



Housing Supply Overview



June 2019

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

Quick Facts

- 5.8%

- 13.0%

- 13.1%

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

Construction Status With
Strongest Sales:
Previously Owned

Property Type With
Strongest Sales:
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
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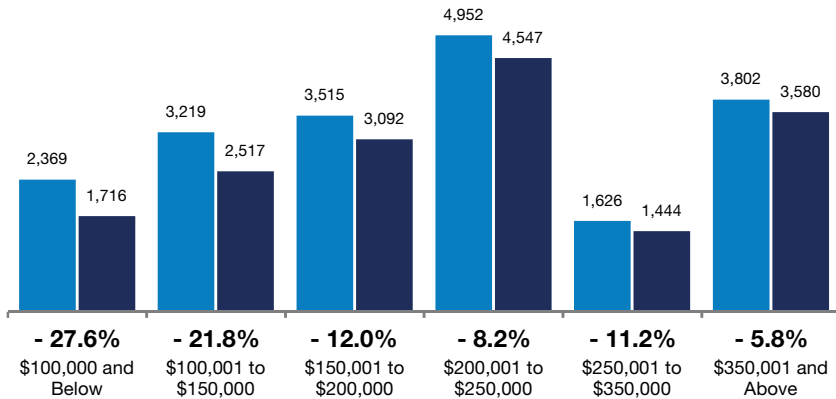
Pending Sales

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



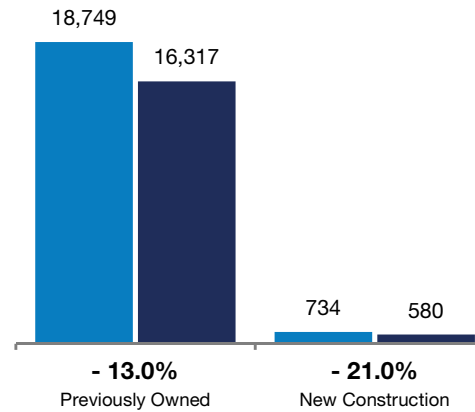
By Price Range

■ 6-2018 ■ 6-2019



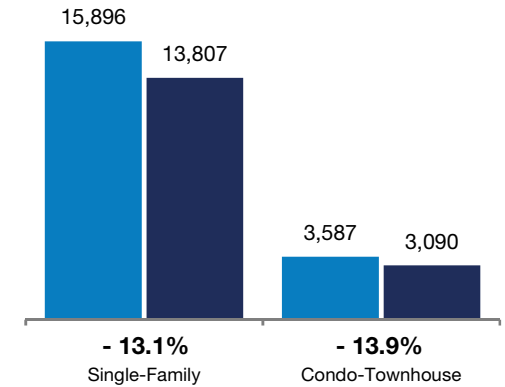
By Construction Status

■ 6-2018 ■ 6-2019



By Property Type

■ 6-2018 ■ 6-2019



All Properties

By Price Range

	6-2018	6-2019	Change
\$100,000 and Below	2,369	1,716	- 27.6%
\$100,001 to \$150,000	3,219	2,517	- 21.8%
\$150,001 to \$200,000	3,515	3,092	- 12.0%
\$200,001 to \$250,000	4,952	4,547	- 8.2%
\$250,001 to \$350,000	1,626	1,444	- 11.2%
\$350,001 and Above	3,802	3,580	- 5.8%
All Price Ranges	19,483	16,897	- 13.3%

Single-Family

	6-2018	6-2019	Change
Previously Owned	17,311	15,393	- 28.0%
New Construction	734	430	- 41.5%
All Single-Family	18,045	15,823	- 12.3%

Condo-Townhouse

	6-2018	6-2019	Change
Previously Owned	3,356	2,940	- 12.4%
New Construction	231	150	- 35.1%
All Condo-Townhouse	3,587	3,090	- 13.9%

By Construction Status

	6-2018	6-2019	Change
Previously Owned	18,749	16,317	- 13.0%
New Construction	734	580	- 21.0%
All Construction Statuses	19,483	16,897	- 13.3%

	6-2018	6-2019	Change
Previously Owned	15,393	13,377	- 13.1%
New Construction	503	430	- 14.5%
All Construction Statuses	15,896	13,807	- 13.1%

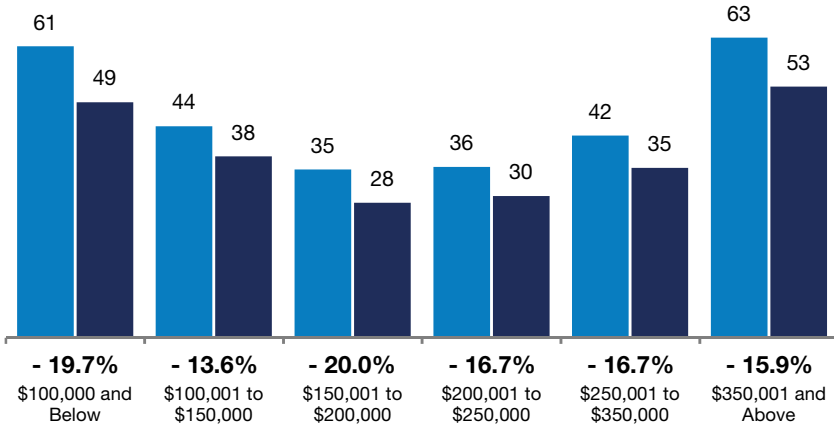
Days on Market Until Sale

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



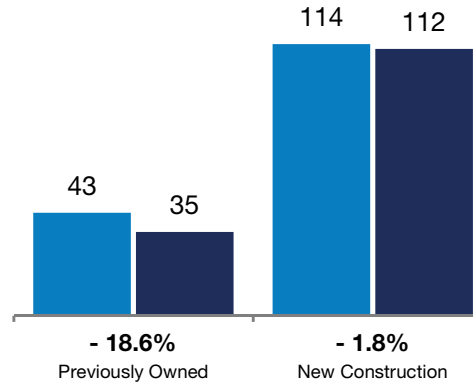
By Price Range

■ 6-2018 ■ 6-2019



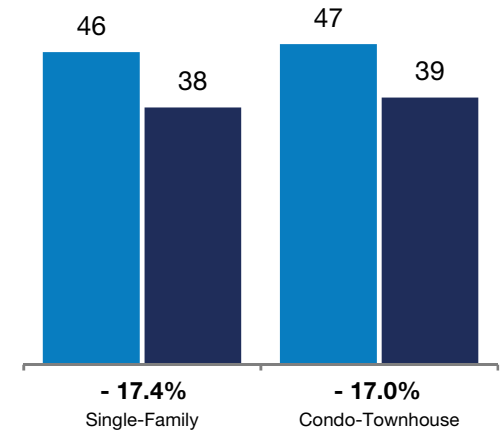
By Construction Status

■ 6-2018 ■ 6-2019



By Property Type

■ 6-2018 ■ 6-2019



All Properties

By Price Range

	6-2018	6-2019	Change
\$100,000 and Below	61	49	-19.7%
\$100,001 to \$150,000	44	38	-13.6%
\$150,001 to \$200,000	35	28	-20.0%
\$200,001 to \$250,000	36	30	-16.7%
\$250,001 to \$350,000	42	35	-16.7%
\$350,001 and Above	63	53	-15.9%
All Price Ranges	46	38	-17.4%

Single-Family

	6-2018	6-2019	Change
Previously Owned	43	35	-18.6%
New Construction	114	112	-1.8%
All Construction Statuses	46	38	-17.4%

Condo-Townhouse

	6-2018	6-2019	Change
Single-Family	46	38	-17.4%
Condo-Townhouse	47	39	-17.0%

By Construction Status

	6-2018	6-2019	Change
Previously Owned	43	35	-18.6%
New Construction	114	112	-1.8%
All Construction Statuses	46	38	-17.4%

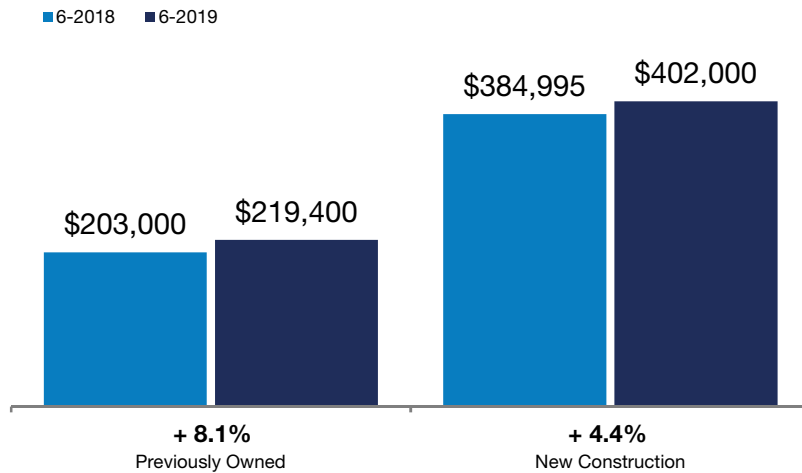
	6-2018	6-2019	Change
Single-Family	44	35	-20.5%
Condo-Townhouse	43	34	-20.9%
All Property Types	47	39	-17.0%

Median Sales Price

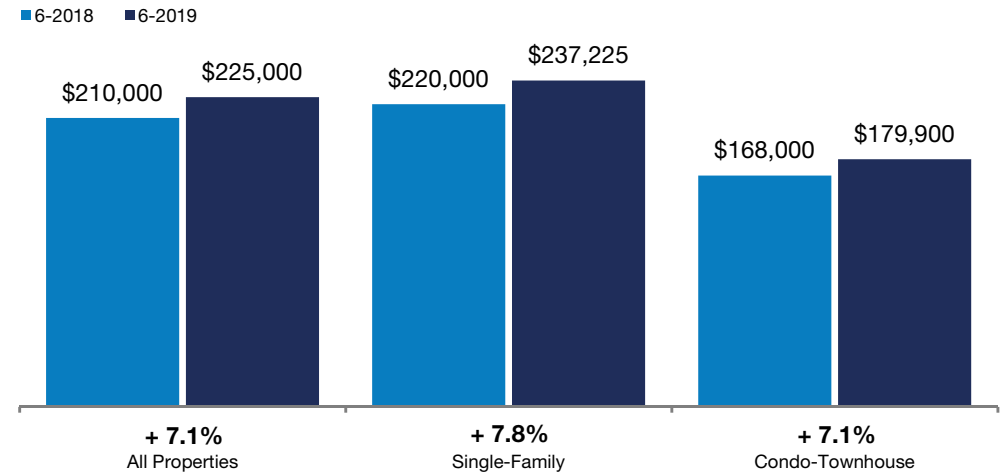
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type



All Properties

By Construction Status	6-2018	6-2019	Change
Previously Owned	\$203,000	\$219,400	+ 8.1%
New Construction	\$384,995	\$402,000	+ 4.4%
All Construction Statuses	\$210,000	\$225,000	+ 7.1%

Single-Family

6-2018	6-2019	Change	6-2018	6-2019	Change
\$216,000	\$232,475	+ 7.6%	\$162,000	\$174,000	+ 7.4%
\$400,000	\$432,926	+ 8.2%	\$347,400	\$352,000	+ 1.3%
\$220,000	\$237,225	+ 7.8%	\$168,000	\$179,900	+ 7.1%

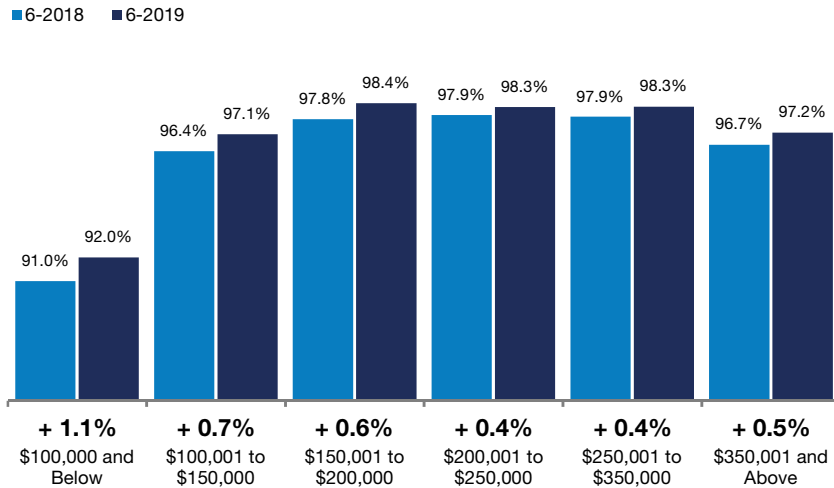
Condo-Townhouse

Percent of Original List Price Received

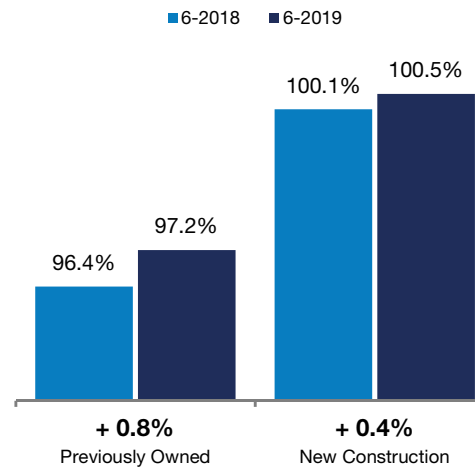
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



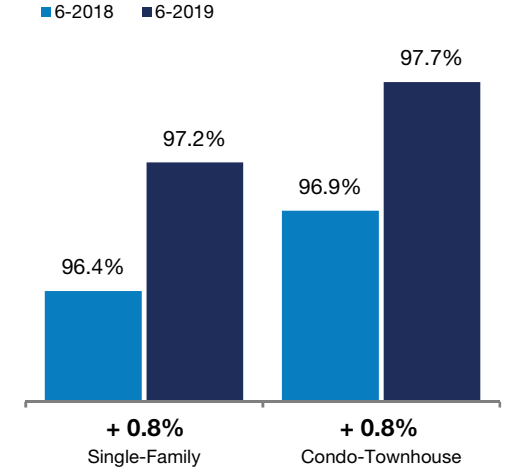
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	6-2018	6-2019	Change
\$100,000 and Below	91.0%	92.0%	+ 1.1%
\$100,001 to \$150,000	96.4%	97.1%	+ 0.7%
\$150,001 to \$200,000	97.8%	98.4%	+ 0.6%
\$200,001 to \$250,000	97.9%	98.3%	+ 0.4%
\$250,001 to \$350,000	97.9%	98.3%	+ 0.4%
\$350,001 and Above	96.7%	97.2%	+ 0.5%
All Price Ranges	96.5%	97.3%	+ 0.8%

Single-Family

6-2018	6-2019	Change	6-2018	6-2019	Change
90.4%	91.1%	+ 0.8%	92.8%	94.4%	+ 1.7%
96.2%	96.9%	+ 0.7%	97.2%	97.7%	+ 0.5%
97.7%	98.3%	+ 0.6%	98.0%	98.9%	+ 0.9%
98.0%	98.3%	+ 0.3%	97.8%	98.2%	+ 0.4%
97.9%	98.4%	+ 0.5%	98.0%	97.9%	- 0.1%
96.5%	97.1%	+ 0.6%	98.9%	98.2%	- 0.7%
96.4%	97.2%	+ 0.8%	96.9%	97.7%	+ 0.8%

Condo-Townhouse

By Construction Status	6-2018	6-2019	Change
Previously Owned	96.4%	97.2%	+ 0.8%
New Construction	100.1%	100.5%	+ 0.4%
All Construction Statuses	96.5%	97.3%	+ 0.8%

6-2018	6-2019	Change	6-2018	6-2019	Change
96.4%	97.1%	+ 0.7%	96.6%	97.4%	+ 0.8%
98.9%	99.6%	+ 0.7%	103.1%	102.8%	- 0.3%
96.4%	97.2%	+ 0.8%	96.9%	97.7%	+ 0.8%

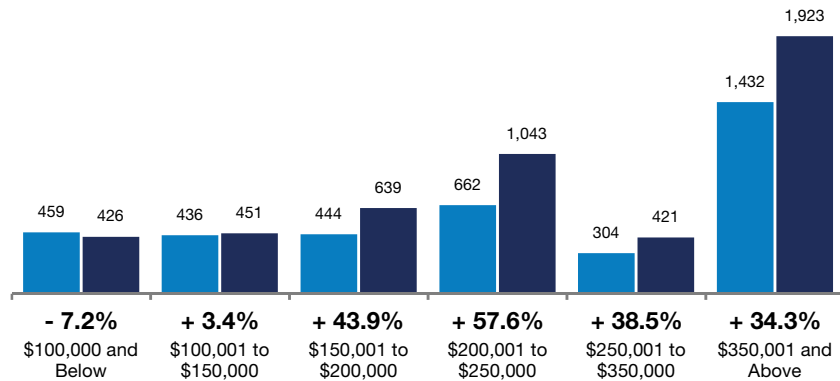
Inventory of Homes for Sale

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



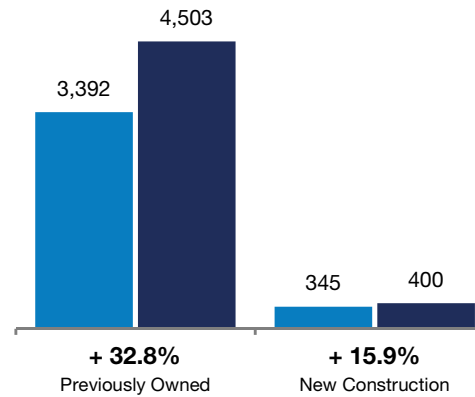
By Price Range

■ 6-2018 ■ 6-2019



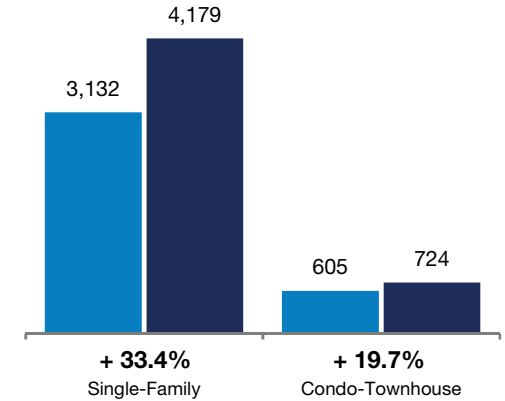
By Construction Status

■ 6-2018 ■ 6-2019



By Property Type

■ 6-2018 ■ 6-2019



All Properties

By Price Range

	6-2018	6-2019	Change
\$100,000 and Below	459	426	- 7.2%
\$100,001 to \$150,000	436	451	+ 3.4%
\$150,001 to \$200,000	444	639	+ 43.9%
\$200,001 to \$250,000	662	1,043	+ 57.6%
\$250,001 to \$350,000	304	421	+ 38.5%
\$350,001 and Above	1,432	1,923	+ 34.3%
All Price Ranges	3,737	4,903	+ 31.2%

Single-Family

	6-2018	6-2019	Change
Previously Owned	3,392	4,503	+ 32.8%
New Construction	345	400	+ 15.9%
Single-Family	3,132	4,179	+ 33.4%
Condo-Townhouse	605	724	+ 19.7%

Condo-Townhouse

By Construction Status

	6-2018	6-2019	Change
Previously Owned	3,392	4,503	+ 32.8%
New Construction	345	400	+ 15.9%
All Construction Statuses	3,737	4,903	+ 31.2%

	6-2018	6-2019	Change
Single-Family	2,907	3,916	+ 34.7%
Condo-Townhouse	225	263	+ 16.9%
All Construction Statuses	3,132	4,179	+ 33.4%

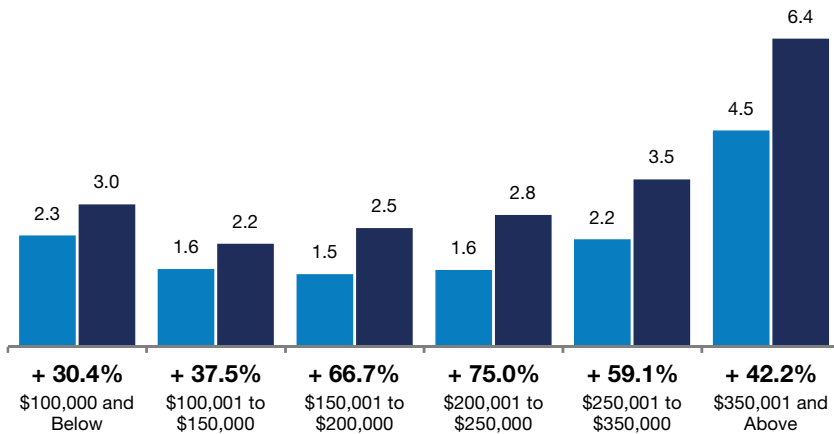
Months Supply of Inventory

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.



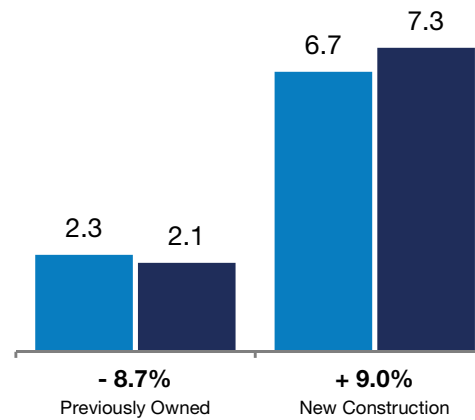
By Price Range

■ 6-2018 ■ 6-2019



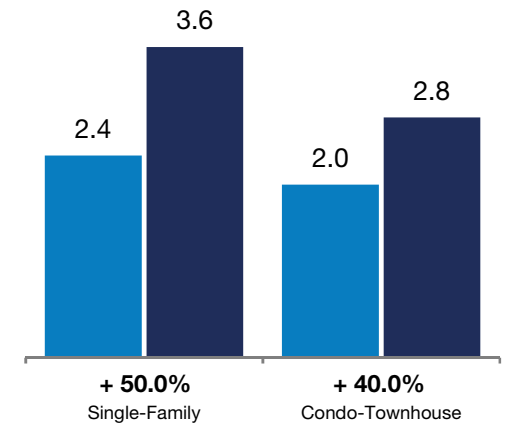
By Construction Status

■ 6-2018 ■ 6-2019



By Property Type

■ 6-2018 ■ 6-2019



All Properties

By Price Range

	6-2018	6-2019	Change
\$100,000 and Below	2.3	3.0	+ 30.4%
\$100,001 to \$150,000	1.6	2.2	+ 37.5%
\$150,001 to \$200,000	1.5	2.5	+ 66.7%
\$200,001 to \$250,000	1.6	2.8	+ 75.0%
\$250,001 to \$350,000	2.2	3.5	+ 59.1%
\$350,001 and Above	4.5	6.4	+ 42.2%
All Price Ranges	2.3	3.5	+ 52.2%

Single-Family

	6-2018	6-2019	Change
Previously Owned	2.5	3.3	+ 32.0%
New Construction	1.7	2.4	+ 41.2%
Single-Family	1.5	2.6	+ 73.3%
Condo-Townhouse	1.5	2.1	+ 40.0%
Single-Family	2.2	2.6	+ 18.2%
Condo-Townhouse	2.3	4.5	+ 95.7%
Single-Family	4.5	6.4	+ 42.2%
Condo-Townhouse	4.4	7.1	+ 61.4%
All Price Ranges	2.4	3.6	+ 50.0%
All Property Types	2.0	2.8	+ 40.0%

Condo-Townhouse

By Construction Status

	6-2018	6-2019	Change
Previously Owned	2.3	2.1	- 8.7%
New Construction	6.7	7.3	+ 9.0%
All Construction Statuses	2.3	3.5	+ 52.2%

	6-2018	6-2019	Change
Previously Owned	2.4	2.3	- 4.2%
New Construction	6.1	7.0	+ 14.8%
All Construction Statuses	2.4	3.6	+ 50.0%
All Property Types	2.0	2.8	+ 40.0%