

# Housing Supply Overview



## May 2021

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

## Quick Facts

+ **23.8%**

+ **22.6%**

+ **12.7%**

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**

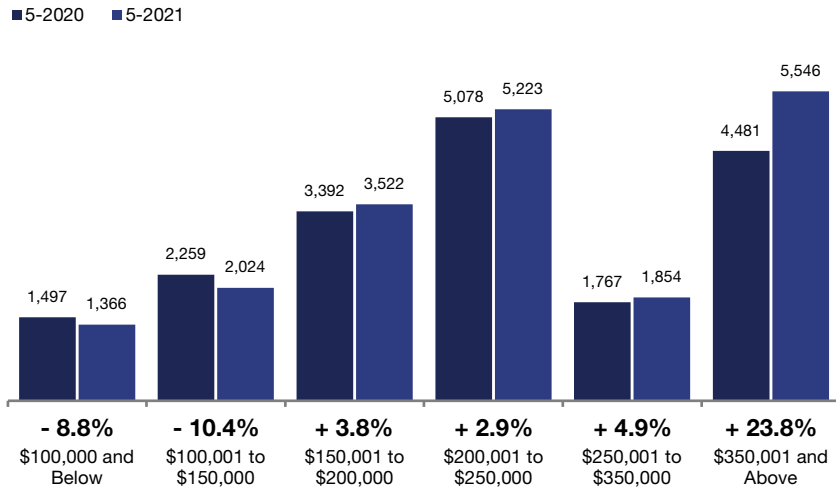
Pending Sales	<b>2</b>
Days on Market Until Sale	<b>3</b>
Median Sales Price	<b>4</b>
Percent of Original List Price Received	<b>5</b>
Inventory of Homes for Sale	<b>6</b>
Months Supply of Inventory	<b>7</b>

# Pending Sales

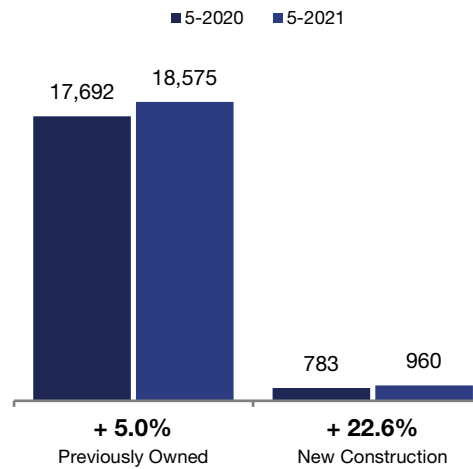
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



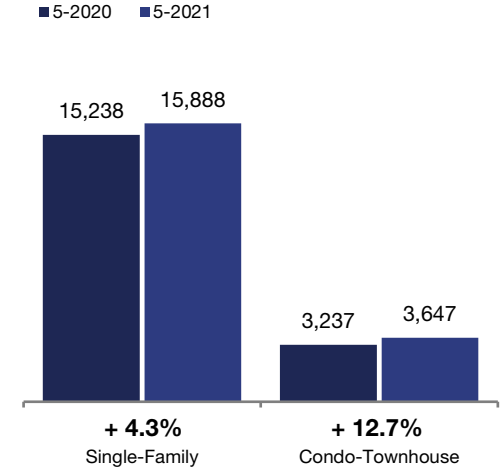
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	5-2020	5-2021	Change
\$100,000 and Below	1,497	1,366	- 8.8%
\$100,001 to \$150,000	2,259	2,024	- 10.4%
\$150,001 to \$200,000	3,392	3,522	+ 3.8%
\$200,001 to \$250,000	5,078	5,223	+ 2.9%
\$250,001 to \$350,000	1,767	1,854	+ 4.9%
\$350,001 and Above	4,481	5,546	+ 23.8%
<b>All Price Ranges</b>	<b>18,475</b>	<b>19,535</b>	<b>+ 5.7%</b>

### Single-Family

5-2020	5-2021	Change	5-2020	5-2021	Change
1,086	943	- 13.2%	411	423	+ 2.9%
1,692	1,443	- 14.7%	567	581	+ 2.5%
2,655	2,773	+ 4.4%	737	749	+ 1.6%
4,219	4,254	+ 0.8%	859	969	+ 12.8%
1,612	1,594	- 1.1%	155	260	+ 67.7%
3,973	4,881	+ 22.9%	508	665	+ 30.9%
<b>15,238</b>	<b>15,888</b>	<b>+ 4.3%</b>	<b>3,237</b>	<b>3,647</b>	<b>+ 12.7%</b>

### Condo-Townhouse

By Construction Status	5-2020	5-2021	Change
Previously Owned	17,692	18,575	+ 5.0%
New Construction	783	960	+ 22.6%
<b>All Construction Statuses</b>	<b>18,475</b>	<b>19,535</b>	<b>+ 5.7%</b>

5-2020	5-2021	Change	5-2020	5-2021	Change
14,685	15,229	+ 3.7%	3,007	3,346	+ 11.3%
553	659	+ 19.2%	230	301	+ 30.9%
<b>15,238</b>	<b>15,888</b>	<b>+ 4.3%</b>	<b>3,237</b>	<b>3,647</b>	<b>+ 12.7%</b>

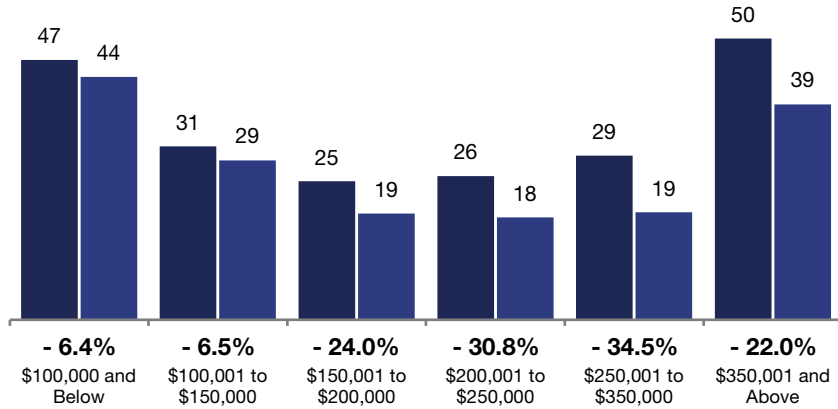
# Days on Market Until Sale

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



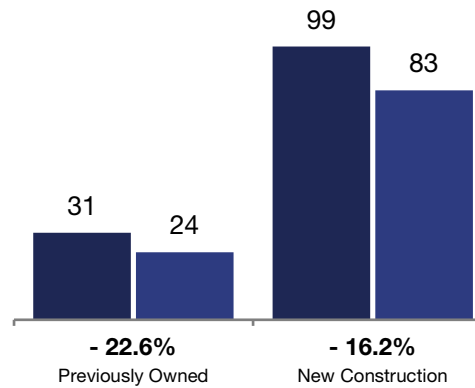
## By Price Range

■ 5-2020 ■ 5-2021



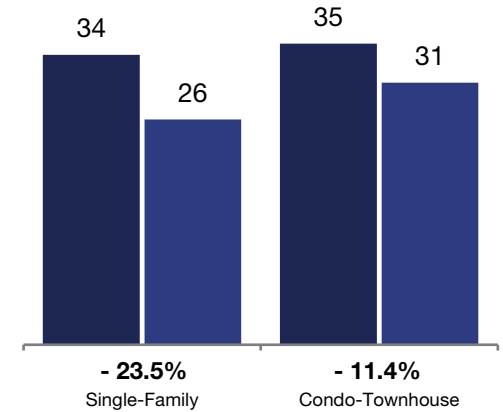
## By Construction Status

■ 5-2020 ■ 5-2021



## By Property Type

■ 5-2020 ■ 5-2021



## All Properties

### By Price Range

	5-2020	5-2021	Change
\$100,000 and Below	47	44	- 6.4%
\$100,001 to \$150,000	31	29	- 6.5%
\$150,001 to \$200,000	25	19	- 24.0%
\$200,001 to \$250,000	26	18	- 30.8%
\$250,001 to \$350,000	29	19	- 34.5%
\$350,001 and Above	50	39	- 22.0%
<b>All Price Ranges</b>	<b>34</b>	<b>27</b>	<b>- 20.6%</b>

## Single-Family

	5-2020	5-2021	Change
Single-Family	34	26	- 23.5%
Condo-Townhouse	35	31	- 11.4%

## Condo-Townhouse

### By Construction Status

	5-2020	5-2021	Change
Previously Owned	31	24	- 22.6%
New Construction	99	83	- 16.2%
<b>All Construction Statuses</b>	<b>34</b>	<b>27</b>	<b>- 20.6%</b>

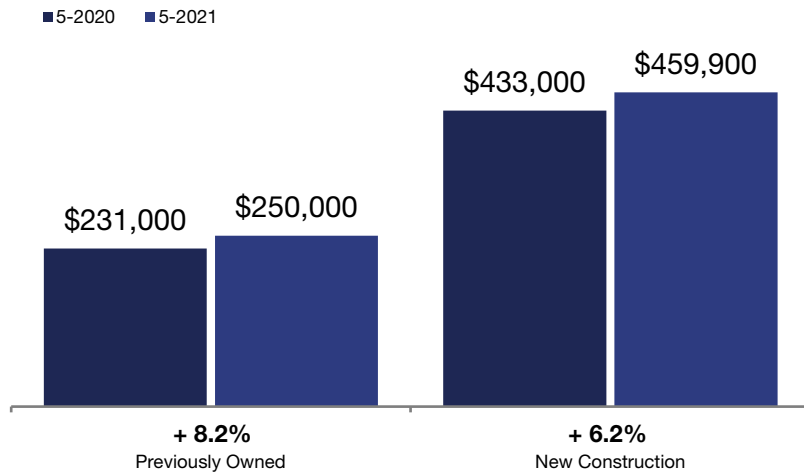
	5-2020	5-2021	Change
Single-Family	32	24	- 25.0%
Condo-Townhouse	91	78	- 14.3%
<b>All Construction Statuses</b>	<b>34</b>	<b>26</b>	<b>- 23.5%</b>

# Median Sales Price

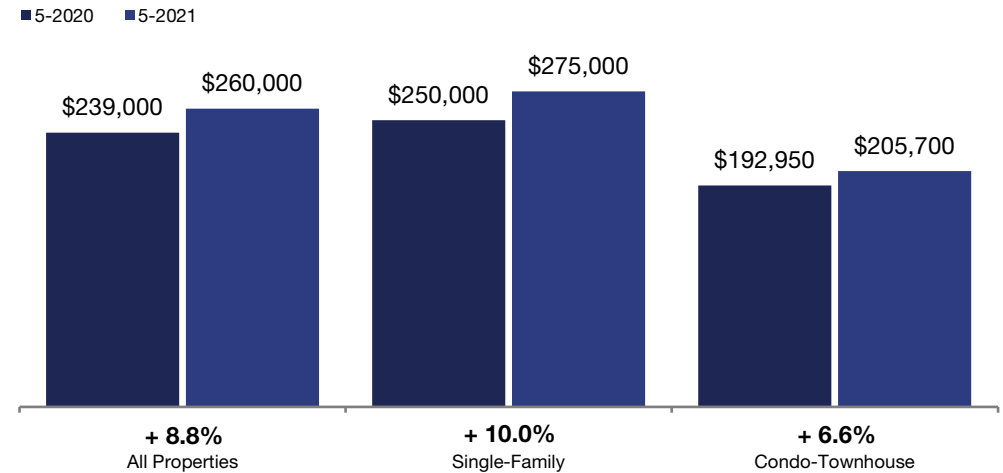
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



## By Construction Status



## By Property Type



### All Properties

By Construction Status	5-2020	5-2021	Change
Previously Owned	\$231,000	\$250,000	+ 8.2%
New Construction	\$433,000	\$459,900	+ 6.2%
<b>All Construction Statuses</b>	<b>\$239,000</b>	<b>\$260,000</b>	<b>+ 8.8%</b>

### Single-Family

5-2020	5-2021	Change	5-2020	5-2021	Change
\$245,000	\$267,500	+ 9.2%	\$185,000	\$197,000	+ 6.5%
\$448,842	\$474,900	+ 5.8%	\$414,435	\$421,300	+ 1.7%
<b>\$250,000</b>	<b>\$275,000</b>	<b>+ 10.0%</b>	<b>\$192,950</b>	<b>\$205,700</b>	<b>+ 6.6%</b>

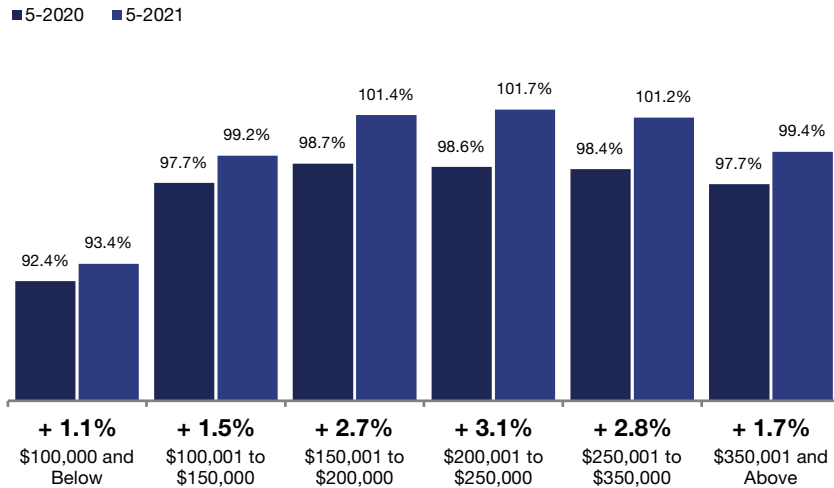
### Condo-Townhouse

# Percent of Original List Price Received

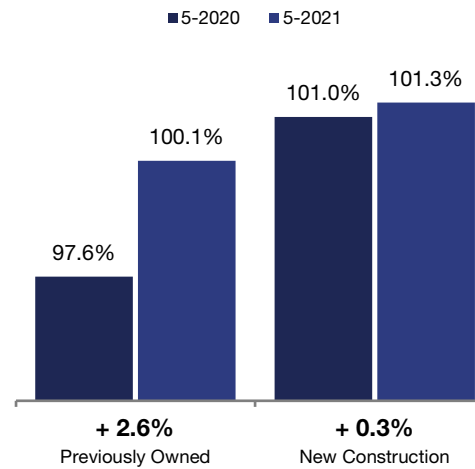
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



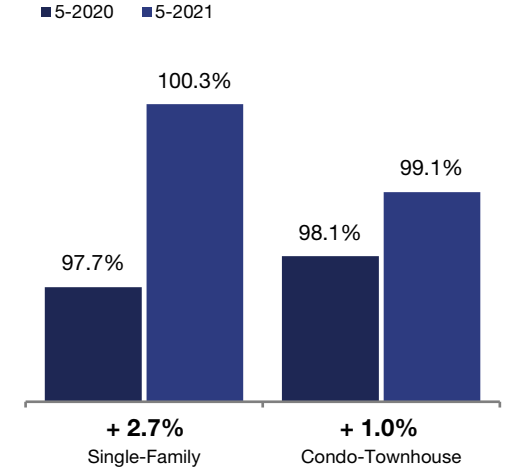
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	5-2020	5-2021	Change
\$100,000 and Below	92.4%	93.4%	+ 1.1%
\$100,001 to \$150,000	97.7%	99.2%	+ 1.5%
\$150,001 to \$200,000	98.7%	101.4%	+ 2.7%
\$200,001 to \$250,000	98.6%	101.7%	+ 3.1%
\$250,001 to \$350,000	98.4%	101.2%	+ 2.8%
\$350,001 and Above	97.7%	99.4%	+ 1.7%
<b>All Price Ranges</b>	<b>97.8%</b>	<b>100.1%</b>	<b>+ 2.4%</b>

### Single-Family

5-2020	5-2021	Change	5-2020	5-2021	Change
91.6%	92.4%	+ 0.9%	94.7%	95.2%	+ 0.5%
97.4%	99.4%	+ 2.1%	98.5%	98.5%	0.0%
98.8%	101.8%	+ 3.0%	98.6%	99.9%	+ 1.3%
98.6%	102.1%	+ 3.5%	98.3%	99.9%	+ 1.6%
98.5%	101.4%	+ 2.9%	98.3%	99.7%	+ 1.4%
97.4%	99.4%	+ 2.1%	99.5%	99.5%	0.0%
<b>97.7%</b>	<b>100.3%</b>	<b>+ 2.7%</b>	<b>98.1%</b>	<b>99.1%</b>	<b>+ 1.0%</b>

### Condo-Townhouse

By Construction Status	5-2020	5-2021	Change
Previously Owned	97.6%	100.1%	+ 2.6%
New Construction	101.0%	101.3%	+ 0.3%
<b>All Construction Statuses</b>	<b>97.8%</b>	<b>100.1%</b>	<b>+ 2.4%</b>

5-2020	5-2021	Change	5-2020	5-2021	Change
97.6%	100.3%	+ 2.8%	97.7%	98.7%	+ 1.0%
99.6%	100.6%	+ 1.0%	104.0%	103.0%	- 1.0%
<b>97.7%</b>	<b>100.3%</b>	<b>+ 2.7%</b>	<b>98.1%</b>	<b>99.1%</b>	<b>+ 1.0%</b>

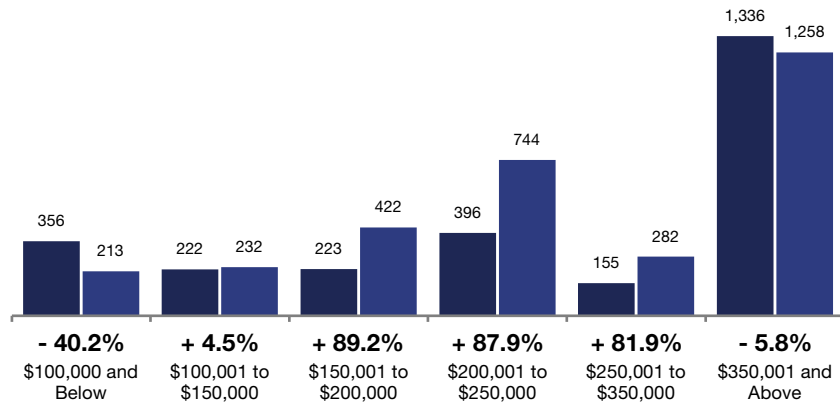
# Inventory of Homes for Sale

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



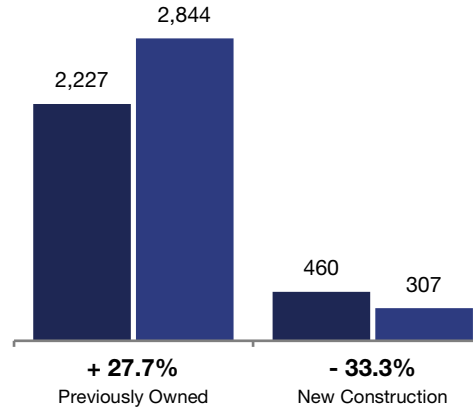
## By Price Range

■ 5-2020 ■ 5-2021



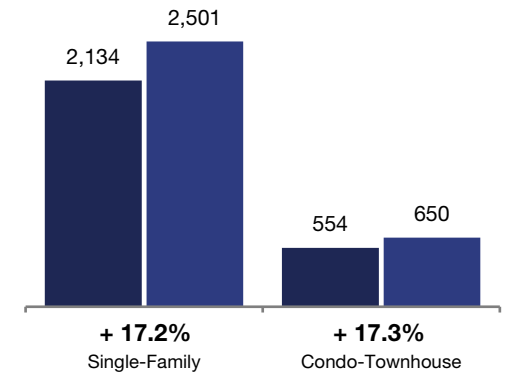
## By Construction Status

■ 5-2020 ■ 5-2021



## By Property Type

■ 5-2020 ■ 5-2021



### All Properties

#### By Price Range

	5-2020	5-2021	Change
\$100,000 and Below	356	213	- 40.2%
\$100,001 to \$150,000	222	232	+ 4.5%
\$150,001 to \$200,000	223	422	+ 89.2%
\$200,001 to \$250,000	396	744	+ 87.9%
\$250,001 to \$350,000	155	282	+ 81.9%
\$350,001 and Above	1,336	1,258	- 5.8%
<b>All Price Ranges</b>	<b>2,688</b>	<b>3,151</b>	<b>+ 17.2%</b>

### Single-Family

	5-2020	5-2021	Change
Previously Owned	2,227	2,844	+ 27.7%
New Construction	460	307	- 33.3%
<b>All Construction Statuses</b>	<b>2,688</b>	<b>3,151</b>	<b>+ 17.2%</b>

### Condo-Townhouse

	5-2020	5-2021	Change
Single-Family	2,134	2,501	+ 17.2%
Condo-Townhouse	554	650	+ 17.3%
<b>All Property Types</b>	<b>2,688</b>	<b>3,151</b>	<b>+ 17.2%</b>

#### By Construction Status

	5-2020	5-2021	Change
Previously Owned	2,227	2,844	+ 27.7%
New Construction	460	307	- 33.3%
<b>All Construction Statuses</b>	<b>2,688</b>	<b>3,151</b>	<b>+ 17.2%</b>

	5-2020	5-2021	Change
Single-Family	2,134	2,501	+ 17.2%
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<b>All Property Types</b>	<b>2,688</b>	<b>3,151</b>	<b>+ 17.2%</b>

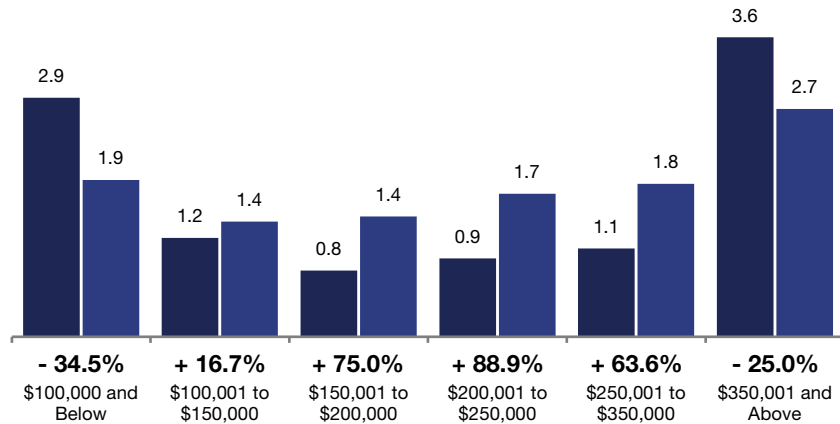
# Months Supply of Inventory

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.



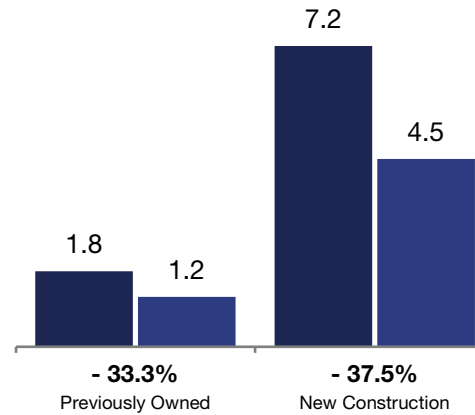
## By Price Range

■ 5-2020 ■ 5-2021



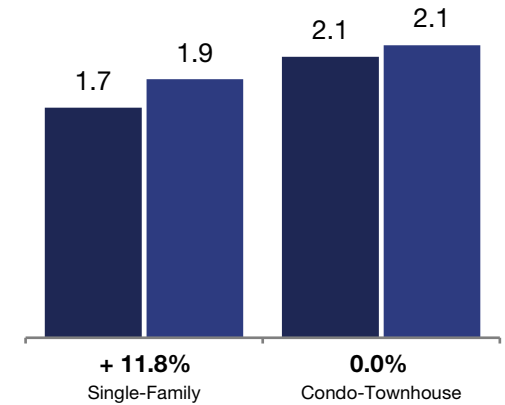
## By Construction Status

■ 5-2020 ■ 5-2021



## By Property Type

■ 5-2020 ■ 5-2021



## All Properties

### By Price Range

	5-2020	5-2021	Change
\$100,000 and Below	2.9	1.9	- 34.5%
\$100,001 to \$150,000	1.2	1.4	+ 16.7%
\$150,001 to \$200,000	0.8	1.4	+ 75.0%
\$200,001 to \$250,000	0.9	1.7	+ 88.9%
\$250,001 to \$350,000	1.1	1.8	+ 63.6%
\$350,001 and Above	3.6	2.7	- 25.0%
<b>All Price Ranges</b>	<b>1.7</b>	<b>1.9</b>	<b>+ 11.8%</b>

## Single-Family

	5-2020	5-2021	Change
\$100,000 and Below	3.4	2.0	- 41.2%
\$100,001 to \$150,000	1.2	1.4	+ 16.7%
\$150,001 to \$200,000	0.8	1.5	+ 87.5%
\$200,001 to \$250,000	0.8	1.7	+ 112.5%
\$250,001 to \$350,000	0.9	1.7	+ 88.9%
\$350,001 and Above	3.3	2.5	- 24.2%
<b>All Price Ranges</b>	<b>1.7</b>	<b>1.9</b>	<b>+ 11.8%</b>

## Condo-Townhouse

	5-2020	5-2021	Change
\$100,000 and Below	1.5	1.6	+ 6.7%
\$100,001 to \$150,000	1.2	1.4	+ 16.7%
\$150,001 to \$200,000	0.9	1.2	+ 33.3%
\$200,001 to \$250,000	1.4	1.9	+ 35.7%
\$250,001 to \$350,000	2.7	2.5	- 7.4%
\$350,001 and Above	6.1	4.5	- 26.2%
<b>All Price Ranges</b>	<b>2.1</b>	<b>2.1</b>	<b>0.0%</b>

### By Construction Status

	5-2020	5-2021	Change
Previously Owned	1.8	1.2	- 33.3%
New Construction	7.2	4.5	- 37.5%
<b>All Construction Statuses</b>	<b>1.7</b>	<b>1.9</b>	<b>+ 11.8%</b>

	5-2020	5-2021	Change
Previously Owned	1.9	1.2	- 36.8%
New Construction	6.4	3.0	- 53.1%
<b>All Construction Statuses</b>	<b>1.7</b>	<b>1.9</b>	<b>+ 11.8%</b>