



# Housing Supply Overview



## September 2019

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

## Quick Facts

**+ 2.4%**

**- 7.5%**

**- 7.0%**

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	<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>

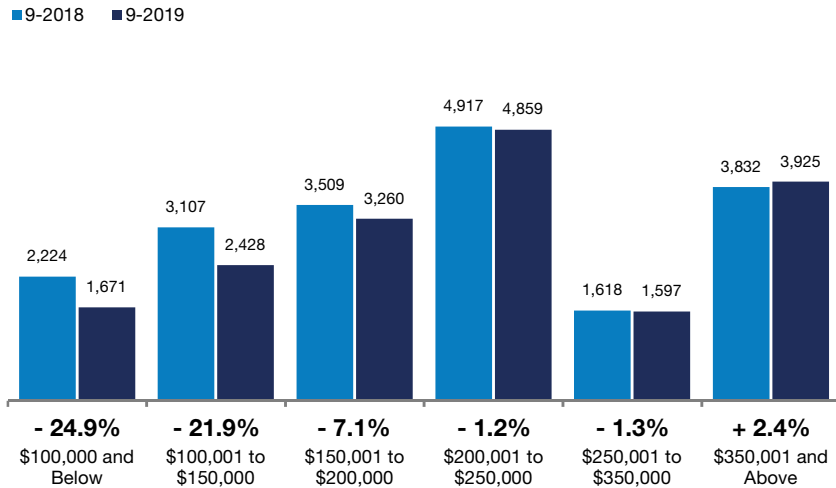


# Pending Sales

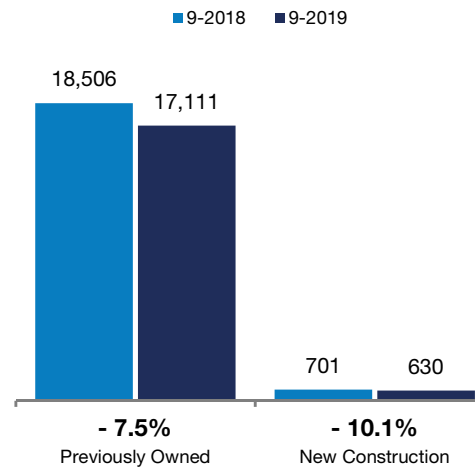
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



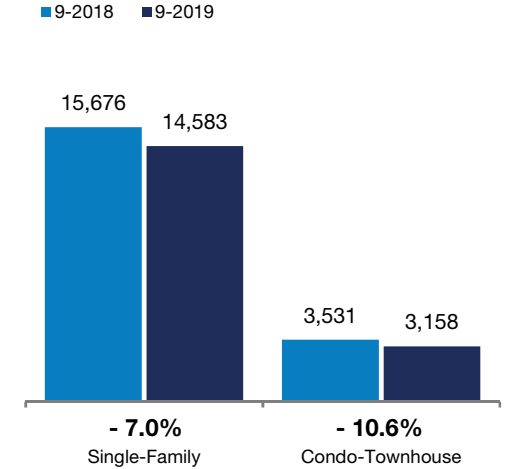
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	9-2018	9-2019	Change
\$100,000 and Below	2,224	1,671	-24.9%
\$100,001 to \$150,000	3,107	2,428	-21.9%
\$150,001 to \$200,000	3,509	3,260	-7.1%
\$200,001 to \$250,000	4,917	4,859	-1.2%
\$250,001 to \$350,000	1,618	1,597	-1.3%
\$350,001 and Above	3,832	3,925	+2.4%
<b>All Price Ranges</b>	<b>19,207</b>	<b>17,741</b>	<b>-7.6%</b>

### Single-Family

9-2018	9-2019	Change	9-2018	9-2019	Change
1,605	1,202	-25.1%	619	469	-24.2%
2,310	1,840	-20.3%	797	588	-26.2%
2,734	2,538	-7.2%	775	722	-6.8%
4,208	4,061	-3.5%	709	798	+12.6%
1,381	1,439	+4.2%	237	158	-33.3%
3,438	3,502	+1.9%	394	423	+7.4%
<b>15,676</b>	<b>14,583</b>	<b>-7.0%</b>	<b>3,531</b>	<b>3,158</b>	<b>-10.6%</b>

### Condo-Townhouse

By Construction Status	9-2018	9-2019	Change
Previously Owned	18,506	17,111	-7.5%
New Construction	701	630	-10.1%
<b>All Construction Statuses</b>	<b>19,207</b>	<b>17,741</b>	<b>-7.6%</b>

9-2018	9-2019	Change	9-2018	9-2019	Change
15,193	14,129	-7.0%	3,313	2,982	-10.0%
483	454	-6.0%	218	176	-19.3%
<b>15,676</b>	<b>14,583</b>	<b>-7.0%</b>	<b>3,531</b>	<b>3,158</b>	<b>-10.6%</b>

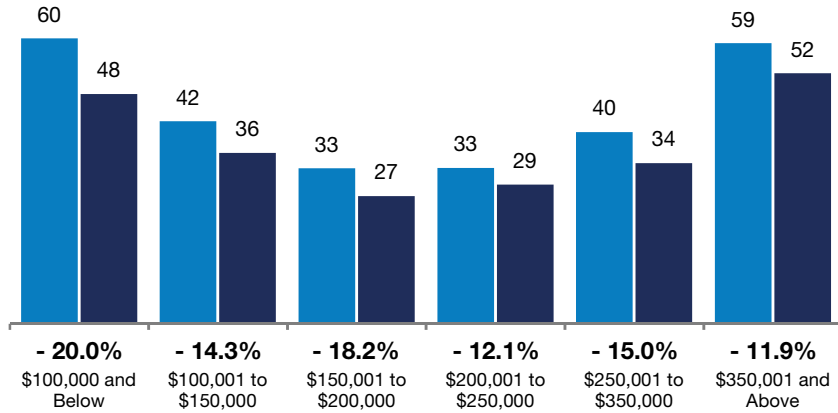
# Days on Market Until Sale

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



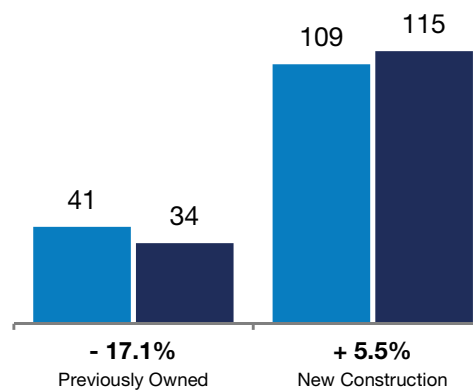
## By Price Range

■ 9-2018 ■ 9-2019



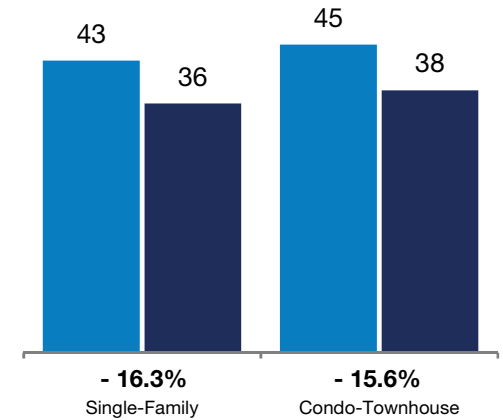
## By Construction Status

■ 9-2018 ■ 9-2019



## By Property Type

■ 9-2018 ■ 9-2019



## All Properties

### By Price Range

	9-2018	9-2019	Change
\$100,000 and Below	60	48	-20.0%
\$100,001 to \$150,000	42	36	-14.3%
\$150,001 to \$200,000	33	27	-18.2%
\$200,001 to \$250,000	33	29	-12.1%
\$250,001 to \$350,000	40	34	-15.0%
\$350,001 and Above	59	52	-11.9%
<b>All Price Ranges</b>	<b>43</b>	<b>37</b>	<b>-14.0%</b>

## Single-Family

	9-2018	9-2019	Change
\$100,000 and Below	64	52	-18.8%
\$100,001 to \$150,000	42	37	-11.9%
\$150,001 to \$200,000	32	27	-15.6%
\$200,001 to \$250,000	31	27	-12.9%
\$250,001 to \$350,000	37	32	-13.5%
\$350,001 and Above	58	50	-13.8%
<b>All Price Ranges</b>	<b>43</b>	<b>36</b>	<b>-16.3%</b>

## Condo-Townhouse

	9-2018	9-2019	Change
\$100,000 and Below	47	37	-21.3%
\$100,001 to \$150,000	42	30	-28.6%
\$150,001 to \$200,000	33	26	-21.2%
\$200,001 to \$250,000	44	38	-13.6%
\$250,001 to \$350,000	57	44	-22.8%
\$350,001 and Above	68	75	+10.3%
<b>All Price Ranges</b>	<b>45</b>	<b>38</b>	<b>-15.6%</b>

### By Construction Status

	9-2018	9-2019	Change
Previously Owned	41	34	-17.1%
New Construction	109	115	+5.5%
<b>All Construction Statuses</b>	<b>43</b>	<b>37</b>	<b>-14.0%</b>

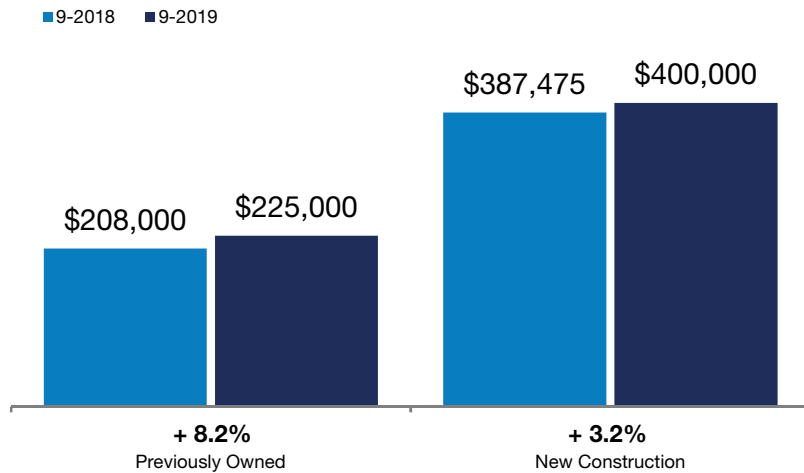
	9-2018	9-2019	Change
Previously Owned	41	32	-22.0%
New Construction	108	103	-4.6%
<b>All Construction Statuses</b>	<b>43</b>	<b>36</b>	<b>-16.3%</b>

# Median Sales Price

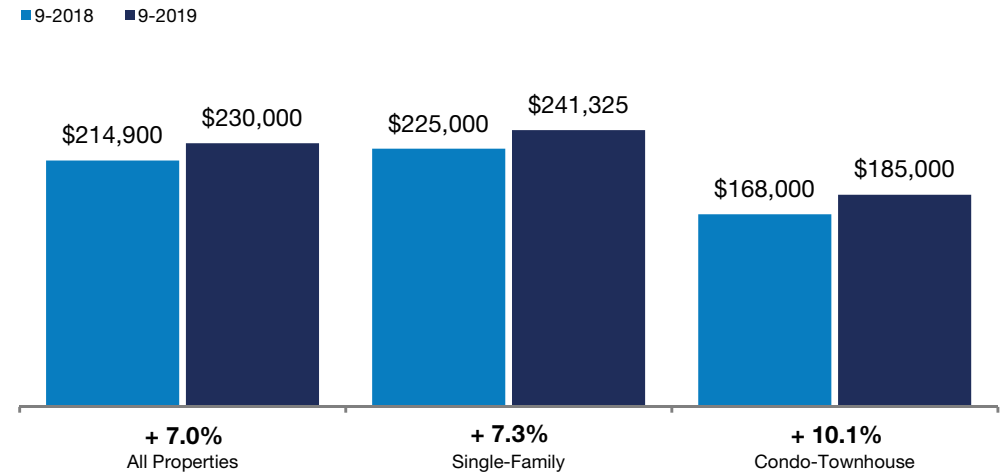
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



## By Construction Status



## By Property Type



### All Properties

By Construction Status	9-2018	9-2019	Change
Previously Owned	\$208,000	\$225,000	+ 8.2%
New Construction	\$387,475	\$400,000	+ 3.2%
<b>All Construction Statuses</b>	<b>\$214,900</b>	<b>\$230,000</b>	<b>+ 7.0%</b>

### Single-Family

9-2018	9-2019	Change	9-2018	9-2019	Change
\$220,000	\$237,000	+ 7.7%	\$162,950	\$179,999	+ 10.5%
\$411,000	\$429,995	+ 4.6%	\$347,400	\$357,750	+ 3.0%
<b>\$225,000</b>	<b>\$241,325</b>	<b>+ 7.3%</b>	<b>\$168,000</b>	<b>\$185,000</b>	<b>+ 10.1%</b>

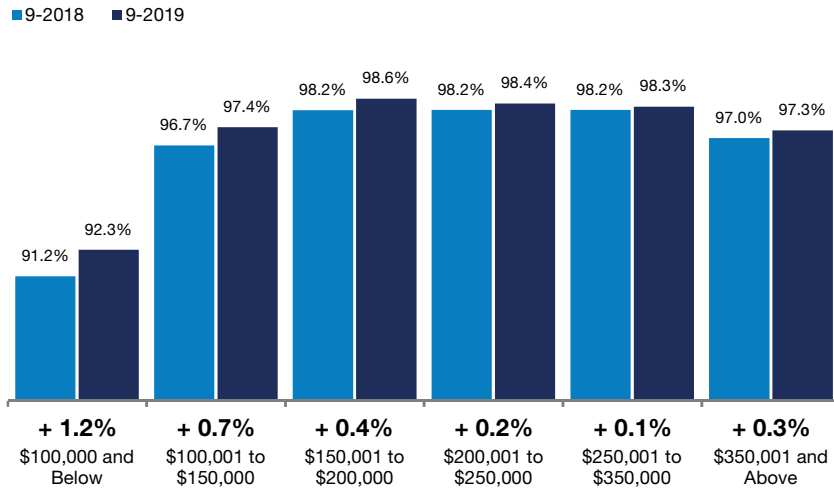
### Condo-Townhouse

# Percent of Original List Price Received

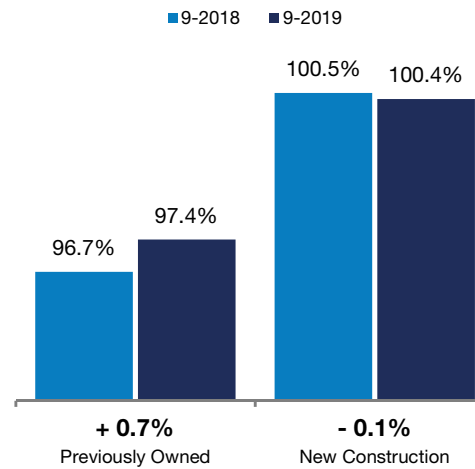
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



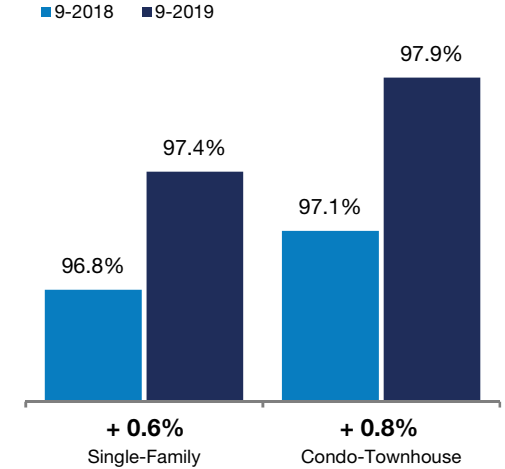
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	9-2018	9-2019	Change
\$100,000 and Below	91.2%	92.3%	+ 1.2%
\$100,001 to \$150,000	96.7%	97.4%	+ 0.7%
\$150,001 to \$200,000	98.2%	98.6%	+ 0.4%
\$200,001 to \$250,000	98.2%	98.4%	+ 0.2%
\$250,001 to \$350,000	98.2%	98.3%	+ 0.1%
\$350,001 and Above	97.0%	97.3%	+ 0.3%
<b>All Price Ranges</b>	<b>96.8%</b>	<b>97.5%</b>	<b>+ 0.7%</b>

### Single-Family

9-2018	9-2019	Change	9-2018	9-2019	Change
90.4%	91.3%	+ 1.0%	93.3%	94.9%	+ 1.7%
96.5%	97.2%	+ 0.7%	97.1%	98.3%	+ 1.2%
98.1%	98.6%	+ 0.5%	98.5%	98.8%	+ 0.3%
98.2%	98.4%	+ 0.2%	97.9%	98.4%	+ 0.5%
98.2%	98.4%	+ 0.2%	98.1%	97.9%	- 0.2%
96.8%	97.2%	+ 0.4%	98.5%	98.4%	- 0.1%
<b>96.8%</b>	<b>97.4%</b>	<b>+ 0.6%</b>	<b>97.1%</b>	<b>97.9%</b>	<b>+ 0.8%</b>

### Condo-Townhouse

By Construction Status	9-2018	9-2019	Change
Previously Owned	96.7%	97.4%	+ 0.7%
New Construction	100.5%	100.4%	- 0.1%
<b>All Construction Statuses</b>	<b>96.8%</b>	<b>97.5%</b>	<b>+ 0.7%</b>

9-2018	9-2019	Change	9-2018	9-2019	Change
96.7%	97.3%	+ 0.6%	96.8%	97.6%	+ 0.8%
99.4%	99.3%	- 0.1%	103.1%	103.2%	+ 0.1%
<b>96.8%</b>	<b>97.4%</b>	<b>+ 0.6%</b>	<b>97.1%</b>	<b>97.9%</b>	<b>+ 0.8%</b>

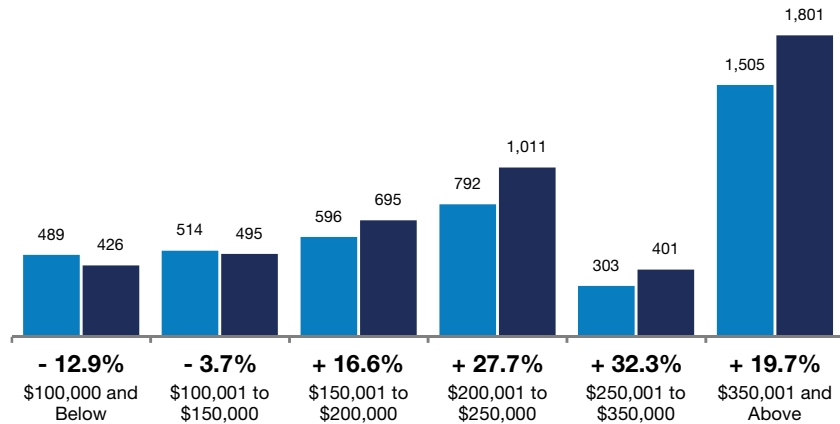
# Inventory of Homes for Sale

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



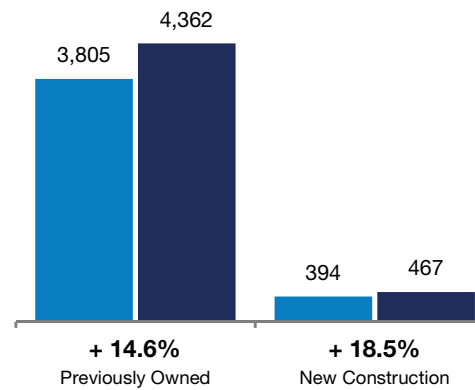
## By Price Range

■ 9-2018 ■ 9-2019



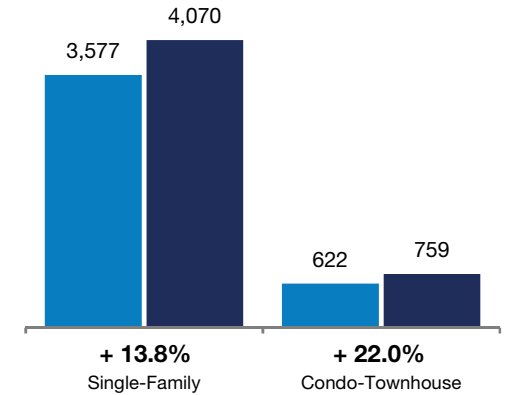
## By Construction Status

■ 9-2018 ■ 9-2019



## By Property Type

■ 9-2018 ■ 9-2019



## All Properties

### By Price Range

	9-2018	9-2019	Change
\$100,000 and Below	489	426	- 12.9%
\$100,001 to \$150,000	514	495	- 3.7%
\$150,001 to \$200,000	596	695	+ 16.6%
\$200,001 to \$250,000	792	1,011	+ 27.7%
\$250,001 to \$350,000	303	401	+ 32.3%
\$350,001 and Above	1,505	1,801	+ 19.7%
<b>All Price Ranges</b>	<b>4,199</b>	<b>4,829</b>	<b>+ 15.0%</b>

## Single-Family

	9-2018	9-2019	Change
Single-Family	3,577	4,070	+ 13.8%
Condo-Townhouse	622	759	+ 22.0%

## Condo-Townhouse

### By Construction Status

	9-2018	9-2019	Change
Previously Owned	3,805	4,362	+ 14.6%
New Construction	394	467	+ 18.5%
<b>All Construction Statuses</b>	<b>4,199</b>	<b>4,829</b>	<b>+ 15.0%</b>

	9-2018	9-2019	Change
Single-Family	3,316	3,778	+ 13.9%
Condo-Townhouse	261	292	+ 11.9%
<b>All Construction Statuses</b>	<b>3,577</b>	<b>4,070</b>	<b>+ 13.8%</b>

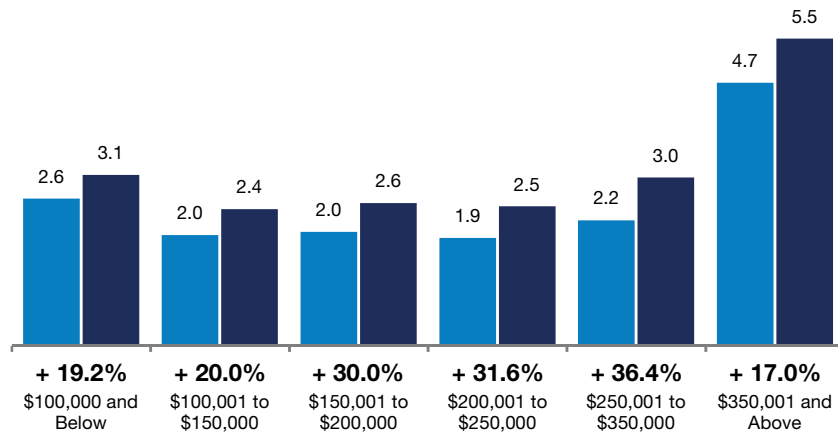
# Months Supply of Inventory

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.



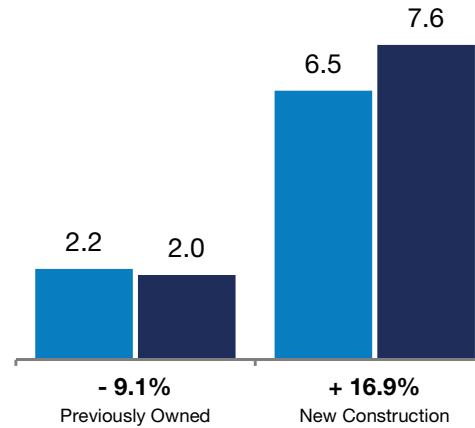
## By Price Range

■ 9-2018 ■ 9-2019



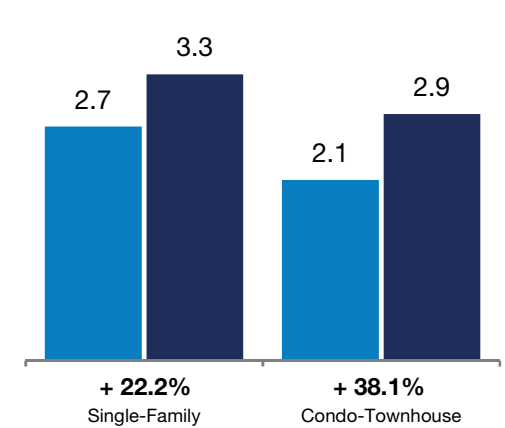
## By Construction Status

■ 9-2018 ■ 9-2019



## By Property Type

■ 9-2018 ■ 9-2019



## All Properties

### By Price Range

	9-2018	9-2019	Change
\$100,000 and Below	2.6	3.1	+ 19.2%
\$100,001 to \$150,000	2.0	2.4	+ 20.0%
\$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	2.2	3.0	+ 36.4%
\$350,001 and Above	4.7	5.5	+ 17.0%
<b>All Price Ranges</b>	<b>2.6</b>	<b>3.3</b>	<b>+ 26.9%</b>

## Single-Family

	9-2018	9-2019	Change
Previously Owned	2.2	2.0	- 9.1%
New Construction	6.5	7.6	+ 16.9%
<b>All Construction Statuses</b>	<b>2.6</b>	<b>3.3</b>	<b>+ 26.9%</b>

## Condo-Townhouse

	9-2018	9-2019	Change
Single-Family	2.7	3.3	+ 22.2%
Condo-Townhouse	2.1	2.9	+ 38.1%
<b>All Property Types</b>	<b>2.7</b>	<b>3.3</b>	<b>+ 22.2%</b>

### By Construction Status

	9-2018	9-2019	Change
Previously Owned	2.2	2.0	- 9.1%
New Construction	6.5	7.6	+ 16.9%
<b>All Construction Statuses</b>	<b>2.6</b>	<b>3.3</b>	<b>+ 26.9%</b>

	9-2018	9-2019	Change
Single-Family	2.3	2.2	- 4.3%
Condo-Townhouse	1.8	1.5	- 16.7%
<b>All Property Types</b>	<b>2.1</b>	<b>2.9</b>	<b>+ 38.1%</b>