



Housing Supply Overview



September 2020

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

Quick Facts

+ 12.2%

+ 26.4%

- 4.5%

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	2
Days on Market Until Sale	3
Median Sales Price	4
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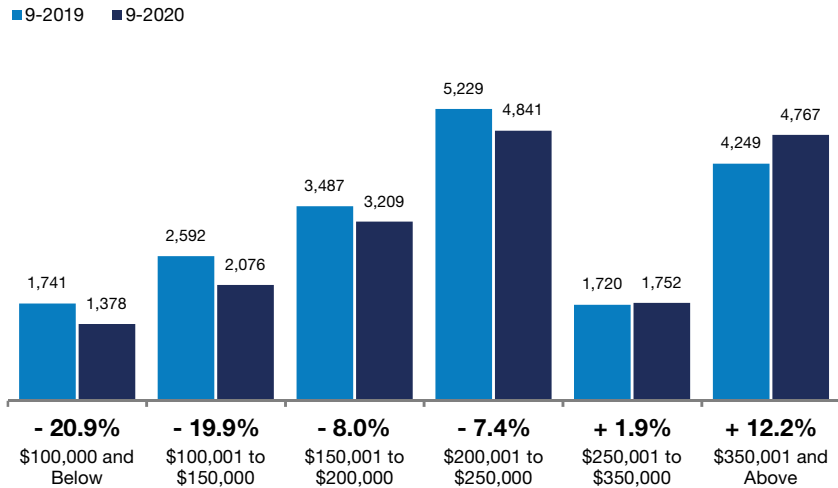


Pending Sales

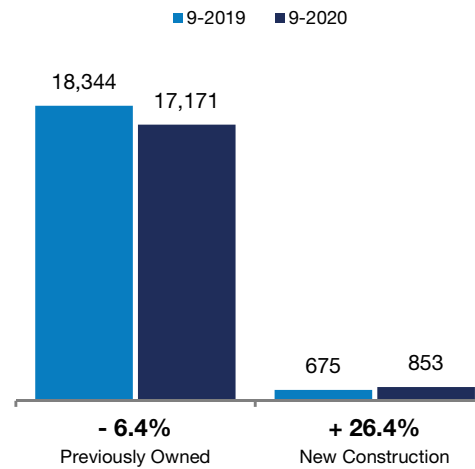
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



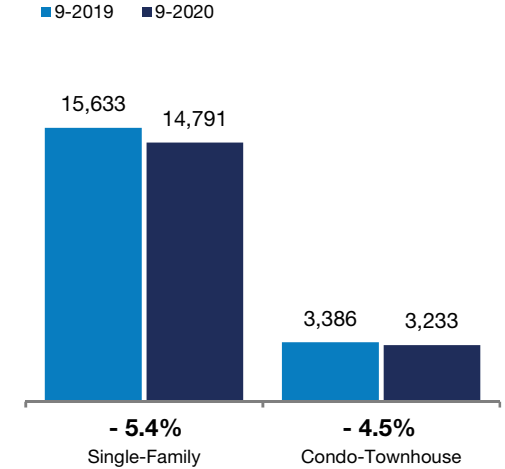
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	9-2019	9-2020	Change
\$100,000 and Below	1,741	1,378	-20.9%
\$100,001 to \$150,000	2,592	2,076	-19.9%
\$150,001 to \$200,000	3,487	3,209	-8.0%
\$200,001 to \$250,000	5,229	4,841	-7.4%
\$250,001 to \$350,000	1,720	1,752	+1.9%
\$350,001 and Above	4,249	4,767	+12.2%
All Price Ranges	19,019	18,024	-5.2%

Single-Family

9-2019	9-2020	Change	9-2019	9-2020	Change
1,249	994	-20.4%	492	384	-22.0%
1,962	1,519	-22.6%	630	557	-11.6%
2,715	2,498	-8.0%	772	711	-7.9%
4,370	3,986	-8.8%	859	855	-0.5%
1,548	1,566	+1.2%	172	186	+8.1%
3,788	4,227	+11.6%	461	540	+17.1%
15,633	14,791	-5.4%	3,386	3,233	-4.5%

Condo-Townhouse

By Construction Status	9-2019	9-2020	Change
Previously Owned	18,344	17,171	-6.4%
New Construction	675	853	+26.4%
All Construction Statuses	19,019	18,024	-5.2%

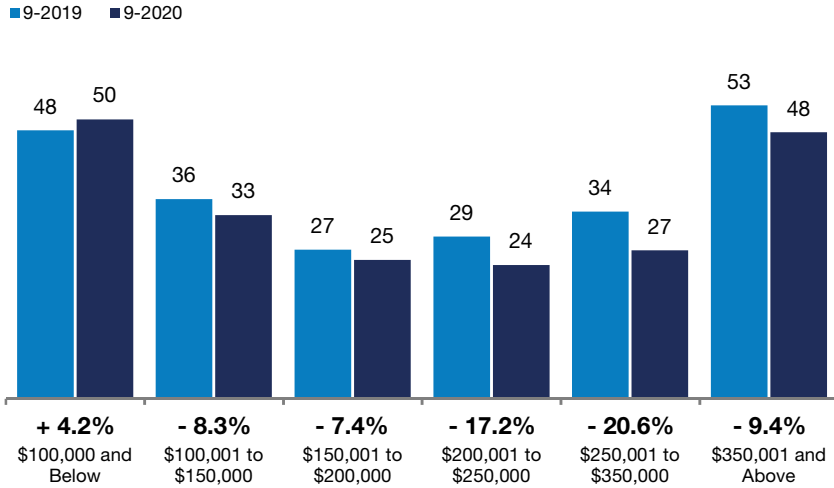
9-2019	9-2020	Change	9-2019	9-2020	Change
15,157	14,170	-6.5%	3,187	3,001	-5.8%
476	621	+30.5%	199	232	+16.6%
15,633	14,791	-5.4%	3,386	3,233	-4.5%

Days on Market Until Sale

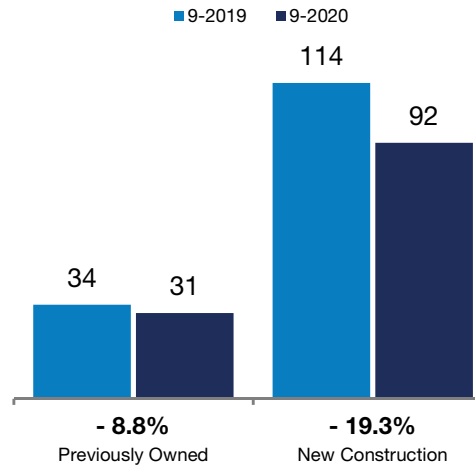
Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



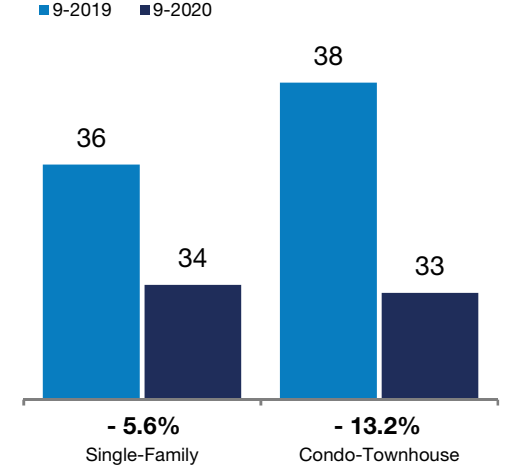
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	9-2019	9-2020	Change
\$100,000 and Below	48	50	+ 4.2%
\$100,001 to \$150,000	36	33	- 8.3%
\$150,001 to \$200,000	27	25	- 7.4%
\$200,001 to \$250,000	29	24	- 17.2%
\$250,001 to \$350,000	34	27	- 20.6%
\$350,001 and Above	53	48	- 9.4%
All Price Ranges	37	34	- 8.1%

Single-Family

9-2019	9-2020	Change	9-2019	9-2020	Change
52	56	+ 7.7%	37	34	- 8.1%
37	36	- 2.7%	31	25	- 19.4%
27	25	- 7.4%	26	24	- 7.7%
27	23	- 14.8%	37	29	- 21.6%
32	26	- 18.8%	44	33	- 25.0%
50	46	- 8.0%	74	62	- 16.2%
36	34	- 5.6%	38	33	- 13.2%

Condo-Townhouse

By Construction Status	9-2019	9-2020	Change
Previously Owned	34	31	- 8.8%
New Construction	114	92	- 19.3%
All Construction Statuses	37	34	- 8.1%

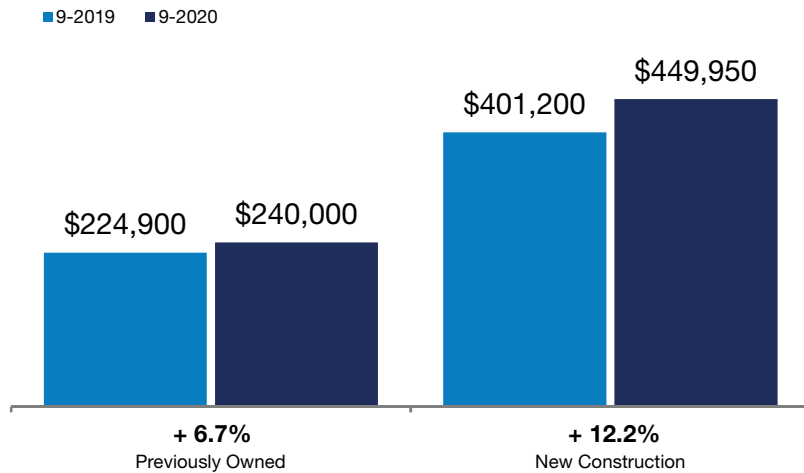
9-2019	9-2020	Change	9-2019	9-2020	Change
34	31	- 8.8%	32	28	- 12.5%
102	90	- 11.8%	144	98	- 31.9%
36	34	- 5.6%	38	33	- 13.2%

Median Sales Price

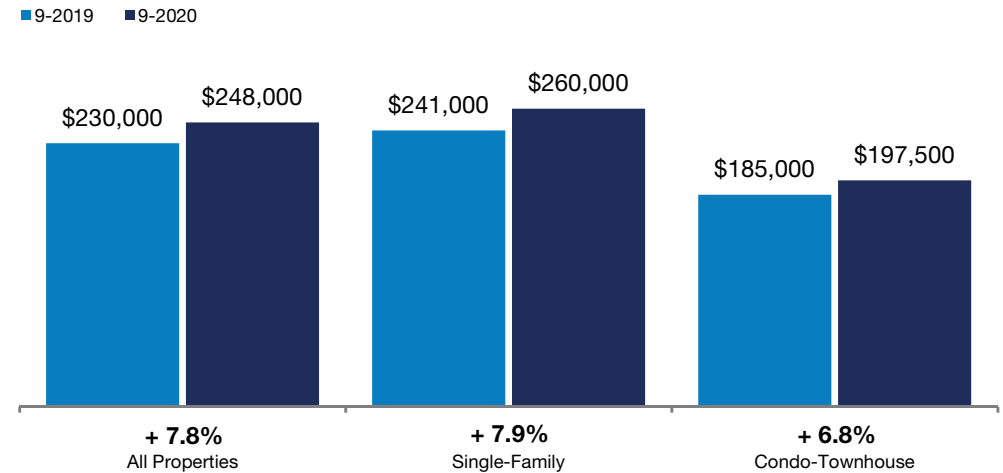
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type



All Properties

By Construction Status	9-2019	9-2020	Change
Previously Owned	\$224,900	\$240,000	+ 6.7%
New Construction	\$401,200	\$449,950	+ 12.2%
All Construction Statuses	\$230,000	\$248,000	+ 7.8%

Single-Family

9-2019	9-2020	Change	9-2019	9-2020	Change
\$237,000	\$254,825	+ 7.5%	\$179,900	\$188,250	+ 4.6%
\$430,000	\$458,000	+ 6.5%	\$364,999	\$429,900	+ 17.8%
\$241,000	\$260,000	+ 7.9%	\$185,000	\$197,500	+ 6.8%

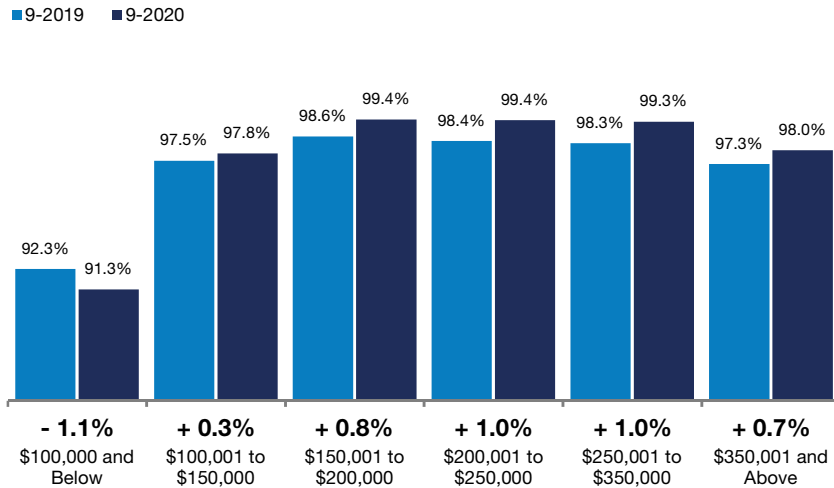
Condo-Townhouse

Percent of Original List Price Received

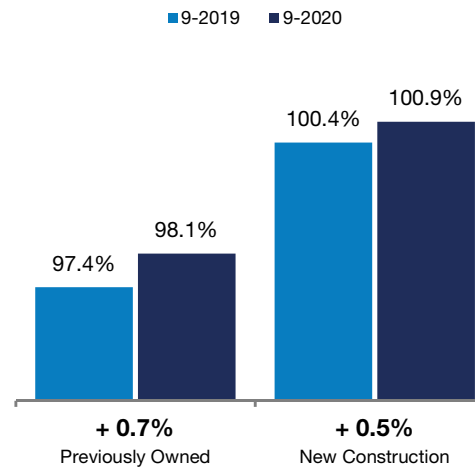
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



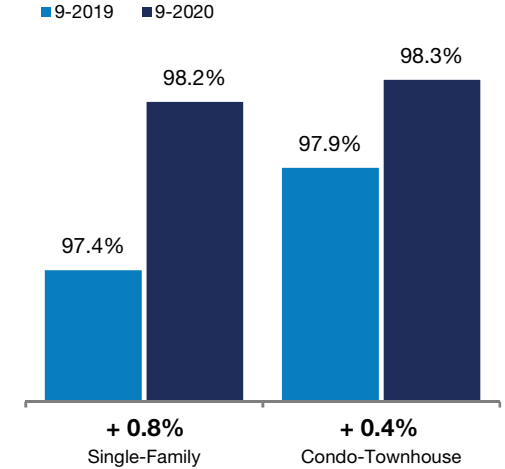
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	9-2019	9-2020	Change
\$100,000 and Below	92.3%	91.3%	- 1.1%
\$100,001 to \$150,000	97.5%	97.8%	+ 0.3%
\$150,001 to \$200,000	98.6%	99.4%	+ 0.8%
\$200,001 to \$250,000	98.4%	99.4%	+ 1.0%
\$250,001 to \$350,000	98.3%	99.3%	+ 1.0%
\$350,001 and Above	97.3%	98.0%	+ 0.7%
All Price Ranges	97.5%	98.2%	+ 0.7%

Single-Family

9-2019	9-2020	Change	9-2019	9-2020	Change
91.3%	90.1%	- 1.3%	94.9%	94.4%	- 0.5%
97.2%	97.7%	+ 0.5%	98.3%	98.2%	- 0.1%
98.6%	99.6%	+ 1.0%	98.8%	98.8%	0.0%
98.4%	99.6%	+ 1.2%	98.3%	98.6%	+ 0.3%
98.4%	99.4%	+ 1.0%	97.9%	98.9%	+ 1.0%
97.2%	97.7%	+ 0.5%	98.4%	99.8%	+ 1.4%
97.4%	98.2%	+ 0.8%	97.9%	98.3%	+ 0.4%

Condo-Townhouse

By Construction Status	9-2019	9-2020	Change
Previously Owned	97.4%	98.1%	+ 0.7%
New Construction	100.4%	100.9%	+ 0.5%
All Construction Statuses	97.5%	98.2%	+ 0.7%

9-2019	9-2020	Change	9-2019	9-2020	Change
97.4%	98.2%	+ 0.8%	97.6%	97.8%	+ 0.2%
99.4%	99.5%	+ 0.1%	103.1%	103.9%	+ 0.8%
97.4%	98.2%	+ 0.8%	97.9%	98.3%	+ 0.4%

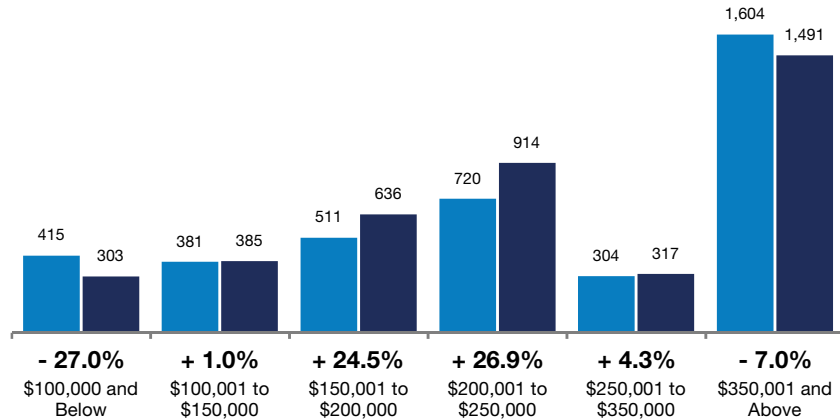
Inventory of Homes for Sale

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



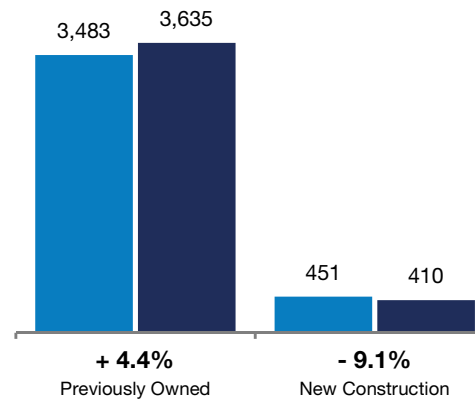
By Price Range

■ 9-2019 ■ 9-2020



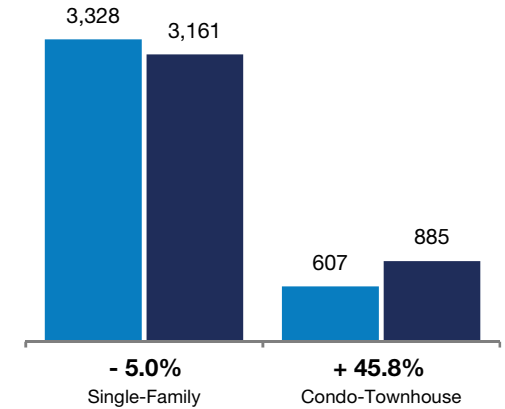
By Construction Status

■ 9-2019 ■ 9-2020



By Property Type

■ 9-2019 ■ 9-2020



All Properties

By Price Range

	9-2019	9-2020	Change
\$100,000 and Below	415	303	- 27.0%
\$100,001 to \$150,000	381	385	+ 1.0%
\$150,001 to \$200,000	511	636	+ 24.5%
\$200,001 to \$250,000	720	914	+ 26.9%
\$250,001 to \$350,000	304	317	+ 4.3%
\$350,001 and Above	1,604	1,491	- 7.0%
All Price Ranges	3,935	4,046	+ 2.8%

Single-Family

	9-2019	9-2020	Change
Single-Family	3,328	3,161	- 5.0%
Condo-Townhouse	607	885	+ 45.8%

Condo-Townhouse

By Construction Status

	9-2019	9-2020	Change
Previously Owned	3,483	3,635	+ 4.4%
New Construction	451	410	- 9.1%
All Construction Statuses	3,935	4,046	+ 2.8%

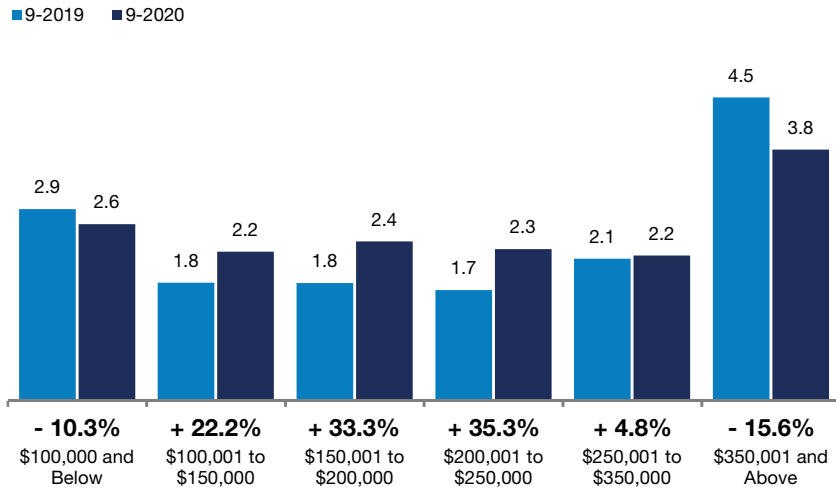
	9-2019	9-2020	Change
Single-Family	3,045	2,953	- 3.0%
Condo-Townhouse	282	207	- 26.6%
All Construction Statuses	3,328	3,161	- 5.0%

Months Supply of Inventory

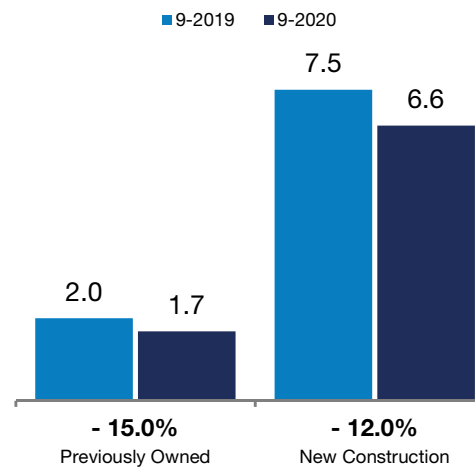
The inventory of homes for sale at the end of the most recent month, based on one month of activity, divided by the average monthly pending sales from the last 12 months.



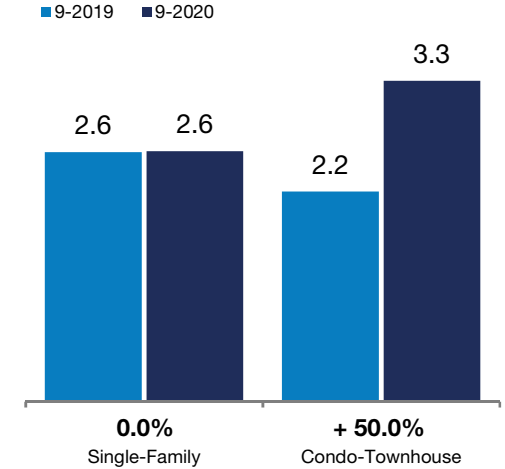
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range

	9-2019	9-2020	Change
\$100,000 and Below	2.9	2.6	- 10.3%
\$100,001 to \$150,000	1.8	2.2	+ 22.2%
\$150,001 to \$200,000	1.8	2.4	+ 33.3%
\$200,001 to \$250,000	1.7	2.3	+ 35.3%
\$250,001 to \$350,000	2.1	2.2	+ 4.8%
\$350,001 and Above	4.5	3.8	- 15.6%
All Price Ranges	2.5	2.7	+ 8.0%

Single-Family

	9-2019	9-2020	Change
Previously Owned	2.0	1.7	- 15.0%
New Construction	7.5	6.6	- 12.0%
All Construction Statuses	2.5	2.7	+ 8.0%

Condo-Townhouse

By Construction Status

	9-2019	9-2020	Change
Previously Owned	2.0	1.7	- 15.0%
New Construction	7.5	6.6	- 12.0%
All Construction Statuses	2.5	2.7	+ 8.0%

	9-2019	9-2020	Change
Single-Family	3.5	2.6	- 25.7%
Condo-Townhouse	1.2	2.8	+ 133.3%
All Properties	2.5	2.7	+ 8.0%