



Housing Supply Overview



December 2019

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

Quick Facts

+ 8.4%

- 1.9%

- 1.9%

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



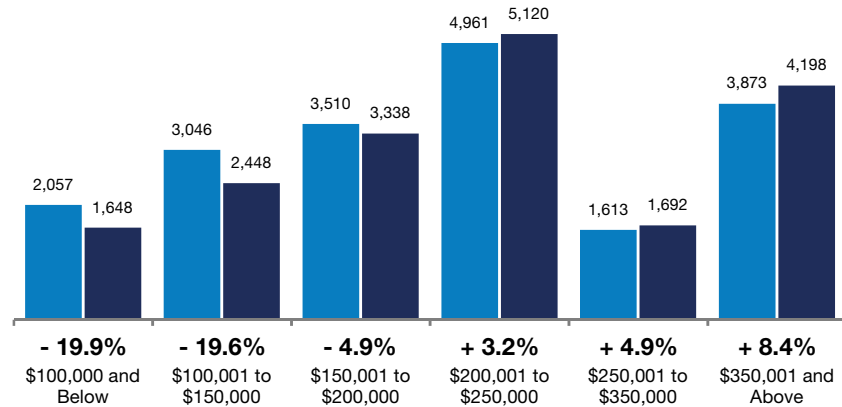
Pending Sales

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



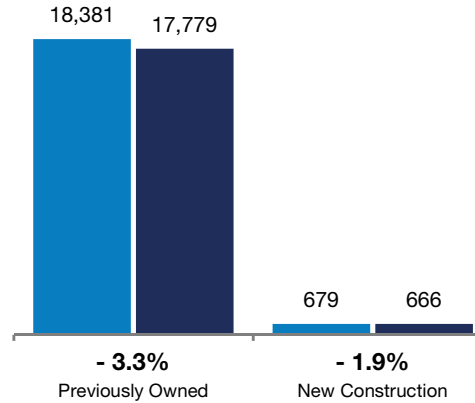
By Price Range

■ 12-2018 ■ 12-2019



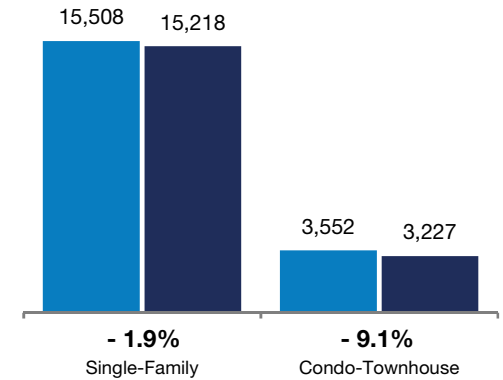
By Construction Status

■ 12-2018 ■ 12-2019



By Property Type

■ 12-2018 ■ 12-2019



All Properties

By Price Range

	12-2018	12-2019	Change
\$100,000 and Below	2,057	1,648	- 19.9%
\$100,001 to \$150,000	3,046	2,448	- 19.6%
\$150,001 to \$200,000	3,510	3,338	- 4.9%
\$200,001 to \$250,000	4,961	5,120	+ 3.2%
\$250,001 to \$350,000	1,613	1,692	+ 4.9%
\$350,001 and Above	3,873	4,198	+ 8.4%
All Price Ranges	19,060	18,445	- 3.2%

Single-Family

	12-2018	12-2019	Change
\$100,000 and Below	1,464	1,187	- 18.9%
\$100,001 to \$150,000	2,266	1,851	- 18.3%
\$150,001 to \$200,000	2,732	2,608	- 4.5%
\$200,001 to \$250,000	4,205	4,279	+ 1.8%
\$250,001 to \$350,000	1,367	1,545	+ 13.0%
\$350,001 and Above	3,474	3,747	+ 7.9%
All Price Ranges	15,508	15,218	- 1.9%

Condo-Townhouse

	12-2018	12-2019	Change
\$100,000 and Below	593	461	- 22.3%
\$100,001 to \$150,000	780	597	- 23.5%
\$150,001 to \$200,000	778	730	- 6.2%
\$200,001 to \$250,000	756	841	+ 11.2%
\$250,001 to \$350,000	246	147	- 40.2%
\$350,001 and Above	399	451	+ 13.0%
All Price Ranges	3,552	3,227	- 9.1%

By Construction Status

	12-2018	12-2019	Change
Previously Owned	18,381	17,779	- 3.3%
New Construction	679	666	- 1.9%
All Construction Statuses	19,060	18,445	- 3.2%

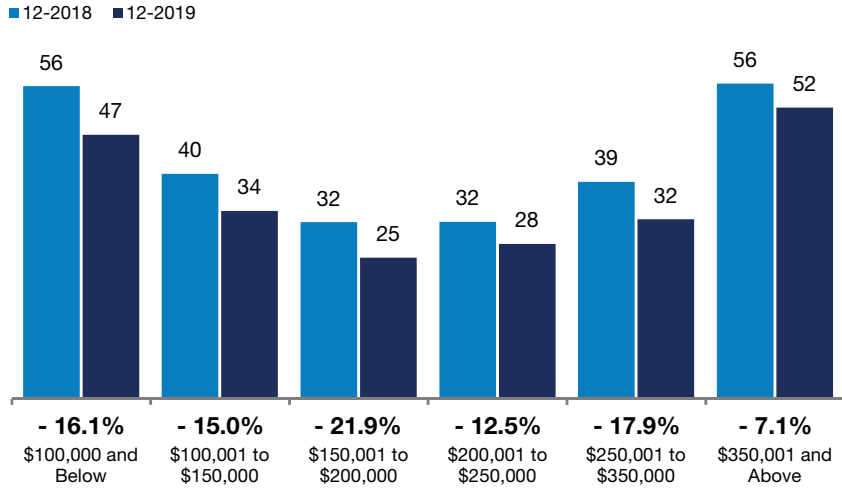
	12-2018	12-2019	Change
Previously Owned	15,051	14,734	- 2.1%
New Construction	457	484	+ 5.9%
All Construction Statuses	15,508	15,218	- 1.9%

Days on Market Until Sale

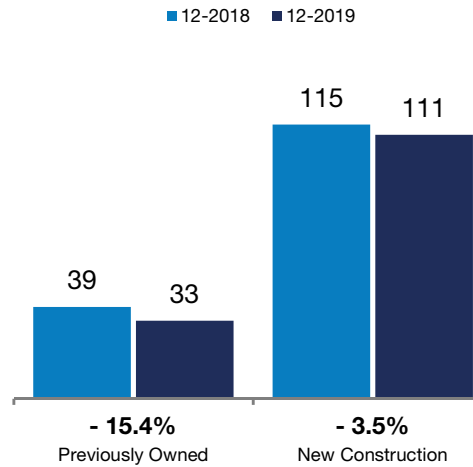
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



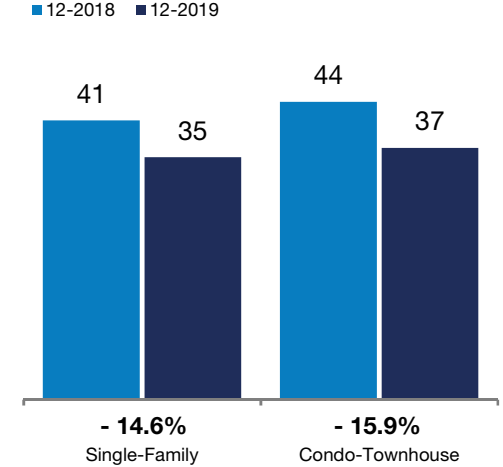
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	12-2018	12-2019	Change
\$100,000 and Below	56	47	-16.1%
\$100,001 to \$150,000	40	34	-15.0%
\$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	56	52	-7.1%
All Price Ranges	41	36	-12.2%

Single-Family

12-2018	12-2019	Change	12-2018	12-2019	Change
61	51	-16.4%	43	37	-14.0%
40	36	-10.0%	40	25	-37.5%
31	25	-19.4%	33	25	-24.2%
30	27	-10.0%	43	34	-20.9%
36	31	-13.9%	59	40	-32.2%
56	49	-12.5%	65	79	+21.5%
41	35	-14.6%	44	37	-15.9%

Condo-Townhouse

By Construction Status	12-2018	12-2019	Change
Previously Owned	39	33	-15.4%
New Construction	115	111	-3.5%
All Construction Statuses	41	36	-12.2%

12-2018	12-2019	Change	12-2018	12-2019	Change
39	33	-15.4%	39	31	-20.5%
109	101	-7.3%	132	140	+6.1%
41	35	-14.6%	44	37	-15.9%

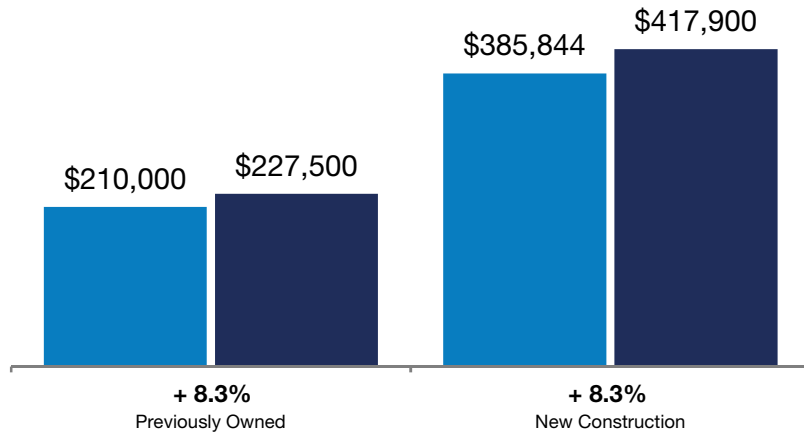
Median Sales Price

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



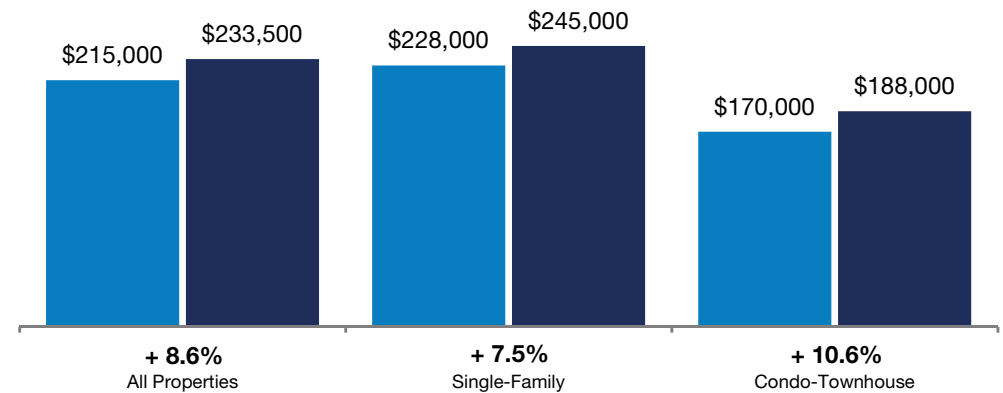
By Construction Status

■ 12-2018 ■ 12-2019



By Property Type

■ 12-2018 ■ 12-2019



All Properties

By Construction Status	12-2018	12-2019	Change
Previously Owned	\$210,000	\$227,500	+ 8.3%
New Construction	\$385,844	\$417,900	+ 8.3%
All Construction Statuses	\$215,000	\$233,500	+ 8.6%

Single-Family

12-2018	12-2019	Change	12-2018	12-2019	Change
\$223,500	\$240,000	+ 7.4%	\$165,000	\$182,000	+ 10.3%
\$412,900	\$434,777	+ 5.3%	\$347,400	\$394,855	+ 13.7%
\$228,000	\$245,000	+ 7.5%	\$170,000	\$188,000	+ 10.6%

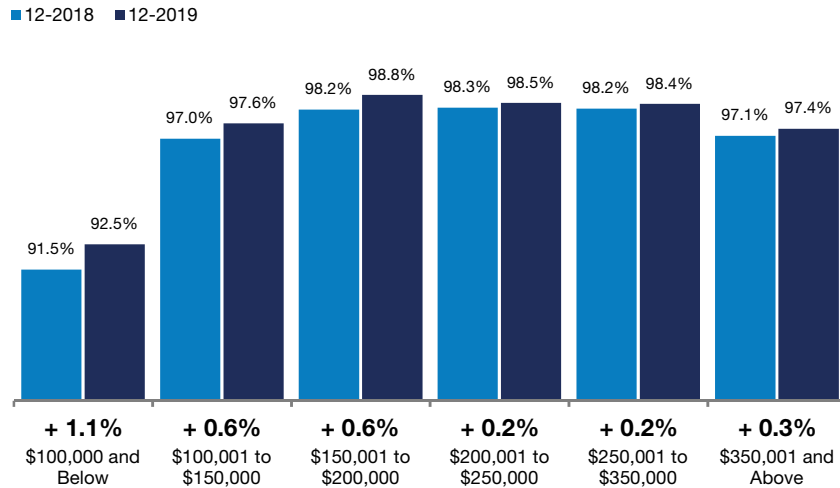
Condo-Townhouse

Percent of Original List Price Received

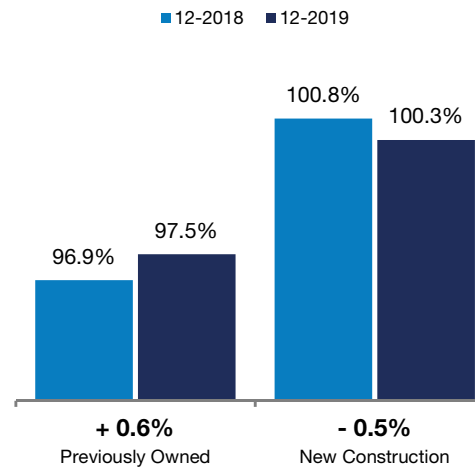
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



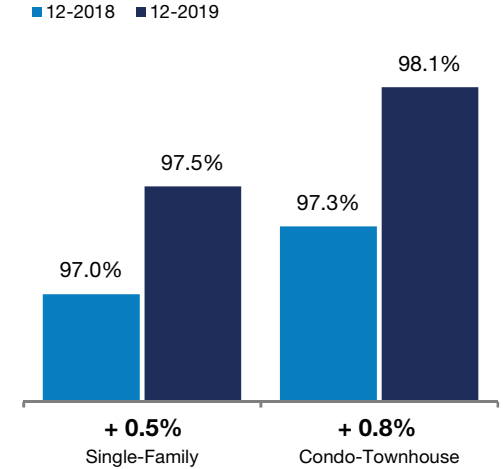
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	12-2018	12-2019	Change
\$100,000 and Below	91.5%	92.5%	+ 1.1%
\$100,001 to \$150,000	97.0%	97.6%	+ 0.6%
\$150,001 to \$200,000	98.2%	98.8%	+ 0.6%
\$200,001 to \$250,000	98.3%	98.5%	+ 0.2%
\$250,001 to \$350,000	98.2%	98.4%	+ 0.2%
\$350,001 and Above	97.1%	97.4%	+ 0.3%
All Price Ranges	97.0%	97.6%	+ 0.6%

Single-Family

12-2018	12-2019	Change	12-2018	12-2019	Change
90.6%	91.5%	+ 1.0%	93.7%	95.2%	+ 1.6%
96.8%	97.3%	+ 0.5%	97.5%	98.5%	+ 1.0%
98.1%	98.8%	+ 0.7%	98.5%	98.8%	+ 0.3%
98.3%	98.5%	+ 0.2%	98.1%	98.3%	+ 0.2%
98.3%	98.4%	+ 0.1%	98.0%	98.1%	+ 0.1%
96.9%	97.2%	+ 0.3%	98.5%	98.5%	0.0%
97.0%	97.5%	+ 0.5%	97.3%	98.1%	+ 0.8%

Condo-Townhouse

By Construction Status	12-2018	12-2019	Change
Previously Owned	96.9%	97.5%	+ 0.6%
New Construction	100.8%	100.3%	- 0.5%
All Construction Statuses	97.0%	97.6%	+ 0.6%

12-2018	12-2019	Change	12-2018	12-2019	Change
96.9%	97.5%	+ 0.6%	97.0%	97.8%	+ 0.8%
99.8%	99.2%	- 0.6%	103.2%	103.4%	+ 0.2%
97.0%	97.5%	+ 0.5%	97.3%	98.1%	+ 0.8%

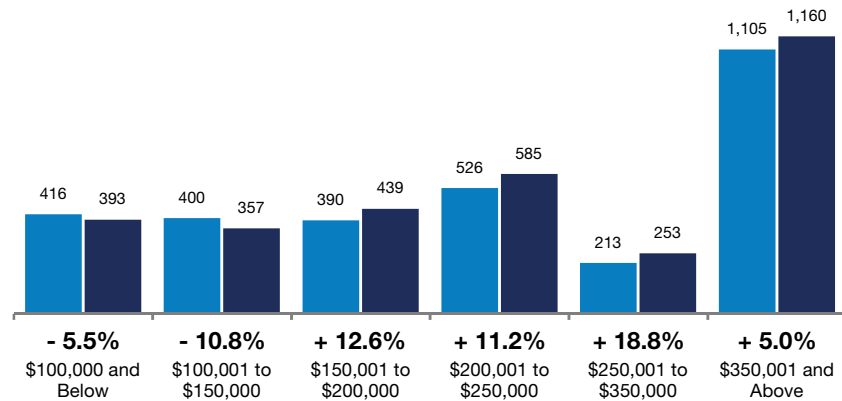
Inventory of Homes for Sale

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



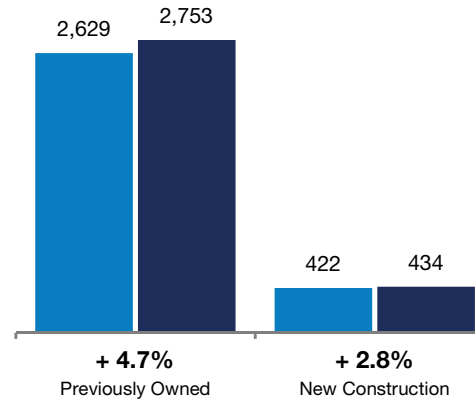
By Price Range

■ 12-2018 ■ 12-2019



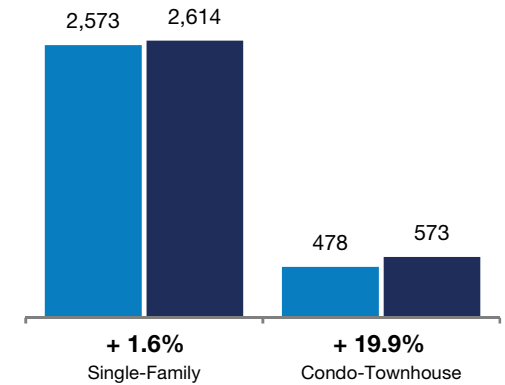
By Construction Status

■ 12-2018 ■ 12-2019



By Property Type

■ 12-2018 ■ 12-2019



All Properties

By Price Range

	12-2018	12-2019	Change
\$100,000 and Below	416	393	- 5.5%
\$100,001 to \$150,000	400	357	- 10.8%
\$150,001 to \$200,000	390	439	+ 12.6%
\$200,001 to \$250,000	526	585	+ 11.2%
\$250,001 to \$350,000	213	253	+ 18.8%
\$350,001 and Above	1,105	1,160	+ 5.0%
All Price Ranges	3,051	3,187	+ 4.5%

Single-Family

	12-2018	12-2019	Change
Previously Owned	2,279	2,354	+ 3.3%
New Construction	294	260	- 11.6%
All Single-Family	2,573	2,614	+ 1.6%

Condo-Townhouse

	12-2018	12-2019	Change
Single-Family	350	399	+ 14.0%
Condo-Townhouse	128	174	+ 35.9%
All Condo-Townhouse	478	573	+ 19.9%

By Construction Status

	12-2018	12-2019	Change
Previously Owned	2,629	2,753	+ 4.7%
New Construction	422	434	+ 2.8%
All Construction Statuses	3,051	3,187	+ 4.5%

	12-2018	12-2019	Change
Single-Family	2,279	2,354	+ 3.3%
Condo-Townhouse	128	174	+ 35.9%
All Property Types	2,573	2,614	+ 1.6%

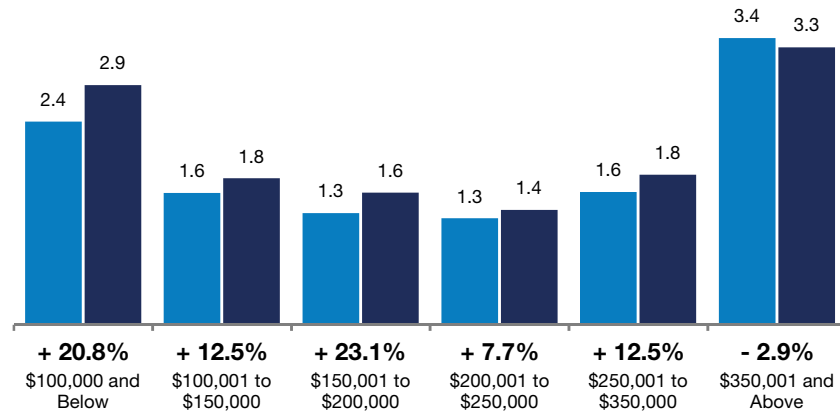
Months Supply of Inventory

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.



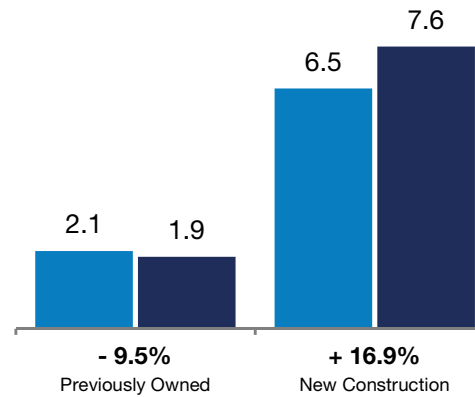
By Price Range

■ 12-2018 ■ 12-2019



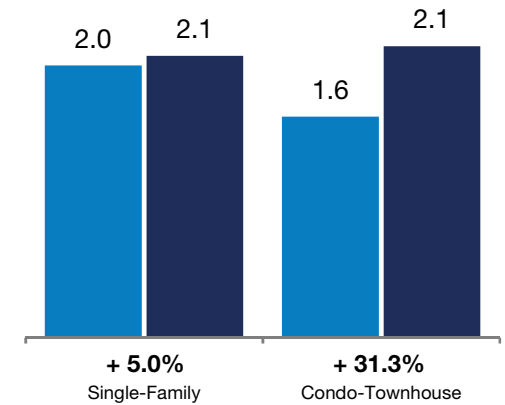
By Construction Status

■ 12-2018 ■ 12-2019



By Property Type

■ 12-2018 ■ 12-2019



All Properties

By Price Range

	12-2018	12-2019	Change
\$100,000 and Below	2.4	2.9	+ 20.8%
\$100,001 to \$150,000	1.6	1.8	+ 12.5%
\$150,001 to \$200,000	1.3	1.6	+ 23.1%
\$200,001 to \$250,000	1.3	1.4	+ 7.7%
\$250,001 to \$350,000	1.6	1.8	+ 12.5%
\$350,001 and Above	3.4	3.3	- 2.9%
All Price Ranges	1.9	2.1	+ 10.5%

Single-Family

	12-2018	12-2019	Change
Previously Owned	2.1	1.9	- 9.5%
New Construction	6.5	7.6	+ 16.9%
All Construction Statuses	1.9	2.1	+ 10.5%

Condo-Townhouse

	12-2018	12-2019	Change
Single-Family	2.0	2.1	+ 5.0%
Condo-Townhouse	1.6	2.1	+ 31.3%

By Construction Status

	12-2018	12-2019	Change
Previously Owned	2.1	1.9	- 9.5%
New Construction	6.5	7.6	+ 16.9%
All Construction Statuses	1.9	2.1	+ 10.5%

	12-2018	12-2019	Change
Single-Family	2.2	2.1	- 4.5%
Condo-Townhouse	6.2	6.8	+ 9.7%
All Construction Statuses	2.0	2.1	+ 5.0%