

# Monthly Housing Summary - August 2021



A RESEARCH TOOL PROVIDED BY METRO MLS

## Filters

<b>Counties:</b>	Milwaukee,Ozaukee,Washington,Waukesha
<b>Cities:</b>	All
<b>Zip Codes:</b>	All
<b>Sq. Ft. Ranges:</b>	All

## Quick Facts

<b>+ 73.8%</b>	<b>+ 9.0%</b>
Price Range With the Strongest Sales: <b>500K-700K</b>	Property Type With the Strongest Sales: <b>Single-Family</b>

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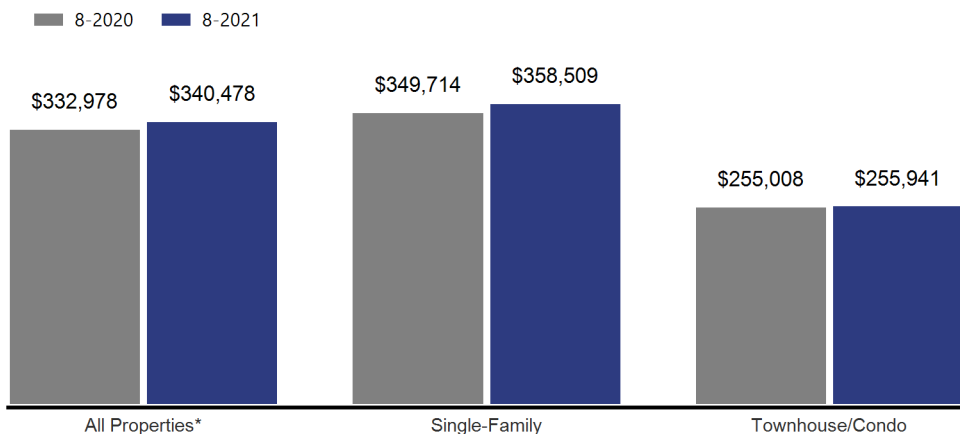
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# Sales Price - August 2021

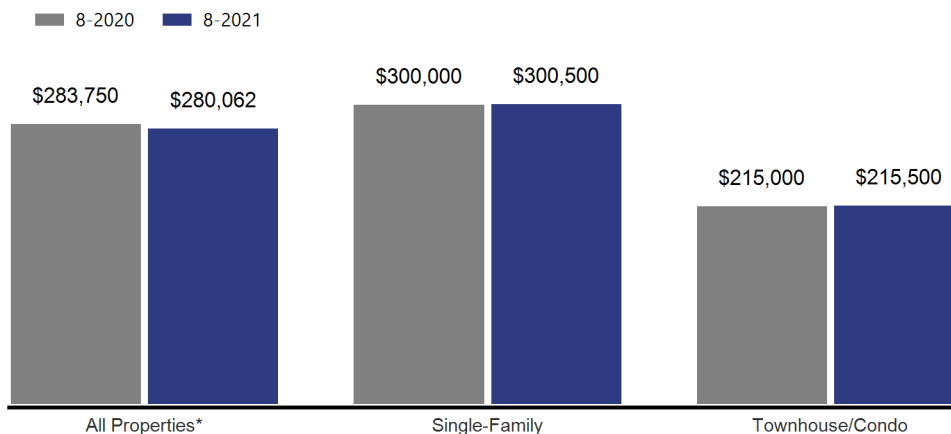


The sales price of all listings that closed during the month.

## Average Sales Price By Property Type



## Median Sales Price By Property Type



Sales Price	All Properties*		
	8-2020	8-2021	Change
Average Sales Price	\$332,978	\$340,478	+ 2.3%
Median Sales Price	\$283,750	\$280,062	- 1.3%

Sales Price	Single-Family			Townhouse/Condo		
	8-2020	8-2021	Change	8-2020	8-2021	Change
Average Sales Price	\$349,714	\$358,509	+ 2.5%	\$255,008	\$255,941	+ 0.4%
Median Sales Price	\$300,000	\$300,500	+ 0.2%	\$215,000	\$215,500	+ 0.2%

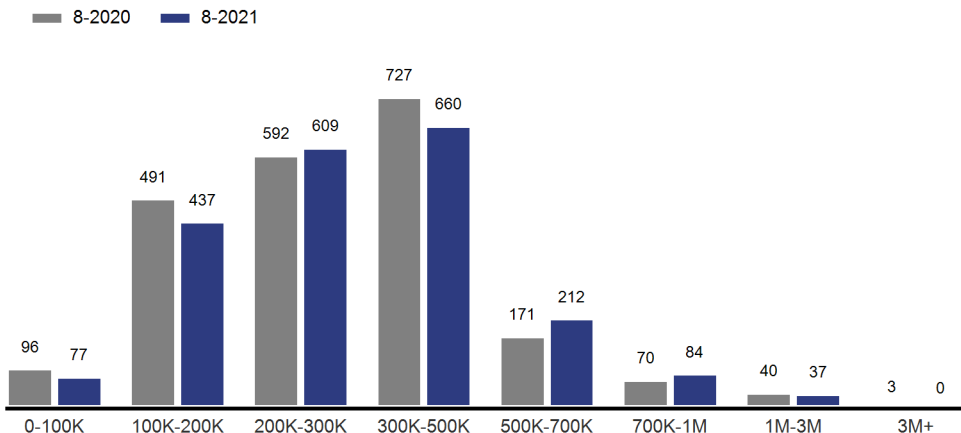
\*Values for "All Properties" only include Single-Family and Townhouse/Condo.

# Closed Sales - August 2021

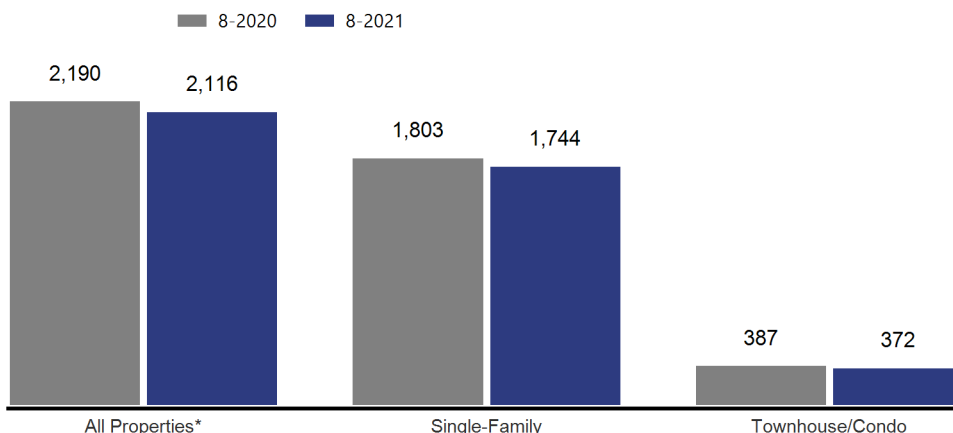


The number of listings that closed during the month.

## By Price Range



## By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	8-2020	8-2021	Change	8-2020	8-2021	Change	8-2020	8-2021	Change
0-100K	96	77	- 19.8%	69	44	- 36.2%	27	33	+ 22.2%
100K-200K	491	437	- 11.0%	353	310	- 12.2%	138	127	- 8.0%
200K-300K	592	609	+ 2.9%	477	492	+ 3.1%	115	117	+ 1.7%
300K-500K	727	660	- 9.2%	639	595	- 6.9%	88	65	- 26.1%
500K-700K	171	212	+ 24.0%	160	188	+ 17.5%	11	24	+ 118.2%
700K-1M	70	84	+ 20.0%	66	80	+ 21.2%	4	4	0.0%
1M-3M	40	37	- 7.5%	36	35	- 2.8%	4	2	- 50.0%
3M+	3	0	- 100.0%	3	0	- 100.0%	0	0	--
<b>All Price Ranges</b>	<b>2,190</b>	<b>2,116</b>	<b>- 3.4%</b>	<b>1,803</b>	<b>1,744</b>	<b>- 3.3%</b>	<b>387</b>	<b>372</b>	<b>- 3.9%</b>

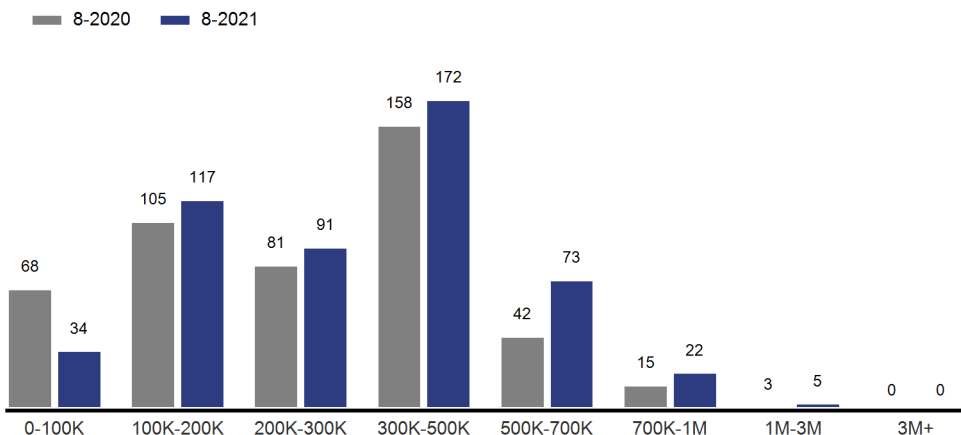
\*Values for "All Properties" only include Single-Family and Townhouse/Condo.

# Pending Sales - August 2021

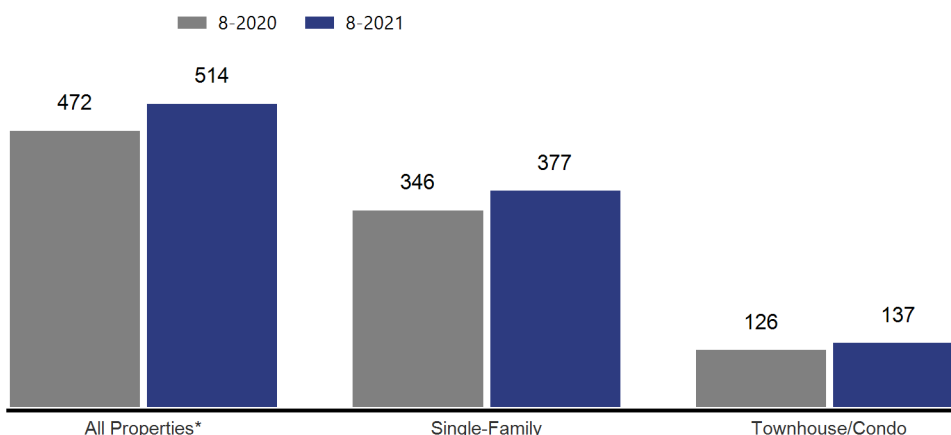


The number of listings that are Under Contract at the end of the month.

## By Price Range



## By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	8-2020	8-2021	Change	8-2020	8-2021	Change	8-2020	8-2021	Change
0-100K	68	34	- 50.0%	46	29	- 37.0%	22	5	- 77.3%
100K-200K	105	117	+ 11.4%	73	93	+ 27.4%	32	24	- 25.0%
200K-300K	81	91	+ 12.3%	62	69	+ 11.3%	19	22	+ 15.8%
300K-500K	158	172	+ 8.9%	128	120	- 6.3%	30	52	+ 73.3%
500K-700K	42	73	+ 73.8%	27	44	+ 63.0%	15	29	+ 93.3%
700K-1M	15	22	+ 46.7%	9	17	+ 88.9%	6	5	- 16.7%
1M-3M	3	5	+ 66.7%	1	5	+ 400.0%	2	0	- 100.0%
3M+	0	0	--	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>472</b>	<b>514</b>	<b>+ 8.9%</b>	<b>346</b>	<b>377</b>	<b>+ 9.0%</b>	<b>126</b>	<b>137</b>	<b>+ 8.7%</b>

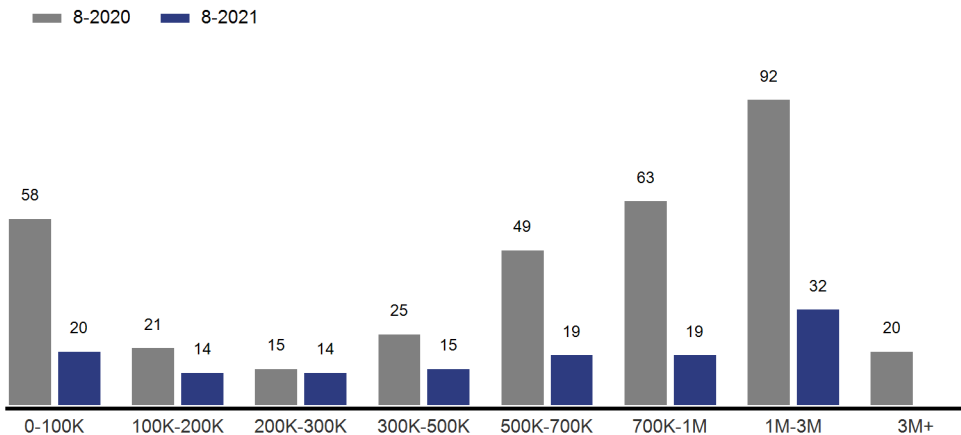
\*Values for "All Properties" only include Single-Family and Townhouse/Condo.

# Days on Market Until Sale - August 2021

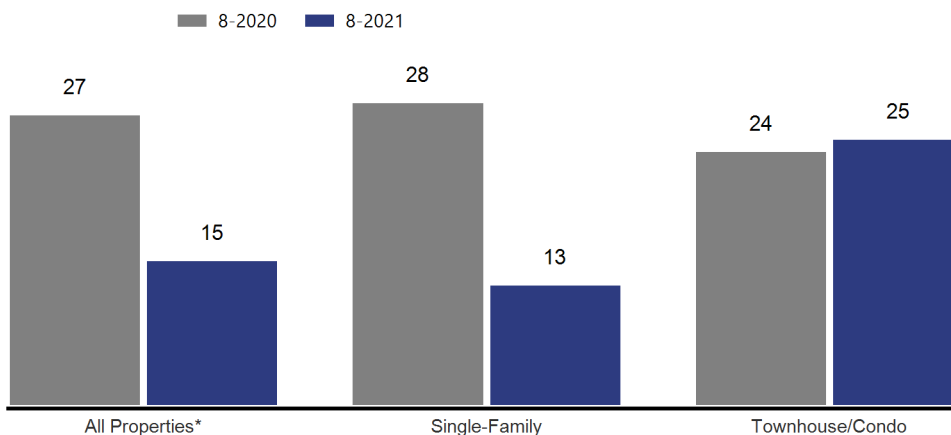


The average Days On Market value for all listings that closed during the month.

## By Price Range



## By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	8-2020	8-2021	Change	8-2020	8-2021	Change	8-2020	8-2021	Change
0-100K	58	20	- 65.5%	70	18	- 74.3%	28	22	- 21.4%
100K-200K	21	14	- 33.3%	22	14	- 36.4%	18	15	- 16.7%
200K-300K	15	14	- 6.7%	13	13	0.0%	21	15	- 28.6%
300K-500K	25	15	- 40.0%	25	12	- 52.0%	30	43	+ 43.3%
500K-700K	49	19	- 61.2%	48	14	- 70.8%	54	59	+ 9.3%
700K-1M	63	19	- 69.8%	61	18	- 70.5%	96	39	- 59.4%
1M-3M	92	32	- 65.2%	100	21	- 79.0%	14	215	+ 1,435.7%
3M+	20	--	--	20	--	--	--	--	--
<b>All Price Ranges</b>	<b>27</b>	<b>15</b>	<b>- 44.4%</b>	<b>28</b>	<b>13</b>	<b>- 53.6%</b>	<b>24</b>	<b>25</b>	<b>+ 4.2%</b>

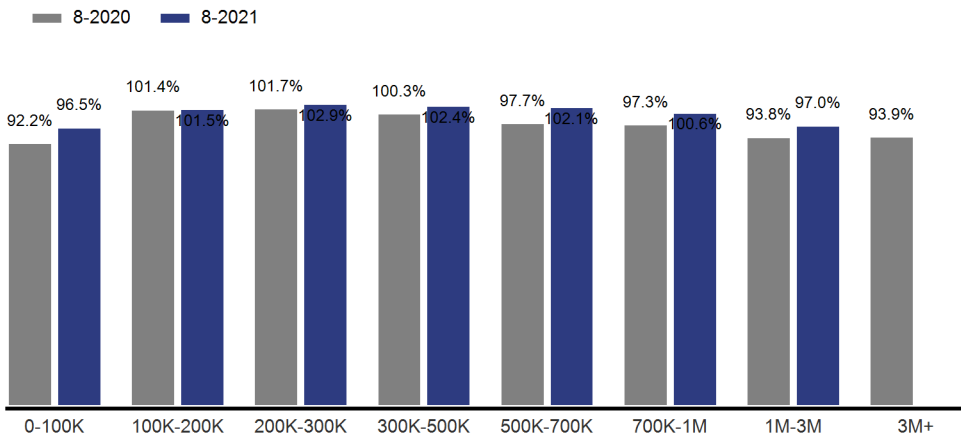
\*Values for "All Properties" only include Single-Family and Townhouse/Condo.

# Percent of Original List Price Received - August 2021

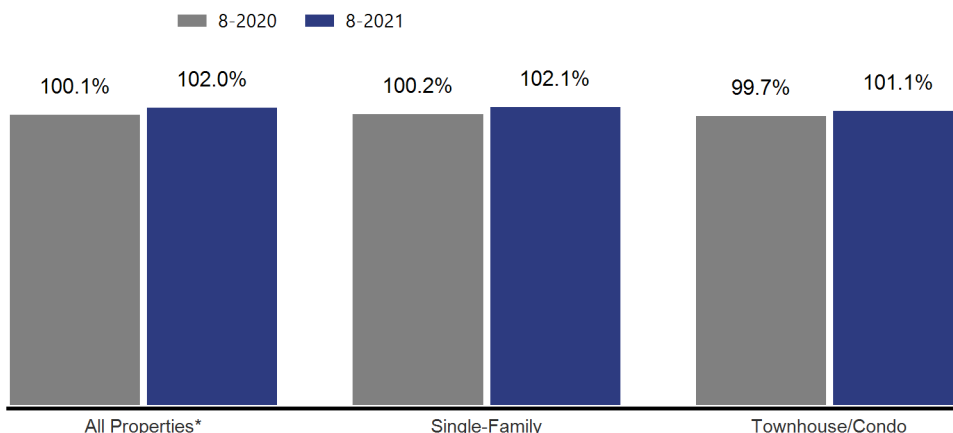


The average sales to original list price ratio for all listings that closed during the month.

## By Price Range



## By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	8-2020	8-2021	Change	8-2020	8-2021	Change	8-2020	8-2021	Change
0-100K	92.2%	96.5%	+ 4.7%	89.9%	95.8%	+ 6.6%	97.9%	97.3%	- 0.6%
100K-200K	101.4%	101.5%	+ 0.1%	101.8%	101.7%	- 0.1%	100.2%	101.1%	+ 0.8%
200K-300K	101.7%	102.9%	+ 1.2%	102.1%	103.1%	+ 1.0%	100.2%	102.1%	+ 1.9%
300K-500K	100.3%	102.4%	+ 2.1%	100.4%	102.6%	+ 2.2%	99.5%	100.8%	+ 1.2%
500K-700K	97.7%	102.1%	+ 4.5%	97.7%	101.7%	+ 4.1%	96.8%	105.1%	+ 8.6%
700K-1M	97.3%	100.6%	+ 3.4%	97.2%	100.8%	+ 3.7%	98.5%	97.5%	- 1.0%
1M-3M	93.8%	97.0%	+ 3.3%	93.9%	97.5%	+ 3.8%	93.3%	87.8%	- 5.8%
3M+	93.9%	--	--	93.9%	--	--	--	--	--
<b>All Price Ranges</b>	<b>100.1%</b>	<b>102.0%</b>	<b>+ 1.8%</b>	<b>100.2%</b>	<b>102.1%</b>	<b>+ 1.9%</b>	<b>99.7%</b>	<b>101.1%</b>	<b>+ 1.4%</b>

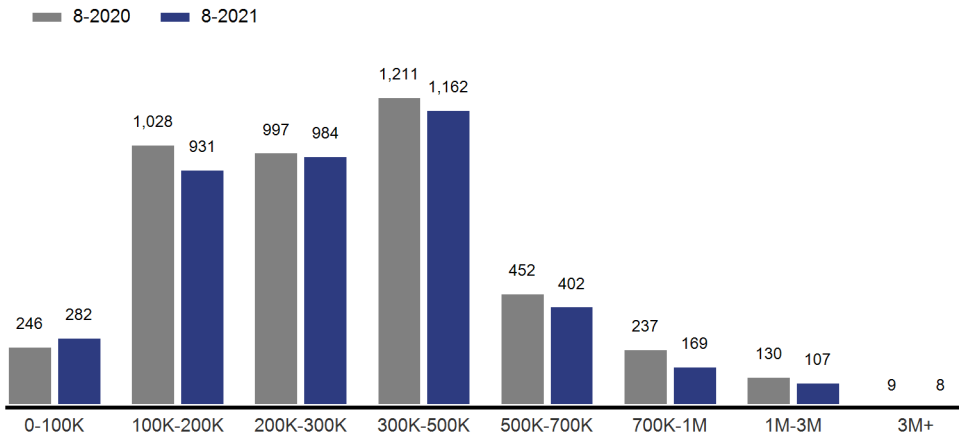
\*Values for "All Properties" only include Single-Family and Townhouse/Condo.

# Inventory of Homes for Sale - August 2021

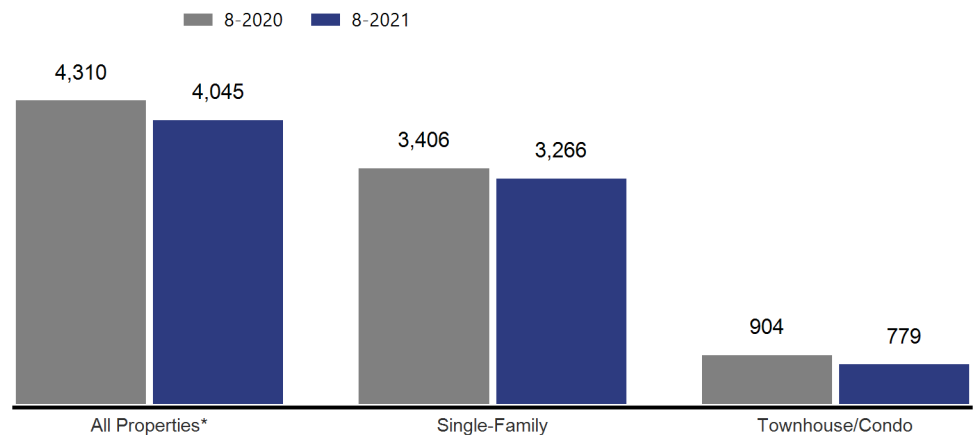


The number of listings that are in Active status at the end of the month.

## By Price Range



## By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	8-2020	8-2021	Change	8-2020	8-2021	Change	8-2020	8-2021	Change
0-100K	246	282	+ 14.6%	168	231	+ 37.5%	78	51	- 34.6%
100K-200K	1,028	931	- 9.4%	762	742	- 2.6%	266	189	- 28.9%
200K-300K	997	984	- 1.3%	787	782	- 0.6%	210	202	- 3.8%
300K-500K	1,211	1,162	- 4.0%	984	941	- 4.4%	227	221	- 2.6%
500K-700K	452	402	- 11.1%	384	331	- 13.8%	68	71	+ 4.4%
700K-1M	237	169	- 28.7%	201	135	- 32.8%	36	34	- 5.6%
1M-3M	130	107	- 17.7%	112	97	- 13.4%	18	10	- 44.4%
3M+	9	8	- 11.1%	8	7	- 12.5%	1	1	0.0%
<b>All Price Ranges</b>	<b>4,310</b>	<b>4,045</b>	<b>- 6.1%</b>	<b>3,406</b>	<b>3,266</b>	<b>- 4.1%</b>	<b>904</b>	<b>779</b>	<b>- 13.8%</b>

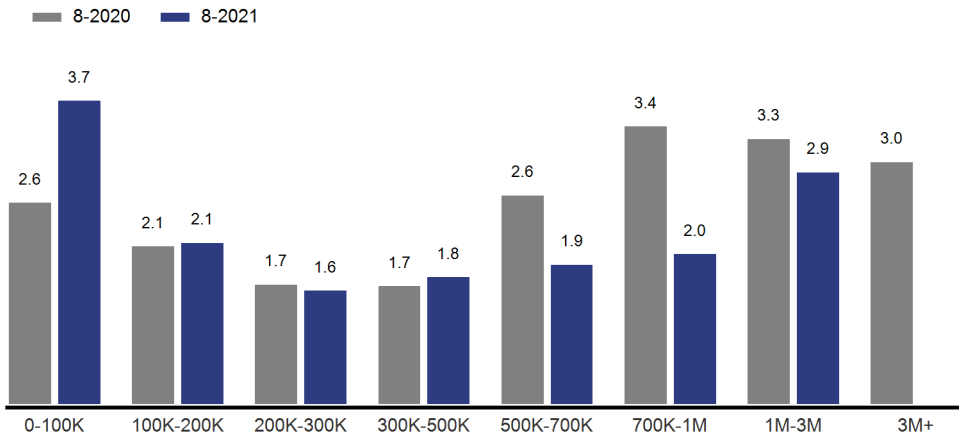
\*Values for "All Properties" only include Single-Family and Townhouse/Condo.

# Months Supply of Inventory - August 2021

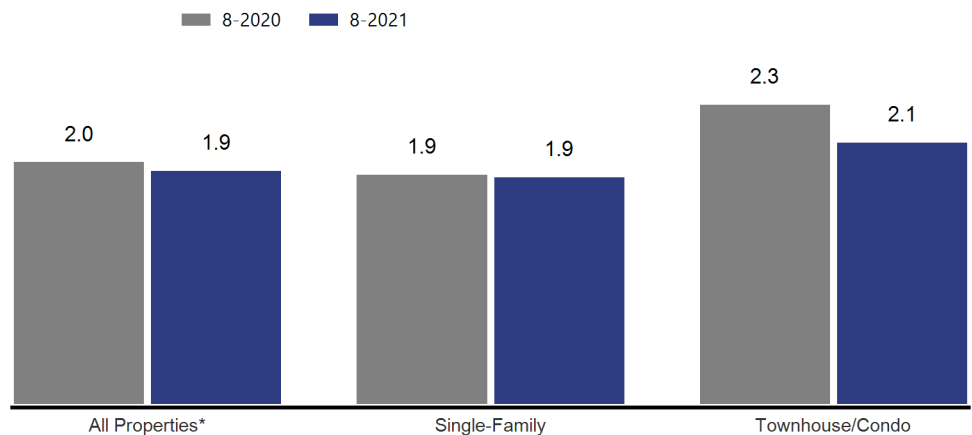


The number of Active listings at the end of the month divided by the number of closed listings during the month.

## By Price Range



## By Property Type



### All Properties\*

By Price Range	8-2020	8-2021	Change
0-100K	2.6	3.7	+ 42.9%
100K-200K	2.1	2.1	+ 1.8%
200K-300K	1.7	1.6	- 4.1%
300K-500K	1.7	1.8	+ 5.7%
500K-700K	2.6	1.9	- 28.3%
700K-1M	3.4	2.0	- 40.6%
1M-3M	3.3	2.9	- 11.0%
3M+	3.0	--	--
<b>All Price Ranges</b>	<b>2.0</b>	<b>1.9</b>	<b>- 2.9%</b>

### Single-Family

8-2020	8-2021	Change
2.4	5.3	+ 115.6%
2.2	2.4	+ 10.9%
1.6	1.6	- 3.7%
1.5	1.6	+ 2.7%
2.4	1.8	- 26.6%
3.0	1.7	- 44.6%
3.1	2.8	- 10.9%
2.7	--	--
<b>1.9</b>	<b>1.9</b>	<b>- 0.9%</b>

### Townhouse/Condo

8-2020	8-2021	Change
2.9	1.5	- 46.5%
1.9	1.5	- 22.8%
1.8	1.7	- 5.5%
2.6	3.4	+ 31.8%
6.2	3.0	- 52.1%
9.0	8.5	- 5.6%
4.5	5.0	+ 11.1%
--	--	--
<b>2.3</b>	<b>2.1</b>	<b>- 10.4%</b>

\*Values for "All Properties" only include Single-Family and Townhouse/Condo.