



Housing Supply Overview



July 2019

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

Quick Facts

- 2.3%

- 10.9%

- 10.9%

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
Months Supply of Inventory	7



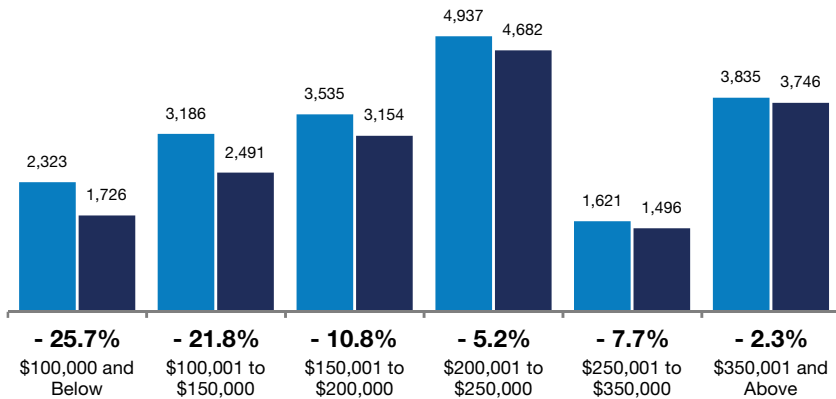
Pending Sales

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



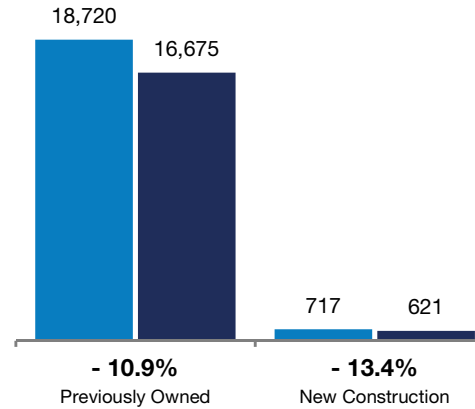
By Price Range

■ 7-2018 ■ 7-2019



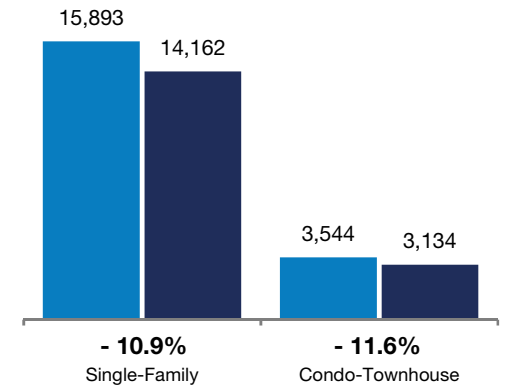
By Construction Status

■ 7-2018 ■ 7-2019



By Property Type

■ 7-2018 ■ 7-2019



All Properties

By Price Range

	7-2018	7-2019	Change
\$100,000 and Below	2,323	1,726	- 25.7%
\$100,001 to \$150,000	3,186	2,491	- 21.8%
\$150,001 to \$200,000	3,535	3,154	- 10.8%
\$200,001 to \$250,000	4,937	4,682	- 5.2%
\$250,001 to \$350,000	1,621	1,496	- 7.7%
\$350,001 and Above	3,835	3,746	- 2.3%
All Price Ranges	19,437	17,296	- 11.0%

Single-Family

	7-2018	7-2019	Change
Previously Owned	17,709	16,239	- 27.5%
New Construction	2,377	1,879	- 21.0%
Single-Family	2,766	2,445	- 11.6%
Condo-Townhouse	4,240	3,918	- 7.6%
Single-Family	1,366	1,340	- 1.9%
Condo-Townhouse	3,435	3,340	- 2.8%
All Single-Family	15,893	14,162	- 10.9%

Condo-Townhouse

	7-2018	7-2019	Change
Single-Family	614	487	- 20.7%
Condo-Townhouse	809	612	- 24.4%
Single-Family	769	709	- 7.8%
Condo-Townhouse	697	764	+ 9.6%
Single-Family	255	156	- 38.8%
Condo-Townhouse	400	406	+ 1.5%
All Condo-Townhouse	3,544	3,134	- 11.6%

By Construction Status

	7-2018	7-2019	Change
Previously Owned	18,720	16,675	- 10.9%
New Construction	717	621	- 13.4%
All Construction Statuses	19,437	17,296	- 11.0%

	7-2018	7-2019	Change
Previously Owned	15,398	13,717	- 10.9%
New Construction	495	445	- 10.1%
All Construction Statuses	15,893	14,162	- 10.9%

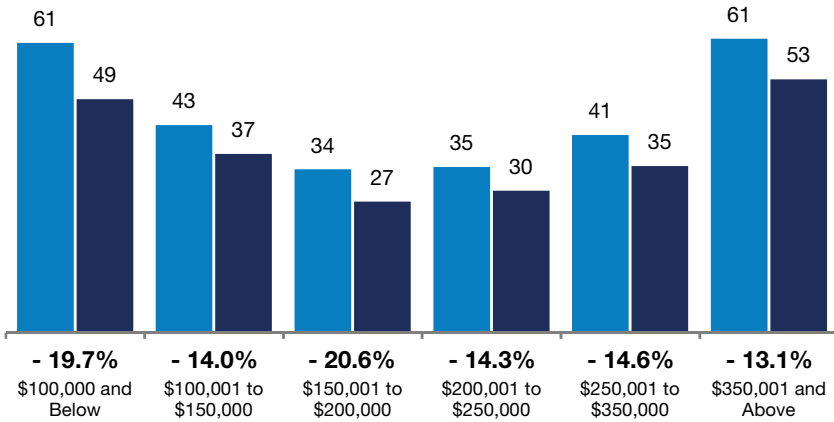
Days on Market Until Sale

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



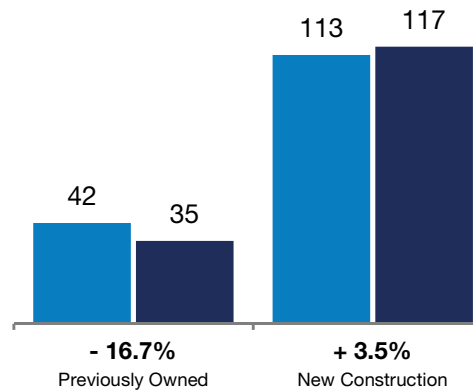
By Price Range

■ 7-2018 ■ 7-2019



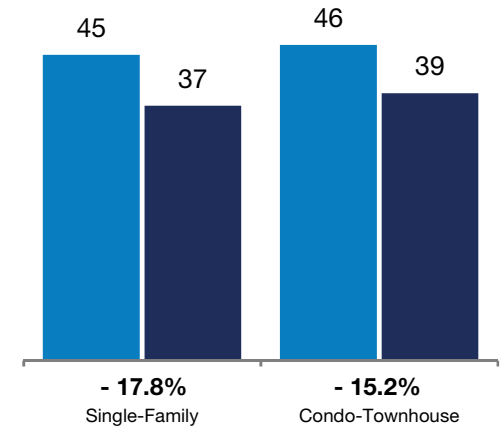
By Construction Status

■ 7-2018 ■ 7-2019



By Property Type

■ 7-2018 ■ 7-2019



All Properties

By Price Range

	7-2018	7-2019	Change
\$100,000 and Below	61	49	-19.7%
\$100,001 to \$150,000	43	37	-14.0%
\$150,001 to \$200,000	34	27	-20.6%
\$200,001 to \$250,000	35	30	-14.3%
\$250,001 to \$350,000	41	35	-14.6%
\$350,001 and Above	61	53	-13.1%
All Price Ranges	45	38	-15.6%

Single-Family

	7-2018	7-2019	Change
\$100,000 and Below	65	53	-18.5%
\$100,001 to \$150,000	44	38	-13.6%
\$150,001 to \$200,000	34	28	-17.6%
\$200,001 to \$250,000	33	28	-15.2%
\$250,001 to \$350,000	38	34	-10.5%
\$350,001 and Above	61	51	-16.4%
All Price Ranges	45	37	-17.8%

Condo-Townhouse

	7-2018	7-2019	Change
\$100,000 and Below	48	39	-18.8%
\$100,001 to \$150,000	40	34	-15.0%
\$150,001 to \$200,000	35	27	-22.9%
\$200,001 to \$250,000	47	38	-19.1%
\$250,001 to \$350,000	62	43	-30.6%
\$350,001 and Above	68	72	+5.9%
All Price Ranges	46	39	-15.2%

By Construction Status

	7-2018	7-2019	Change
Previously Owned	42	35	-16.7%
New Construction	113	117	+3.5%
All Construction Statuses	45	38	-15.6%

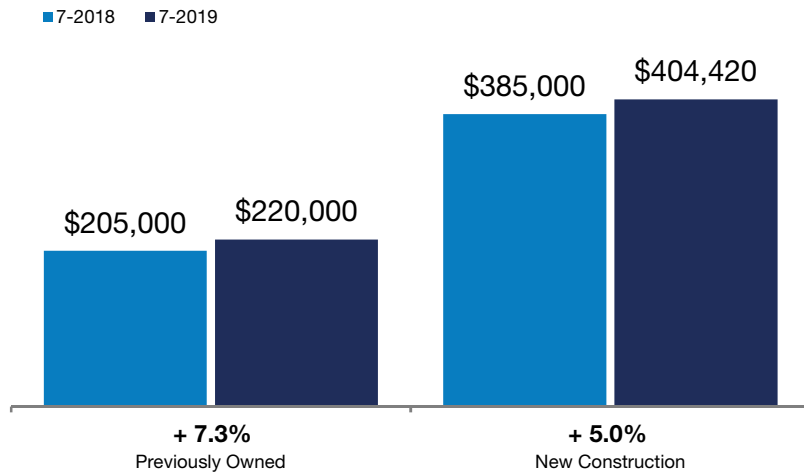
	7-2018	7-2019	Change
Previously Owned	43	35	-18.6%
New Construction	112	107	-4.5%
All Construction Statuses	45	37	-17.8%

Median Sales Price

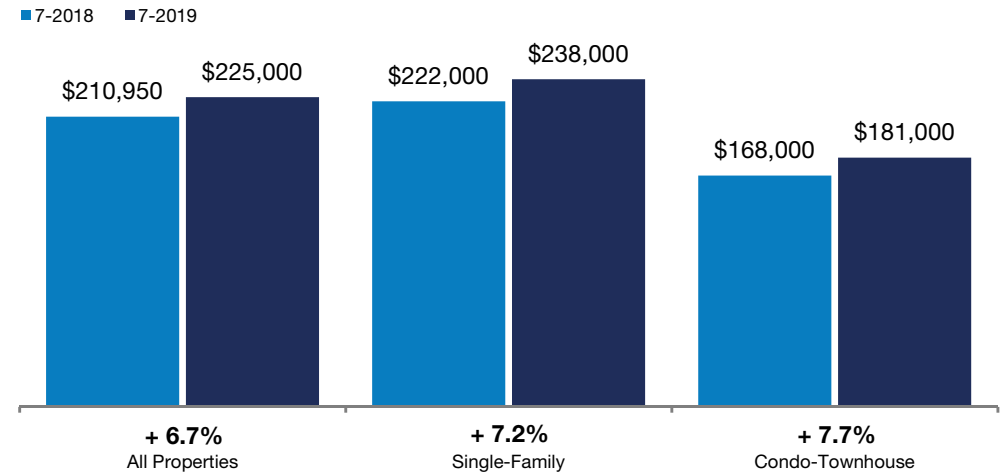
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type



All Properties

By Construction Status	7-2018	7-2019	Change
Previously Owned	\$205,000	\$220,000	+ 7.3%
New Construction	\$385,000	\$404,420	+ 5.0%
All Construction Statuses	\$210,950	\$225,000	+ 6.7%

Single-Family

7-2018	7-2019	Change	7-2018	7-2019	Change
\$218,000	\$233,000	+ 6.9%	\$162,000	\$175,000	+ 8.0%
\$405,000	\$433,160	+ 7.0%	\$347,400	\$354,950	+ 2.2%
\$222,000	\$238,000	+ 7.2%	\$168,000	\$181,000	+ 7.7%

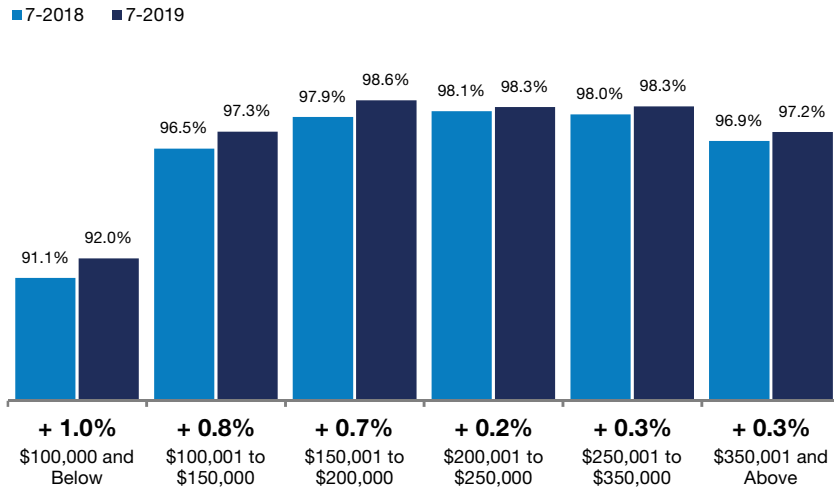
Condo-Townhouse

Percent of Original List Price Received

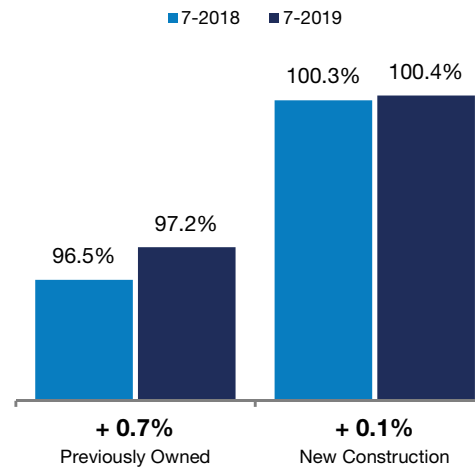
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



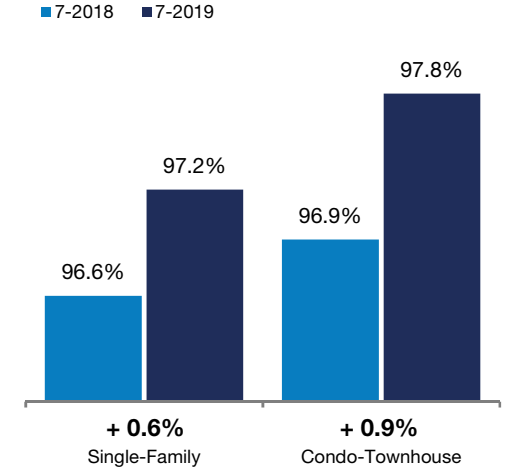
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	7-2018	7-2019	Change
\$100,000 and Below	91.1%	92.0%	+ 1.0%
\$100,001 to \$150,000	96.5%	97.3%	+ 0.8%
\$150,001 to \$200,000	97.9%	98.6%	+ 0.7%
\$200,001 to \$250,000	98.1%	98.3%	+ 0.2%
\$250,001 to \$350,000	98.0%	98.3%	+ 0.3%
\$350,001 and Above	96.9%	97.2%	+ 0.3%
All Price Ranges	96.7%	97.3%	+ 0.6%

Single-Family

7-2018	7-2019	Change	7-2018	7-2019	Change
90.5%	90.9%	+ 0.4%	92.9%	94.8%	+ 2.0%
96.4%	97.0%	+ 0.6%	97.1%	97.9%	+ 0.8%
97.8%	98.5%	+ 0.7%	98.1%	98.9%	+ 0.8%
98.1%	98.3%	+ 0.2%	97.9%	98.2%	+ 0.3%
98.0%	98.3%	+ 0.3%	97.9%	98.2%	+ 0.3%
96.6%	97.1%	+ 0.5%	98.8%	98.3%	- 0.5%
96.6%	97.2%	+ 0.6%	96.9%	97.8%	+ 0.9%

Condo-Townhouse

By Construction Status	7-2018	7-2019	Change
Previously Owned	96.5%	97.2%	+ 0.7%
New Construction	100.3%	100.4%	+ 0.1%
All Construction Statuses	96.7%	97.3%	+ 0.6%

7-2018	7-2019	Change	7-2018	7-2019	Change
96.5%	97.2%	+ 0.7%	96.6%	97.5%	+ 0.9%
99.2%	99.3%	+ 0.1%	103.1%	103.3%	+ 0.2%
96.6%	97.2%	+ 0.6%	96.9%	97.8%	+ 0.9%

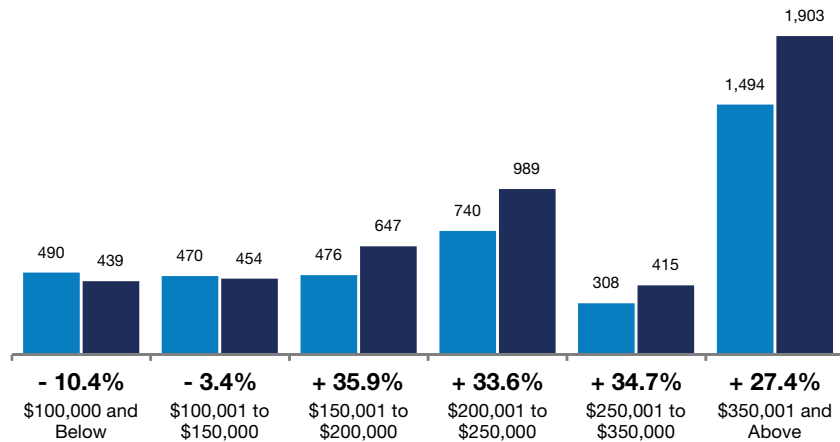
Inventory of Homes for Sale

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



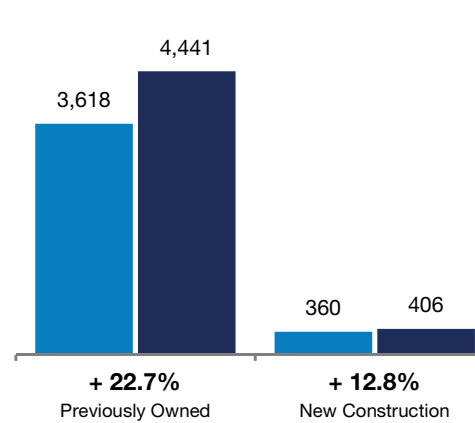
By Price Range

■ 7-2018 ■ 7-2019



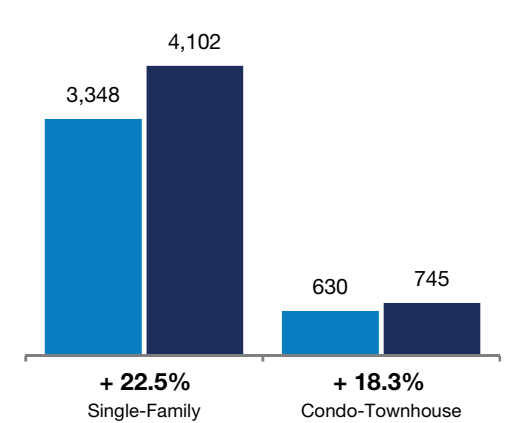
By Construction Status

■ 7-2018 ■ 7-2019



By Property Type

■ 7-2018 ■ 7-2019



All Properties

By Price Range

	7-2018	7-2019	Change
\$100,000 and Below	490	439	- 10.4%
\$100,001 to \$150,000	470	454	- 3.4%
\$150,001 to \$200,000	476	647	+ 35.9%
\$200,001 to \$250,000	740	989	+ 33.6%
\$250,001 to \$350,000	308	415	+ 34.7%
\$350,001 and Above	1,494	1,903	+ 27.4%
All Price Ranges	3,978	4,847	+ 21.8%

Single-Family

	7-2018	7-2019	Change
Previously Owned	3,618	4,441	+ 22.7%
New Construction	360	406	+ 12.8%
All Construction Statuses	3,978	4,847	+ 21.8%

Condo-Townhouse

By Construction Status

	7-2018	7-2019	Change
Previously Owned	3,618	4,441	+ 22.7%
New Construction	360	406	+ 12.8%
All Construction Statuses	3,978	4,847	+ 21.8%

	7-2018	7-2019	Change
Single-Family	3,348	4,102	+ 22.5%
Condo-Townhouse	630	745	+ 18.3%
All Property Types	3,978	4,847	+ 21.8%

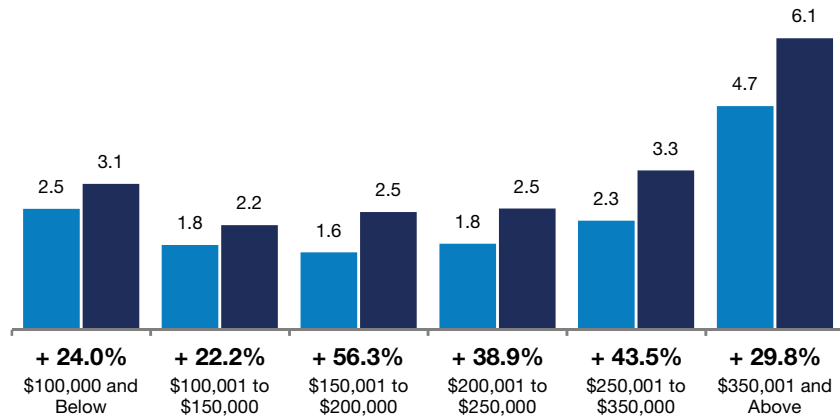
Months Supply of Inventory

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.



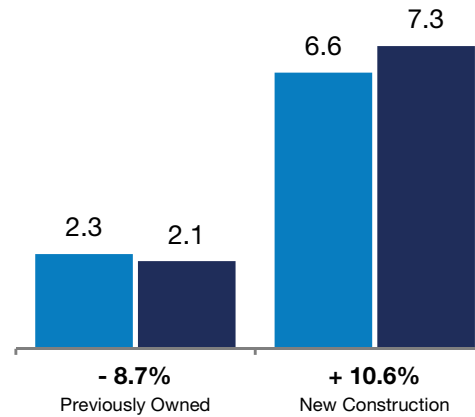
By Price Range

■ 7-2018 ■ 7-2019



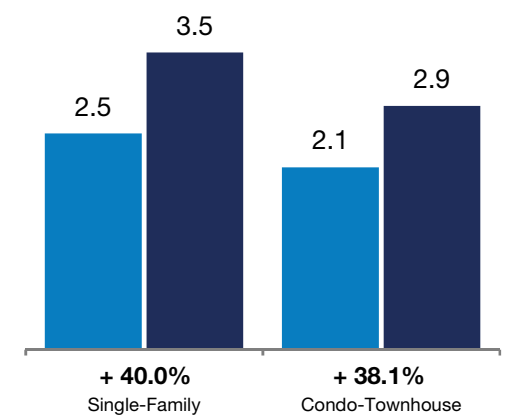
By Construction Status

■ 7-2018 ■ 7-2019



By Property Type

■ 7-2018 ■ 7-2019



All Properties

By Price Range

	7-2018	7-2019	Change
\$100,000 and Below	2.5	3.1	+ 24.0%
\$100,001 to \$150,000	1.8	2.2	+ 22.2%
\$150,001 to \$200,000	1.6	2.5	+ 56.3%
\$200,001 to \$250,000	1.8	2.5	+ 38.9%
\$250,001 to \$350,000	2.3	3.3	+ 43.5%
\$350,001 and Above	4.7	6.1	+ 29.8%
All Price Ranges	2.5	3.4	+ 36.0%

Single-Family

	7-2018	7-2019	Change
Single-Family	2.7	3.6	+ 33.3%
Condo-Townhouse	1.9	2.4	+ 26.3%
Single-Family	1.6	2.5	+ 56.3%
Condo-Townhouse	1.7	2.5	+ 47.1%
Single-Family	2.4	3.3	+ 37.5%
Condo-Townhouse	4.7	6.0	+ 27.7%
All Price Ranges	2.5	3.5	+ 40.0%
Single-Family	2.1	2.9	+ 38.1%

Condo-Townhouse

By Construction Status

	7-2018	7-2019	Change
Previously Owned	2.3	2.1	- 8.7%
New Construction	6.6	7.3	+ 10.6%
All Construction Statuses	2.5	3.4	+ 36.0%

	7-2018	7-2019	Change
Single-Family	2.4	2.2	- 8.3%
Condo-Townhouse	6.0	7.0	+ 16.7%
All Price Ranges	2.5	3.5	+ 40.0%
Single-Family	2.1	2.9	+ 38.1%