



# Housing Supply Overview



## August 2020

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

## Quick Facts

**+ 8.0%**

**+ 24.3%**

**- 8.0%**

Price Range With the  
Strongest Sales:  
**\$350,001 and Above**

Construction Status With  
Strongest Sales:  
**New Construction**

Property Type With  
Strongest Sales:  
**Condo-Townhouse  
Attached**

Pending Sales	<b>2</b>
Days on Market Until Sale	<b>3</b>
Median Sales Price	<b>4</b>
Percent of Original List Price Received	<b>5</b>
Inventory of Homes for Sale	<b>6</b>
Months Supply of Inventory	<b>7</b>



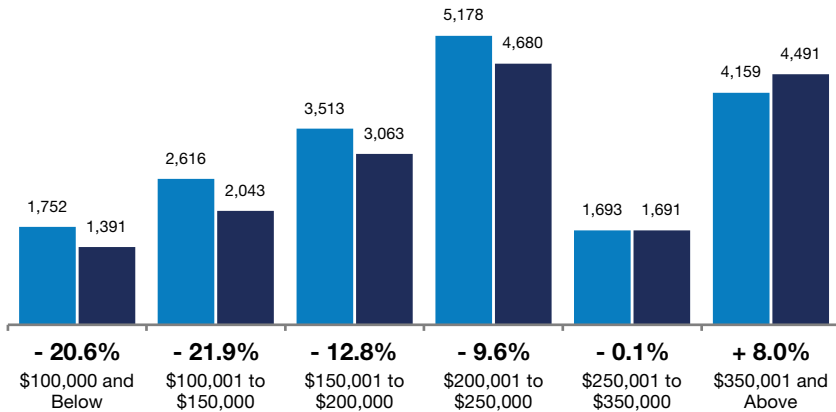
# Pending Sales

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



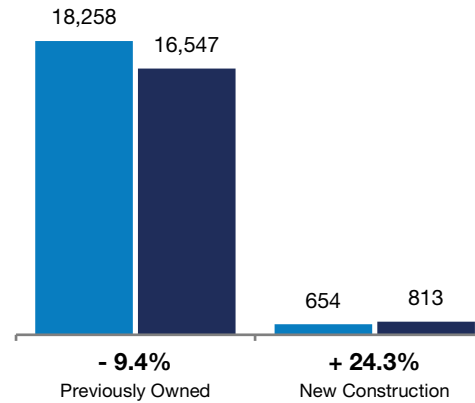
## By Price Range

■ 8-2019 ■ 8-2020



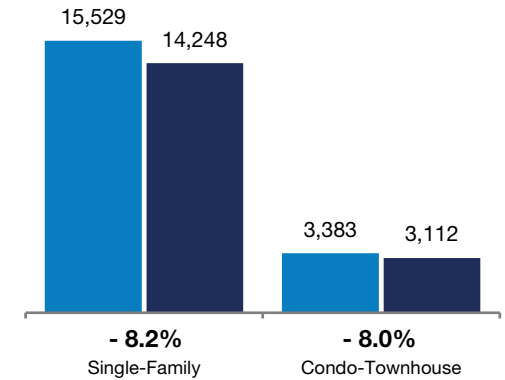
## By Construction Status

■ 8-2019 ■ 8-2020



## By Property Type

■ 8-2019 ■ 8-2020



### All Properties

#### By Price Range

	8-2019	8-2020	Change
\$100,000 and Below	1,752	1,391	-20.6%
\$100,001 to \$150,000	2,616	2,043	-21.9%
\$150,001 to \$200,000	3,513	3,063	-12.8%
\$200,001 to \$250,000	5,178	4,680	-9.6%
\$250,001 to \$350,000	1,693	1,691	-0.1%
\$350,001 and Above	4,159	4,491	+8.0%
<b>All Price Ranges</b>	<b>18,912</b>	<b>17,360</b>	<b>-8.2%</b>

### Single-Family

	8-2019	8-2020	Change
\$100,000 and Below	1,254	1,014	-19.1%
\$100,001 to \$150,000	1,983	1,495	-24.6%
\$150,001 to \$200,000	2,722	2,381	-12.5%
\$200,001 to \$250,000	4,330	3,860	-10.9%
\$250,001 to \$350,000	1,524	1,513	-0.7%
\$350,001 and Above	3,715	3,984	+7.2%
<b>All Price Ranges</b>	<b>15,529</b>	<b>14,248</b>	<b>-8.2%</b>

### Condo-Townhouse

	8-2019	8-2020	Change
\$100,000 and Below	498	377	-24.3%
\$100,001 to \$150,000	633	548	-13.4%
\$150,001 to \$200,000	791	682	-13.8%
\$200,001 to \$250,000	848	820	-3.3%
\$250,001 to \$350,000	169	178	+5.3%
\$350,001 and Above	444	507	+14.2%
<b>All Price Ranges</b>	<b>3,383</b>	<b>3,112</b>	<b>-8.0%</b>

#### By Construction Status

	8-2019	8-2020	Change
Previously Owned	18,258	16,547	-9.4%
New Construction	654	813	+24.3%
<b>All Construction Statuses</b>	<b>18,912</b>	<b>17,360</b>	<b>-8.2%</b>

	8-2019	8-2020	Change
Previously Owned	15,064	13,651	-9.4%
New Construction	465	597	+28.4%
<b>All Construction Statuses</b>	<b>15,529</b>	<b>14,248</b>	<b>-8.2%</b>

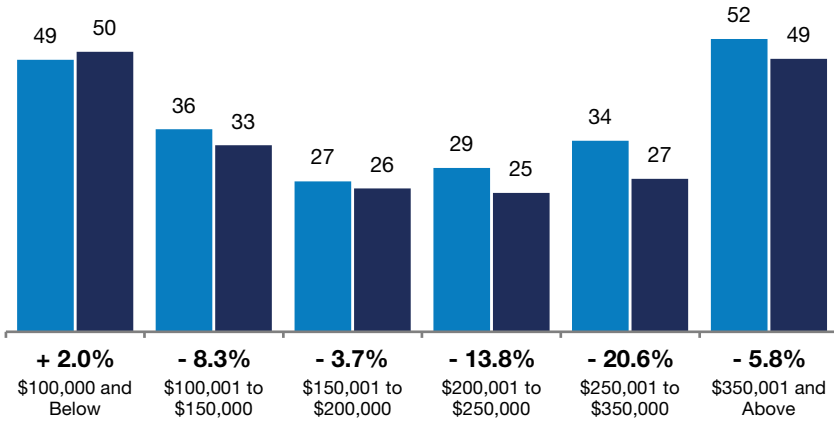
# Days on Market Until Sale

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



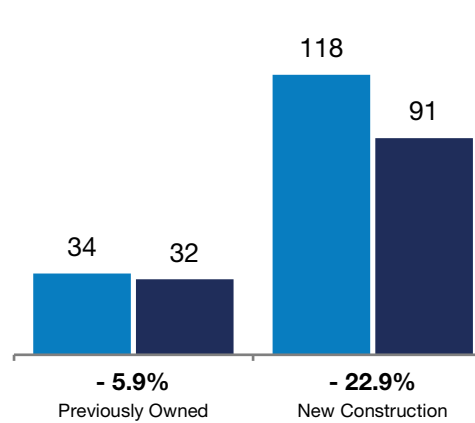
## By Price Range

■ 8-2019 ■ 8-2020



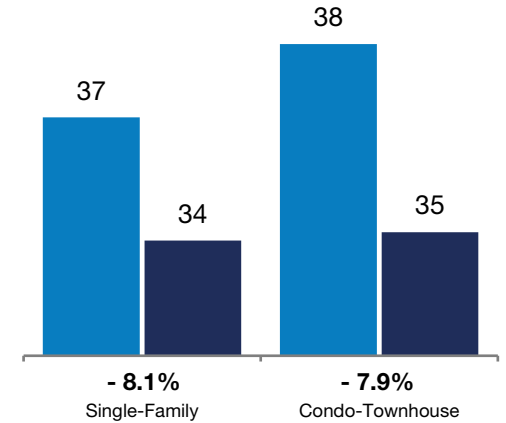
## By Construction Status

■ 8-2019 ■ 8-2020



## By Property Type

■ 8-2019 ■ 8-2020



### All Properties

#### By Price Range

	8-2019	8-2020	Change
\$100,000 and Below	49	50	+ 2.0%
\$100,001 to \$150,000	36	33	- 8.3%
\$150,001 to \$200,000	27	26	- 3.7%
\$200,001 to \$250,000	29	25	- 13.8%
\$250,001 to \$350,000	34	27	- 20.6%
\$350,001 and Above	52	49	- 5.8%
<b>All Price Ranges</b>	<b>37</b>	<b>34</b>	<b>- 8.1%</b>

### Single-Family

	8-2019	8-2020	Change
Single-Family	53	55	+ 3.8%
Condo-Townhouse	38	35	- 7.9%
Single-Family	38	36	- 5.3%
Condo-Townhouse	31	26	- 16.1%
Single-Family	27	26	- 3.7%
Condo-Townhouse	26	24	- 7.7%
Single-Family	28	24	- 14.3%
Condo-Townhouse	37	30	- 18.9%
Single-Family	33	27	- 18.2%
Condo-Townhouse	43	35	- 18.6%
Single-Family	50	47	- 6.0%
Condo-Townhouse	75	65	- 13.3%
<b>All Price Ranges</b>	<b>37</b>	<b>34</b>	<b>- 8.1%</b>
<b>All Price Ranges</b>	<b>38</b>	<b>35</b>	<b>- 7.9%</b>

### Condo-Townhouse

#### By Construction Status

	8-2019	8-2020	Change
Previously Owned	34	32	- 5.9%
New Construction	118	91	- 22.9%
<b>All Construction Statuses</b>	<b>37</b>	<b>34</b>	<b>- 8.1%</b>

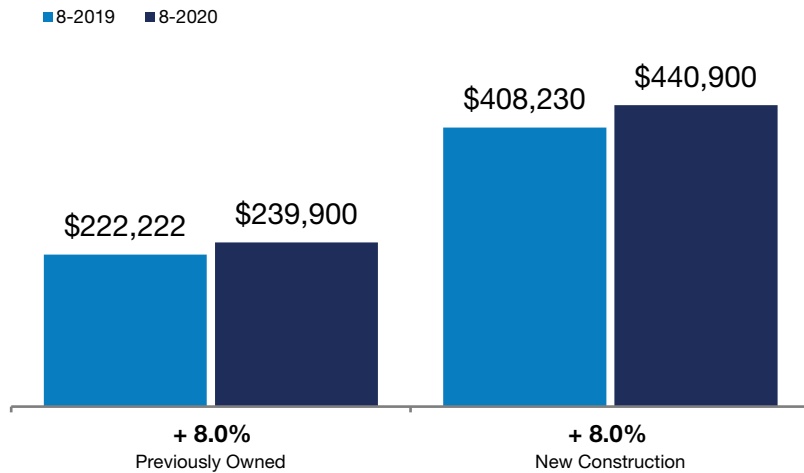
	8-2019	8-2020	Change
Single-Family	35	32	- 8.6%
Condo-Townhouse	32	29	- 9.4%
Single-Family	106	87	- 17.9%
Condo-Townhouse	149	101	- 32.2%
<b>All Construction Statuses</b>	<b>37</b>	<b>34</b>	<b>- 8.1%</b>
<b>All Construction Statuses</b>	<b>38</b>	<b>35</b>	<b>- 7.9%</b>

# Median Sales Price

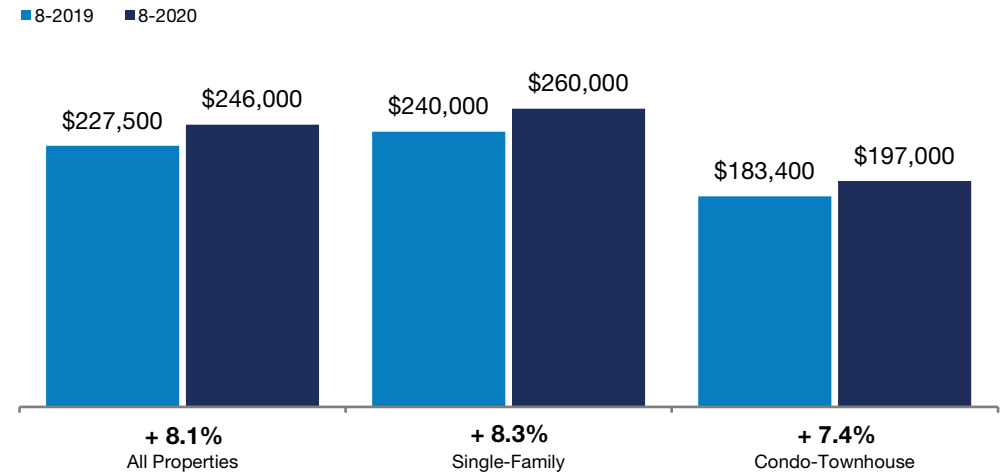
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



## By Construction Status



## By Property Type



### All Properties

By Construction Status	8-2019	8-2020	Change
Previously Owned	\$222,222	\$239,900	+ 8.0%
New Construction	\$408,230	\$440,900	+ 8.0%
<b>All Construction Statuses</b>	<b>\$227,500</b>	<b>\$246,000</b>	<b>+ 8.1%</b>

### Single-Family

8-2019	8-2020	Change
\$235,000	\$251,500	+ 7.0%
\$435,000	\$450,000	+ 3.4%
<b>\$240,000</b>	<b>\$260,000</b>	<b>+ 8.3%</b>

### Condo-Townhouse

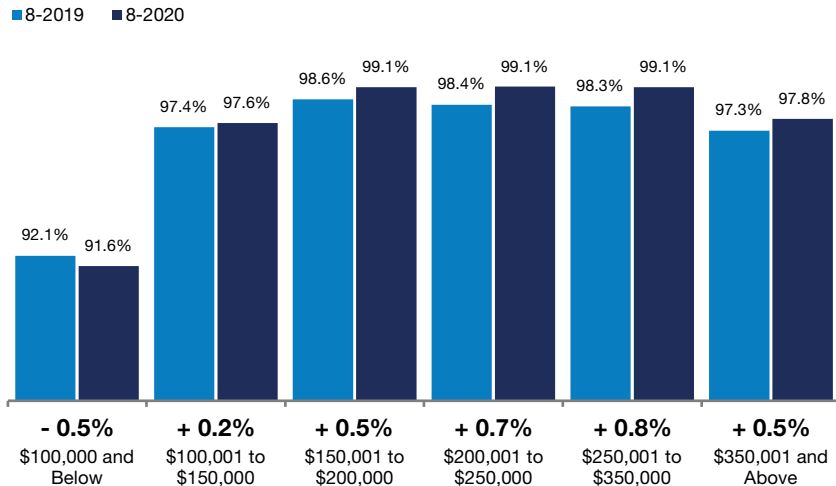
8-2019	8-2020	Change
\$177,950	\$188,000	+ 5.6%
\$362,003	\$429,437	+ 18.6%
<b>\$183,400</b>	<b>\$197,000</b>	<b>+ 7.4%</b>

# Percent of Original List Price Received

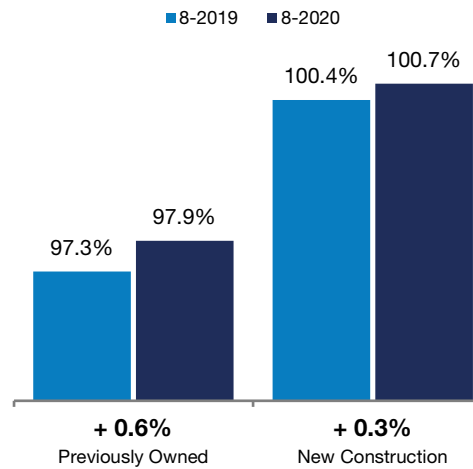
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



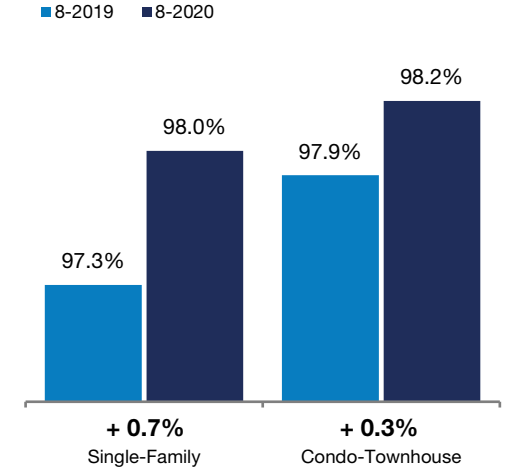
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	8-2019	8-2020	Change
\$100,000 and Below	92.1%	91.6%	- 0.5%
\$100,001 to \$150,000	97.4%	97.6%	+ 0.2%
\$150,001 to \$200,000	98.6%	99.1%	+ 0.5%
\$200,001 to \$250,000	98.4%	99.1%	+ 0.7%
\$250,001 to \$350,000	98.3%	99.1%	+ 0.8%
\$350,001 and Above	97.3%	97.8%	+ 0.5%
<b>All Price Ranges</b>	<b>97.4%</b>	<b>98.0%</b>	<b>+ 0.6%</b>

### Single-Family

8-2019	8-2020	Change	8-2019	8-2020	Change
91.0%	90.7%	- 0.3%	94.9%	94.2%	- 0.7%
97.2%	97.4%	+ 0.2%	98.2%	98.3%	+ 0.1%
98.5%	99.2%	+ 0.7%	98.8%	98.7%	- 0.1%
98.4%	99.3%	+ 0.9%	98.3%	98.6%	+ 0.3%
98.3%	99.1%	+ 0.8%	98.0%	98.8%	+ 0.8%
97.2%	97.6%	+ 0.4%	98.4%	99.6%	+ 1.2%
<b>97.3%</b>	<b>98.0%</b>	<b>+ 0.7%</b>	<b>97.9%</b>	<b>98.2%</b>	<b>+ 0.3%</b>

### Condo-Townhouse

By Construction Status	8-2019	8-2020	Change
Previously Owned	97.3%	97.9%	+ 0.6%
New Construction	100.4%	100.7%	+ 0.3%
<b>All Construction Statuses</b>	<b>97.4%</b>	<b>98.0%</b>	<b>+ 0.6%</b>

8-2019	8-2020	Change	8-2019	8-2020	Change
97.3%	97.9%	+ 0.6%	97.6%	97.8%	+ 0.2%
99.4%	99.5%	+ 0.1%	103.2%	103.6%	+ 0.4%
<b>97.3%</b>	<b>98.0%</b>	<b>+ 0.7%</b>	<b>97.9%</b>	<b>98.2%</b>	<b>+ 0.3%</b>

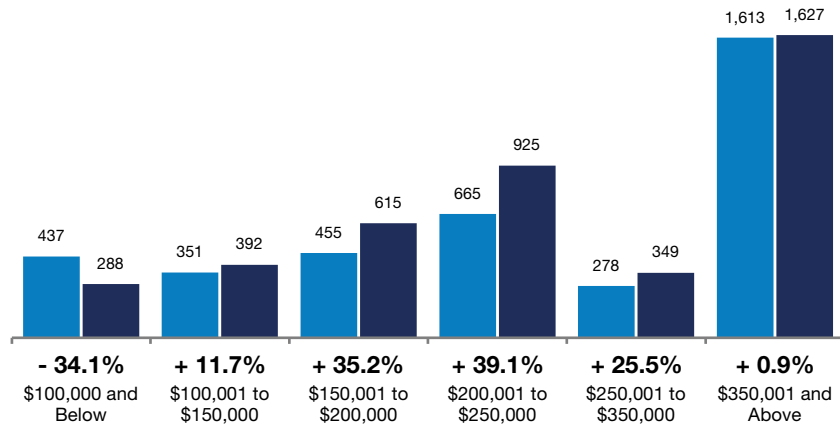
# Inventory of Homes for Sale

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



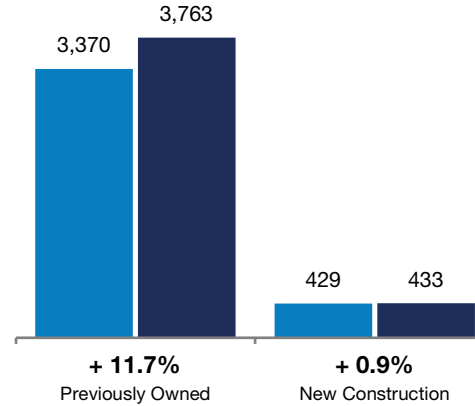
## By Price Range

■ 8-2019 ■ 8-2020



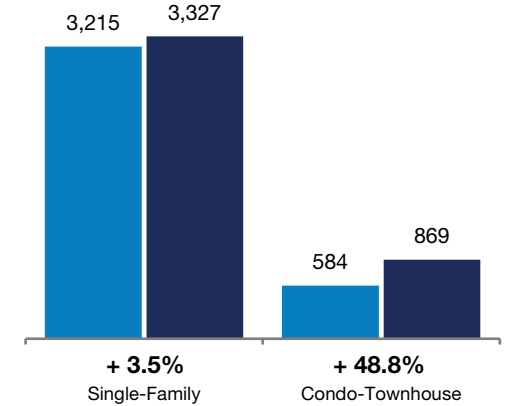
## By Construction Status

■ 8-2019 ■ 8-2020



## By Property Type

■ 8-2019 ■ 8-2020



### All Properties

#### By Price Range

	8-2019	8-2020	Change
\$100,000 and Below	437	288	- 34.1%
\$100,001 to \$150,000	351	392	+ 11.7%
\$150,001 to \$200,000	455	615	+ 35.2%
\$200,001 to \$250,000	665	925	+ 39.1%
\$250,001 to \$350,000	278	349	+ 25.5%
\$350,001 and Above	1,613	1,627	+ 0.9%
<b>All Price Ranges</b>	<b>3,799</b>	<b>4,196</b>	<b>+ 10.5%</b>

### Single-Family

	8-2019	8-2020	Change
Previously Owned	3,370	3,763	+ 11.7%
New Construction	429	433	+ 0.9%
<b>All Single-Family</b>	<b>3,215</b>	<b>3,327</b>	<b>+ 3.5%</b>

### Condo-Townhouse

	8-2019	8-2020	Change
Single-Family	3,215	3,327	+ 3.5%
Condo-Townhouse	584	869	+ 48.8%
<b>All Condo-Townhouse</b>	<b>584</b>	<b>869</b>	<b>+ 48.8%</b>

#### By Construction Status

	8-2019	8-2020	Change
Previously Owned	3,370	3,763	+ 11.7%
New Construction	429	433	+ 0.9%
<b>All Construction Statuses</b>	<b>3,799</b>	<b>4,196</b>	<b>+ 10.5%</b>

	8-2019	8-2020	Change
Single-Family	2,954	3,109	+ 5.2%
Condo-Townhouse	261	218	- 16.5%
<b>All Single-Family</b>	<b>3,215</b>	<b>3,327</b>	<b>+ 3.5%</b>

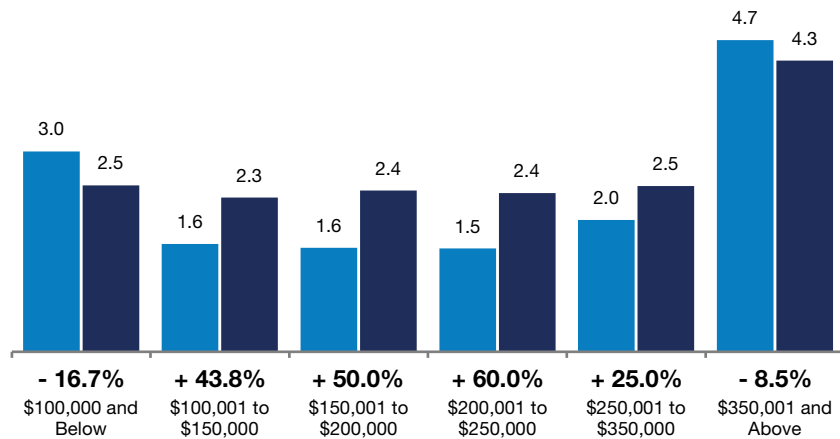
# Months Supply of Inventory

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.



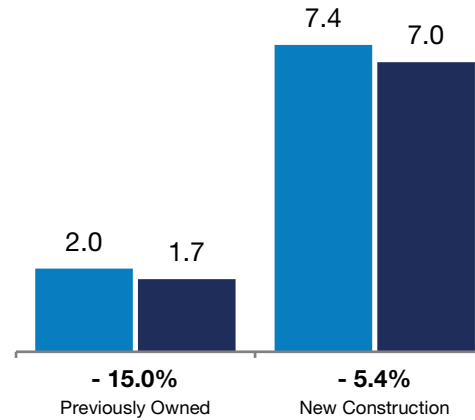
## By Price Range

■ 8-2019 ■ 8-2020



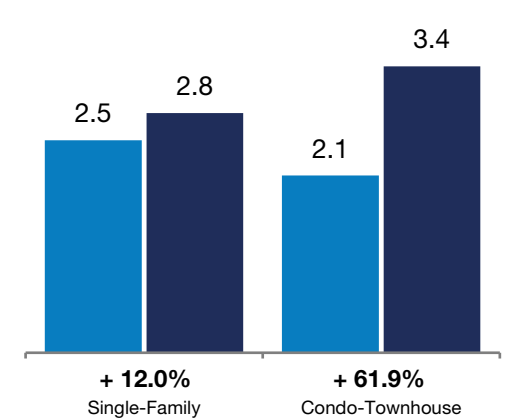
## By Construction Status

■ 8-2019 ■ 8-2020



## By Property Type

■ 8-2019 ■ 8-2020



## All Properties

### By Price Range

	8-2019	8-2020	Change
\$100,000 and Below	3.0	2.5	- 16.7%
\$100,001 to \$150,000	1.6	2.3	+ 43.8%
\$150,001 to \$200,000	1.6	2.4	+ 50.0%
\$200,001 to \$250,000	1.5	2.4	+ 60.0%
\$250,001 to \$350,000	2.0	2.5	+ 25.0%
\$350,001 and Above	4.7	4.3	- 8.5%
<b>All Price Ranges</b>	<b>2.4</b>	<b>2.9</b>	<b>+ 20.8%</b>

## Single-Family

	8-2019	8-2020	Change
Single-Family	2.5	2.8	+ 12.0%

## Condo-Townhouse

	8-2019	8-2020	Change
Condo-Townhouse	2.1	3.4	+ 61.9%

### By Construction Status

	8-2019	8-2020	Change
Previously Owned	2.0	1.7	- 15.0%
New Construction	7.4	7.0	- 5.4%
<b>All Construction Statuses</b>	<b>2.4</b>	<b>2.9</b>	<b>+ 20.8%</b>

	8-2019	8-2020	Change
Single-Family	2.5	2.8	+ 12.0%
Condo-Townhouse	2.1	3.4	+ 61.9%