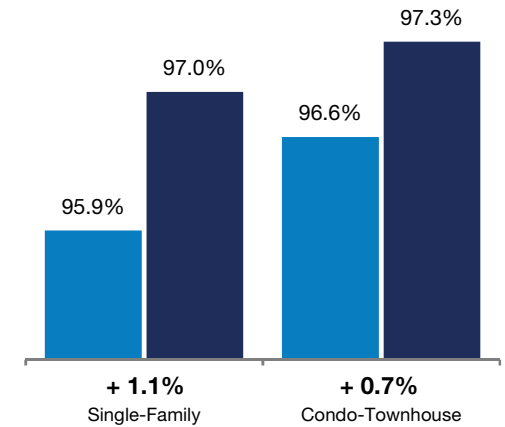
By Construction Status

■ 12-2017 ■ 12-2018



By Property Type

■ 12-2017 ■ 12-2018



All Properties

By Price Range

	12-2017	12-2018	Change
\$100,000 and Below	90.6%	91.4%	+ 0.9%
\$100,001 to \$150,000	96.0%	97.0%	+ 1.0%
\$150,001 to \$200,000	97.3%	98.2%	+ 0.9%
\$200,001 to \$250,000	97.6%	98.3%	+ 0.7%
\$250,001 to \$350,000	97.5%	98.2%	+ 0.7%
\$350,001 and Above	96.3%	97.1%	+ 0.8%
All Price Ranges	96.1%	97.0%	+ 0.9%

Single-Family

	12-2017	12-2018	Change
\$100,000 and Below	90.0%	90.5%	+ 0.6%
\$100,001 to \$150,000	95.7%	96.8%	+ 1.1%
\$150,001 to \$200,000	97.1%	98.1%	+ 1.0%
\$200,001 to \$250,000	97.6%	98.3%	+ 0.7%
\$250,001 to \$350,000	97.4%	98.3%	+ 0.9%
\$350,001 and Above	96.0%	96.9%	+ 0.9%
All Price Ranges	95.9%	97.0%	+ 1.1%

Condo-Townhouse

	12-2017	12-2018	Change
\$100,000 and Below	92.3%	93.7%	+ 1.5%
\$100,001 to \$150,000	96.9%	97.5%	+ 0.6%
\$150,001 to \$200,000	97.9%	98.5%	+ 0.6%
\$200,001 to \$250,000	97.6%	98.1%	+ 0.5%
\$250,001 to \$350,000	98.4%	98.0%	- 0.4%
\$350,001 and Above	99.0%	98.5%	- 0.5%
All Price Ranges	96.6%	97.3%	+ 0.7%

By Construction Status

	12-2017	12-2018	Change
Previously Owned	95.9%	96.9%	+ 1.0%
New Construction	99.9%	100.7%	+ 0.8%
All Construction Statuses	96.1%	97.0%	+ 0.9%

	12-2017	12-2018	Change
Previously Owned	95.9%	96.9%	+ 1.0%
New Construction	98.7%	99.7%	+ 1.0%
All Construction Statuses	95.9%	97.0%	+ 1.1%

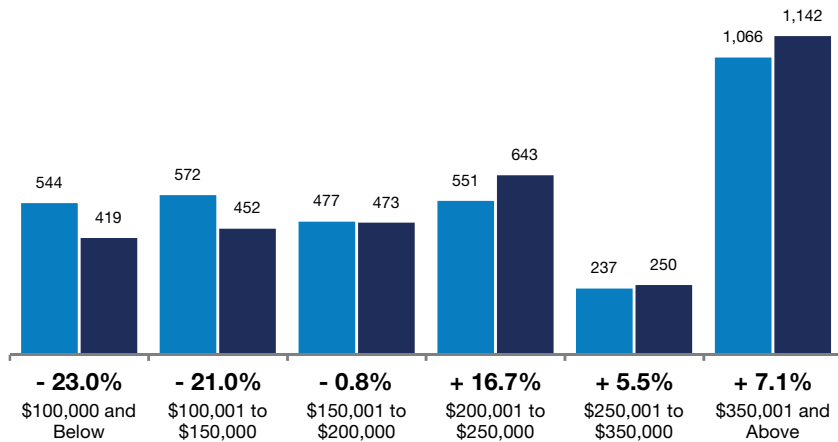
Inventory of Homes for Sale

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



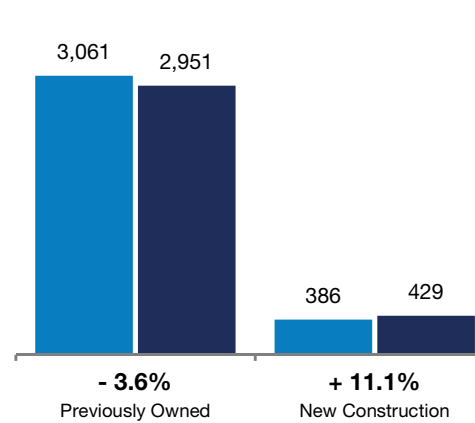
By Price Range

■ 12-2017 ■ 12-2018



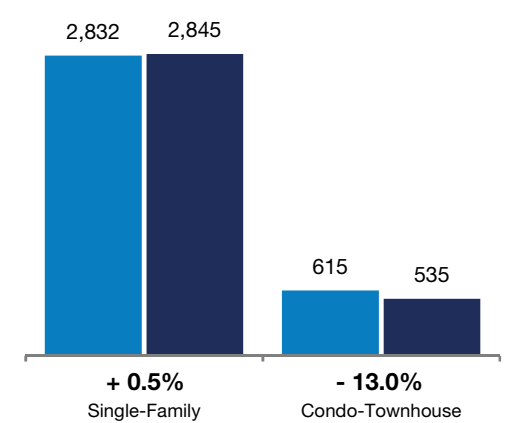
By Construction Status

■ 12-2017 ■ 12-2018



By Property Type

■ 12-2017 ■ 12-2018



All Properties

By Price Range

	12-2017	12-2018	Change
\$100,000 and Below	544	419	- 23.0%
\$100,001 to \$150,000	572	452	- 21.0%
\$150,001 to \$200,000	477	473	- 0.8%
\$200,001 to \$250,000	551	643	+ 16.7%
\$250,001 to \$350,000	237	250	+ 5.5%
\$350,001 and Above	1,066	1,142	+ 7.1%
All Price Ranges	3,447	3,380	- 1.9%

Single-Family

	12-2017	12-2018	Change
Previously Owned	452	331	- 26.8%
New Construction	467	387	- 17.1%
Single-Family	378	390	+ 3.2%
Condo-Townhouse	441	528	+ 19.7%
Single-Family	185	212	+ 14.6%
Condo-Townhouse	909	996	+ 9.6%
All Single-Family	2,832	2,845	+ 0.5%
All Condo-Townhouse	615	535	- 13.0%

Condo-Townhouse

By Construction Status

	12-2017	12-2018	Change
Previously Owned	3,061	2,951	- 3.6%
New Construction	386	429	+ 11.1%
All Construction Statuses	3,447	3,380	- 1.9%

	12-2017	12-2018	Change
Previously Owned	2,593	2,544	- 1.9%
New Construction	239	301	+ 25.9%
All Single-Family	2,832	2,845	+ 0.5%
All Condo-Townhouse	615	535	- 13.0%

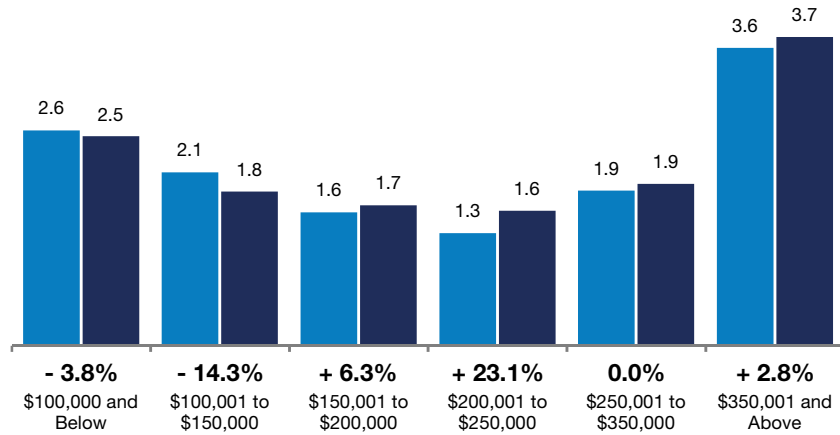
Months Supply of Inventory

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.



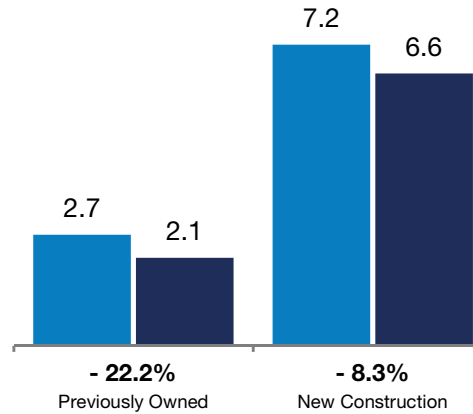
By Price Range

■ 12-2017 ■ 12-2018



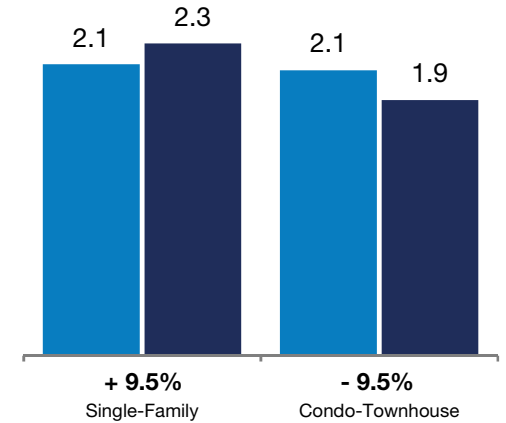
By Construction Status

■ 12-2017 ■ 12-2018



By Property Type

■ 12-2017 ■ 12-2018



All Properties

By Price Range

	12-2017	12-2018	Change
\$100,000 and Below	2.6	2.5	- 3.8%
\$100,001 to \$150,000	2.1	1.8	- 14.3%
\$150,001 to \$200,000	1.6	1.7	+ 6.3%
\$200,001 to \$250,000	1.3	1.6	+ 23.1%
\$250,001 to \$350,000	1.9	1.9	0.0%
\$350,001 and Above	3.6	3.7	+ 2.8%
All Price Ranges	2.1	2.2	+ 4.8%

Single-Family

	12-2017	12-2018	Change
Previously Owned	2.9	2.8	- 3.4%
New Construction	2.3	2.1	- 8.7%
Single-Family	1.6	1.8	+ 12.5%
Condo-Townhouse	1.5	1.3	- 13.3%
Single-Family	1.2	1.6	+ 33.3%
Condo-Townhouse	1.9	1.9	0.0%
Single-Family	1.7	1.9	+ 11.8%
Condo-Townhouse	3.1	1.9	- 38.7%
Single-Family	3.4	3.6	+ 5.9%
Condo-Townhouse	5.2	4.6	- 11.5%
All Price Ranges	2.1	2.3	+ 9.5%
All Price Ranges	2.1	1.9	- 9.5%

Condo-Townhouse

By Construction Status

	12-2017	12-2018	Change
Previously Owned	2.7	2.1	- 22.2%
New Construction	7.2	6.6	- 8.3%
All Construction Statuses	2.1	2.2	+ 4.8%

	12-2017	12-2018	Change
Previously Owned	2.8	2.2	- 21.4%
New Construction	6.8	6.3	- 7.4%
All Construction Statuses	2.1	2.3	+ 9.5%
All Construction Statuses	2.1	1.9	- 9.5%