

# Housing Supply Overview



## June 2021

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

## Quick Facts

**+ 18.1%**

**+ 12.6%**

**+ 8.8%**

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**

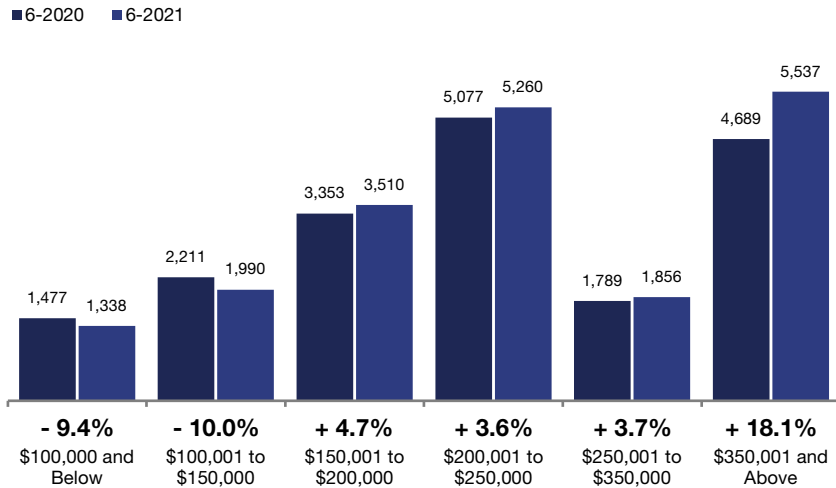
|                                         |          |
|-----------------------------------------|----------|
| Pending Sales                           | <b>2</b> |
| Days on Market Until Sale               | <b>3</b> |
| Median Sales Price                      | <b>4</b> |
| Percent of Original List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

# Pending Sales

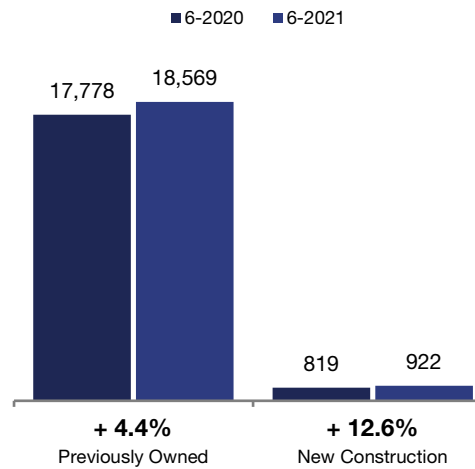
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



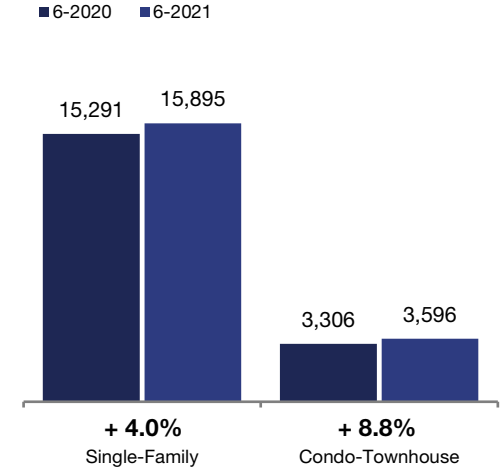
## By Price Range



## By Construction Status



## By Property Type



### All Properties

| By Price Range          | 6-2020        | 6-2021        | Change       |
|-------------------------|---------------|---------------|--------------|
| \$100,000 and Below     | 1,477         | 1,338         | -9.4%        |
| \$100,001 to \$150,000  | 2,211         | 1,990         | -10.0%       |
| \$150,001 to \$200,000  | 3,353         | 3,510         | +4.7%        |
| \$200,001 to \$250,000  | 5,077         | 5,260         | +3.6%        |
| \$250,001 to \$350,000  | 1,789         | 1,856         | +3.7%        |
| \$350,001 and Above     | 4,689         | 5,537         | +18.1%       |
| <b>All Price Ranges</b> | <b>18,597</b> | <b>19,491</b> | <b>+4.8%</b> |

### Single-Family

| 6-2020        | 6-2021        | Change       | 6-2020       | 6-2021       | Change       |
|---------------|---------------|--------------|--------------|--------------|--------------|
| 1,063         | 923           | -13.2%       | 414          | 415          | +0.2%        |
| 1,636         | 1,422         | -13.1%       | 575          | 568          | -1.2%        |
| 2,613         | 2,776         | +6.2%        | 740          | 734          | -0.8%        |
| 4,200         | 4,284         | +2.0%        | 877          | 976          | +11.3%       |
| 1,629         | 1,601         | -1.7%        | 160          | 255          | +59.4%       |
| 4,149         | 4,889         | +17.8%       | 540          | 648          | +20.0%       |
| <b>15,291</b> | <b>15,895</b> | <b>+4.0%</b> | <b>3,306</b> | <b>3,596</b> | <b>+8.8%</b> |

### Condo-Townhouse

| By Construction Status           | 6-2020        | 6-2021        | Change       |
|----------------------------------|---------------|---------------|--------------|
| Previously Owned                 | 17,778        | 18,569        | +4.4%        |
| New Construction                 | 819           | 922           | +12.6%       |
| <b>All Construction Statuses</b> | <b>18,597</b> | <b>19,491</b> | <b>+4.8%</b> |

| 6-2020        | 6-2021        | Change       | 6-2020       | 6-2021       | Change       |
|---------------|---------------|--------------|--------------|--------------|--------------|
| 14,714        | 15,267        | +3.8%        | 3,064        | 3,302        | +7.8%        |
| 577           | 628           | +8.8%        | 242          | 294          | +21.5%       |
| <b>15,291</b> | <b>15,895</b> | <b>+4.0%</b> | <b>3,306</b> | <b>3,596</b> | <b>+8.8%</b> |

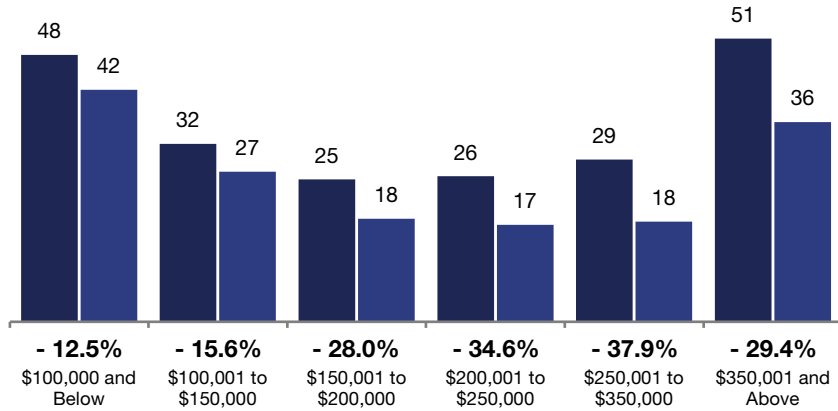
# Days on Market Until Sale

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



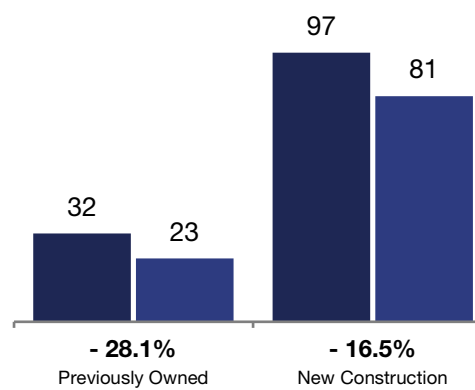
## By Price Range

■ 6-2020 ■ 6-2021



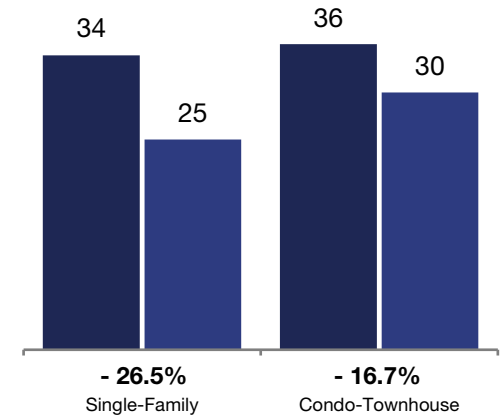
## By Construction Status

■ 6-2020 ■ 6-2021



## By Property Type

■ 6-2020 ■ 6-2021



### All Properties

#### By Price Range

|                         | 6-2020    | 6-2021    | Change        |
|-------------------------|-----------|-----------|---------------|
| \$100,000 and Below     | 48        | 42        | -12.5%        |
| \$100,001 to \$150,000  | 32        | 27        | -15.6%        |
| \$150,001 to \$200,000  | 25        | 18        | -28.0%        |
| \$200,001 to \$250,000  | 26        | 17        | -34.6%        |
| \$250,001 to \$350,000  | 29        | 18        | -37.9%        |
| \$350,001 and Above     | 51        | 36        | -29.4%        |
| <b>All Price Ranges</b> | <b>35</b> | <b>26</b> | <b>-25.7%</b> |

### Single-Family

|               | 6-2020 | 6-2021 | Change |
|---------------|--------|--------|--------|
| Single-Family | 34     | 25     | -26.5% |

### Condo-Townhouse

|                 | 6-2020 | 6-2021 | Change |
|-----------------|--------|--------|--------|
| Condo-Townhouse | 36     | 30     | -16.7% |

#### By Construction Status

|                                  | 6-2020    | 6-2021    | Change        |
|----------------------------------|-----------|-----------|---------------|
| Previously Owned                 | 32        | 23        | -28.1%        |
| New Construction                 | 97        | 81        | -16.5%        |
| <b>All Construction Statuses</b> | <b>35</b> | <b>26</b> | <b>-25.7%</b> |

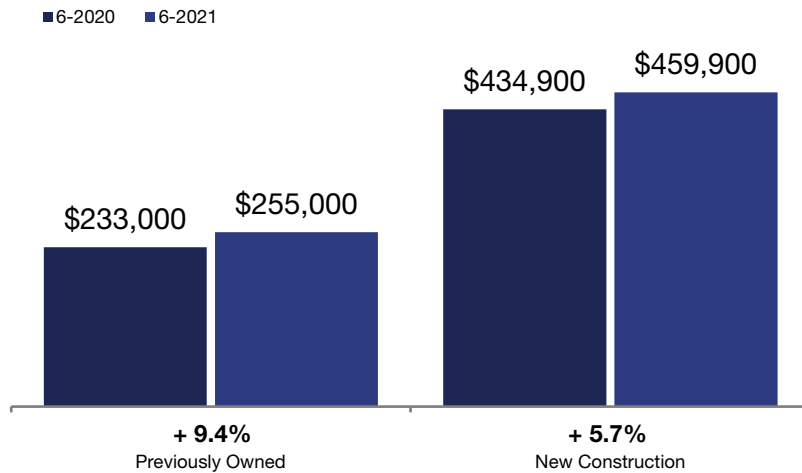
|                                  | 6-2020    | 6-2021    | Change        |
|----------------------------------|-----------|-----------|---------------|
| Single-Family                    | 32        | 23        | -28.1%        |
| Condo-Townhouse                  | 29        | 25        | -13.8%        |
| <b>All Construction Statuses</b> | <b>34</b> | <b>25</b> | <b>-26.5%</b> |

# Median Sales Price

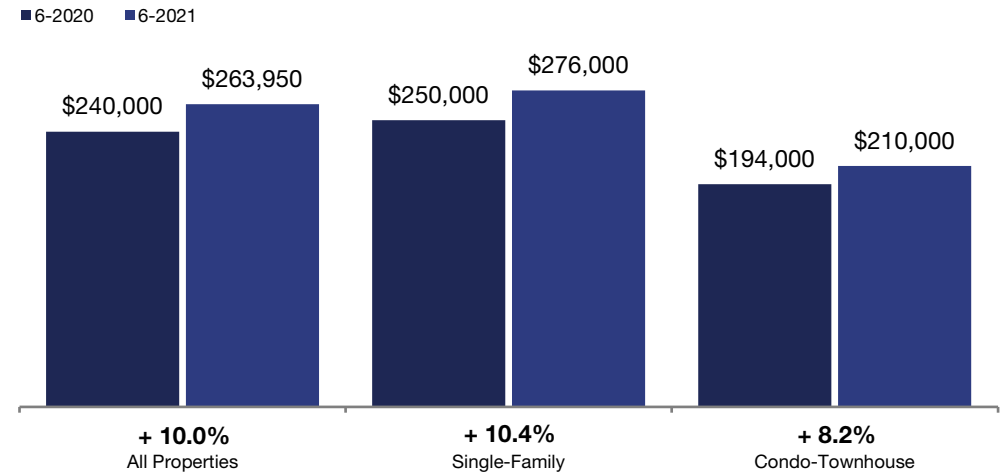
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



## By Construction Status



## By Property Type



### All Properties

| By Construction Status           | 6-2020           | 6-2021           | Change         |
|----------------------------------|------------------|------------------|----------------|
| Previously Owned                 | \$233,000        | \$255,000        | + 9.4%         |
| New Construction                 | \$434,900        | \$459,900        | + 5.7%         |
| <b>All Construction Statuses</b> | <b>\$240,000</b> | <b>\$263,950</b> | <b>+ 10.0%</b> |

### Single-Family

| 6-2020           | 6-2021           | Change         | 6-2020           | 6-2021           | Change        |
|------------------|------------------|----------------|------------------|------------------|---------------|
| \$245,000        | \$270,000        | + 10.2%        | \$185,000        | \$200,000        | + 8.1%        |
| \$449,570        | \$475,000        | + 5.7%         | \$419,999        | \$420,458        | + 0.1%        |
| <b>\$250,000</b> | <b>\$276,000</b> | <b>+ 10.4%</b> | <b>\$194,000</b> | <b>\$210,000</b> | <b>+ 8.2%</b> |

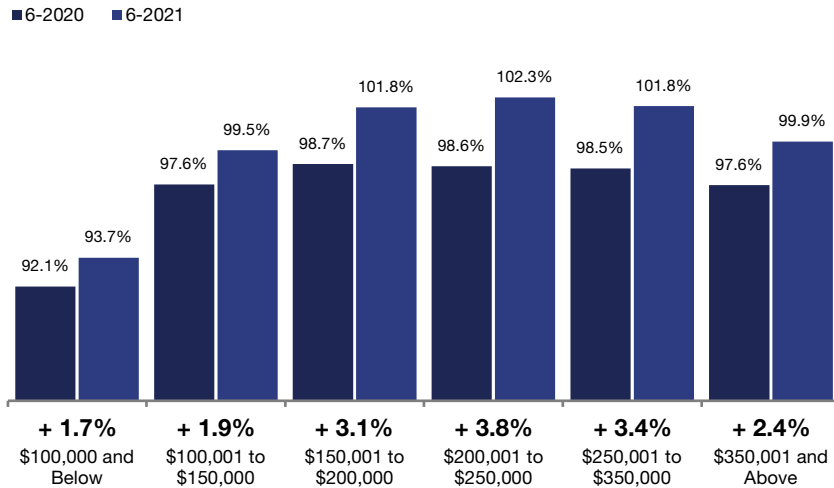
### Condo-Townhouse

# Percent of Original List Price Received

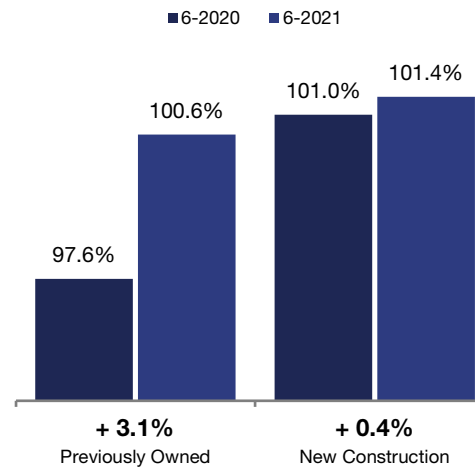
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



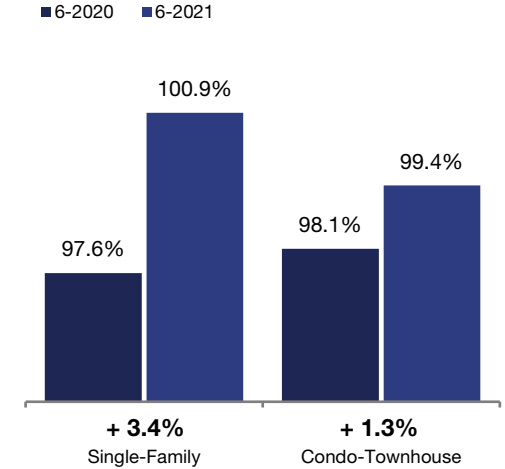
## By Price Range



## By Construction Status



## By Property Type



### All Properties

| By Price Range          | 6-2020       | 6-2021        | Change        |
|-------------------------|--------------|---------------|---------------|
| \$100,000 and Below     | 92.1%        | 93.7%         | + 1.7%        |
| \$100,001 to \$150,000  | 97.6%        | 99.5%         | + 1.9%        |
| \$150,001 to \$200,000  | 98.7%        | 101.8%        | + 3.1%        |
| \$200,001 to \$250,000  | 98.6%        | 102.3%        | + 3.8%        |
| \$250,001 to \$350,000  | 98.5%        | 101.8%        | + 3.4%        |
| \$350,001 and Above     | 97.6%        | 99.9%         | + 2.4%        |
| <b>All Price Ranges</b> | <b>97.7%</b> | <b>100.6%</b> | <b>+ 3.0%</b> |

### Single-Family

| 6-2020       | 6-2021        | Change        | 6-2020       | 6-2021       | Change        |
|--------------|---------------|---------------|--------------|--------------|---------------|
| 91.2%        | 92.8%         | + 1.8%        | 94.7%        | 95.4%        | + 0.7%        |
| 97.4%        | 99.7%         | + 2.4%        | 98.3%        | 98.8%        | + 0.5%        |
| 98.8%        | 102.2%        | + 3.4%        | 98.6%        | 100.3%       | + 1.7%        |
| 98.7%        | 102.8%        | + 4.2%        | 98.3%        | 100.4%       | + 2.1%        |
| 98.5%        | 102.1%        | + 3.7%        | 98.4%        | 100.2%       | + 1.8%        |
| 97.3%        | 100.0%        | + 2.8%        | 99.8%        | 99.6%        | - 0.2%        |
| <b>97.6%</b> | <b>100.9%</b> | <b>+ 3.4%</b> | <b>98.1%</b> | <b>99.4%</b> | <b>+ 1.3%</b> |

### Condo-Townhouse

| By Construction Status           | 6-2020       | 6-2021        | Change        |
|----------------------------------|--------------|---------------|---------------|
| Previously Owned                 | 97.6%        | 100.6%        | + 3.1%        |
| New Construction                 | 101.0%       | 101.4%        | + 0.4%        |
| <b>All Construction Statuses</b> | <b>97.7%</b> | <b>100.6%</b> | <b>+ 3.0%</b> |

| 6-2020       | 6-2021        | Change        | 6-2020       | 6-2021       | Change        |
|--------------|---------------|---------------|--------------|--------------|---------------|
| 97.6%        | 100.9%        | + 3.4%        | 97.6%        | 99.1%        | + 1.5%        |
| 99.5%        | 100.7%        | + 1.2%        | 104.0%       | 103.0%       | - 1.0%        |
| <b>97.6%</b> | <b>100.9%</b> | <b>+ 3.4%</b> | <b>98.1%</b> | <b>99.4%</b> | <b>+ 1.3%</b> |

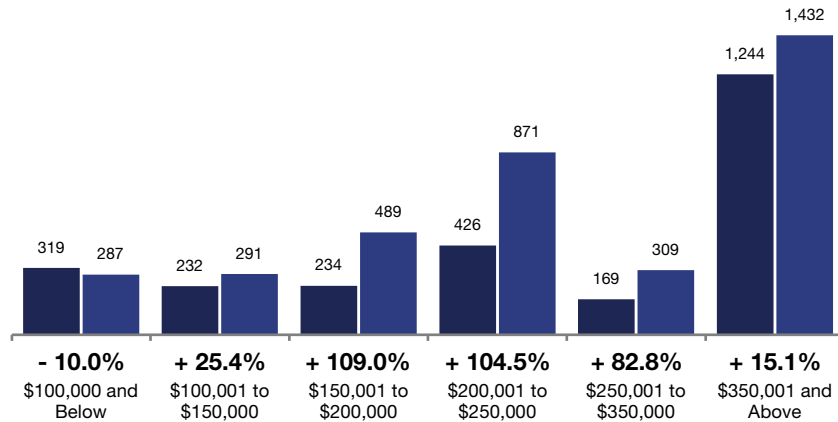
# Inventory of Homes for Sale

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



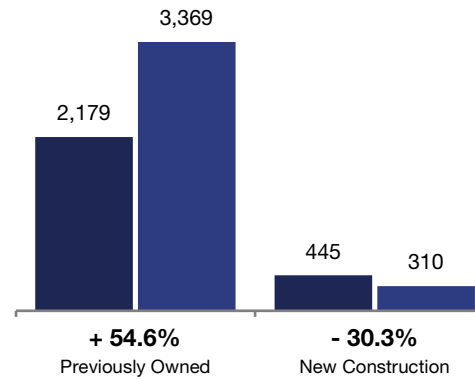
## By Price Range

■ 6-2020 ■ 6-2021



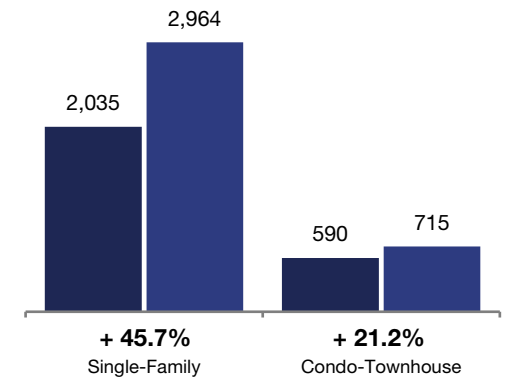
## By Construction Status

■ 6-2020 ■ 6-2021



## By Property Type

■ 6-2020 ■ 6-2021



### All Properties

#### By Price Range

|                         | 6-2020       | 6-2021       | Change         |
|-------------------------|--------------|--------------|----------------|
| \$100,000 and Below     | 319          | 287          | - 10.0%        |
| \$100,001 to \$150,000  | 232          | 291          | + 25.4%        |
| \$150,001 to \$200,000  | 234          | 489          | + 109.0%       |
| \$200,001 to \$250,000  | 426          | 871          | + 104.5%       |
| \$250,001 to \$350,000  | 169          | 309          | + 82.8%        |
| \$350,001 and Above     | 1,244        | 1,432        | + 15.1%        |
| <b>All Price Ranges</b> | <b>2,625</b> | <b>3,679</b> | <b>+ 40.2%</b> |

### Single-Family

|                                  | 6-2020       | 6-2021       | Change         |
|----------------------------------|--------------|--------------|----------------|
| Previously Owned                 | 2,179        | 3,369        | + 54.6%        |
| New Construction                 | 445          | 310          | - 30.3%        |
| <b>All Construction Statuses</b> | <b>2,625</b> | <b>3,679</b> | <b>+ 40.2%</b> |

### Condo-Townhouse

#### By Construction Status

|                                  | 6-2020       | 6-2021       | Change         |
|----------------------------------|--------------|--------------|----------------|
| Previously Owned                 | 2,179        | 3,369        | + 54.6%        |
| New Construction                 | 445          | 310          | - 30.3%        |
| <b>All Construction Statuses</b> | <b>2,625</b> | <b>3,679</b> | <b>+ 40.2%</b> |

|                                  | 6-2020       | 6-2021       | Change         |
|----------------------------------|--------------|--------------|----------------|
| Previously Owned                 | 2,179        | 3,369        | + 54.6%        |
| New Construction                 | 445          | 310          | - 30.3%        |
| <b>All Construction Statuses</b> | <b>2,625</b> | <b>3,679</b> | <b>+ 40.2%</b> |

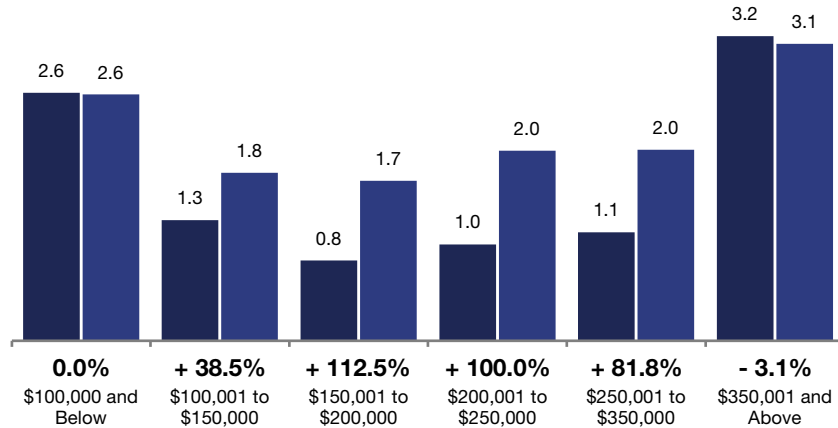
# Months Supply of Inventory

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.



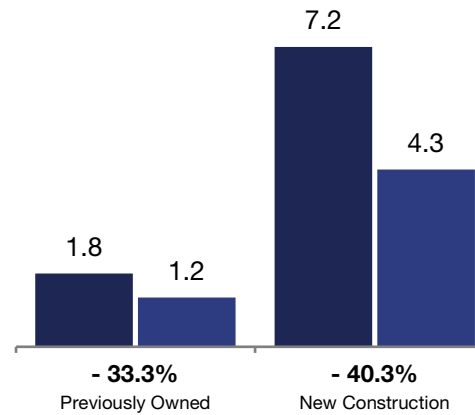
## By Price Range

■ 6-2020 ■ 6-2021



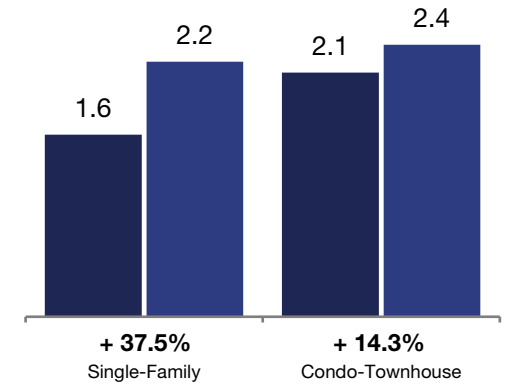
## By Construction Status

■ 6-2020 ■ 6-2021



## By Property Type

■ 6-2020 ■ 6-2021



## All Properties

### By Price Range

|                         | 6-2020     | 6-2021     | Change         |
|-------------------------|------------|------------|----------------|
| \$100,000 and Below     | 2.6        | 2.6        | 0.0%           |
| \$100,001 to \$150,000  | 1.3        | 1.8        | + 38.5%        |
| \$150,001 to \$200,000  | 0.8        | 1.7        | + 112.5%       |
| \$200,001 to \$250,000  | 1.0        | 2.0        | + 100.0%       |
| \$250,001 to \$350,000  | 1.1        | 2.0        | + 81.8%        |
| \$350,001 and Above     | 3.2        | 3.1        | - 3.1%         |
| <b>All Price Ranges</b> | <b>1.7</b> | <b>2.3</b> | <b>+ 35.3%</b> |

## Single-Family

|                           | 6-2020     | 6-2021     | Change         |
|---------------------------|------------|------------|----------------|
| Single-Family             | 3.0        | 3.1        | + 3.3%         |
| Condo-Townhouse           | 1.3        | 1.7        | + 30.8%        |
| Single-Family             | 0.8        | 1.7        | + 112.5%       |
| Condo-Townhouse           | 0.9        | 1.6        | + 77.8%        |
| Single-Family             | 0.8        | 2.0        | + 150.0%       |
| Condo-Townhouse           | 1.9        | 2.0        | + 5.3%         |
| Single-Family             | 1.0        | 1.9        | + 90.0%        |
| Condo-Townhouse           | 2.9        | 2.8        | - 3.4%         |
| Single-Family             | 2.9        | 2.9        | 0.0%           |
| Condo-Townhouse           | 5.4        | 4.7        | - 13.0%        |
| <b>All Price Ranges</b>   | <b>1.6</b> | <b>2.2</b> | <b>+ 37.5%</b> |
| <b>All Property Types</b> | <b>2.1</b> | <b>2.4</b> | <b>+ 14.3%</b> |

## Condo-Townhouse

### By Construction Status

|                                  | 6-2020     | 6-2021     | Change         |
|----------------------------------|------------|------------|----------------|
| Previously Owned                 | 1.8        | 1.2        | - 33.3%        |
| New Construction                 | 7.2        | 4.3        | - 40.3%        |
| <b>All Construction Statuses</b> | <b>1.7</b> | <b>2.3</b> | <b>+ 35.3%</b> |

|                                  | 6-2020     | 6-2021     | Change         |
|----------------------------------|------------|------------|----------------|
| Single-Family                    | 1.8        | 1.2        | - 33.3%        |
| Condo-Townhouse                  | 6.3        | 2.7        | - 57.1%        |
| <b>All Construction Statuses</b> | <b>1.6</b> | <b>2.2</b> | <b>+ 37.5%</b> |
| <b>All Property Types</b>        | <b>2.1</b> | <b>2.4</b> | <b>+ 14.3%</b> |