

# Monthly Housing Summary - May 2022

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

**+ 90.0%**

**- 3.6%**

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

Property Type With the  
Strongest Sales:  
**Single-Family**

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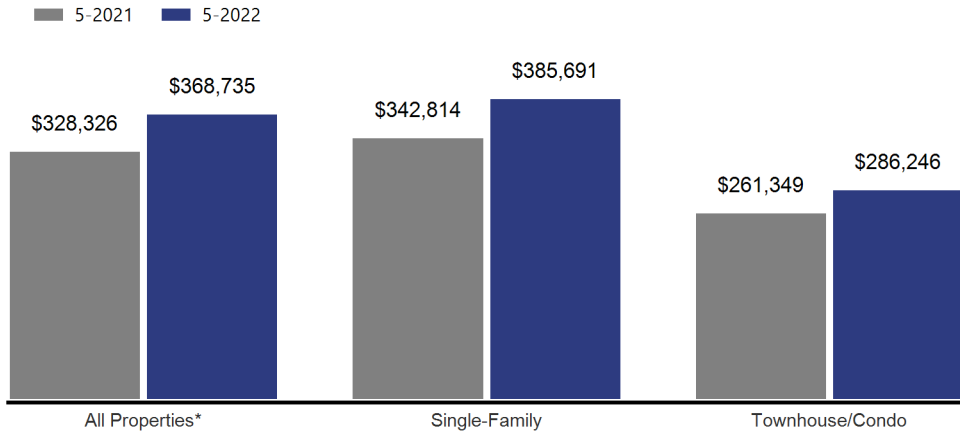
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# Sales Price - May 2022

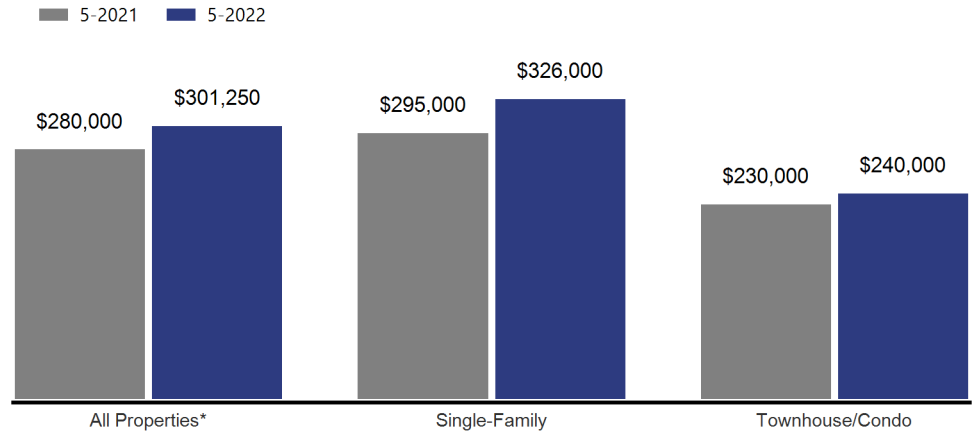
The sales price of all listings that closed during the month.



## Average Sales Price By Property Type



## Median Sales Price By Property Type



### All Properties\*

Sales Price	5-2021	5-2022	Change
Average Sales Price	\$328,326	\$368,735	+ 12.3%
Median Sales Price	\$280,000	\$301,250	+ 7.6%

### Single-Family

5-2021	5-2022	Change
\$342,814	\$385,691	+ 12.5%
\$295,000	\$326,000	+ 10.5%

### Townhouse/Condo

5-2021	5-2022	Change
\$261,349	\$286,246	+ 9.5%
\$230,000	\$240,000	+ 4.3%

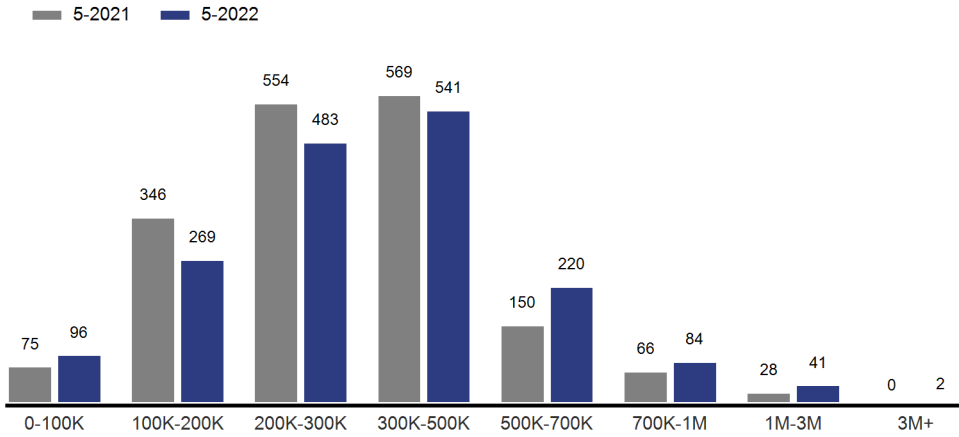
\*Values for "All Properties" only include Single-Family and Townhouse/Condo.

# Closed Sales - May 2022

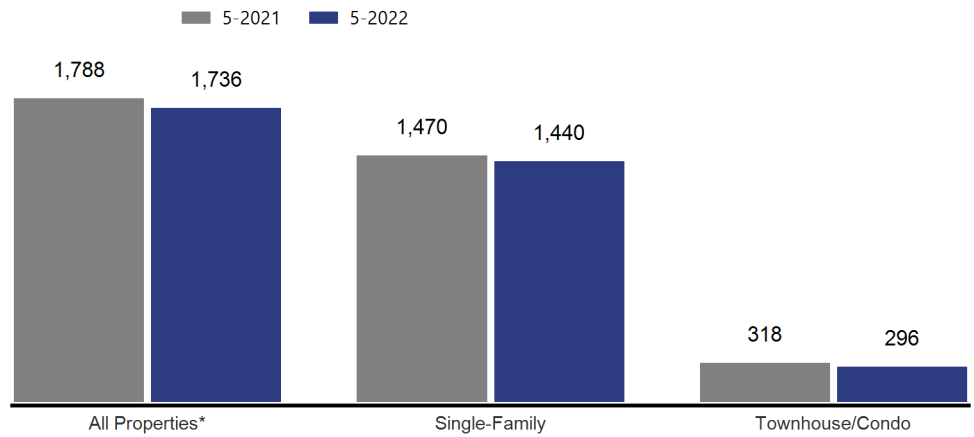
The number of listings that closed during the month.



## By Price Range



## By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	5-2021	5-2022	Change	5-2021	5-2022	Change	5-2021	5-2022	Change
0-100K	75	96	+ 28.0%	51	68	+ 33.3%	24	28	+ 16.7%
100K-200K	346	269	- 22.3%	258	204	- 20.9%	88	65	- 26.1%
200K-300K	554	483	- 12.8%	438	375	- 14.4%	116	108	- 6.9%
300K-500K	569	541	- 4.9%	494	475	- 3.8%	75	66	- 12.0%
500K-700K	150	220	+ 46.7%	140	199	+ 42.1%	10	21	+ 110.0%
700K-1M	66	84	+ 27.3%	63	79	+ 25.4%	3	5	+ 66.7%
1M-3M	28	41	+ 46.4%	26	38	+ 46.2%	2	3	+ 50.0%
3M+	0	2	--	0	2	--	0	0	--
<b>All Price Ranges</b>	<b>1,788</b>	<b>1,736</b>	<b>- 2.9%</b>	<b>1,470</b>	<b>1,440</b>	<b>- 2.0%</b>	<b>318</b>	<b>296</b>	<b>- 6.9%</b>

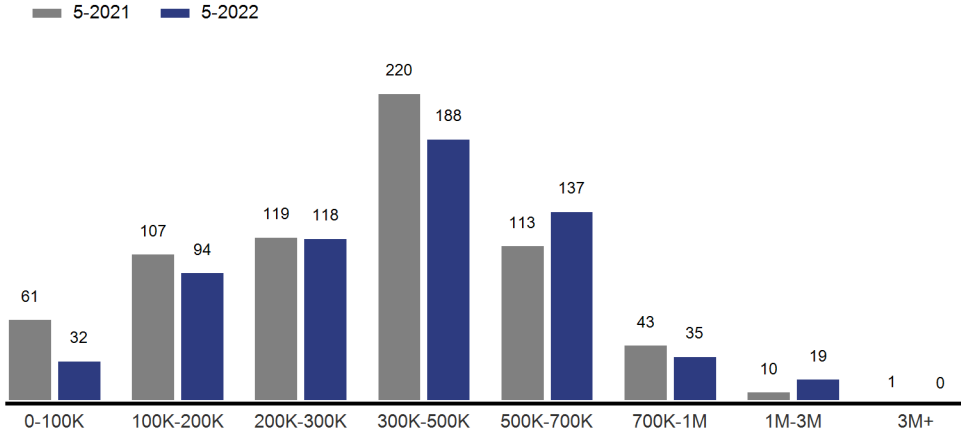
\*Values for "All Properties" only include Single-Family and Townhouse/Condo.

# Pending Sales - May 2022

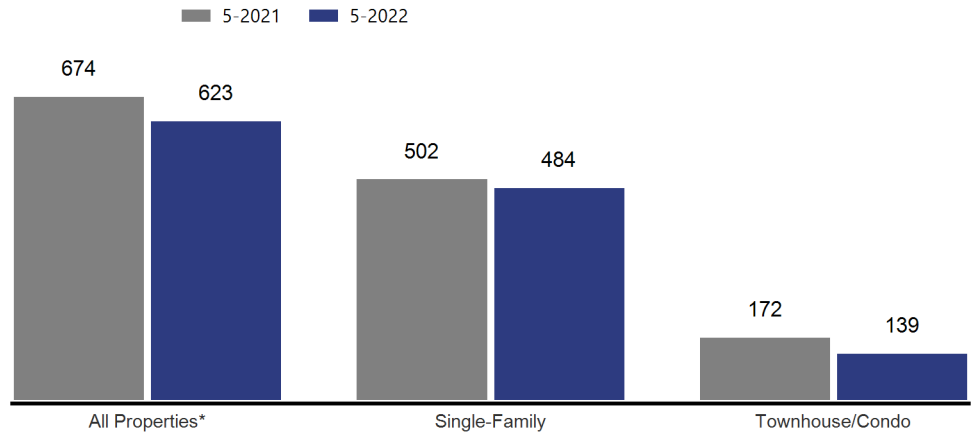
The number of listings that are Under Contract at the end of the month.



## By Price Range



## By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	5-2021	5-2022	Change	5-2021	5-2022	Change	5-2021	5-2022	Change
0-100K	61	32	- 47.5%	43	25	- 41.9%	18	7	- 61.1%
100K-200K	107	94	- 12.1%	85	70	- 17.6%	22	24	+ 9.1%
200K-300K	119	118	- 0.8%	84	93	+ 10.7%	35	25	- 28.6%
300K-500K	220	188	- 14.5%	178	141	- 20.8%	42	47	+ 11.9%
500K-700K	113	137	+ 21.2%	69	104	+ 50.7%	44	33	- 25.0%
700K-1M	43	35	- 18.6%	34	33	- 2.9%	9	2	- 77.8%
1M-3M	10	19	+ 90.0%	8	18	+ 125.0%	2	1	- 50.0%
3M+	1	0	- 100.0%	1	0	- 100.0%	0	0	--
<b>All Price Ranges</b>	<b>674</b>	<b>623</b>	<b>- 7.6%</b>	<b>502</b>	<b>484</b>	<b>- 3.6%</b>	<b>172</b>	<b>139</b>	<b>- 19.2%</b>

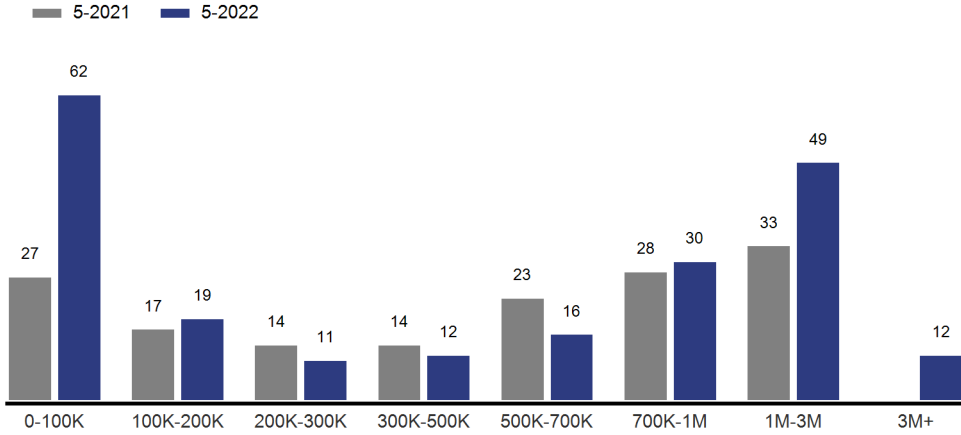
\*Values for "All Properties" only include Single-Family and Townhouse/Condo.

# Days on Market Until Sale - May 2022

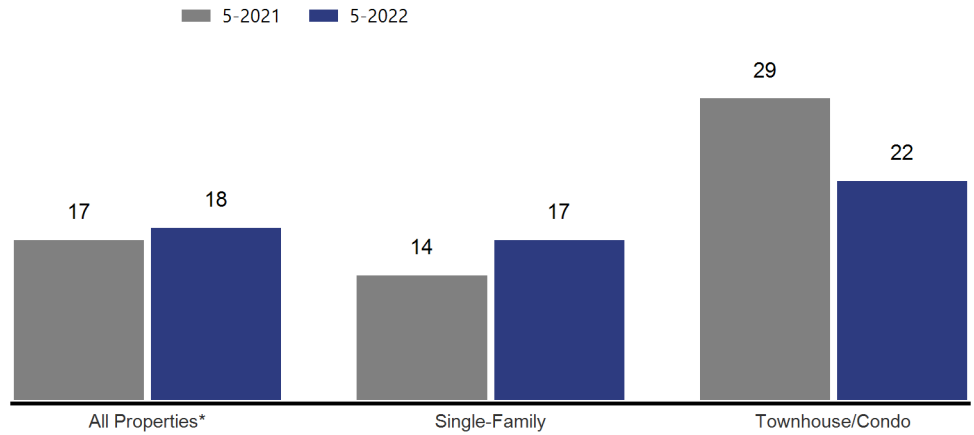
The average Days On Market value for all listings that closed during the month.



## By Price Range



## By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	5-2021	5-2022	Change	5-2021	5-2022	Change	5-2021	5-2022	Change
0-100K	27	62	+ 129.6%	27	78	+ 188.9%	27	25	- 7.4%
100K-200K	17	19	+ 11.8%	17	22	+ 29.4%	17	11	- 35.3%
200K-300K	14	11	- 21.4%	10	11	+ 10.0%	29	9	- 69.0%
300K-500K	14	12	- 14.3%	11	10	- 9.1%	34	26	- 23.5%
500K-700K	23	16	- 30.4%	20	15	- 25.0%	63	25	- 60.3%
700K-1M	28	30	+ 7.1%	27	18	- 33.3%	46	207	+ 350.0%
1M-3M	33	49	+ 48.5%	24	29	+ 20.8%	148	315	+ 112.8%
3M+	--	12	--	--	12	--	--	--	--
<b>All Price Ranges</b>	<b>17</b>	<b>18</b>	<b>+ 5.9%</b>	<b>14</b>	<b>17</b>	<b>+ 21.4%</b>	<b>29</b>	<b>22</b>	<b>- 24.1%</b>

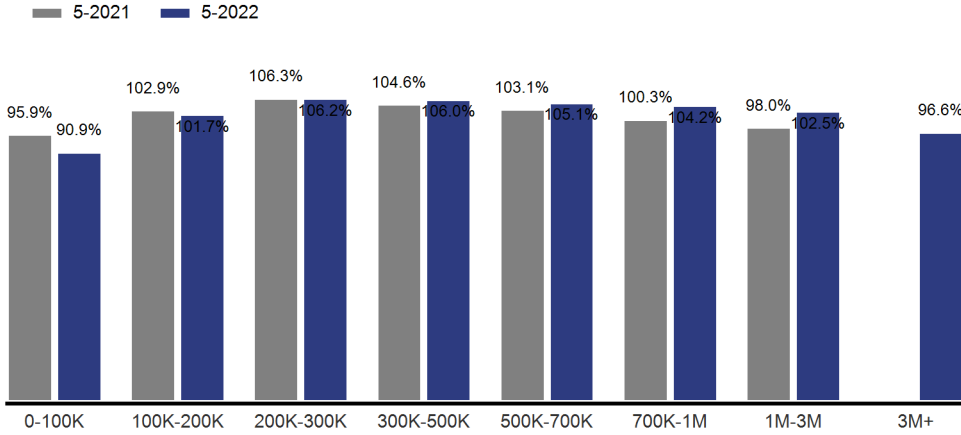
\*Values for "All Properties" only include Single-Family and Townhouse/Condo.

# Percent of Original List Price Received - May 2022

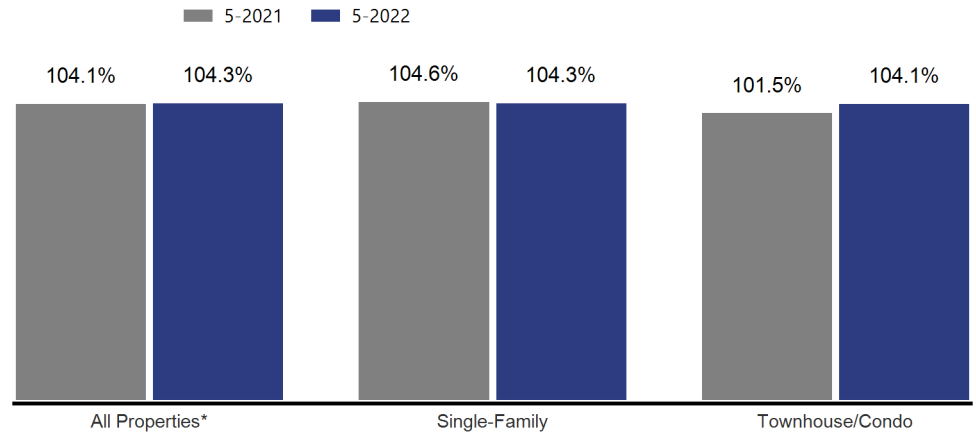
The average sales to original list price ratio for all listings that closed during the month.



## By Price Range



## By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	5-2021	5-2022	Change	5-2021	5-2022	Change	5-2021	5-2022	Change
0-100K	95.9%	90.9%	- 5.3%	95.9%	87.7%	- 8.5%	96.0%	98.6%	+ 2.6%
100K-200K	102.9%	101.7%	- 1.2%	103.1%	101.2%	- 1.9%	102.4%	103.3%	+ 0.9%
200K-300K	106.3%	106.2%	- 0.1%	107.2%	106.6%	- 0.6%	102.8%	104.8%	+ 1.9%
300K-500K	104.6%	106.0%	+ 1.3%	105.2%	106.3%	+ 1.1%	100.8%	103.9%	+ 3.1%
500K-700K	103.1%	105.1%	+ 1.9%	103.3%	104.9%	+ 1.6%	100.7%	106.8%	+ 6.0%
700K-1M	100.3%	104.2%	+ 4.0%	100.3%	104.1%	+ 3.8%	100.4%	106.7%	+ 6.3%
1M-3M	98.0%	102.5%	+ 4.7%	98.7%	100.8%	+ 2.0%	88.0%	125.3%	+ 42.5%
3M+	--	96.6%	--	--	96.6%	--	--	--	--
<b>All Price Ranges</b>	<b>104.1%</b>	<b>104.3%</b>	<b>+ 0.2%</b>	<b>104.6%</b>	<b>104.3%</b>	<b>- 0.3%</b>	<b>101.5%</b>	<b>104.1%</b>	<b>+ 2.5%</b>

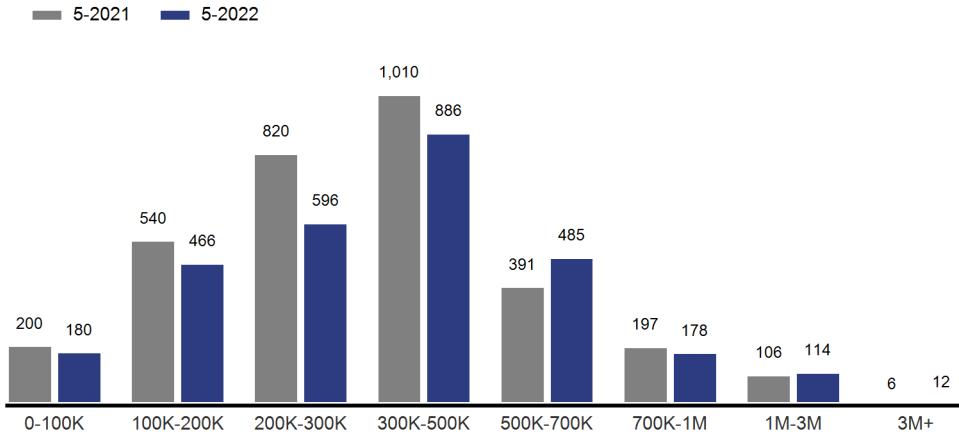
\*Values for "All Properties" only include Single-Family and Townhouse/Condo.

# Inventory of Homes for Sale - May 2022

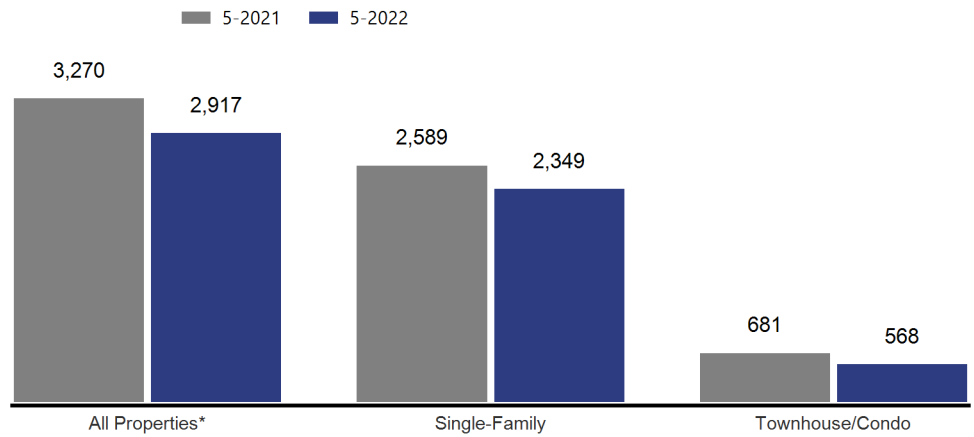
The number of listings that are in Active status at the end of the month.



## By Price Range



## By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	5-2021	5-2022	Change	5-2021	5-2022	Change	5-2021	5-2022	Change
0-100K	200	180	- 10.0%	144	132	- 8.3%	56	48	- 14.3%
100K-200K	540	466	- 13.7%	407	365	- 10.3%	133	101	- 24.1%
200K-300K	820	596	- 27.3%	640	479	- 25.2%	180	117	- 35.0%
300K-500K	1,010	886	- 12.3%	812	713	- 12.2%	198	173	- 12.6%
500K-700K	391	485	+ 24.0%	324	389	+ 20.1%	67	96	+ 43.3%
700K-1M	197	178	- 9.6%	160	159	- 0.6%	37	19	- 48.6%
1M-3M	106	114	+ 7.5%	96	100	+ 4.2%	10	14	+ 40.0%
3M+	6	12	+ 100.0%	6	12	+ 100.0%	0	0	--
<b>All Price Ranges</b>	<b>3,270</b>	<b>2,917</b>	<b>- 10.8%</b>	<b>2,589</b>	<b>2,349</b>	<b>- 9.3%</b>	<b>681</b>	<b>568</b>	<b>- 16.6%</b>

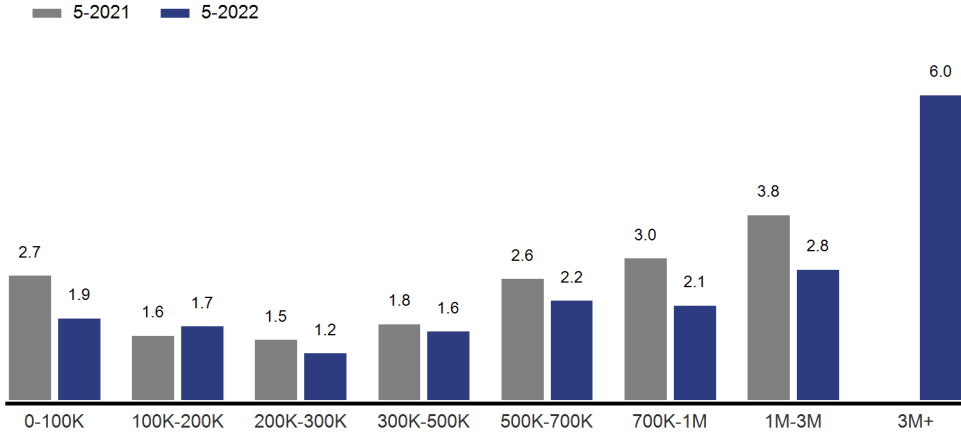
\*Values for "All Properties" only include Single-Family and Townhouse/Condo.

# Months Supply of Inventory - May 2022

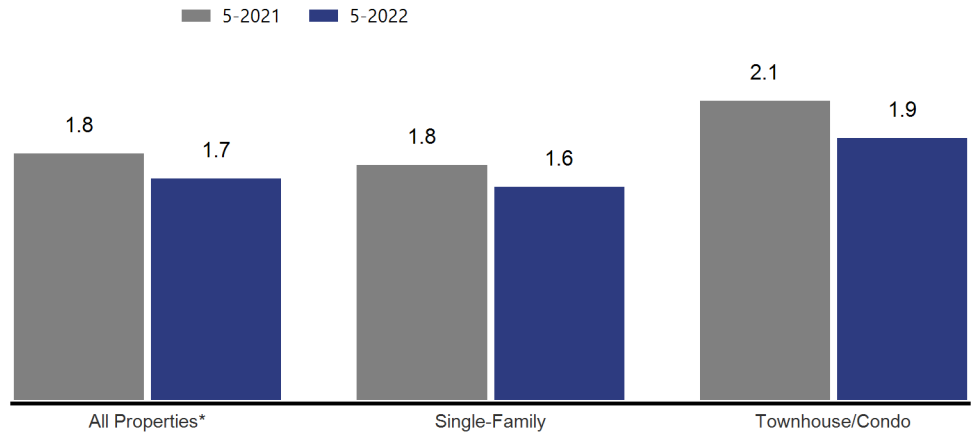
The number of Active listings at the end of the month divided by the number of closed listings during the month.



## By Price Range



## By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	5-2021	5-2022	Change	5-2021	5-2022	Change	5-2021	5-2022	Change
0-100K	2.7	1.9	- 29.7%	2.8	1.9	- 31.2%	2.3	1.7	- 26.5%
100K-200K	1.6	1.7	+ 11.0%	1.6	1.8	+ 13.4%	1.5	1.6	+ 2.8%
200K-300K	1.5	1.2	- 16.6%	1.5	1.3	- 12.6%	1.6	1.1	- 30.2%
300K-500K	1.8	1.6	- 7.7%	1.6	1.5	- 8.7%	2.6	2.6	- 0.7%
500K-700K	2.6	2.2	- 15.4%	2.3	2.0	- 15.5%	6.7	4.6	- 31.8%
700K-1M	3.0	2.1	- 29.0%	2.5	2.0	- 20.8%	12.3	3.8	- 69.2%
1M-3M	3.8	2.8	- 26.6%	3.7	2.6	- 28.7%	5.0	4.7	- 6.7%
3M+	--	6.0	--	--	6.0	--	--	--	--
<b>All Price Ranges</b>	<b>1.8</b>	<b>1.7</b>	<b>- 8.1%</b>	<b>1.8</b>	<b>1.6</b>	<b>- 7.4%</b>	<b>2.1</b>	<b>1.9</b>	<b>- 10.4%</b>

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