



# Housing Supply Overview



## January 2020

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

## Quick Facts

**+ 7.7%**

**- 0.9%**

**- 2.8%**

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	<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>



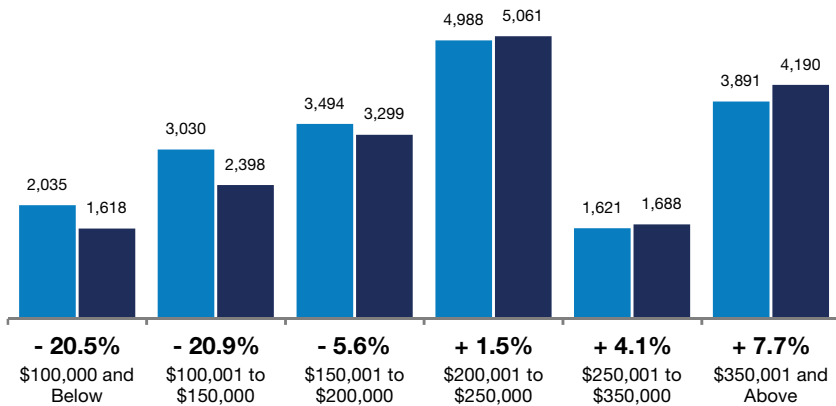
# Pending Sales

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



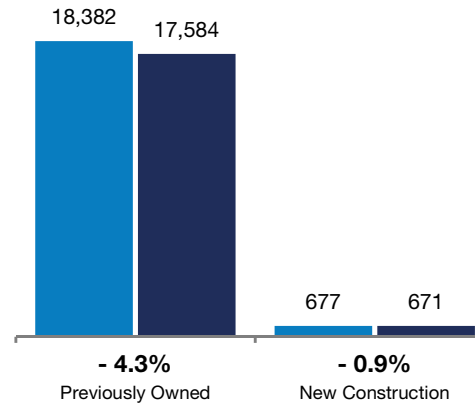
## By Price Range

■ 1-2019 ■ 1-2020



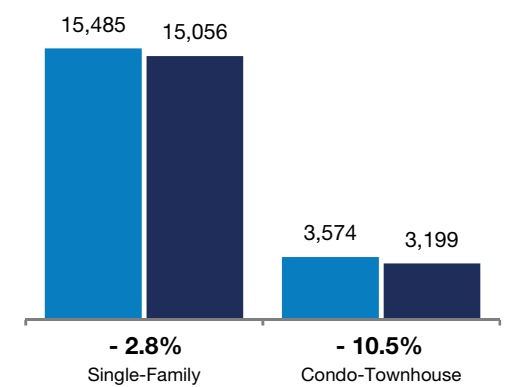
## By Construction Status

■ 1-2019 ■ 1-2020



## By Property Type

■ 1-2019 ■ 1-2020



### All Properties

#### By Price Range

	1-2019	1-2020	Change
\$100,000 and Below	2,035	1,618	- 20.5%
\$100,001 to \$150,000	3,030	2,398	- 20.9%
\$150,001 to \$200,000	3,494	3,299	- 5.6%
\$200,001 to \$250,000	4,988	5,061	+ 1.5%
\$250,001 to \$350,000	1,621	1,688	+ 4.1%
\$350,001 and Above	3,891	4,190	+ 7.7%
<b>All Price Ranges</b>	<b>19,059</b>	<b>18,255</b>	<b>- 4.2%</b>

### Single-Family

	1-2019	1-2020	Change
Previously Owned	14,443	1,160	- 19.6%
New Construction	2,245	1,817	- 19.1%
Single-Family	2,715	2,576	- 5.1%
Condo-Townhouse	4,230	4,218	- 0.3%
Single-Family	1,374	1,541	+ 12.2%
Condo-Townhouse	3,478	3,743	+ 7.6%
<b>All Single-Family</b>	<b>15,485</b>	<b>15,056</b>	<b>- 2.8%</b>

### Condo-Townhouse

	1-2019	1-2020	Change
Single-Family	592	458	- 22.6%
Condo-Townhouse	785	581	- 26.0%
Single-Family	779	723	- 7.2%
Condo-Townhouse	758	843	+ 11.2%
Single-Family	247	147	- 40.5%
Condo-Townhouse	413	447	+ 8.2%
<b>All Condo-Townhouse</b>	<b>3,574</b>	<b>3,199</b>	<b>- 10.5%</b>

#### By Construction Status

	1-2019	1-2020	Change
Previously Owned	18,382	17,584	- 4.3%
New Construction	677	671	- 0.9%
<b>All Construction Statuses</b>	<b>19,059</b>	<b>18,255</b>	<b>- 4.2%</b>

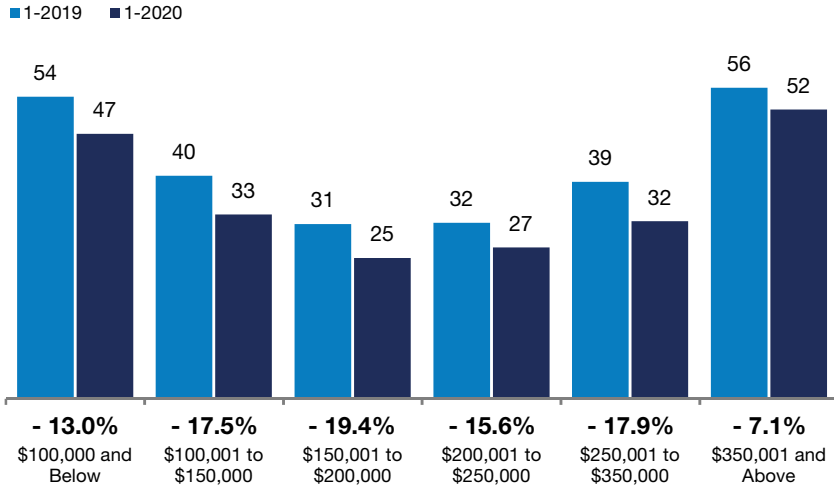
	1-2019	1-2020	Change
Single-Family	15,039	14,560	- 3.2%
Condo-Townhouse	446	496	+ 11.2%
<b>All Single-Family</b>	<b>15,485</b>	<b>15,056</b>	<b>- 2.8%</b>

# Days on Market Until Sale

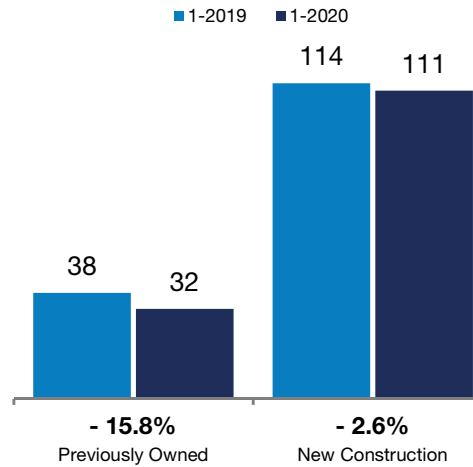
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



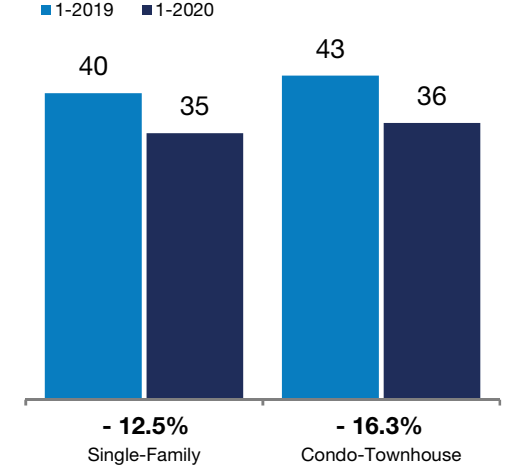
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	1-2019	1-2020	Change
\$100,000 and Below	54	47	-13.0%
\$100,001 to \$150,000	40	33	-17.5%
\$150,001 to \$200,000	31	25	-19.4%
\$200,001 to \$250,000	32	27	-15.6%
\$250,001 to \$350,000	39	32	-17.9%
\$350,001 and Above	56	52	-7.1%
<b>All Price Ranges</b>	<b>41</b>	<b>35</b>	<b>-14.6%</b>

### Single-Family

1-2019	1-2020	Change	1-2019	1-2020	Change
59	52	-11.9%	42	36	-14.3%
40	36	-10.0%	39	25	-35.9%
31	25	-19.4%	33	24	-27.3%
29	26	-10.3%	43	33	-23.3%
36	31	-13.9%	58	37	-36.2%
55	48	-12.7%	61	82	+34.4%
<b>40</b>	<b>35</b>	<b>-12.5%</b>	<b>43</b>	<b>36</b>	<b>-16.3%</b>

### Condo-Townhouse

By Construction Status	1-2019	1-2020	Change
Previously Owned	38	32	-15.8%
New Construction	114	111	-2.6%
<b>All Construction Statuses</b>	<b>41</b>	<b>35</b>	<b>-14.6%</b>

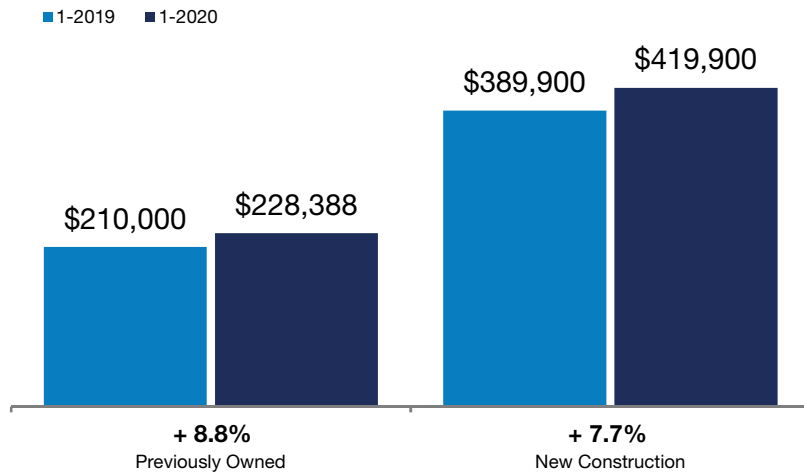
1-2019	1-2020	Change	1-2019	1-2020	Change
38	33	-13.2%	38	30	-21.1%
108	100	-7.4%	128	145	+13.3%
<b>40</b>	<b>35</b>	<b>-12.5%</b>	<b>43</b>	<b>36</b>	<b>-16.3%</b>

# Median Sales Price

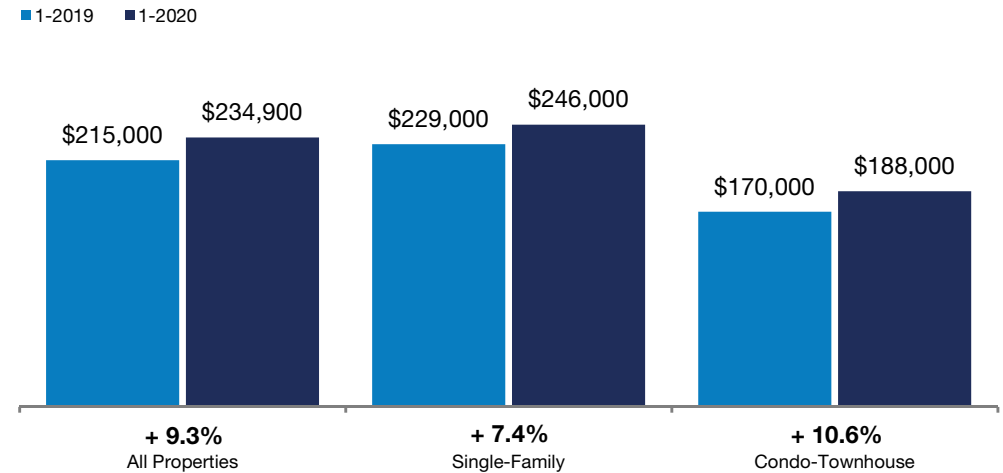
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



## By Construction Status



## By Property Type



### All Properties

By Construction Status	1-2019	1-2020	Change
Previously Owned	\$210,000	\$228,388	+ 8.8%
New Construction	\$389,900	\$419,900	+ 7.7%
<b>All Construction Statuses</b>	<b>\$215,000</b>	<b>\$234,900</b>	<b>+ 9.3%</b>

### Single-Family

1-2019	1-2020	Change	1-2019	1-2020	Change
\$224,900	\$240,000	+ 6.7%	\$165,000	\$183,000	+ 10.9%
\$419,950	\$434,839	+ 3.5%	\$347,400	\$397,800	+ 14.5%
<b>\$229,000</b>	<b>\$246,000</b>	<b>+ 7.4%</b>	<b>\$170,000</b>	<b>\$188,000</b>	<b>+ 10.6%</b>

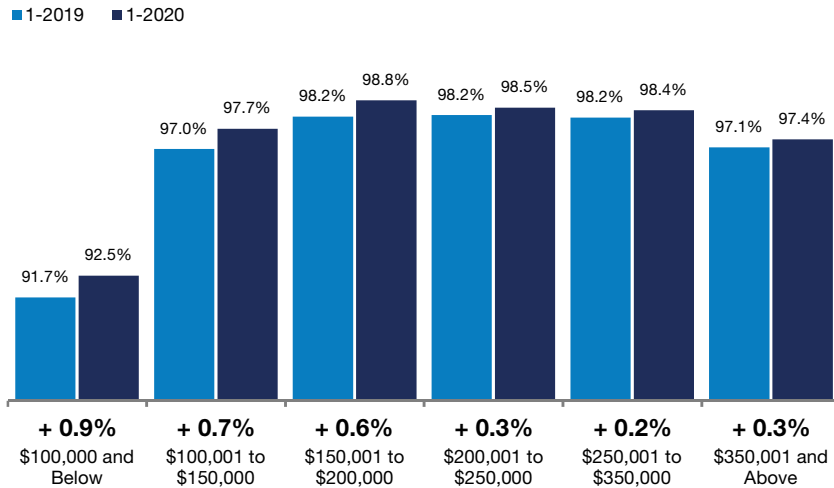
### Condo-Townhouse

# Percent of Original List Price Received

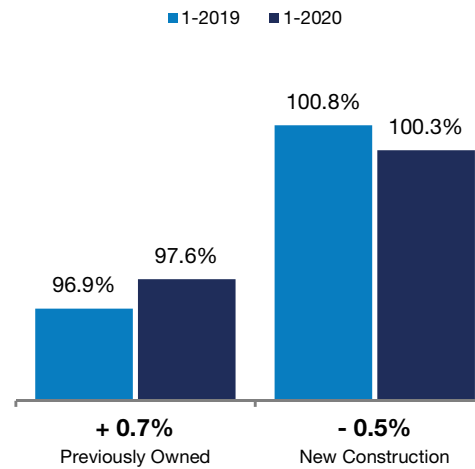
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



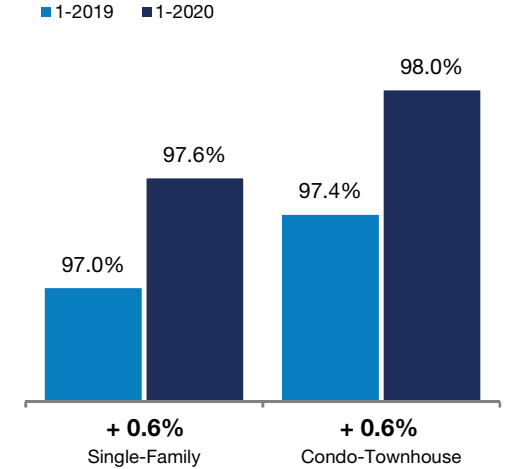
## By Price Range



## By Construction Status



## By Property Type



## All Properties

By Price Range	1-2019	1-2020	Change
\$100,000 and Below	91.7%	92.5%	+ 0.9%
\$100,001 to \$150,000	97.0%	97.7%	+ 0.7%
\$150,001 to \$200,000	98.2%	98.8%	+ 0.6%
\$200,001 to \$250,000	98.2%	98.5%	+ 0.3%
\$250,001 to \$350,000	98.2%	98.4%	+ 0.2%
\$350,001 and Above	97.1%	97.4%	+ 0.3%
<b>All Price Ranges</b>	<b>97.1%</b>	<b>97.7%</b>	<b>+ 0.6%</b>

## Single-Family

1-2019	1-2020	Change	1-2019	1-2020	Change
90.8%	91.5%	+ 0.8%	93.9%	95.0%	+ 1.2%
96.9%	97.5%	+ 0.6%	97.5%	98.6%	+ 1.1%
98.1%	98.8%	+ 0.7%	98.5%	98.8%	+ 0.3%
98.3%	98.5%	+ 0.2%	98.1%	98.4%	+ 0.3%
98.2%	98.4%	+ 0.2%	97.8%	98.3%	+ 0.5%
96.9%	97.3%	+ 0.4%	98.8%	98.4%	- 0.4%
<b>97.0%</b>	<b>97.6%</b>	<b>+ 0.6%</b>	<b>97.4%</b>	<b>98.0%</b>	<b>+ 0.6%</b>

## Condo-Townhouse

By Construction Status	1-2019	1-2020	Change
Previously Owned	96.9%	97.6%	+ 0.7%
New Construction	100.8%	100.3%	- 0.5%
<b>All Construction Statuses</b>	<b>97.1%</b>	<b>97.7%</b>	<b>+ 0.6%</b>

1-2019	1-2020	Change	1-2019	1-2020	Change
96.9%	97.5%	+ 0.6%	97.1%	97.7%	+ 0.6%
99.8%	99.2%	- 0.6%	103.1%	103.4%	+ 0.3%
<b>97.0%</b>	<b>97.6%</b>	<b>+ 0.6%</b>	<b>97.4%</b>	<b>98.0%</b>	<b>+ 0.6%</b>

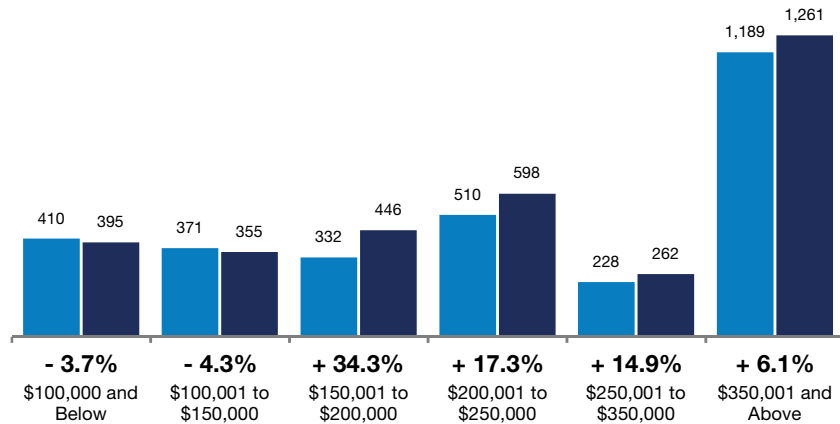
# Inventory of Homes for Sale

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



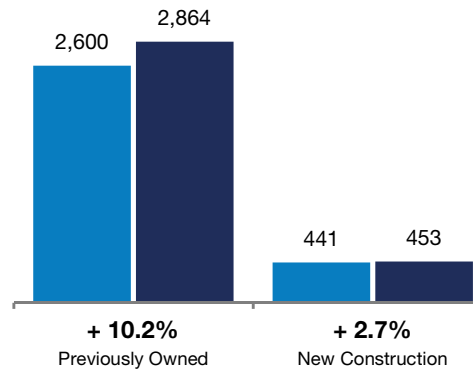
## By Price Range

■ 1-2019 ■ 1-2020



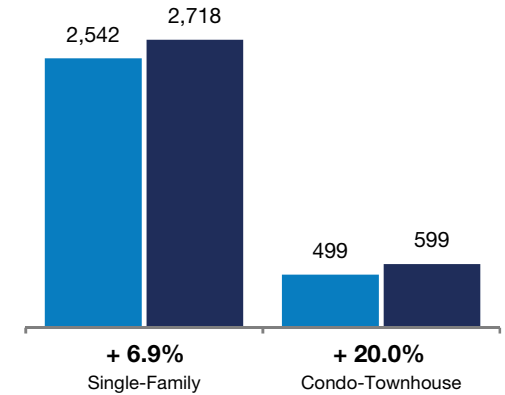
## By Construction Status

■ 1-2019 ■ 1-2020



## By Property Type

■ 1-2019 ■ 1-2020



### All Properties

#### By Price Range

	1-2019	1-2020	Change
\$100,000 and Below	410	395	- 3.7%
\$100,001 to \$150,000	371	355	- 4.3%
\$150,001 to \$200,000	332	446	+ 34.3%
\$200,001 to \$250,000	510	598	+ 17.3%
\$250,001 to \$350,000	228	262	+ 14.9%
\$350,001 and Above	1,189	1,261	+ 6.1%
<b>All Price Ranges</b>	<b>3,041</b>	<b>3,317</b>	<b>+ 9.1%</b>

### Single-Family

	1-2019	1-2020	Change
Previously Owned	2,600	2,864	+ 10.2%
New Construction	441	453	+ 2.7%
<b>All Single-Family</b>	<b>2,542</b>	<b>2,718</b>	<b>+ 6.9%</b>

### Condo-Townhouse

	1-2019	1-2020	Change
Single-Family	2,542	2,718	+ 6.9%
Condo-Townhouse	499	599	+ 20.0%
<b>All Condo-Townhouse</b>	<b>499</b>	<b>599</b>	<b>+ 20.0%</b>

#### By Construction Status

	1-2019	1-2020	Change
Previously Owned	2,600	2,864	+ 10.2%
New Construction	441	453	+ 2.7%
<b>All Construction Statuses</b>	<b>3,041</b>	<b>3,317</b>	<b>+ 9.1%</b>

	1-2019	1-2020	Change
Single-Family	2,242	2,432	+ 8.5%
Condo-Townhouse	300	286	- 4.7%
<b>All Single-Family</b>	<b>2,542</b>	<b>2,718</b>	<b>+ 6.9%</b>
<b>All Condo-Townhouse</b>	<b>499</b>	<b>599</b>	<b>+ 20.0%</b>

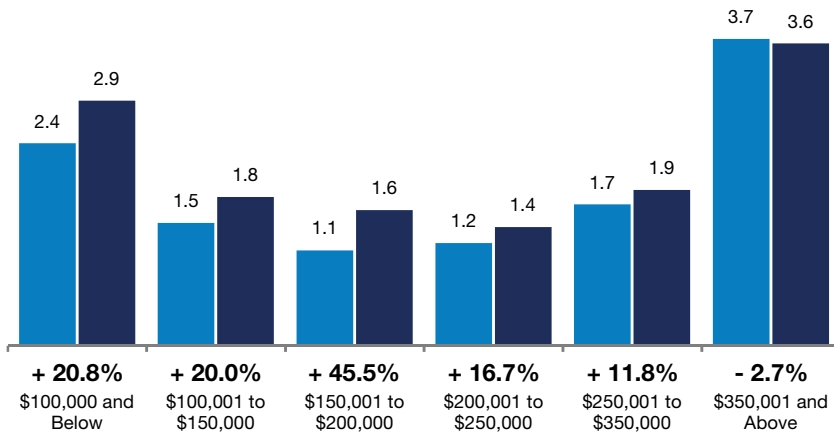
# Months Supply of Inventory

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.



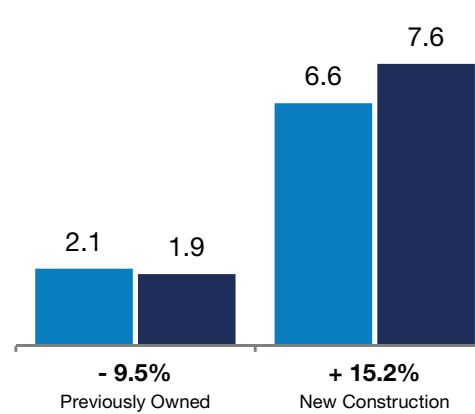
## By Price Range

■ 1-2019 ■ 1-2020



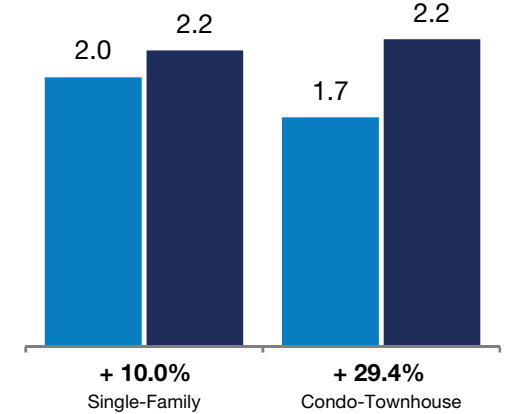
## By Construction Status

■ 1-2019 ■ 1-2020



## By Property Type

■ 1-2019 ■ 1-2020



### All Properties

#### By Price Range

	1-2019	1-2020	Change
\$100,000 and Below	2.4	2.9	+ 20.8%
\$100,001 to \$150,000	1.5	1.8	+ 20.0%
\$150,001 to \$200,000	1.1	1.6	+ 45.5%
\$200,001 to \$250,000	1.2	1.4	+ 16.7%
\$250,001 to \$350,000	1.7	1.9	+ 11.8%
\$350,001 and Above	3.7	3.6	- 2.7%
<b>All Price Ranges</b>	<b>1.9</b>	<b>2.2</b>	<b>+ 15.8%</b>

### Single-Family

	1-2019	1-2020	Change
Previously Owned	2.1	1.9	- 9.5%
New Construction	6.6	7.6	+ 15.2%
<b>All Construction Statuses</b>	<b>1.9</b>	<b>2.2</b>	<b>+ 15.8%</b>

### Condo-Townhouse

	1-2019	1-2020	Change
Single-Family	2.0	2.2	+ 10.0%
Condo-Townhouse	1.7	2.2	+ 29.4%
<b>All Property Types</b>	<b>1.7</b>	<b>2.2</b>	<b>+ 29.4%</b>

#### By Construction Status

	1-2019	1-2020	Change
Previously Owned	2.1	1.9	- 9.5%
New Construction	6.6	7.6	+ 15.2%
<b>All Construction Statuses</b>	<b>1.9</b>	<b>2.2</b>	<b>+ 15.8%</b>

	1-2019	1-2020	Change
Single-Family	2.2	2.0	- 9.1%
Condo-Townhouse	1.7	1.5	- 11.8%
<b>All Property Types</b>	<b>1.7</b>	<b>1.5</b>	<b>- 11.8%</b>