



# Housing Supply Overview



## January 2019

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

## Quick Facts

**+ 1.0%**

**- 7.3%**

**- 4.2%**

Price Range With the Strongest Sales:	Construction Status With Strongest Sales:	Property Type With Strongest Sales:
<b>\$250,001 to \$350,000</b>	<b>Previously Owned</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>



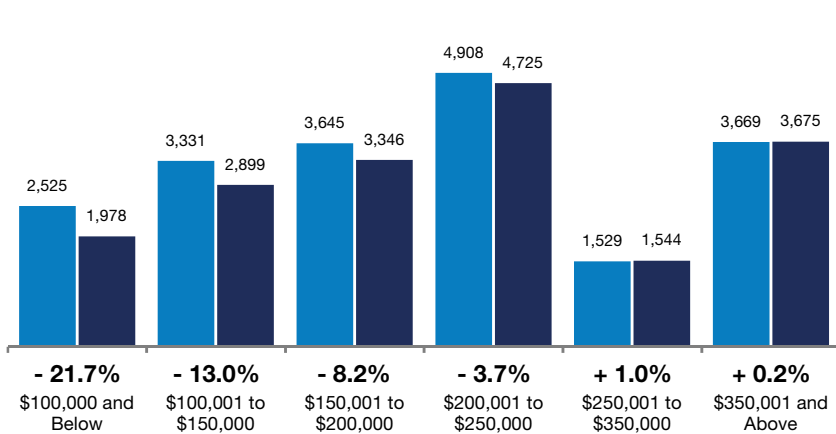
# Pending Sales

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



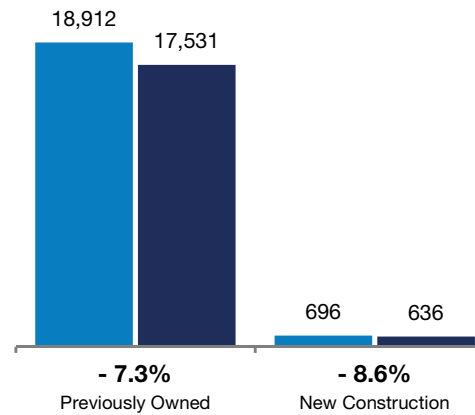
## By Price Range

■ 1-2018 ■ 1-2019



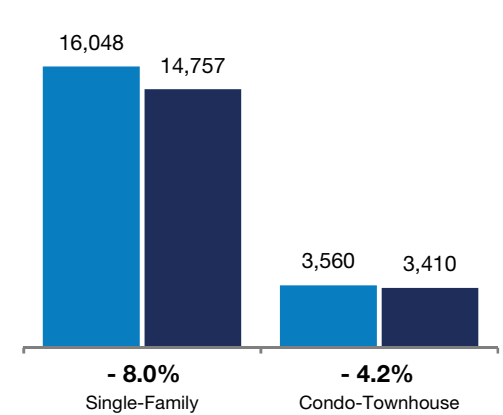
## By Construction Status

■ 1-2018 ■ 1-2019



## By Property Type

■ 1-2018 ■ 1-2019



## All Properties

### By Price Range

	1-2018	1-2019	Change
\$100,000 and Below	2,525	1,978	- 21.7%
\$100,001 to \$150,000	3,331	2,899	- 13.0%
\$150,001 to \$200,000	3,645	3,346	- 8.2%
\$200,001 to \$250,000	4,908	4,725	- 3.7%
\$250,001 to \$350,000	1,529	1,544	+ 1.0%
\$350,001 and Above	3,669	3,675	+ 0.2%
<b>All Price Ranges</b>	<b>19,608</b>	<b>18,167</b>	<b>- 7.3%</b>

## Single-Family

	1-2018	1-2019	Change
Previously Owned	1,880	1,406	- 25.2%
New Construction	2,493	2,150	- 13.8%
Single-Family	2,824	2,602	- 7.9%
Condo-Townhouse	4,214	4,003	- 5.0%
Single-Family	1,333	1,308	- 1.9%
Condo-Townhouse	3,303	3,288	- 0.5%
<b>All Price Ranges</b>	<b>16,048</b>	<b>14,757</b>	<b>- 8.0%</b>

## Condo-Townhouse

### By Construction Status

	1-2018	1-2019	Change
Previously Owned	18,912	17,531	- 7.3%
New Construction	696	636	- 8.6%
<b>All Construction Statuses</b>	<b>19,608</b>	<b>18,167</b>	<b>- 7.3%</b>

	1-2018	1-2019	Change
Previously Owned	15,543	14,333	- 7.8%
New Construction	505	424	- 16.0%
<b>All Construction Statuses</b>	<b>16,048</b>	<b>14,757</b>	<b>- 8.0%</b>

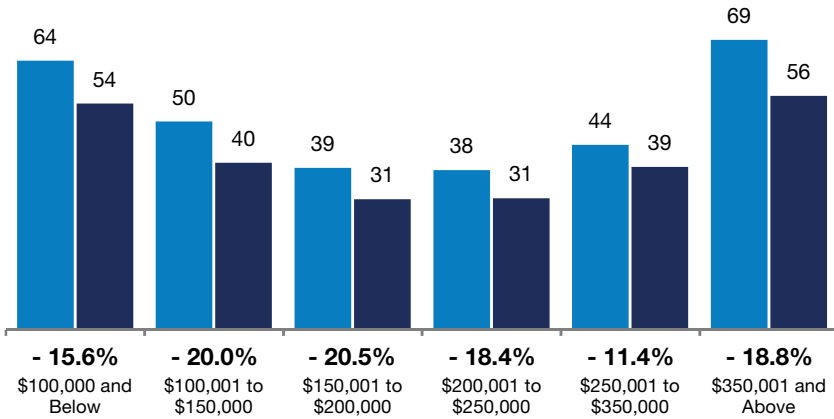
# Days on Market Until Sale

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



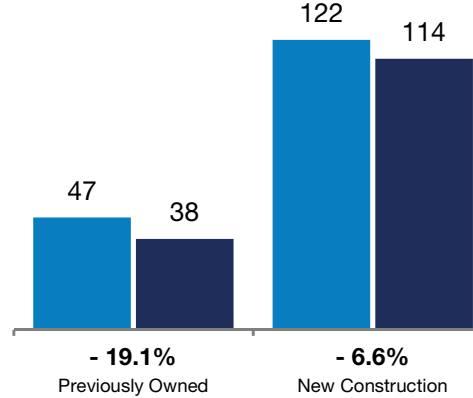
## By Price Range

■ 1-2018 ■ 1-2019



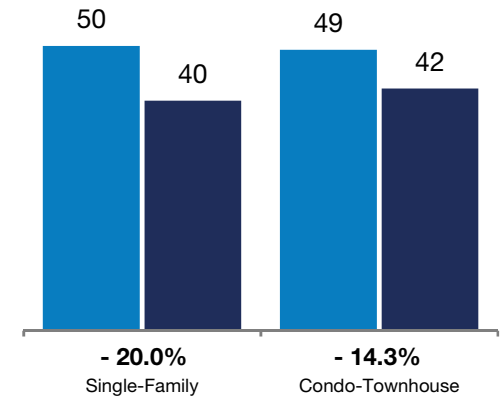
## By Construction Status

■ 1-2018 ■ 1-2019



## By Property Type

■ 1-2018 ■ 1-2019



### All Properties

#### By Price Range

	1-2018	1-2019	Change
\$100,000 and Below	64	54	-15.6%
\$100,001 to \$150,000	50	40	-20.0%
\$150,001 to \$200,000	39	31	-20.5%
\$200,001 to \$250,000	38	31	-18.4%
\$250,001 to \$350,000	44	39	-11.4%
\$350,001 and Above	69	56	-18.8%
<b>All Price Ranges</b>	<b>50</b>	<b>41</b>	<b>-18.0%</b>

### Single-Family

	1-2018	1-2019	Change
Previously Owned	47	38	-19.1%
New Construction	122	114	-6.6%
<b>All Construction Statuses</b>	<b>50</b>	<b>40</b>	<b>-20.0%</b>

### Condo-Townhouse

	1-2018	1-2019	Change
Single-Family	50	40	-20.0%
Condo-Townhouse	49	42	-14.3%
<b>All Property Types</b>	<b>49</b>	<b>42</b>	<b>-14.3%</b>

#### By Construction Status

	1-2018	1-2019	Change
Previously Owned	47	38	-19.1%
New Construction	122	114	-6.6%
<b>All Construction Statuses</b>	<b>50</b>	<b>41</b>	<b>-18.0%</b>

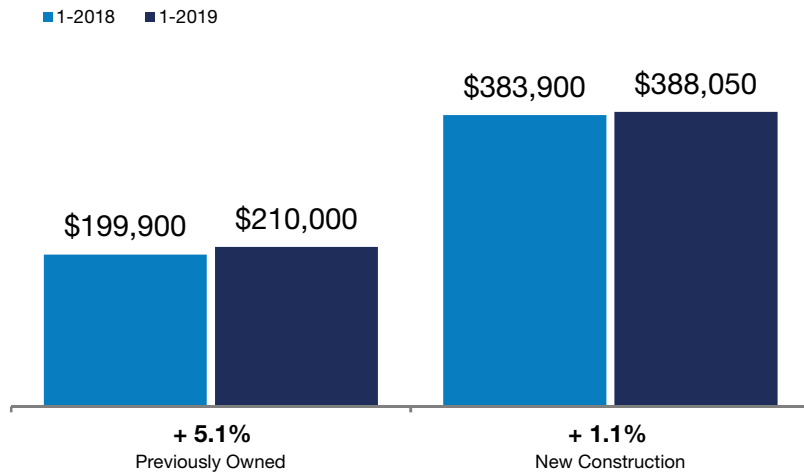
	1-2018	1-2019	Change
Single-Family	47	38	-19.1%
Condo-Townhouse	98	127	+29.6%
<b>All Property Types</b>	<b>49</b>	<b>42</b>	<b>-14.3%</b>

# Median Sales Price

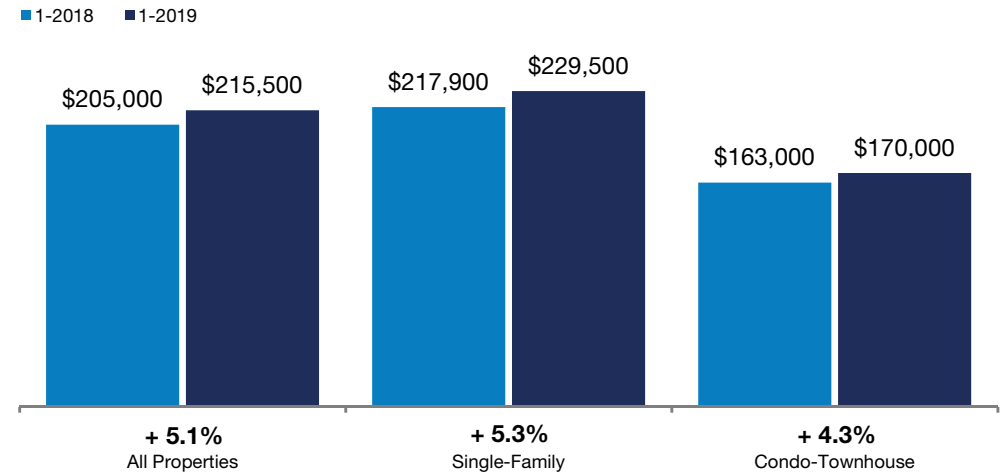
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



## By Construction Status



## By Property Type



### All Properties

By Construction Status	1-2018	1-2019	Change
Previously Owned	\$199,900	\$210,000	+ 5.1%
New Construction	\$383,900	\$388,050	+ 1.1%
<b>All Construction Statuses</b>	<b>\$205,000</b>	<b>\$215,500</b>	<b>+ 5.1%</b>

### Single-Family

1-2018	1-2019	Change	1-2018	1-2019	Change
\$213,400	\$225,000	+ 5.4%	\$159,288	\$165,000	+ 3.6%
\$398,820	\$419,950	+ 5.3%	\$349,900	\$347,400	- 0.7%
<b>\$217,900</b>	<b>\$229,500</b>	<b>+ 5.3%</b>	<b>\$163,000</b>	<b>\$170,000</b>	<b>+ 4.3%</b>

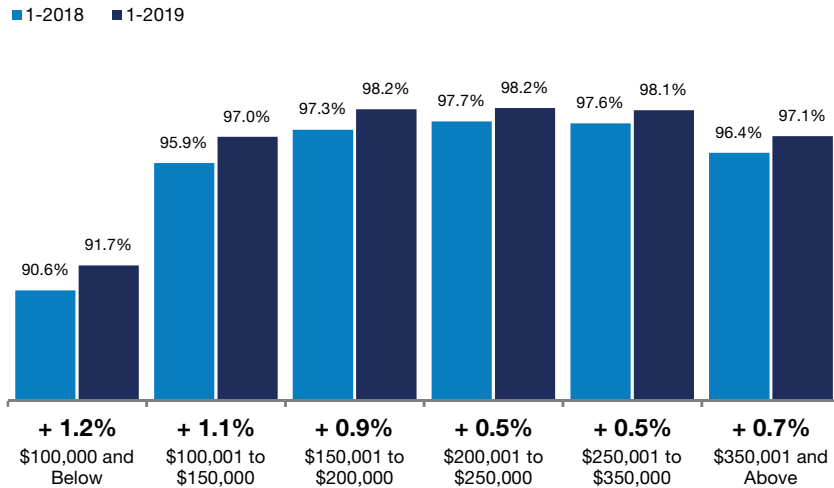
### Condo-Townhouse

# Percent of Original List Price Received

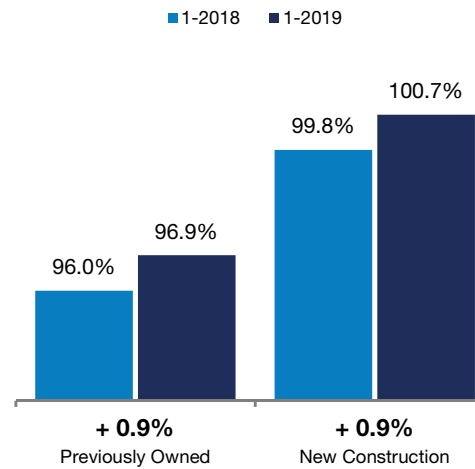
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



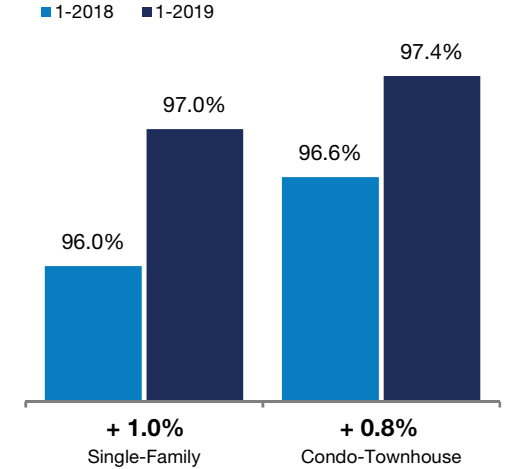
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	1-2018	1-2019	Change
\$100,000 and Below	90.6%	91.7%	+ 1.2%
\$100,001 to \$150,000	95.9%	97.0%	+ 1.1%
\$150,001 to \$200,000	97.3%	98.2%	+ 0.9%
\$200,001 to \$250,000	97.7%	98.2%	+ 0.5%
\$250,001 to \$350,000	97.6%	98.1%	+ 0.5%
\$350,001 and Above	96.4%	97.1%	+ 0.7%
<b>All Price Ranges</b>	<b>96.1%</b>	<b>97.1%</b>	<b>+ 1.0%</b>

### Single-Family

1-2018	1-2019	Change	1-2018	1-2019	Change
90.0%	90.8%	+ 0.9%	92.4%	93.9%	+ 1.6%
95.6%	96.9%	+ 1.4%	96.9%	97.5%	+ 0.6%
97.2%	98.1%	+ 0.9%	97.8%	98.5%	+ 0.7%
97.7%	98.3%	+ 0.6%	97.6%	98.1%	+ 0.5%
97.5%	98.2%	+ 0.7%	98.2%	97.8%	- 0.4%
96.1%	96.9%	+ 0.8%	98.9%	98.8%	- 0.1%
<b>96.0%</b>	<b>97.0%</b>	<b>+ 1.0%</b>	<b>96.6%</b>	<b>97.4%</b>	<b>+ 0.8%</b>

### Condo-Townhouse

By Construction Status	1-2018	1-2019	Change
Previously Owned	96.0%	96.9%	+ 0.9%
New Construction	99.8%	100.7%	+ 0.9%
<b>All Construction Statuses</b>	<b>96.1%</b>	<b>97.1%</b>	<b>+ 1.0%</b>

1-2018	1-2019	Change	1-2018	1-2019	Change
95.9%	96.9%	+ 1.0%	96.3%	97.1%	+ 0.8%
98.5%	99.7%	+ 1.2%	103.2%	103.1%	- 0.1%
<b>96.0%</b>	<b>97.0%</b>	<b>+ 1.0%</b>	<b>96.6%</b>	<b>97.4%</b>	<b>+ 0.8%</b>

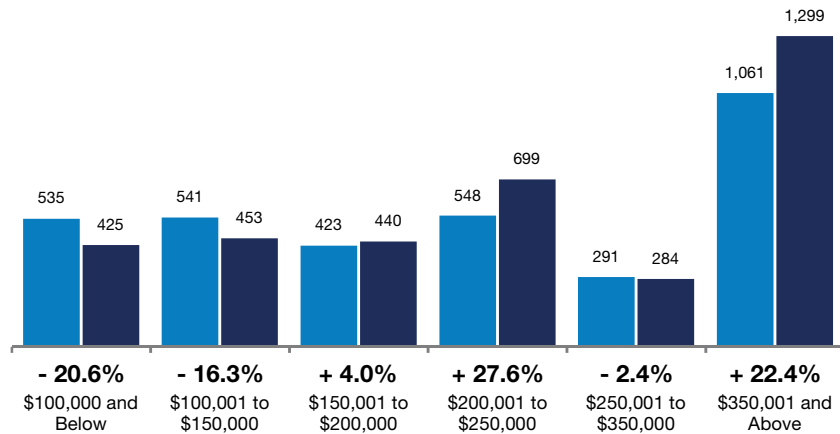
# Inventory of Homes for Sale

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



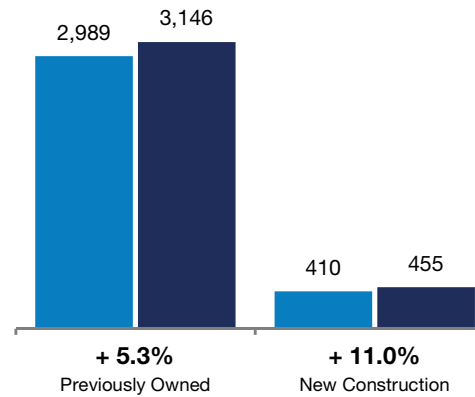
## By Price Range

■ 1-2018 ■ 1-2019



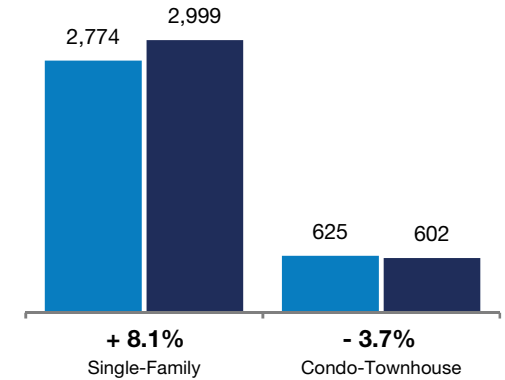
## By Construction Status

■ 1-2018 ■ 1-2019



## By Property Type

■ 1-2018 ■ 1-2019



### All Properties

#### By Price Range

	1-2018	1-2019	Change
\$100,000 and Below	535	425	- 20.6%
\$100,001 to \$150,000	541	453	- 16.3%
\$150,001 to \$200,000	423	440	+ 4.0%
\$200,001 to \$250,000	548	699	+ 27.6%
\$250,001 to \$350,000	291	284	- 2.4%
\$350,001 and Above	1,061	1,299	+ 22.4%
<b>All Price Ranges</b>	<b>3,399</b>	<b>3,601</b>	<b>+ 5.9%</b>

### Single-Family

	1-2018	1-2019	Change
Previously Owned	2,989	3,146	+ 5.3%
New Construction	410	455	+ 11.0%
<b>All Construction Statuses</b>	<b>3,399</b>	<b>3,601</b>	<b>+ 5.9%</b>

### Condo-Townhouse

#### By Construction Status

	1-2018	1-2019	Change
Previously Owned	2,989	3,146	+ 5.3%
New Construction	410	455	+ 11.0%
<b>All Construction Statuses</b>	<b>3,399</b>	<b>3,601</b>	<b>+ 5.9%</b>

	1-2018	1-2019	Change
Single-Family	2,774	2,999	+ 8.1%
Condo-Townhouse	625	602	- 3.7%

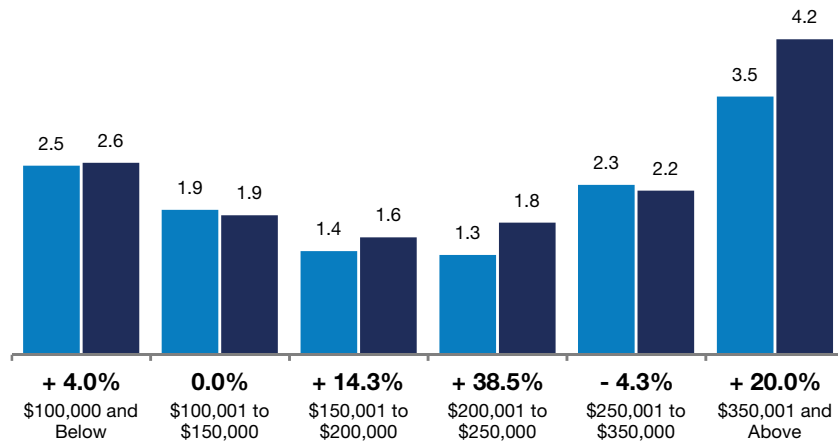
# Months Supply of Inventory

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.



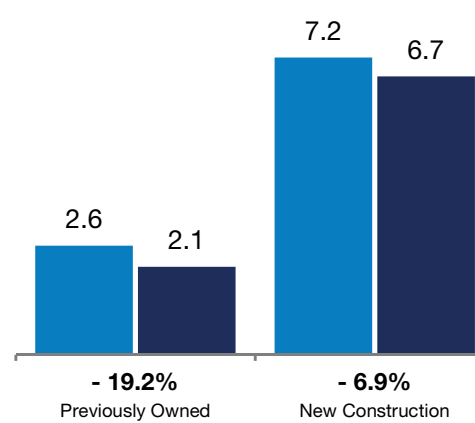
## By Price Range

■ 1-2018 ■ 1-2019



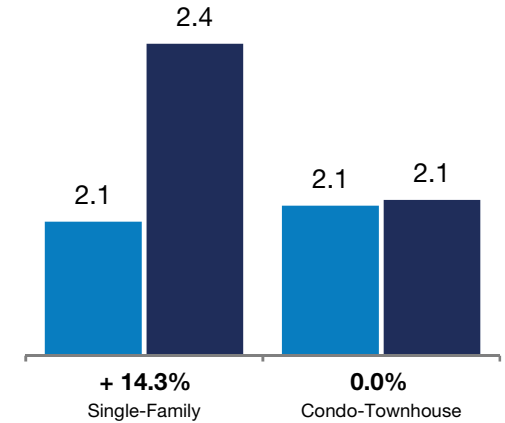
## By Construction Status

■ 1-2018 ■ 1-2019



## By Property Type

■ 1-2018 ■ 1-2019



### All Properties

#### By Price Range

	1-2018	1-2019	Change
\$100,000 and Below	2.5	2.6	+ 4.0%
\$100,001 to \$150,000	1.9	1.9	0.0%
\$150,001 to \$200,000	1.4	1.6	+ 14.3%
\$200,001 to \$250,000	1.3	1.8	+ 38.5%
\$250,001 to \$350,000	2.3	2.2	- 4.3%
\$350,001 and Above	3.5	4.2	+ 20.0%
<b>All Price Ranges</b>	<b>2.1</b>	<b>2.4</b>	<b>+ 14.3%</b>

### Single-Family

	1-2018	1-2019	Change
Previously Owned	2.6	2.1	- 19.2%
New Construction	7.2	6.7	- 6.9%
Single-Family	2.1	2.4	+ 14.3%

### Condo-Townhouse

	1-2018	1-2019	Change
\$100,000 and Below	1.9	1.8	- 5.3%
\$100,001 to \$150,000	1.4	1.3	- 7.1%
\$150,001 to \$200,000	1.3	1.4	+ 7.7%
\$200,001 to \$250,000	1.2	1.7	+ 41.7%
\$250,001 to \$350,000	2.0	2.0	0.0%
\$350,001 and Above	4.0	2.4	- 40.0%
<b>All Price Ranges</b>	<b>5.0</b>	<b>5.5</b>	<b>+ 10.0%</b>

#### By Construction Status

	1-2018	1-2019	Change
Previously Owned	2.6	2.1	- 19.2%
New Construction	7.2	6.7	- 6.9%
<b>All Construction Statuses</b>	<b>2.1</b>	<b>2.4</b>	<b>+ 14.3%</b>

	1-2018	1-2019	Change
Previously Owned	2.7	2.2	- 18.5%
New Construction	6.6	6.5	- 1.5%
<b>All Construction Statuses</b>	<b>2.1</b>	<b>2.4</b>	<b>+ 14.3%</b>