



Housing Supply Overview



July 2020

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

Quick Facts

+ 1.9%

+ 19.0%

- 10.2%

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
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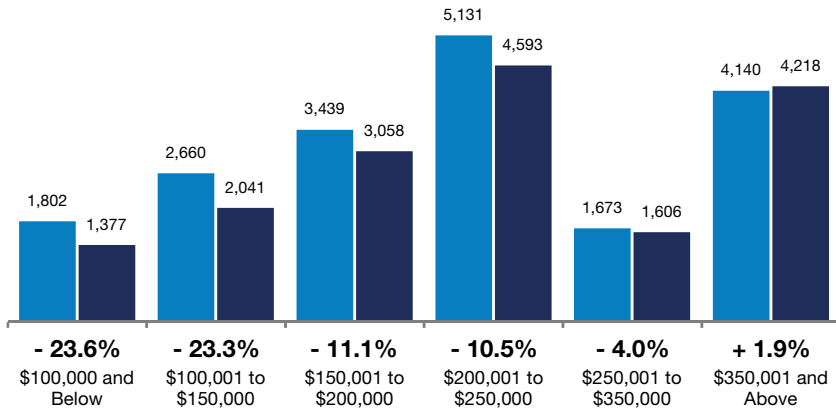
Pending Sales

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



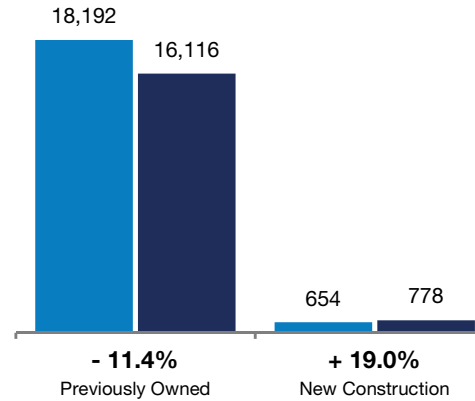
By Price Range

■ 7-2019 ■ 7-2020



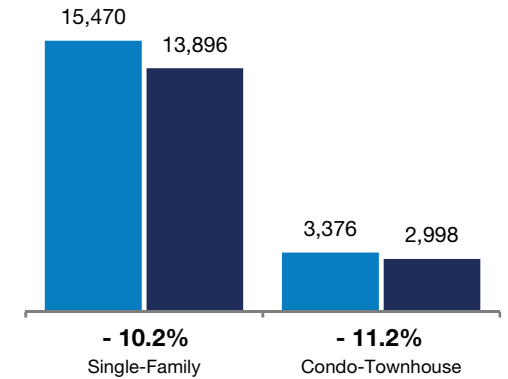
By Construction Status

■ 7-2019 ■ 7-2020



By Property Type

■ 7-2019 ■ 7-2020



All Properties

By Price Range

	7-2019	7-2020	Change
\$100,000 and Below	1,802	1,377	- 23.6%
\$100,001 to \$150,000	2,660	2,041	- 23.3%
\$150,001 to \$200,000	3,439	3,058	- 11.1%
\$200,001 to \$250,000	5,131	4,593	- 10.5%
\$250,001 to \$350,000	1,673	1,606	- 4.0%
\$350,001 and Above	4,140	4,218	+ 1.9%
All Price Ranges	18,846	16,894	- 10.4%

Single-Family

	7-2019	7-2020	Change
Previously Owned	12,877	11,002	- 22.1%
New Construction	2,012	1,509	- 25.0%
Single-Family	2,666	2,387	- 10.5%
Condo-Townhouse	4,304	3,794	- 11.8%
Single-Family	1,502	1,459	- 2.9%
Condo-Townhouse	3,698	3,744	+ 1.2%
All Single-Family	15,470	13,896	- 10.2%

Condo-Townhouse

By Construction Status

	7-2019	7-2020	Change
Previously Owned	18,192	16,116	- 11.4%
New Construction	654	778	+ 19.0%
All Construction Statuses	18,846	16,894	- 10.4%

	7-2019	7-2020	Change
Single-Family	15,002	13,329	- 11.2%
Condo-Townhouse	468	567	+ 21.2%
All Condo-Townhouse	15,470	13,896	- 10.2%

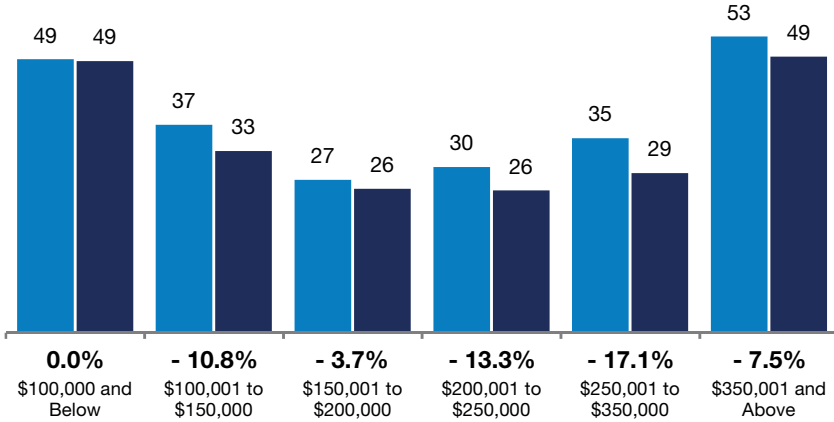
Days on Market Until Sale

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



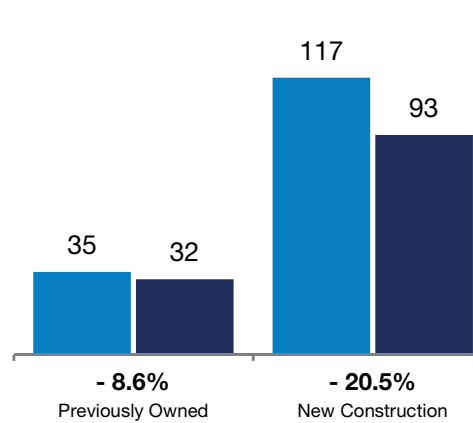
By Price Range

■ 7-2019 ■ 7-2020



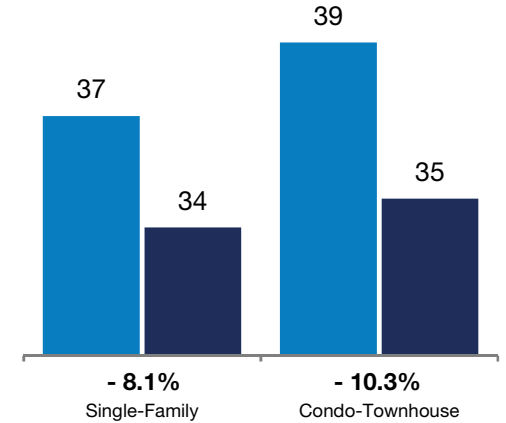
By Construction Status

■ 7-2019 ■ 7-2020



By Property Type

■ 7-2019 ■ 7-2020



All Properties

By Price Range

	7-2019	7-2020	Change
\$100,000 and Below	49	49	0.0%
\$100,001 to \$150,000	37	33	-10.8%
\$150,001 to \$200,000	27	26	-3.7%
\$200,001 to \$250,000	30	26	-13.3%
\$250,001 to \$350,000	35	29	-17.1%
\$350,001 and Above	53	49	-7.5%
All Price Ranges	38	35	-7.9%

Single-Family

	7-2019	7-2020	Change
\$100,000 and Below	53	54	+1.9%
\$100,001 to \$150,000	38	35	-7.9%
\$150,001 to \$200,000	27	26	-3.7%
\$200,001 to \$250,000	28	25	-10.7%
\$250,001 to \$350,000	34	28	-17.6%
\$350,001 and Above	51	47	-7.8%
All Price Ranges	37	34	-8.1%

Condo-Townhouse

	7-2019	7-2020	Change
\$100,000 and Below	39	35	-10.3%
\$100,001 to \$150,000	34	25	-26.5%
\$150,001 to \$200,000	27	24	-11.1%
\$200,001 to \$250,000	38	30	-21.1%
\$250,001 to \$350,000	43	39	-9.3%
\$350,001 and Above	73	69	-5.5%
All Price Ranges	39	35	-10.3%

By Construction Status

	7-2019	7-2020	Change
Previously Owned	35	32	-8.6%
New Construction	117	93	-20.5%
All Construction Statuses	38	35	-7.9%

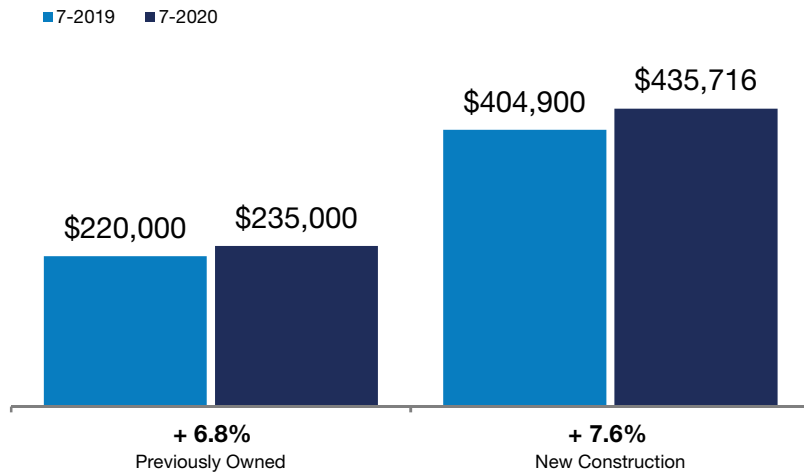
	7-2019	7-2020	Change
Previously Owned	35	32	-8.6%
New Construction	106	87	-17.9%
All Construction Statuses	37	34	-8.1%

Median Sales Price

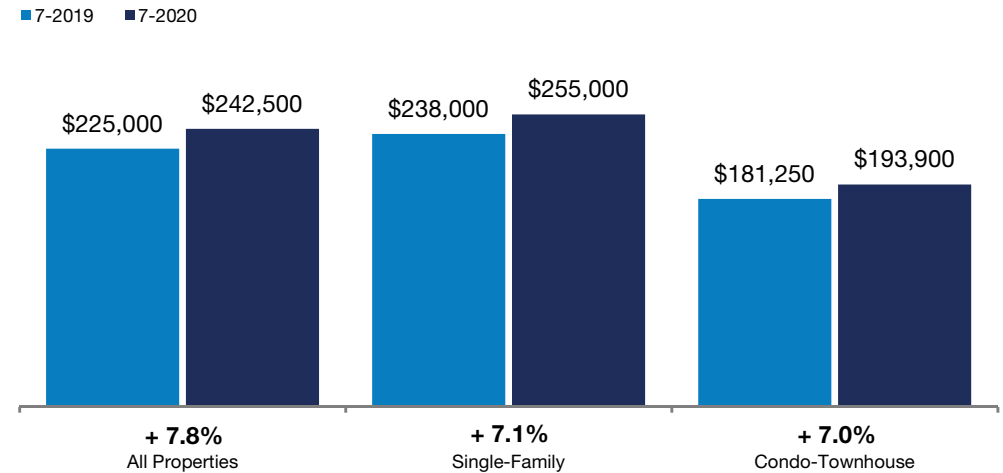
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type



All Properties

By Construction Status	7-2019	7-2020	Change
Previously Owned	\$220,000	\$235,000	+ 6.8%
New Construction	\$404,900	\$435,716	+ 7.6%
All Construction Statuses	\$225,000	\$242,500	+ 7.8%

Single-Family

7-2019	7-2020	Change	7-2019	7-2020	Change
\$233,000	\$250,000	+ 7.3%	\$175,000	\$184,900	+ 5.7%
\$433,319	\$445,000	+ 2.7%	\$357,500	\$425,377	+ 19.0%
\$238,000	\$255,000	+ 7.1%	\$181,250	\$193,900	+ 7.0%

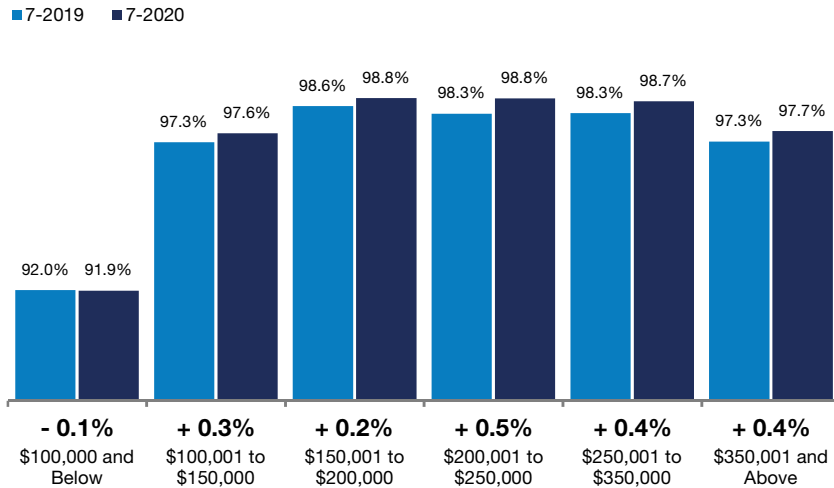
Condo-Townhouse

Percent of Original List Price Received

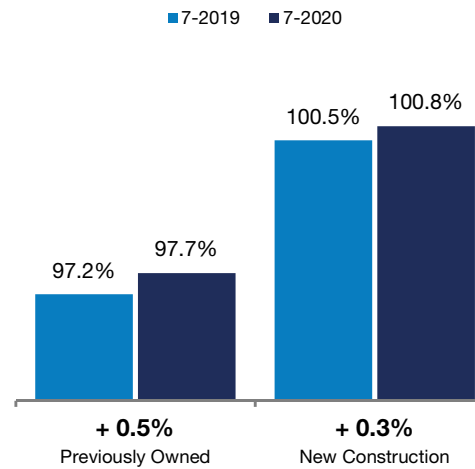
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



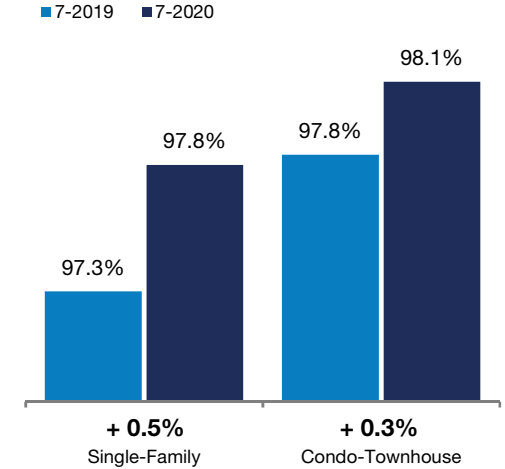
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	7-2019	7-2020	Change
\$100,000 and Below	92.0%	91.9%	- 0.1%
\$100,001 to \$150,000	97.3%	97.6%	+ 0.3%
\$150,001 to \$200,000	98.6%	98.8%	+ 0.2%
\$200,001 to \$250,000	98.3%	98.8%	+ 0.5%
\$250,001 to \$350,000	98.3%	98.7%	+ 0.4%
\$350,001 and Above	97.3%	97.7%	+ 0.4%
All Price Ranges	97.4%	97.8%	+ 0.4%

Single-Family

7-2019	7-2020	Change	7-2019	7-2020	Change
90.9%	91.0%	+ 0.1%	94.7%	94.4%	- 0.3%
97.0%	97.3%	+ 0.3%	97.9%	98.2%	+ 0.3%
98.5%	98.9%	+ 0.4%	98.9%	98.6%	- 0.3%
98.3%	98.9%	+ 0.6%	98.2%	98.3%	+ 0.1%
98.3%	98.8%	+ 0.5%	98.2%	98.2%	0.0%
97.2%	97.4%	+ 0.2%	98.4%	99.8%	+ 1.4%
97.3%	97.8%	+ 0.5%	97.8%	98.1%	+ 0.3%

Condo-Townhouse

By Construction Status	7-2019	7-2020	Change
Previously Owned	97.2%	97.7%	+ 0.5%
New Construction	100.5%	100.8%	+ 0.3%
All Construction Statuses	97.4%	97.8%	+ 0.4%

7-2019	7-2020	Change	7-2019	7-2020	Change
97.2%	97.7%	+ 0.5%	97.5%	97.6%	+ 0.1%
99.4%	99.5%	+ 0.1%	103.3%	103.7%	+ 0.4%
97.3%	97.8%	+ 0.5%	97.8%	98.1%	+ 0.3%

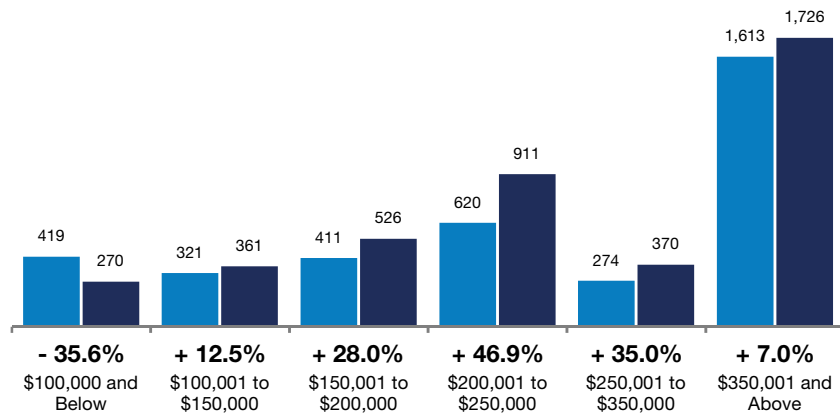
Inventory of Homes for Sale

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



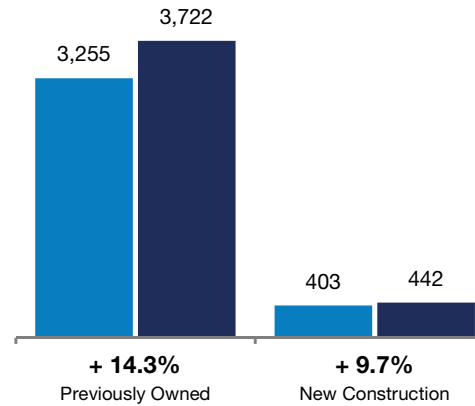
By Price Range

■ 7-2019 ■ 7-2020



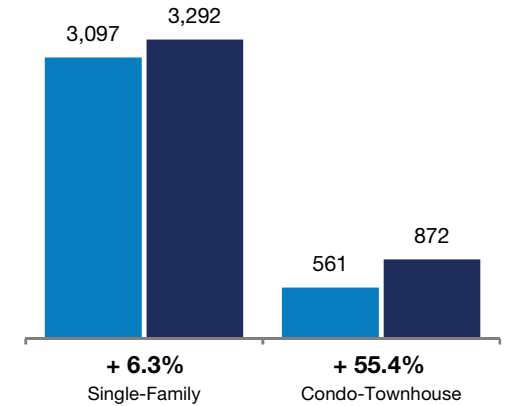
By Construction Status

■ 7-2019 ■ 7-2020



By Property Type

■ 7-2019 ■ 7-2020



All Properties

By Price Range

	7-2019	7-2020	Change
\$100,000 and Below	419	270	- 35.6%
\$100,001 to \$150,000	321	361	+ 12.5%
\$150,001 to \$200,000	411	526	+ 28.0%
\$200,001 to \$250,000	620	911	+ 46.9%
\$250,001 to \$350,000	274	370	+ 35.0%
\$350,001 and Above	1,613	1,726	+ 7.0%
All Price Ranges	3,658	4,164	+ 13.8%

Single-Family

	7-2019	7-2020	Change
Previously Owned	3,255	3,722	+ 14.3%
New Construction	403	442	+ 9.7%
All Single-Family	3,097	3,292	+ 6.3%

Condo-Townhouse

	7-2019	7-2020	Change
Single-Family	3,097	3,292	+ 6.3%
Condo-Townhouse	561	872	+ 55.4%
All Condo-Townhouse	561	872	+ 55.4%

By Construction Status

	7-2019	7-2020	Change
Previously Owned	3,255	3,722	+ 14.3%
New Construction	403	442	+ 9.7%
All Construction Statuses	3,658	4,164	+ 13.8%

	7-2019	7-2020	Change
Single-Family	2,850	3,064	+ 7.5%
Condo-Townhouse	247	228	- 7.7%
All Single-Family	3,097	3,292	+ 6.3%

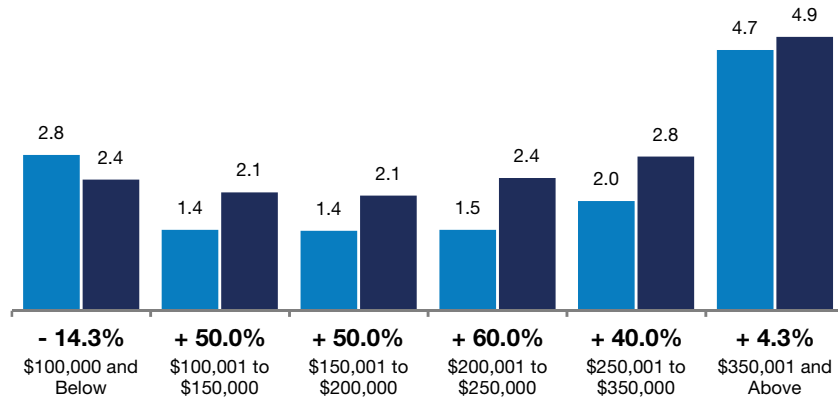
Months Supply of Inventory

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.



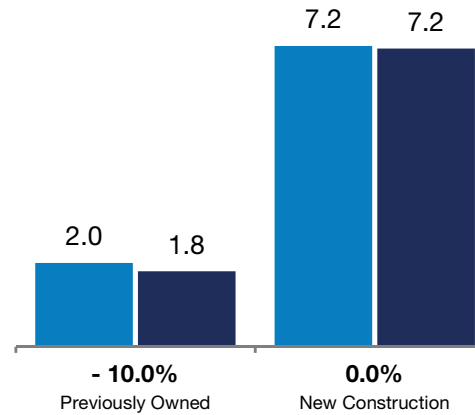
By Price Range

■ 7-2019 ■ 7-2020



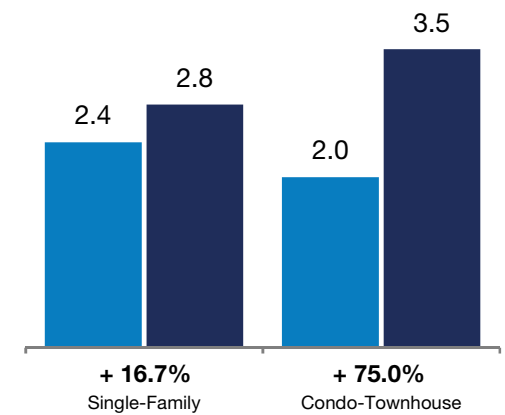
By Construction Status

■ 7-2019 ■ 7-2020



By Property Type

■ 7-2019 ■ 7-2020



All Properties

By Price Range

	7-2019	7-2020	Change
\$100,000 and Below	2.8	2.4	- 14.3%
\$100,001 to \$150,000	1.4	2.1	+ 50.0%
\$150,001 to \$200,000	1.4	2.1	+ 50.0%
\$200,001 to \$250,000	1.5	2.4	+ 60.0%
\$250,001 to \$350,000	2.0	2.8	+ 40.0%
\$350,001 and Above	4.7	4.9	+ 4.3%
All Price Ranges	2.3	3.0	+ 30.4%

Single-Family

	7-2019	7-2020	Change
\$100,000 and Below	3.4	2.5	- 26.5%
\$100,001 to \$150,000	1.6	2.0	+ 25.0%
\$150,001 to \$200,000	1.5	2.0	+ 33.3%
\$200,001 to \$250,000	1.4	2.2	+ 57.1%
\$250,001 to \$350,000	1.9	2.5	+ 31.6%
\$350,001 and Above	4.5	4.6	+ 2.2%
All Price Ranges	2.4	2.8	+ 16.7%

Condo-Townhouse

	7-2019	7-2020	Change
\$100,000 and Below	1.2	1.9	+ 58.3%
\$100,001 to \$150,000	0.9	2.4	+ 166.7%
\$150,001 to \$200,000	1.2	2.2	+ 83.3%
\$200,001 to \$250,000	1.8	3.2	+ 77.8%
\$250,001 to \$350,000	2.5	5.4	+ 116.0%
\$350,001 and Above	6.1	7.6	+ 24.6%
All Price Ranges	2.0	3.5	+ 75.0%

By Construction Status

	7-2019	7-2020	Change
Previously Owned	2.0	1.8	- 10.0%
New Construction	7.2	7.2	0.0%
All Construction Statuses	2.3	3.0	+ 30.4%

	7-2019	7-2020	Change
Previously Owned	2.1	1.9	- 9.5%
New Construction	6.9	6.1	- 11.6%
All Construction Statuses	2.4	2.8	+ 16.7%