



Housing Supply Overview



August 2019

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

Quick Facts

- 1.5%

- 9.6%

- 9.5%

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

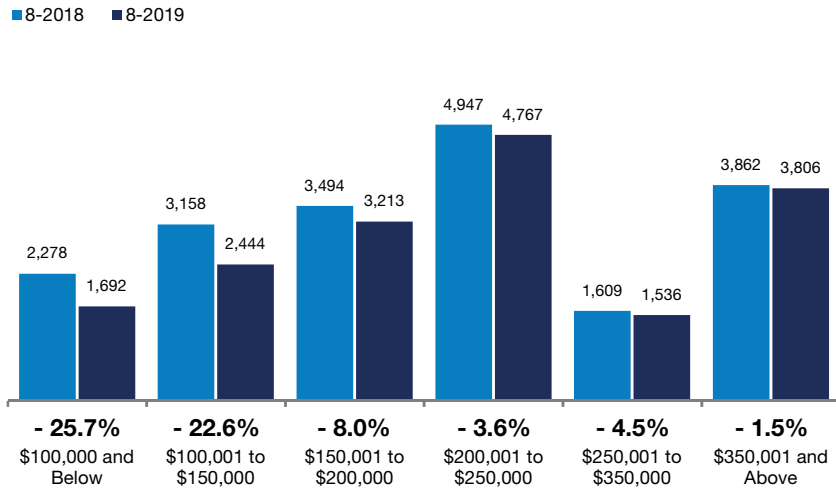


Pending Sales

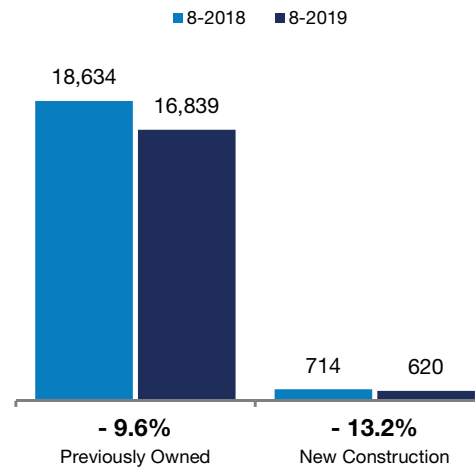
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



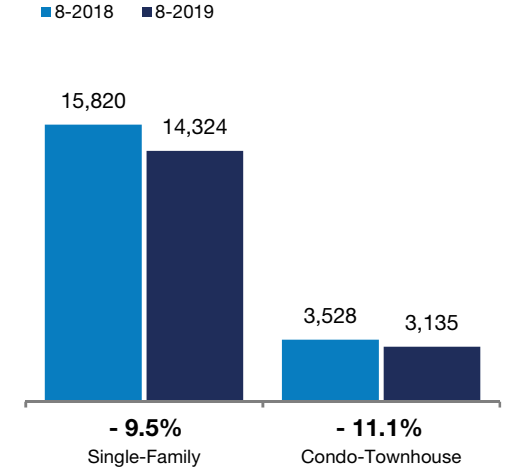
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	8-2018	8-2019	Change
\$100,000 and Below	2,278	1,692	- 25.7%
\$100,001 to \$150,000	3,158	2,444	- 22.6%
\$150,001 to \$200,000	3,494	3,213	- 8.0%
\$200,001 to \$250,000	4,947	4,767	- 3.6%
\$250,001 to \$350,000	1,609	1,536	- 4.5%
\$350,001 and Above	3,862	3,806	- 1.5%
All Price Ranges	19,348	17,459	- 9.8%

Single-Family

8-2018	8-2019	Change	8-2018	8-2019	Change
1,656	1,215	- 26.6%	622	477	- 23.3%
2,362	1,850	- 21.7%	796	594	- 25.4%
2,728	2,498	- 8.4%	766	715	- 6.7%
4,244	3,990	- 6.0%	703	777	+ 10.5%
1,367	1,379	+ 0.9%	242	157	- 35.1%
3,463	3,391	- 2.1%	399	415	+ 4.0%
15,820	14,324	- 9.5%	3,528	3,135	- 11.1%

Condo-Townhouse

By Construction Status	8-2018	8-2019	Change
Previously Owned	18,634	16,839	- 9.6%
New Construction	714	620	- 13.2%
All Construction Statuses	19,348	17,459	- 9.8%

8-2018	8-2019	Change	8-2018	8-2019	Change
15,329	13,883	- 9.4%	3,305	2,956	- 10.6%
491	441	- 10.2%	223	179	- 19.7%
15,820	14,324	- 9.5%	3,528	3,135	- 11.1%

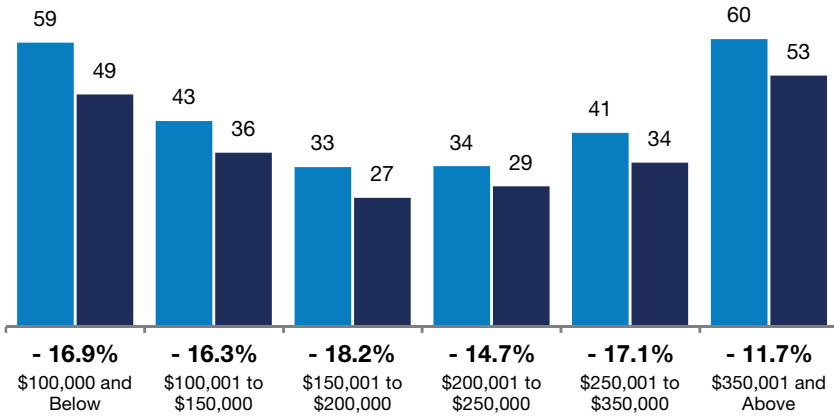
Days on Market Until Sale

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



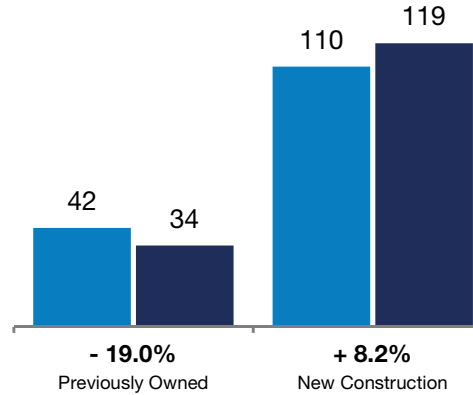
By Price Range

■ 8-2018 ■ 8-2019



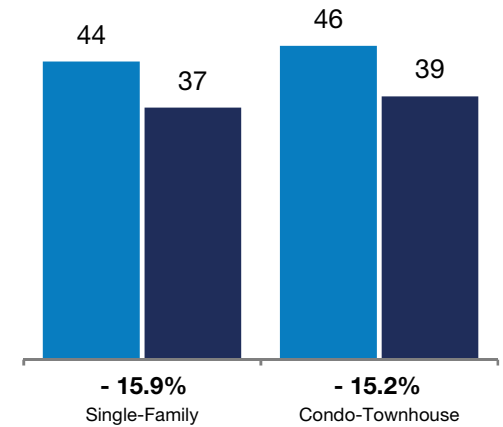
By Construction Status

■ 8-2018 ■ 8-2019



By Property Type

■ 8-2018 ■ 8-2019



All Properties

By Price Range

	8-2018	8-2019	Change
\$100,000 and Below	59	49	-16.9%
\$100,001 to \$150,000	43	36	-16.3%
\$150,001 to \$200,000	33	27	-18.2%
\$200,001 to \$250,000	34	29	-14.7%
\$250,001 to \$350,000	41	34	-17.1%
\$350,001 and Above	60	53	-11.7%
All Price Ranges	44	37	-15.9%

Single-Family

	8-2018	8-2019	Change
\$100,000 and Below	64	53	-17.2%
\$100,001 to \$150,000	43	38	-11.6%
\$150,001 to \$200,000	33	27	-18.2%
\$200,001 to \$250,000	31	28	-9.7%
\$250,001 to \$350,000	38	33	-13.2%
\$350,001 and Above	59	50	-15.3%
All Price Ranges	44	37	-15.9%

Condo-Townhouse

	8-2018	8-2019	Change
\$100,000 and Below	47	38	-19.1%
\$100,001 to \$150,000	42	31	-26.2%
\$150,001 to \$200,000	35	26	-25.7%
\$200,001 to \$250,000	46	37	-19.6%
\$250,001 to \$350,000	58	43	-25.9%
\$350,001 and Above	67	76	+13.4%
All Price Ranges	46	39	-15.2%

By Construction Status

	8-2018	8-2019	Change
Previously Owned	42	34	-19.0%
New Construction	110	119	+8.2%
All Construction Statuses	44	37	-15.9%

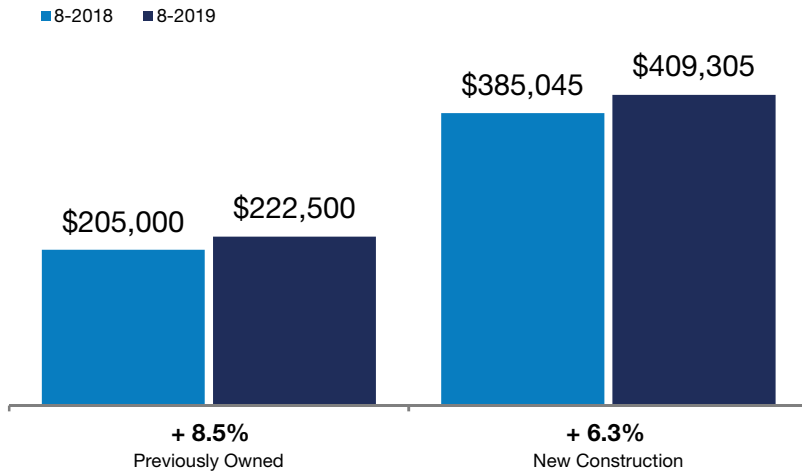
	8-2018	8-2019	Change
Previously Owned	42	35	-16.7%
New Construction	109	107	-1.8%
All Construction Statuses	44	37	-15.9%

Median Sales Price

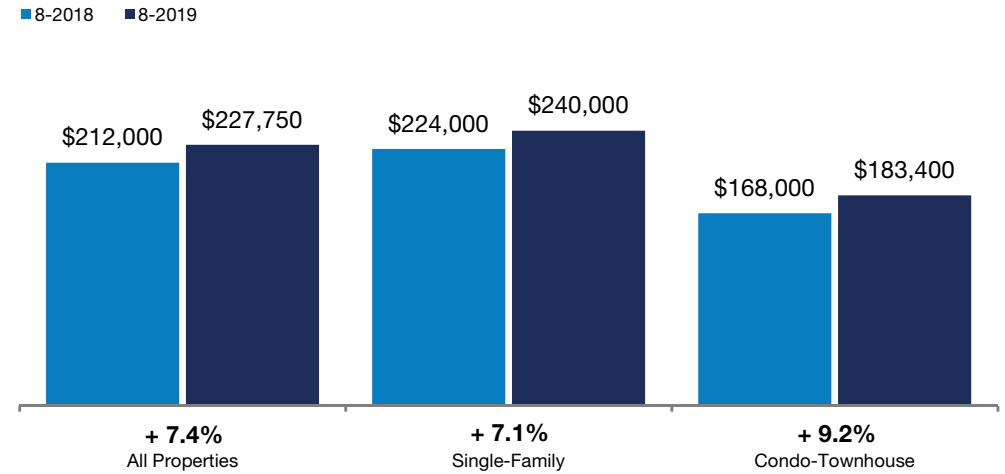
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type



All Properties

By Construction Status	8-2018	8-2019	Change
Previously Owned	\$205,000	\$222,500	+ 8.5%
New Construction	\$385,045	\$409,305	+ 6.3%
All Construction Statuses	\$212,000	\$227,750	+ 7.4%

Single-Family

8-2018	8-2019	Change	8-2018	8-2019	Change
\$219,000	\$235,000	+ 7.3%	\$162,900	\$178,000	+ 9.3%
\$405,000	\$435,000	+ 7.4%	\$347,616	\$362,003	+ 4.1%
\$224,000	\$240,000	+ 7.1%	\$168,000	\$183,400	+ 9.2%

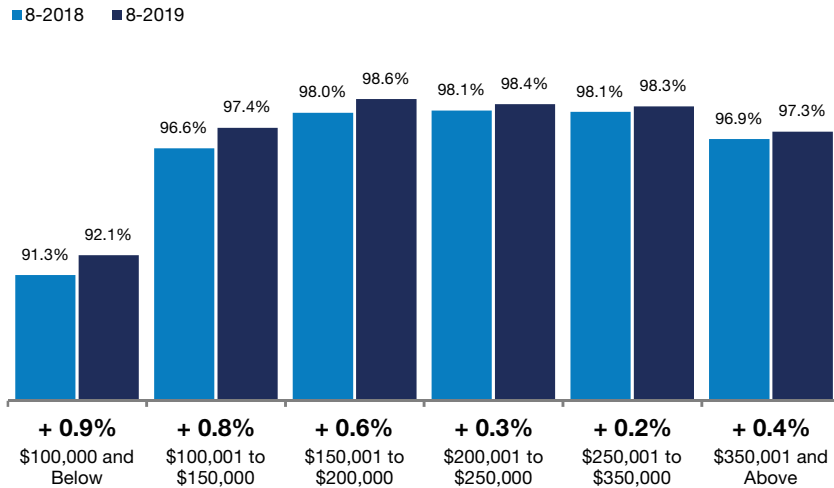
Condo-Townhouse

Percent of Original List Price Received

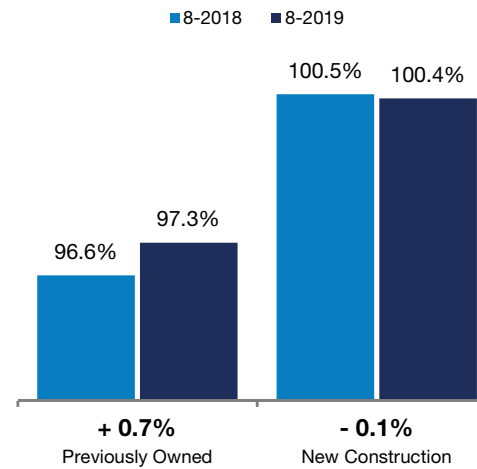
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



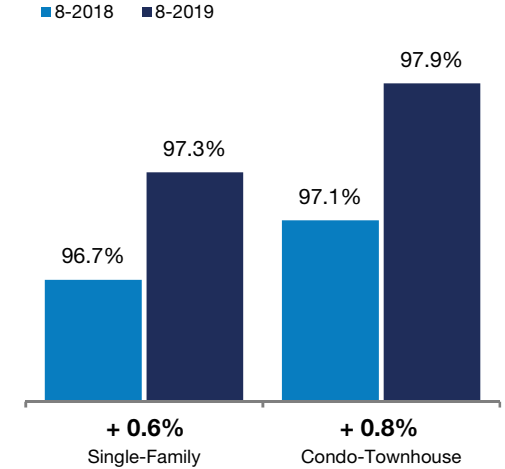
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	8-2018	8-2019	Change
\$100,000 and Below	91.3%	92.1%	+ 0.9%
\$100,001 to \$150,000	96.6%	97.4%	+ 0.8%
\$150,001 to \$200,000	98.0%	98.6%	+ 0.6%
\$200,001 to \$250,000	98.1%	98.4%	+ 0.3%
\$250,001 to \$350,000	98.1%	98.3%	+ 0.2%
\$350,001 and Above	96.9%	97.3%	+ 0.4%
All Price Ranges	96.8%	97.4%	+ 0.6%

Single-Family

8-2018	8-2019	Change	8-2018	8-2019	Change
90.5%	91.0%	+ 0.6%	93.2%	94.9%	+ 1.8%
96.4%	97.2%	+ 0.8%	97.0%	98.1%	+ 1.1%
98.0%	98.6%	+ 0.6%	98.4%	98.8%	+ 0.4%
98.2%	98.4%	+ 0.2%	97.9%	98.3%	+ 0.4%
98.1%	98.3%	+ 0.2%	98.0%	98.0%	0.0%
96.7%	97.1%	+ 0.4%	98.7%	98.3%	- 0.4%
96.7%	97.3%	+ 0.6%	97.1%	97.9%	+ 0.8%

Condo-Townhouse

By Construction Status	8-2018	8-2019	Change
Previously Owned	96.6%	97.3%	+ 0.7%
New Construction	100.5%	100.4%	- 0.1%
All Construction Statuses	96.8%	97.4%	+ 0.6%

8-2018	8-2019	Change	8-2018	8-2019	Change
96.6%	97.3%	+ 0.7%	96.7%	97.6%	+ 0.9%
99.4%	99.3%	- 0.1%	103.2%	103.2%	0.0%
96.7%	97.3%	+ 0.6%	97.1%	97.9%	+ 0.8%

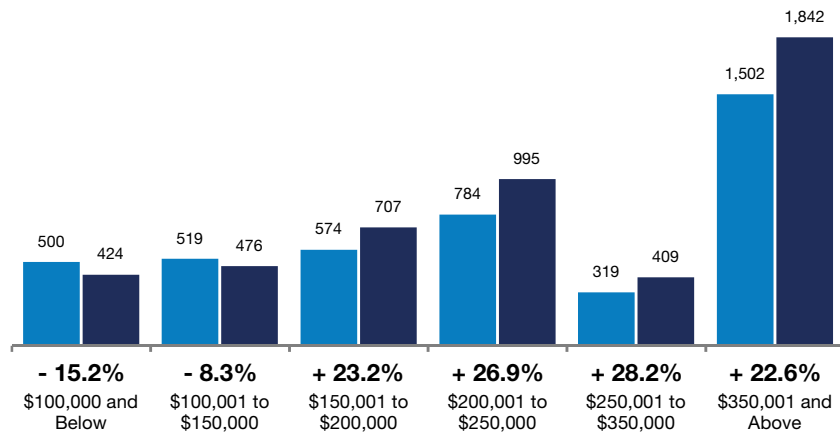
Inventory of Homes for Sale

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



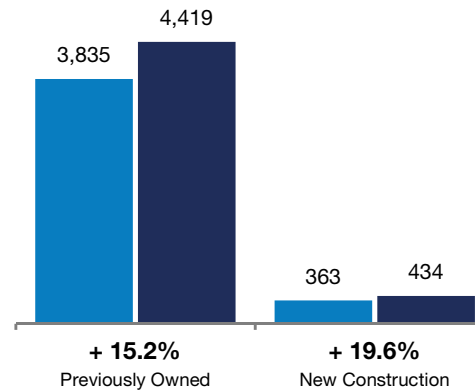
By Price Range

■ 8-2018 ■ 8-2019



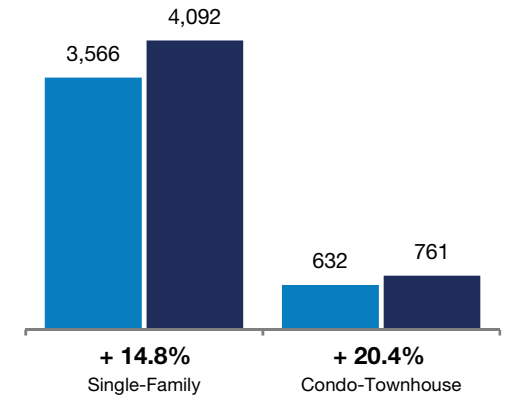
By Construction Status

■ 8-2018 ■ 8-2019



By Property Type

■ 8-2018 ■ 8-2019



All Properties

By Price Range

	8-2018	8-2019	Change
\$100,000 and Below	500	424	- 15.2%
\$100,001 to \$150,000	519	476	- 8.3%
\$150,001 to \$200,000	574	707	+ 23.2%
\$200,001 to \$250,000	784	995	+ 26.9%
\$250,001 to \$350,000	319	409	+ 28.2%
\$350,001 and Above	1,502	1,842	+ 22.6%
All Price Ranges	4,198	4,853	+ 15.6%

Single-Family

	8-2018	8-2019	Change
Previously Owned	407	358	- 12.0%
New Construction	430	391	- 9.1%
Single-Family	476	567	+ 19.1%
Condo-Townhouse	636	821	+ 29.1%
Single-Family	271	358	+ 32.1%
Condo-Townhouse	1,346	1,597	+ 18.6%
All Price Ranges	3,566	4,092	+ 14.8%

Condo-Townhouse

By Construction Status

	8-2018	8-2019	Change
Previously Owned	3,835	4,419	+ 15.2%
New Construction	363	434	+ 19.6%
All Construction Statuses	4,198	4,853	+ 15.6%

	8-2018	8-2019	Change
Previously Owned	3,331	3,822	+ 14.7%
New Construction	235	270	+ 14.9%
All Construction Statuses	3,566	4,092	+ 14.8%

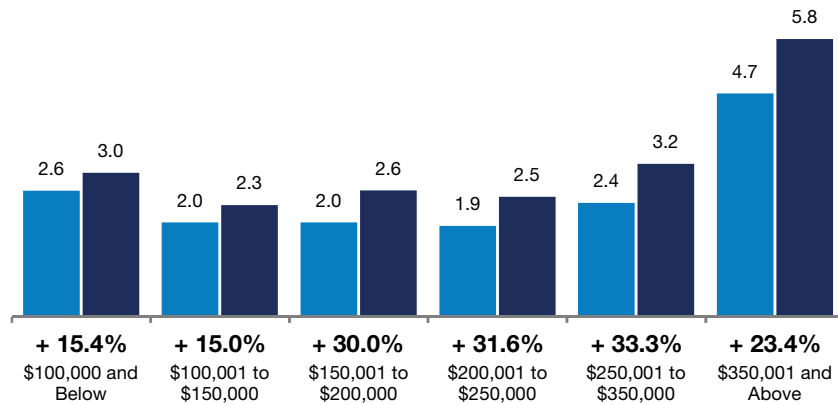
Months Supply of Inventory

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.



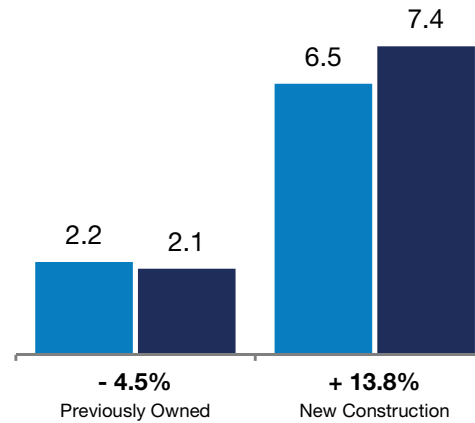
By Price Range

■ 8-2018 ■ 8-2019



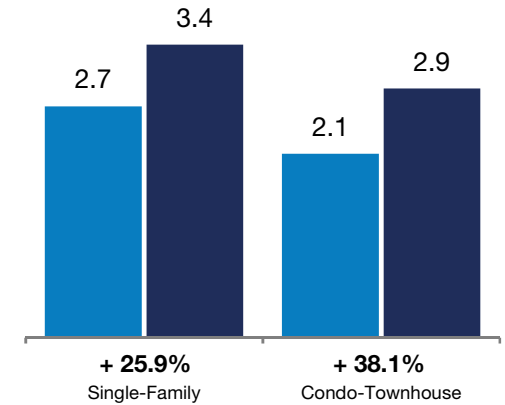
By Construction Status

■ 8-2018 ■ 8-2019



By Property Type

■ 8-2018 ■ 8-2019



All Properties

By Price Range

	8-2018	8-2019	Change
\$100,000 and Below	2.6	3.0	+ 15.4%
\$100,001 to \$150,000	2.0	2.3	+ 15.0%
\$150,001 to \$200,000	2.0	2.6	+ 30.0%
\$200,001 to \$250,000	1.9	2.5	+ 31.6%
\$250,001 to \$350,000	2.4	3.2	+ 33.3%
\$350,001 and Above	4.7	5.8	+ 23.4%
All Price Ranges	2.6	3.3	+ 26.9%

Single-Family

	8-2018	8-2019	Change
Single-Family	2.9	3.5	+ 20.7%
Condo-Townhouse	1.8	1.7	- 5.6%
Single-Family	2.2	2.5	+ 13.6%
Condo-Townhouse	1.3	1.7	+ 30.8%
Single-Family	2.1	2.7	+ 28.6%
Condo-Townhouse	1.5	2.3	+ 53.3%
Single-Family	1.8	2.5	+ 38.9%
Condo-Townhouse	2.5	2.7	+ 8.0%
Single-Family	2.4	3.1	+ 29.2%
Condo-Townhouse	2.4	3.9	+ 62.5%
Single-Family	4.7	5.7	+ 21.3%
Condo-Townhouse	4.7	7.1	+ 51.1%
All Price Ranges	2.7	3.4	+ 25.9%
All Property Types	2.1	2.9	+ 38.1%

Condo-Townhouse

By Construction Status

	8-2018	8-2019	Change
Previously Owned	2.2	2.1	- 4.5%
New Construction	6.5	7.4	+ 13.8%
All Construction Statuses	2.6	3.3	+ 26.9%

	8-2018	8-2019	Change
Single-Family	2.3	2.2	- 4.3%
Condo-Townhouse	1.9	1.5	- 21.1%
Single-Family	6.0	7.1	+ 18.3%
Condo-Townhouse	7.8	8.4	+ 7.7%
All Price Ranges	2.7	3.4	+ 25.9%
All Property Types	2.1	2.9	+ 38.1%