

# Monthly Housing Summary - October 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

**+ 75.0%**

**+ 23.3%**

Price Range With the  
Strongest Sales:  
**1M-3M**

Property Type With the  
Strongest Sales:  
**Townhouse/Condo**

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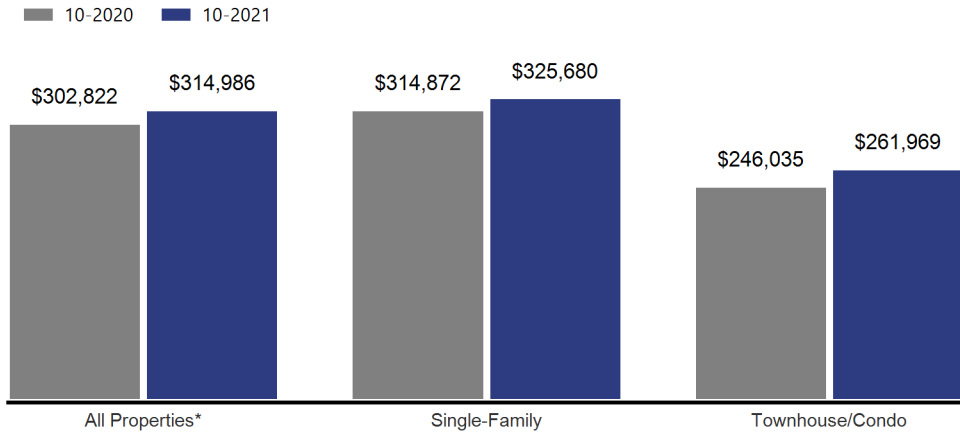
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# Sales Price - October 2021

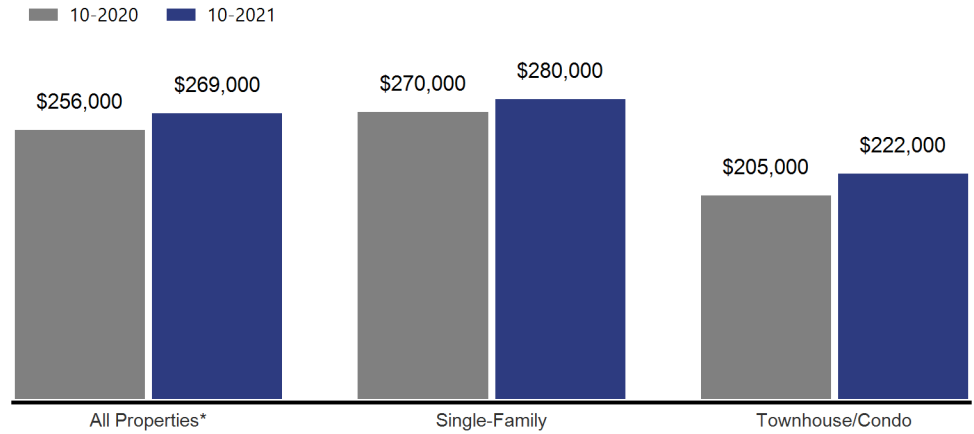
The sales price of all listings that closed during the month.



## Average Sales Price By Property Type



## Median Sales Price By Property Type



	All Properties*		
Sales Price	10-2020	10-2021	Change
Average Sales Price	\$302,822	\$314,986	+ 4.0%
Median Sales Price	\$256,000	\$269,000	+ 5.1%

	Single-Family			Townhouse/Condo		
	10-2020	10-2021	Change	10-2020	10-2021	Change
Average Sales Price	\$314,872	\$325,680	+ 3.4%	\$246,035	\$261,969	+ 6.5%
Median Sales Price	\$270,000	\$280,000	+ 3.7%	\$205,000	\$222,000	+ 8.3%

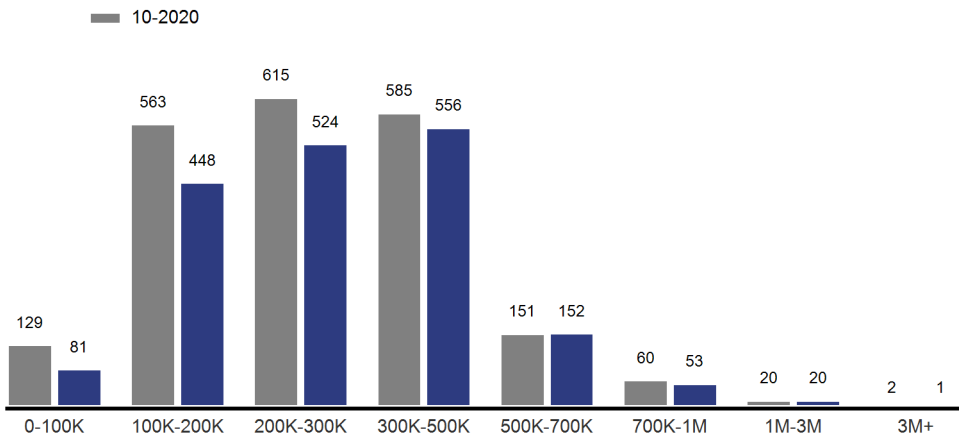
\*Values for "All Properties" only include Single-Family and Townhouse/Condo.

# Closed Sales - October 2021

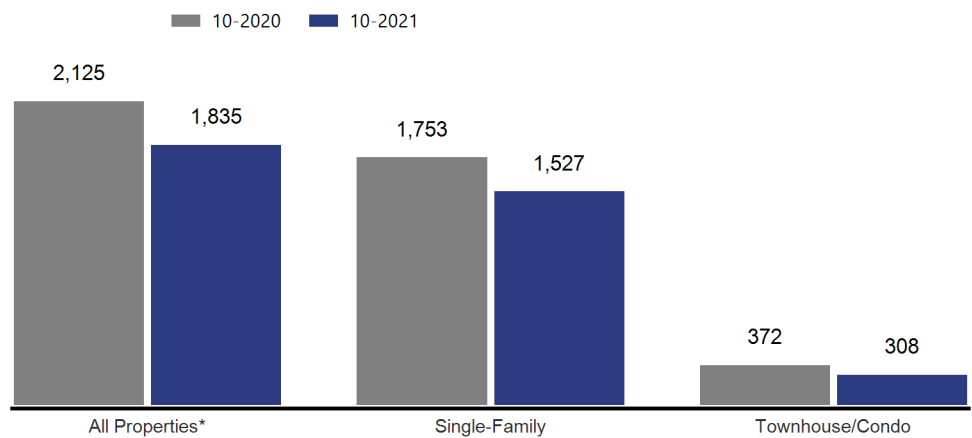
The number of listings that closed during the month.



## By Price Range



## By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	10-2020	10-2021	Change	10-2020	10-2021	Change	10-2020	10-2021	Change
0-100K	129	81	- 37.2%	80	61	- 23.8%	49	20	- 59.2%
100K-200K	563	448	- 20.4%	430	345	- 19.8%	133	103	- 22.6%
200K-300K	615	524	- 14.8%	510	423	- 17.1%	105	101	- 3.8%
300K-500K	585	556	- 5.0%	525	499	- 5.0%	60	57	- 5.0%
500K-700K	151	152	+ 0.7%	135	134	- 0.7%	16	18	+ 12.5%
700K-1M	60	53	- 11.7%	55	44	- 20.0%	5	9	+ 80.0%
1M-3M	20	20	0.0%	16	20	+ 25.0%	4	0	- 100.0%
3M+	2	1	- 50.0%	2	1	- 50.0%	0	0	--
<b>All Price Ranges</b>	<b>2,125</b>	<b>1,835</b>	<b>- 13.6%</b>	<b>1,753</b>	<b>1,527</b>	<b>- 12.9%</b>	<b>372</b>	<b>308</b>	<b>- 17.2%</b>

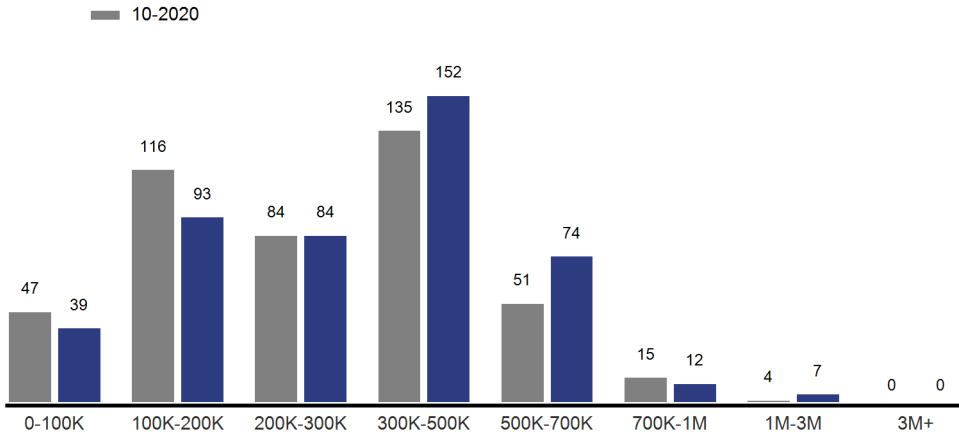
\*Values for "All Properties" only include Single-Family and Townhouse/Condo.

# Pending Sales - October 2021

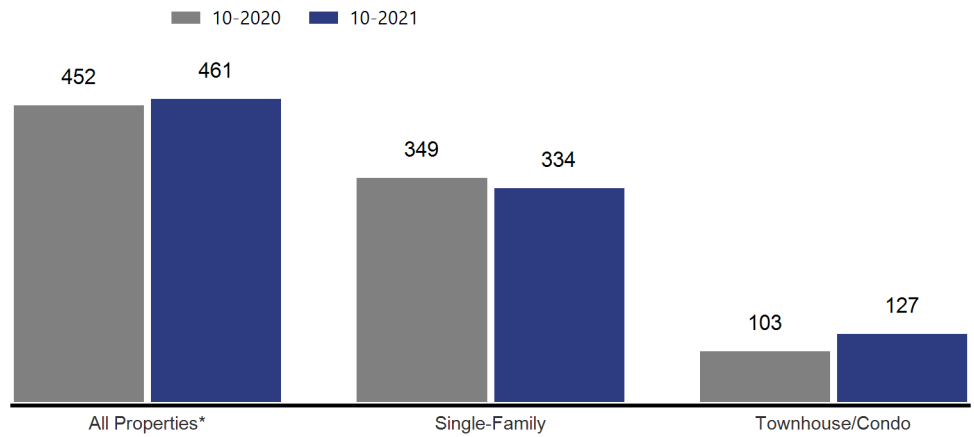
The number of listings that are Under Contract at the end of the month.



## By Price Range



## By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	10-2020	10-2021	Change	10-2020	10-2021	Change	10-2020	10-2021	Change
0-100K	47	39	- 17.0%	37	32	- 13.5%	10	7	- 30.0%
100K-200K	116	93	- 19.8%	89	79	- 11.2%	27	14	- 48.1%
200K-300K	84	84	0.0%	74	58	- 21.6%	10	26	+ 160.0%
300K-500K	135	152	+ 12.6%	110	103	- 6.4%	25	49	+ 96.0%
500K-700K	51	74	+ 45.1%	28	46	+ 64.3%	23	28	+ 21.7%
700K-1M	15	12	- 20.0%	7	9	+ 28.6%	8	3	- 62.5%
1M-3M	4	7	+ 75.0%	4	7	+ 75.0%	0	0	--
3M+	0	0	--	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>452</b>	<b>461</b>	<b>+ 2.0%</b>	<b>349</b>	<b>334</b>	<b>- 4.3%</b>	<b>103</b>	<b>127</b>	<b>+ 23.3%</b>

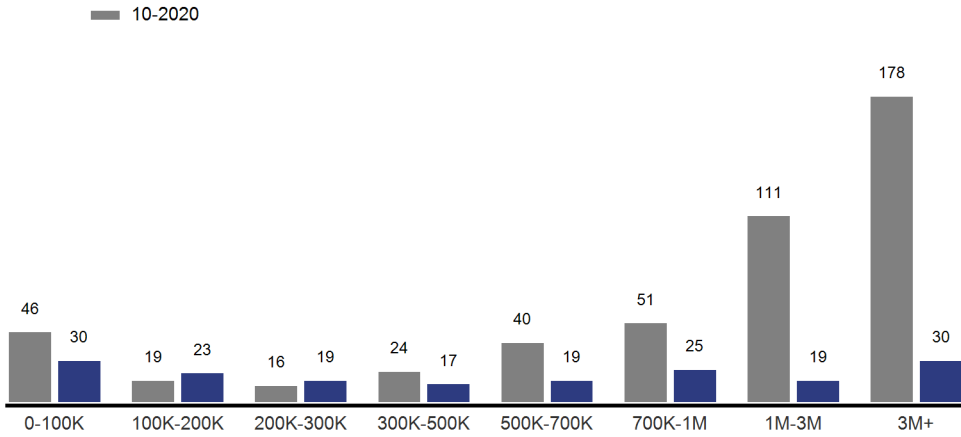
\*Values for "All Properties" only include Single-Family and Townhouse/Condo.

# Days on Market Until Sale - October 2021

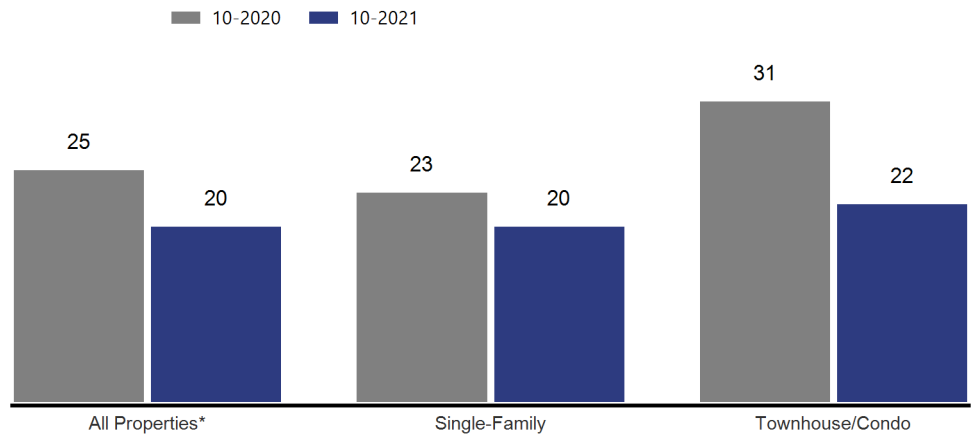
The average Days On Market value for all listings that closed during the month.



## By Price Range



## By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	10-2020	10-2021	Change	10-2020	10-2021	Change	10-2020	10-2021	Change
0-100K	46	30	- 34.8%	60	34	- 43.3%	24	19	- 20.8%
100K-200K	19	23	+ 21.1%	19	24	+ 26.3%	20	23	+ 15.0%
200K-300K	16	19	+ 18.8%	14	19	+ 35.7%	24	17	- 29.2%
300K-500K	24	17	- 29.2%	22	17	- 22.7%	45	23	- 48.9%
500K-700K	40	19	- 52.5%	41	17	- 58.5%	38	30	- 21.1%
700K-1M	51	25	- 51.0%	51	18	- 64.7%	53	59	+ 11.3%
1M-3M	111	19	- 82.9%	50	19	- 62.0%	355	--	--
3M+	178	30	- 83.1%	178	30	- 83.1%	--	--	--
<b>All Price Ranges</b>	<b>25</b>	<b>20</b>	<b>- 20.0%</b>	<b>23</b>	<b>20</b>	<b>- 13.0%</b>	<b>31</b>	<b>22</b>	<b>- 29.0%</b>

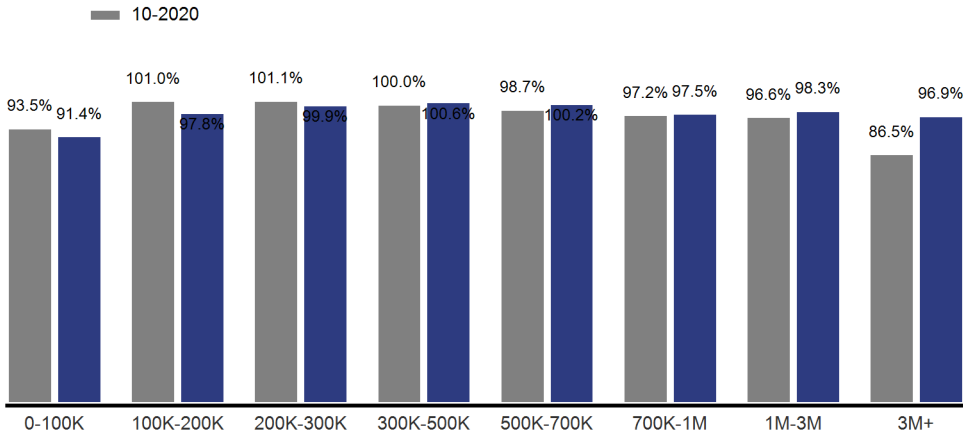
\*Values for "All Properties" only include Single-Family and Townhouse/Condo.

# Percent of Original List Price Received - October 2021

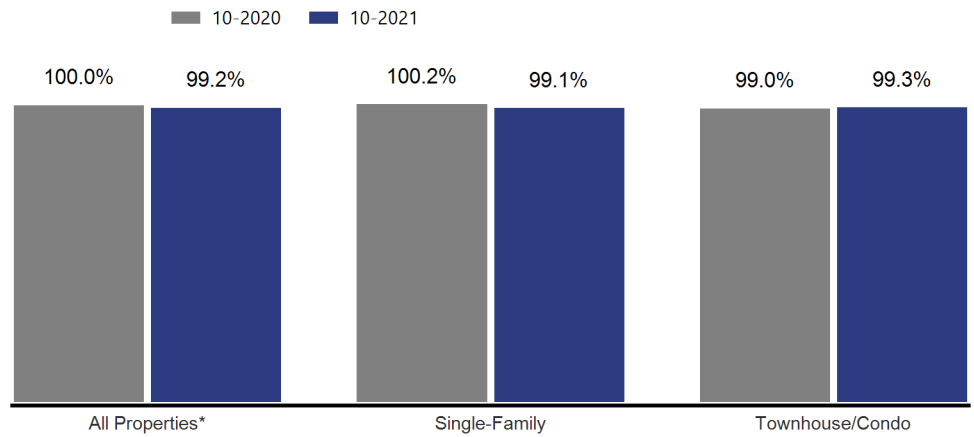
The average sales to original list price ratio for all listings that closed during the month.



## By Price Range



## By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	10-2020	10-2021	Change	10-2020	10-2021	Change	10-2020	10-2021	Change
0-100K	93.5%	91.4%	- 2.3%	92.1%	89.4%	- 2.9%	95.8%	97.6%	+ 1.8%
100K-200K	101.0%	97.8%	- 3.2%	101.5%	97.6%	- 3.9%	99.4%	98.5%	- 0.9%
200K-300K	101.1%	99.9%	- 1.1%	101.4%	100.1%	- 1.3%	99.3%	99.2%	- 0.2%
300K-500K	100.0%	100.6%	+ 0.6%	99.9%	100.7%	+ 0.8%	100.6%	100.1%	- 0.5%
500K-700K	98.7%	100.2%	+ 1.6%	98.6%	99.7%	+ 1.1%	99.5%	104.5%	+ 5.0%
700K-1M	97.2%	97.5%	+ 0.3%	97.1%	97.3%	+ 0.1%	97.7%	98.6%	+ 0.9%
1M-3M	96.6%	98.3%	+ 1.7%	96.8%	98.3%	+ 1.5%	95.7%	--	--
3M+	86.5%	96.9%	+ 12.0%	86.5%	96.9%	+ 12.0%	--	--	--
<b>All Price Ranges</b>	<b>100.0%</b>	<b>99.2%</b>	<b>- 0.8%</b>	<b>100.2%</b>	<b>99.1%</b>	<b>- 1.0%</b>	<b>99.0%</b>	<b>99.3%</b>	<b>+ 0.3%</b>

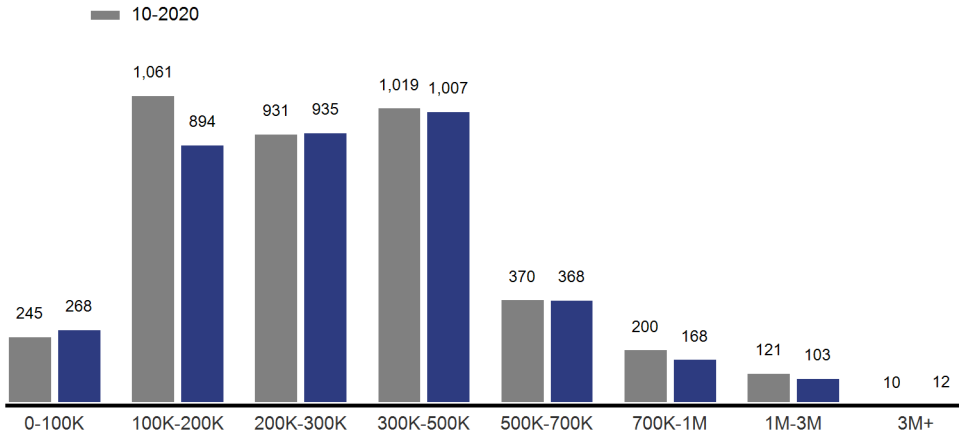
\*Values for "All Properties" only include Single-Family and Townhouse/Condo.

# Inventory of Homes for Sale - October 2021

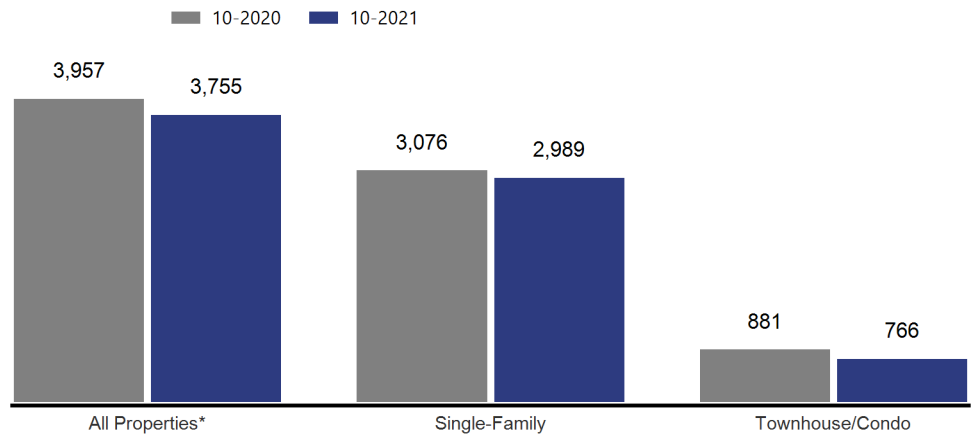
The number of listings that are in Active status at the end of the month.



## By Price Range



## By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	10-2020	10-2021	Change	10-2020	10-2021	Change	10-2020	10-2021	Change
0-100K	245	268	+ 9.4%	150	203	+ 35.3%	95	65	- 31.6%
100K-200K	1,061	894	- 15.7%	810	706	- 12.8%	251	188	- 25.1%
200K-300K	931	935	+ 0.4%	726	747	+ 2.9%	205	188	- 8.3%
300K-500K	1,019	1,007	- 1.2%	802	799	- 0.4%	217	208	- 4.1%
500K-700K	370	368	- 0.5%	306	287	- 6.2%	64	81	+ 26.6%
700K-1M	200	168	- 16.0%	165	144	- 12.7%	35	24	- 31.4%
1M-3M	121	103	- 14.9%	108	92	- 14.8%	13	11	- 15.4%
3M+	10	12	+ 20.0%	9	11	+ 22.2%	1	1	0.0%
<b>All Price Ranges</b>	<b>3,957</b>	<b>3,755</b>	<b>- 5.1%</b>	<b>3,076</b>	<b>2,989</b>	<b>- 2.8%</b>	<b>881</b>	<b>766</b>	<b>- 13.1%</b>

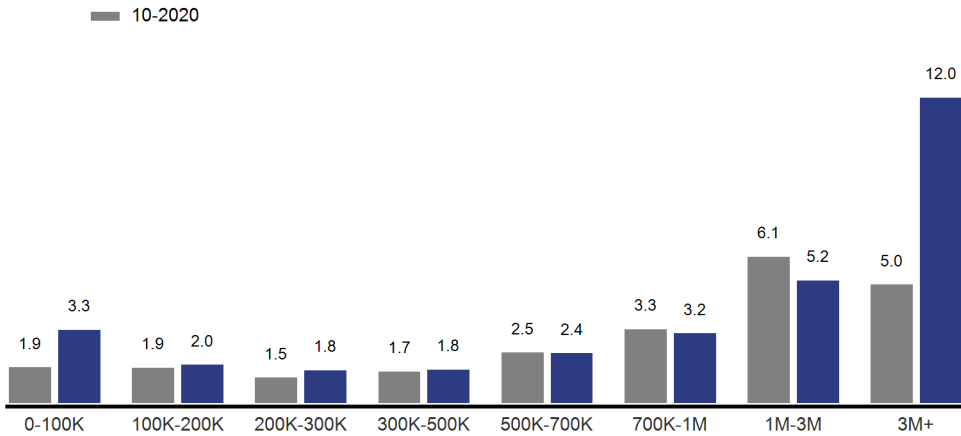
\*Values for "All Properties" only include Single-Family and Townhouse/Condo.

# Months Supply of Inventory - October 2021

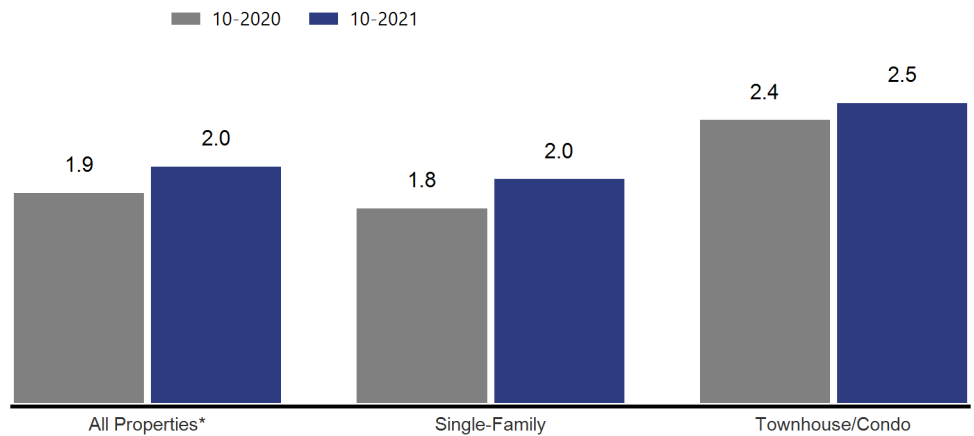
The number of Active listings at the end of the month divided by the number of closed listings during the month.



## By Price Range



## By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	10-2020	10-2021	Change	10-2020	10-2021	Change	10-2020	10-2021	Change
0-100K	1.9	3.3	+ 74.2%	1.9	3.3	+ 77.5%	1.9	3.3	+ 67.6%
100K-200K	1.9	2.0	+ 5.9%	1.9	2.0	+ 8.6%	1.9	1.8	- 3.3%
200K-300K	1.5	1.8	+ 17.9%	1.4	1.8	+ 24.1%	2.0	1.9	- 4.7%
300K-500K	1.7	1.8	+ 4.0%	1.5	1.6	+ 4.8%	3.6	3.6	+ 0.9%
500K-700K	2.5	2.4	- 1.2%	2.3	2.1	- 5.5%	4.0	4.5	+ 12.5%
700K-1M	3.3	3.2	- 4.9%	3.0	3.3	+ 9.1%	7.0	2.7	- 61.9%
1M-3M	6.1	5.2	- 14.9%	6.8	4.6	- 31.9%	3.3	--	--
3M+	5.0	12.0	+ 140.0%	4.5	11.0	+ 144.4%	--	--	--
<b>All Price Ranges</b>	<b>1.9</b>	<b>2.0</b>	<b>+ 9.9%</b>	<b>1.8</b>	<b>2.0</b>	<b>+ 11.6%</b>	<b>2.4</b>	<b>2.5</b>	<b>+ 5.0%</b>

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