



Housing Supply Overview



December 2020

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

Quick Facts

+ 20.5%

+ 30.1%

+ 2.6%

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
Percent of Original List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7



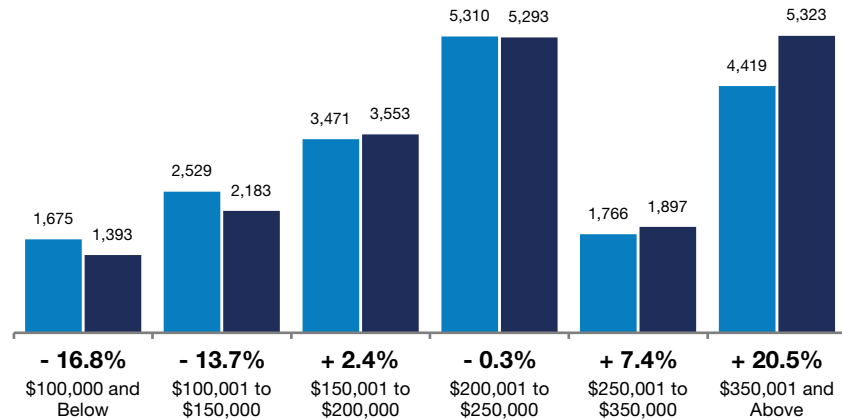
Pending Sales

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



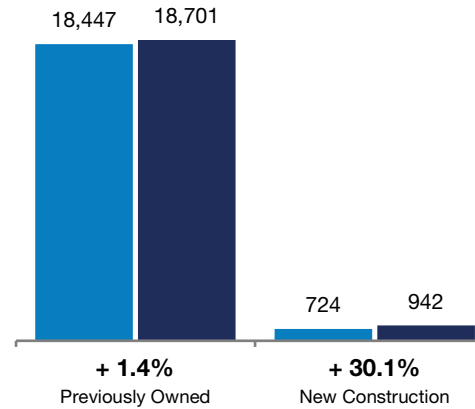
By Price Range

■ 12-2019 ■ 12-2020



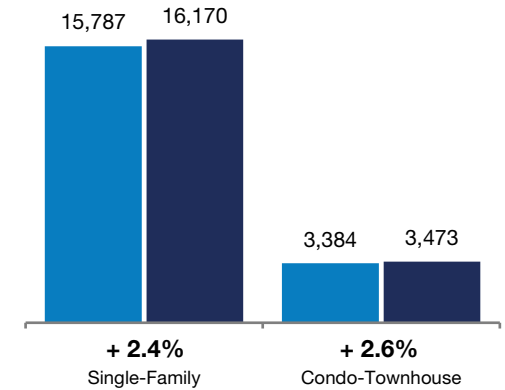
By Construction Status

■ 12-2019 ■ 12-2020



By Property Type

■ 12-2019 ■ 12-2020



All Properties

By Price Range

	12-2019	12-2020	Change
\$100,000 and Below	1,675	1,393	-16.8%
\$100,001 to \$150,000	2,529	2,183	-13.7%
\$150,001 to \$200,000	3,471	3,553	+2.4%
\$200,001 to \$250,000	5,310	5,293	-0.3%
\$250,001 to \$350,000	1,766	1,897	+7.4%
\$350,001 and Above	4,419	5,323	+20.5%
All Price Ranges	19,171	19,643	+2.5%

Single-Family

	12-2019	12-2020	Change
1,204	972	-19.3%	
1,906	1,591	-16.5%	
2,714	2,785	+2.6%	
4,436	4,393	-1.0%	
1,611	1,687	+4.7%	
3,915	4,741	+21.1%	
15,787	16,170	+2.4%	

Condo-Townhouse

	12-2019	12-2020	Change
471	421	-10.6%	
623	592	-5.0%	
757	768	+1.5%	
874	900	+3.0%	
155	210	+35.5%	
504	582	+15.5%	
3,384	3,473	+2.6%	

By Construction Status

	12-2019	12-2020	Change
Previously Owned	18,447	18,701	+1.4%
New Construction	724	942	+30.1%
All Construction Statuses	19,171	19,643	+2.5%

	12-2019	12-2020	Change
15,280	15,494	+1.4%	
507	676	+33.3%	
15,787	16,170	+2.4%	

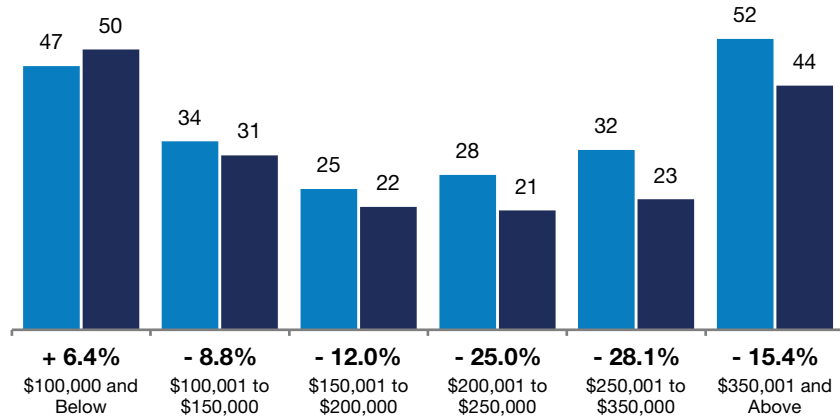
Days on Market Until Sale

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



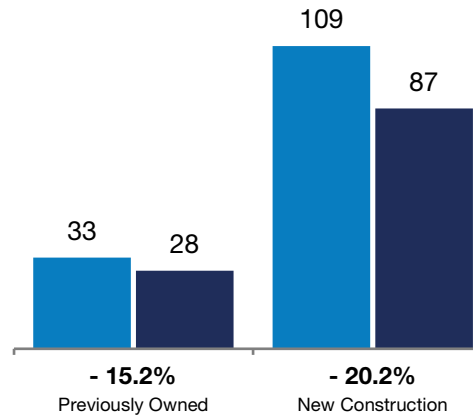
By Price Range

■ 12-2019 ■ 12-2020



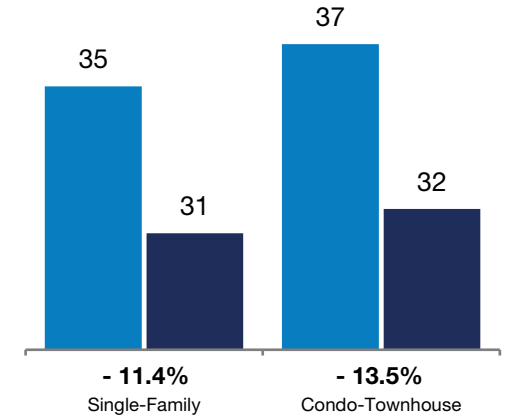
By Construction Status

■ 12-2019 ■ 12-2020



By Property Type

■ 12-2019 ■ 12-2020



All Properties

By Price Range

	12-2019	12-2020	Change
\$100,000 and Below	47	50	+ 6.4%
\$100,001 to \$150,000	34	31	- 8.8%
\$150,001 to \$200,000	25	22	- 12.0%
\$200,001 to \$250,000	28	21	- 25.0%
\$250,001 to \$350,000	32	23	- 28.1%
\$350,001 and Above	52	44	- 15.4%
All Price Ranges	36	31	- 13.9%

Single-Family

	12-2019	12-2020	Change
12-2019	51	58	+ 13.7%
12-2020	36	34	- 5.6%
Change	25	23	- 8.0%
12-2019	27	20	- 25.9%
12-2020	31	23	- 25.8%
Change	49	42	- 14.3%
All Price Ranges	35	31	- 11.4%

Condo-Townhouse

By Construction Status

	12-2019	12-2020	Change
Previously Owned	33	28	- 15.2%
New Construction	109	87	- 20.2%
All Construction Statuses	36	31	- 13.9%

	12-2019	12-2020	Change
12-2019	33	28	- 15.2%
12-2020	101	86	- 14.9%
Change	37	32	- 13.5%

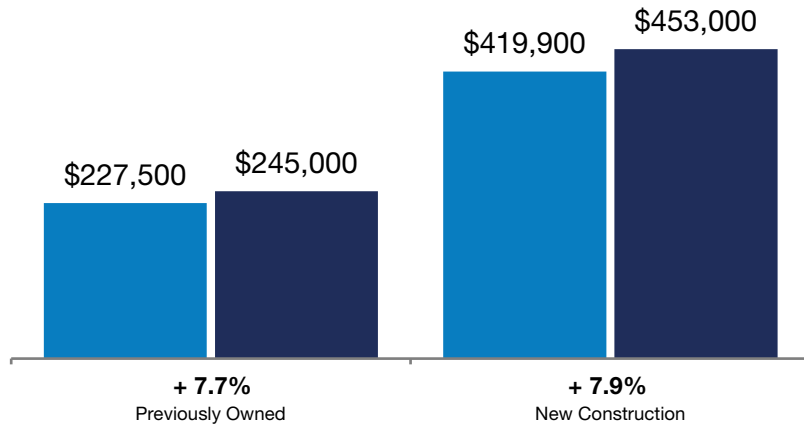
Median Sales Price

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



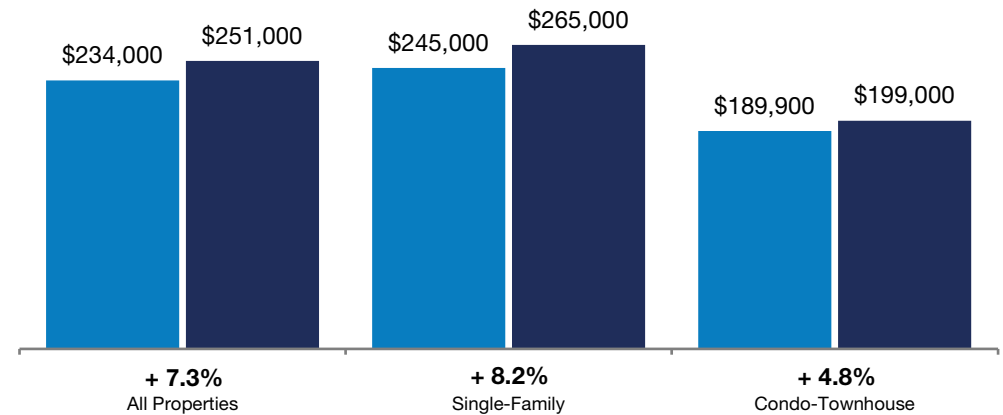
By Construction Status

■ 12-2019 ■ 12-2020



By Property Type

■ 12-2019 ■ 12-2020



All Properties

By Construction Status	12-2019	12-2020	Change
Previously Owned	\$227,500	\$245,000	+ 7.7%
New Construction	\$419,900	\$453,000	+ 7.9%
All Construction Statuses	\$234,000	\$251,000	+ 7.3%

Single-Family

12-2019	12-2020	Change	12-2019	12-2020	Change
\$240,000	\$260,000	+ 8.3%	\$182,000	\$189,200	+ 4.0%
\$437,474	\$465,068	+ 6.3%	\$395,900	\$429,900	+ 8.6%
\$245,000	\$265,000	+ 8.2%	\$189,900	\$199,000	+ 4.8%

Condo-Townhouse

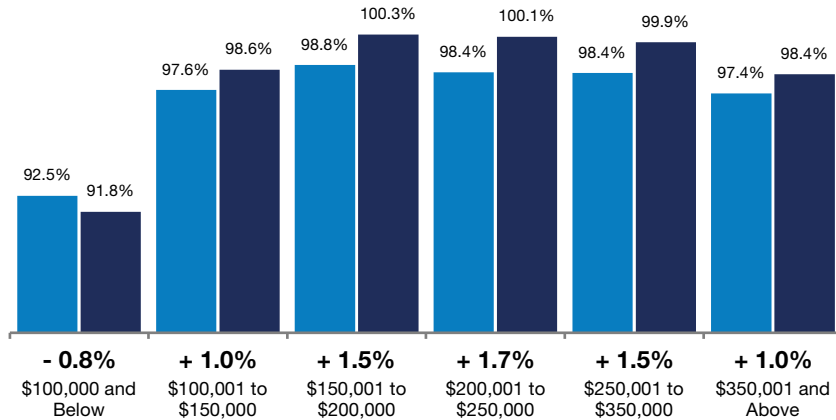
Percent of Original List Price Received

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.**



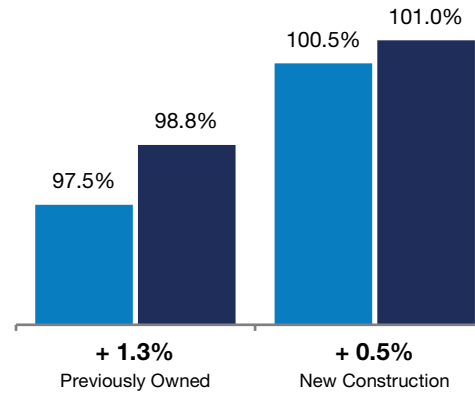
By Price Range

■ 12-2019 ■ 12-2020



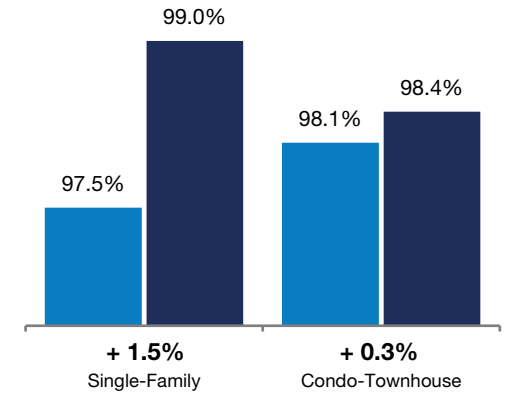
By Construction Status

■ 12-2019 ■ 12-2020



By Property Type

■ 12-2019 ■ 12-2020



All Properties

By Price Range

	12-2019	12-2020	Change
\$100,000 and Below	92.5%	91.8%	-0.8%
\$100,001 to \$150,000	97.6%	98.6%	+1.0%
\$150,001 to \$200,000	98.8%	100.3%	+1.5%
\$200,001 to \$250,000	98.4%	100.1%	+1.7%
\$250,001 to \$350,000	98.4%	99.9%	+1.5%
\$350,001 and Above	97.4%	98.4%	+1.0%
All Price Ranges	97.6%	98.9%	+1.3%

Single-Family

	12-2019	12-2020	Change
Previously Owned	97.5%	98.8%	+1.3%
New Construction	100.5%	101.0%	+0.5%
All Construction Statuses	97.6%	98.9%	+1.3%

Condo-Townhouse

	12-2019	12-2020	Change
Single-Family	97.5%	99.0%	+1.5%
Condo-Townhouse	98.1%	98.4%	+0.3%
All Property Types	97.8%	98.7%	+0.9%

By Construction Status

	12-2019	12-2020	Change
Previously Owned	97.5%	98.8%	+1.3%
New Construction	100.5%	101.0%	+0.5%
All Construction Statuses	97.6%	98.9%	+1.3%

	12-2019	12-2020	Change
Single-Family	97.5%	99.0%	+1.5%
Condo-Townhouse	98.1%	98.4%	+0.3%
All Property Types	97.8%	98.7%	+0.9%

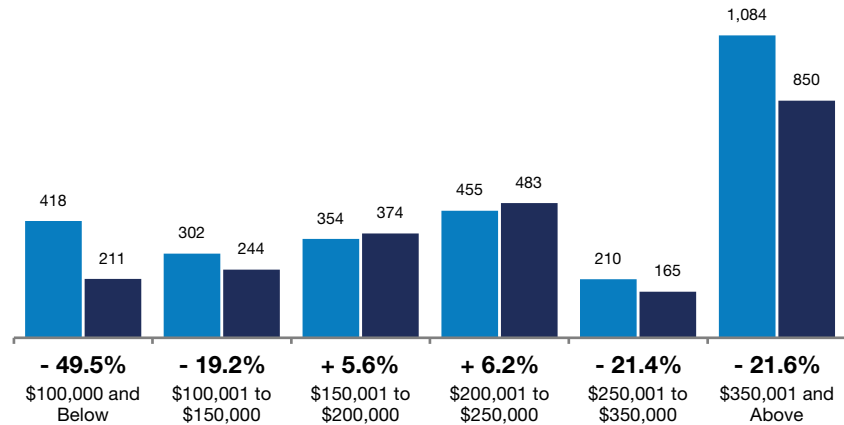
Inventory of Homes for Sale

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



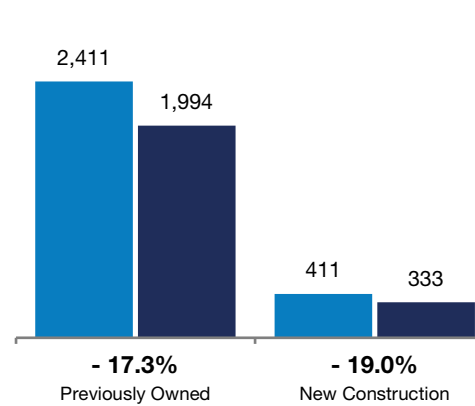
By Price Range

■ 12-2019 ■ 12-2020



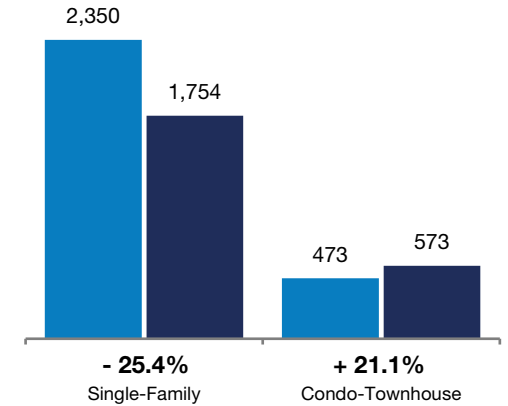
By Construction Status

■ 12-2019 ■ 12-2020



By Property Type

■ 12-2019 ■ 12-2020



All Properties

By Price Range	12-2019	12-2020	Change
\$100,000 and Below	418	211	- 49.5%
\$100,001 to \$150,000	302	244	- 19.2%
\$150,001 to \$200,000	354	374	+ 5.6%
\$200,001 to \$250,000	455	483	+ 6.2%
\$250,001 to \$350,000	210	165	- 21.4%
\$350,001 and Above	1,084	850	- 21.6%
All Price Ranges	2,823	2,327	- 17.6%

Single-Family

12-2019	12-2020	Change	12-2019	12-2020	Change
354	146	- 58.8%	64	65	+ 1.6%
263	182	- 30.8%	39	62	+ 59.0%
285	304	+ 6.7%	69	70	+ 1.4%
361	358	- 0.8%	94	125	+ 33.0%
192	113	- 41.1%	18	52	+ 188.9%
895	651	- 27.3%	189	199	+ 5.3%
2,350	1,754	- 25.4%	473	573	+ 21.1%

Condo-Townhouse

By Construction Status	12-2019	12-2020	Change
Previously Owned	2,411	1,994	- 17.3%
New Construction	411	333	- 19.0%
All Construction Statuses	2,823	2,327	- 17.6%

12-2019	12-2020	Change	12-2019	12-2020	Change
2,093	1,587	- 24.2%	318	407	+ 28.0%
256	167	- 34.8%	155	166	+ 7.1%
2,350	1,754	- 25.4%	473	573	+ 21.1%

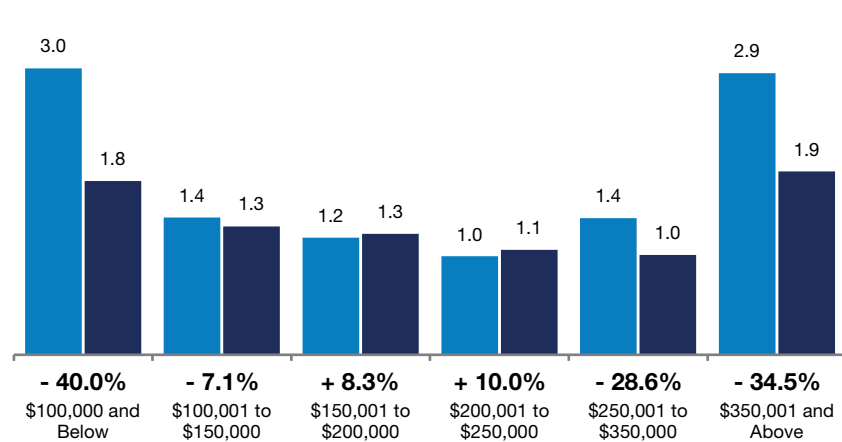
Months Supply of Inventory

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.



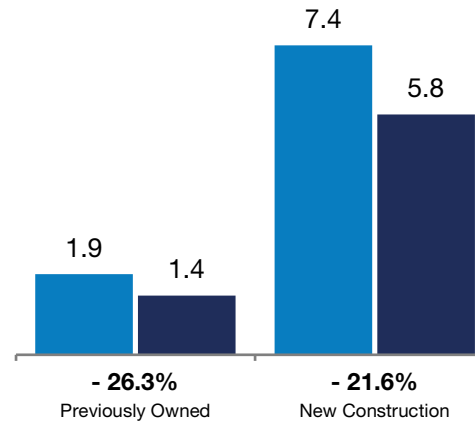
By Price Range

■ 12-2019 ■ 12-2020



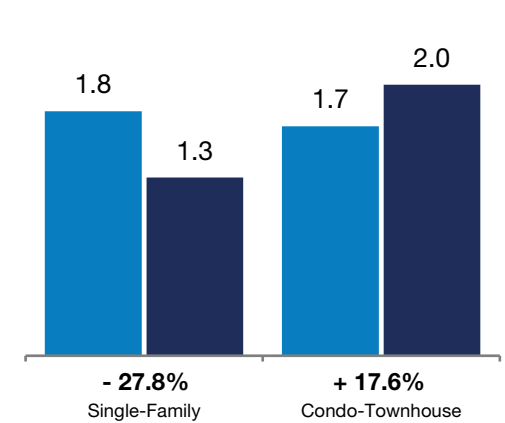
By Construction Status

■ 12-2019 ■ 12-2020



By Property Type

■ 12-2019 ■ 12-2020



All Properties

By Price Range

	12-2019	12-2020	Change
\$100,000 and Below	3.0	1.8	-40.0%
\$100,001 to \$150,000	1.4	1.3	-7.1%
\$150,001 to \$200,000	1.2	1.3	+8.3%
\$200,001 to \$250,000	1.0	1.1	+10.0%
\$250,001 to \$350,000	1.4	1.0	-28.6%
\$350,001 and Above	2.9	1.9	-34.5%
All Price Ranges	1.8	1.4	-22.2%

Single-Family

	12-2019	12-2020	Change
\$100,000 and Below	3.5	1.8	-48.6%
\$100,001 to \$150,000	1.7	1.4	-17.6%
\$150,001 to \$200,000	1.3	1.3	0.0%
\$200,001 to \$250,000	1.0	1.0	0.0%
\$250,001 to \$350,000	1.4	0.8	-42.9%
\$350,001 and Above	2.7	1.6	-40.7%
All Price Ranges	1.8	1.3	-27.8%

Condo-Townhouse

	12-2019	12-2020	Change
\$100,000 and Below	1.6	1.9	+18.8%
\$100,001 to \$150,000	0.8	1.3	+62.5%
\$150,001 to \$200,000	1.1	1.1	0.0%
\$200,001 to \$250,000	1.3	1.7	+30.8%
\$250,001 to \$350,000	1.4	3.0	+114.3%
\$350,001 and Above	4.5	4.1	-8.9%
All Price Ranges	1.7	2.0	+17.6%

By Construction Status

	12-2019	12-2020	Change
Previously Owned	1.9	1.4	-26.3%
New Construction	7.4	5.8	-21.6%
All Construction Statuses	1.8	1.4	-22.2%

	12-2019	12-2020	Change
Previously Owned	2.0	1.4	-30.0%
New Construction	6.8	4.6	-32.4%
All Construction Statuses	1.8	1.3	-27.8%