



Housing Supply Overview



April 2019

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

Quick Facts

- 5.3%

- 12.4%

- 12.7%

Price Range With the Strongest Sales:	Construction Status With Strongest Sales:	Property Type With Strongest Sales:
\$350,001 and Above	Previously Owned	Single-Family Detached

Pending Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of Original List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7



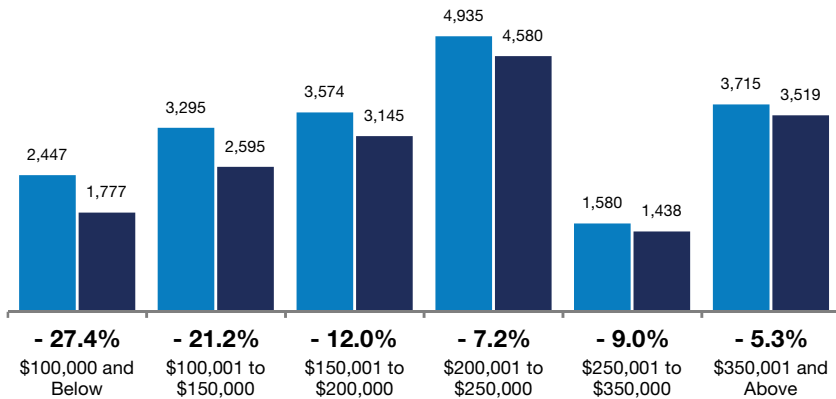
Pending Sales

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



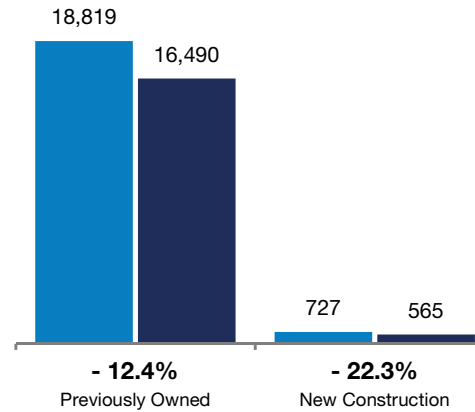
By Price Range

■ 4-2018 ■ 4-2019



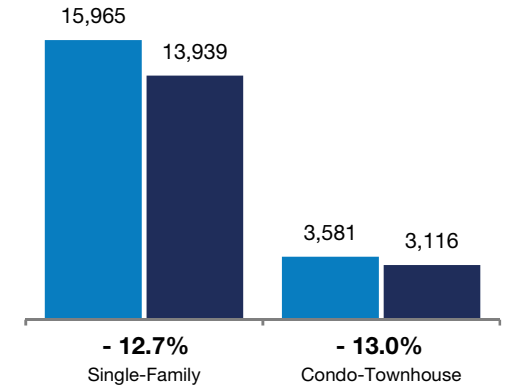
By Construction Status

■ 4-2018 ■ 4-2019



By Property Type

■ 4-2018 ■ 4-2019



All Properties

By Price Range

	4-2018	4-2019	Change
\$100,000 and Below	2,447	1,777	-27.4%
\$100,001 to \$150,000	3,295	2,595	-21.2%
\$150,001 to \$200,000	3,574	3,145	-12.0%
\$200,001 to \$250,000	4,935	4,580	-7.2%
\$250,001 to \$350,000	1,580	1,438	-9.0%
\$350,001 and Above	3,715	3,519	-5.3%
All Price Ranges	19,546	17,055	-12.7%

Single-Family

	4-2018	4-2019	Change
Previously Owned	18,819	16,490	-12.4%
New Construction	727	565	-22.3%
All Construction Statuses	19,546	17,055	-12.7%

Condo-Townhouse

By Construction Status

	4-2018	4-2019	Change
Previously Owned	18,819	16,490	-12.4%
New Construction	727	565	-22.3%
All Construction Statuses	19,546	17,055	-12.7%

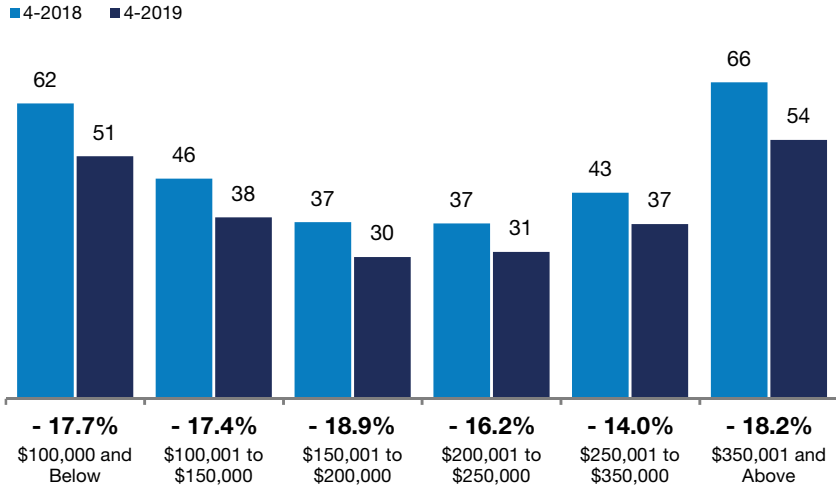
	4-2018	4-2019	Change
Single-Family	15,965	13,939	-12.7%
Condo-Townhouse	3,581	3,116	-13.0%

Days on Market Until Sale

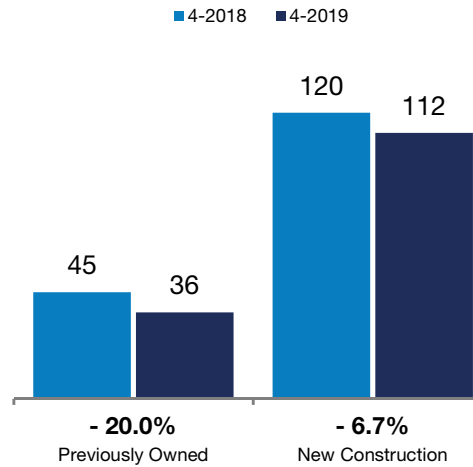
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



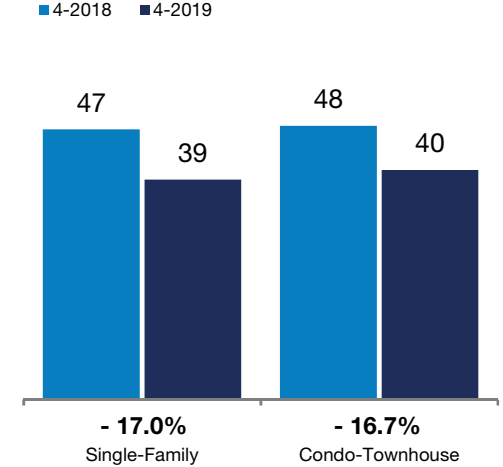
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	4-2018	4-2019	Change
\$100,000 and Below	62	51	-17.7%
\$100,001 to \$150,000	46	38	-17.4%
\$150,001 to \$200,000	37	30	-18.9%
\$200,001 to \$250,000	37	31	-16.2%
\$250,001 to \$350,000	43	37	-14.0%
\$350,001 and Above	66	54	-18.2%
All Price Ranges	48	39	-18.8%

Single-Family

4-2018	4-2019	Change	4-2018	4-2019	Change
65	55	-15.4%	52	40	-23.1%
47	38	-19.1%	42	37	-11.9%
36	30	-16.7%	39	29	-25.6%
35	29	-17.1%	47	42	-10.6%
41	34	-17.1%	62	50	-19.4%
66	53	-19.7%	69	64	-7.2%
47	39	-17.0%	48	40	-16.7%

Condo-Townhouse

By Construction Status	4-2018	4-2019	Change
Previously Owned	45	36	-20.0%
New Construction	120	112	-6.7%
All Construction Statuses	48	39	-18.8%

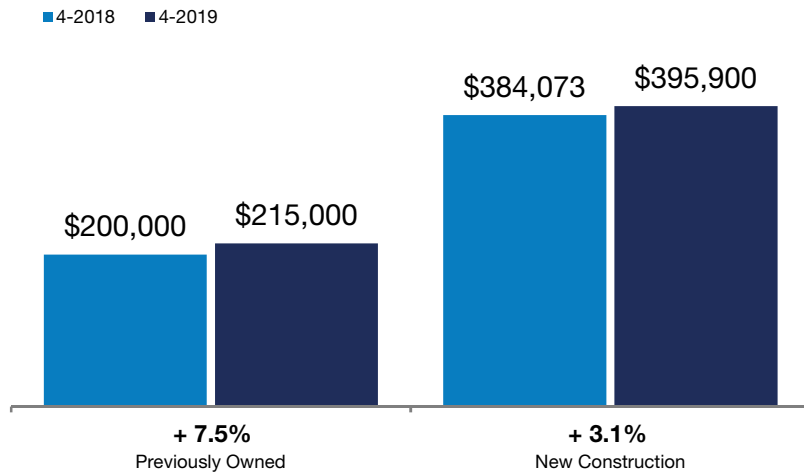
4-2018	4-2019	Change	4-2018	4-2019	Change
45	37	-17.8%	45	35	-22.2%
125	104	-16.8%	109	131	+20.2%
47	39	-17.0%	48	40	-16.7%

Median Sales Price

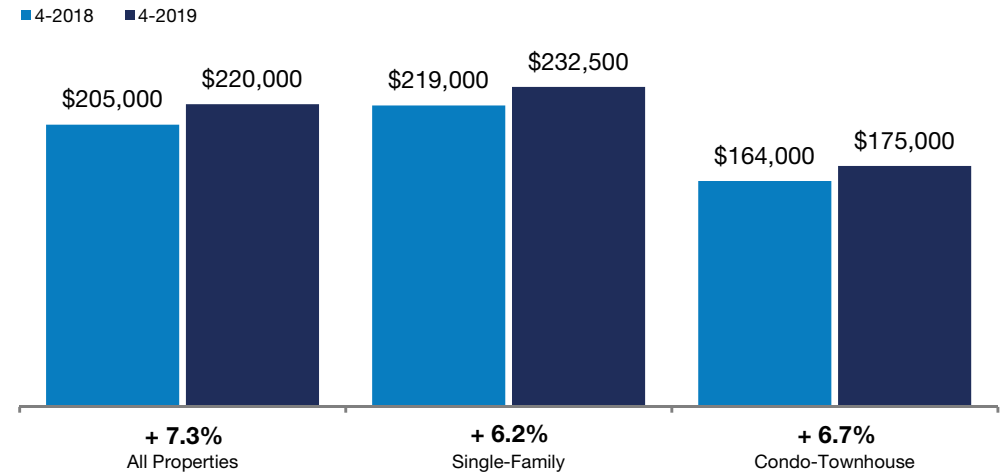
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type



All Properties

By Construction Status	4-2018	4-2019	Change
Previously Owned	\$200,000	\$215,000	+ 7.5%
New Construction	\$384,073	\$395,900	+ 3.1%
All Construction Statuses	\$205,000	\$220,000	+ 7.3%

Single-Family

4-2018	4-2019	Change	4-2018	4-2019	Change
\$215,000	\$229,000	+ 6.5%	\$159,900	\$170,000	+ 6.3%
\$399,050	\$428,900	+ 7.5%	\$349,900	\$349,999	+ 0.0%
\$219,000	\$232,500	+ 6.2%	\$164,000	\$175,000	+ 6.7%

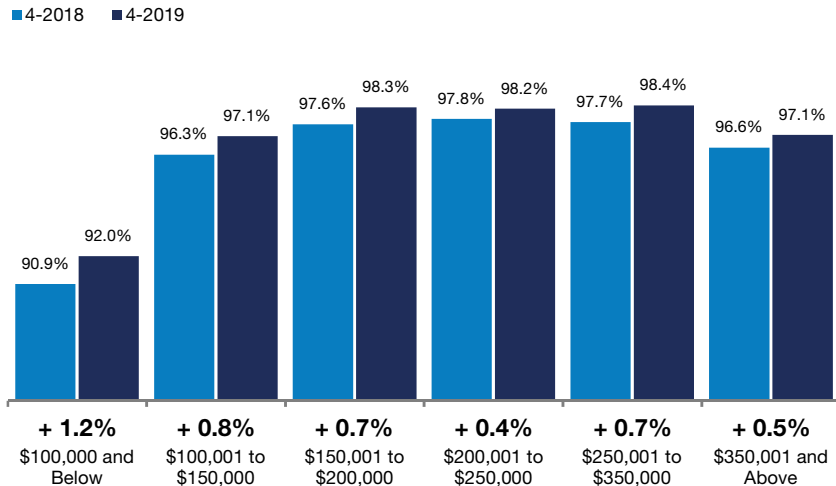
Condo-Townhouse

Percent of Original List Price Received

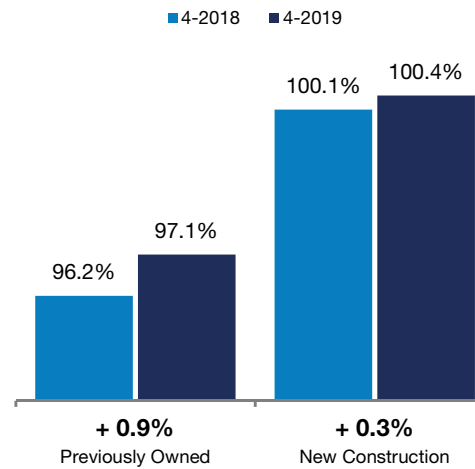
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



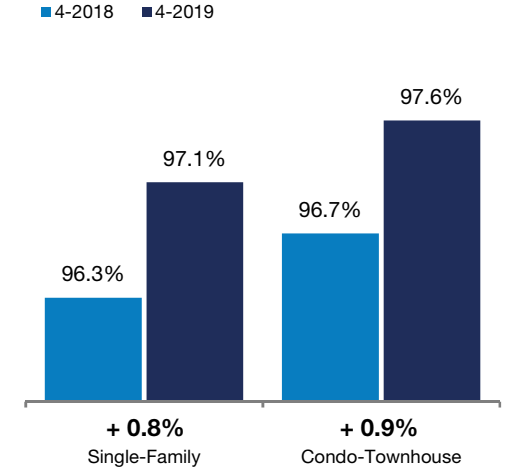
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	4-2018	4-2019	Change
\$100,000 and Below	90.9%	92.0%	+ 1.2%
\$100,001 to \$150,000	96.3%	97.1%	+ 0.8%
\$150,001 to \$200,000	97.6%	98.3%	+ 0.7%
\$200,001 to \$250,000	97.8%	98.2%	+ 0.4%
\$250,001 to \$350,000	97.7%	98.4%	+ 0.7%
\$350,001 and Above	96.6%	97.1%	+ 0.5%
All Price Ranges	96.3%	97.2%	+ 0.9%

Single-Family

4-2018	4-2019	Change	4-2018	4-2019	Change
90.3%	91.1%	+ 0.9%	92.6%	94.4%	+ 1.9%
96.1%	96.9%	+ 0.8%	97.0%	97.7%	+ 0.7%
97.5%	98.1%	+ 0.6%	97.8%	98.7%	+ 0.9%
97.8%	98.2%	+ 0.4%	97.6%	98.1%	+ 0.5%
97.6%	98.4%	+ 0.8%	98.3%	97.8%	- 0.5%
96.3%	97.0%	+ 0.7%	99.0%	98.4%	- 0.6%
96.3%	97.1%	+ 0.8%	96.7%	97.6%	+ 0.9%

Condo-Townhouse

By Construction Status	4-2018	4-2019	Change
Previously Owned	96.2%	97.1%	+ 0.9%
New Construction	100.1%	100.4%	+ 0.3%
All Construction Statuses	96.3%	97.2%	+ 0.9%

4-2018	4-2019	Change	4-2018	4-2019	Change
96.2%	97.0%	+ 0.8%	96.4%	97.3%	+ 0.9%
98.8%	99.6%	+ 0.8%	103.5%	102.5%	- 1.0%
96.3%	97.1%	+ 0.8%	96.7%	97.6%	+ 0.9%

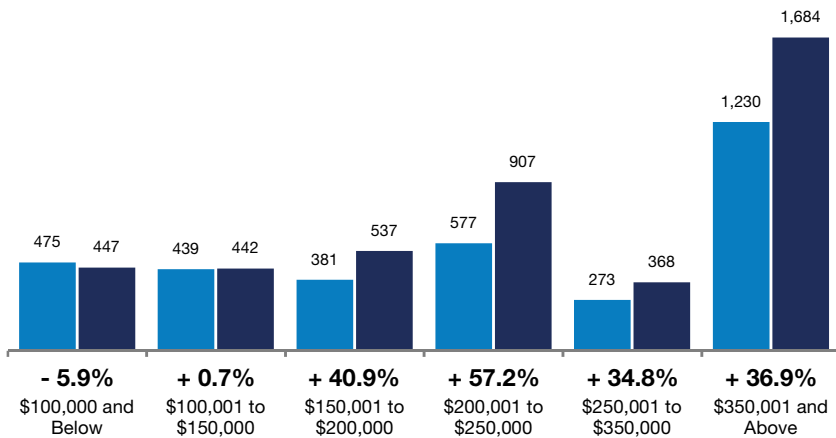
Inventory of Homes for Sale

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



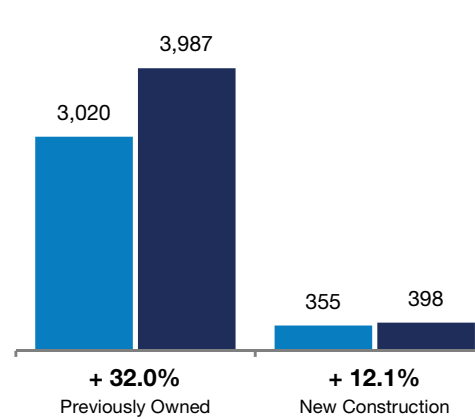
By Price Range

■ 4-2018 ■ 4-2019



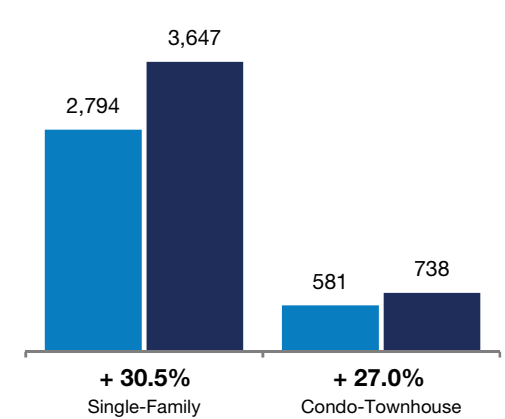
By Construction Status

■ 4-2018 ■ 4-2019



By Property Type

■ 4-2018 ■ 4-2019



All Properties

By Price Range

	4-2018	4-2019	Change
\$100,000 and Below	475	447	- 5.9%
\$100,001 to \$150,000	439	442	+ 0.7%
\$150,001 to \$200,000	381	537	+ 40.9%
\$200,001 to \$250,000	577	907	+ 57.2%
\$250,001 to \$350,000	273	368	+ 34.8%
\$350,001 and Above	1,230	1,684	+ 36.9%
All Price Ranges	3,375	4,385	+ 29.9%

Single-Family

	4-2018	4-2019	Change
Previously Owned	3,020	3,987	+ 32.0%
New Construction	355	398	+ 12.1%
All Construction Statuses	3,375	4,385	+ 29.9%

Condo-Townhouse

By Construction Status

	4-2018	4-2019	Change
Previously Owned	3,020	3,987	+ 32.0%
New Construction	355	398	+ 12.1%
All Construction Statuses	3,375	4,385	+ 29.9%

	4-2018	4-2019	Change
Single-Family	2,794	3,647	+ 30.5%
Condo-Townhouse	581	738	+ 27.0%
All Property Types	3,375	4,385	+ 29.9%

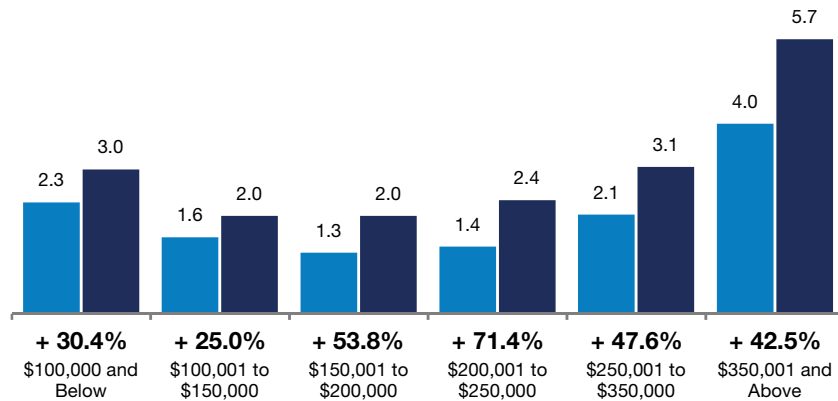
Months Supply of Inventory

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.



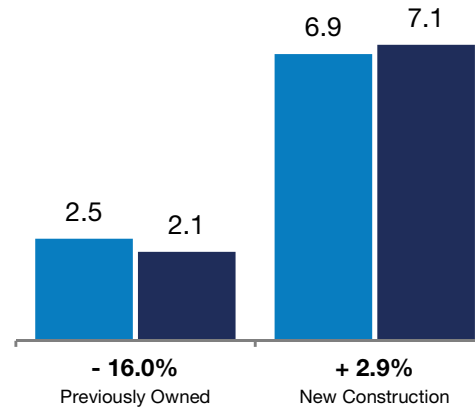
By Price Range

■ 4-2018 ■ 4-2019



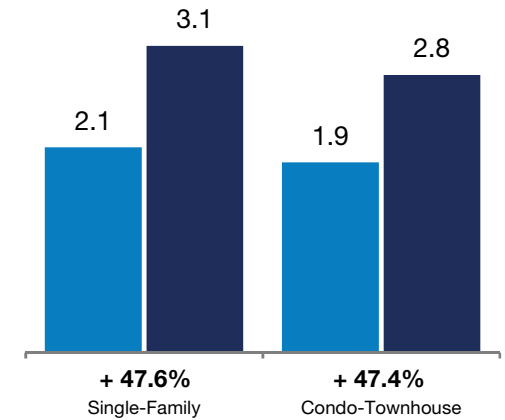
By Construction Status

■ 4-2018 ■ 4-2019



By Property Type

■ 4-2018 ■ 4-2019



All Properties

By Price Range

	4-2018	4-2019	Change
\$100,000 and Below	2.3	3.0	+ 30.4%
\$100,001 to \$150,000	1.6	2.0	+ 25.0%
\$150,001 to \$200,000	1.3	2.0	+ 53.8%
\$200,001 to \$250,000	1.4	2.4	+ 71.4%
\$250,001 to \$350,000	2.1	3.1	+ 47.6%
\$350,001 and Above	4.0	5.7	+ 42.5%
All Price Ranges	2.1	3.1	+ 47.6%

Single-Family

	4-2018	4-2019	Change
Previously Owned	2.5	2.1	- 16.0%
New Construction	6.9	7.1	+ 2.9%
All Construction Statuses	2.1	3.1	+ 47.6%

Condo-Townhouse

	4-2018	4-2019	Change
Single-Family	2.1	3.1	+ 47.6%
Condo-Townhouse	1.9	2.8	+ 47.4%
All Property Types	1.9	2.8	+ 47.4%

By Construction Status

	4-2018	4-2019	Change
Previously Owned	2.5	2.1	- 16.0%
New Construction	6.9	7.1	+ 2.9%
All Construction Statuses	2.1	3.1	+ 47.6%

	4-2018	4-2019	Change
Single-Family	2.5	2.2	- 12.0%
Condo-Townhouse	6.2	6.8	+ 9.7%
All Property Types	2.1	3.1	+ 47.6%