



Housing Supply Overview



October 2020

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

Quick Facts

+ 15.5%

+ 26.5%

- 0.9%

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**

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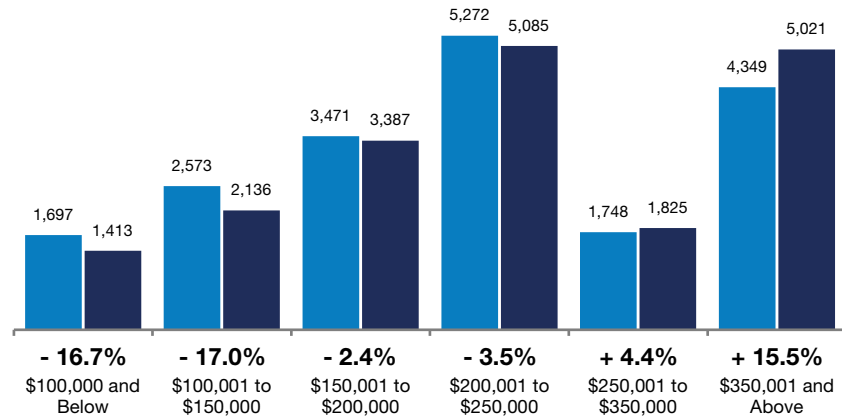
Pending Sales

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



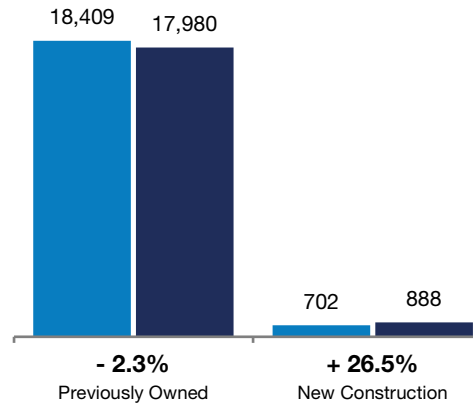
By Price Range

■ 10-2019 ■ 10-2020



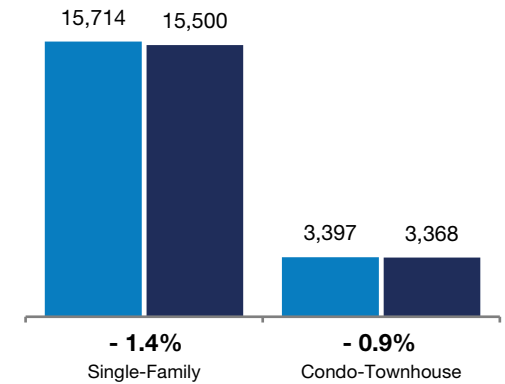
By Construction Status

■ 10-2019 ■ 10-2020



By Property Type

■ 10-2019 ■ 10-2020



All Properties

By Price Range

	10-2019	10-2020	Change
\$100,000 and Below	1,697	1,413	-16.7%
\$100,001 to \$150,000	2,573	2,136	-17.0%
\$150,001 to \$200,000	3,471	3,387	-2.4%
\$200,001 to \$250,000	5,272	5,085	-3.5%
\$250,001 to \$350,000	1,748	1,825	+4.4%
\$350,001 and Above	4,349	5,021	+15.5%
All Price Ranges	19,111	18,868	-1.3%

Single-Family

	10-2019	10-2020	Change
Previously Owned	12,227	996	-18.8%
New Construction	1,942	1,566	-19.4%
Single-Family	2,701	2,640	-2.3%
Condo-Townhouse	4,397	4,200	-4.5%
Single-Family	1,581	1,631	+3.2%
Condo-Townhouse	3,865	4,466	+15.5%
All Price Ranges	15,714	15,500	-1.4%

Condo-Townhouse

By Construction Status

	10-2019	10-2020	Change
Previously Owned	18,409	17,980	-2.3%
New Construction	702	888	+26.5%
All Construction Statuses	19,111	18,868	-1.3%

	10-2019	10-2020	Change
Single-Family	15,230	14,854	-2.5%
Condo-Townhouse	484	646	+33.5%
All Construction Statuses	15,714	15,500	-1.4%

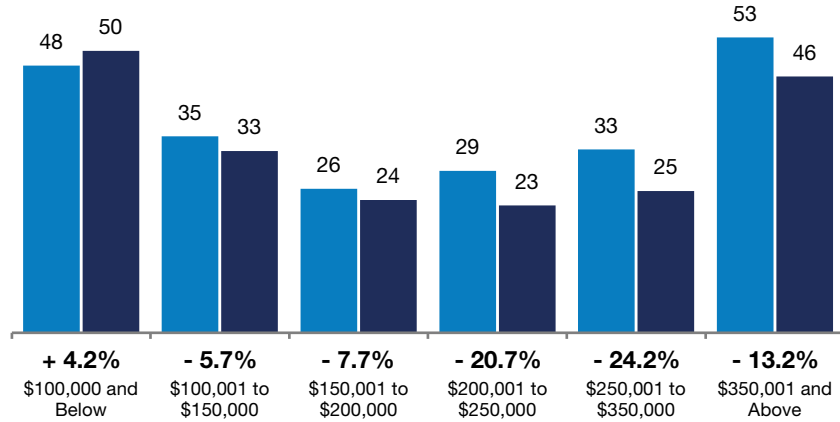
Days on Market Until Sale

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



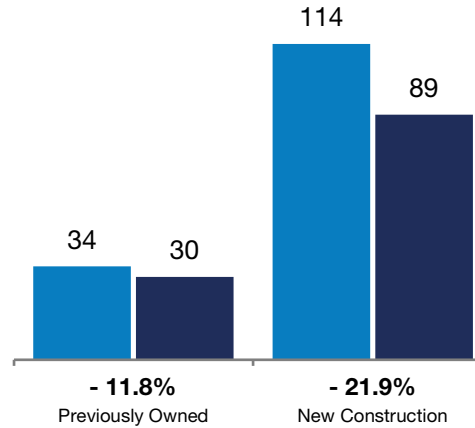
By Price Range

■ 10-2019 ■ 10-2020



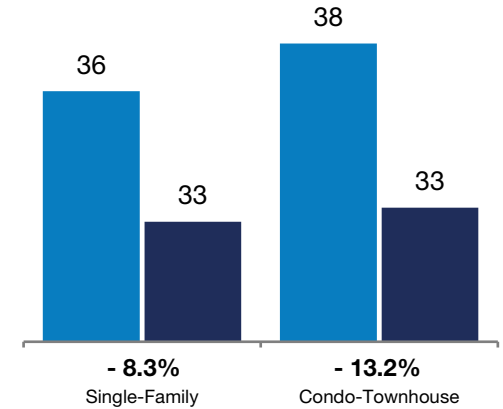
By Construction Status

■ 10-2019 ■ 10-2020



By Property Type

■ 10-2019 ■ 10-2020



All Properties

By Price Range

	10-2019	10-2020	Change
\$100,000 and Below	48	50	+ 4.2%
\$100,001 to \$150,000	35	33	- 5.7%
\$150,001 to \$200,000	26	24	- 7.7%
\$200,001 to \$250,000	29	23	- 20.7%
\$250,001 to \$350,000	33	25	- 24.2%
\$350,001 and Above	53	46	- 13.2%
All Price Ranges	37	33	- 10.8%

Single-Family

	10-2019	10-2020	Change
Single-Family	52	57	+ 9.6%
Single-Family	37	35	- 5.4%
Single-Family	26	24	- 7.7%
Single-Family	27	22	- 18.5%
Single-Family	32	25	- 21.9%
Single-Family	50	44	- 12.0%
All Single-Family	36	33	- 8.3%

Condo-Townhouse

	10-2019	10-2020	Change
Condo-Townhouse	36	33	- 8.3%
Condo-Townhouse	29	25	- 13.8%
Condo-Townhouse	24	22	- 8.3%
Condo-Townhouse	37	29	- 21.6%
Condo-Townhouse	41	32	- 22.0%
Condo-Townhouse	76	61	- 19.7%
All Condo-Townhouse	38	33	- 13.2%

By Construction Status

	10-2019	10-2020	Change
Previously Owned	34	30	- 11.8%
New Construction	114	89	- 21.9%
All Construction Statuses	37	33	- 10.8%

	10-2019	10-2020	Change
Single-Family	34	30	- 11.8%
Single-Family	104	86	- 17.3%
All Single-Family	36	33	- 8.3%

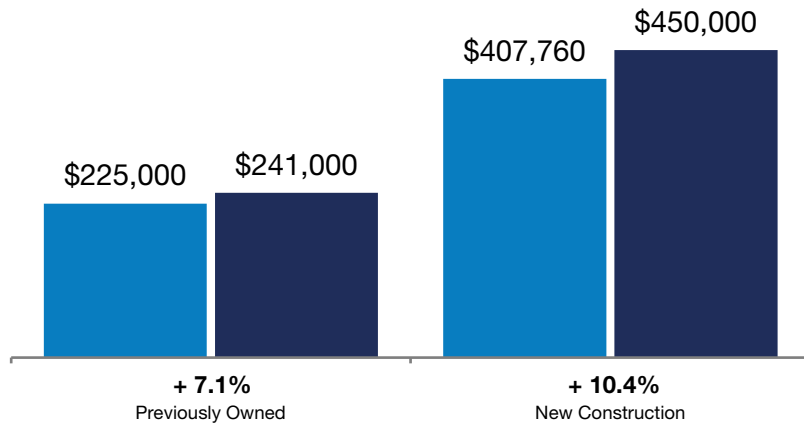
Median Sales Price

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



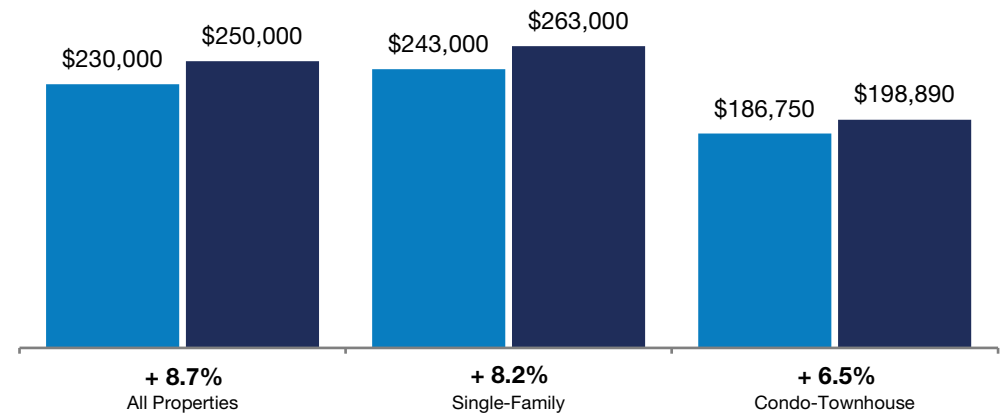
By Construction Status

■ 10-2019 ■ 10-2020



By Property Type

■ 10-2019 ■ 10-2020



All Properties

By Construction Status	10-2019	10-2020	Change
Previously Owned	\$225,000	\$241,000	+ 7.1%
New Construction	\$407,760	\$450,000	+ 10.4%
All Construction Statuses	\$230,000	\$250,000	+ 8.7%

Single-Family

10-2019	10-2020	Change	10-2019	10-2020	Change
\$238,600	\$256,000	+ 7.3%	\$180,100	\$189,000	+ 4.9%
\$432,000	\$459,900	+ 6.5%	\$375,000	\$429,999	+ 14.7%
\$243,000	\$263,000	+ 8.2%	\$186,750	\$198,890	+ 6.5%

Condo-Townhouse

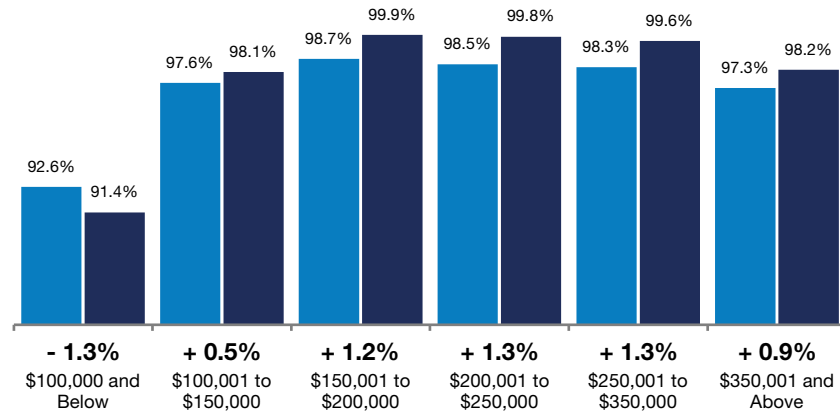
Percent of Original List Price Received

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.**



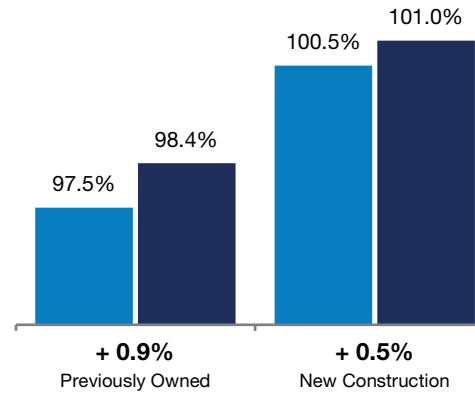
By Price Range

■ 10-2019 ■ 10-2020



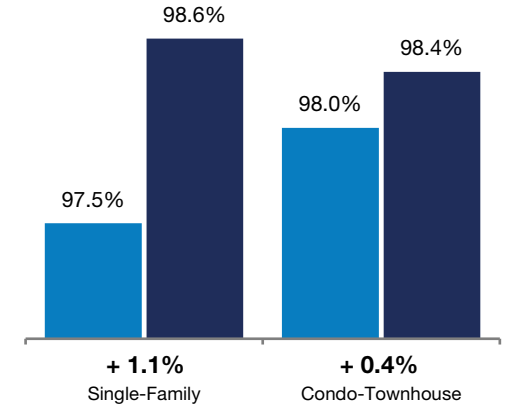
By Construction Status

■ 10-2019 ■ 10-2020



By Property Type

■ 10-2019 ■ 10-2020



All Properties

By Price Range

	10-2019	10-2020	Change
\$100,000 and Below	92.6%	91.4%	- 1.3%
\$100,001 to \$150,000	97.6%	98.1%	+ 0.5%
\$150,001 to \$200,000	98.7%	99.9%	+ 1.2%
\$200,001 to \$250,000	98.5%	99.8%	+ 1.3%
\$250,001 to \$350,000	98.3%	99.6%	+ 1.3%
\$350,001 and Above	97.3%	98.2%	+ 0.9%
All Price Ranges	97.6%	98.5%	+ 0.9%

Single-Family

	10-2019	10-2020	Change
Previously Owned	97.5%	98.4%	+ 0.9%
New Construction	100.5%	101.0%	+ 0.5%

Condo-Townhouse

	10-2019	10-2020	Change
Single-Family	97.5%	98.6%	+ 1.1%
Condo-Townhouse	98.0%	98.4%	+ 0.4%

By Construction Status

	10-2019	10-2020	Change
Previously Owned	97.5%	98.4%	+ 0.9%
New Construction	100.5%	101.0%	+ 0.5%
All Construction Statuses	97.6%	98.5%	+ 0.9%

	10-2019	10-2020	Change
Single-Family	97.5%	98.6%	+ 1.1%
Condo-Townhouse	98.0%	98.4%	+ 0.4%

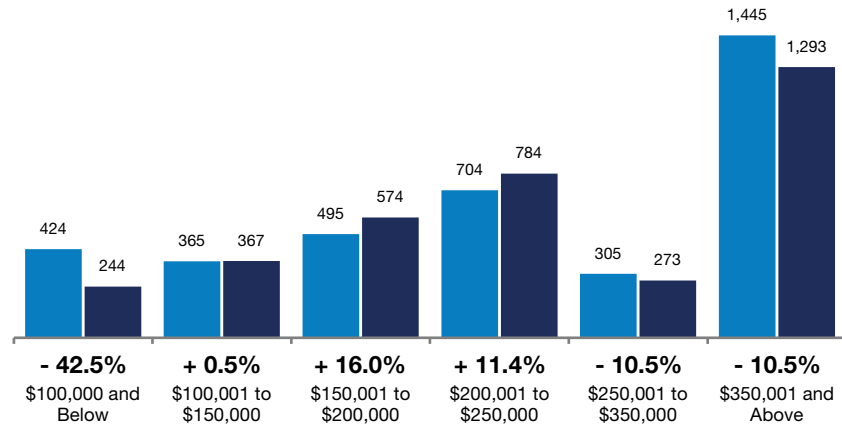
Inventory of Homes for Sale

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



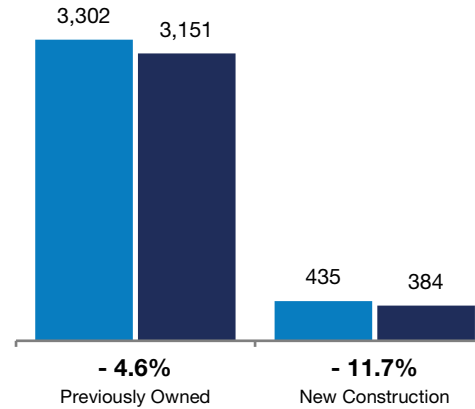
By Price Range

■ 10-2019 ■ 10-2020



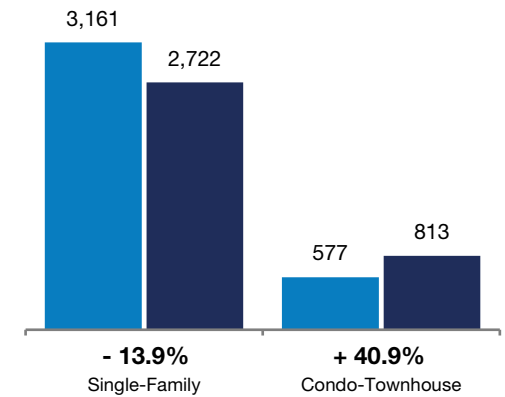
By Construction Status

■ 10-2019 ■ 10-2020



By Property Type

■ 10-2019 ■ 10-2020



All Properties

By Price Range

	10-2019	10-2020	Change
\$100,000 and Below	424	244	- 42.5%
\$100,001 to \$150,000	365	367	+ 0.5%
\$150,001 to \$200,000	495	574	+ 16.0%
\$200,001 to \$250,000	704	784	+ 11.4%
\$250,001 to \$350,000	305	273	- 10.5%
\$350,001 and Above	1,445	1,293	- 10.5%
All Price Ranges	3,738	3,535	- 5.4%

Single-Family

	10-2019	10-2020	Change
Previously Owned	3,302	3,151	- 4.6%
New Construction	435	384	- 11.7%
All Construction Statuses	3,738	3,535	- 5.4%

Condo-Townhouse

	10-2019	10-2020	Change
Single-Family	3,161	2,722	- 13.9%
Condo-Townhouse	577	813	+ 40.9%
All Property Types	3,738	3,535	- 5.4%

By Construction Status

	10-2019	10-2020	Change
Previously Owned	3,302	3,151	- 4.6%
New Construction	435	384	- 11.7%
All Construction Statuses	3,738	3,535	- 5.4%

	10-2019	10-2020	Change
Single-Family	2,885	2,531	- 12.3%
Condo-Townhouse	160	193	+ 20.6%
All Property Types	3,161	2,722	- 13.9%

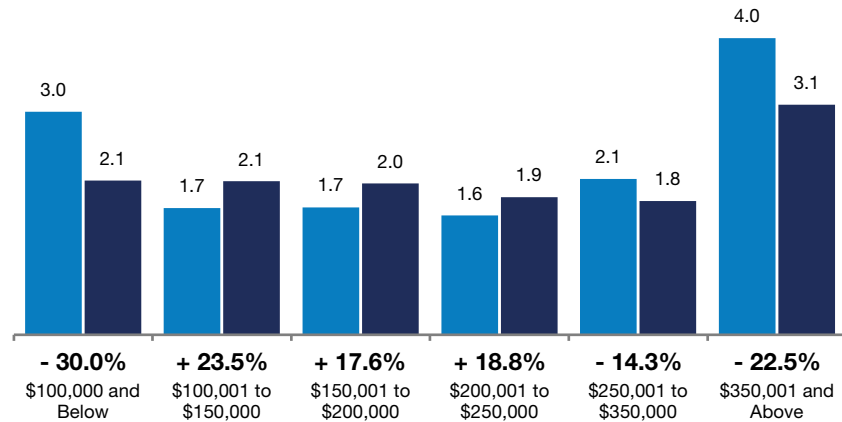
Months Supply of Inventory

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.



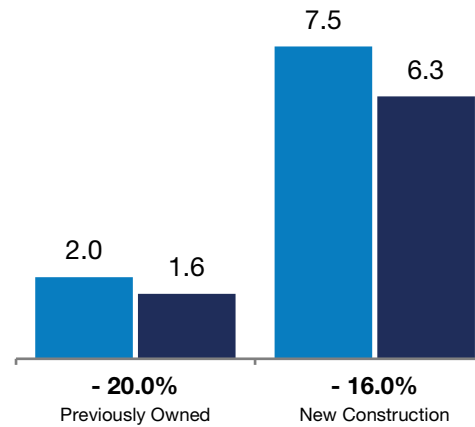
By Price Range

■ 10-2019 ■ 10-2020



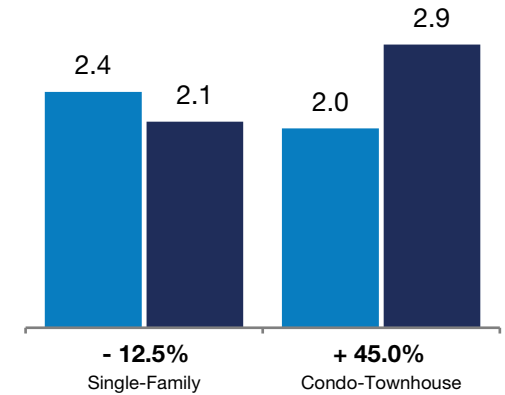
By Construction Status

■ 10-2019 ■ 10-2020



By Property Type

■ 10-2019 ■ 10-2020



All Properties

By Price Range

	10-2019	10-2020	Change
\$100,000 and Below	3.0	2.1	- 30.0%
\$100,001 to \$150,000	1.7	2.1	+ 23.5%
\$150,001 to \$200,000	1.7	2.0	+ 17.6%
\$200,001 to \$250,000	1.6	1.9	+ 18.8%
\$250,001 to \$350,000	2.1	1.8	- 14.3%
\$350,001 and Above	4.0	3.1	- 22.5%
All Price Ranges	2.3	2.2	- 4.3%

Single-Family

	10-2019	10-2020	Change
Previously Owned	2.0	1.6	- 20.0%
New Construction	7.5	6.3	- 16.0%
All Construction Statuses	2.3	2.2	- 4.3%

Condo-Townhouse

	10-2019	10-2020	Change
Single-Family	2.4	2.1	- 12.5%
Condo-Townhouse	2.0	2.9	+ 45.0%
All Property Types	2.0	2.9	+ 45.0%

By Construction Status

	10-2019	10-2020	Change
Previously Owned	2.0	1.6	- 20.0%
New Construction	7.5	6.3	- 16.0%
All Construction Statuses	2.3	2.2	- 4.3%

	10-2019	10-2020	Change
Single-Family	2.1	1.6	- 23.8%
Condo-Townhouse	1.4	1.5	+ 7.1%
All Property Types	2.0	2.9	+ 45.0%