



Housing Supply Overview



June 2020

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

Quick Facts

- 1.1%

+ 15.3%

- 10.9%

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
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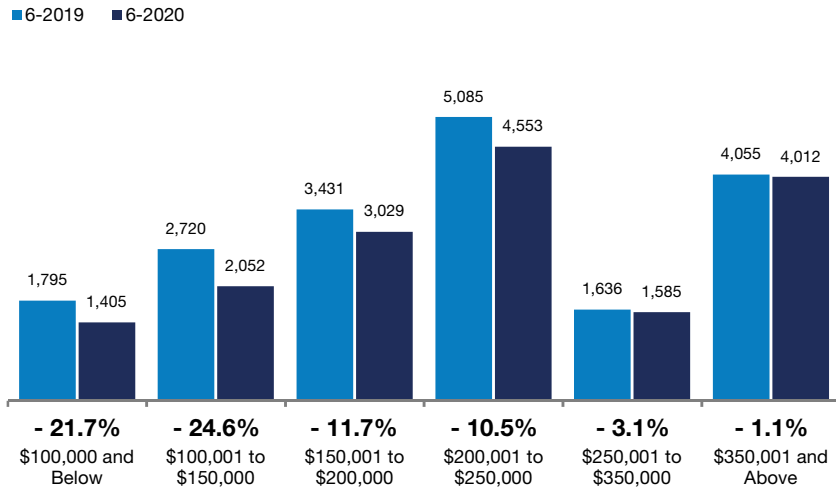


Pending Sales

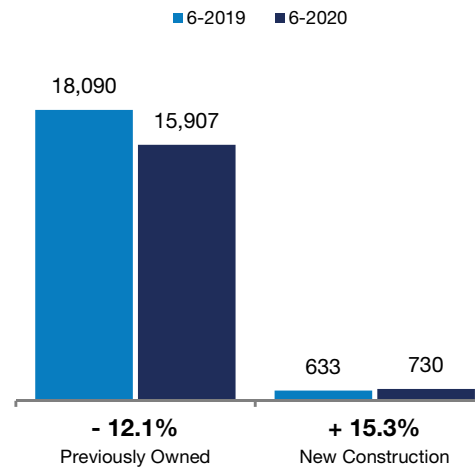
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



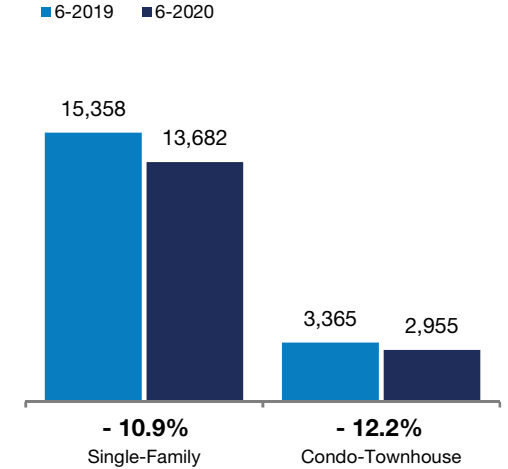
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	6-2019	6-2020	Change
\$100,000 and Below	1,795	1,405	- 21.7%
\$100,001 to \$150,000	2,720	2,052	- 24.6%
\$150,001 to \$200,000	3,431	3,029	- 11.7%
\$200,001 to \$250,000	5,085	4,553	- 10.5%
\$250,001 to \$350,000	1,636	1,585	- 3.1%
\$350,001 and Above	4,055	4,012	- 1.1%
All Price Ranges	18,723	16,637	- 11.1%

Single-Family

6-2019	6-2020	Change	6-2019	6-2020	Change
1,302	1,020	- 21.7%	493	385	- 21.9%
2,040	1,524	- 25.3%	680	528	- 22.4%
2,659	2,371	- 10.8%	772	658	- 14.8%
4,268	3,771	- 11.6%	817	782	- 4.3%
1,454	1,446	- 0.6%	182	139	- 23.6%
3,634	3,549	- 2.3%	421	463	+ 10.0%
15,358	13,682	- 10.9%	3,365	2,955	- 12.2%

Condo-Townhouse

By Construction Status	6-2019	6-2020	Change
Previously Owned	18,090	15,907	- 12.1%
New Construction	633	730	+ 15.3%
All Construction Statuses	18,723	16,637	- 11.1%

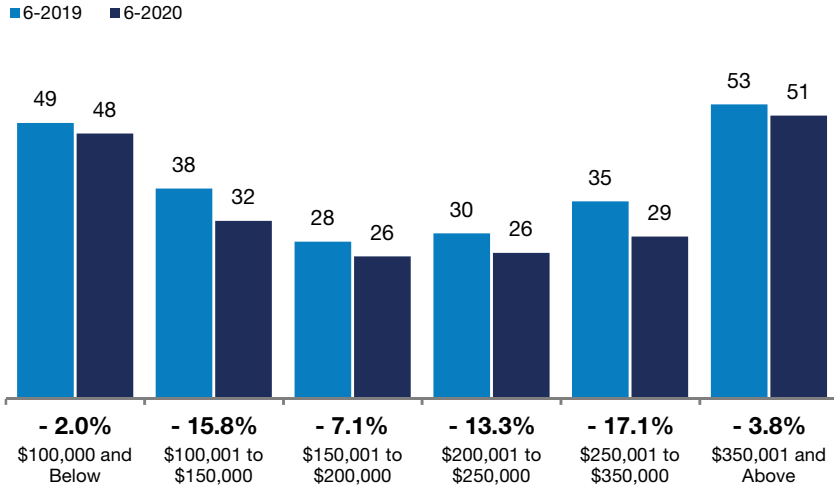
6-2019	6-2020	Change	6-2019	6-2020	Change
14,894	13,162	- 11.6%	3,196	2,745	- 14.1%
464	520	+ 12.1%	169	210	+ 24.3%
15,358	13,682	- 10.9%	3,365	2,955	- 12.2%

Days on Market Until Sale

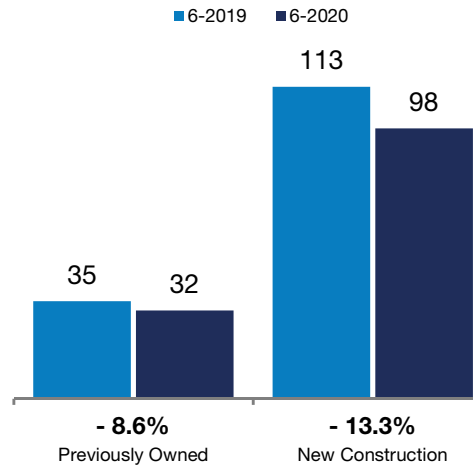
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



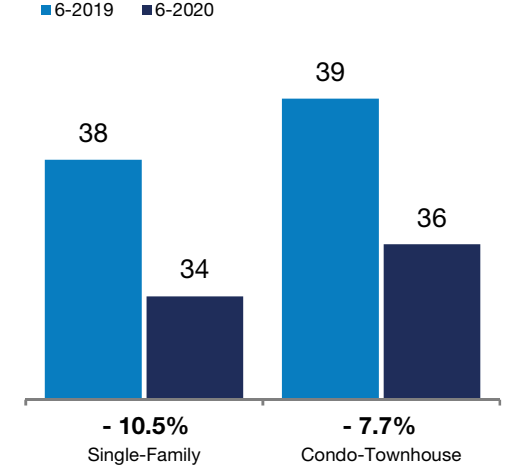
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	6-2019	6-2020	Change
\$100,000 and Below	49	48	- 2.0%
\$100,001 to \$150,000	38	32	- 15.8%
\$150,001 to \$200,000	28	26	- 7.1%
\$200,001 to \$250,000	30	26	- 13.3%
\$250,001 to \$350,000	35	29	- 17.1%
\$350,001 and Above	53	51	- 3.8%
All Price Ranges	38	35	- 7.9%

Single-Family

6-2019	6-2020	Change	6-2019	6-2020	Change
53	53	0.0%	40	34	- 15.0%
38	34	- 10.5%	36	25	- 30.6%
28	26	- 7.1%	28	24	- 14.3%
28	25	- 10.7%	38	31	- 18.4%
34	28	- 17.6%	44	37	- 15.9%
51	48	- 5.9%	68	73	+ 7.4%
38	34	- 10.5%	39	36	- 7.7%

Condo-Townhouse

By Construction Status	6-2019	6-2020	Change
Previously Owned	35	32	- 8.6%
New Construction	113	98	- 13.3%
All Construction Statuses	38	35	- 7.9%

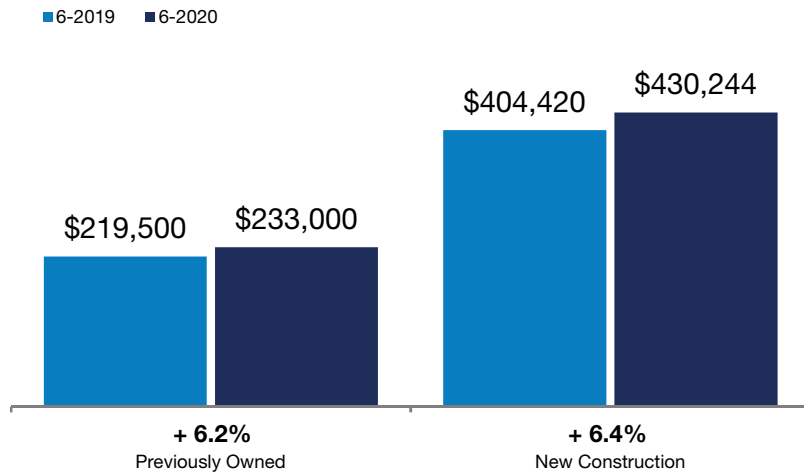
6-2019	6-2020	Change	6-2019	6-2020	Change
35	32	- 8.6%	34	29	- 14.7%
104	92	- 11.5%	134	110	- 17.9%
38	34	- 10.5%	39	36	- 7.7%

Median Sales Price

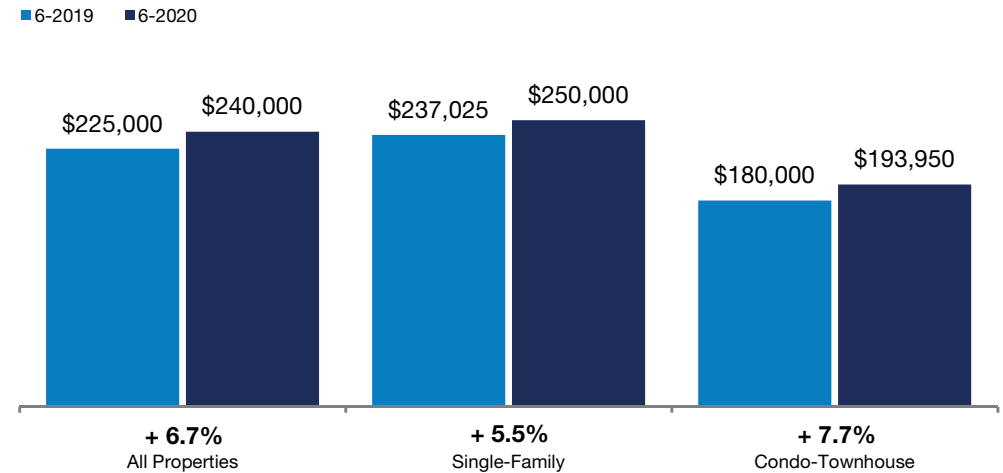
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type



All Properties

By Construction Status	6-2019	6-2020	Change
Previously Owned	\$219,500	\$233,000	+ 6.2%
New Construction	\$404,420	\$430,244	+ 6.4%
All Construction Statuses	\$225,000	\$240,000	+ 6.7%

Single-Family

6-2019	6-2020	Change	6-2019	6-2020	Change
\$232,100	\$245,000	+ 5.6%	\$174,500	\$185,000	+ 6.0%
\$433,160	\$448,842	+ 3.6%	\$354,798	\$414,900	+ 16.9%
\$237,025	\$250,000	+ 5.5%	\$180,000	\$193,950	+ 7.7%

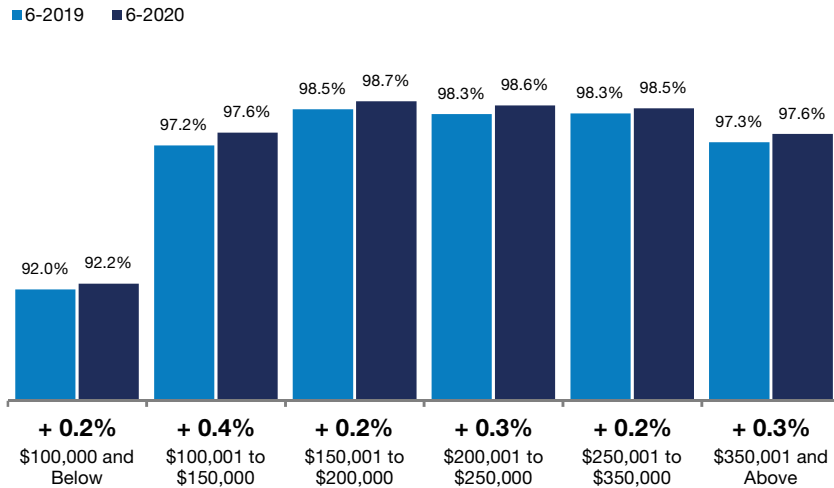
Condo-Townhouse

Percent of Original List Price Received

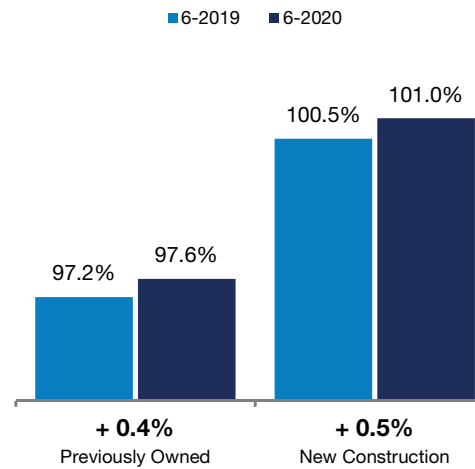
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



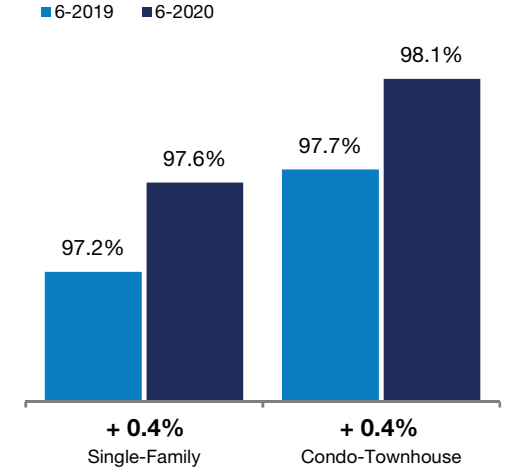
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	6-2019	6-2020	Change
\$100,000 and Below	92.0%	92.2%	+ 0.2%
\$100,001 to \$150,000	97.2%	97.6%	+ 0.4%
\$150,001 to \$200,000	98.5%	98.7%	+ 0.2%
\$200,001 to \$250,000	98.3%	98.6%	+ 0.3%
\$250,001 to \$350,000	98.3%	98.5%	+ 0.2%
\$350,001 and Above	97.3%	97.6%	+ 0.3%
All Price Ranges	97.3%	97.7%	+ 0.4%

Single-Family

6-2019	6-2020	Change	6-2019	6-2020	Change
91.1%	91.3%	+ 0.2%	94.4%	94.7%	+ 0.3%
97.0%	97.4%	+ 0.4%	97.7%	98.3%	+ 0.6%
98.3%	98.8%	+ 0.5%	98.9%	98.6%	- 0.3%
98.3%	98.7%	+ 0.4%	98.2%	98.3%	+ 0.1%
98.4%	98.5%	+ 0.1%	97.9%	98.4%	+ 0.5%
97.1%	97.3%	+ 0.2%	98.3%	99.7%	+ 1.4%
97.2%	97.6%	+ 0.4%	97.7%	98.1%	+ 0.4%

Condo-Townhouse

By Construction Status	6-2019	6-2020	Change
Previously Owned	97.2%	97.6%	+ 0.4%
New Construction	100.5%	101.0%	+ 0.5%
All Construction Statuses	97.3%	97.7%	+ 0.4%

6-2019	6-2020	Change	6-2019	6-2020	Change
97.1%	97.6%	+ 0.5%	97.4%	97.6%	+ 0.2%
99.6%	99.5%	- 0.1%	102.9%	104.0%	+ 1.1%
97.2%	97.6%	+ 0.4%	97.7%	98.1%	+ 0.4%

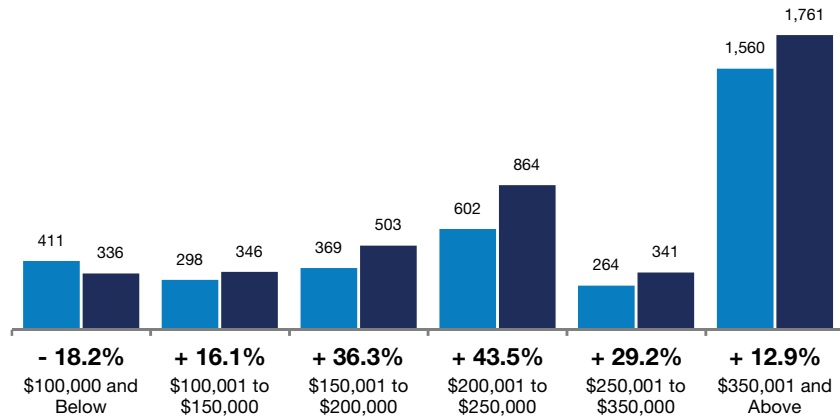
Inventory of Homes for Sale

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



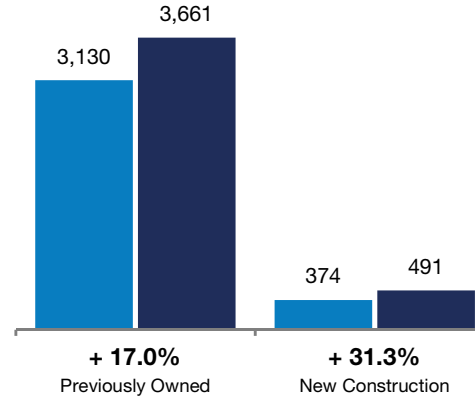
By Price Range

■ 6-2019 ■ 6-2020



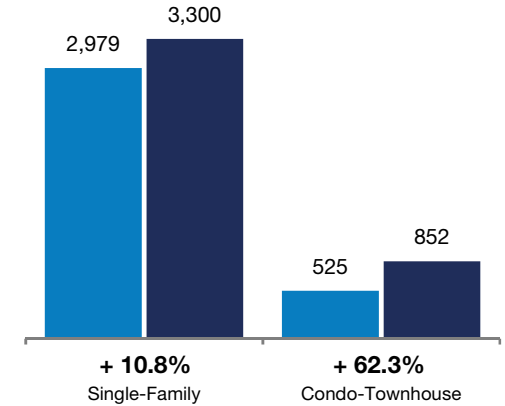
By Construction Status

■ 6-2019 ■ 6-2020



By Property Type

■ 6-2019 ■ 6-2020



All Properties

By Price Range

	6-2019	6-2020	Change
\$100,000 and Below	411	336	- 18.2%
\$100,001 to \$150,000	298	346	+ 16.1%
\$150,001 to \$200,000	369	503	+ 36.3%
\$200,001 to \$250,000	602	864	+ 43.5%
\$250,001 to \$350,000	264	341	+ 29.2%
\$350,001 and Above	1,560	1,761	+ 12.9%
All Price Ranges	3,504	4,152	+ 18.5%

Single-Family

	6-2019	6-2020	Change
Previously Owned	3,130	3,661	+ 17.0%
New Construction	374	491	+ 31.3%
All Construction Statuses	3,504	4,152	+ 18.5%

Condo-Townhouse

	6-2019	6-2020	Change
Single-Family	2,979	3,300	+ 10.8%
Condo-Townhouse	525	852	+ 62.3%
All Property Types	3,504	4,152	+ 18.5%

By Construction Status

	6-2019	6-2020	Change
Previously Owned	3,130	3,661	+ 17.0%
New Construction	374	491	+ 31.3%
All Construction Statuses	3,504	4,152	+ 18.5%

	6-2019	6-2020	Change
Single-Family	2,734	3,027	+ 10.7%
Condo-Townhouse	245	273	+ 11.4%
All Property Types	2,979	3,300	+ 10.8%

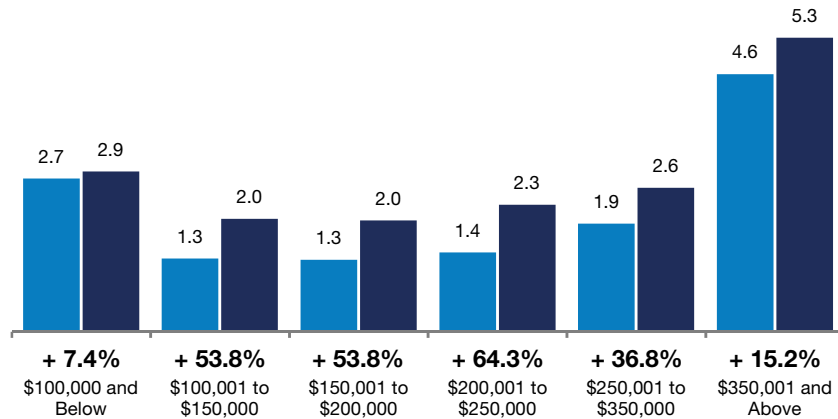
Months Supply of Inventory

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.



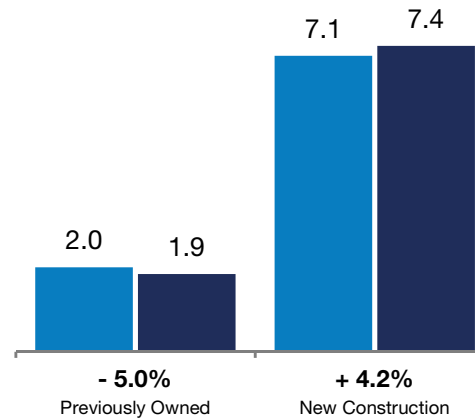
By Price Range

■ 6-2019 ■ 6-2020



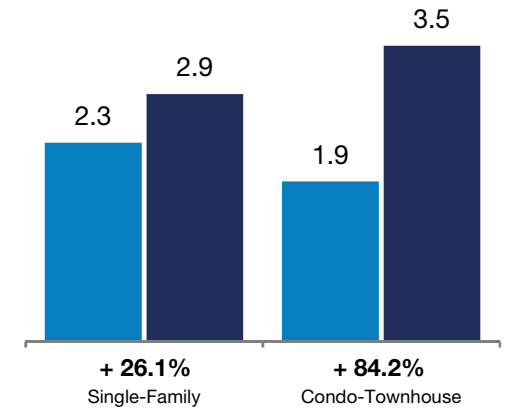
By Construction Status

■ 6-2019 ■ 6-2020



By Property Type

■ 6-2019 ■ 6-2020



All Properties

By Price Range

	6-2019	6-2020	Change
\$100,000 and Below	2.7	2.9	+ 7.4%
\$100,001 to \$150,000	1.3	2.0	+ 53.8%
\$150,001 to \$200,000	1.3	2.0	+ 53.8%
\$200,001 to \$250,000	1.4	2.3	+ 64.3%
\$250,001 to \$350,000	1.9	2.6	+ 36.8%
\$350,001 and Above	4.6	5.3	+ 15.2%
All Price Ranges	2.2	3.0	+ 36.4%

Single-Family

	6-2019	6-2020	Change
Previously Owned	2.0	1.9	- 5.0%
New Construction	7.1	7.4	+ 4.2%
All Construction Statuses	2.2	3.0	+ 36.4%

Condo-Townhouse

	6-2019	6-2020	Change
Single-Family	2.3	2.9	+ 26.1%
Condo-Townhouse	1.9	3.5	+ 84.2%
All Property Types	2.3	2.9	+ 26.1%

By Construction Status

	6-2019	6-2020	Change
Previously Owned	2.0	1.9	- 5.0%
New Construction	7.1	7.4	+ 4.2%
All Construction Statuses	2.2	3.0	+ 36.4%

	6-2019	6-2020	Change
Single-Family	2.1	1.9	- 9.5%
Condo-Townhouse	1.5	1.5	0.0%
All Property Types	1.9	3.5	+ 84.2%