



Housing Supply Overview



February 2020

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

Quick Facts

+ 8.1%

+ 8.9%

- 2.4%

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



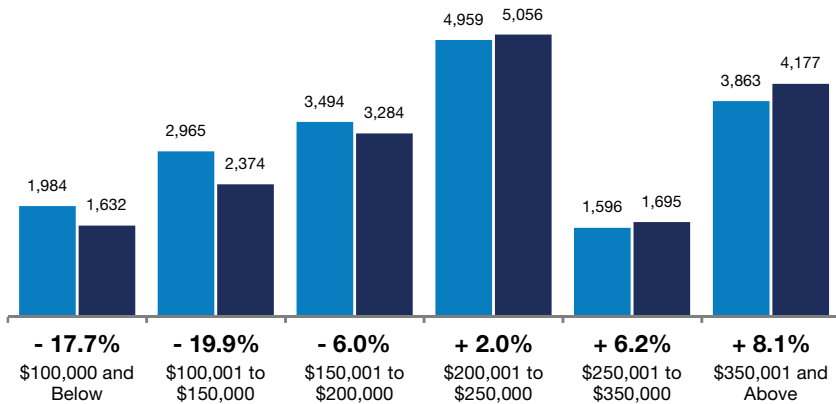
Pending Sales

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



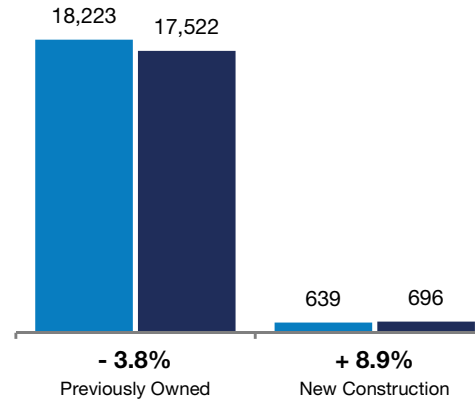
By Price Range

■ 2-2019 ■ 2-2020



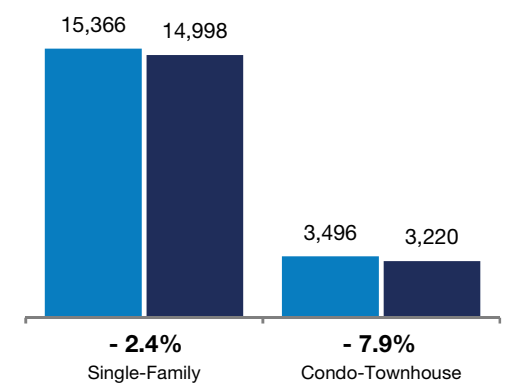
By Construction Status

■ 2-2019 ■ 2-2020



By Property Type

■ 2-2019 ■ 2-2020



All Properties

By Price Range

	2-2019	2-2020	Change
\$100,000 and Below	1,984	1,632	-17.7%
\$100,001 to \$150,000	2,965	2,374	-19.9%
\$150,001 to \$200,000	3,494	3,284	-6.0%
\$200,001 to \$250,000	4,959	5,056	+2.0%
\$250,001 to \$350,000	1,596	1,695	+6.2%
\$350,001 and Above	3,863	4,177	+8.1%
All Price Ranges	18,862	18,218	-3.4%

Single-Family

	2-2019	2-2020	Change
\$100,000 and Below	1,410	1,176	-16.6%
\$100,001 to \$150,000	2,202	1,794	-18.5%
\$150,001 to \$200,000	2,712	2,563	-5.5%
\$200,001 to \$250,000	4,197	4,205	+0.2%
\$250,001 to \$350,000	1,372	1,545	+12.6%
\$350,001 and Above	3,472	3,715	+7.0%
All Price Ranges	15,366	14,998	-2.4%

Condo-Townhouse

	2-2019	2-2020	Change
\$100,000 and Below	574	456	-20.6%
\$100,001 to \$150,000	763	580	-24.0%
\$150,001 to \$200,000	782	721	-7.8%
\$200,001 to \$250,000	762	851	+11.7%
\$250,001 to \$350,000	224	150	-33.0%
\$350,001 and Above	391	462	+18.2%
All Price Ranges	3,496	3,220	-7.9%

By Construction Status

	2-2019	2-2020	Change
Previously Owned	18,223	17,522	-3.8%
New Construction	639	696	+8.9%
All Construction Statuses	18,862	18,218	-3.4%

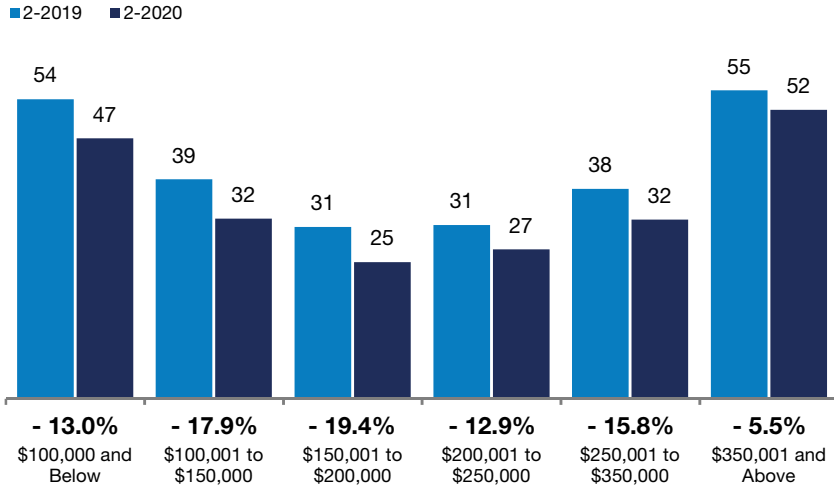
	2-2019	2-2020	Change
Previously Owned	14,916	14,492	-2.8%
New Construction	450	506	+12.4%
All Construction Statuses	15,366	14,998	-2.4%

Days on Market Until Sale

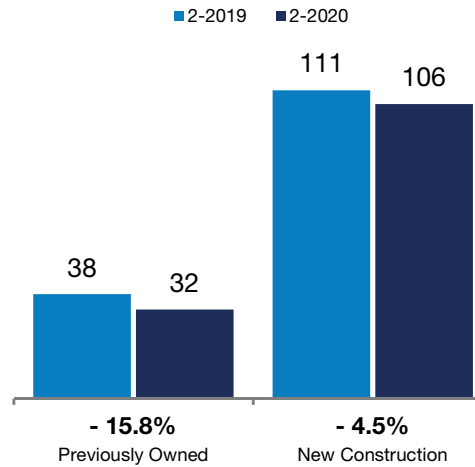
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



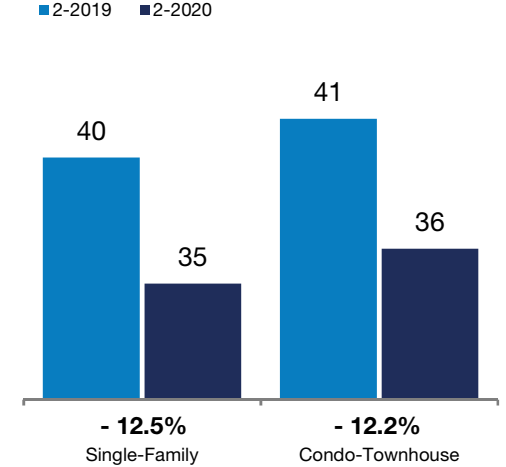
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	2-2019	2-2020	Change
\$100,000 and Below	54	47	-13.0%
\$100,001 to \$150,000	39	32	-17.9%
\$150,001 to \$200,000	31	25	-19.4%
\$200,001 to \$250,000	31	27	-12.9%
\$250,001 to \$350,000	38	32	-15.8%
\$350,001 and Above	55	52	-5.5%
All Price Ranges	40	35	-12.5%

Single-Family

2-2019	2-2020	Change	2-2019	2-2020	Change
59	51	-13.6%	41	35	-14.6%
40	35	-12.5%	38	25	-34.2%
31	25	-19.4%	31	24	-22.6%
29	26	-10.3%	42	33	-21.4%
35	31	-11.4%	55	39	-29.1%
54	49	-9.3%	63	78	+23.8%
40	35	-12.5%	41	36	-12.2%

Condo-Townhouse

By Construction Status	2-2019	2-2020	Change
Previously Owned	38	32	-15.8%
New Construction	111	106	-4.5%
All Construction Statuses	40	35	-12.5%

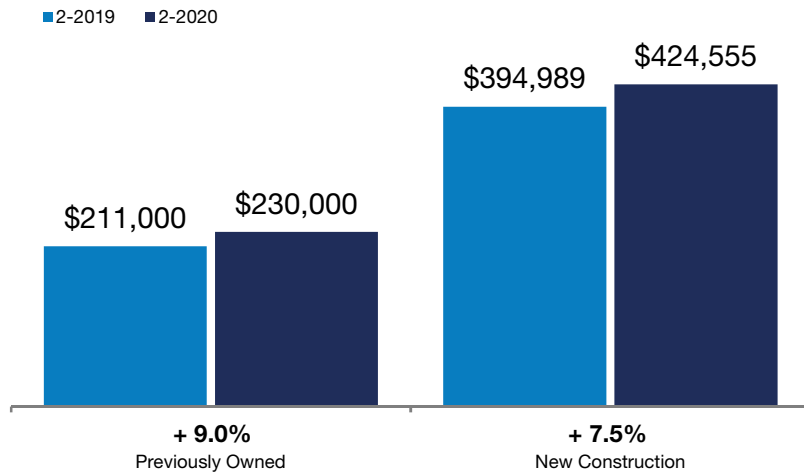
2-2019	2-2020	Change	2-2019	2-2020	Change
38	33	-13.2%	37	30	-18.9%
106	98	-7.5%	123	130	+5.7%
40	35	-12.5%	41	36	-12.2%

Median Sales Price

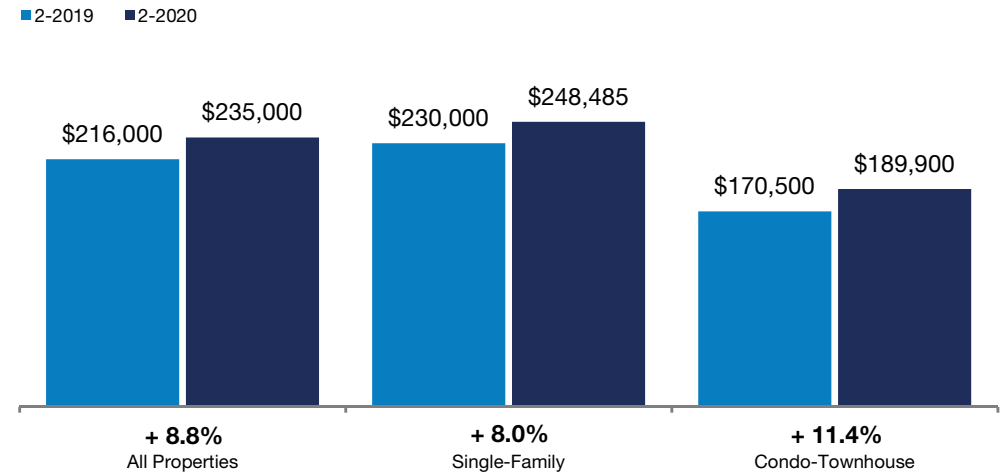
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type



All Properties

By Construction Status	2-2019	2-2020	Change
Previously Owned	\$211,000	\$230,000	+ 9.0%
New Construction	\$394,989	\$424,555	+ 7.5%
All Construction Statuses	\$216,000	\$235,000	+ 8.8%

Single-Family

2-2019	2-2020	Change	2-2019	2-2020	Change
\$225,000	\$242,000	+ 7.6%	\$165,760	\$183,000	+ 10.4%
\$425,000	\$437,474	+ 2.9%	\$347,832	\$400,285	+ 15.1%
\$230,000	\$248,485	+ 8.0%	\$170,500	\$189,900	+ 11.4%

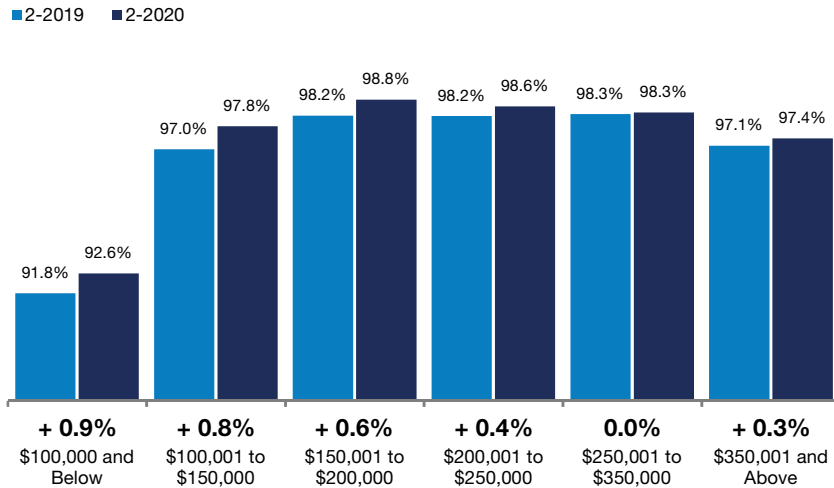
Condo-Townhouse

Percent of Original List Price Received

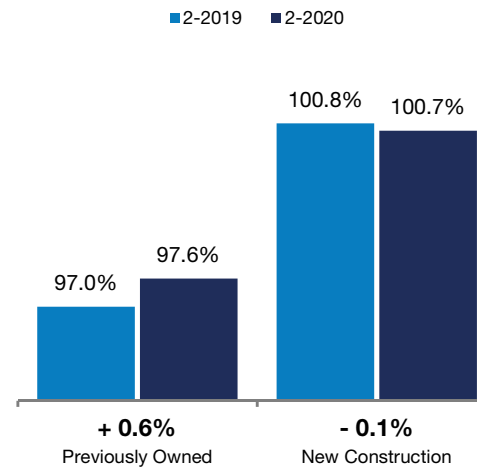
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



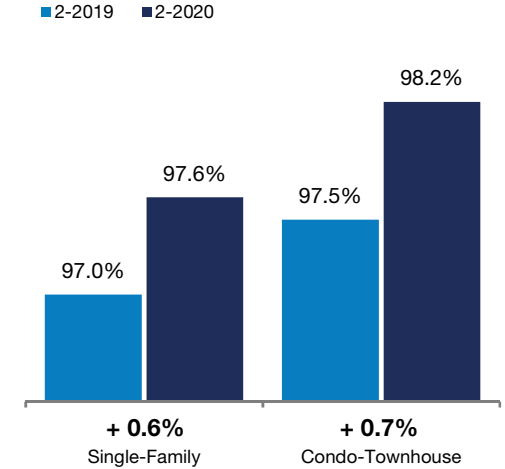
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	2-2019	2-2020	Change
\$100,000 and Below	91.8%	92.6%	+ 0.9%
\$100,001 to \$150,000	97.0%	97.8%	+ 0.8%
\$150,001 to \$200,000	98.2%	98.8%	+ 0.6%
\$200,001 to \$250,000	98.2%	98.6%	+ 0.4%
\$250,001 to \$350,000	98.3%	98.3%	0.0%
\$350,001 and Above	97.1%	97.4%	+ 0.3%
All Price Ranges	97.1%	97.7%	+ 0.6%

Single-Family

2-2019	2-2020	Change	2-2019	2-2020	Change
91.0%	91.6%	+ 0.7%	94.1%	95.1%	+ 1.1%
96.8%	97.6%	+ 0.8%	97.6%	98.6%	+ 1.0%
98.1%	98.8%	+ 0.7%	98.6%	98.8%	+ 0.2%
98.2%	98.6%	+ 0.4%	98.0%	98.4%	+ 0.4%
98.3%	98.4%	+ 0.1%	97.9%	98.1%	+ 0.2%
97.0%	97.2%	+ 0.2%	98.8%	99.1%	+ 0.3%
97.0%	97.6%	+ 0.6%	97.5%	98.2%	+ 0.7%

Condo-Townhouse

By Construction Status	2-2019	2-2020	Change
Previously Owned	97.0%	97.6%	+ 0.6%
New Construction	100.8%	100.7%	- 0.1%
All Construction Statuses	97.1%	97.7%	+ 0.6%

2-2019	2-2020	Change	2-2019	2-2020	Change
96.9%	97.5%	+ 0.6%	97.1%	97.8%	+ 0.7%
99.9%	99.4%	- 0.5%	103.1%	104.1%	+ 1.0%
97.0%	97.6%	+ 0.6%	97.5%	98.2%	+ 0.7%

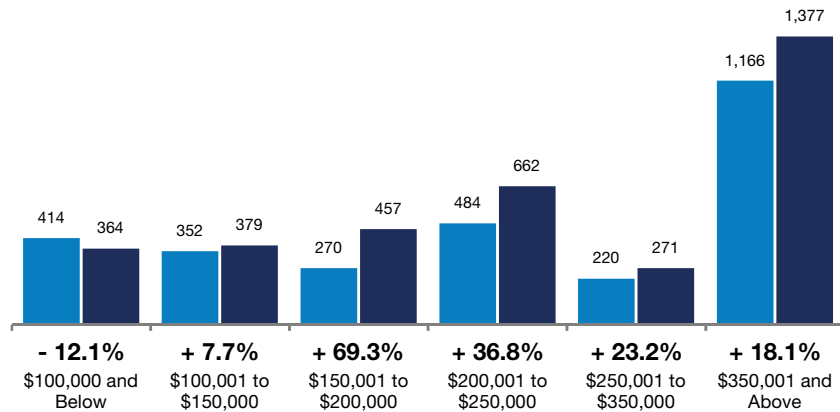
Inventory of Homes for Sale

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



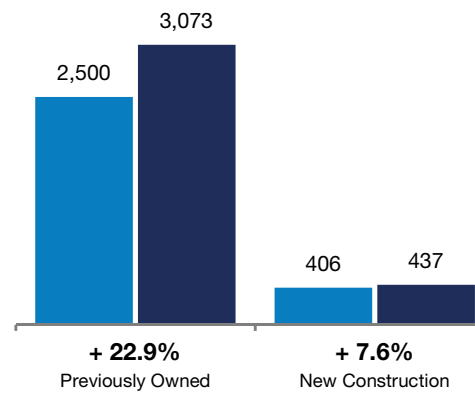
By Price Range

■ 2-2019 ■ 2-2020



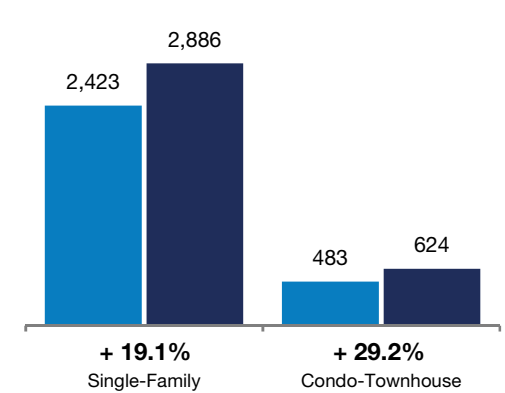
By Construction Status

■ 2-2019 ■ 2-2020



By Property Type

■ 2-2019 ■ 2-2020



All Properties

By Price Range

	2-2019	2-2020	Change
\$100,000 and Below	414	364	- 12.1%
\$100,001 to \$150,000	352	379	+ 7.7%
\$150,001 to \$200,000	270	457	+ 69.3%
\$200,001 to \$250,000	484	662	+ 36.8%
\$250,001 to \$350,000	220	271	+ 23.2%
\$350,001 and Above	1,166	1,377	+ 18.1%
All Price Ranges	2,906	3,510	+ 20.8%

Single-Family

	2-2019	2-2020	Change
Single-Family	2,423	2,886	+ 19.1%
Condo-Townhouse	483	624	+ 29.2%

Condo-Townhouse

By Construction Status

	2-2019	2-2020	Change
Previously Owned	2,500	3,073	+ 22.9%
New Construction	406	437	+ 7.6%
All Construction Statuses	2,906	3,510	+ 20.8%

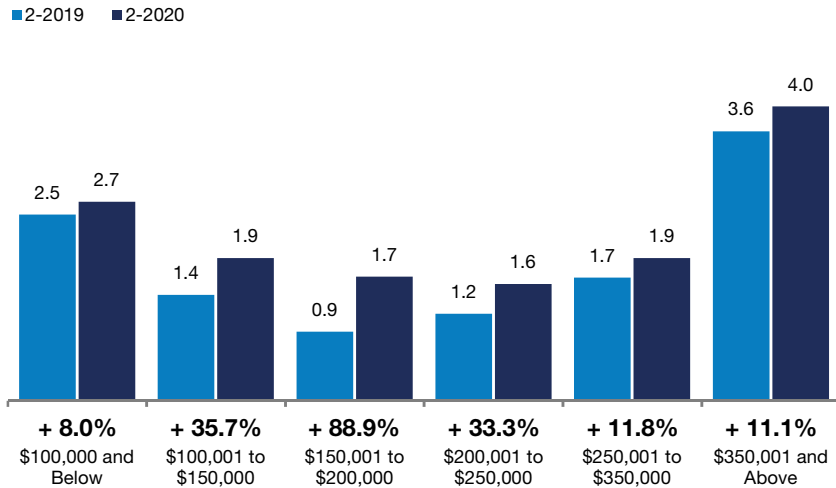
	2-2019	2-2020	Change
Single-Family	2,147	2,603	+ 21.2%
Condo-Townhouse	276	283	+ 2.5%
All Construction Statuses	2,423	2,886	+ 19.1%

Months Supply of Inventory

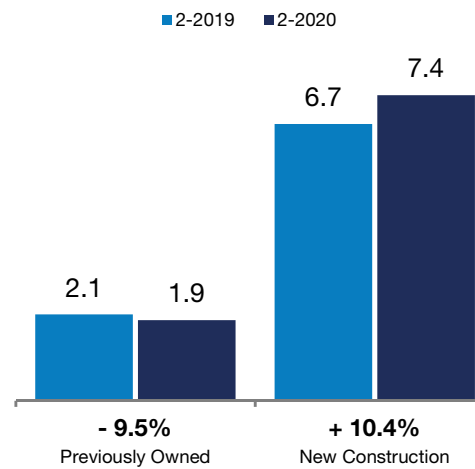
The inventory of homes for sale at the end of the most recent month, based on one month of activity, divided by the average monthly pending sales from the last 12 months.



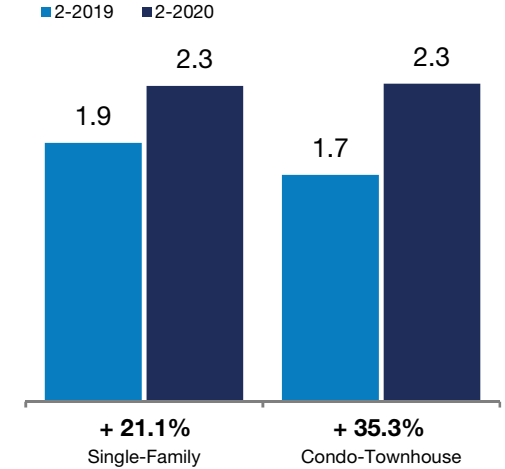
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	2-2019	2-2020	Change
\$100,000 and Below	2.5	2.7	+ 8.0%
\$100,001 to \$150,000	1.4	1.9	+ 35.7%
\$150,001 to \$200,000	0.9	1.7	+ 88.9%
\$200,001 to \$250,000	1.2	1.6	+ 33.3%
\$250,001 to \$350,000	1.7	1.9	+ 11.8%
\$350,001 and Above	3.6	4.0	+ 11.1%
All Price Ranges	1.8	2.3	+ 27.8%

Single-Family

2-2019	2-2020	Change	2-2019	2-2020	Change
2.9	3.1	+ 6.9%	1.5	1.6	+ 6.7%
1.6	1.9	+ 18.8%	0.8	1.8	+ 125.0%
1.0	1.7	+ 70.0%	0.7	1.4	+ 100.0%
1.1	1.5	+ 36.4%	1.5	1.8	+ 20.0%
1.6	1.8	+ 12.5%	2.1	2.6	+ 23.8%
3.4	3.7	+ 8.8%	5.4	6.0	+ 11.1%
1.9	2.3	+ 21.1%	1.7	2.3	+ 35.3%

Condo-Townhouse

By Construction Status	2-2019	2-2020	Change
Previously Owned	2.1	1.9	- 9.5%
New Construction	6.7	7.4	+ 10.4%
All Construction Statuses	1.8	2.3	+ 27.8%

2-2019	2-2020	Change	2-2019	2-2020	Change
2.2	2.0	- 9.1%	1.6	1.5	- 6.3%
6.5	6.6	+ 1.5%	7.1	9.2	+ 29.6%
1.9	2.3	+ 21.1%	1.7	2.3	+ 35.3%