



# Housing Supply Overview



## May 2019

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

## Quick Facts

**- 7.3%**

**- 13.1%**

**- 13.0%**

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**

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>



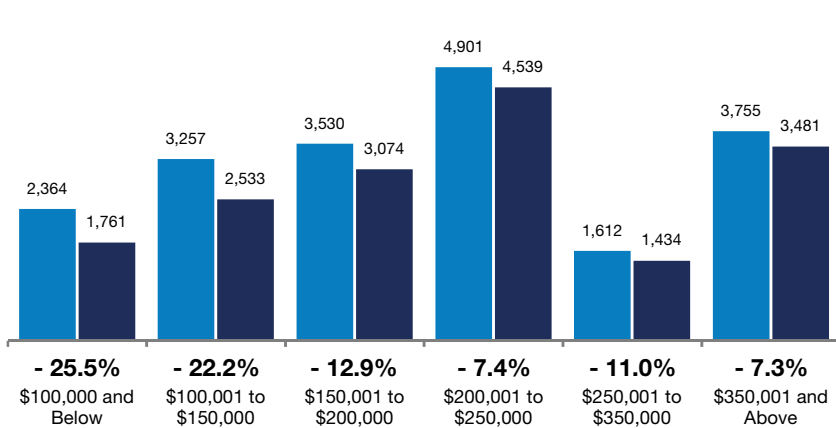
# Pending Sales

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



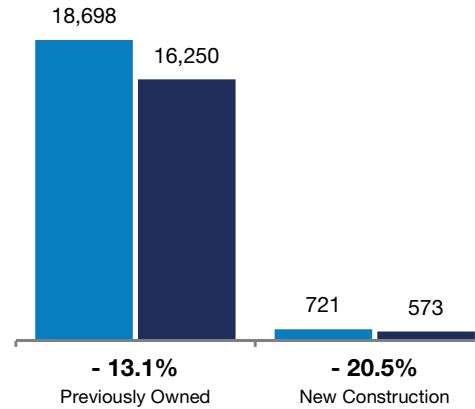
## By Price Range

■ 5-2018 ■ 5-2019



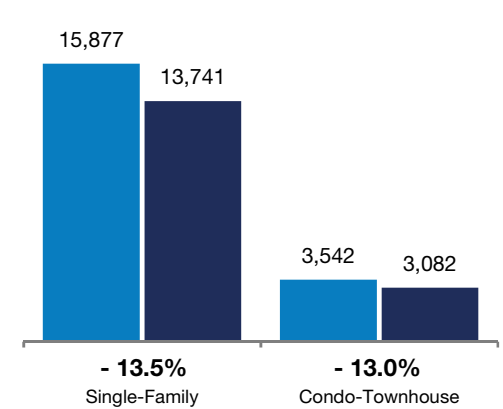
## By Construction Status

■ 5-2018 ■ 5-2019



## By Property Type

■ 5-2018 ■ 5-2019



## All Properties

### By Price Range

	5-2018	5-2019	Change
\$100,000 and Below	2,364	1,761	- 25.5%
\$100,001 to \$150,000	3,257	2,533	- 22.2%
\$150,001 to \$200,000	3,530	3,074	- 12.9%
\$200,001 to \$250,000	4,901	4,539	- 7.4%
\$250,001 to \$350,000	1,612	1,434	- 11.0%
\$350,001 and Above	3,755	3,481	- 7.3%
<b>All Price Ranges</b>	<b>19,419</b>	<b>16,823</b>	<b>- 13.4%</b>

## Single-Family

	5-2018	5-2019	Change
Previously Owned	17,499	15,328	- 27.8%
New Construction	721	573	- 20.5%
<b>All Single-Family</b>	<b>18,220</b>	<b>15,901</b>	<b>- 13.5%</b>

## Condo-Townhouse

	5-2018	5-2019	Change
Single-Family	615	499	- 18.9%
Condo-Townhouse	822	642	- 21.9%
<b>All Condo-Townhouse</b>	<b>1,437</b>	<b>1,141</b>	<b>- 20.6%</b>

### By Construction Status

	5-2018	5-2019	Change
Previously Owned	18,698	16,250	- 13.1%
New Construction	721	573	- 20.5%
<b>All Construction Statuses</b>	<b>19,419</b>	<b>16,823</b>	<b>- 13.4%</b>

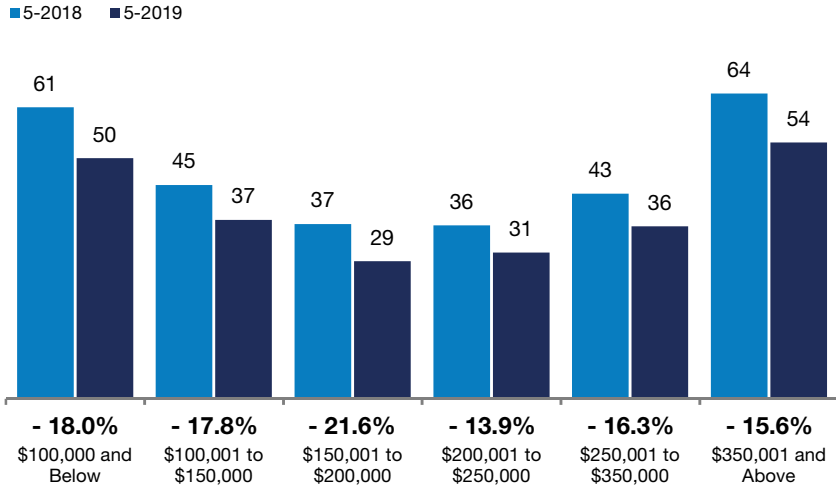
	5-2018	5-2019	Change
Single-Family	15,375	13,328	- 13.3%
Condo-Townhouse	502	413	- 17.7%
<b>All Construction Statuses</b>	<b>15,877</b>	<b>13,741</b>	<b>- 13.5%</b>

# Days on Market Until Sale

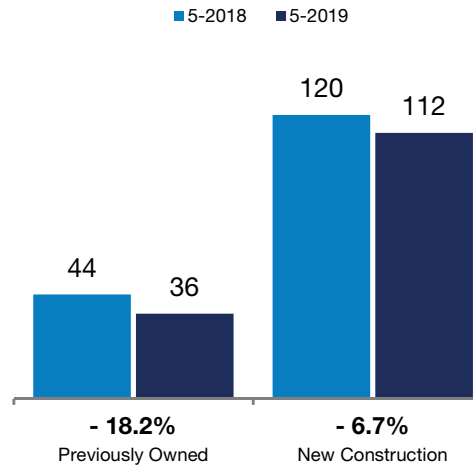
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



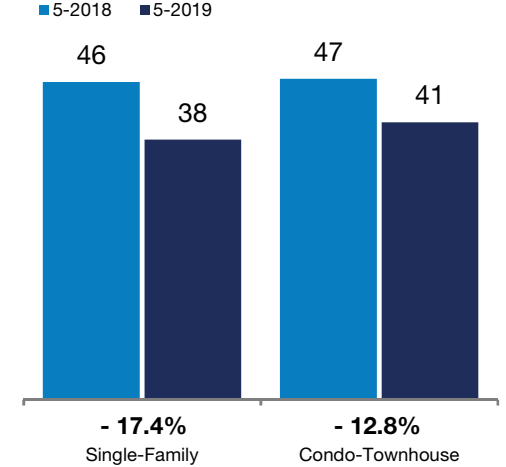
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	5-2018	5-2019	Change
\$100,000 and Below	61	50	-18.0%
\$100,001 to \$150,000	45	37	-17.8%
\$150,001 to \$200,000	37	29	-21.6%
\$200,001 to \$250,000	36	31	-13.9%
\$250,001 to \$350,000	43	36	-16.3%
\$350,001 and Above	64	54	-15.6%
<b>All Price Ranges</b>	<b>47</b>	<b>38</b>	<b>-19.1%</b>

### Single-Family

5-2018	5-2019	Change	5-2018	5-2019	Change
65	54	-16.9%	49	41	-16.3%
46	38	-17.4%	41	37	-9.8%
36	29	-19.4%	38	29	-23.7%
35	29	-17.1%	46	42	-8.7%
40	34	-15.0%	67	48	-28.4%
63	52	-17.5%	67	66	-1.5%
<b>46</b>	<b>38</b>	<b>-17.4%</b>	<b>47</b>	<b>41</b>	<b>-12.8%</b>

### Condo-Townhouse

By Construction Status	5-2018	5-2019	Change
Previously Owned	44	36	-18.2%
New Construction	120	112	-6.7%
<b>All Construction Statuses</b>	<b>47</b>	<b>38</b>	<b>-19.1%</b>

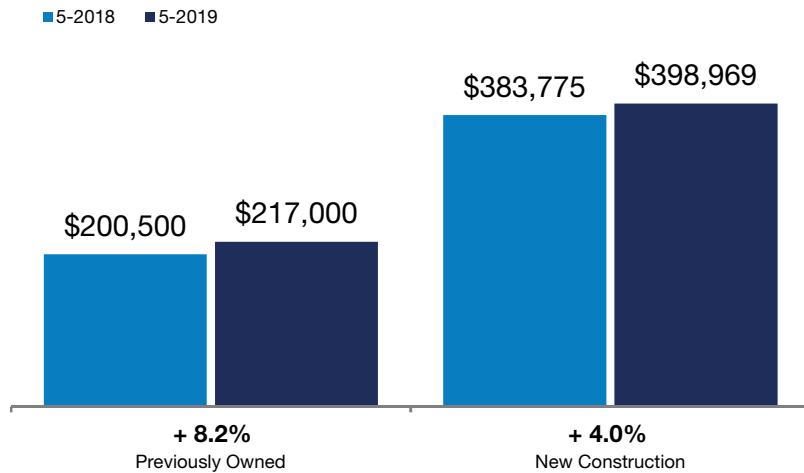
5-2018	5-2019	Change	5-2018	5-2019	Change
44	36	-18.2%	43	35	-18.6%
123	103	-16.3%	111	135	+21.6%
<b>46</b>	<b>38</b>	<b>-17.4%</b>	<b>47</b>	<b>41</b>	<b>-12.8%</b>

# Median Sales Price

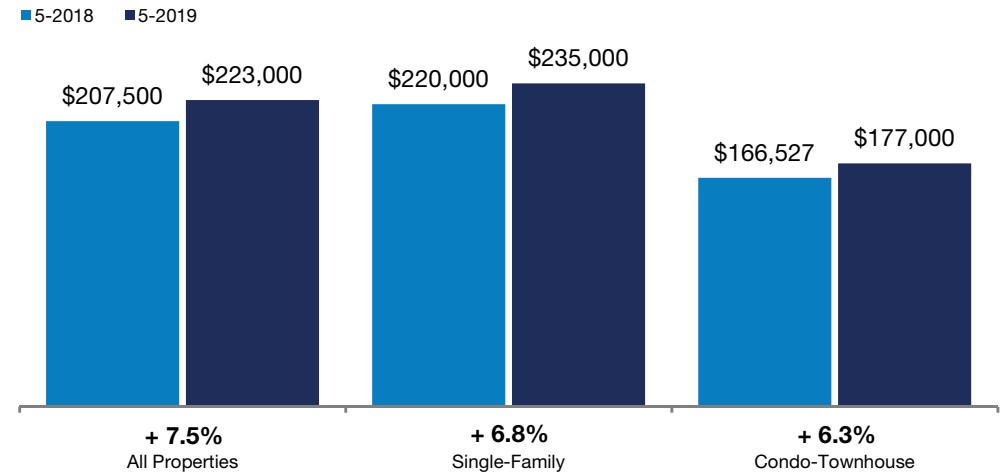
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



## By Construction Status



## By Property Type



### All Properties

By Construction Status	5-2018	5-2019	Change
Previously Owned	\$200,500	\$217,000	+ 8.2%
New Construction	\$383,775	\$398,969	+ 4.0%
<b>All Construction Statuses</b>	<b>\$207,500</b>	<b>\$223,000</b>	<b>+ 7.5%</b>

### Single-Family

5-2018	5-2019	Change
\$215,000	\$230,000	+ 7.0%
\$399,550	\$428,200	+ 7.2%
<b>\$220,000</b>	<b>\$235,000</b>	<b>+ 6.8%</b>

### Condo-Townhouse

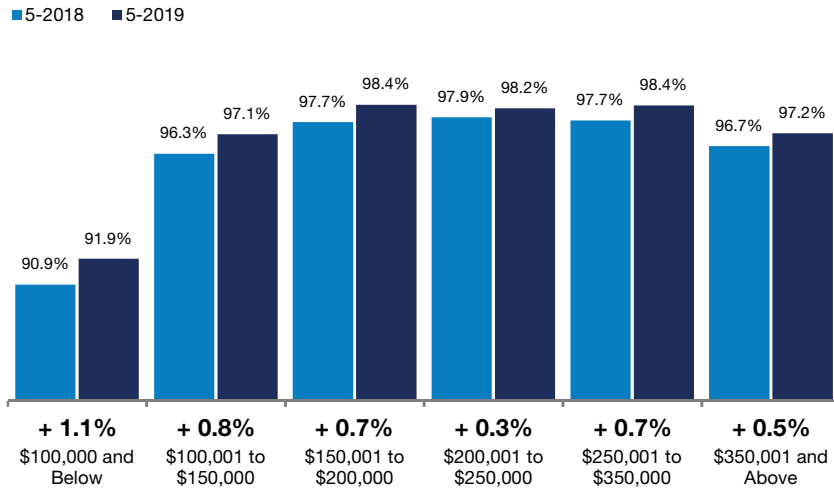
5-2018	5-2019	Change
\$161,000	\$170,000	+ 5.6%
\$348,650	\$349,999	+ 0.4%
<b>\$166,527</b>	<b>\$177,000</b>	<b>+ 6.3%</b>

# Percent of Original List Price Received

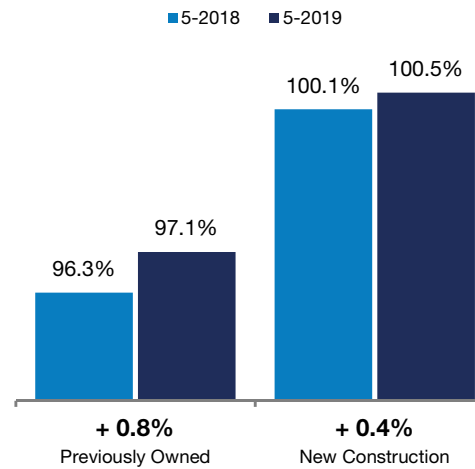
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



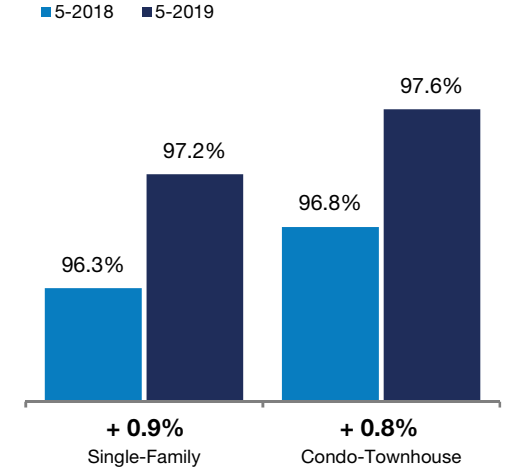
## By Price Range



## By Construction Status



## By Property Type



## All Properties

By Price Range	5-2018	5-2019	Change
\$100,000 and Below	90.9%	91.9%	+ 1.1%
\$100,001 to \$150,000	96.3%	97.1%	+ 0.8%
\$150,001 to \$200,000	97.7%	98.4%	+ 0.7%
\$200,001 to \$250,000	97.9%	98.2%	+ 0.3%
\$250,001 to \$350,000	97.7%	98.4%	+ 0.7%
\$350,001 and Above	96.7%	97.2%	+ 0.5%
<b>All Price Ranges</b>	<b>96.4%</b>	<b>97.2%</b>	<b>+ 0.8%</b>

## Single-Family

5-2018	5-2019	Change	5-2018	5-2019	Change
90.2%	90.9%	+ 0.8%	92.6%	94.4%	+ 1.9%
96.1%	97.0%	+ 0.9%	97.1%	97.7%	+ 0.6%
97.6%	98.2%	+ 0.6%	97.9%	98.8%	+ 0.9%
97.9%	98.2%	+ 0.3%	97.7%	98.2%	+ 0.5%
97.7%	98.4%	+ 0.7%	98.0%	97.9%	- 0.1%
96.4%	97.1%	+ 0.7%	98.8%	98.4%	- 0.4%
<b>96.3%</b>	<b>97.2%</b>	<b>+ 0.9%</b>	<b>96.8%</b>	<b>97.6%</b>	<b>+ 0.8%</b>

## Condo-Townhouse

By Construction Status	5-2018	5-2019	Change
Previously Owned	96.3%	97.1%	+ 0.8%
New Construction	100.1%	100.5%	+ 0.4%
<b>All Construction Statuses</b>	<b>96.4%</b>	<b>97.2%</b>	<b>+ 0.8%</b>

5-2018	5-2019	Change	5-2018	5-2019	Change
96.2%	97.1%	+ 0.9%	96.4%	97.4%	+ 1.0%
98.9%	99.6%	+ 0.7%	103.2%	102.8%	- 0.4%
<b>96.3%</b>	<b>97.2%</b>	<b>+ 0.9%</b>	<b>96.8%</b>	<b>97.6%</b>	<b>+ 0.8%</b>

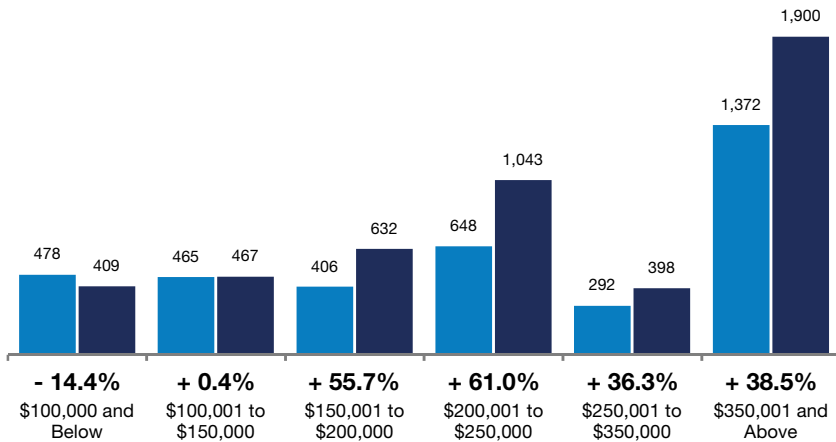
# Inventory of Homes for Sale

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



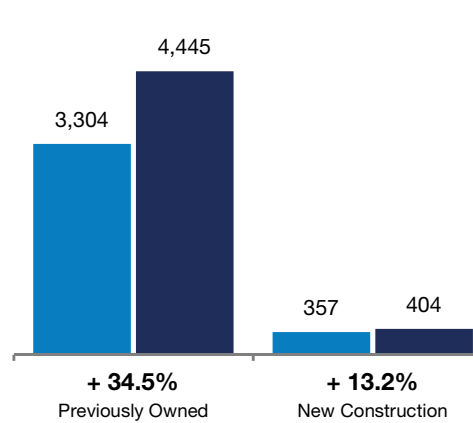
## By Price Range

■ 5-2018 ■ 5-2019



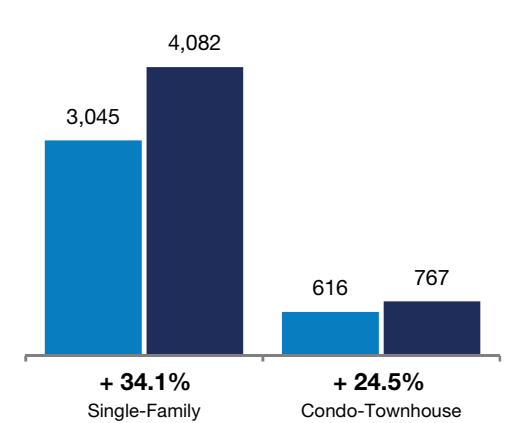
## By Construction Status

■ 5-2018 ■ 5-2019



## By Property Type

■ 5-2018 ■ 5-2019



### All Properties

#### By Price Range

	5-2018	5-2019	Change
\$100,000 and Below	478	409	- 14.4%
\$100,001 to \$150,000	465	467	+ 0.4%
\$150,001 to \$200,000	406	632	+ 55.7%
\$200,001 to \$250,000	648	1,043	+ 61.0%
\$250,001 to \$350,000	292	398	+ 36.3%
\$350,001 and Above	1,372	1,900	+ 38.5%
<b>All Price Ranges</b>	<b>3,661</b>	<b>4,849</b>	<b>+ 32.5%</b>

### Single-Family

	5-2018	5-2019	Change
Previously Owned	3,304	4,445	+ 34.5%
New Construction	357	404	+ 13.2%
<b>All Construction Statuses</b>	<b>3,661</b>	<b>4,849</b>	<b>+ 32.5%</b>

### Condo-Townhouse

	5-2018	5-2019	Change
Single-Family	3,045	4,082	+ 34.1%
Condo-Townhouse	616	767	+ 24.5%
<b>All Property Types</b>	<b>3,661</b>	<b>4,849</b>	<b>+ 32.5%</b>

#### By Construction Status

	5-2018	5-2019	Change
Previously Owned	3,304	4,445	+ 34.5%
New Construction	357	404	+ 13.2%
<b>All Construction Statuses</b>	<b>3,661</b>	<b>4,849</b>	<b>+ 32.5%</b>

	5-2018	5-2019	Change
Single-Family	2,819	3,815	+ 35.3%
Condo-Townhouse	226	267	+ 18.1%
<b>All Property Types</b>	<b>3,045</b>	<b>4,082</b>	<b>+ 34.1%</b>

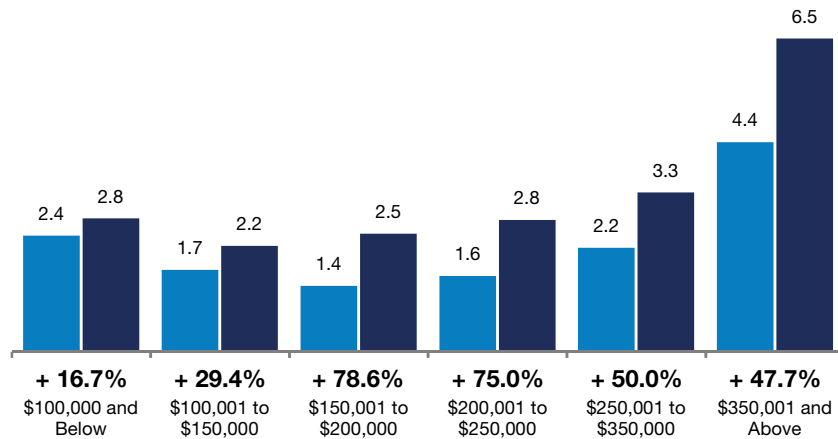
# Months Supply of Inventory

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.



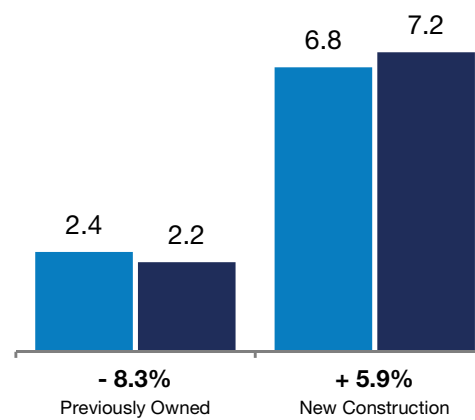
## By Price Range

■ 5-2018 ■ 5-2019



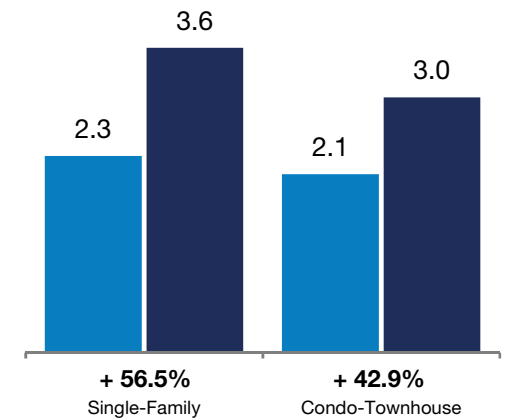
## By Construction Status

■ 5-2018 ■ 5-2019



## By Property Type

■ 5-2018 ■ 5-2019



### All Properties

#### By Price Range

	5-2018	5-2019	Change
\$100,000 and Below	2.4	2.8	+ 16.7%
\$100,001 to \$150,000	1.7	2.2	+ 29.4%
\$150,001 to \$200,000	1.4	2.5	+ 78.6%
\$200,001 to \$250,000	1.6	2.8	+ 75.0%
\$250,001 to \$350,000	2.2	3.3	+ 50.0%
\$350,001 and Above	4.4	6.5	+ 47.7%
<b>All Price Ranges</b>	<b>2.3</b>	<b>3.5</b>	<b>+ 52.2%</b>

### Single-Family

	5-2018	5-2019	Change
\$100,000 and Below	2.5	3.1	+ 24.0%
\$100,001 to \$150,000	1.8	2.4	+ 33.3%
\$150,001 to \$200,000	1.4	2.6	+ 85.7%
\$200,001 to \$250,000	1.5	2.7	+ 80.0%
\$250,001 to \$350,000	2.1	3.2	+ 52.4%
\$350,001 and Above	4.3	6.5	+ 51.2%
<b>All Price Ranges</b>	<b>2.3</b>	<b>3.6</b>	<b>+ 56.5%</b>

### Condo-Townhouse

	5-2018	5-2019	Change
\$100,000 and Below	2.1	2.0	- 4.8%
\$100,001 to \$150,000	1.4	1.7	+ 21.4%
\$150,001 to \$200,000	1.4	2.1	+ 50.0%
\$200,001 to \$250,000	1.9	3.3	+ 73.7%
\$250,001 to \$350,000	2.7	4.1	+ 51.9%
\$350,001 and Above	4.8	7.2	+ 50.0%
<b>All Price Ranges</b>	<b>2.1</b>	<b>3.0</b>	<b>+ 42.9%</b>

#### By Construction Status

	5-2018	5-2019	Change
Previously Owned	2.4	2.2	- 8.3%
New Construction	6.8	7.2	+ 5.9%
<b>All Construction Statuses</b>	<b>2.3</b>	<b>3.5</b>	<b>+ 52.2%</b>

	5-2018	5-2019	Change
Previously Owned	2.5	2.3	- 8.0%
New Construction	6.2	6.9	+ 11.3%
<b>All Construction Statuses</b>	<b>2.3</b>	<b>3.6</b>	<b>+ 56.5%</b>