



Housing Supply Overview



April 2020

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

Quick Facts

+ 3.2%

+ 13.8%

- 6.7%

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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Months Supply of Inventory	7

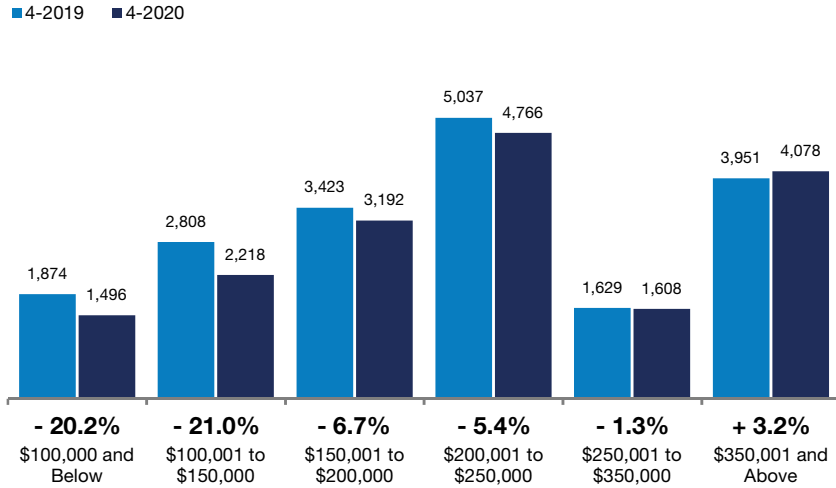


Pending Sales

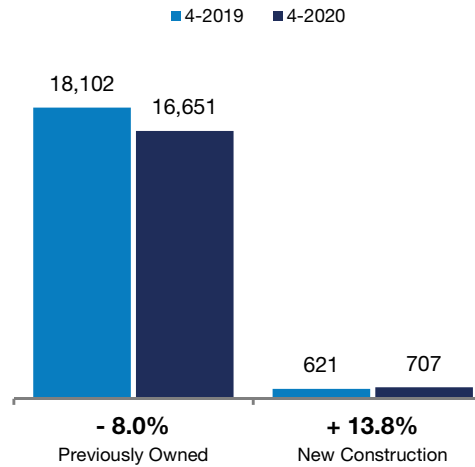
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



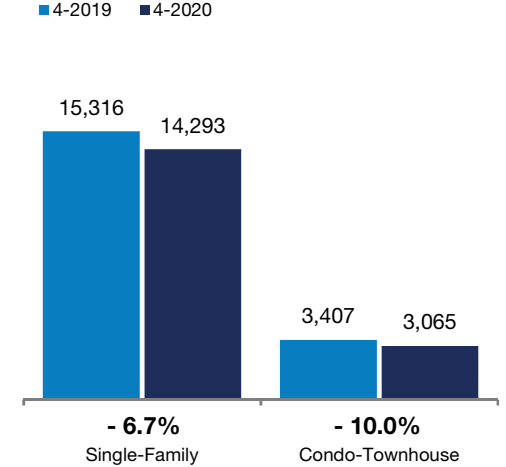
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	4-2019	4-2020	Change
\$100,000 and Below	1,874	1,496	-20.2%
\$100,001 to \$150,000	2,808	2,218	-21.0%
\$150,001 to \$200,000	3,423	3,192	-6.7%
\$200,001 to \$250,000	5,037	4,766	-5.4%
\$250,001 to \$350,000	1,629	1,608	-1.3%
\$350,001 and Above	3,951	4,078	+3.2%
All Price Ranges	18,723	17,358	-7.3%

Single-Family

4-2019	4-2020	Change	4-2019	4-2020	Change
1,338	1,079	-19.4%	536	417	-22.2%
2,097	1,664	-20.6%	711	554	-22.1%
2,651	2,510	-5.3%	772	682	-11.7%
4,262	3,966	-6.9%	775	800	+3.2%
1,424	1,469	+3.2%	205	139	-32.2%
3,543	3,605	+1.7%	408	473	+15.9%
15,316	14,293	-6.7%	3,407	3,065	-10.0%

Condo-Townhouse

By Construction Status	4-2019	4-2020	Change
Previously Owned	18,102	16,651	-8.0%
New Construction	621	707	+13.8%
All Construction Statuses	18,723	17,358	-7.3%

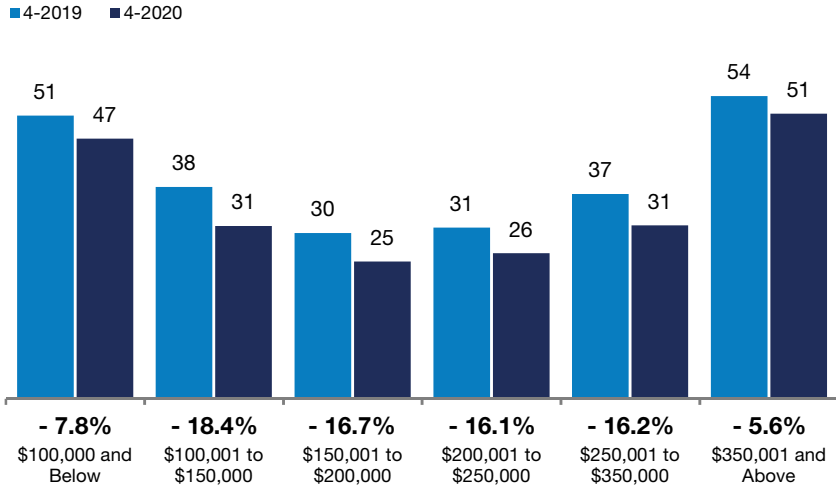
4-2019	4-2020	Change	4-2019	4-2020	Change
14,868	13,790	-7.3%	3,234	2,861	-11.5%
448	503	+12.3%	173	204	+17.9%
15,316	14,293	-6.7%	3,407	3,065	-10.0%

Days on Market Until Sale

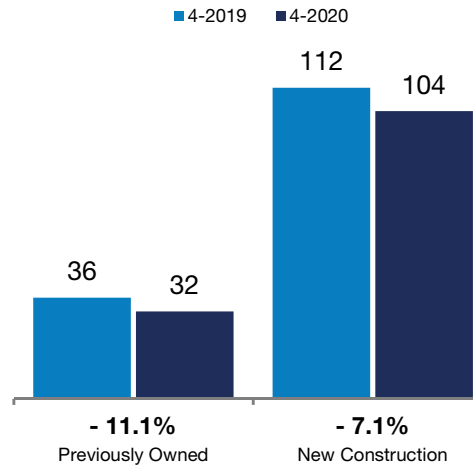
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



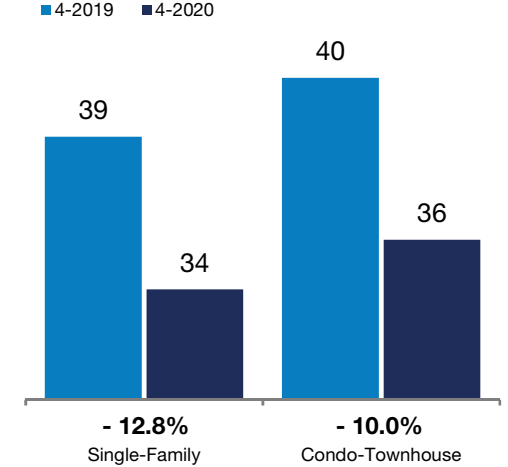
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	4-2019	4-2020	Change
\$100,000 and Below	51	47	- 7.8%
\$100,001 to \$150,000	38	31	- 18.4%
\$150,001 to \$200,000	30	25	- 16.7%
\$200,001 to \$250,000	31	26	- 16.1%
\$250,001 to \$350,000	37	31	- 16.2%
\$350,001 and Above	54	51	- 5.6%
All Price Ranges	39	34	- 12.8%

Single-Family

4-2019	4-2020	Change	4-2019	4-2020	Change
55	51	- 7.3%	40	35	- 12.5%
38	34	- 10.5%	37	22	- 40.5%
30	25	- 16.7%	29	24	- 17.2%
29	25	- 13.8%	42	32	- 23.8%
35	30	- 14.3%	50	42	- 16.0%
53	48	- 9.4%	64	74	+ 15.6%
39	34	- 12.8%	40	36	- 10.0%

Condo-Townhouse

By Construction Status	4-2019	4-2020	Change
Previously Owned	36	32	- 11.1%
New Construction	112	104	- 7.1%
All Construction Statuses	39	34	- 12.8%

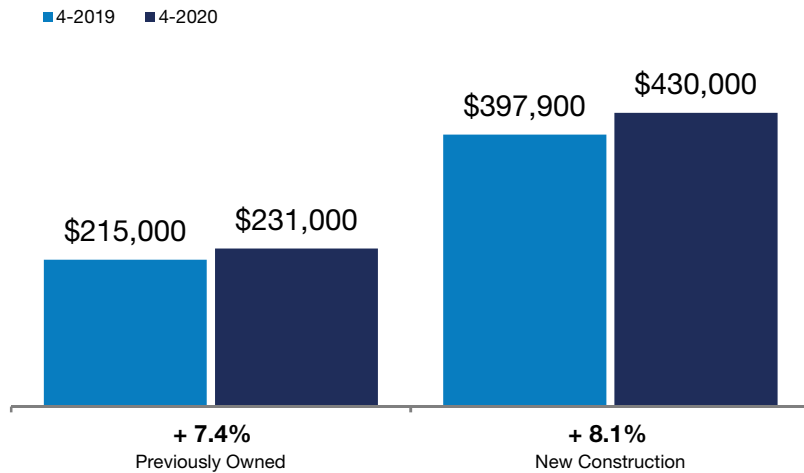
4-2019	4-2020	Change	4-2019	4-2020	Change
37	32	- 13.5%	35	29	- 17.1%
105	97	- 7.6%	132	120	- 9.1%
39	34	- 12.8%	40	36	- 10.0%

Median Sales Price

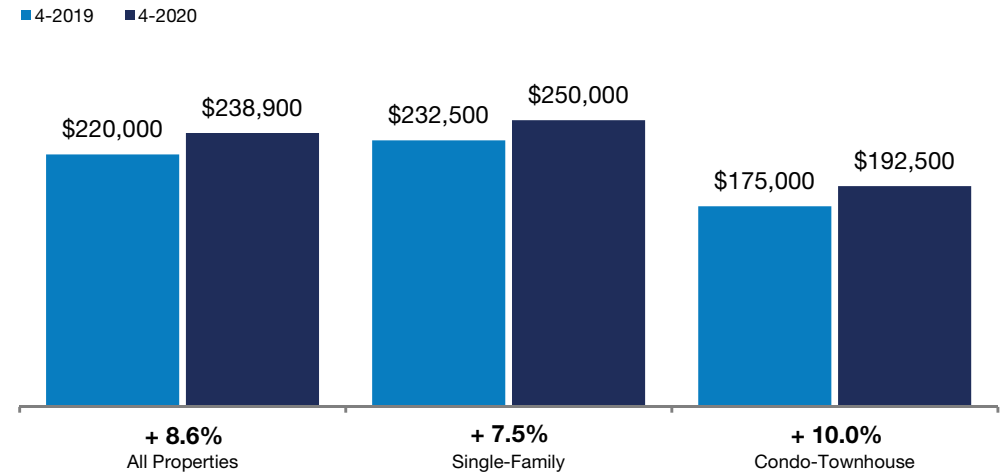
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type



All Properties

By Construction Status	4-2019	4-2020	Change
Previously Owned	\$215,000	\$231,000	+ 7.4%
New Construction	\$397,900	\$430,000	+ 8.1%
All Construction Statuses	\$220,000	\$238,900	+ 8.6%

Single-Family

4-2019	4-2020	Change	4-2019	4-2020	Change
\$228,500	\$245,000	+ 7.2%	\$169,900	\$185,000	+ 8.9%
\$428,200	\$446,435	+ 4.3%	\$350,085	\$409,900	+ 17.1%
\$232,500	\$250,000	+ 7.5%	\$175,000	\$192,500	+ 10.0%

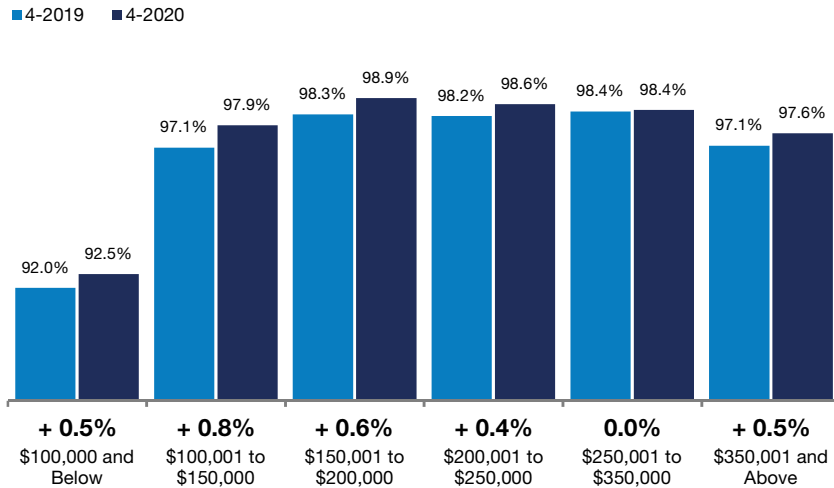
Condo-Townhouse

Percent of Original List Price Received

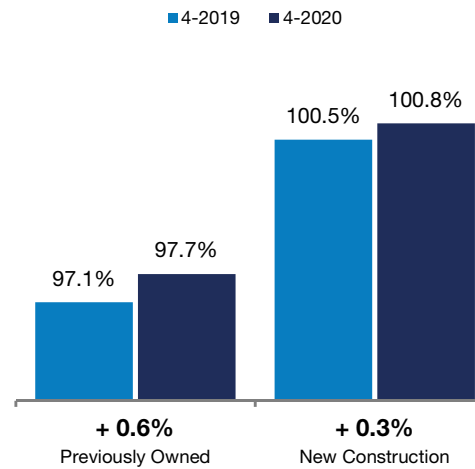
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



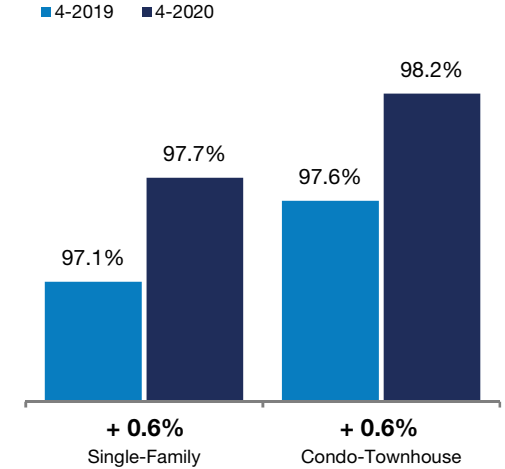
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	4-2019	4-2020	Change
\$100,000 and Below	92.0%	92.5%	+ 0.5%
\$100,001 to \$150,000	97.1%	97.9%	+ 0.8%
\$150,001 to \$200,000	98.3%	98.9%	+ 0.6%
\$200,001 to \$250,000	98.2%	98.6%	+ 0.4%
\$250,001 to \$350,000	98.4%	98.4%	0.0%
\$350,001 and Above	97.1%	97.6%	+ 0.5%
All Price Ranges	97.2%	97.8%	+ 0.6%

Single-Family

4-2019	4-2020	Change	4-2019	4-2020	Change
91.1%	91.7%	+ 0.7%	94.5%	94.7%	+ 0.2%
96.9%	97.6%	+ 0.7%	97.7%	98.6%	+ 0.9%
98.1%	98.9%	+ 0.8%	98.7%	98.9%	+ 0.2%
98.2%	98.7%	+ 0.5%	98.1%	98.4%	+ 0.3%
98.5%	98.4%	- 0.1%	97.8%	98.2%	+ 0.4%
97.0%	97.3%	+ 0.3%	98.5%	99.4%	+ 0.9%
97.1%	97.7%	+ 0.6%	97.6%	98.2%	+ 0.6%

Condo-Townhouse

By Construction Status	4-2019	4-2020	Change
Previously Owned	97.1%	97.7%	+ 0.6%
New Construction	100.5%	100.8%	+ 0.3%
All Construction Statuses	97.2%	97.8%	+ 0.6%

4-2019	4-2020	Change	4-2019	4-2020	Change
97.0%	97.6%	+ 0.6%	97.3%	97.8%	+ 0.5%
99.6%	99.4%	- 0.2%	102.7%	104.2%	+ 1.5%
97.1%	97.7%	+ 0.6%	97.6%	98.2%	+ 0.6%

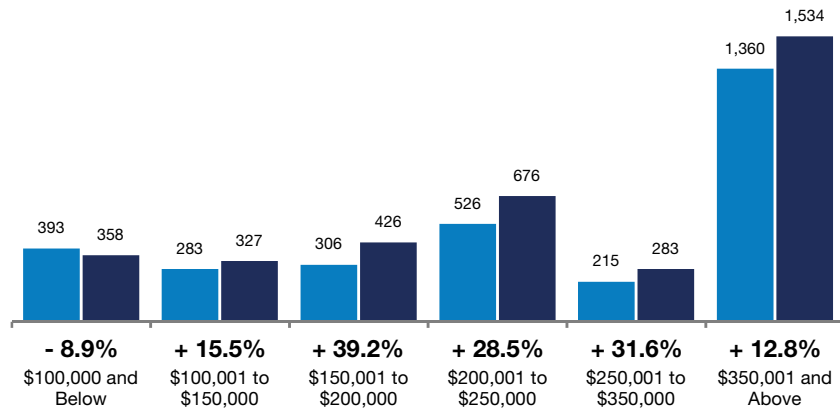
Inventory of Homes for Sale

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



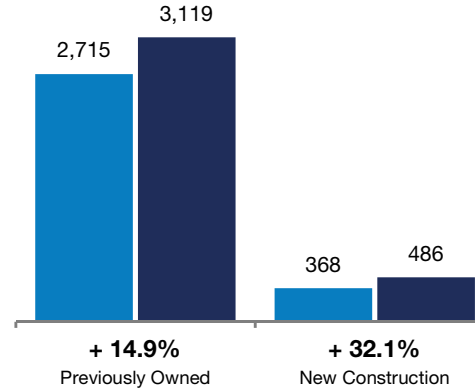
By Price Range

■ 4-2019 ■ 4-2020



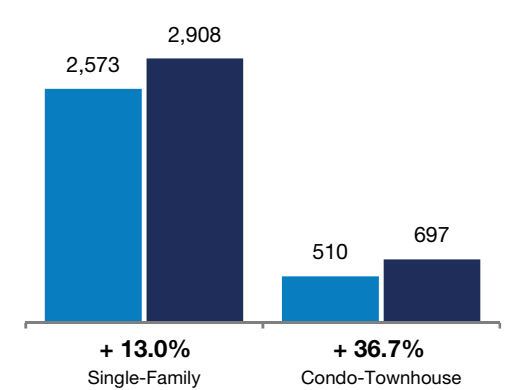
By Construction Status

■ 4-2019 ■ 4-2020



By Property Type

■ 4-2019 ■ 4-2020



All Properties

By Price Range

	4-2019	4-2020	Change
\$100,000 and Below	393	358	- 8.9%
\$100,001 to \$150,000	283	327	+ 15.5%
\$150,001 to \$200,000	306	426	+ 39.2%
\$200,001 to \$250,000	526	676	+ 28.5%
\$250,001 to \$350,000	215	283	+ 31.6%
\$350,001 and Above	1,360	1,534	+ 12.8%
All Price Ranges	3,083	3,605	+ 16.9%

Single-Family

	4-2019	4-2020	Change
Single-Family	2,573	2,908	+ 13.0%
Condo-Townhouse	510	697	+ 36.7%
All Property Types	3,083	3,605	+ 16.9%

Condo-Townhouse

By Construction Status

	4-2019	4-2020	Change
Previously Owned	2,715	3,119	+ 14.9%
New Construction	368	486	+ 32.1%
All Construction Statuses	3,083	3,605	+ 16.9%

	4-2019	4-2020	Change
Single-Family	2,333	2,611	+ 11.9%
Condo-Townhouse	240	297	+ 23.8%
All Property Types	2,573	2,908	+ 13.0%

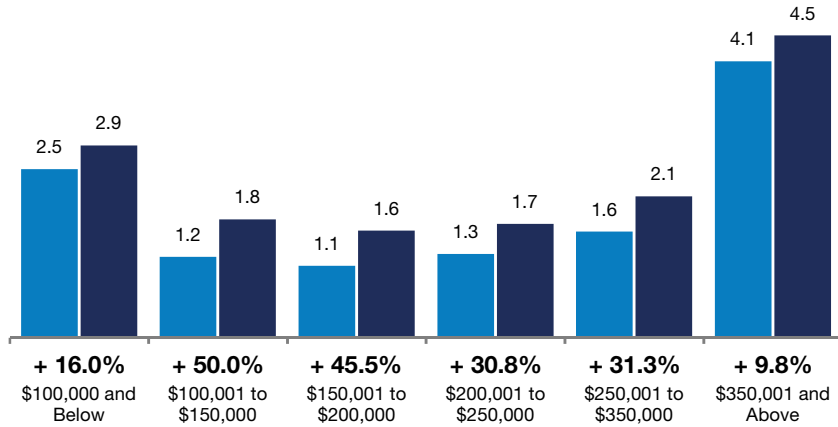
Months Supply of Inventory

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.



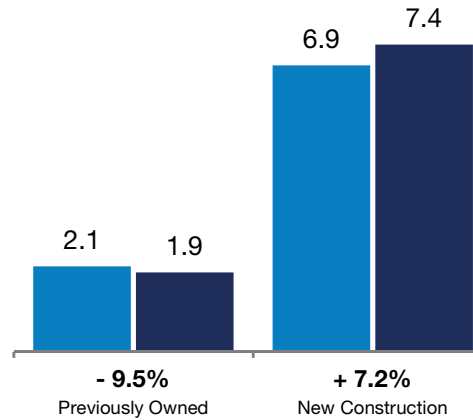
By Price Range

■ 4-2019 ■ 4-2020



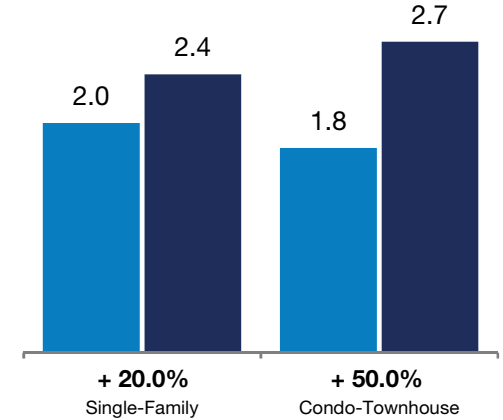
By Construction Status

■ 4-2019 ■ 4-2020



By Property Type

■ 4-2019 ■ 4-2020



All Properties

By Price Range

	4-2019	4-2020	Change
\$100,000 and Below	2.5	2.9	+ 16.0%
\$100,001 to \$150,000	1.2	1.8	+ 50.0%
\$150,001 to \$200,000	1.1	1.6	+ 45.5%
\$200,001 to \$250,000	1.3	1.7	+ 30.8%
\$250,001 to \$350,000	1.6	2.1	+ 31.3%
\$350,001 and Above	4.1	4.5	+ 9.8%
All Price Ranges	2.0	2.5	+ 25.0%

Single-Family

	4-2019	4-2020	Change
\$100,000 and Below	3.0	3.4	+ 13.3%
\$100,001 to \$150,000	1.3	1.7	+ 30.8%
\$150,001 to \$200,000	1.1	1.6	+ 45.5%
\$200,001 to \$250,000	1.2	1.6	+ 33.3%
\$250,001 to \$350,000	1.5	2.0	+ 33.3%
\$350,001 and Above	4.0	4.3	+ 7.5%
All Price Ranges	2.0	2.4	+ 20.0%

Condo-Townhouse

	4-2019	4-2020	Change
\$100,000 and Below	1.3	1.6	+ 23.1%
\$100,001 to \$150,000	1.0	1.9	+ 90.0%
\$150,001 to \$200,000	1.0	1.8	+ 80.0%
\$200,001 to \$250,000	1.7	2.3	+ 35.3%
\$250,001 to \$350,000	2.4	3.8	+ 58.3%
\$350,001 and Above	5.4	6.5	+ 20.4%
All Price Ranges	1.8	2.7	+ 50.0%

By Construction Status

	4-2019	4-2020	Change
Previously Owned	2.1	1.9	- 9.5%
New Construction	6.9	7.4	+ 7.2%
All Construction Statuses	2.0	2.5	+ 25.0%

	4-2019	4-2020	Change
Previously Owned	2.2	2.0	- 9.1%
New Construction	6.7	6.5	- 3.0%
All Construction Statuses	2.0	2.4	+ 20.0%