

Monthly Metrics - July 2021

A RESEARCH TOOL PROVIDED BY METRO MLS



Filters

Counties:	Milwaukee,Ozaukee,Washington,Waukesha
Cities:	All
Zip Codes:	All
Dwelling Types:	Single Family Residence,Townhouse/Condo
Sq. Ft. Ranges:	All
Price Ranges:	All

Quick Facts

- 1.5%	+ 9.0%	- 2.5%
Change in Closed Sales	Change in Median Sales Price	Change in Inventory


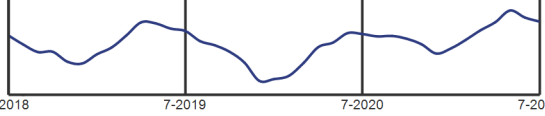

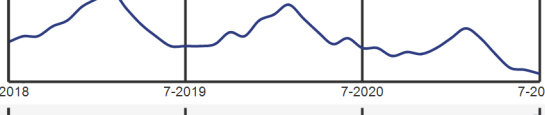





Table of Contents

Market Overview	2
New Listings	3
Pending Sales	4
Closed Sales	5
Days on Market Until Sale	6
Median Sales Price	7
Average Sales Price	8
Percent of Original List Price Received	9
Inventory of Homes for Sale	10
Months Supply of Inventory	11

Market Overview - July 2021

Key market metrics for the current month and year-to-date figures



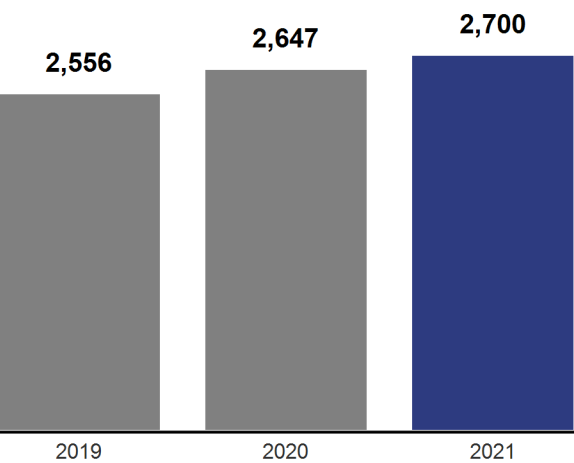
Key Metrics	Historical Sparklines	7-2020	7-2021	+/-	YTD 2020	YTD 2021	+/-
New Listings		2,647	2,700	+ 2.0%	14,763	14,789	+ 0.2%
Pending Sales		491	592	+ 20.6%	--	--	--
Closed Sales		2,196	2,163	- 1.5%	10,411	11,305	+ 8.6%
Days on Market Until Sale		27	14	- 48.2%	35	22	- 37.1%
Median Sales Price		\$266,000	\$290,000	+ 9.0%	\$249,000	\$274,900	+ 10.4%
Average Sales Price		\$310,602	\$341,348	+ 9.9%	\$289,647	\$325,270	+ 12.3%
Percent of Original List Price Received		100.1%	103.7%	+ 3.6%	99.1%	102.4%	+ 3.4%
Inventory of Homes for Sale		4,193	4,090	- 2.5%	--	--	--
Months Supply of Inventory		1.9	1.9	- 1.0%	--	--	--

New Listings - July 2021

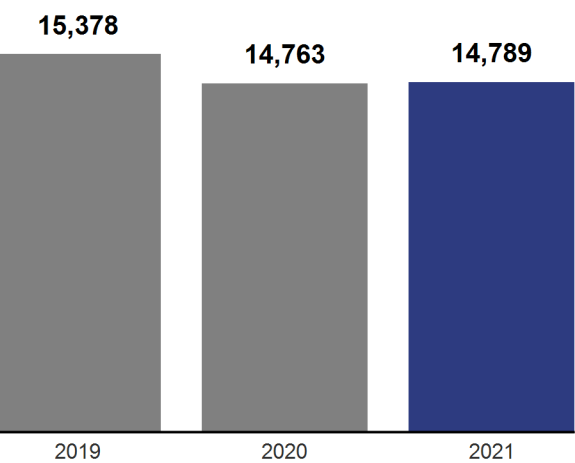
The number of listings that are new during the month.



July

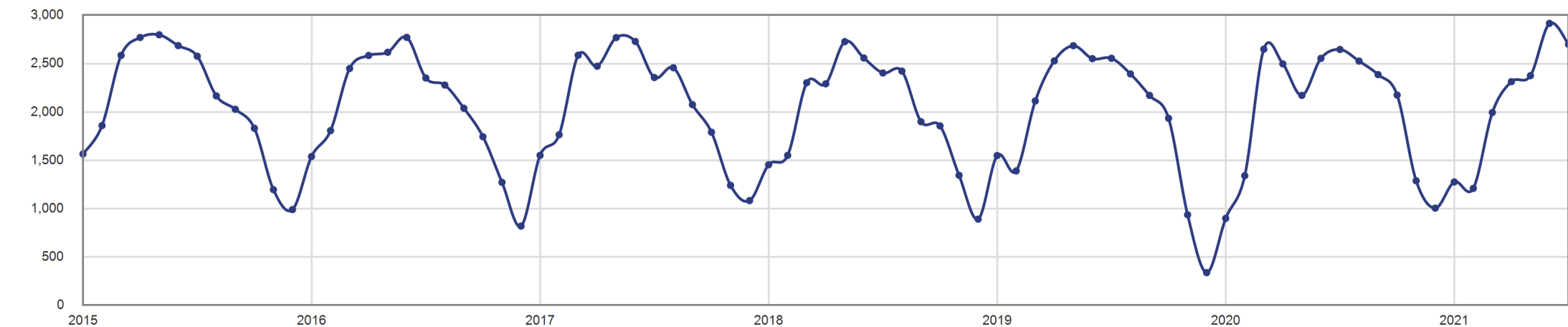


Year To Date



Month	Prior Year	Current Year	+/-
August	2,394	2,527	+ 5.6%
September	2,172	2,387	+ 9.9%
October	1,935	2,176	+ 12.5%
November	937	1,289	+ 37.6%
December	339	1,006	+ 196.8%
January	900	1,277	+ 41.9%
February	1,341	1,210	- 9.8%
March	2,650	1,995	- 24.7%
April	2,498	2,314	- 7.4%
May	2,172	2,376	+ 9.4%
June	2,555	2,917	+ 14.2%
July	2,647	2,700	+ 2.0%
12-Month Avg	1,878	2,015	+ 7.2%

Historical New Listings

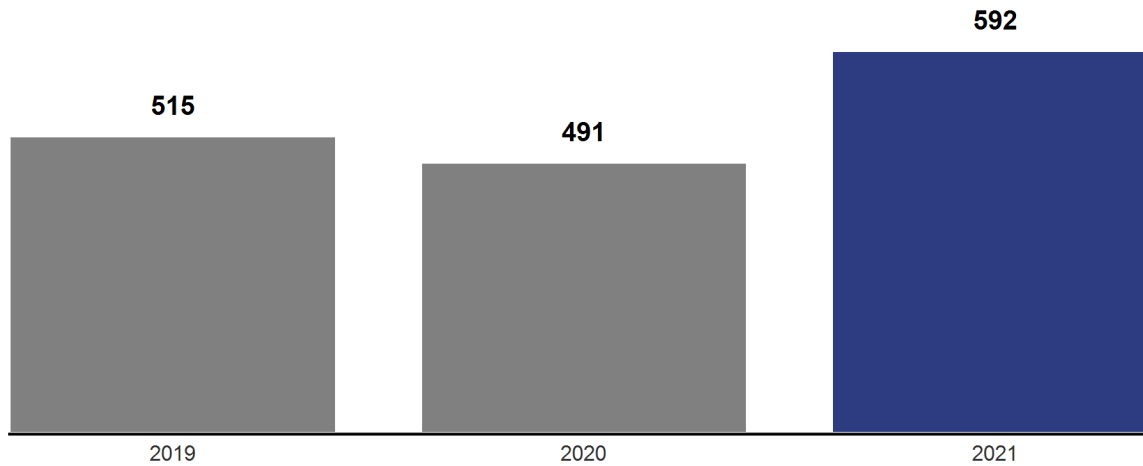


Pending Sales - July 2021

The number of listings that are Under Contract at the end of the month.

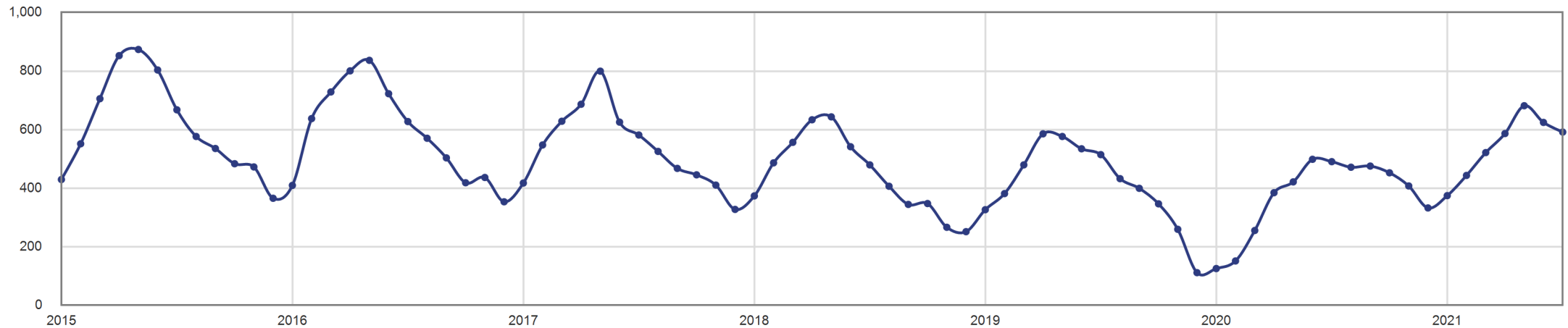


July



Month	Prior Year	Current Year	+/-
August	433	472	+ 9.0%
September	400	476	+ 19.0%
October	347	453	+ 30.5%
November	260	408	+ 56.9%
December	112	333	+ 197.3%
January	126	375	+ 197.6%
February	152	444	+ 192.1%
March	256	522	+ 103.9%
April	385	587	+ 52.5%
May	422	682	+ 61.6%
June	499	625	+ 25.3%
July	491	592	+ 20.6%
12-Month Avg	324	497	+ 53.7%

Historical Pending Sales

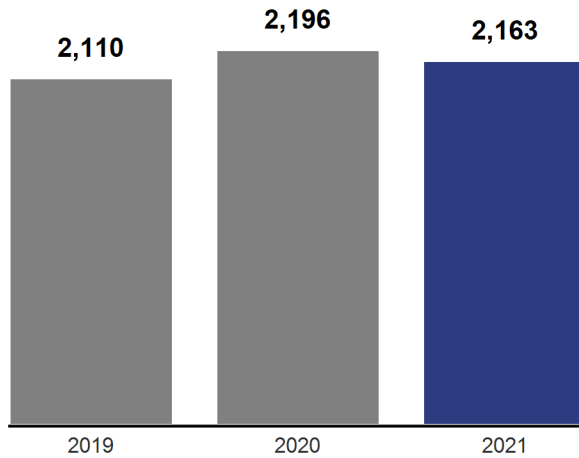


Closed Sales - July 2021

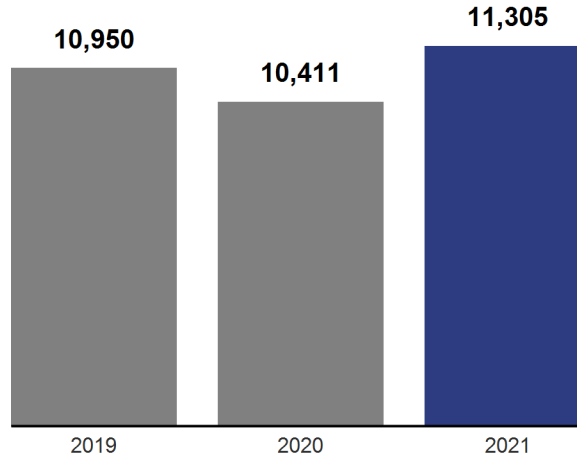
The number of listings that closed during the month.



July

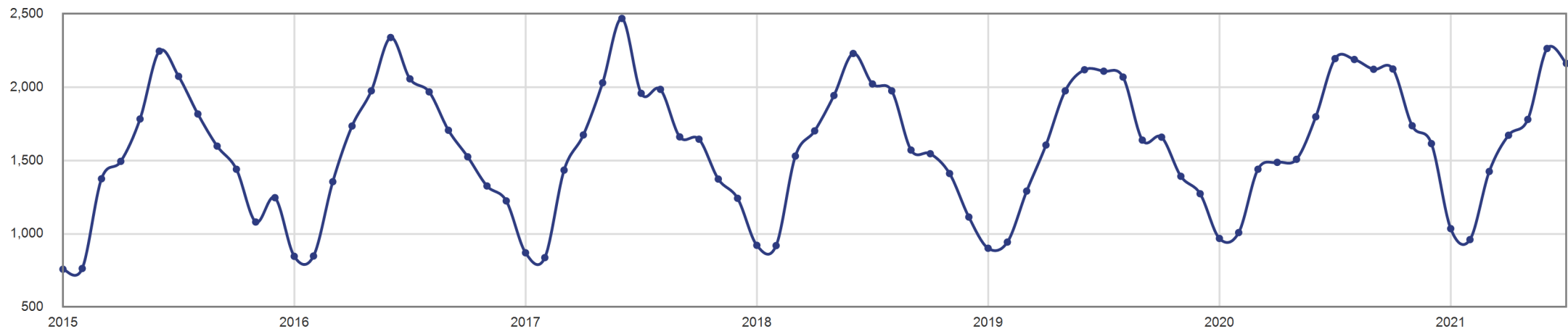


Year To Date



Month	Prior Year	Current Year	+/-
August	2,070	2,190	+ 5.8%
September	1,640	2,123	+ 29.5%
October	1,660	2,125	+ 28.0%
November	1,393	1,738	+ 24.8%
December	1,274	1,616	+ 26.8%
January	969	1,036	+ 6.9%
February	1,009	961	- 4.8%
March	1,441	1,426	- 1.0%
April	1,488	1,673	+ 12.4%
May	1,509	1,781	+ 18.0%
June	1,799	2,265	+ 25.9%
July	2,196	2,163	- 1.5%
12-Month Avg	1,537	1,758	+ 14.4%

Historical Closed Sales

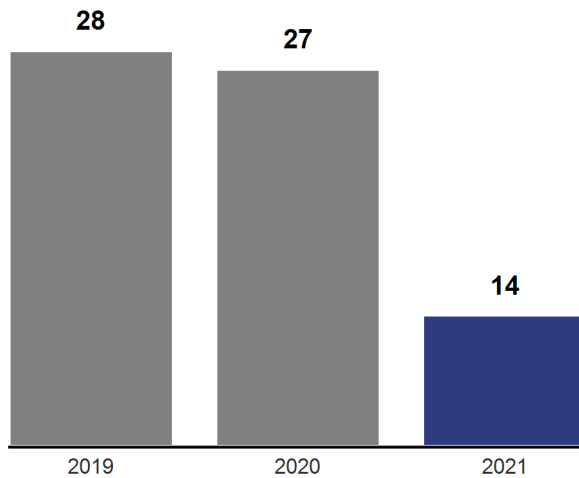


Days on Market Until Sale - July 2021

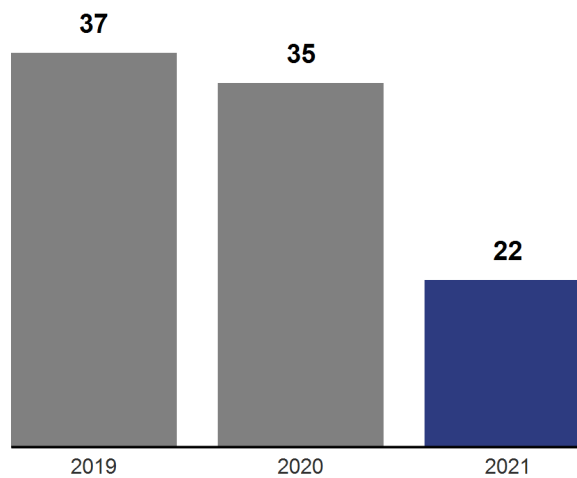
The average Days On Market value for all listings that closed during the month.



July

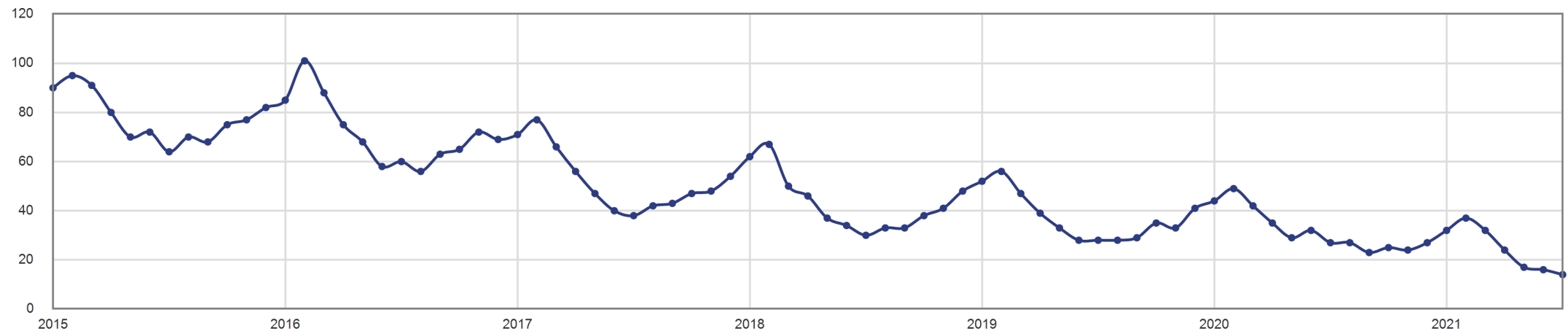


Year To Date



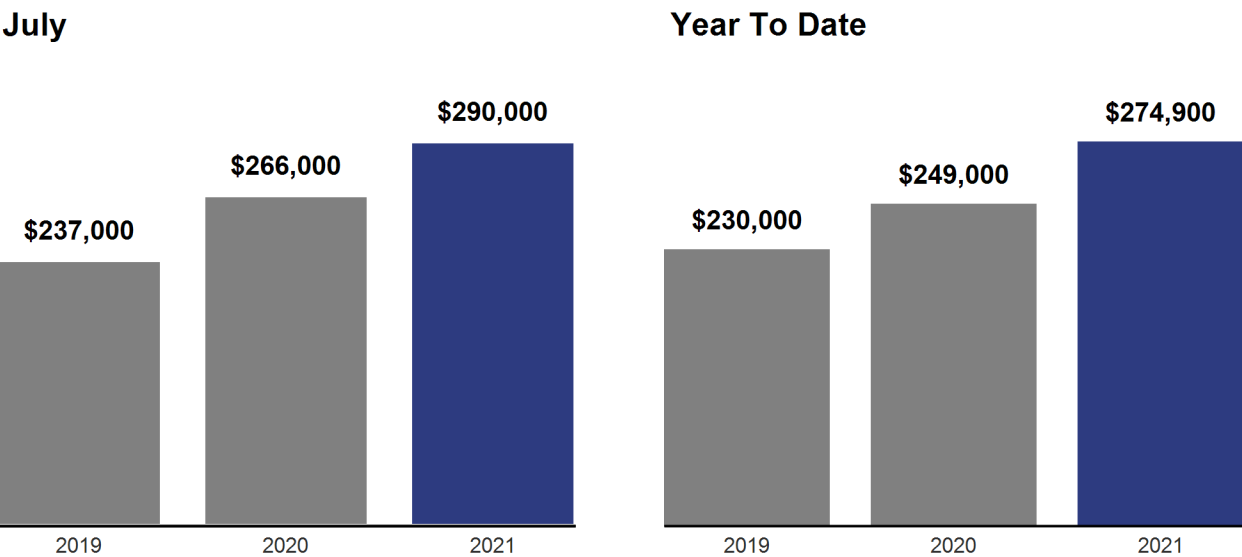
Month	Prior Year	Current Year	+/-
August	28	27	- 3.6%
September	29	23	- 20.7%
October	35	25	- 28.6%
November	33	24	- 27.3%
December	41	27	- 34.1%
January	44	32	- 27.3%
February	49	37	- 24.5%
March	42	32	- 23.8%
April	35	24	- 31.4%
May	29	17	- 41.4%
June	32	16	- 50.0%
July	27	14	- 48.1%
12-Month Avg	34	24	- 29.4%

Historical Days on Market Until Sale



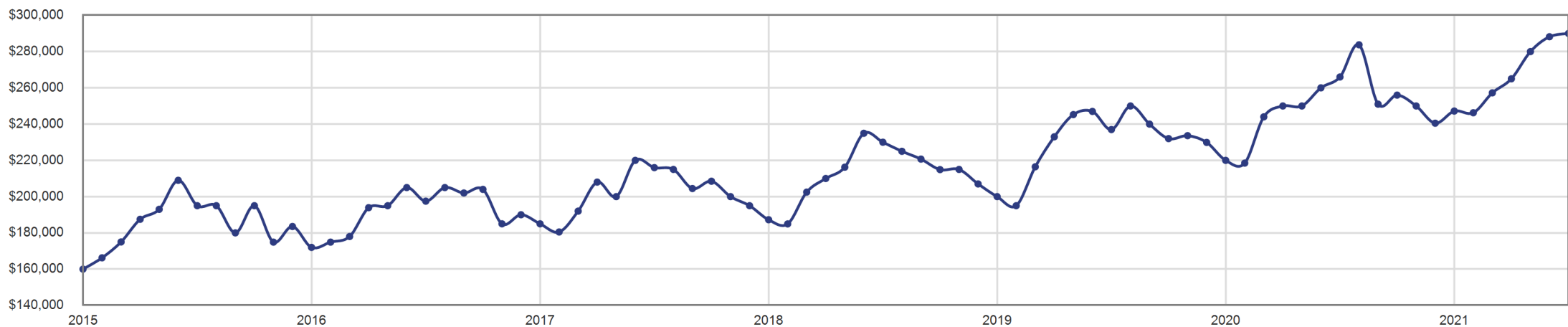
Median Sales Price - July 2021

The median sales price of all listings that closed during the month.



Month	Prior Year	Current Year	+/-
August	\$250,000	\$283,750	+ 13.5%
September	\$240,000	\$251,000	+ 4.6%
October	\$232,000	\$256,000	+ 10.3%
November	\$233,625	\$250,000	+ 7.0%
December	\$229,900	\$240,500	+ 4.6%
January	\$220,000	\$247,200	+ 12.4%
February	\$218,500	\$246,260	+ 12.7%
March	\$244,000	\$257,250	+ 5.4%
April	\$250,000	\$265,000	+ 6.0%
May	\$250,000	\$280,000	+ 12.0%
June	\$260,000	\$288,200	+ 10.8%
July	\$266,000	\$290,000	+ 9.0%
12-Month Med	\$243,000	\$265,000	+ 9.1%

Historical Median Sales Price

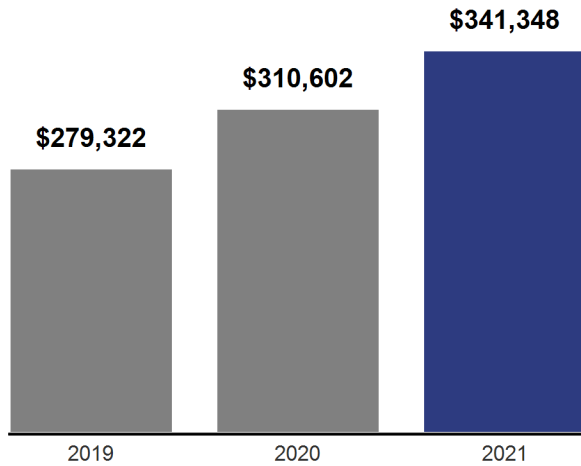


Average Sales Price - July 2021

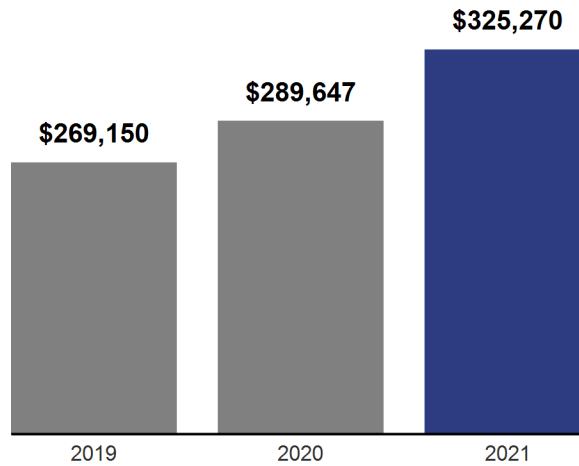
The average sales price of all listings that closed during the month.



July

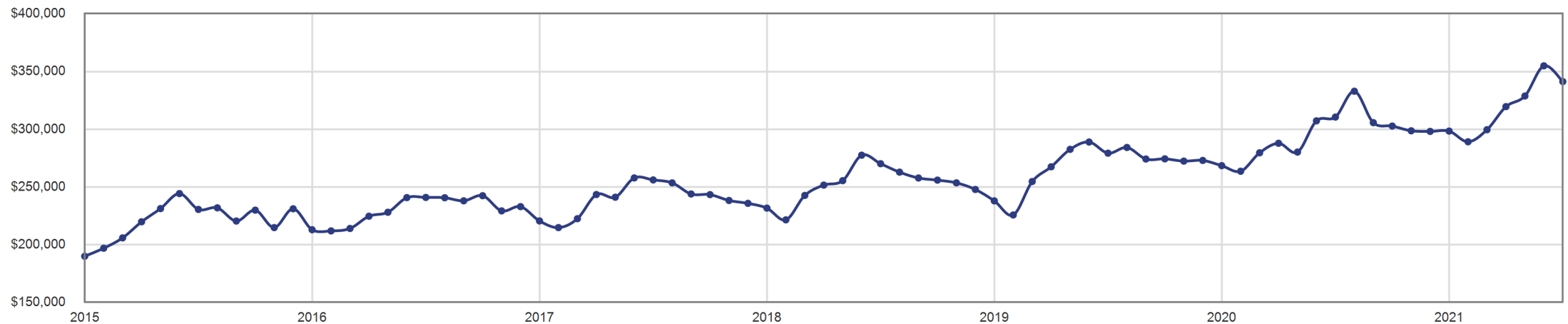


Year To Date



Month	Prior Year	Current Year	+/-
August	\$284,267	\$332,978	+ 17.1%
September	\$274,256	\$305,744	+ 11.5%
October	\$274,412	\$302,822	+ 10.4%
November	\$272,454	\$298,711	+ 9.6%
December	\$273,045	\$298,181	+ 9.2%
January	\$268,514	\$298,457	+ 11.2%
February	\$263,690	\$289,189	+ 9.7%
March	\$279,631	\$299,652	+ 7.2%
April	\$287,902	\$319,645	+ 11.0%
May	\$280,277	\$328,836	+ 17.3%
June	\$307,333	\$354,966	+ 15.5%
July	\$310,602	\$341,348	+ 9.9%
12-Month Avg	\$283,859	\$317,581	+ 11.9%

Historical Average Sales Price

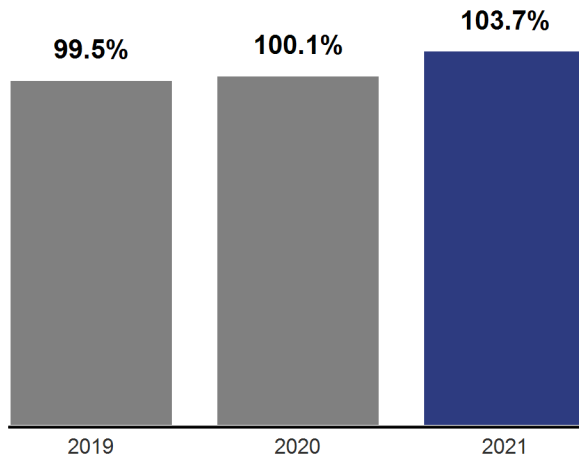


Percent of Original List Price Received - July 2021

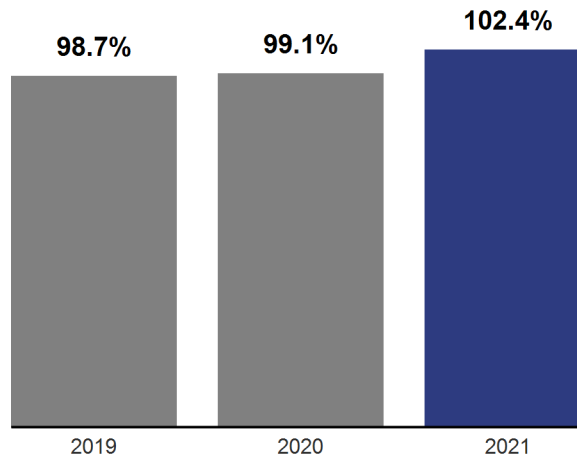
The average sales to original list price ratio for all listings that closed during the month.



July

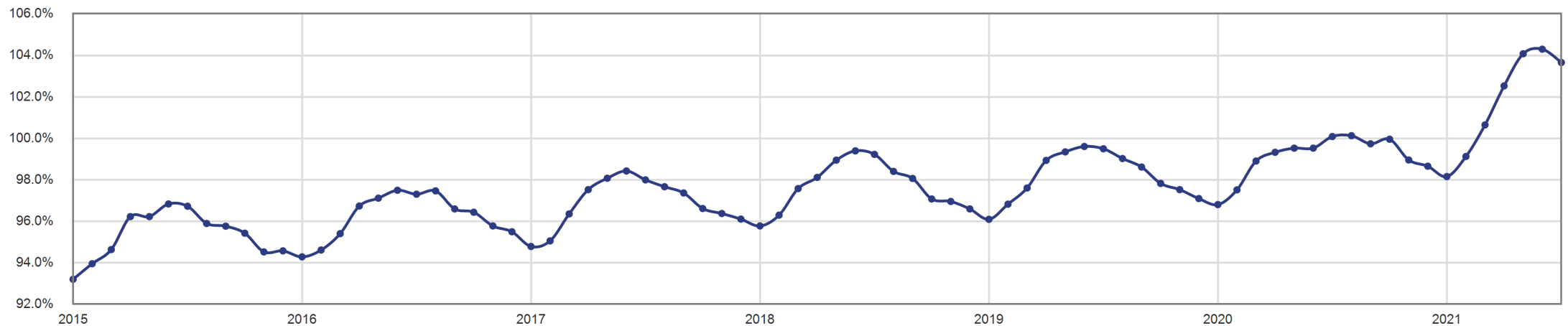


Year To Date



Month	Prior Year	Current Year	+/-
August	99.0%	100.1%	+ 1.1%
September	98.6%	99.7%	+ 1.1%
October	97.8%	100.0%	+ 2.2%
November	97.5%	99.0%	+ 1.5%
December	97.1%	98.7%	+ 1.6%
January	96.8%	98.2%	+ 1.4%
February	97.5%	99.1%	+ 1.7%
March	98.9%	100.7%	+ 1.8%
April	99.3%	102.5%	+ 3.2%
May	99.5%	104.1%	+ 4.6%
June	99.5%	104.3%	+ 4.8%
July	100.1%	103.7%	+ 3.6%
12-Month Avg	98.7%	101.1%	+ 2.5%

Historical Percent of Original List Price Received

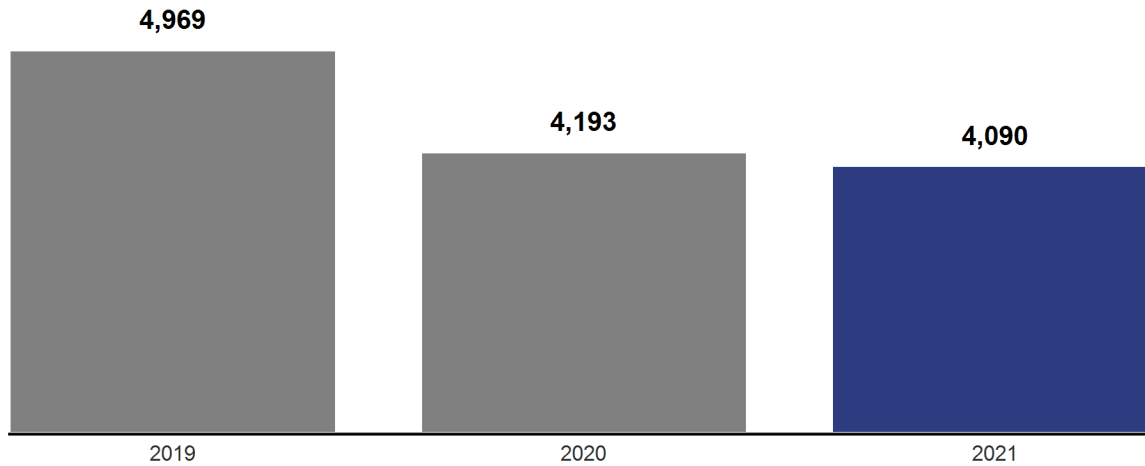


Inventory of Homes for Sale - July 2021

The number of listings that are in Active status at the end of the month.

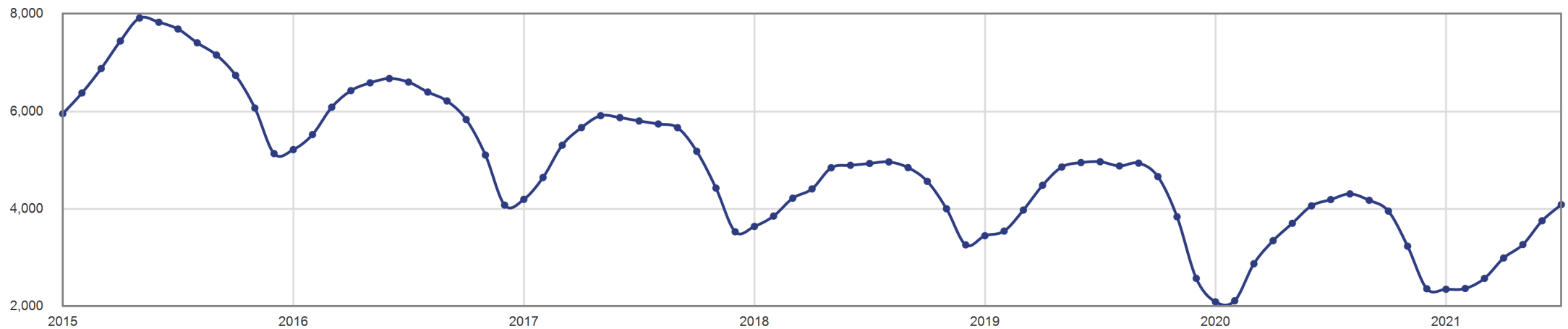


July



Month	Prior Year	Current Year	+/-
August	4,883	4,310	- 11.7%
September	4,941	4,179	- 15.4%
October	4,665	3,957	- 15.2%
November	3,840	3,236	- 15.7%
December	2,577	2,364	- 8.3%
January	2,095	2,354	+ 12.4%
February	2,117	2,369	+ 11.9%
March	2,877	2,576	- 10.5%
April	3,350	2,995	- 10.6%
May	3,707	3,271	- 11.8%
June	4,065	3,758	- 7.6%
July	4,193	4,090	- 2.5%
12-Month Avg	3,609	3,288	- 8.9%

Historical Inventory of Homes for Sale

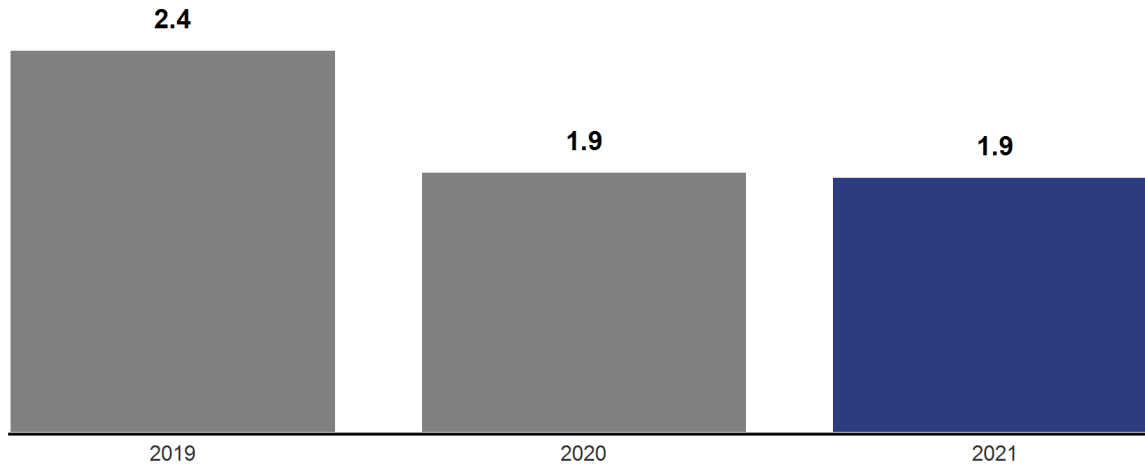


Months Supply of Inventory - July 2021

The number of active listings at the end of the month divided by the number of closed listings during the month.



July



Month	Prior Year	Current Year	+/-
August	2.4	2.0	- 16.6%
September	3.0	2.0	- 34.7%
October	2.8	1.9	- 33.7%
November	2.8	1.9	- 32.5%
December	2.0	1.5	- 27.7%
January	2.2	2.3	+ 5.1%
February	2.1	2.5	+ 17.5%
March	2.0	1.8	- 9.5%
April	2.3	1.8	- 20.5%
May	2.5	1.8	- 25.2%
June	2.3	1.7	- 26.6%
July	1.9	1.9	- 1.0%
12-Month Avg	2.3	1.9	- 18.7%

Historical Months Supply of Inventory

