



Housing Supply Overview



November 2019

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

Quick Facts

+ 7.0%

- 3.8%

- 3.2%

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

Construction Status With
Strongest Sales:
New Construction

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



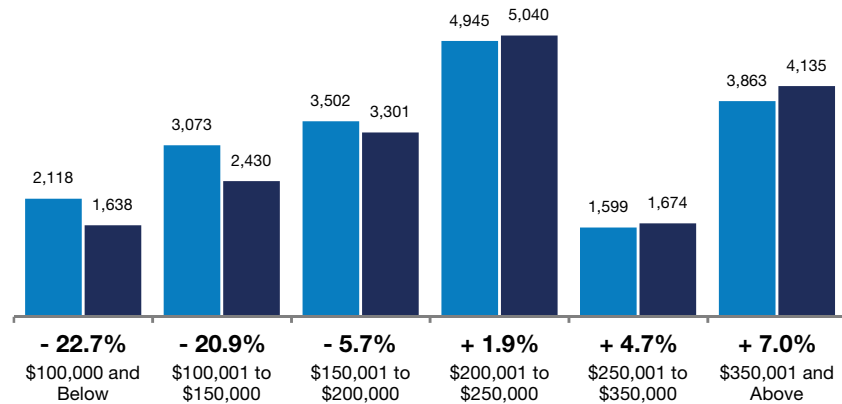
Pending Sales

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



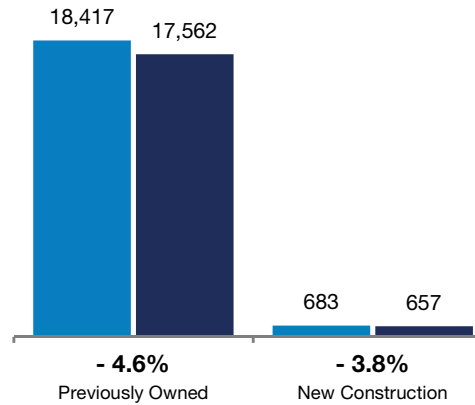
By Price Range

■ 11-2018 ■ 11-2019



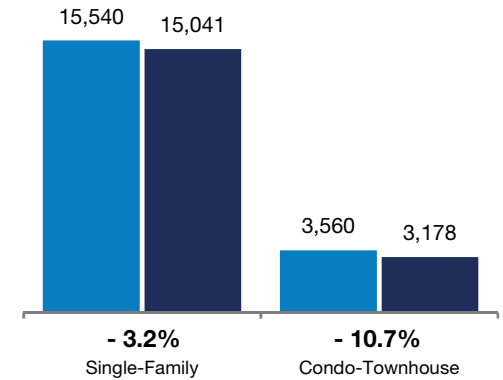
By Construction Status

■ 11-2018 ■ 11-2019



By Property Type

■ 11-2018 ■ 11-2019



All Properties

By Price Range

	11-2018	11-2019	Change
\$100,000 and Below	2,118	1,638	-22.7%
\$100,001 to \$150,000	3,073	2,430	-20.9%
\$150,001 to \$200,000	3,502	3,301	-5.7%
\$200,001 to \$250,000	4,945	5,040	+1.9%
\$250,001 to \$350,000	1,599	1,674	+4.7%
\$350,001 and Above	3,863	4,135	+7.0%
All Price Ranges	19,100	18,219	-4.6%

Single-Family

	11-2018	11-2019	Change
Previously Owned	15,111	14,567	-3.4%
New Construction	463	474	+2.4%
All Single-Family	15,540	15,041	-3.2%

Condo-Townhouse

	11-2018	11-2019	Change
Single-Family	3,340	2,995	-10.3%
Condo-Townhouse	220	183	-16.8%
All Condo-Townhouse	3,560	3,178	-10.7%

By Construction Status

	11-2018	11-2019	Change
Previously Owned	18,417	17,562	-4.6%
New Construction	683	657	-3.8%
All Construction Statuses	19,100	18,219	-4.6%

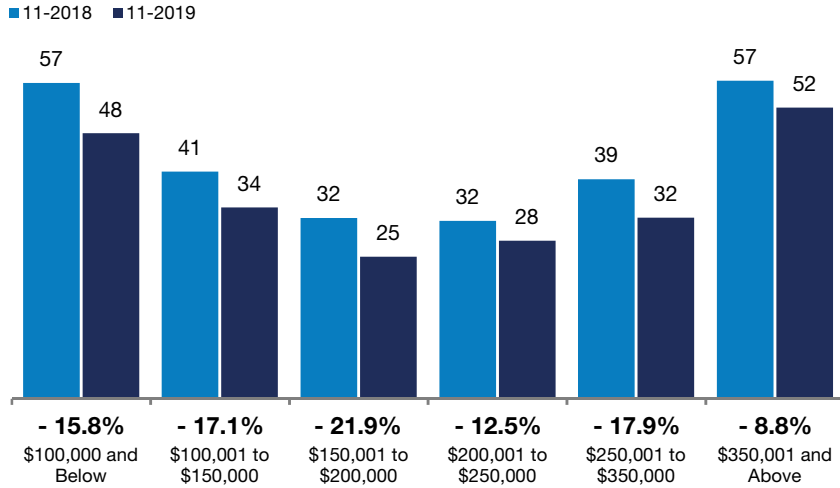
	11-2018	11-2019	Change
Single-Family	15,077	14,567	-3.4%
Condo-Townhouse	463	474	+2.4%
All Single-Family	15,540	15,041	-3.2%

Days on Market Until Sale

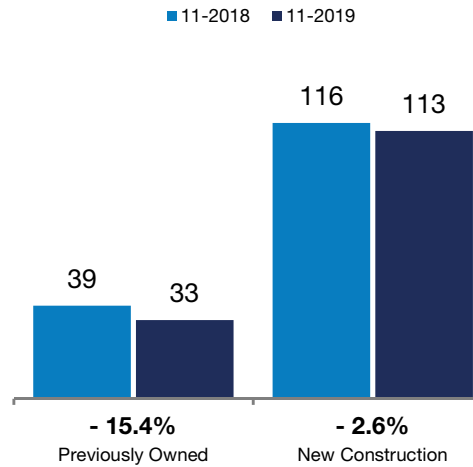
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



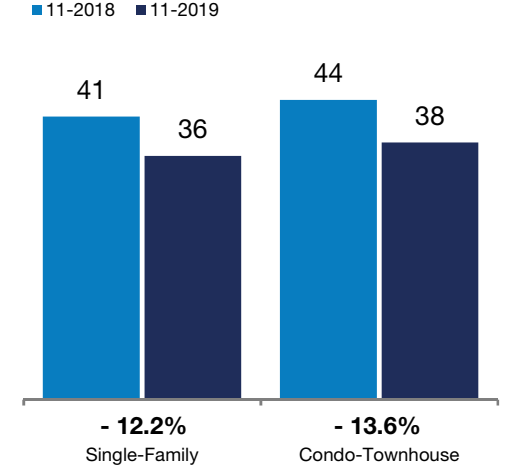
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	11-2018	11-2019	Change
\$100,000 and Below	57	48	- 15.8%
\$100,001 to \$150,000	41	34	- 17.1%
\$150,001 to \$200,000	32	25	- 21.9%
\$200,001 to \$250,000	32	28	- 12.5%
\$250,001 to \$350,000	39	32	- 17.9%
\$350,001 and Above	57	52	- 8.8%
All Price Ranges	42	36	- 14.3%

Single-Family

11-2018	11-2019	Change	11-2018	11-2019	Change
62	51	- 17.7%	44	37	- 15.9%
41	37	- 9.8%	41	27	- 34.1%
32	26	- 18.8%	34	24	- 29.4%
30	27	- 10.0%	42	37	- 11.9%
36	32	- 11.1%	59	41	- 30.5%
56	49	- 12.5%	65	79	+ 21.5%
41	36	- 12.2%	44	38	- 13.6%

Condo-Townhouse

By Construction Status	11-2018	11-2019	Change
Previously Owned	39	33	- 15.4%
New Construction	116	113	- 2.6%
All Construction Statuses	42	36	- 14.3%

11-2018	11-2019	Change	11-2018	11-2019	Change
39	33	- 15.4%	39	31	- 20.5%
113	100	- 11.5%	124	147	+ 18.5%
41	36	- 12.2%	44	38	- 13.6%

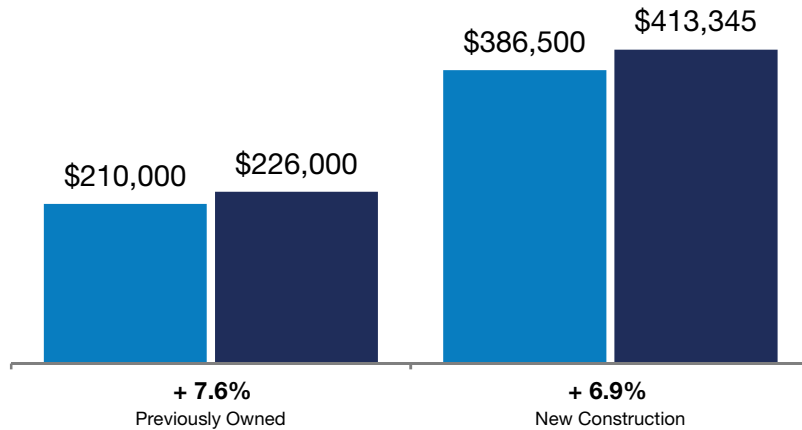
Median Sales Price

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



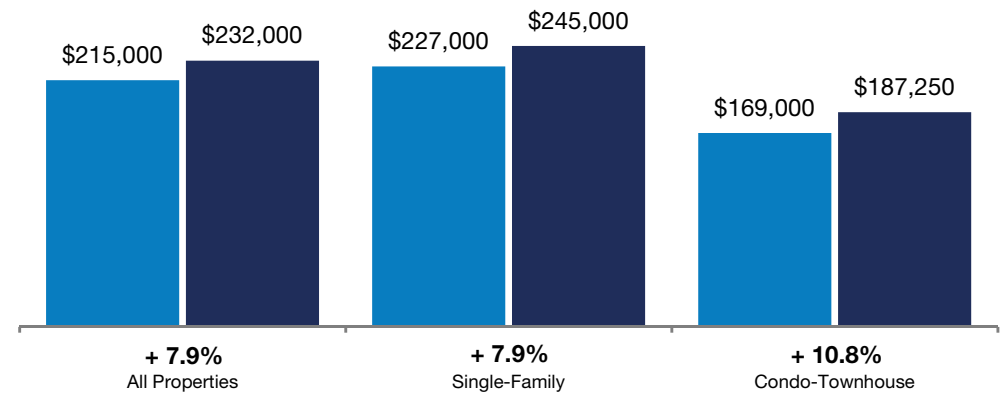
By Construction Status

■ 11-2018 ■ 11-2019



By Property Type

■ 11-2018 ■ 11-2019



All Properties

By Construction Status	11-2018	11-2019	Change
Previously Owned	\$210,000	\$226,000	+ 7.6%
New Construction	\$386,500	\$413,345	+ 6.9%
All Construction Statuses	\$215,000	\$232,000	+ 7.9%

Single-Family

11-2018	11-2019	Change	11-2018	11-2019	Change
\$222,500	\$239,900	+ 7.8%	\$164,160	\$181,550	+ 10.6%
\$410,200	\$433,797	+ 5.8%	\$348,156	\$383,500	+ 10.2%
\$227,000	\$245,000	+ 7.9%	\$169,000	\$187,250	+ 10.8%

Condo-Townhouse

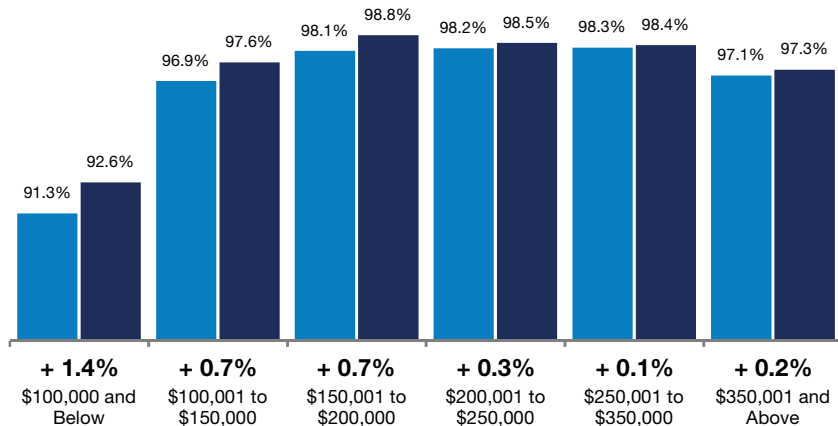
Percent of Original List Price Received

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.**



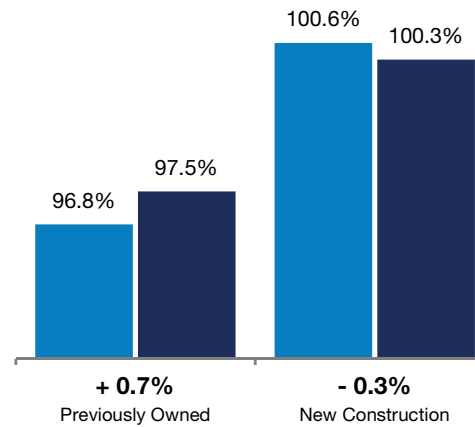
By Price Range

■ 11-2018 ■ 11-2019



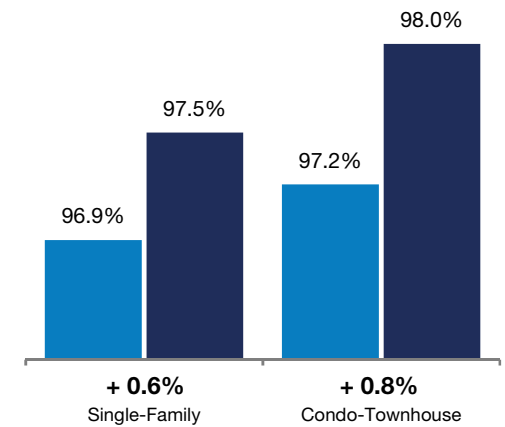
By Construction Status

■ 11-2018 ■ 11-2019



By Property Type

■ 11-2018 ■ 11-2019



All Properties

By Price Range

	11-2018	11-2019	Change
\$100,000 and Below	91.3%	92.6%	+ 1.4%
\$100,001 to \$150,000	96.9%	97.6%	+ 0.7%
\$150,001 to \$200,000	98.1%	98.8%	+ 0.7%
\$200,001 to \$250,000	98.2%	98.5%	+ 0.3%
\$250,001 to \$350,000	98.3%	98.4%	+ 0.1%
\$350,001 and Above	97.1%	97.3%	+ 0.2%
All Price Ranges	97.0%	97.6%	+ 0.6%

Single-Family

	11-2018	11-2019	Change
Previously Owned	96.8%	97.5%	+ 0.7%
New Construction	100.6%	100.3%	- 0.3%
All Construction Statuses	97.0%	97.6%	+ 0.6%

Condo-Townhouse

	11-2018	11-2019	Change
Single-Family	96.9%	97.5%	+ 0.6%
Condo-Townhouse	97.2%	98.0%	+ 0.8%
All Property Types	97.2%	98.0%	+ 0.8%

By Construction Status

	11-2018	11-2019	Change
Previously Owned	96.8%	97.5%	+ 0.7%
New Construction	100.6%	100.3%	- 0.3%
All Construction Statuses	97.0%	97.6%	+ 0.6%

	11-2018	11-2019	Change
Single-Family	96.9%	97.5%	+ 0.6%
Condo-Townhouse	97.2%	98.0%	+ 0.8%
All Property Types	97.2%	98.0%	+ 0.8%

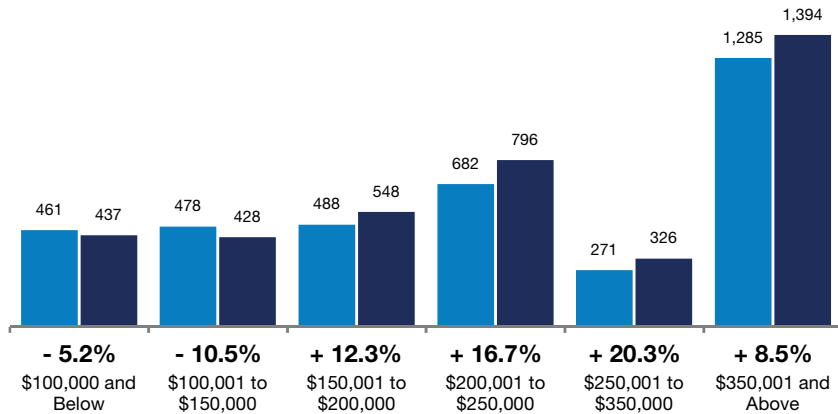
Inventory of Homes for Sale

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



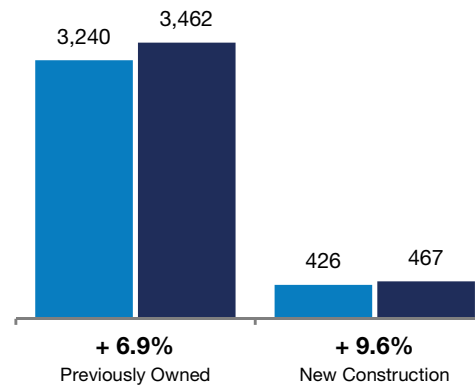
By Price Range

■ 11-2018 ■ 11-2019



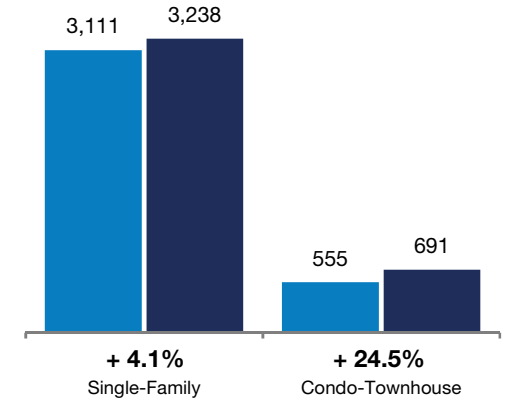
By Construction Status

■ 11-2018 ■ 11-2019



By Property Type

■ 11-2018 ■ 11-2019



All Properties

By Price Range

	11-2018	11-2019	Change
\$100,000 and Below	461	437	- 5.2%
\$100,001 to \$150,000	478	428	- 10.5%
\$150,001 to \$200,000	488	548	+ 12.3%
\$200,001 to \$250,000	682	796	+ 16.7%
\$250,001 to \$350,000	271	326	+ 20.3%
\$350,001 and Above	1,285	1,394	+ 8.5%
All Price Ranges	3,666	3,929	+ 7.2%

Single-Family

	11-2018	11-2019	Change
Single-Family	3,111	3,238	+ 4.1%
Condo-Townhouse	555	691	+ 24.5%

Condo-Townhouse

By Construction Status

	11-2018	11-2019	Change
Previously Owned	3,240	3,462	+ 6.9%
New Construction	426	467	+ 9.6%
All Construction Statuses	3,666	3,929	+ 7.2%

	11-2018	11-2019	Change
Single-Family	2,821	2,944	+ 4.4%
Condo-Townhouse	290	294	+ 1.4%
All Construction Statuses	3,111	3,238	+ 4.1%

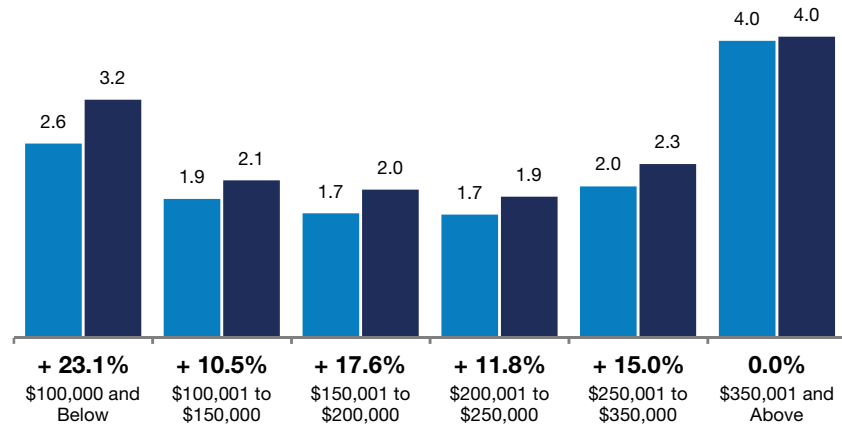
Months Supply of Inventory

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.



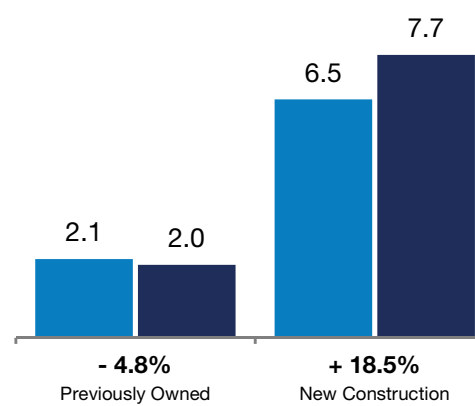
By Price Range

■ 11-2018 ■ 11-2019



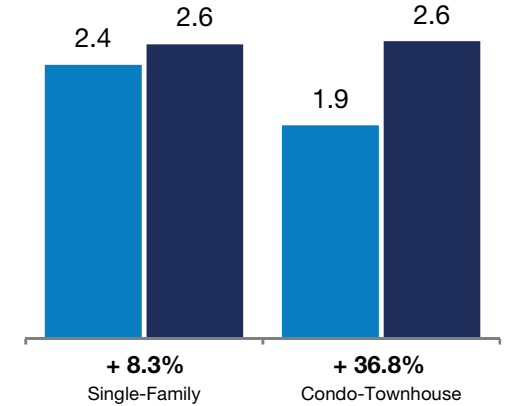
By Construction Status

■ 11-2018 ■ 11-2019



By Property Type

■ 11-2018 ■ 11-2019



All Properties

By Price Range

	11-2018	11-2019	Change
\$100,000 and Below	2.6	3.2	+ 23.1%
\$100,001 to \$150,000	1.9	2.1	+ 10.5%
\$150,001 to \$200,000	1.7	2.0	+ 17.6%
\$200,001 to \$250,000	1.7	1.9	+ 11.8%
\$250,001 to \$350,000	2.0	2.3	+ 15.0%
\$350,001 and Above	4.0	4.0	0.0%
All Price Ranges	2.3	2.6	+ 13.0%

Single-Family

	11-2018	11-2019	Change
3.0	3.7	+ 23.3%	
2.2	2.2	0.0%	
1.8	2.1	+ 16.7%	
1.6	1.8	+ 12.5%	
2.1	2.3	+ 9.5%	
3.9	3.7	- 5.1%	
2.4	2.6	+ 8.3%	

Condo-Townhouse

	11-2018	11-2019	Change
1.6	2.0	+ 25.0%	
1.0	1.7	+ 70.0%	
1.2	1.8	+ 50.0%	
2.2	2.2	0.0%	
1.9	2.4	+ 26.3%	
4.5	6.5	+ 44.4%	
1.9	2.6	+ 36.8%	

By Construction Status

	11-2018	11-2019	Change
Previously Owned	2.1	2.0	- 4.8%
New Construction	6.5	7.7	+ 18.5%
All Construction Statuses	2.3	2.6	+ 13.0%

	11-2018	11-2019	Change
2.2	2.1	- 4.5%	
6.1	7.0	+ 14.8%	
2.4	2.6	+ 8.3%	