



Housing Supply Overview



January 2021

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

Quick Facts

+ 18.7%

+ 30.6%

+ 1.4%

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

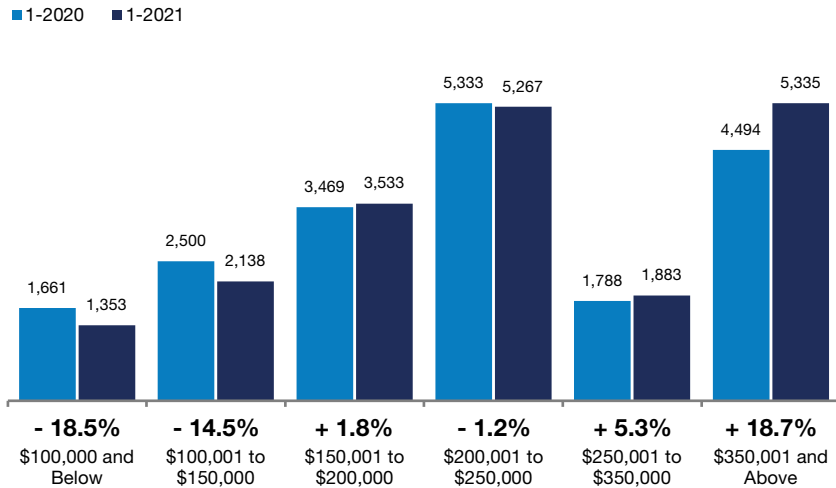
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Days on Market Until Sale	3
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Inventory of Homes for Sale	6
Months Supply of Inventory	7

Pending Sales

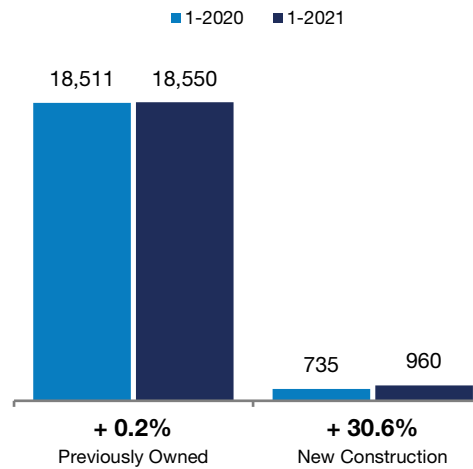
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



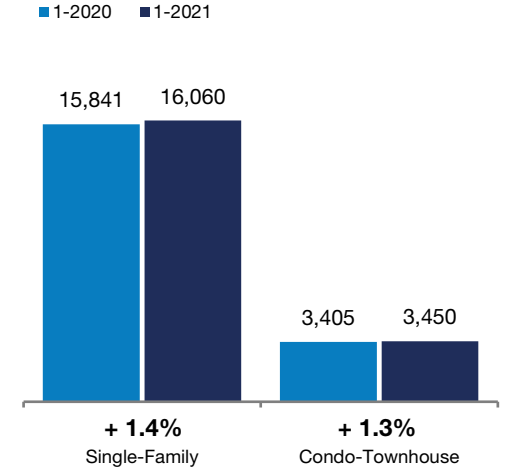
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	1-2020	1-2021	Change
\$100,000 and Below	1,661	1,353	-18.5%
\$100,001 to \$150,000	2,500	2,138	-14.5%
\$150,001 to \$200,000	3,469	3,533	+1.8%
\$200,001 to \$250,000	5,333	5,267	-1.2%
\$250,001 to \$350,000	1,788	1,883	+5.3%
\$350,001 and Above	4,494	5,335	+18.7%
All Price Ranges	19,246	19,510	+1.4%

Single-Family

1-2020	1-2021	Change	1-2020	1-2021	Change
1,182	947	-19.9%	479	406	-15.2%
1,894	1,549	-18.2%	606	589	-2.8%
2,711	2,781	+2.6%	758	752	-0.8%
4,443	4,367	-1.7%	890	900	+1.1%
1,631	1,666	+2.1%	157	217	+38.2%
3,979	4,749	+19.4%	515	586	+13.8%
15,841	16,060	+1.4%	3,405	3,450	+1.3%

Condo-Townhouse

By Construction Status	1-2020	1-2021	Change
Previously Owned	18,511	18,550	+0.2%
New Construction	735	960	+30.6%
All Construction Statuses	19,246	19,510	+1.4%

1-2020	1-2021	Change	1-2020	1-2021	Change
15,322	15,376	+0.4%	3,189	3,174	-0.5%
519	684	+31.8%	216	276	+27.8%
15,841	16,060	+1.4%	3,405	3,450	+1.3%

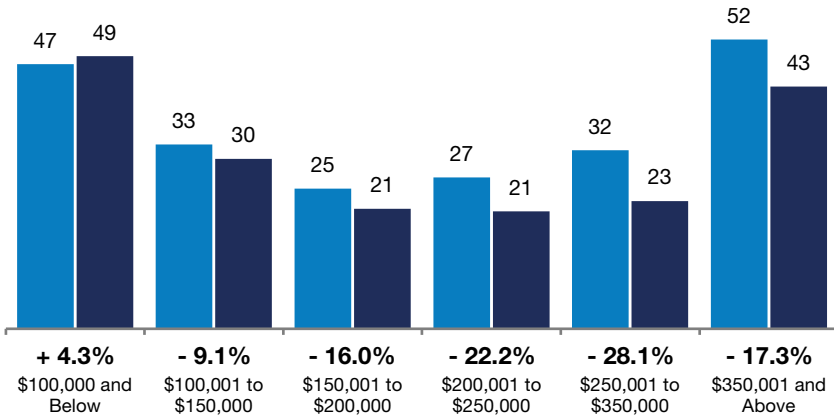
Days on Market Until Sale

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



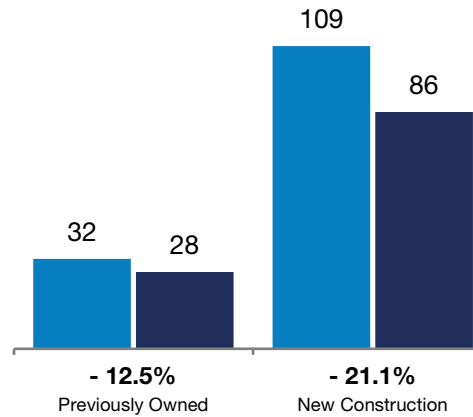
By Price Range

■ 1-2020 ■ 1-2021



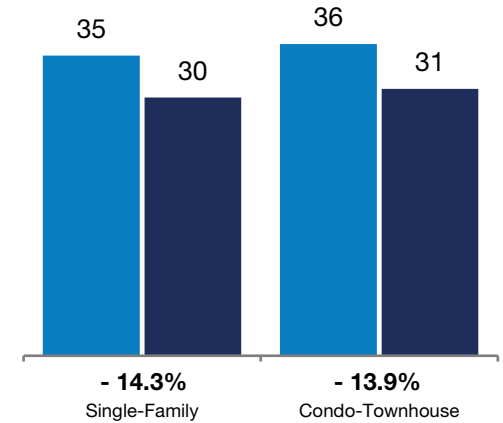
By Construction Status

■ 1-2020 ■ 1-2021



By Property Type

■ 1-2020 ■ 1-2021



All Properties

By Price Range

	1-2020	1-2021	Change
\$100,000 and Below	47	49	+ 4.3%
\$100,001 to \$150,000	33	30	- 9.1%
\$150,001 to \$200,000	25	21	- 16.0%
\$200,001 to \$250,000	27	21	- 22.2%
\$250,001 to \$350,000	32	23	- 28.1%
\$350,001 and Above	52	43	- 17.3%
All Price Ranges	35	30	- 14.3%

Single-Family

	1-2020	1-2021	Change
\$100,000 and Below	52	57	+ 9.6%
\$100,001 to \$150,000	36	33	- 8.3%
\$150,001 to \$200,000	25	22	- 12.0%
\$200,001 to \$250,000	26	20	- 23.1%
\$250,001 to \$350,000	31	22	- 29.0%
\$350,001 and Above	48	42	- 12.5%
All Price Ranges	35	30	- 14.3%

Condo-Townhouse

	1-2020	1-2021	Change
\$100,000 and Below	36	31	- 13.9%
\$100,001 to \$150,000	25	25	0.0%
\$150,001 to \$200,000	24	20	- 16.7%
\$200,001 to \$250,000	33	28	- 15.2%
\$250,001 to \$350,000	38	31	- 18.4%
\$350,001 and Above	80	57	- 28.8%
All Price Ranges	36	31	- 13.9%

By Construction Status

	1-2020	1-2021	Change
Previously Owned	32	28	- 12.5%
New Construction	109	86	- 21.1%
All Construction Statuses	35	30	- 14.3%

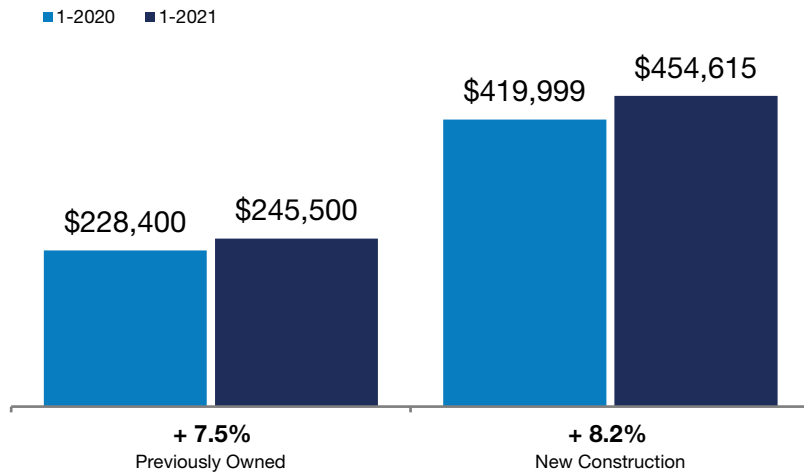
	1-2020	1-2021	Change
Previously Owned	33	28	- 15.2%
New Construction	100	85	- 15.0%
All Construction Statuses	35	30	- 14.3%

Median Sales Price

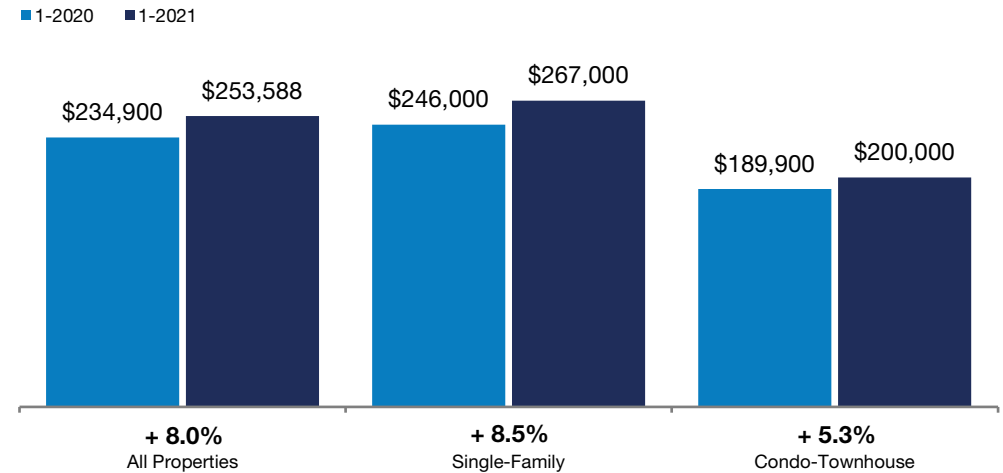
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type



All Properties

By Construction Status	1-2020	1-2021	Change
Previously Owned	\$228,400	\$245,500	+ 7.5%
New Construction	\$419,999	\$454,615	+ 8.2%
All Construction Statuses	\$234,900	\$253,588	+ 8.0%

Single-Family

1-2020	1-2021	Change	1-2020	1-2021	Change
\$240,000	\$260,000	+ 8.3%	\$183,000	\$190,000	+ 3.8%
\$435,000	\$465,068	+ 6.9%	\$398,600	\$429,900	+ 7.9%
\$246,000	\$267,000	+ 8.5%	\$189,900	\$200,000	+ 5.3%

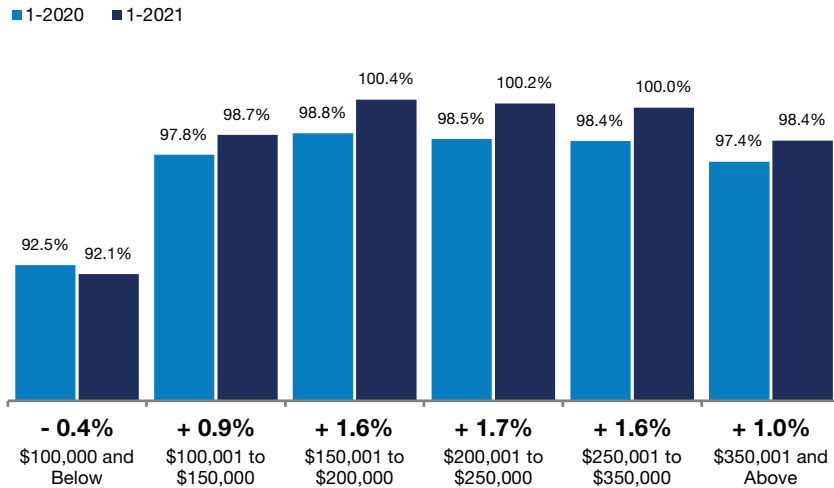
Condo-Townhouse

Percent of Original List Price Received

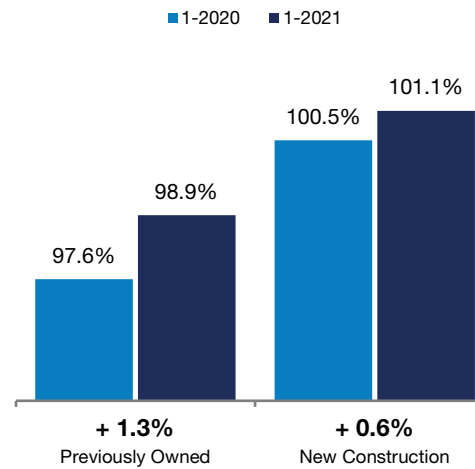
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



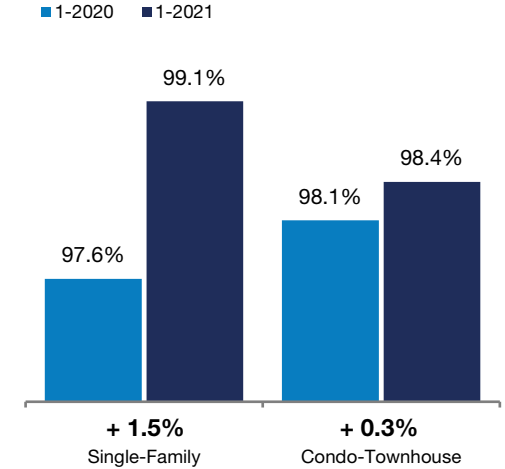
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	1-2020	1-2021	Change
\$100,000 and Below	92.5%	92.1%	- 0.4%
\$100,001 to \$150,000	97.8%	98.7%	+ 0.9%
\$150,001 to \$200,000	98.8%	100.4%	+ 1.6%
\$200,001 to \$250,000	98.5%	100.2%	+ 1.7%
\$250,001 to \$350,000	98.4%	100.0%	+ 1.6%
\$350,001 and Above	97.4%	98.4%	+ 1.0%
All Price Ranges	97.7%	99.0%	+ 1.3%

Single-Family

1-2020	1-2021	Change	1-2020	1-2021	Change
91.5%	90.9%	- 0.7%	95.0%	94.5%	- 0.5%
97.5%	98.9%	+ 1.4%	98.6%	98.2%	- 0.4%
98.8%	100.7%	+ 1.9%	98.8%	99.2%	+ 0.4%
98.5%	100.5%	+ 2.0%	98.4%	98.9%	+ 0.5%
98.4%	100.1%	+ 1.7%	98.3%	98.9%	+ 0.6%
97.3%	98.3%	+ 1.0%	98.7%	99.6%	+ 0.9%
97.6%	99.1%	+ 1.5%	98.1%	98.4%	+ 0.3%

Condo-Townhouse

By Construction Status	1-2020	1-2021	Change
Previously Owned	97.6%	98.9%	+ 1.3%
New Construction	100.5%	101.1%	+ 0.6%
All Construction Statuses	97.7%	99.0%	+ 1.3%

1-2020	1-2021	Change	1-2020	1-2021	Change
97.5%	99.1%	+ 1.6%	97.8%	98.0%	+ 0.2%
99.3%	100.0%	+ 0.7%	103.5%	103.6%	+ 0.1%
97.6%	99.1%	+ 1.5%	98.1%	98.4%	+ 0.3%

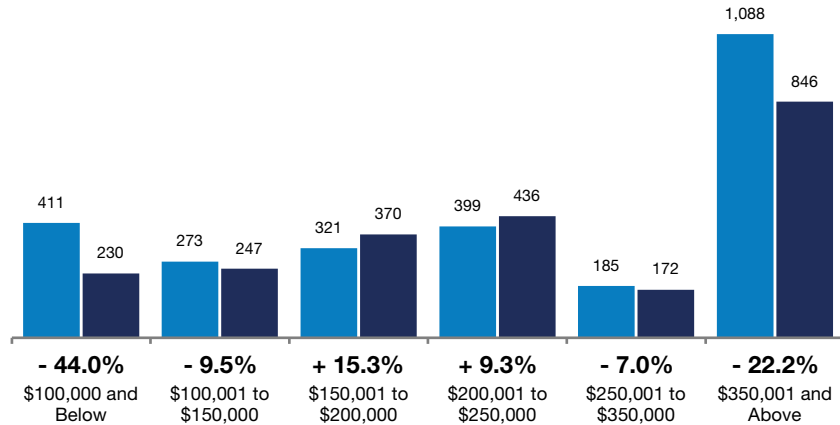
Inventory of Homes for Sale

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



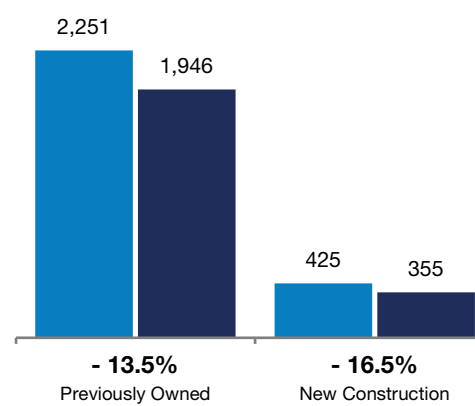
By Price Range

■ 1-2020 ■ 1-2021



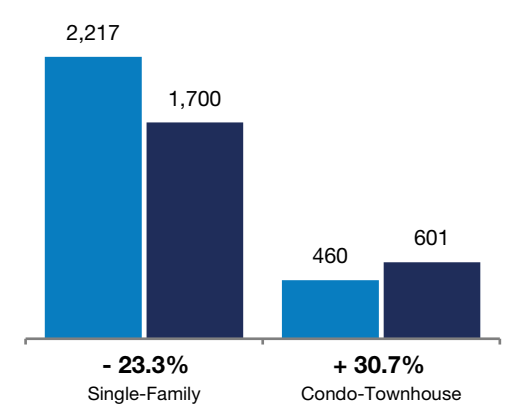
By Construction Status

■ 1-2020 ■ 1-2021



By Property Type

■ 1-2020 ■ 1-2021



All Properties

By Price Range

	1-2020	1-2021	Change
\$100,000 and Below	411	230	- 44.0%
\$100,001 to \$150,000	273	247	- 9.5%
\$150,001 to \$200,000	321	370	+ 15.3%
\$200,001 to \$250,000	399	436	+ 9.3%
\$250,001 to \$350,000	185	172	- 7.0%
\$350,001 and Above	1,088	846	- 22.2%
All Price Ranges	2,677	2,301	- 14.0%

Single-Family

	1-2020	1-2021	Change
Previously Owned	349	165	- 52.7%
New Construction	226	177	- 21.7%
Single-Family	266	302	+ 13.5%
Condo-Townhouse	311	307	- 1.3%
Single-Family	161	117	- 27.3%
Condo-Townhouse	904	632	- 30.1%
All Single-Family	2,217	1,700	- 23.3%

Condo-Townhouse

	1-2020	1-2021	Change
Single-Family	62	65	+ 4.8%
Condo-Townhouse	47	70	+ 48.9%
Single-Family	55	68	+ 23.6%
Condo-Townhouse	88	129	+ 46.6%
Single-Family	24	55	+ 129.2%
Condo-Townhouse	184	214	+ 16.3%
All Condo-Townhouse	460	601	+ 30.7%

By Construction Status

	1-2020	1-2021	Change
Previously Owned	2,251	1,946	- 13.5%
New Construction	425	355	- 16.5%
All Construction Statuses	2,677	2,301	- 14.0%

	1-2020	1-2021	Change
Previously Owned	1,937	1,522	- 21.4%
New Construction	279	178	- 36.2%
All Single-Family	2,217	1,700	- 23.3%

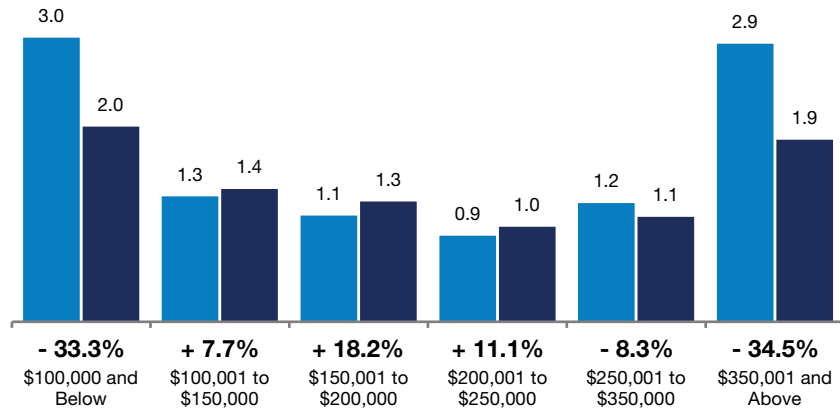
Months Supply of Inventory

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.



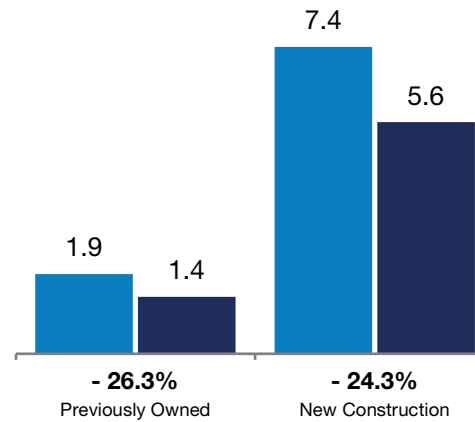
By Price Range

■ 1-2020 ■ 1-2021



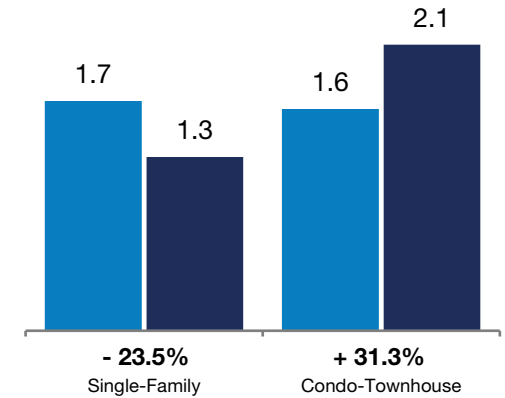
By Construction Status

■ 1-2020 ■ 1-2021



By Property Type

■ 1-2020 ■ 1-2021



All Properties

By Price Range

	1-2020	1-2021	Change
\$100,000 and Below	3.0	2.0	- 33.3%
\$100,001 to \$150,000	1.3	1.4	+ 7.7%
\$150,001 to \$200,000	1.1	1.3	+ 18.2%
\$200,001 to \$250,000	0.9	1.0	+ 11.1%
\$250,001 to \$350,000	1.2	1.1	- 8.3%
\$350,001 and Above	2.9	1.9	- 34.5%
All Price Ranges	1.7	1.4	- 17.6%

Single-Family

	1-2020	1-2021	Change
Previously Owned	1.9	1.4	- 26.3%
New Construction	7.4	5.6	- 24.3%
All Construction Statuses	1.7	1.3	- 23.5%

Condo-Townhouse

	1-2020	1-2021	Change
Single-Family	1.7	1.3	- 23.5%
Condo-Townhouse	1.6	2.1	+ 31.3%
All Property Types	1.6	2.1	+ 31.3%

By Construction Status

	1-2020	1-2021	Change
Previously Owned	1.9	1.4	- 26.3%
New Construction	7.4	5.6	- 24.3%
All Construction Statuses	1.7	1.4	- 17.6%

	1-2020	1-2021	Change
Single-Family	2.0	1.4	- 30.0%
Condo-Townhouse	6.7	4.4	- 34.3%
All Property Types	1.7	1.3	- 23.5%