

# Housing Supply Overview



**April 2021**

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

## Quick Facts

**+ 21.6%**

**+ 29.5%**

**+ 8.3%**

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**

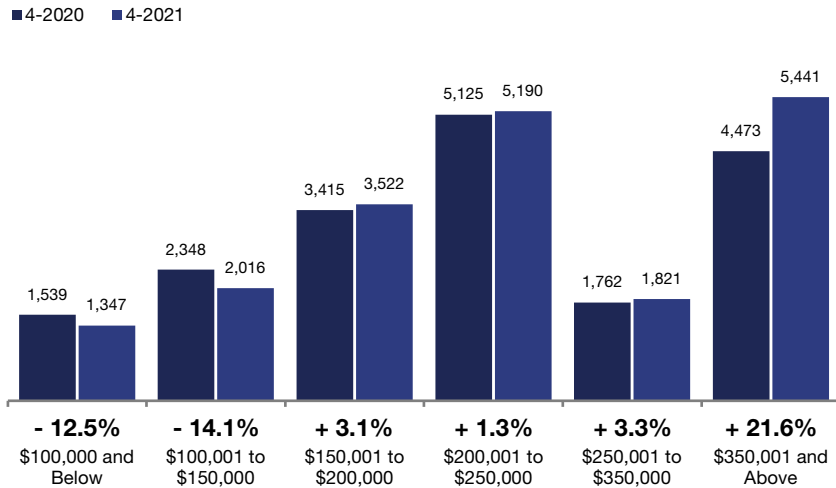
Pending Sales	<b>2</b>
Days on Market Until Sale	<b>3</b>
Median Sales Price	<b>4</b>
Percent of Original List Price Received	<b>5</b>
Inventory of Homes for Sale	<b>6</b>
Months Supply of Inventory	<b>7</b>

# Pending Sales

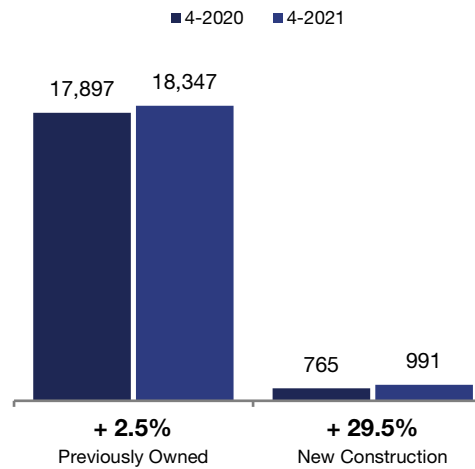
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



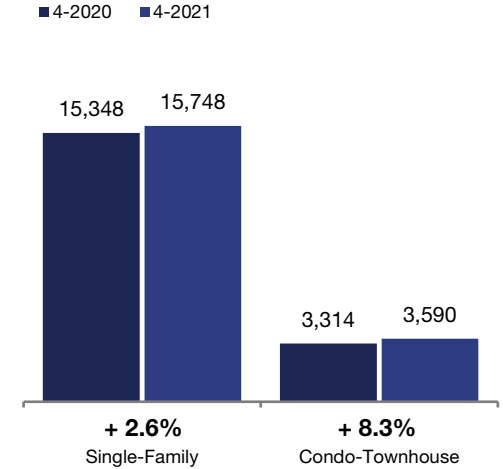
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	4-2020	4-2021	Change
\$100,000 and Below	1,539	1,347	- 12.5%
\$100,001 to \$150,000	2,348	2,016	- 14.1%
\$150,001 to \$200,000	3,415	3,522	+ 3.1%
\$200,001 to \$250,000	5,125	5,190	+ 1.3%
\$250,001 to \$350,000	1,762	1,821	+ 3.3%
\$350,001 and Above	4,473	5,441	+ 21.6%
<b>All Price Ranges</b>	<b>18,662</b>	<b>19,338</b>	<b>+ 3.6%</b>

### Single-Family

4-2020	4-2021	Change	4-2020	4-2021	Change
1,103	928	- 15.9%	436	419	- 3.9%
1,757	1,432	- 18.5%	591	584	- 1.2%
2,684	2,744	+ 2.2%	731	778	+ 6.4%
4,257	4,250	- 0.2%	868	940	+ 8.3%
1,605	1,575	- 1.9%	157	246	+ 56.7%
3,942	4,818	+ 22.2%	531	623	+ 17.3%
<b>15,348</b>	<b>15,748</b>	<b>+ 2.6%</b>	<b>3,314</b>	<b>3,590</b>	<b>+ 8.3%</b>

### Condo-Townhouse

By Construction Status	4-2020	4-2021	Change
Previously Owned	17,897	18,347	+ 2.5%
New Construction	765	991	+ 29.5%
<b>All Construction Statuses</b>	<b>18,662</b>	<b>19,338</b>	<b>+ 3.6%</b>

4-2020	4-2021	Change	4-2020	4-2021	Change
14,814	15,050	+ 1.6%	3,083	3,297	+ 6.9%
534	698	+ 30.7%	231	293	+ 26.8%
<b>15,348</b>	<b>15,748</b>	<b>+ 2.6%</b>	<b>3,314</b>	<b>3,590</b>	<b>+ 8.3%</b>

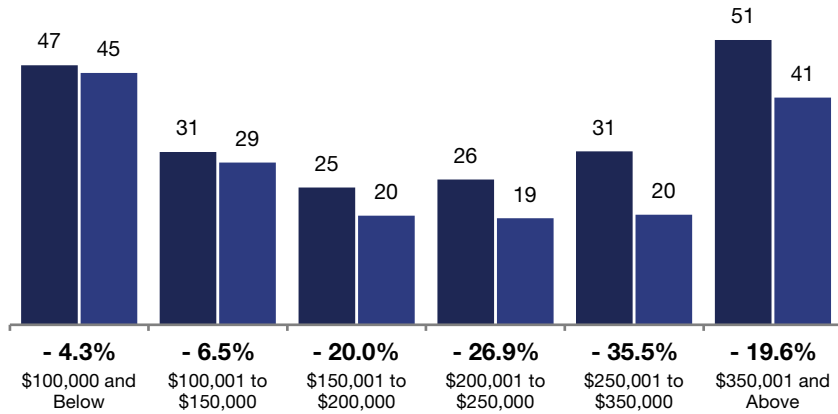
# Days on Market Until Sale

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



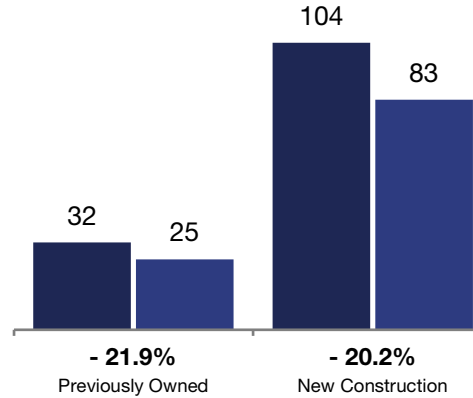
## By Price Range

■ 4-2020 ■ 4-2021



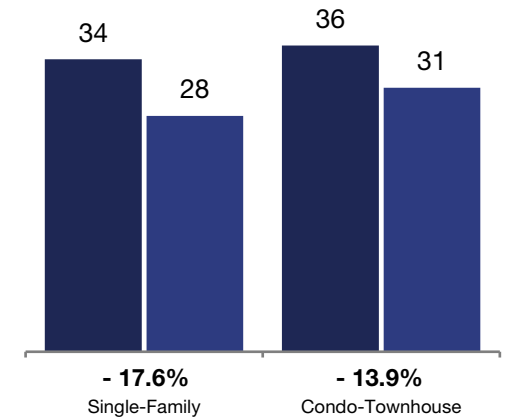
## By Construction Status

■ 4-2020 ■ 4-2021



## By Property Type

■ 4-2020 ■ 4-2021



## All Properties

### By Price Range

	4-2020	4-2021	Change
\$100,000 and Below	47	45	- 4.3%
\$100,001 to \$150,000	31	29	- 6.5%
\$150,001 to \$200,000	25	20	- 20.0%
\$200,001 to \$250,000	26	19	- 26.9%
\$250,001 to \$350,000	31	20	- 35.5%
\$350,001 and Above	51	41	- 19.6%
<b>All Price Ranges</b>	<b>34</b>	<b>28</b>	<b>- 17.6%</b>

## Single-Family

	4-2020	4-2021	Change
Single-Family	51	52	+ 2.0%
Condo-Townhouse	34	31	- 8.8%
Single-Family	25	19	- 24.0%
Condo-Townhouse	24	20	- 16.7%
Single-Family	25	17	- 32.0%
Condo-Townhouse	32	28	- 12.5%
Single-Family	30	18	- 40.0%
Condo-Townhouse	42	30	- 28.6%
Single-Family	48	39	- 18.8%
Condo-Townhouse	75	56	- 25.3%
<b>All Price Ranges</b>	<b>34</b>	<b>28</b>	<b>- 17.6%</b>
<b>All Property Types</b>	<b>36</b>	<b>31</b>	<b>- 13.9%</b>

## Condo-Townhouse

### By Construction Status

	4-2020	4-2021	Change
Previously Owned	32	25	- 21.9%
New Construction	104	83	- 20.2%
<b>All Construction Statuses</b>	<b>34</b>	<b>28</b>	<b>- 17.6%</b>

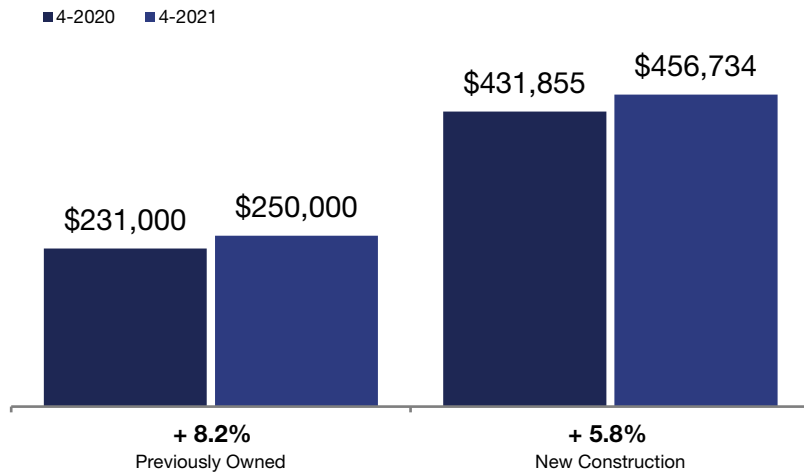
	4-2020	4-2021	Change
Single-Family	32	25	- 21.9%
Condo-Townhouse	29	26	- 10.3%
Single-Family	96	80	- 16.7%
Condo-Townhouse	120	91	- 24.2%
<b>All Construction Statuses</b>	<b>34</b>	<b>28</b>	<b>- 17.6%</b>
<b>All Property Types</b>	<b>36</b>	<b>31</b>	<b>- 13.9%</b>

# Median Sales Price

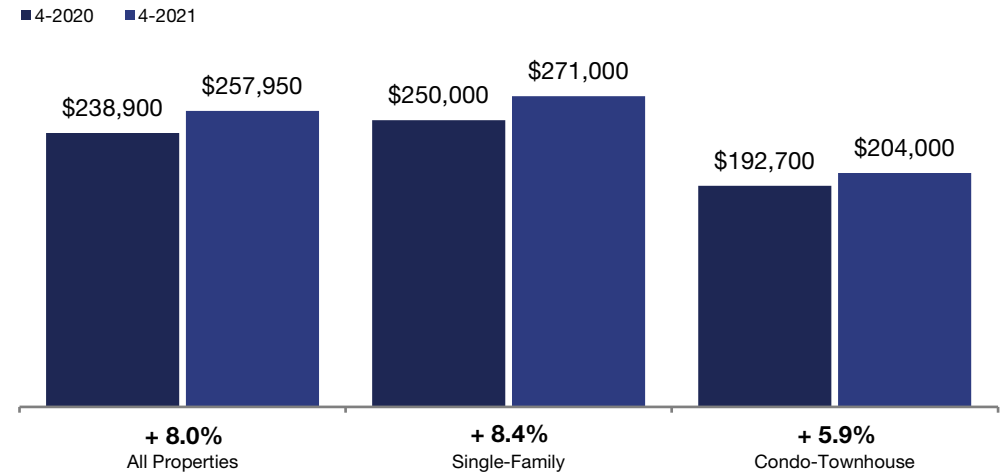
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



## By Construction Status



## By Property Type



### All Properties

By Construction Status	4-2020	4-2021	Change
Previously Owned	\$231,000	\$250,000	+ 8.2%
New Construction	\$431,855	\$456,734	+ 5.8%
<b>All Construction Statuses</b>	<b>\$238,900</b>	<b>\$257,950</b>	<b>+ 8.0%</b>

### Single-Family

4-2020	4-2021	Change	4-2020	4-2021	Change
\$245,000	\$265,000	+ 8.2%	\$185,000	\$194,500	+ 5.1%
\$448,100	\$471,543	+ 5.2%	\$410,600	\$421,300	+ 2.6%
<b>\$250,000</b>	<b>\$271,000</b>	<b>+ 8.4%</b>	<b>\$192,700</b>	<b>\$204,000</b>	<b>+ 5.9%</b>

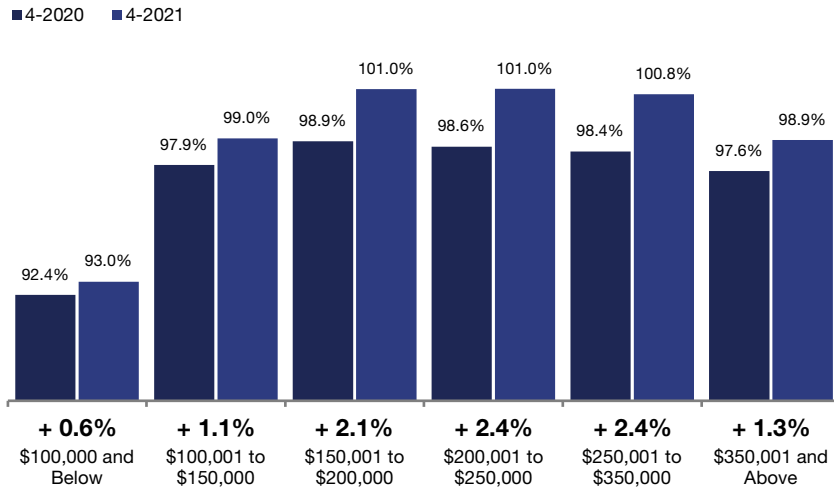
### Condo-Townhouse

# Percent of Original List Price Received

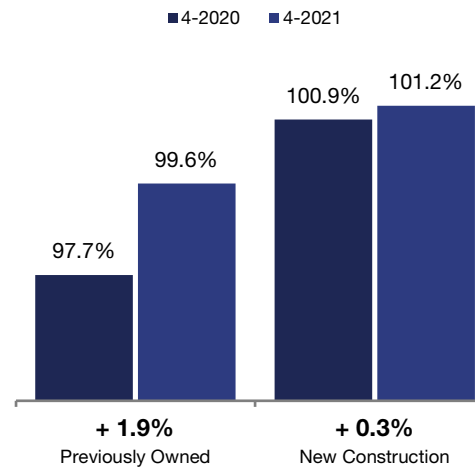
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



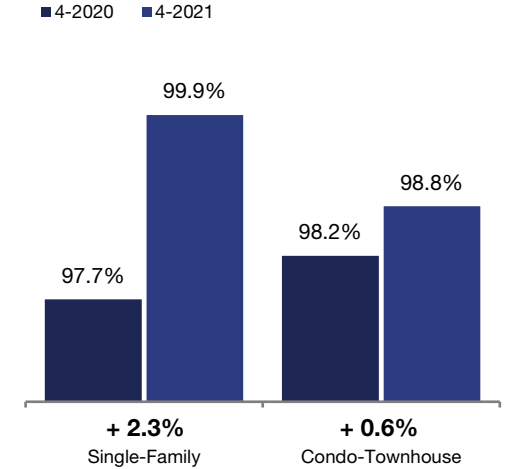
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	4-2020	4-2021	Change
\$100,000 and Below	92.4%	93.0%	+ 0.6%
\$100,001 to \$150,000	97.9%	99.0%	+ 1.1%
\$150,001 to \$200,000	98.9%	101.0%	+ 2.1%
\$200,001 to \$250,000	98.6%	101.0%	+ 2.4%
\$250,001 to \$350,000	98.4%	100.8%	+ 2.4%
\$350,001 and Above	97.6%	98.9%	+ 1.3%
<b>All Price Ranges</b>	<b>97.8%</b>	<b>99.7%</b>	<b>+ 1.9%</b>

### Single-Family

4-2020	4-2021	Change	4-2020	4-2021	Change
91.6%	92.0%	+ 0.4%	94.7%	95.0%	+ 0.3%
97.6%	99.3%	+ 1.7%	98.6%	98.3%	- 0.3%
98.9%	101.5%	+ 2.6%	98.8%	99.6%	+ 0.8%
98.7%	101.4%	+ 2.7%	98.4%	99.5%	+ 1.1%
98.4%	101.0%	+ 2.6%	98.2%	99.4%	+ 1.2%
97.4%	98.8%	+ 1.4%	99.4%	99.5%	+ 0.1%
<b>97.7%</b>	<b>99.9%</b>	<b>+ 2.3%</b>	<b>98.2%</b>	<b>98.8%</b>	<b>+ 0.6%</b>

### Condo-Townhouse

By Construction Status	4-2020	4-2021	Change
Previously Owned	97.7%	99.6%	+ 1.9%
New Construction	100.9%	101.2%	+ 0.3%
<b>All Construction Statuses</b>	<b>97.8%</b>	<b>99.7%</b>	<b>+ 1.9%</b>

4-2020	4-2021	Change	4-2020	4-2021	Change
97.6%	99.8%	+ 2.3%	97.8%	98.4%	+ 0.6%
99.5%	100.4%	+ 0.9%	104.2%	103.1%	- 1.1%
<b>97.7%</b>	<b>99.9%</b>	<b>+ 2.3%</b>	<b>98.2%</b>	<b>98.8%</b>	<b>+ 0.6%</b>

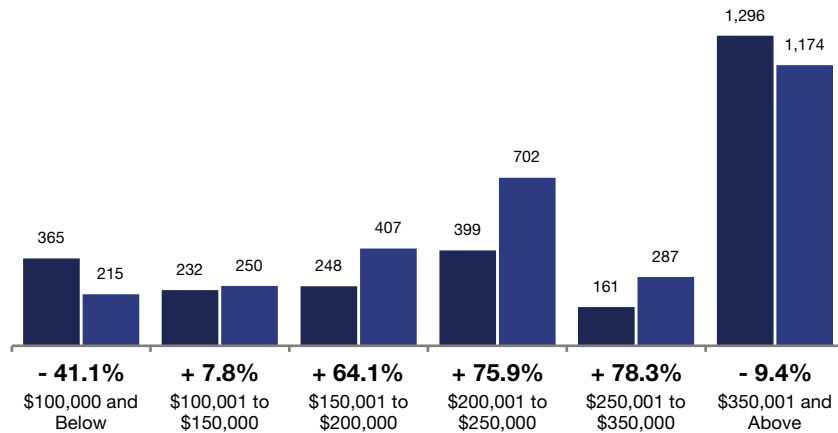
# Inventory of Homes for Sale

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



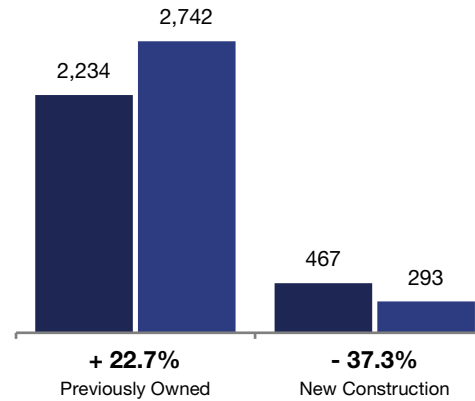
## By Price Range

■ 4-2020 ■ 4-2021



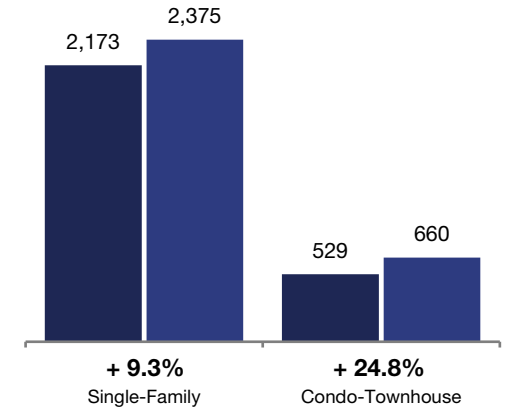
## By Construction Status

■ 4-2020 ■ 4-2021



## By Property Type

■ 4-2020 ■ 4-2021



### All Properties

#### By Price Range

	4-2020	4-2021	Change
\$100,000 and Below	365	215	- 41.1%
\$100,001 to \$150,000	232	250	+ 7.8%
\$150,001 to \$200,000	248	407	+ 64.1%
\$200,001 to \$250,000	399	702	+ 75.9%
\$250,001 to \$350,000	161	287	+ 78.3%
\$350,001 and Above	1,296	1,174	- 9.4%
<b>All Price Ranges</b>	<b>2,702</b>	<b>3,035</b>	<b>+ 12.3%</b>

### Single-Family

	4-2020	4-2021	Change
Previously Owned	317	168	- 47.0%
New Construction	175	181	+ 3.4%
Single-Family	188	330	+ 75.5%
Condo-Townhouse	299	542	+ 81.3%
Single-Family	131	224	+ 71.0%
Condo-Townhouse	1,062	930	- 12.4%
<b>All Single-Family</b>	<b>2,173</b>	<b>2,375</b>	<b>+ 9.3%</b>

### Condo-Townhouse

	4-2020	4-2021	Change
Single-Family	48	47	- 2.1%
Condo-Townhouse	57	69	+ 21.1%
Single-Family	60	77	+ 28.3%
Condo-Townhouse	100	160	+ 60.0%
Single-Family	30	63	+ 110.0%
Condo-Townhouse	234	244	+ 4.3%
<b>All Condo-Townhouse</b>	<b>529</b>	<b>660</b>	<b>+ 24.8%</b>

#### By Construction Status

	4-2020	4-2021	Change
Previously Owned	2,234	2,742	+ 22.7%
New Construction	467	293	- 37.3%
<b>All Construction Statuses</b>	<b>2,702</b>	<b>3,035</b>	<b>+ 12.3%</b>

	4-2020	4-2021	Change
Single-Family	1,891	2,258	+ 19.4%
Condo-Townhouse	281	117	- 58.4%
<b>All Single-Family</b>	<b>2,173</b>	<b>2,375</b>	<b>+ 9.3%</b>

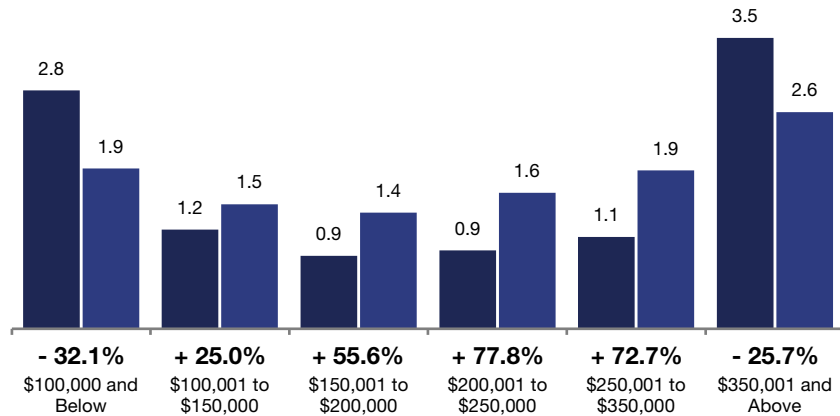
# Months Supply of Inventory

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.



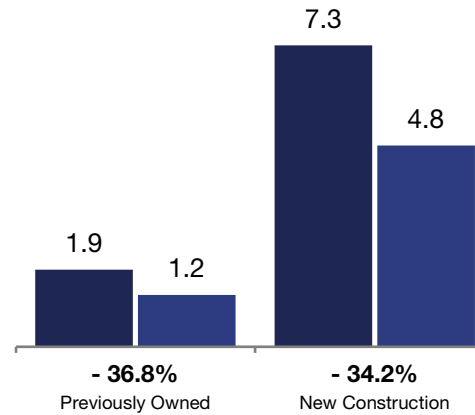
## By Price Range

■ 4-2020 ■ 4-2021



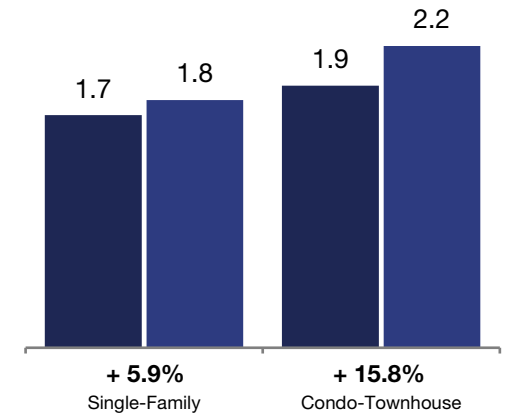
## By Construction Status

■ 4-2020 ■ 4-2021



## By Property Type

■ 4-2020 ■ 4-2021



## All Properties

### By Price Range

	4-2020	4-2021	Change
\$100,000 and Below	2.8	1.9	- 32.1%
\$100,001 to \$150,000	1.2	1.5	+ 25.0%
\$150,001 to \$200,000	0.9	1.4	+ 55.6%
\$200,001 to \$250,000	0.9	1.6	+ 77.8%
\$250,001 to \$350,000	1.1	1.9	+ 72.7%
\$350,001 and Above	3.5	2.6	- 25.7%
<b>All Price Ranges</b>	<b>1.7</b>	<b>1.9</b>	<b>+ 11.8%</b>

## Single-Family

	4-2020	4-2021	Change
Previously Owned	1.9	1.2	- 36.8%
New Construction	7.3	4.8	- 34.2%
<b>All Construction Statuses</b>	<b>1.7</b>	<b>1.8</b>	<b>+ 5.9%</b>

## Condo-Townhouse

	4-2020	4-2021	Change
Single-Family	1.7	1.8	+ 5.9%
Condo-Townhouse	1.9	2.2	+ 15.8%
<b>All Property Types</b>	<b>1.9</b>	<b>2.2</b>	<b>+ 15.8%</b>

### By Construction Status

	4-2020	4-2021	Change
Previously Owned	1.9	1.2	- 36.8%
New Construction	7.3	4.8	- 34.2%
<b>All Construction Statuses</b>	<b>1.7</b>	<b>1.9</b>	<b>+ 11.8%</b>

	4-2020	4-2021	Change
Single-Family	1.9	1.2	- 36.8%
Condo-Townhouse	1.4	1.4	0.0%
<b>All Property Types</b>	<b>1.9</b>	<b>2.2</b>	<b>+ 15.8%</b>