



Housing Supply Overview



October 2019

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

Quick Facts

+ 4.7%

- 4.4%

- 6.0%

Price Range With the Strongest Sales:	Construction Status With Strongest Sales:	Property Type With Strongest Sales:
\$350,001 and Above	New Construction	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



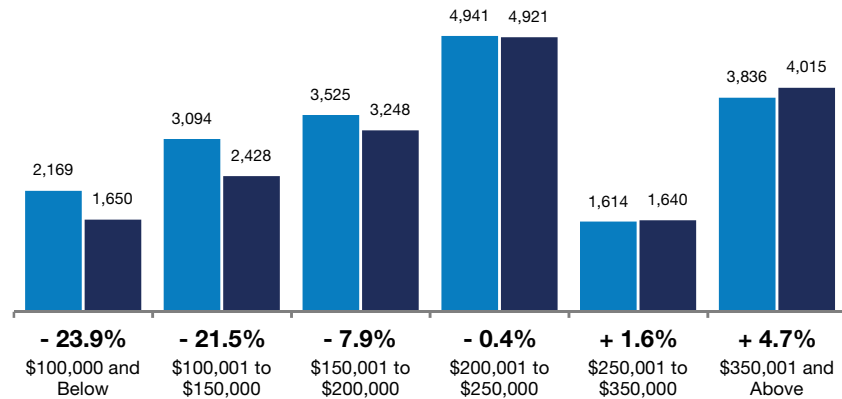
Pending Sales

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



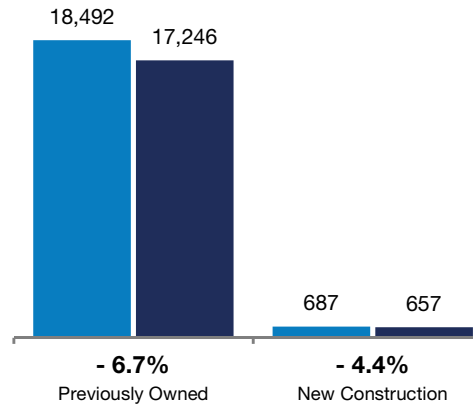
By Price Range

■ 10-2018 ■ 10-2019



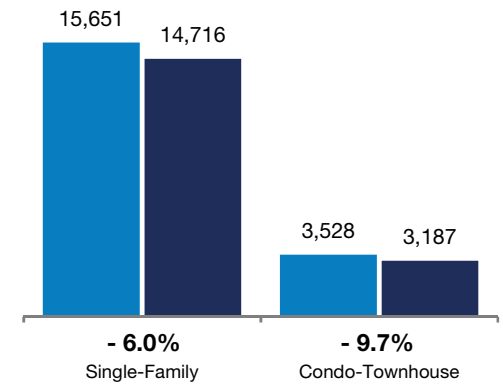
By Construction Status

■ 10-2018 ■ 10-2019



By Property Type

■ 10-2018 ■ 10-2019



All Properties

By Price Range

	10-2018	10-2019	Change
\$100,000 and Below	2,169	1,650	- 23.9%
\$100,001 to \$150,000	3,094	2,428	- 21.5%
\$150,001 to \$200,000	3,525	3,248	- 7.9%
\$200,001 to \$250,000	4,941	4,921	- 0.4%
\$250,001 to \$350,000	1,614	1,640	+ 1.6%
\$350,001 and Above	3,836	4,015	+ 4.7%
All Price Ranges	19,179	17,903	- 6.7%

Single-Family

	10-2018	10-2019	Change
\$100,000 and Below	1,551	1,197	- 22.8%
\$100,001 to \$150,000	2,307	1,837	- 20.4%
\$150,001 to \$200,000	2,753	2,528	- 8.2%
\$200,001 to \$250,000	4,220	4,097	- 2.9%
\$250,001 to \$350,000	1,377	1,482	+ 7.6%
\$350,001 and Above	3,443	3,574	+ 3.8%
All Price Ranges	15,651	14,716	- 6.0%

Condo-Townhouse

	10-2018	10-2019	Change
\$100,000 and Below	618	453	- 26.7%
\$100,001 to \$150,000	787	591	- 24.9%
\$150,001 to \$200,000	772	720	- 6.7%
\$200,001 to \$250,000	721	824	+ 14.3%
\$250,001 to \$350,000	237	158	- 33.3%
\$350,001 and Above	393	441	+ 12.2%
All Price Ranges	3,528	3,187	- 9.7%

By Construction Status

	10-2018	10-2019	Change
Previously Owned	18,492	17,246	- 6.7%
New Construction	687	657	- 4.4%
All Construction Statuses	19,179	17,903	- 6.7%

	10-2018	10-2019	Change
Previously Owned	15,177	14,254	- 6.1%
New Construction	474	462	- 2.5%
All Construction Statuses	15,651	14,716	- 6.0%

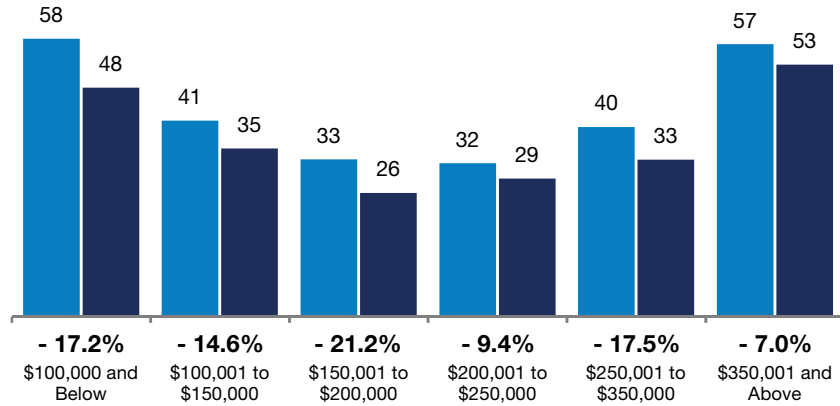
Days on Market Until Sale

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



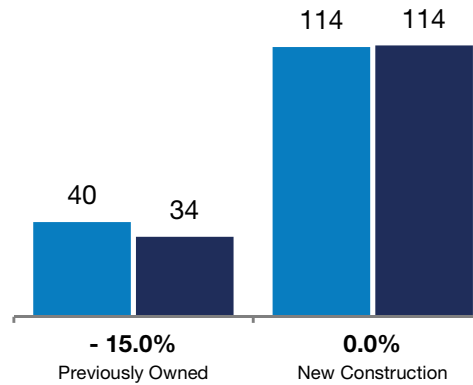
By Price Range

■ 10-2018 ■ 10-2019



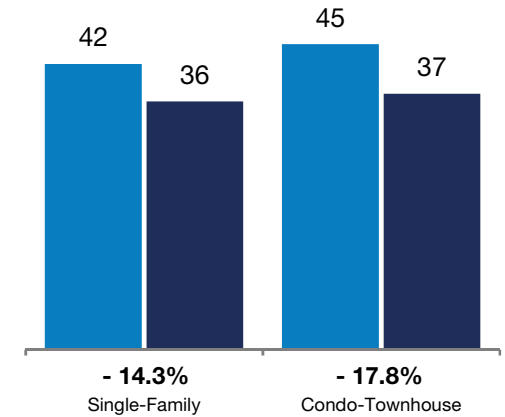
By Construction Status

■ 10-2018 ■ 10-2019



By Property Type

■ 10-2018 ■ 10-2019



All Properties

By Price Range

	10-2018	10-2019	Change
\$100,000 and Below	58	48	-17.2%
\$100,001 to \$150,000	41	35	-14.6%
\$150,001 to \$200,000	33	26	-21.2%
\$200,001 to \$250,000	32	29	-9.4%
\$250,001 to \$350,000	40	33	-17.5%
\$350,001 and Above	57	53	-7.0%
All Price Ranges	42	36	-14.3%

Single-Family

	10-2018	10-2019	Change
\$100,000 and Below	62	52	-16.1%
\$100,001 to \$150,000	41	37	-9.8%
\$150,001 to \$200,000	32	26	-18.8%
\$200,001 to \$250,000	30	27	-10.0%
\$250,001 to \$350,000	37	32	-13.5%
\$350,001 and Above	56	50	-10.7%
All Price Ranges	42	36	-14.3%

Condo-Townhouse

	10-2018	10-2019	Change
\$100,000 and Below	47	36	-23.4%
\$100,001 to \$150,000	41	29	-29.3%
\$150,001 to \$200,000	35	24	-31.4%
\$200,001 to \$250,000	43	38	-11.6%
\$250,001 to \$350,000	59	41	-30.5%
\$350,001 and Above	67	75	+11.9%
All Price Ranges	45	37	-17.8%

By Construction Status

	10-2018	10-2019	Change
Previously Owned	40	34	-15.0%
New Construction	114	114	0.0%
All Construction Statuses	42	36	-14.3%

	10-2018	10-2019	Change
Previously Owned	40	32	-20.0%
New Construction	109	104	-4.6%
All Construction Statuses	42	36	-14.3%

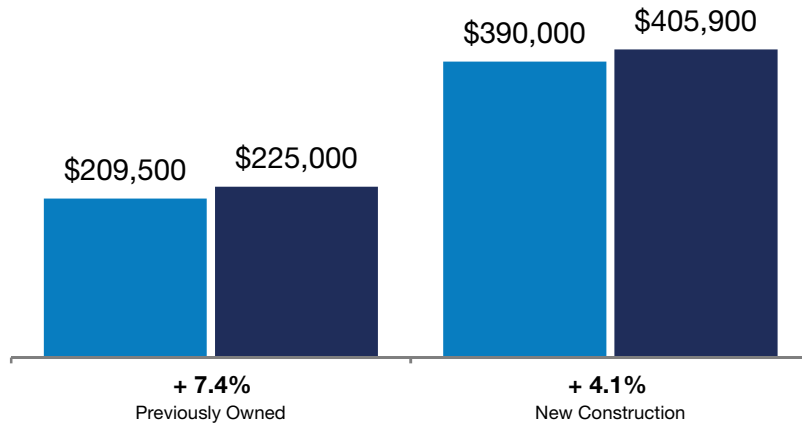
Median Sales Price

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



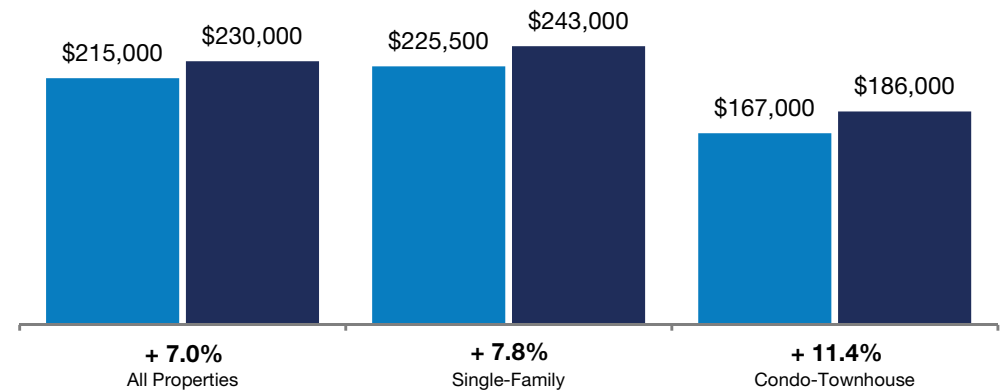
By Construction Status

■ 10-2018 ■ 10-2019



By Property Type

■ 10-2018 ■ 10-2019



All Properties

By Construction Status	10-2018	10-2019	Change
Previously Owned	\$209,500	\$225,000	+ 7.4%
New Construction	\$390,000	\$405,900	+ 4.1%
All Construction Statuses	\$215,000	\$230,000	+ 7.0%

Single-Family

10-2018	10-2019	Change	10-2018	10-2019	Change
\$221,000	\$238,900	+ 8.1%	\$162,000	\$180,100	+ 11.2%
\$416,500	\$432,000	+ 3.7%	\$348,479	\$370,475	+ 6.3%
\$225,500	\$243,000	+ 7.8%	\$167,000	\$186,000	+ 11.4%

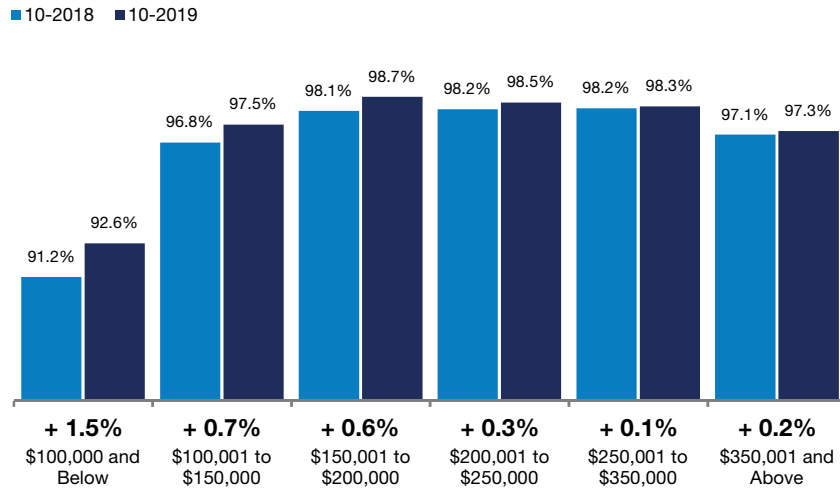
Condo-Townhouse

Percent of Original List Price Received

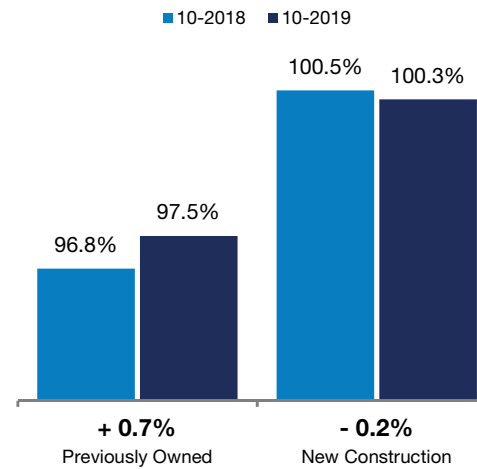
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



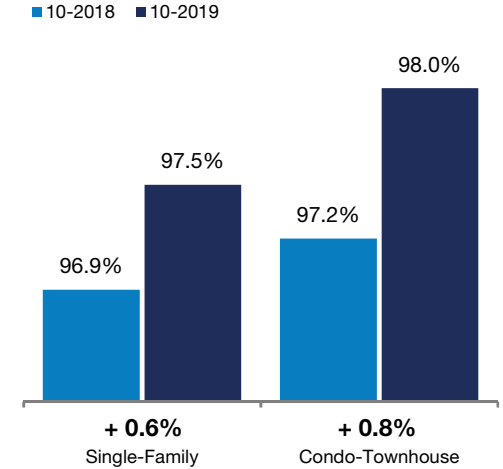
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	10-2018	10-2019	Change
\$100,000 and Below	91.2%	92.6%	+ 1.5%
\$100,001 to \$150,000	96.8%	97.5%	+ 0.7%
\$150,001 to \$200,000	98.1%	98.7%	+ 0.6%
\$200,001 to \$250,000	98.2%	98.5%	+ 0.3%
\$250,001 to \$350,000	98.2%	98.3%	+ 0.1%
\$350,001 and Above	97.1%	97.3%	+ 0.2%
All Price Ranges	96.9%	97.6%	+ 0.7%

Single-Family

10-2018	10-2019	Change	10-2018	10-2019	Change
90.3%	91.6%	+ 1.4%	93.4%	95.2%	+ 1.9%
96.7%	97.3%	+ 0.6%	97.2%	98.4%	+ 1.2%
98.0%	98.7%	+ 0.7%	98.5%	98.8%	+ 0.3%
98.2%	98.5%	+ 0.3%	98.0%	98.4%	+ 0.4%
98.2%	98.4%	+ 0.2%	98.1%	97.8%	- 0.3%
97.0%	97.1%	+ 0.1%	98.6%	98.5%	- 0.1%
96.9%	97.5%	+ 0.6%	97.2%	98.0%	+ 0.8%

Condo-Townhouse

By Construction Status	10-2018	10-2019	Change
Previously Owned	96.8%	97.5%	+ 0.7%
New Construction	100.5%	100.3%	- 0.2%
All Construction Statuses	96.9%	97.6%	+ 0.7%

10-2018	10-2019	Change	10-2018	10-2019	Change
96.8%	97.4%	+ 0.6%	96.8%	97.7%	+ 0.9%
99.6%	99.2%	- 0.4%	102.9%	103.5%	+ 0.6%
96.9%	97.5%	+ 0.6%	97.2%	98.0%	+ 0.8%

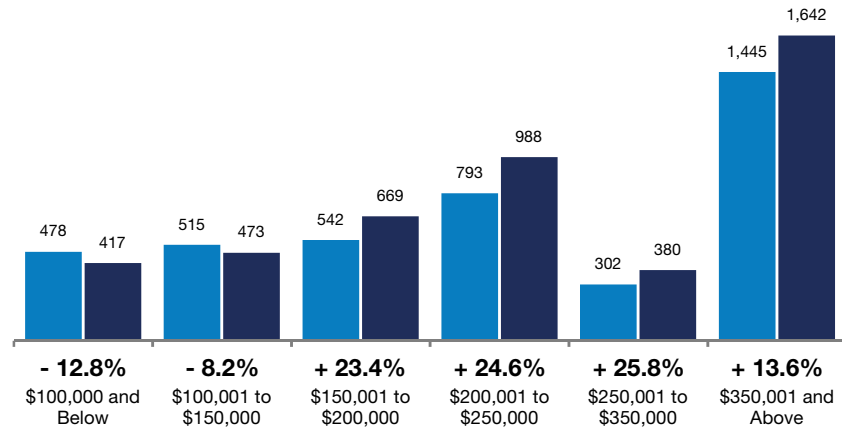
Inventory of Homes for Sale

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



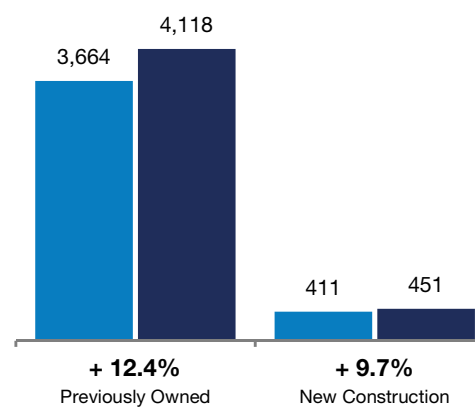
By Price Range

■ 10-2018 ■ 10-2019



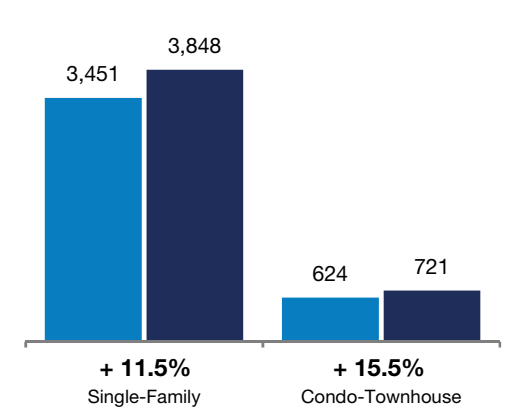
By Construction Status

■ 10-2018 ■ 10-2019



By Property Type

■ 10-2018 ■ 10-2019



All Properties

By Price Range

	10-2018	10-2019	Change
\$100,000 and Below	478	417	- 12.8%
\$100,001 to \$150,000	515	473	- 8.2%
\$150,001 to \$200,000	542	669	+ 23.4%
\$200,001 to \$250,000	793	988	+ 24.6%
\$250,001 to \$350,000	302	380	+ 25.8%
\$350,001 and Above	1,445	1,642	+ 13.6%
All Price Ranges	4,075	4,569	+ 12.1%

Single-Family

	10-2018	10-2019	Change
Previously Owned	3,664	4,118	+ 12.4%
New Construction	411	451	+ 9.7%
All Single-Family	3,451	3,848	+ 11.5%

Condo-Townhouse

	10-2018	10-2019	Change
Single-Family	3,451	3,848	+ 11.5%
Condo-Townhouse	624	721	+ 15.5%
All Condo-Townhouse	624	721	+ 15.5%

By Construction Status

	10-2018	10-2019	Change
Previously Owned	3,664	4,118	+ 12.4%
New Construction	411	451	+ 9.7%
All Construction Statuses	4,075	4,569	+ 12.1%

	10-2018	10-2019	Change
Single-Family	3,171	3,566	+ 12.5%
Condo-Townhouse	280	282	+ 0.7%
All Single-Family	3,451	3,848	+ 11.5%

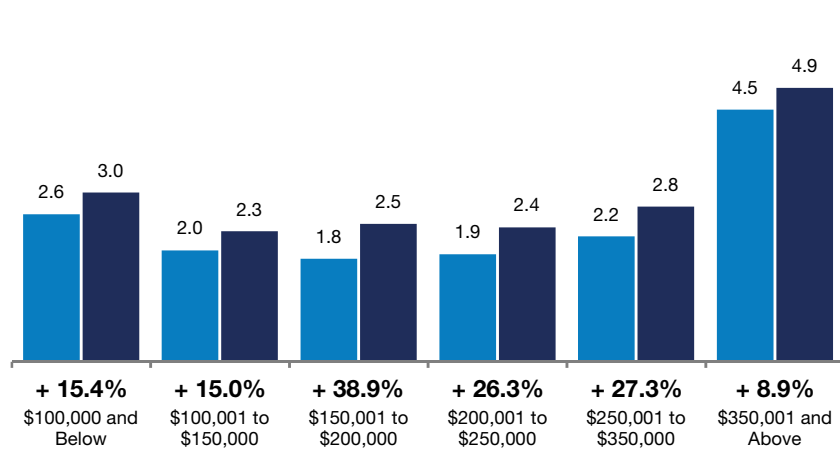
Months Supply of Inventory

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.



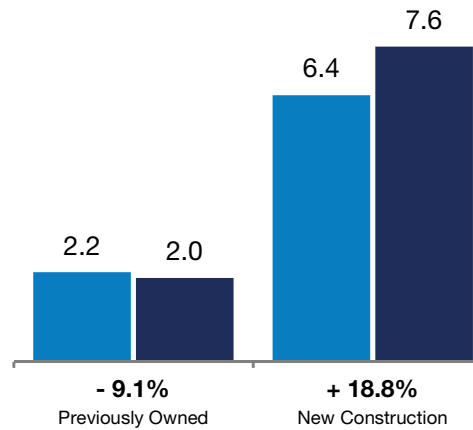
By Price Range

■ 10-2018 ■ 10-2019



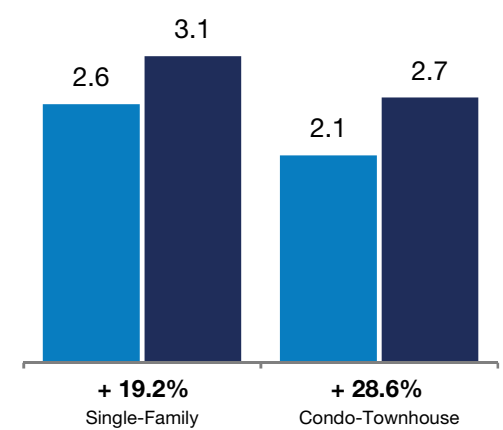
By Construction Status

■ 10-2018 ■ 10-2019



By Property Type

■ 10-2018 ■ 10-2019



All Properties

By Price Range

	10-2018	10-2019	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	1.8	2.5	+ 38.9%
\$200,001 to \$250,000	1.9	2.4	+ 26.3%
\$250,001 to \$350,000	2.2	2.8	+ 27.3%
\$350,001 and Above	4.5	4.9	+ 8.9%
All Price Ranges	2.5	3.1	+ 24.0%

Single-Family

	10-2018	10-2019	Change
Previously Owned	2.2	2.0	- 9.1%
New Construction	6.4	7.6	+ 18.8%
All Construction Statuses	2.5	3.1	+ 24.0%

Condo-Townhouse

	10-2018	10-2019	Change
Single-Family	2.6	3.1	+ 19.2%
Condo-Townhouse	2.1	2.7	+ 28.6%
All Property Types	2.1	2.7	+ 28.6%

By Construction Status

	10-2018	10-2019	Change
Previously Owned	2.2	2.0	- 9.1%
New Construction	6.4	7.6	+ 18.8%
All Construction Statuses	2.5	3.1	+ 24.0%

	10-2018	10-2019	Change
Single-Family	2.2	2.1	- 4.5%
Condo-Townhouse	6.0	7.1	+ 18.3%
All Property Types	2.6	3.1	+ 19.2%