



Housing Supply Overview



May 2020

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

Quick Facts

- 0.7%

+ 12.3%

- 9.1%

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
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Inventory of Homes for Sale	6
Months Supply of Inventory	7



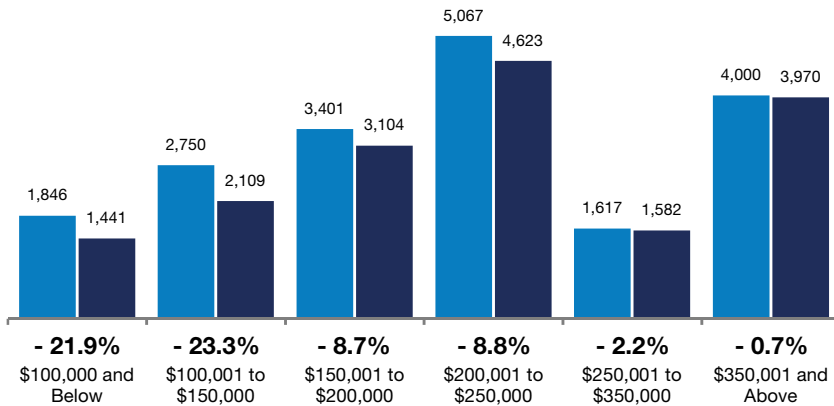
Pending Sales

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



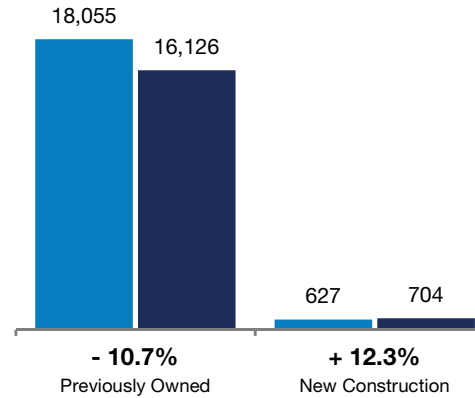
By Price Range

■ 5-2019 ■ 5-2020



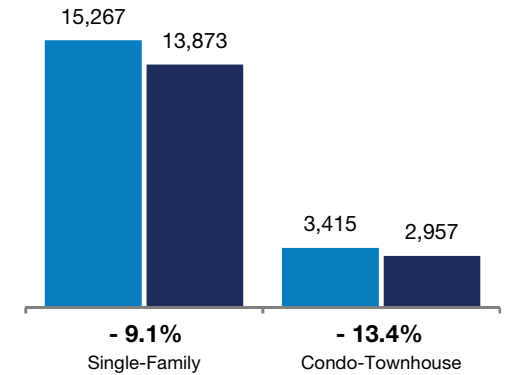
By Construction Status

■ 5-2019 ■ 5-2020



By Property Type

■ 5-2019 ■ 5-2020



All Properties

By Price Range

	5-2019	5-2020	Change
\$100,000 and Below	1,846	1,441	- 21.9%
\$100,001 to \$150,000	2,750	2,109	- 23.3%
\$150,001 to \$200,000	3,401	3,104	- 8.7%
\$200,001 to \$250,000	5,067	4,623	- 8.8%
\$250,001 to \$350,000	1,617	1,582	- 2.2%
\$350,001 and Above	4,000	3,970	- 0.7%
All Price Ranges	18,682	16,830	- 9.9%

Single-Family

	5-2019	5-2020	Change
\$100,000 and Below	1,314	1,050	- 20.1%
\$100,001 to \$150,000	2,050	1,590	- 22.4%
\$150,001 to \$200,000	2,628	2,442	- 7.1%
\$200,001 to \$250,000	4,274	3,841	- 10.1%
\$250,001 to \$350,000	1,419	1,447	+ 2.0%
\$350,001 and Above	3,581	3,502	- 2.2%
All Price Ranges	15,267	13,873	- 9.1%

Condo-Townhouse

	5-2019	5-2020	Change
\$100,000 and Below	532	391	- 26.5%
\$100,001 to \$150,000	700	519	- 25.9%
\$150,001 to \$200,000	773	662	- 14.4%
\$200,001 to \$250,000	793	782	- 1.4%
\$250,001 to \$350,000	198	135	- 31.8%
\$350,001 and Above	419	468	+ 11.7%
All Price Ranges	3,415	2,957	- 13.4%

By Construction Status

	5-2019	5-2020	Change
Previously Owned	18,055	16,126	- 10.7%
New Construction	627	704	+ 12.3%
All Construction Statuses	18,682	16,830	- 9.9%

	5-2019	5-2020	Change
Previously Owned	14,820	13,373	- 9.8%
New Construction	447	500	+ 11.9%
All Construction Statuses	15,267	13,873	- 9.1%

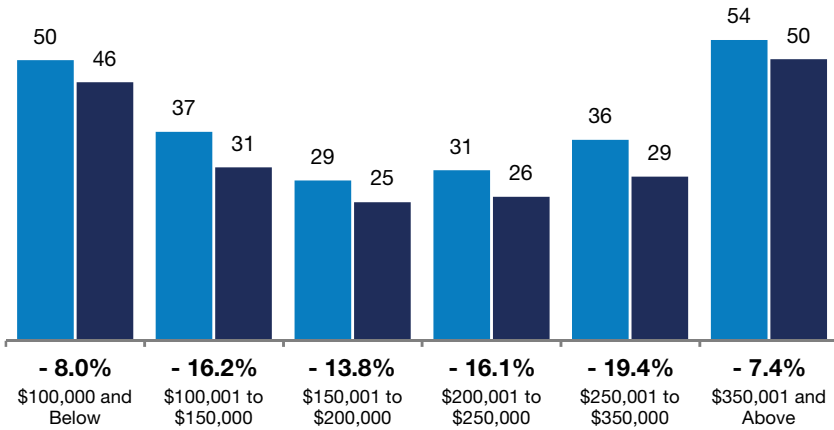
Days on Market Until Sale

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



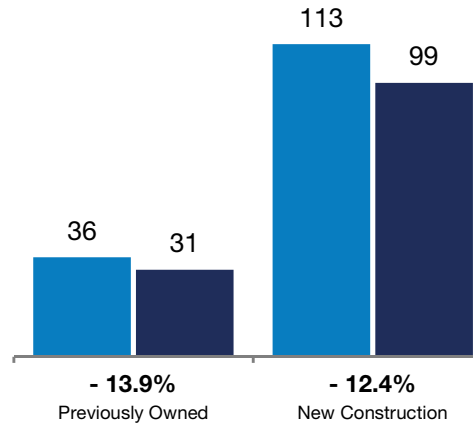
By Price Range

■ 5-2019 ■ 5-2020



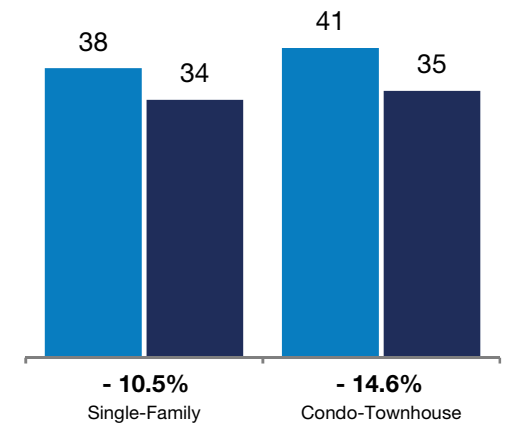
By Construction Status

■ 5-2019 ■ 5-2020



By Property Type

■ 5-2019 ■ 5-2020



All Properties

By Price Range

	5-2019	5-2020	Change
\$100,000 and Below	50	46	- 8.0%
\$100,001 to \$150,000	37	31	- 16.2%
\$150,001 to \$200,000	29	25	- 13.8%
\$200,001 to \$250,000	31	26	- 16.1%
\$250,001 to \$350,000	36	29	- 19.4%
\$350,001 and Above	54	50	- 7.4%
All Price Ranges	39	34	- 12.8%

Single-Family

	5-2019	5-2020	Change
5-2019	54	51	- 5.6%
5-2020	38	34	- 10.5%
5-2019	29	25	- 13.8%
5-2020	29	25	- 13.8%
5-2019	34	29	- 14.7%
5-2020	52	47	- 9.6%
All Price Ranges	38	34	- 10.5%

Condo-Townhouse

	5-2019	5-2020	Change
5-2019	41	33	- 19.5%
5-2020	37	23	- 37.8%
5-2019	29	24	- 17.2%
5-2020	42	31	- 26.2%
5-2019	48	37	- 22.9%
5-2020	67	73	+ 9.0%
All Price Ranges	41	35	- 14.6%

By Construction Status

	5-2019	5-2020	Change
Previously Owned	36	31	- 13.9%
New Construction	113	99	- 12.4%
All Construction Statuses	39	34	- 12.8%

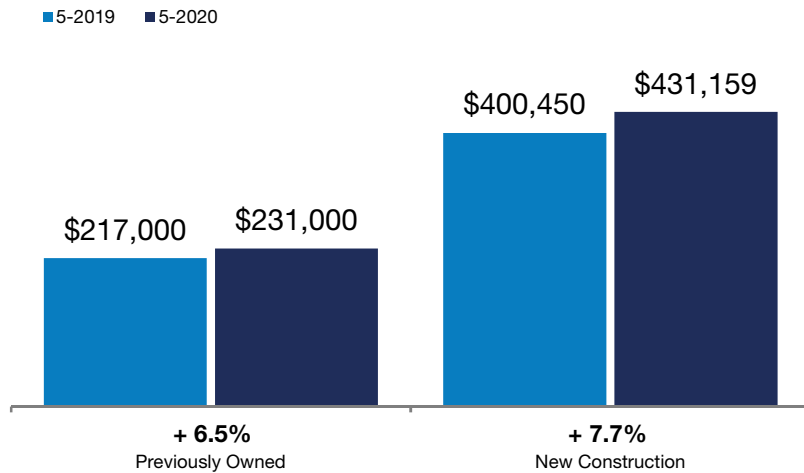
	5-2019	5-2020	Change
5-2019	36	32	- 11.1%
5-2020	104	92	- 11.5%
All Construction Statuses	38	34	- 10.5%

Median Sales Price

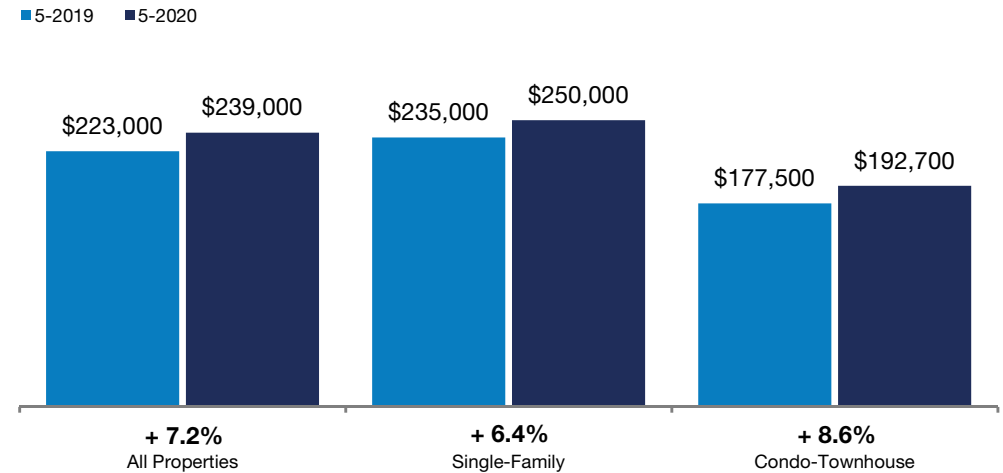
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type



All Properties

By Construction Status	5-2019	5-2020	Change
Previously Owned	\$217,000	\$231,000	+ 6.5%
New Construction	\$400,450	\$431,159	+ 7.7%
All Construction Statuses	\$223,000	\$239,000	+ 7.2%

Single-Family

5-2019	5-2020	Change	5-2019	5-2020	Change
\$230,000	\$245,000	+ 6.5%	\$170,250	\$185,000	+ 8.7%
\$429,900	\$448,100	+ 4.2%	\$352,400	\$412,000	+ 16.9%
\$235,000	\$250,000	+ 6.4%	\$177,500	\$192,700	+ 8.6%

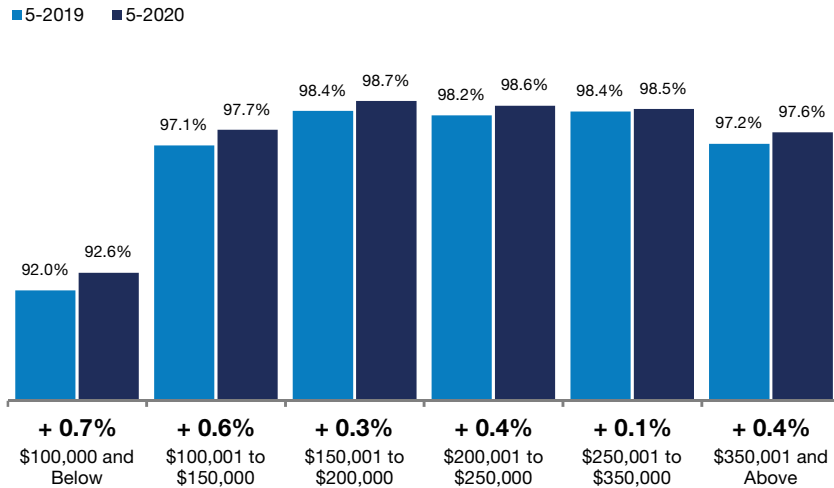
Condo-Townhouse

Percent of Original List Price Received

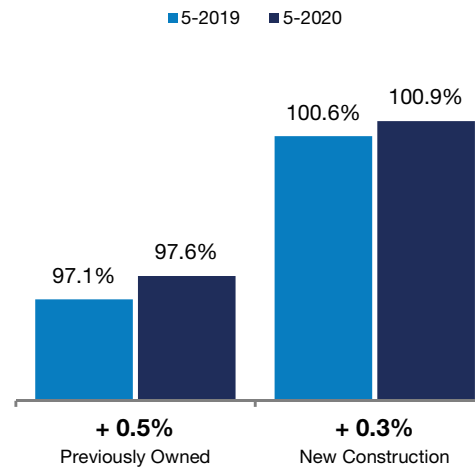
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



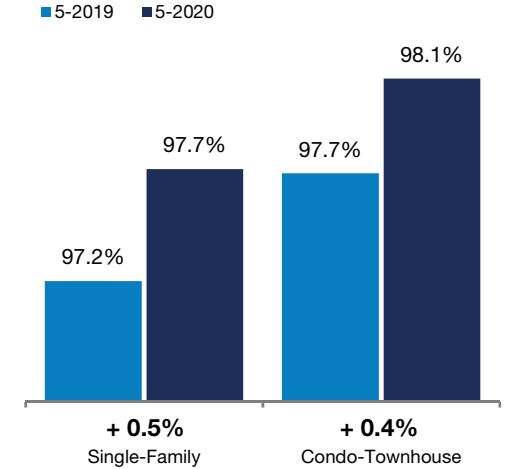
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	5-2019	5-2020	Change
\$100,000 and Below	92.0%	92.6%	+ 0.7%
\$100,001 to \$150,000	97.1%	97.7%	+ 0.6%
\$150,001 to \$200,000	98.4%	98.7%	+ 0.3%
\$200,001 to \$250,000	98.2%	98.6%	+ 0.4%
\$250,001 to \$350,000	98.4%	98.5%	+ 0.1%
\$350,001 and Above	97.2%	97.6%	+ 0.4%
All Price Ranges	97.3%	97.8%	+ 0.5%

Single-Family

5-2019	5-2020	Change	5-2019	5-2020	Change
91.0%	91.8%	+ 0.9%	94.4%	94.7%	+ 0.3%
97.0%	97.4%	+ 0.4%	97.6%	98.5%	+ 0.9%
98.3%	98.8%	+ 0.5%	98.8%	98.7%	- 0.1%
98.2%	98.6%	+ 0.4%	98.2%	98.3%	+ 0.1%
98.4%	98.5%	+ 0.1%	98.0%	98.3%	+ 0.3%
97.1%	97.4%	+ 0.3%	98.6%	99.4%	+ 0.8%
97.2%	97.7%	+ 0.5%	97.7%	98.1%	+ 0.4%

Condo-Townhouse

By Construction Status	5-2019	5-2020	Change
Previously Owned	97.1%	97.6%	+ 0.5%
New Construction	100.6%	100.9%	+ 0.3%
All Construction Statuses	97.3%	97.8%	+ 0.5%

5-2019	5-2020	Change	5-2019	5-2020	Change
97.1%	97.6%	+ 0.5%	97.4%	97.7%	+ 0.3%
99.6%	99.5%	- 0.1%	103.0%	104.0%	+ 1.0%
97.2%	97.7%	+ 0.5%	97.7%	98.1%	+ 0.4%

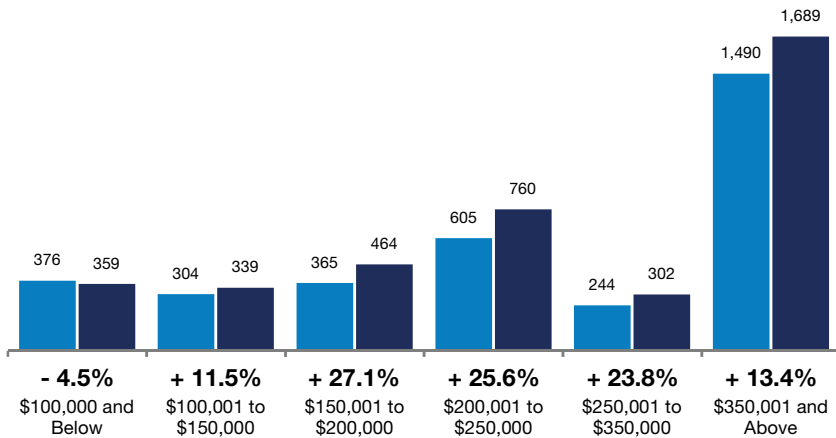
Inventory of Homes for Sale

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



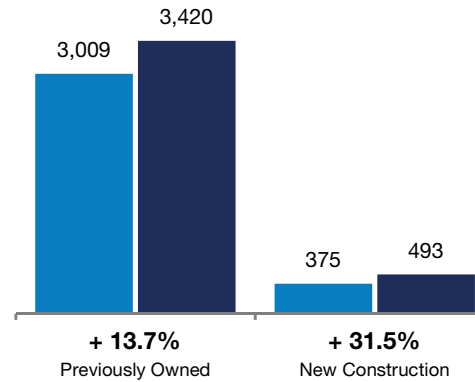
By Price Range

■ 5-2019 ■ 5-2020



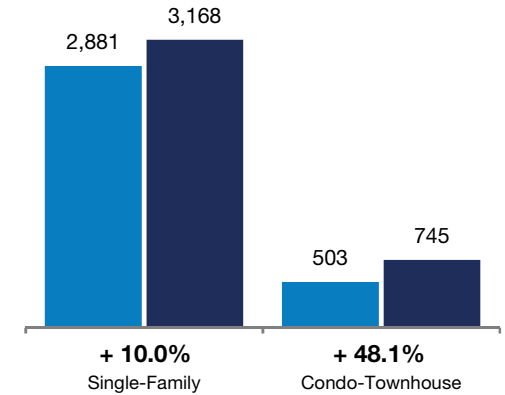
By Construction Status

■ 5-2019 ■ 5-2020



By Property Type

■ 5-2019 ■ 5-2020



All Properties

By Price Range

	5-2019	5-2020	Change
\$100,000 and Below	376	359	- 4.5%
\$100,001 to \$150,000	304	339	+ 11.5%
\$150,001 to \$200,000	365	464	+ 27.1%
\$200,001 to \$250,000	605	760	+ 25.6%
\$250,001 to \$350,000	244	302	+ 23.8%
\$350,001 and Above	1,490	1,689	+ 13.4%
All Price Ranges	3,384	3,913	+ 15.6%

Single-Family

	5-2019	5-2020	Change
Previously Owned	3,009	3,420	+ 13.7%
New Construction	375	493	+ 31.5%
All Construction Statuses	3,384	3,913	+ 15.6%

Condo-Townhouse

	5-2019	5-2020	Change
Single-Family	2,881	3,168	+ 10.0%
Condo-Townhouse	503	745	+ 48.1%
All Property Types	3,384	3,913	+ 15.6%

By Construction Status

	5-2019	5-2020	Change
Previously Owned	3,009	3,420	+ 13.7%
New Construction	375	493	+ 31.5%
All Construction Statuses	3,384	3,913	+ 15.6%

	5-2019	5-2020	Change
Single-Family	2,635	2,861	+ 8.6%
Condo-Townhouse	374	559	+ 49.5%
All Property Types	3,009	3,420	+ 13.7%

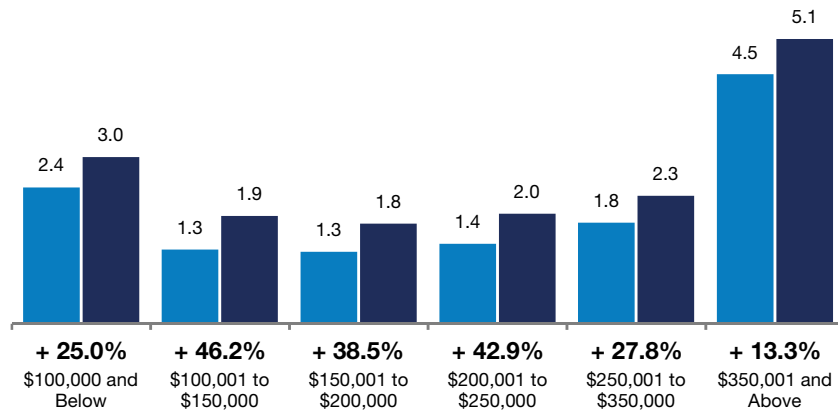
Months Supply of Inventory

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.



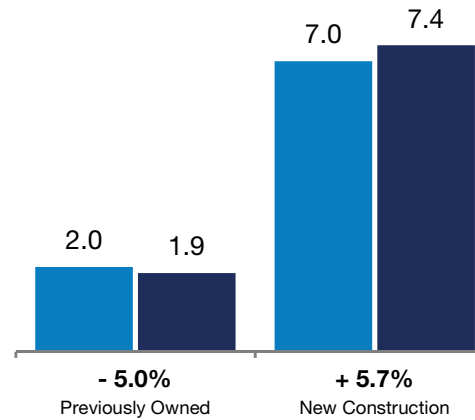
By Price Range

■ 5-2019 ■ 5-2020



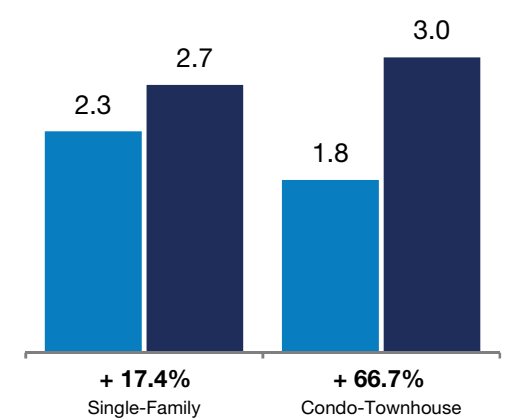
By Construction Status

■ 5-2019 ■ 5-2020



By Property Type

■ 5-2019 ■ 5-2020



All Properties

By Price Range

	5-2019	5-2020	Change
\$100,000 and Below	2.4	3.0	+ 25.0%
\$100,001 to \$150,000	1.3	1.9	+ 46.2%
\$150,001 to \$200,000	1.3	1.8	+ 38.5%
\$200,001 to \$250,000	1.4	2.0	+ 42.9%
\$250,001 to \$350,000	1.8	2.3	+ 27.8%
\$350,001 and Above	4.5	5.1	+ 13.3%
All Price Ranges	2.2	2.8	+ 27.3%

Single-Family

	5-2019	5-2020	Change
Previously Owned	2.9	3.5	+ 20.7%
New Construction	1.5	1.8	+ 20.0%
Single-Family	1.4	1.7	+ 21.4%
Condo-Townhouse	1.4	1.9	+ 35.7%
Single-Family	1.7	2.1	+ 23.5%
Condo-Townhouse	4.4	4.9	+ 11.4%
All Price Ranges	2.3	2.7	+ 17.4%

Condo-Townhouse

By Construction Status

	5-2019	5-2020	Change
Previously Owned	2.0	1.9	- 5.0%
New Construction	7.0	7.4	+ 5.7%
All Construction Statuses	2.2	2.8	+ 27.3%

	5-2019	5-2020	Change
Single-Family	2.2	2.0	- 9.1%
Condo-Townhouse	6.8	6.5	- 4.4%
Single-Family	1.5	1.5	0.0%
Condo-Townhouse	7.5	9.5	+ 26.7%
All Price Ranges	2.3	2.7	+ 17.4%