



Housing Supply Overview



February 2019

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

Quick Facts

- 3.4%

- 8.9%

- 7.4%

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

Construction Status With
Strongest Sales:
Previously Owned

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

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Days on Market Until Sale	3
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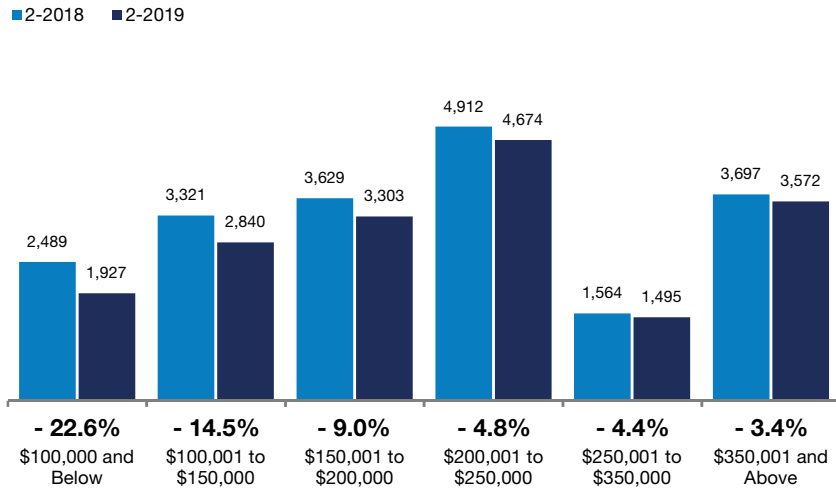


Pending Sales

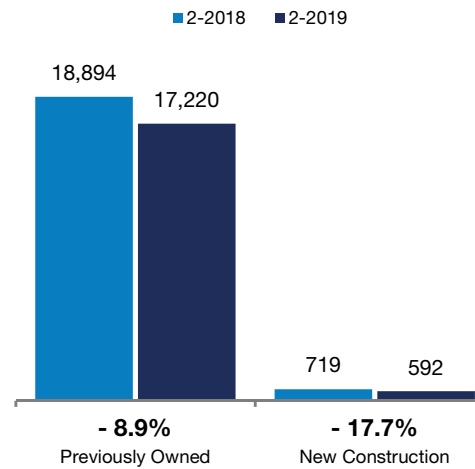
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



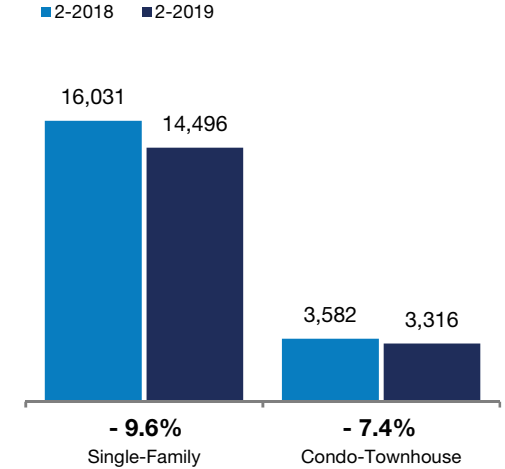
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	2-2018	2-2019	Change
\$100,000 and Below	2,489	1,927	- 22.6%
\$100,001 to \$150,000	3,321	2,840	- 14.5%
\$150,001 to \$200,000	3,629	3,303	- 9.0%
\$200,001 to \$250,000	4,912	4,674	- 4.8%
\$250,001 to \$350,000	1,564	1,495	- 4.4%
\$350,001 and Above	3,697	3,572	- 3.4%
All Price Ranges	19,613	17,812	- 9.2%

Single-Family

2-2018	2-2019	Change	2-2018	2-2019	Change
1,840	1,374	- 25.3%	649	553	- 14.8%
2,491	2,104	- 15.5%	830	736	- 11.3%
2,814	2,567	- 8.8%	815	736	- 9.7%
4,224	3,954	- 6.4%	688	720	+ 4.7%
1,350	1,281	- 5.1%	214	214	0.0%
3,311	3,215	- 2.9%	386	357	- 7.5%
16,031	14,496	- 9.6%	3,582	3,316	- 7.4%

Condo-Townhouse

By Construction Status	2-2018	2-2019	Change
Previously Owned	18,894	17,220	- 8.9%
New Construction	719	592	- 17.7%
All Construction Statuses	19,613	17,812	- 9.2%

2-2018	2-2019	Change	2-2018	2-2019	Change
15,538	14,068	- 9.5%	3,356	3,152	- 6.1%
493	428	- 13.2%	226	164	- 27.4%
16,031	14,496	- 9.6%	3,582	3,316	- 7.4%

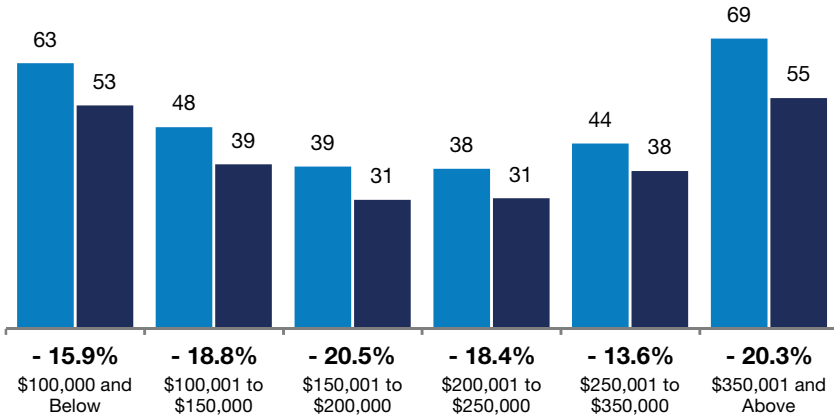
Days on Market Until Sale

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



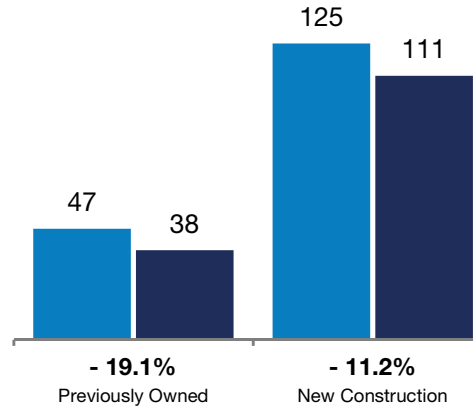
By Price Range

■ 2-2018 ■ 2-2019



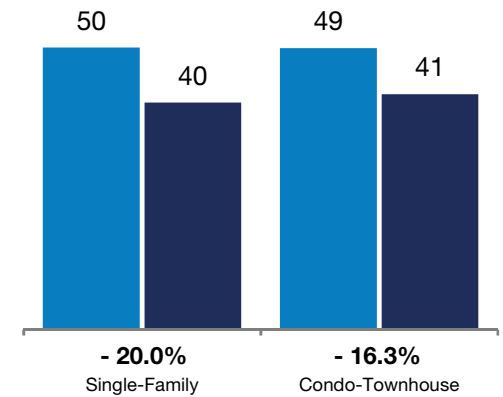
By Construction Status

■ 2-2018 ■ 2-2019



By Property Type

■ 2-2018 ■ 2-2019



All Properties

By Price Range

	2-2018	2-2019	Change
\$100,000 and Below	63	53	- 15.9%
\$100,001 to \$150,000	48	39	- 18.8%
\$150,001 to \$200,000	39	31	- 20.5%
\$200,001 to \$250,000	38	31	- 18.4%
\$250,001 to \$350,000	44	38	- 13.6%
\$350,001 and Above	69	55	- 20.3%
All Price Ranges	49	40	- 18.4%

Single-Family

	2-2018	2-2019	Change
Previously Owned	47	38	- 19.1%
New Construction	125	111	- 11.2%
All Construction Statuses	49	40	- 18.4%

Condo-Townhouse

	2-2018	2-2019	Change
Single-Family	50	40	- 20.0%
Condo-Townhouse	49	41	- 16.3%
All Property Types	49	41	- 16.3%

By Construction Status

	2-2018	2-2019	Change
Previously Owned	47	38	- 19.1%
New Construction	125	111	- 11.2%
All Construction Statuses	49	40	- 18.4%

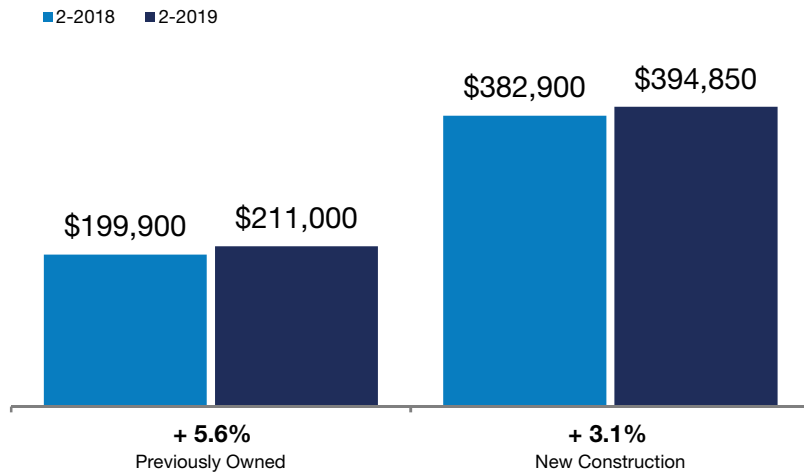
	2-2018	2-2019	Change
Single-Family	47	38	- 19.1%
New Construction	132	106	- 19.7%
All Construction Statuses	50	40	- 20.0%

Median Sales Price

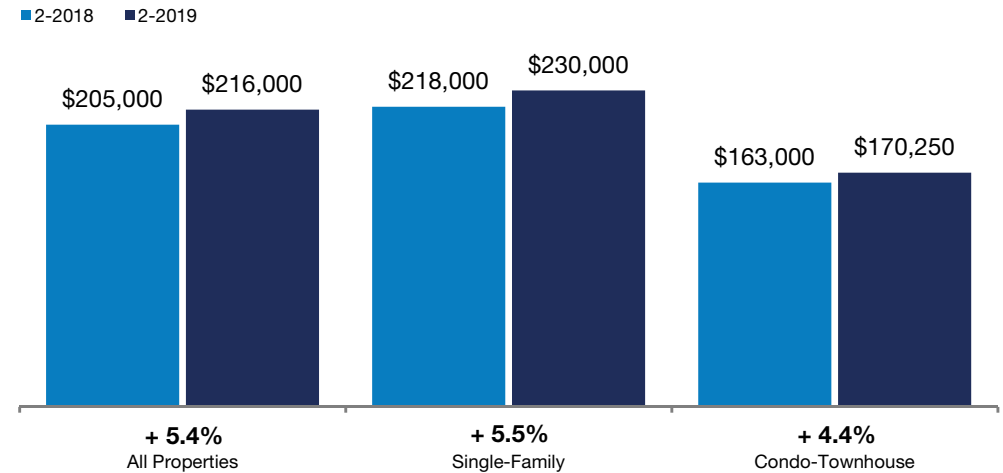
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type



All Properties

By Construction Status	2-2018	2-2019	Change
Previously Owned	\$199,900	\$211,000	+ 5.6%
New Construction	\$382,900	\$394,850	+ 3.1%
All Construction Statuses	\$205,000	\$216,000	+ 5.4%

Single-Family

2-2018	2-2019	Change	2-2018	2-2019	Change
\$214,000	\$225,000	+ 5.1%	\$159,038	\$166,000	+ 4.4%
\$395,200	\$425,000	+ 7.5%	\$349,999	\$347,400	- 0.7%
\$218,000	\$230,000	+ 5.5%	\$163,000	\$170,250	+ 4.4%

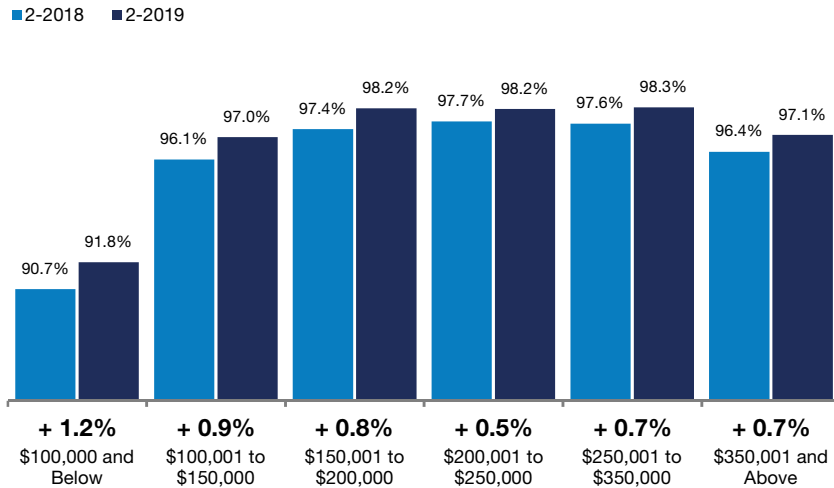
Condo-Townhouse

Percent of Original List Price Received

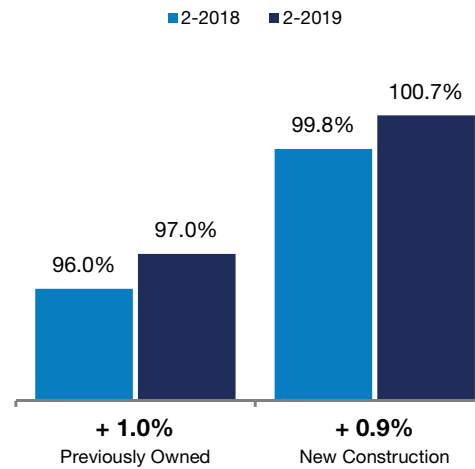
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



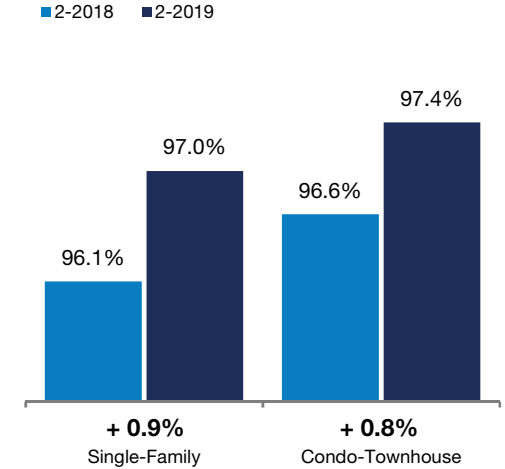
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	2-2018	2-2019	Change
\$100,000 and Below	90.7%	91.8%	+ 1.2%
\$100,001 to \$150,000	96.1%	97.0%	+ 0.9%
\$150,001 to \$200,000	97.4%	98.2%	+ 0.8%
\$200,001 to \$250,000	97.7%	98.2%	+ 0.5%
\$250,001 to \$350,000	97.6%	98.3%	+ 0.7%
\$350,001 and Above	96.4%	97.1%	+ 0.7%
All Price Ranges	96.2%	97.1%	+ 0.9%

Single-Family

2-2018	2-2019	Change	2-2018	2-2019	Change
90.1%	90.9%	+ 0.9%	92.4%	94.1%	+ 1.8%
95.8%	96.8%	+ 1.0%	97.0%	97.6%	+ 0.6%
97.2%	98.1%	+ 0.9%	97.7%	98.6%	+ 0.9%
97.7%	98.2%	+ 0.5%	97.6%	98.0%	+ 0.4%
97.5%	98.3%	+ 0.8%	98.3%	97.9%	- 0.4%
96.1%	96.9%	+ 0.8%	98.9%	98.7%	- 0.2%
96.1%	97.0%	+ 0.9%	96.6%	97.4%	+ 0.8%

Condo-Townhouse

By Construction Status	2-2018	2-2019	Change
Previously Owned	96.0%	97.0%	+ 1.0%
New Construction	99.8%	100.7%	+ 0.9%
All Construction Statuses	96.2%	97.1%	+ 0.9%

2-2018	2-2019	Change	2-2018	2-2019	Change
96.0%	96.9%	+ 0.9%	96.3%	97.1%	+ 0.8%
98.5%	99.8%	+ 1.3%	103.1%	103.0%	- 0.1%
96.1%	97.0%	+ 0.9%	96.6%	97.4%	+ 0.8%

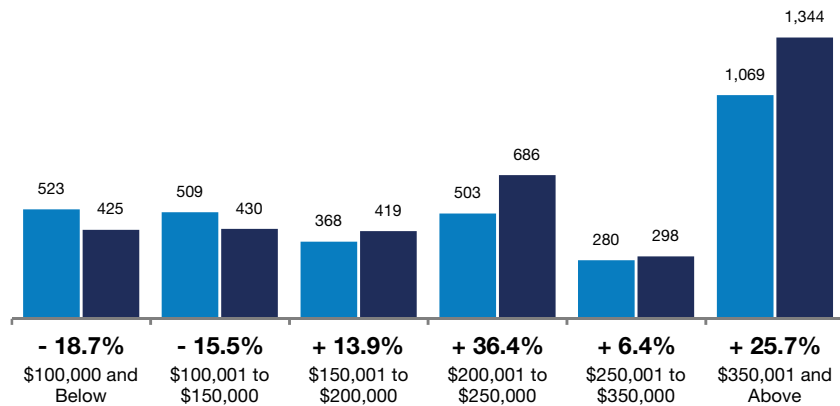
Inventory of Homes for Sale

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



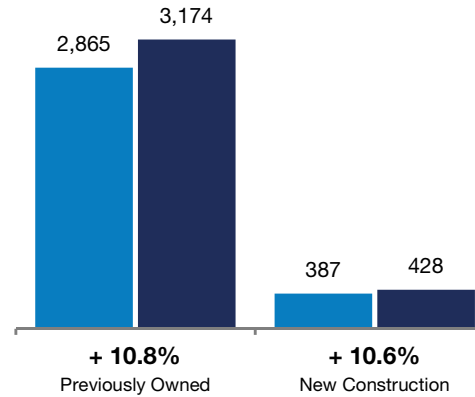
By Price Range

■ 2-2018 ■ 2-2019



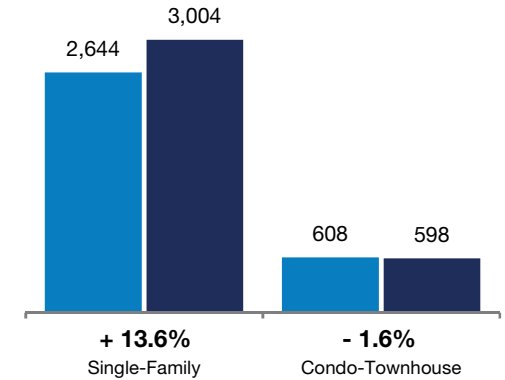
By Construction Status

■ 2-2018 ■ 2-2019



By Property Type

■ 2-2018 ■ 2-2019



All Properties

By Price Range

	2-2018	2-2019	Change
\$100,000 and Below	523	425	- 18.7%
\$100,001 to \$150,000	509	430	- 15.5%
\$150,001 to \$200,000	368	419	+ 13.9%
\$200,001 to \$250,000	503	686	+ 36.4%
\$250,001 to \$350,000	280	298	+ 6.4%
\$350,001 and Above	1,069	1,344	+ 25.7%
All Price Ranges	3,252	3,602	+ 10.8%

Single-Family

	2-2018	2-2019	Change
Previously Owned	419	343	- 18.1%
New Construction	419	359	- 14.3%
Single-Family	287	336	+ 17.1%
Condo-Townhouse	381	561	+ 47.2%
Single-Family	219	252	+ 15.1%
Condo-Townhouse	919	1,153	+ 25.5%
All Single-Family	2,644	3,004	+ 13.6%

Condo-Townhouse

By Construction Status

	2-2018	2-2019	Change
Previously Owned	2,865	3,174	+ 10.8%
New Construction	387	428	+ 10.6%
All Construction Statuses	3,252	3,602	+ 10.8%

	2-2018	2-2019	Change
Single-Family	2,388	2,717	+ 13.8%
Condo-Townhouse	256	287	+ 12.1%
All Condo-Townhouse	2,644	3,004	+ 13.6%

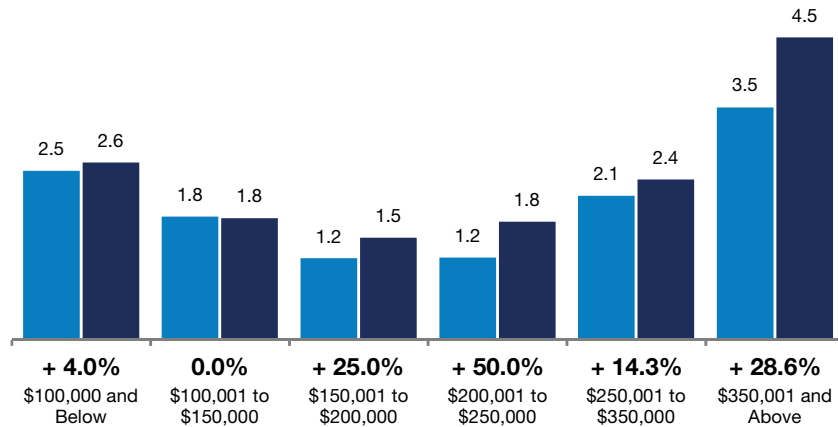
Months Supply of Inventory

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.



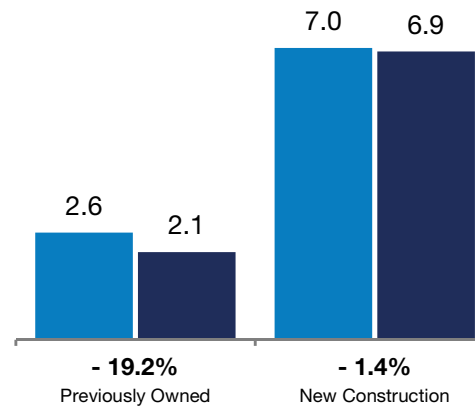
By Price Range

■ 2-2018 ■ 2-2019



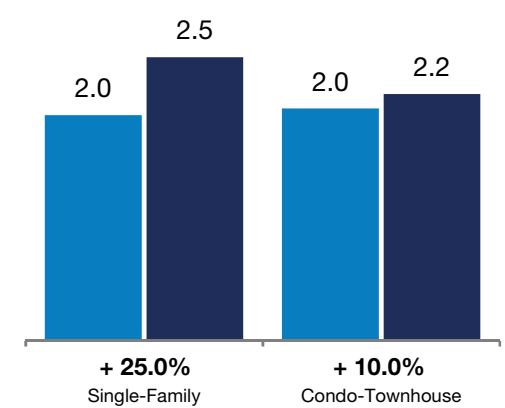
By Construction Status

■ 2-2018 ■ 2-2019



By Property Type

■ 2-2018 ■ 2-2019



All Properties

By Price Range

	2-2018	2-2019	Change
\$100,000 and Below	2.5	2.6	+ 4.0%
\$100,001 to \$150,000	1.8	1.8	0.0%
\$150,001 to \$200,000	1.2	1.5	+ 25.0%
\$200,001 to \$250,000	1.2	1.8	+ 50.0%
\$250,001 to \$350,000	2.1	2.4	+ 14.3%
\$350,001 and Above	3.5	4.5	+ 28.6%
All Price Ranges	2.0	2.4	+ 20.0%

Single-Family

	2-2018	2-2019	Change
Single-Family	2.7	3.0	+ 11.1%
Condo-Townhouse	2.0	2.0	0.0%
Single-Family	1.2	1.6	+ 33.3%
Condo-Townhouse	1.2	1.4	+ 16.7%
Single-Family	1.1	1.7	+ 54.5%
Condo-Townhouse	2.1	2.1	0.0%
Single-Family	1.9	2.4	+ 26.3%
Condo-Townhouse	3.4	2.6	- 23.5%
Single-Family	3.3	4.3	+ 30.3%
Condo-Townhouse	4.7	6.4	+ 36.2%
All Property Types	2.0	2.5	+ 25.0%
All Property Types	2.0	2.2	+ 10.0%

Condo-Townhouse

By Construction Status

	2-2018	2-2019	Change
Previously Owned	2.6	2.1	- 19.2%
New Construction	7.0	6.9	- 1.4%
All Construction Statuses	2.0	2.4	+ 20.0%

	2-2018	2-2019	Change
Single-Family	2.7	2.2	- 18.5%
Condo-Townhouse	2.2	1.6	- 27.3%
Single-Family	6.4	6.7	+ 4.7%
Condo-Townhouse	8.5	7.5	- 11.8%
All Property Types	2.0	2.5	+ 25.0%
All Property Types	2.0	2.2	+ 10.0%