

Monthly Metrics - August 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

- 3.4%	- 1.3%	- 6.2%
Change in Closed Sales	Change in Median Sales Price	Change in Inventory

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Market Overview - August 2021

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



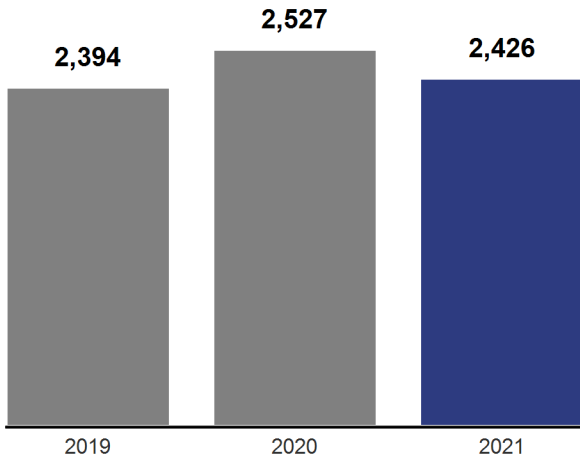
Key Metrics	Historical Sparklines	8-2020	8-2021	+/-	YTD 2020	YTD 2021	+/-
New Listings		2,527	2,426	- 4.0%	17,290	17,217	- 0.4%
Pending Sales		472	514	+ 8.9%	--	--	--
Closed Sales		2,190	2,116	- 3.4%	12,601	13,456	+ 6.8%
Days on Market Until Sale		27	15	- 44.4%	34	21	- 38.2%
Median Sales Price		\$283,750	\$280,062	- 1.3%	\$252,500	\$275,000	+ 8.9%
Average Sales Price		\$332,978	\$340,478	+ 2.3%	\$297,177	\$327,826	+ 10.3%
Percent of Original List Price Received		100.1%	102.0%	+ 1.8%	99.3%	102.4%	+ 3.1%
Inventory of Homes for Sale		4,310	4,045	- 6.2%	--	--	--
Months Supply of Inventory		2.0	1.9	- 2.9%	--	--	--

New Listings - August 2021

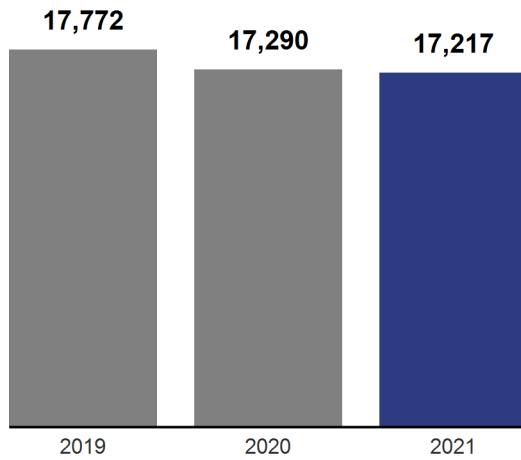
The number of listings that are new during the month.



August



Year To Date



Month	Prior Year	Current Year	+/-
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	1,211	- 9.7%
March	2,650	1,996	- 24.7%
April	2,498	2,314	- 7.4%
May	2,172	2,375	+ 9.3%
June	2,555	2,918	+ 14.2%
July	2,647	2,700	+ 2.0%
August	2,527	2,426	- 4.0%
12-Month Avg	1,889	2,006	+ 6.2%

Historical New Listings

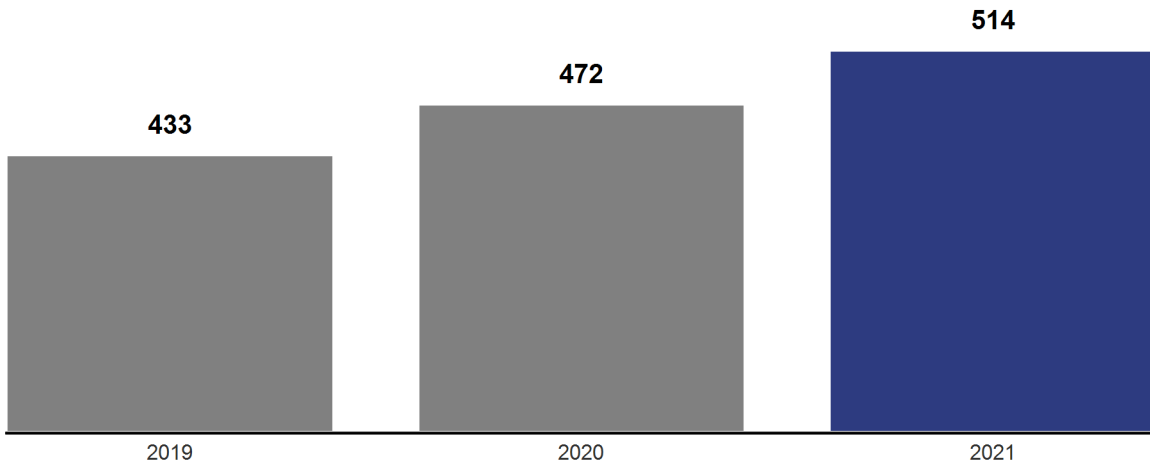


Pending Sales - August 2021

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

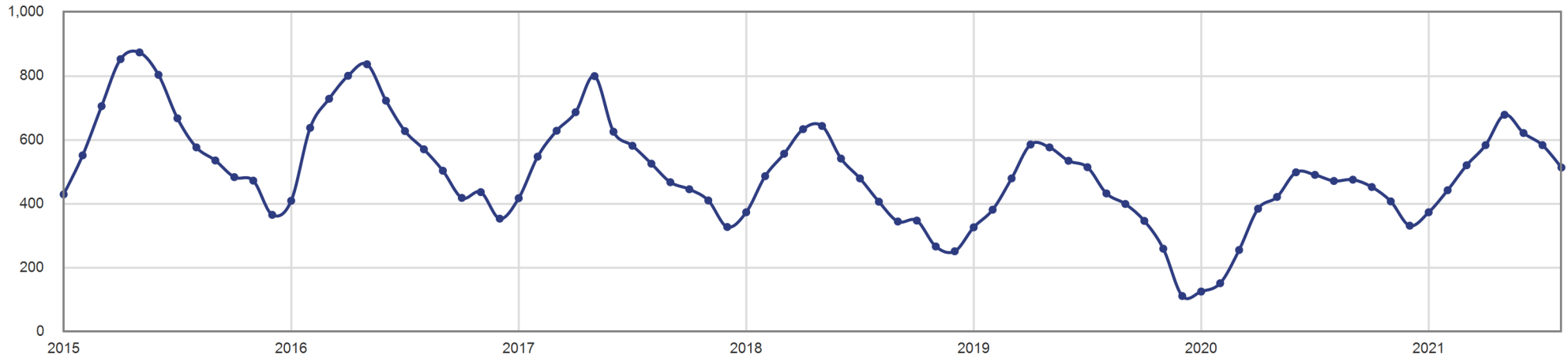


August



Month	Prior Year	Current Year	+/-
September	400	476	+ 19.0%
October	347	453	+ 30.5%
November	260	408	+ 56.9%
December	112	332	+ 196.4%
January	126	374	+ 196.8%
February	152	443	+ 191.4%
March	256	521	+ 103.5%
April	385	584	+ 51.7%
May	422	679	+ 60.9%
June	499	622	+ 24.6%
July	491	584	+ 18.9%
August	472	514	+ 8.9%
12-Month Avg	327	499	+ 52.7%

Historical Pending Sales

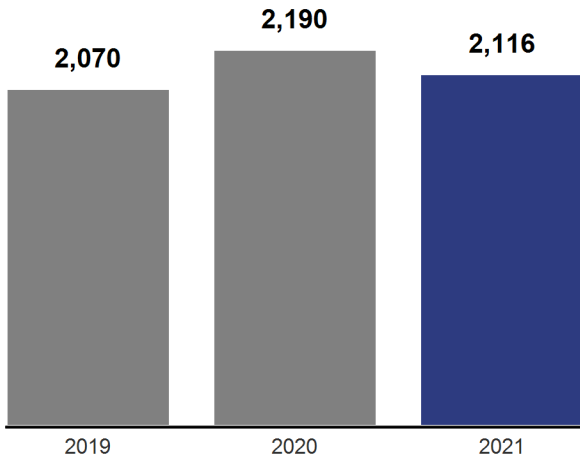


Closed Sales - August 2021

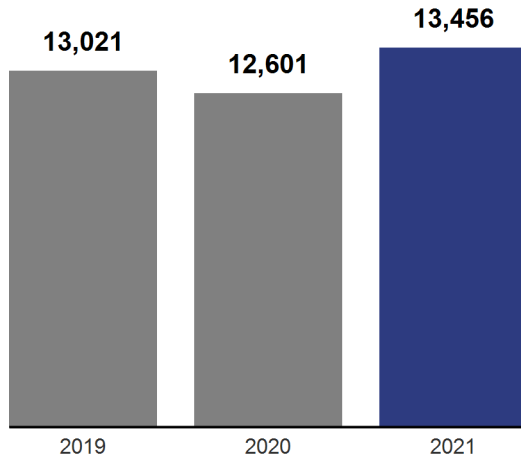
The number of listings that closed during the month.



August

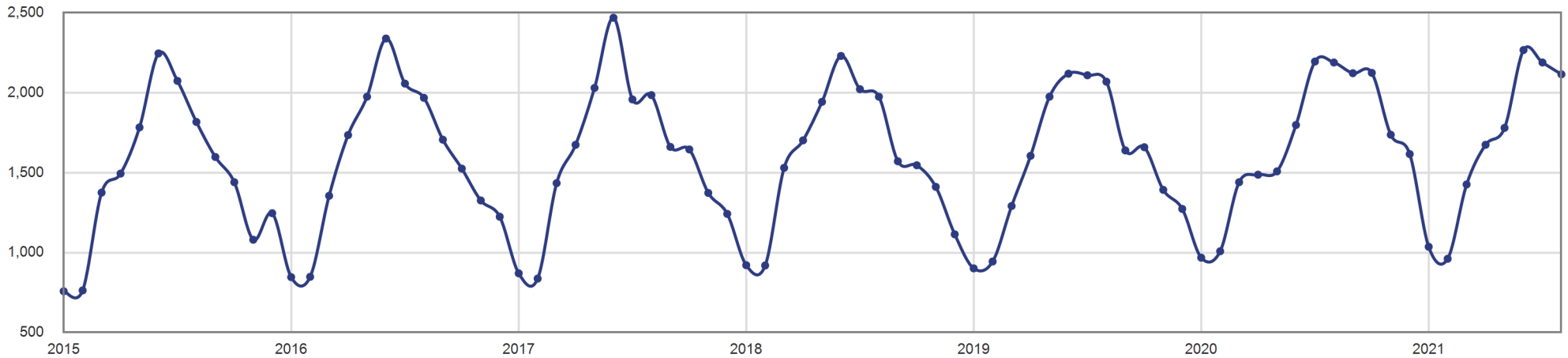


Year To Date



Month	Prior Year	Current Year	+/-
September	1,640	2,123	+ 29.5%
October	1,660	2,125	+ 28.0%
November	1,393	1,738	+ 24.8%
December	1,274	1,617	+ 26.9%
January	969	1,037	+ 7.0%
February	1,009	962	- 4.7%
March	1,441	1,427	- 1.0%
April	1,488	1,675	+ 12.6%
May	1,509	1,781	+ 18.0%
June	1,799	2,268	+ 26.1%
July	2,196	2,190	- 0.3%
August	2,190	2,116	- 3.4%
12-Month Avg	1,547	1,755	+ 13.4%

Historical Closed Sales

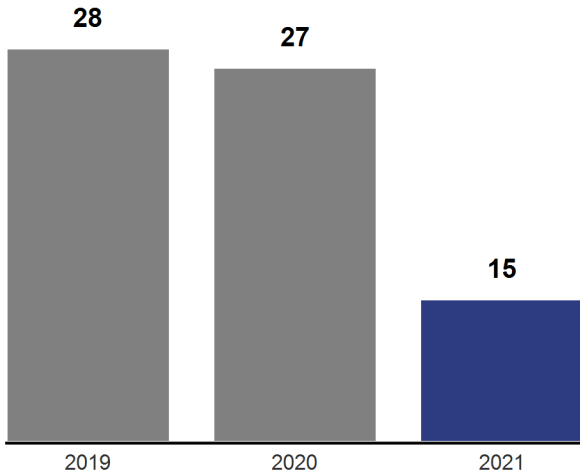


Days on Market Until Sale - August 2021

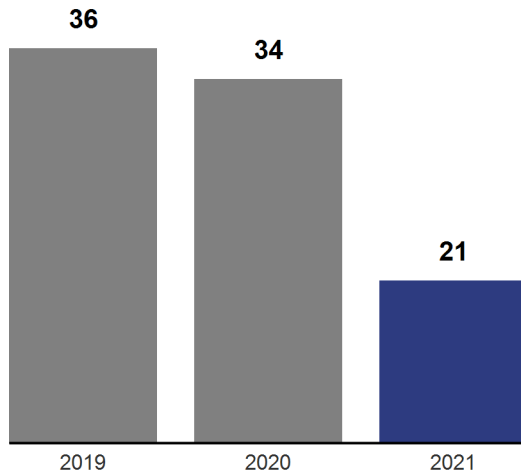
The average Days On Market value for all listings that closed during the month.



August

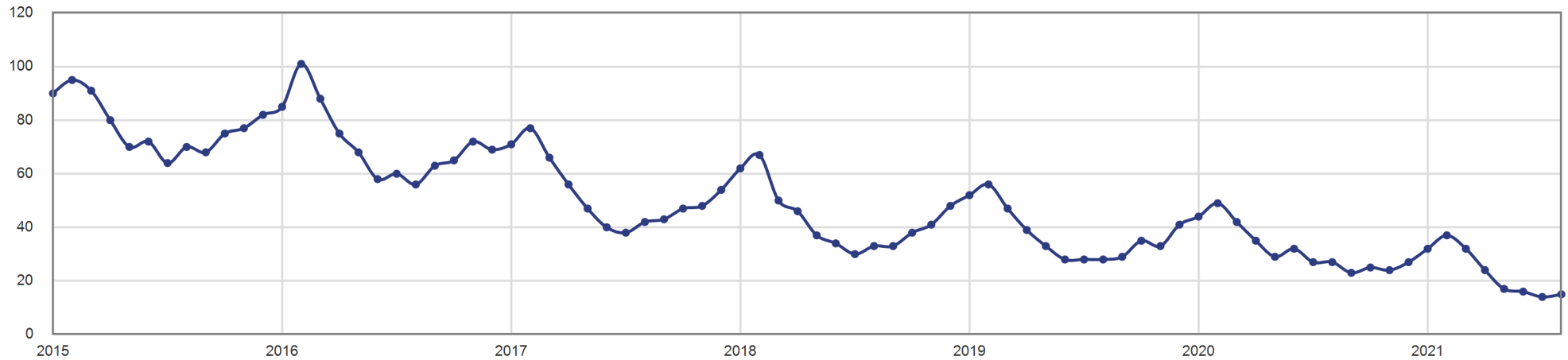


Year To Date



Month	Prior Year	Current Year	+/-
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%
August	27	15	- 44.4%
12-Month Avg	34	22	- 35.3%

Historical Days on Market Until Sale

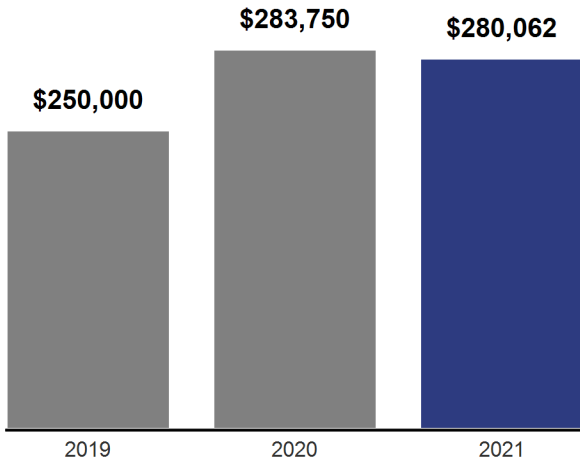


Median Sales Price - August 2021

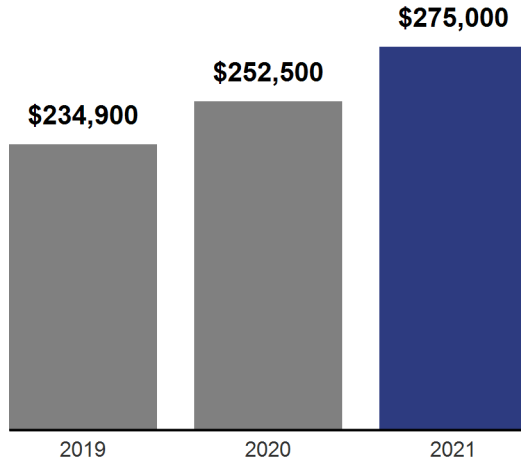
The median sales price of all listings that closed during the month.



August

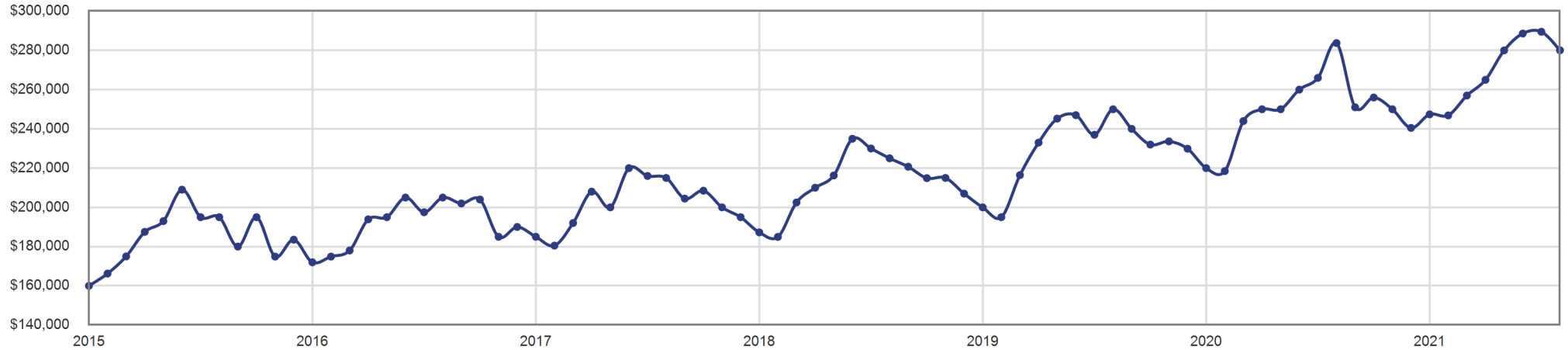


Year To Date



Month	Prior Year	Current Year	+/-
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	\$247,400	+ 12.5%
February	\$218,500	\$246,880	+ 13.0%
March	\$244,000	\$257,000	+ 5.3%
April	\$250,000	\$265,000	+ 6.0%
May	\$250,000	\$280,000	+ 12.0%
June	\$260,000	\$288,600	+ 11.0%
July	\$266,000	\$289,500	+ 8.8%
August	\$283,750	\$280,062	- 1.3%
12-Month Med	\$246,500	\$265,000	+ 7.5%

Historical Median Sales Price

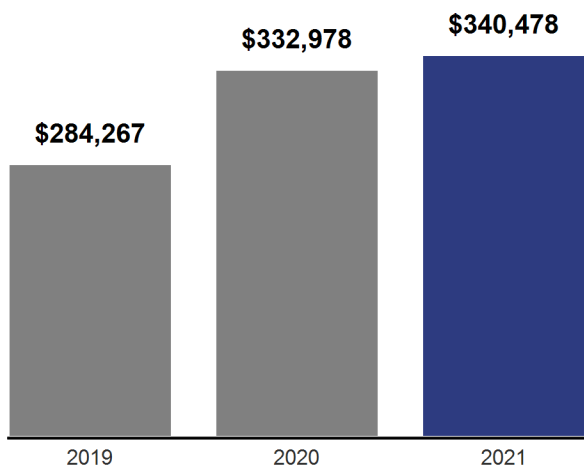


Average Sales Price - August 2021

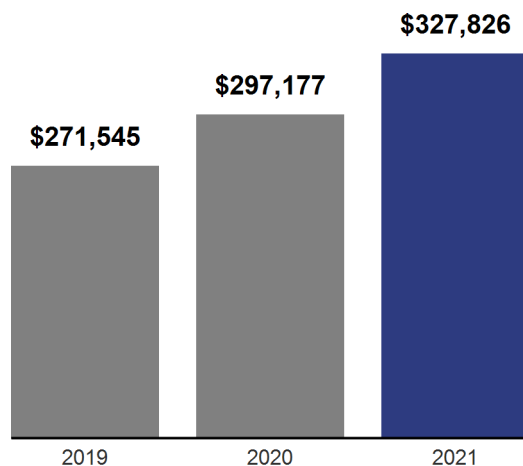
The average sales price of all listings that closed during the month.



August

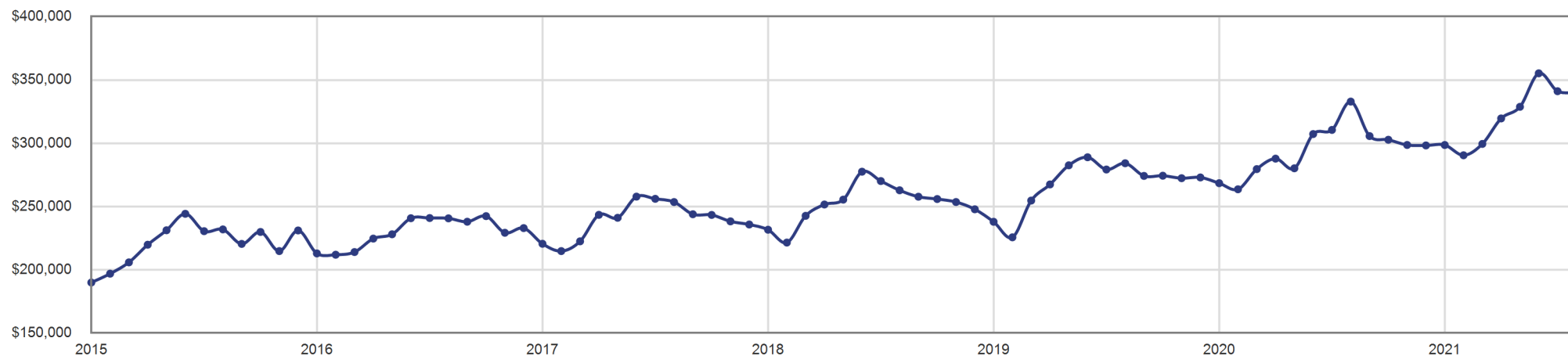


Year To Date



Month	Prior Year	Current Year	+/-
September	\$274,256	\$305,744	+ 11.5%
October	\$274,412	\$302,822	+ 10.4%
November	\$272,454	\$298,711	+ 9.6%
December	\$273,045	\$298,345	+ 9.3%
January	\$268,514	\$298,680	+ 11.2%
February	\$263,690	\$290,569	+ 10.2%
March	\$279,631	\$299,515	+ 7.1%
April	\$287,902	\$319,667	+ 11.0%
May	\$280,277	\$328,836	+ 17.3%
June	\$307,333	\$355,321	+ 15.6%
July	\$310,602	\$341,163	+ 9.8%
August	\$332,978	\$340,478	+ 2.3%
12-Month Avg	\$289,607	\$318,411	+ 9.9%

Historical Average Sales Price

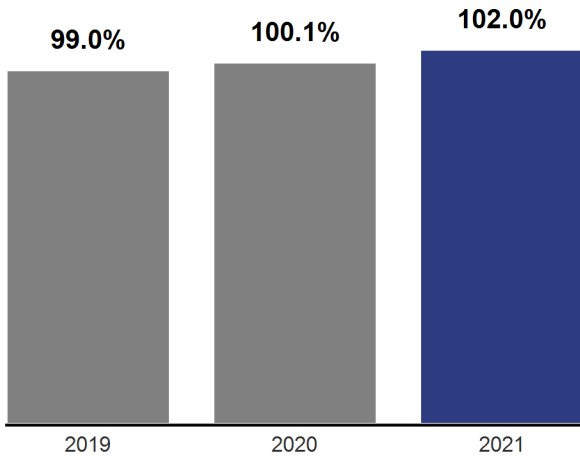


Percent of Original List Price Received - August 2021

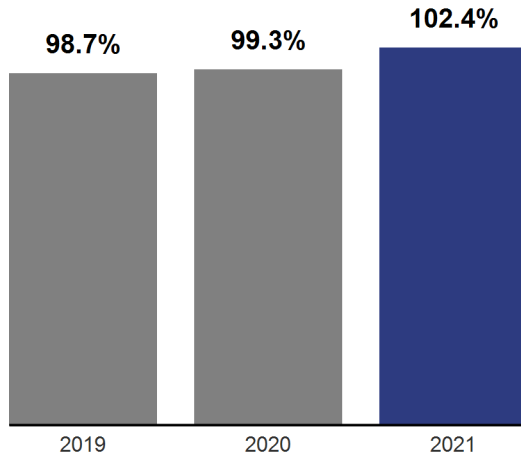
The average sales to original list price ratio for all listings that closed during the month.



August

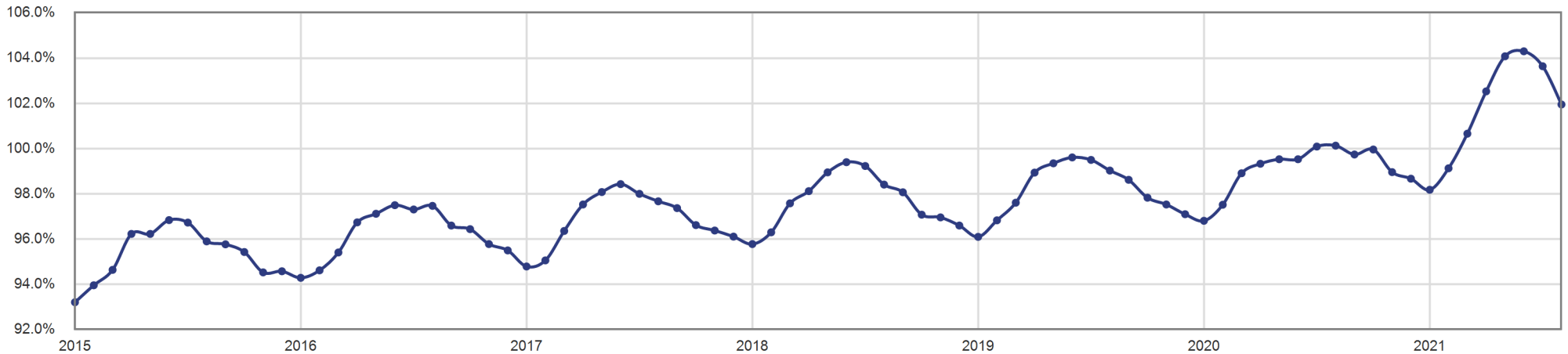


Year To Date



Month	Prior Year	Current Year	+/-
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%	103.6%	+ 3.5%
August	100.1%	102.0%	+ 1.8%
12-Month Avg	98.8%	101.3%	+ 2.5%

Historical Percent of Original List Price Received

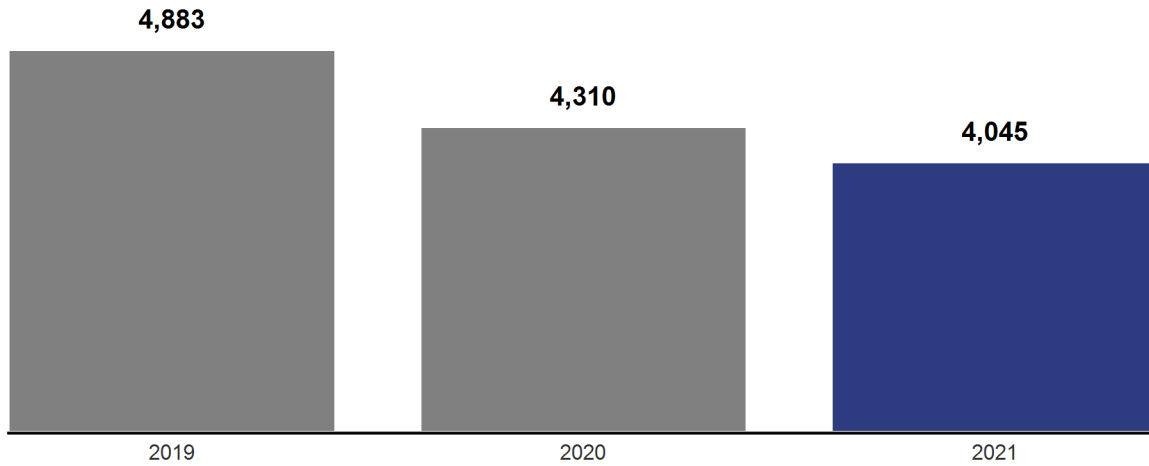


Inventory of Homes for Sale - August 2021

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

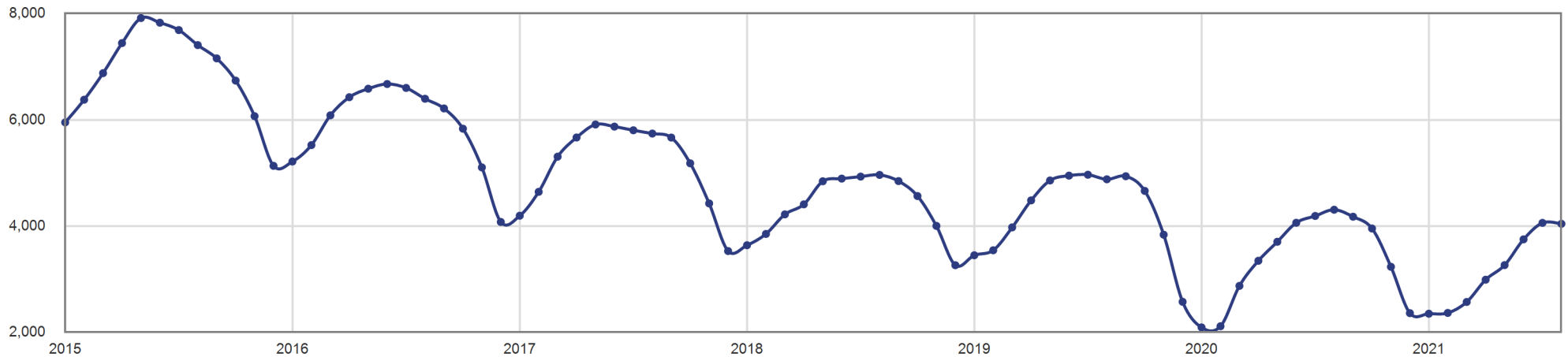


August



Month	Prior Year	Current Year	+/-
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	2,353	+ 12.3%
February	2,117	2,368	+ 11.9%
March	2,877	2,574	- 10.5%
April	3,350	2,993	- 10.7%
May	3,707	3,268	- 11.8%
June	4,065	3,753	- 7.7%
July	4,193	4,063	- 3.1%
August	4,310	4,045	- 6.1%
12-Month Avg	3,561	3,263	- 8.4%

Historical Inventory of Homes for Sale

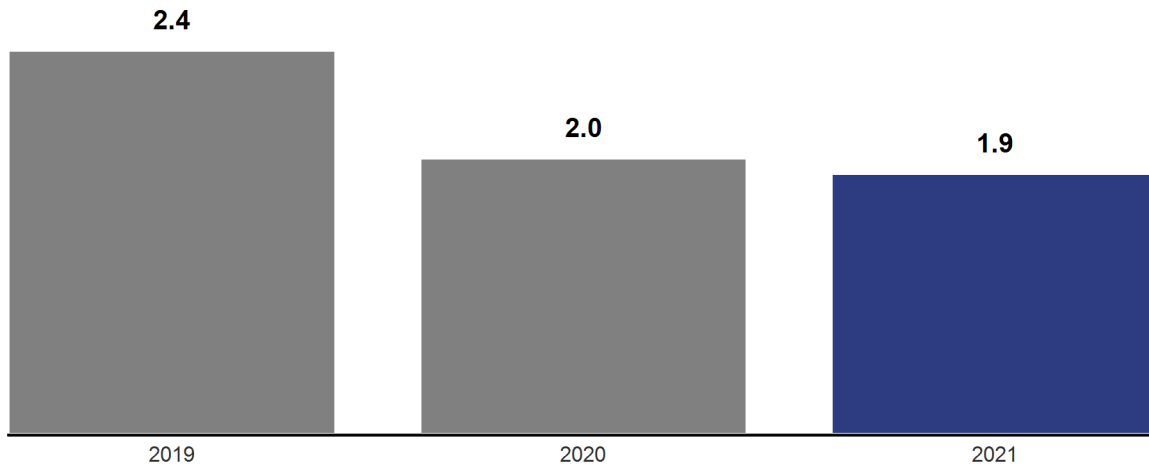


Months Supply of Inventory - August 2021

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



August



Month	Prior Year	Current Year	+/-
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	+ 4.9%
February	2.1	2.5	+ 17.3%
March	2.0	1.8	- 9.7%
April	2.3	1.8	- 20.6%
May	2.5	1.8	- 25.3%
June	2.3	1.7	- 26.8%
July	1.9	1.9	- 2.8%
August	2.0	1.9	- 2.9%
12-Month Avg	2.3	1.9	- 17.9%

Historical Months Supply of Inventory

