

Housing Supply Overview



February 2021

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

Quick Facts

+ 15.3%

+ 25.4%

- 1.4%

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**

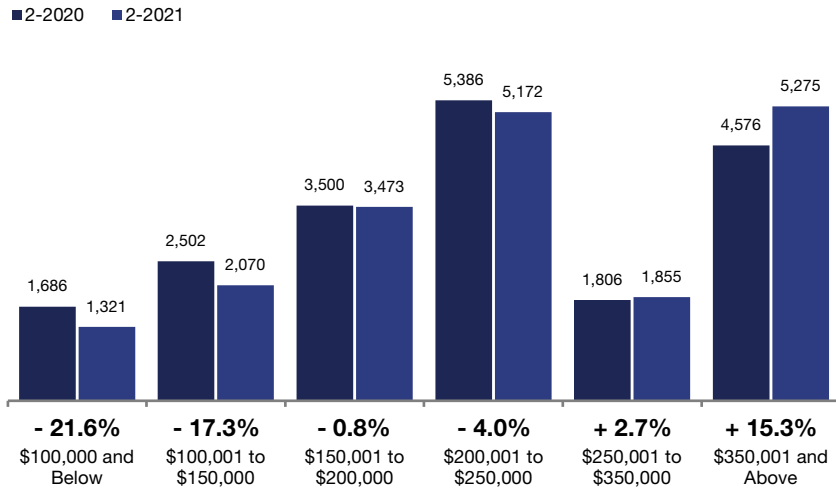
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Days on Market Until Sale	3
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Percent of Original List Price Received	5
Inventory of Homes for Sale	6
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Pending Sales

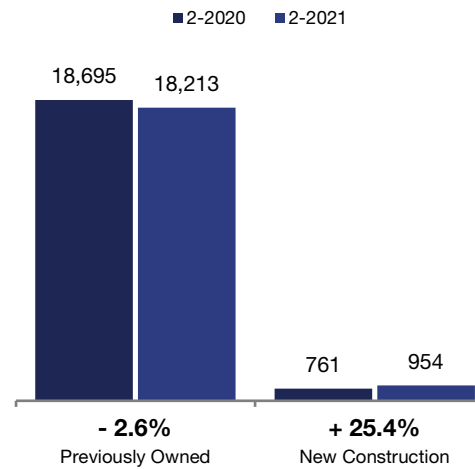
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



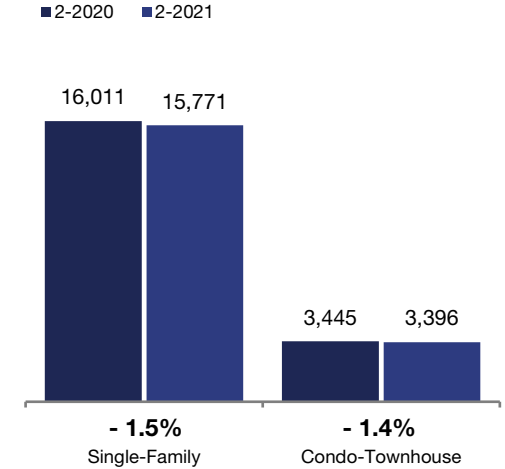
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	2-2020	2-2021	Change
\$100,000 and Below	1,686	1,321	-21.6%
\$100,001 to \$150,000	2,502	2,070	-17.3%
\$150,001 to \$200,000	3,500	3,473	-0.8%
\$200,001 to \$250,000	5,386	5,172	-4.0%
\$250,001 to \$350,000	1,806	1,855	+2.7%
\$350,001 and Above	4,576	5,275	+15.3%
All Price Ranges	19,456	19,167	-1.5%

Single-Family

2-2020	2-2021	Change	2-2020	2-2021	Change
1,210	914	-24.5%	476	407	-14.5%
1,886	1,506	-20.1%	616	564	-8.4%
2,739	2,741	+0.1%	761	732	-3.8%
4,483	4,280	-4.5%	903	892	-1.2%
1,646	1,636	-0.6%	160	219	+36.9%
4,047	4,693	+16.0%	529	582	+10.0%
16,011	15,771	-1.5%	3,445	3,396	-1.4%

Condo-Townhouse

By Construction Status	2-2020	2-2021	Change
Previously Owned	18,695	18,213	-2.6%
New Construction	761	954	+25.4%
All Construction Statuses	19,456	19,167	-1.5%

2-2020	2-2021	Change	2-2020	2-2021	Change
15,466	15,086	-2.5%	3,229	3,127	-3.2%
545	685	+25.7%	216	269	+24.5%
16,011	15,771	-1.5%	3,445	3,396	-1.4%

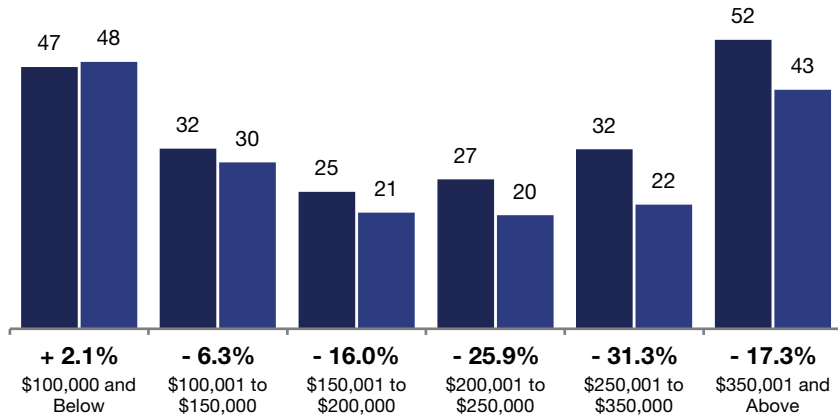
Days on Market Until Sale

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



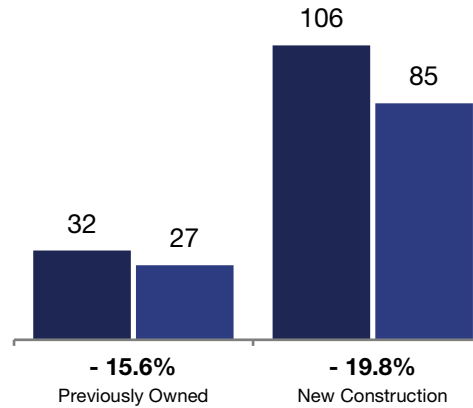
By Price Range

■ 2-2020 ■ 2-2021



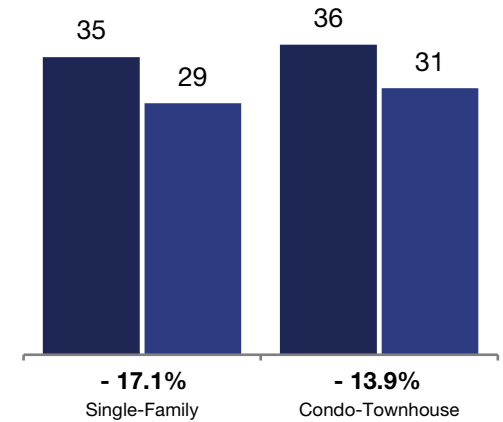
By Construction Status

■ 2-2020 ■ 2-2021



By Property Type

■ 2-2020 ■ 2-2021



All Properties

By Price Range

	2-2020	2-2021	Change
\$100,000 and Below	47	48	+ 2.1%
\$100,001 to \$150,000	32	30	- 6.3%
\$150,001 to \$200,000	25	21	- 16.0%
\$200,001 to \$250,000	27	20	- 25.9%
\$250,001 to \$350,000	32	22	- 31.3%
\$350,001 and Above	52	43	- 17.3%
All Price Ranges	35	30	- 14.3%

Single-Family

	2-2020	2-2021	Change
Single-Family	51	55	+ 7.8%
Condo-Townhouse	35	32	- 8.6%
Single-Family	25	21	- 16.0%
Condo-Townhouse	25	25	0.0%
Single-Family	26	19	- 26.9%
Condo-Townhouse	24	20	- 16.7%
Single-Family	31	21	- 32.3%
Condo-Townhouse	33	28	- 15.2%
Single-Family	49	41	- 16.3%
Condo-Townhouse	39	32	- 17.9%
Single-Family	49	41	- 16.3%
Condo-Townhouse	78	55	- 29.5%
All Single-Family	35	29	- 17.1%
All Condo-Townhouse	36	31	- 13.9%

By Construction Status

	2-2020	2-2021	Change
Previously Owned	32	27	- 15.6%
New Construction	106	85	- 19.8%
All Construction Statuses	35	30	- 14.3%

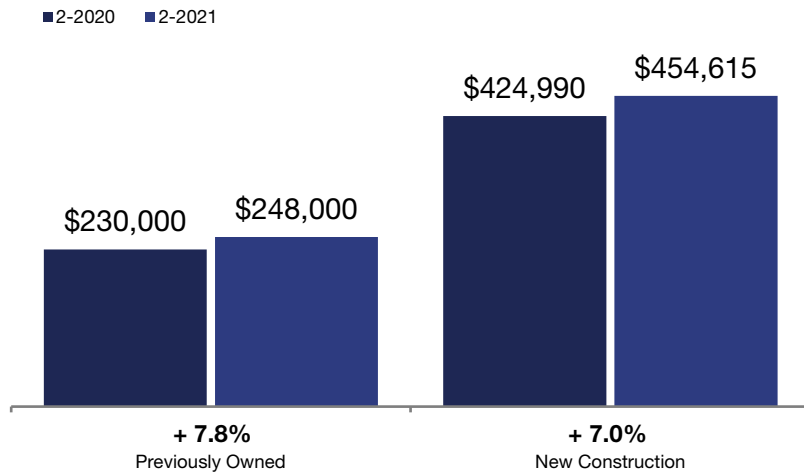
	2-2020	2-2021	Change
Single-Family	33	27	- 18.2%
Condo-Townhouse	30	27	- 10.0%
Single-Family	97	86	- 11.3%
Condo-Townhouse	129	84	- 34.9%
All Single-Family	35	29	- 17.1%
All Condo-Townhouse	36	31	- 13.9%

Median Sales Price

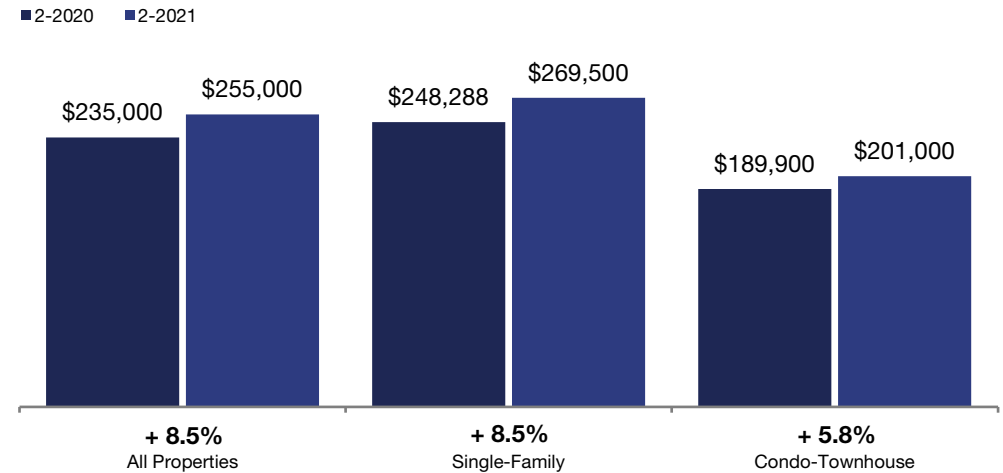
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type



All Properties

By Construction Status	2-2020	2-2021	Change
Previously Owned	\$230,000	\$248,000	+ 7.8%
New Construction	\$424,990	\$454,615	+ 7.0%
All Construction Statuses	\$235,000	\$255,000	+ 8.5%

Single-Family

2-2020	2-2021	Change	2-2020	2-2021	Change
\$242,000	\$261,900	+ 8.2%	\$183,000	\$191,000	+ 4.4%
\$438,349	\$467,000	+ 6.5%	\$401,100	\$429,429	+ 7.1%
\$248,288	\$269,500	+ 8.5%	\$189,900	\$201,000	+ 5.8%

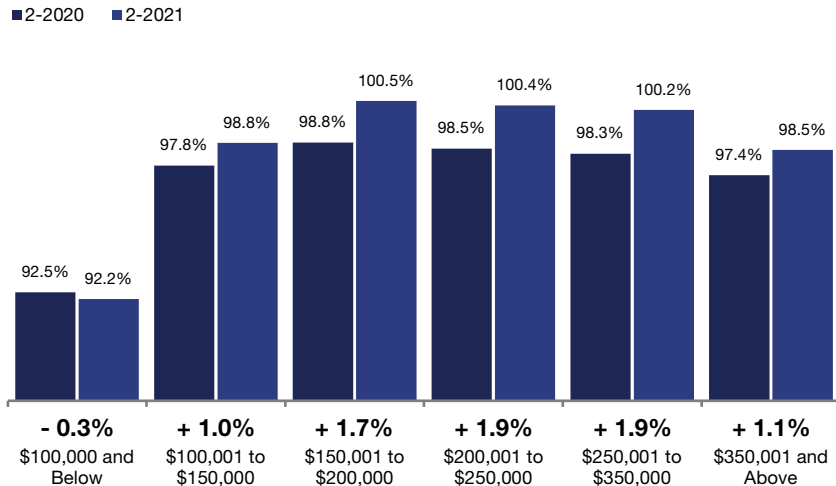
Condo-Townhouse

Percent of Original List Price Received

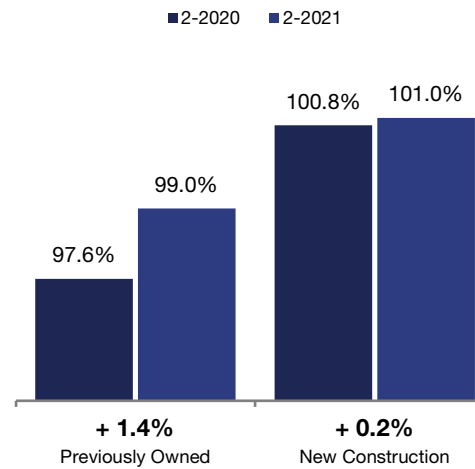
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



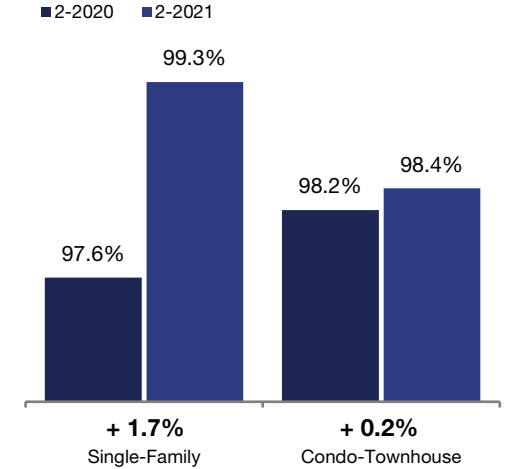
By Price Range



By Construction Status



By Property Type



All Properties

By Price Range	2-2020	2-2021	Change
\$100,000 and Below	92.5%	92.2%	- 0.3%
\$100,001 to \$150,000	97.8%	98.8%	+ 1.0%
\$150,001 to \$200,000	98.8%	100.5%	+ 1.7%
\$200,001 to \$250,000	98.5%	100.4%	+ 1.9%
\$250,001 to \$350,000	98.3%	100.2%	+ 1.9%
\$350,001 and Above	97.4%	98.5%	+ 1.1%
All Price Ranges	97.7%	99.1%	+ 1.4%

Single-Family

2-2020	2-2021	Change	2-2020	2-2021	Change
91.6%	91.3%	- 0.3%	95.1%	94.4%	- 0.7%
97.6%	99.0%	+ 1.4%	98.6%	98.1%	- 0.5%
98.8%	100.9%	+ 2.1%	98.8%	99.2%	+ 0.4%
98.6%	100.7%	+ 2.1%	98.4%	98.9%	+ 0.5%
98.4%	100.3%	+ 1.9%	98.1%	99.0%	+ 0.9%
97.2%	98.4%	+ 1.2%	99.2%	99.3%	+ 0.1%
97.6%	99.3%	+ 1.7%	98.2%	98.4%	+ 0.2%

Condo-Townhouse

By Construction Status	2-2020	2-2021	Change
Previously Owned	97.6%	99.0%	+ 1.4%
New Construction	100.8%	101.0%	+ 0.2%
All Construction Statuses	97.7%	99.1%	+ 1.4%

2-2020	2-2021	Change	2-2020	2-2021	Change
97.5%	99.3%	+ 1.8%	97.8%	98.0%	+ 0.2%
99.4%	100.1%	+ 0.7%	104.3%	103.0%	- 1.2%
97.6%	99.3%	+ 1.7%	98.2%	98.4%	+ 0.2%

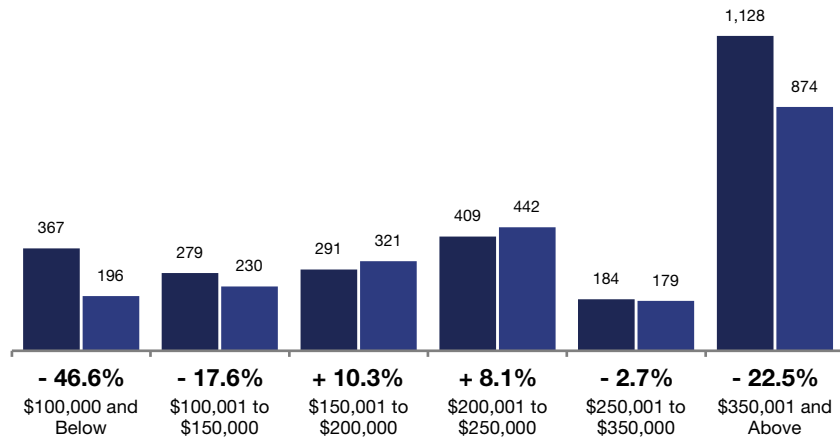
Inventory of Homes for Sale

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



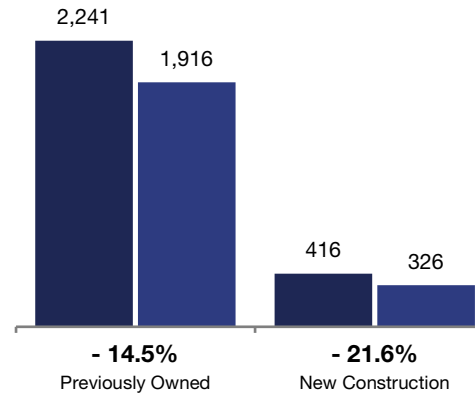
By Price Range

■ 2-2020 ■ 2-2021



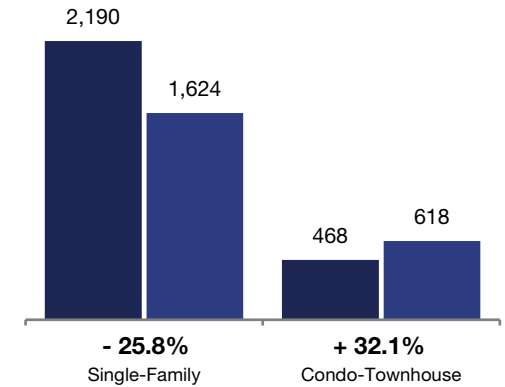
By Construction Status

■ 2-2020 ■ 2-2021



By Property Type

■ 2-2020 ■ 2-2021



All Properties

By Price Range

	2-2020	2-2021	Change
\$100,000 and Below	367	196	- 46.6%
\$100,001 to \$150,000	279	230	- 17.6%
\$150,001 to \$200,000	291	321	+ 10.3%
\$200,001 to \$250,000	409	442	+ 8.1%
\$250,001 to \$350,000	184	179	- 2.7%
\$350,001 and Above	1,128	874	- 22.5%
All Price Ranges	2,658	2,242	- 15.7%

Single-Family

	2-2020	2-2021	Change
Previously Owned	319	139	- 56.4%
New Construction	224	154	- 31.3%
Single-Family	234	243	+ 3.8%
Condo-Townhouse	323	315	- 2.5%
Single-Family	159	125	- 21.4%
Condo-Townhouse	931	648	- 30.4%
All Single-Family	2,190	1,624	- 25.8%

Condo-Townhouse

	2-2020	2-2021	Change
Single-Family	48	57	+ 18.8%
Condo-Townhouse	55	76	+ 38.2%
Single-Family	57	78	+ 36.8%
Condo-Townhouse	86	127	+ 47.7%
Single-Family	25	54	+ 116.0%
Condo-Townhouse	197	226	+ 14.7%
All Condo-Townhouse	468	618	+ 32.1%

By Construction Status

	2-2020	2-2021	Change
Previously Owned	2,241	1,916	- 14.5%
New Construction	416	326	- 21.6%
All Construction Statuses	2,658	2,242	- 15.7%

	2-2020	2-2021	Change
Previously Owned	1,925	1,478	- 23.2%
New Construction	264	146	- 44.7%
All Single-Family	2,190	1,624	- 25.8%

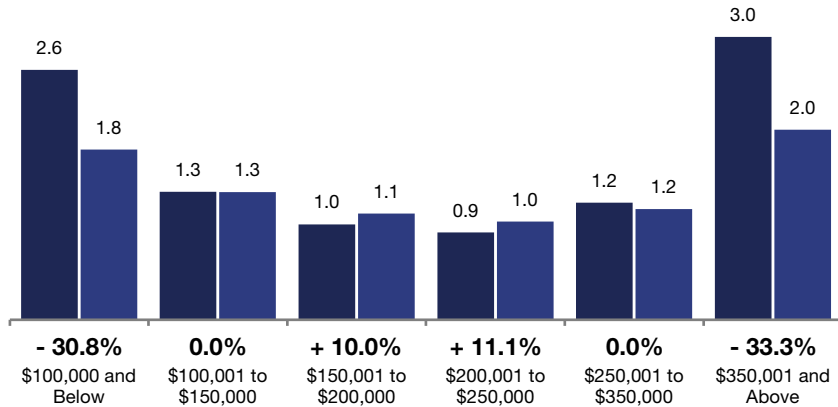
Months Supply of Inventory

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.



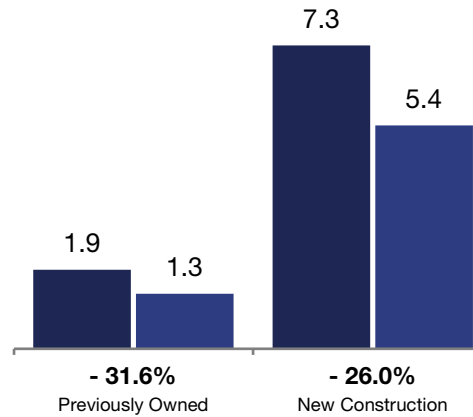
By Price Range

■ 2-2020 ■ 2-2021



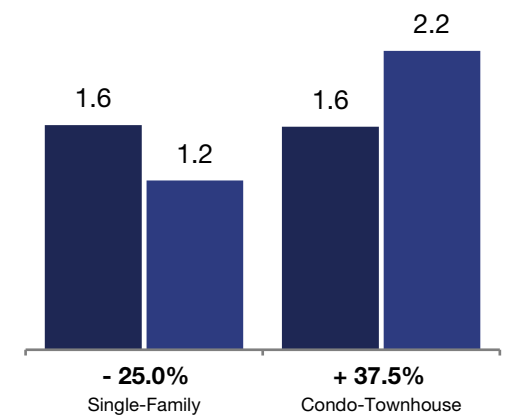
By Construction Status

■ 2-2020 ■ 2-2021



By Property Type

■ 2-2020 ■ 2-2021



All Properties

By Price Range

	2-2020	2-2021	Change
\$100,000 and Below	2.6	1.8	- 30.8%
\$100,001 to \$150,000	1.3	1.3	0.0%
\$150,001 to \$200,000	1.0	1.1	+ 10.0%
\$200,001 to \$250,000	0.9	1.0	+ 11.1%
\$250,001 to \$350,000	1.2	1.2	0.0%
\$350,001 and Above	3.0	2.0	- 33.3%
All Price Ranges	1.6	1.4	- 12.5%

Single-Family

	2-2020	2-2021	Change
Single-Family	3.2	1.8	- 43.8%
Condo-Townhouse	1.2	1.7	+ 41.7%
Single-Family	1.4	1.2	- 14.3%
Condo-Townhouse	1.1	1.6	+ 45.5%
Single-Family	1.0	1.1	+ 10.0%
Condo-Townhouse	0.9	1.3	+ 44.4%
Single-Family	0.9	0.9	0.0%
Condo-Townhouse	1.1	1.7	+ 54.5%
Single-Family	1.2	0.9	- 25.0%
Condo-Townhouse	1.9	3.0	+ 57.9%
Single-Family	2.8	1.7	- 39.3%
Condo-Townhouse	4.5	4.7	+ 4.4%
All Properties	1.6	1.2	- 25.0%
All Property Types	1.6	2.2	+ 37.5%

Condo-Townhouse

By Construction Status

	2-2020	2-2021	Change
Previously Owned	1.9	1.3	- 31.6%
New Construction	7.3	5.4	- 26.0%
All Construction Statuses	1.6	1.4	- 12.5%

	2-2020	2-2021	Change
Single-Family	2.0	1.3	- 35.0%
Condo-Townhouse	1.4	1.5	+ 7.1%
Single-Family	6.6	4.0	- 39.4%
Condo-Townhouse	9.0	8.7	- 3.3%
All Properties	1.6	1.2	- 25.0%
All Property Types	1.6	2.2	+ 37.5%