



Housing Supply Overview



March 2019

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

Quick Facts

- 4.4%

- 11.8%

- 10.6%

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**

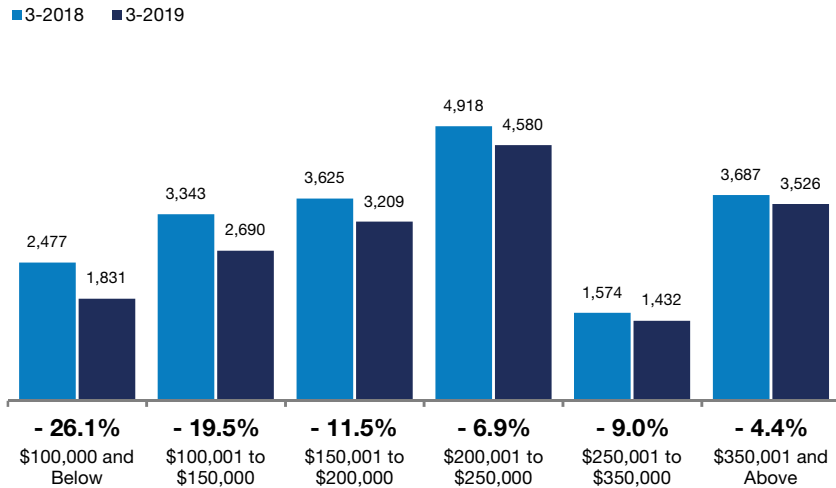
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Pending Sales

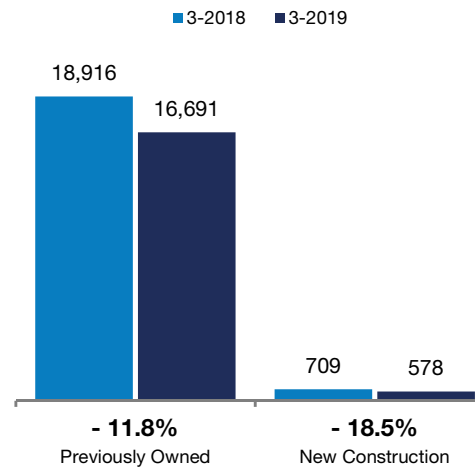
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



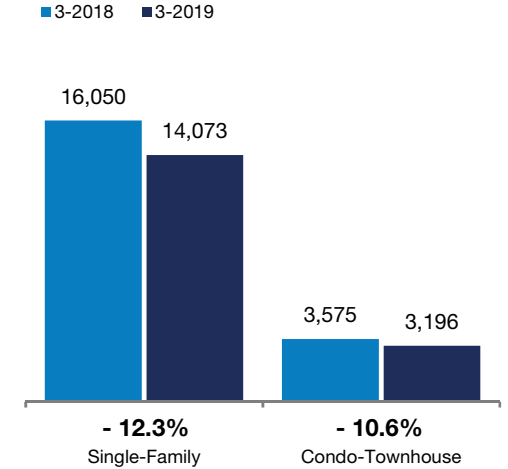
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	3-2018	3-2019	Change
\$100,000 and Below	2,477	1,831	- 26.1%
\$100,001 to \$150,000	3,343	2,690	- 19.5%
\$150,001 to \$200,000	3,625	3,209	- 11.5%
\$200,001 to \$250,000	4,918	4,580	- 6.9%
\$250,001 to \$350,000	1,574	1,432	- 9.0%
\$350,001 and Above	3,687	3,526	- 4.4%
All Price Ranges	19,625	17,269	- 12.0%

Single-Family

3-2018	3-2019	Change	3-2018	3-2019	Change
1,839	1,317	- 28.4%	638	514	- 19.4%
2,503	2,000	- 20.1%	840	690	- 17.9%
2,819	2,477	- 12.1%	806	732	- 9.2%
4,230	3,875	- 8.4%	688	705	+ 2.5%
1,355	1,240	- 8.5%	219	192	- 12.3%
3,303	3,163	- 4.2%	384	363	- 5.5%
16,050	14,073	- 12.3%	3,575	3,196	- 10.6%

Condo-Townhouse

By Construction Status	3-2018	3-2019	Change
Previously Owned	18,916	16,691	- 11.8%
New Construction	709	578	- 18.5%
All Construction Statuses	19,625	17,269	- 12.0%

3-2018	3-2019	Change	3-2018	3-2019	Change
15,558	13,662	- 12.2%	3,358	3,029	- 9.8%
492	411	- 16.5%	217	167	- 23.0%
16,050	14,073	- 12.3%	3,575	3,196	- 10.6%

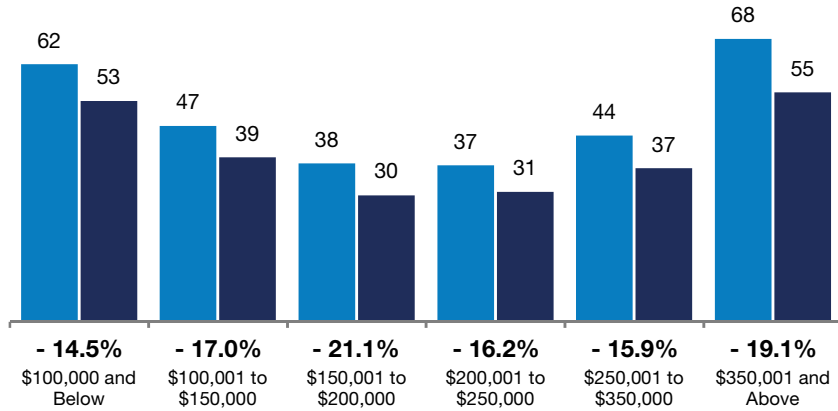
Days on Market Until Sale

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



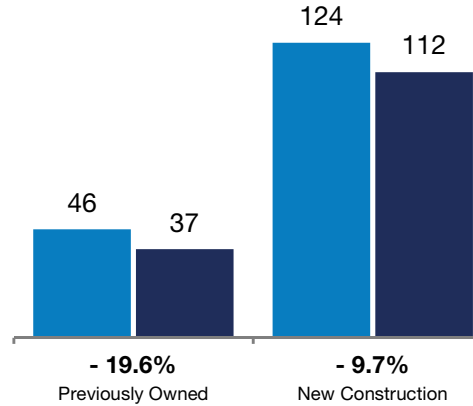
By Price Range

■ 3-2018 ■ 3-2019



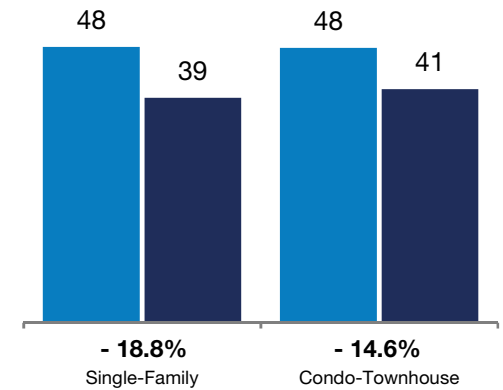
By Construction Status

■ 3-2018 ■ 3-2019



By Property Type

■ 3-2018 ■ 3-2019



All Properties

By Price Range

	3-2018	3-2019	Change
\$100,000 and Below	62	53	- 14.5%
\$100,001 to \$150,000	47	39	- 17.0%
\$150,001 to \$200,000	38	30	- 21.1%
\$200,001 to \$250,000	37	31	- 16.2%
\$250,001 to \$350,000	44	37	- 15.9%
\$350,001 and Above	68	55	- 19.1%
All Price Ranges	48	40	- 16.7%

Single-Family

	3-2018	3-2019	Change
\$100,000 and Below	65	58	- 10.8%
\$100,001 to \$150,000	48	40	- 16.7%
\$150,001 to \$200,000	37	30	- 18.9%
\$200,001 to \$250,000	36	29	- 19.4%
\$250,001 to \$350,000	42	34	- 19.0%
\$350,001 and Above	68	54	- 20.6%
All Price Ranges	48	39	- 18.8%

Condo-Townhouse

	3-2018	3-2019	Change
\$100,000 and Below	51	40	- 21.6%
\$100,001 to \$150,000	43	37	- 14.0%
\$150,001 to \$200,000	40	30	- 25.0%
\$200,001 to \$250,000	48	43	- 10.4%
\$250,001 to \$350,000	61	53	- 13.1%
\$350,001 and Above	67	64	- 4.5%
All Price Ranges	48	41	- 14.6%

By Construction Status

	3-2018	3-2019	Change
Previously Owned	46	37	- 19.6%
New Construction	124	112	- 9.7%
All Construction Statuses	48	40	- 16.7%

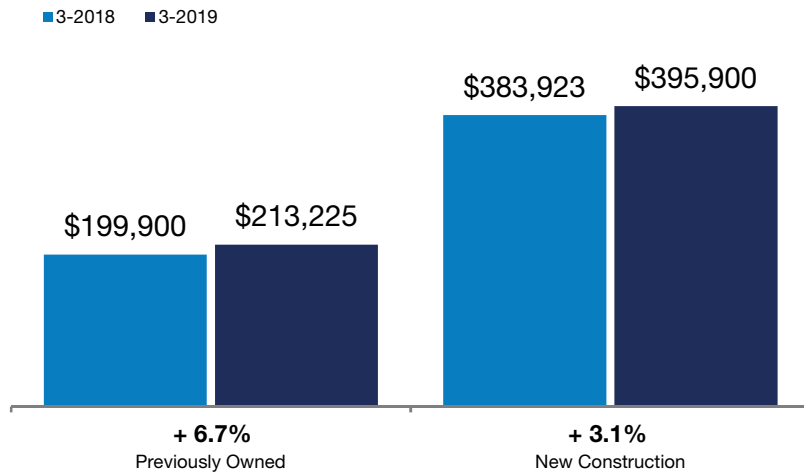
	3-2018	3-2019	Change
Previously Owned	46	38	- 17.4%
New Construction	131	104	- 20.6%
All Construction Statuses	48	39	- 18.8%

Median Sales Price

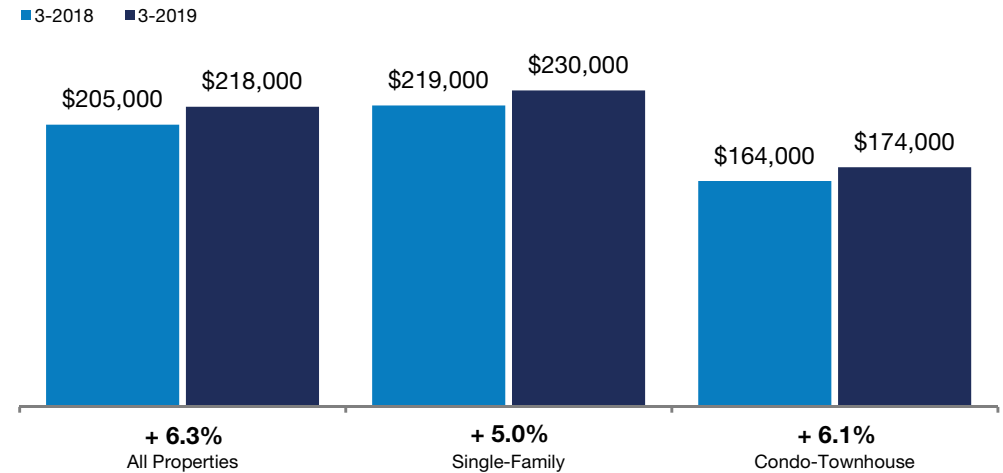
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type



All Properties

By Construction Status	3-2018	3-2019	Change
Previously Owned	\$199,900	\$213,225	+ 6.7%
New Construction	\$383,923	\$395,900	+ 3.1%
All Construction Statuses	\$205,000	\$218,000	+ 6.3%

Single-Family

3-2018	3-2019	Change	3-2018	3-2019	Change
\$214,900	\$225,000	+ 4.7%	\$159,900	\$168,500	+ 5.4%
\$395,500	\$429,400	+ 8.6%	\$349,999	\$349,999	0.0%
\$219,000	\$230,000	+ 5.0%	\$164,000	\$174,000	+ 6.1%

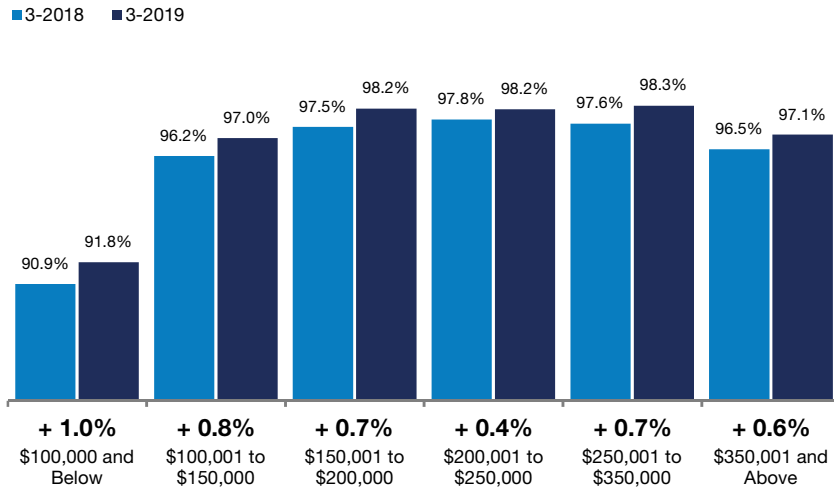
Condo-Townhouse

Percent of Original List Price Received

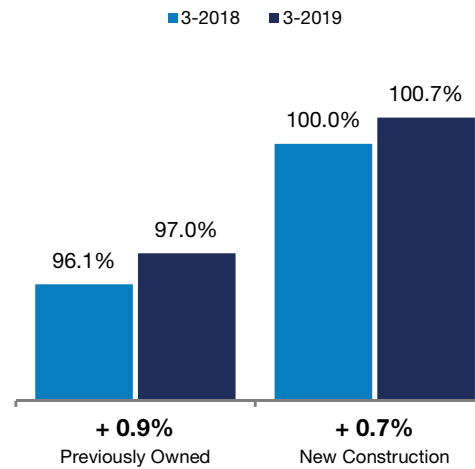
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



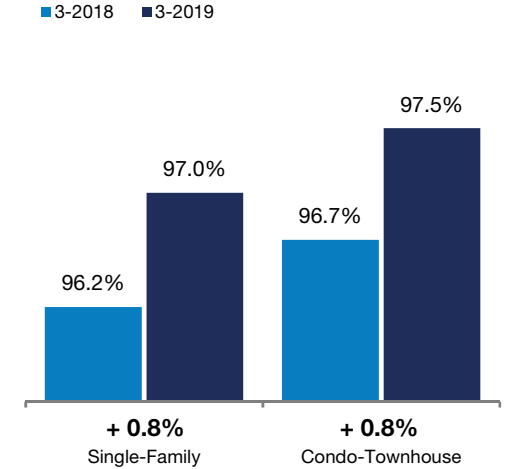
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	3-2018	3-2019	Change
\$100,000 and Below	90.9%	91.8%	+ 1.0%
\$100,001 to \$150,000	96.2%	97.0%	+ 0.8%
\$150,001 to \$200,000	97.5%	98.2%	+ 0.7%
\$200,001 to \$250,000	97.8%	98.2%	+ 0.4%
\$250,001 to \$350,000	97.6%	98.3%	+ 0.7%
\$350,001 and Above	96.5%	97.1%	+ 0.6%
All Price Ranges	96.3%	97.1%	+ 0.8%

Single-Family

3-2018	3-2019	Change	3-2018	3-2019	Change
90.3%	90.8%	+ 0.6%	92.5%	94.3%	+ 1.9%
96.0%	96.8%	+ 0.8%	96.9%	97.7%	+ 0.8%
97.4%	98.1%	+ 0.7%	97.7%	98.6%	+ 0.9%
97.8%	98.2%	+ 0.4%	97.6%	98.0%	+ 0.4%
97.5%	98.4%	+ 0.9%	98.3%	97.8%	- 0.5%
96.2%	97.0%	+ 0.8%	99.0%	98.6%	- 0.4%
96.2%	97.0%	+ 0.8%	96.7%	97.5%	+ 0.8%

Condo-Townhouse

By Construction Status	3-2018	3-2019	Change
Previously Owned	96.1%	97.0%	+ 0.9%
New Construction	100.0%	100.7%	+ 0.7%
All Construction Statuses	96.3%	97.1%	+ 0.8%

3-2018	3-2019	Change	3-2018	3-2019	Change
96.1%	96.9%	+ 0.8%	96.3%	97.2%	+ 0.9%
98.7%	99.7%	+ 1.0%	103.2%	103.0%	- 0.2%
96.2%	97.0%	+ 0.8%	96.7%	97.5%	+ 0.8%

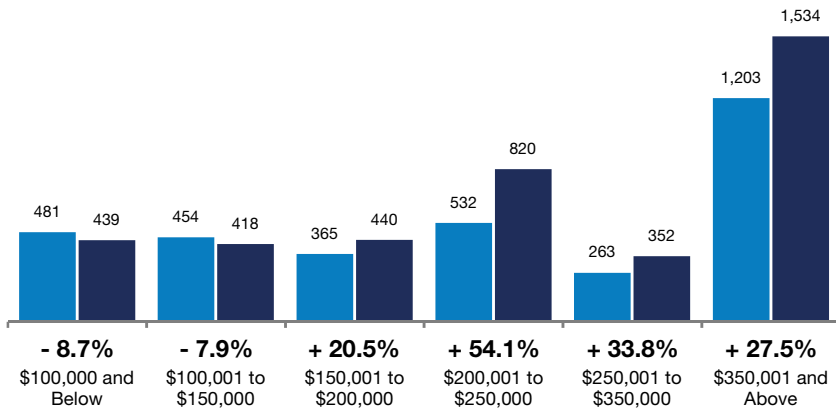
Inventory of Homes for Sale

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



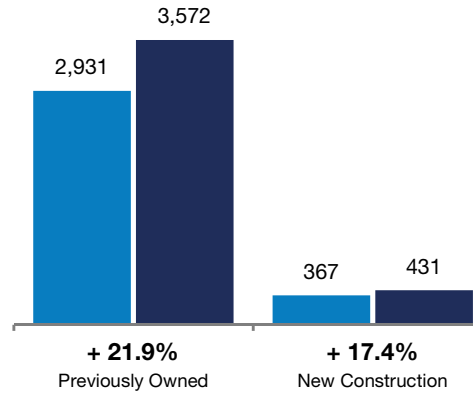
By Price Range

■ 3-2018 ■ 3-2019



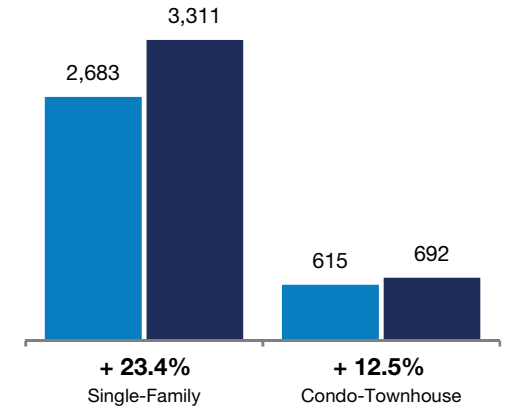
By Construction Status

■ 3-2018 ■ 3-2019



By Property Type

■ 3-2018 ■ 3-2019



All Properties

By Price Range

	3-2018	3-2019	Change
\$100,000 and Below	481	439	- 8.7%
\$100,001 to \$150,000	454	418	- 7.9%
\$150,001 to \$200,000	365	440	+ 20.5%
\$200,001 to \$250,000	532	820	+ 54.1%
\$250,001 to \$350,000	263	352	+ 33.8%
\$350,001 and Above	1,203	1,534	+ 27.5%
All Price Ranges	3,298	4,003	+ 21.4%

Single-Family

	3-2018	3-2019	Change
Previously Owned	387	354	- 8.5%
New Construction	363	339	- 6.6%
Single-Family	273	347	+ 27.1%
Condo-Townhouse	399	644	+ 61.4%
Single-Family	209	289	+ 38.3%
Condo-Townhouse	1,052	1,338	+ 27.2%
All Price Ranges	2,683	3,311	+ 23.4%

Condo-Townhouse

By Construction Status

	3-2018	3-2019	Change
Previously Owned	2,931	3,572	+ 21.9%
New Construction	367	431	+ 17.4%
All Construction Statuses	3,298	4,003	+ 21.4%

	3-2018	3-2019	Change
Single-Family	2,439	3,013	+ 23.5%
Condo-Townhouse	244	298	+ 22.1%
All Price Ranges	2,683	3,311	+ 23.4%

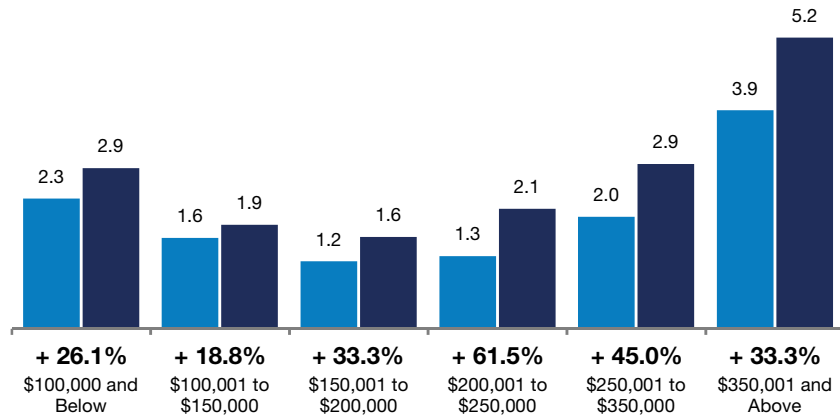
Months Supply of Inventory

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.



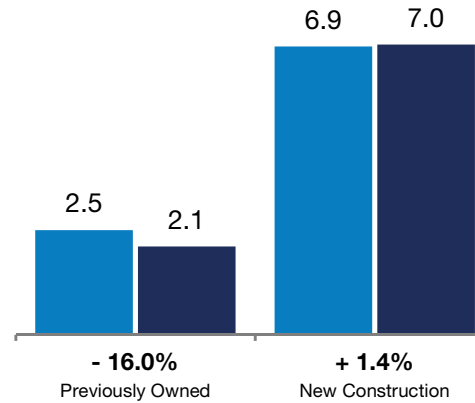
By Price Range

■ 3-2018 ■ 3-2019



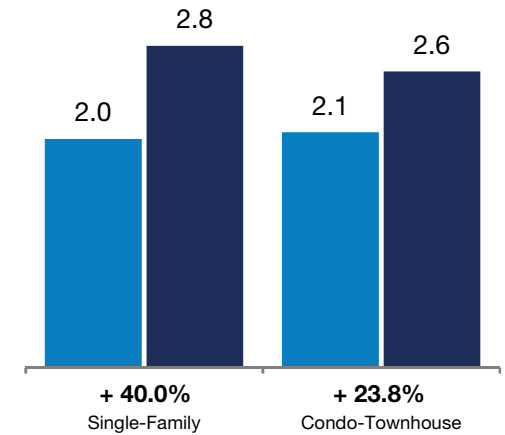
By Construction Status

■ 3-2018 ■ 3-2019



By Property Type

■ 3-2018 ■ 3-2019



All Properties

By Price Range

	3-2018	3-2019	Change
\$100,000 and Below	2.3	2.9	+ 26.1%
\$100,001 to \$150,000	1.6	1.9	+ 18.8%
\$150,001 to \$200,000	1.2	1.6	+ 33.3%
\$200,001 to \$250,000	1.3	2.1	+ 61.5%
\$250,001 to \$350,000	2.0	2.9	+ 45.0%
\$350,001 and Above	3.9	5.2	+ 33.3%
All Price Ranges	2.0	2.8	+ 40.0%

Single-Family

	3-2018	3-2019	Change
Previously Owned	2.5	2.1	- 16.0%
New Construction	6.9	7.0	+ 1.4%
All Construction Statuses	2.0	2.8	+ 40.0%

Condo-Townhouse

	3-2018	3-2019	Change
Single-Family	2.0	2.8	+ 40.0%
Condo-Townhouse	2.1	2.6	+ 23.8%
All Property Types	2.1	2.6	+ 23.8%

By Construction Status

	3-2018	3-2019	Change
Previously Owned	2.5	2.1	- 16.0%
New Construction	6.9	7.0	+ 1.4%
All Construction Statuses	2.0	2.8	+ 40.0%

	3-2018	3-2019	Change
Single-Family	2.6	2.2	- 15.4%
Condo-Townhouse	6.3	6.8	+ 7.9%
All Property Types	2.1	2.6	+ 23.8%