

# Monthly Metrics - November 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>Dwelling Types:</b>	Single Family Residence, Townhouse/Condo
<b>Sq. Ft. Ranges:</b>	All
<b>Price Ranges:</b>	All

## Quick Facts

<b>- 32.9%</b>	<b>+ 8.1%</b>	<b>- 19.0%</b>
Change in Closed Sales	Change in Median Sales Price	Change in Inventory


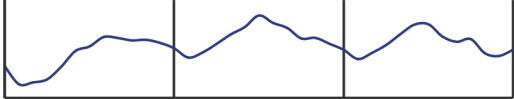

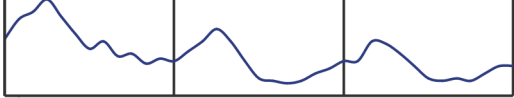
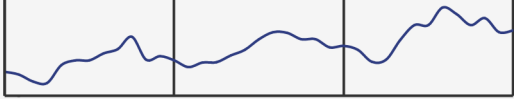
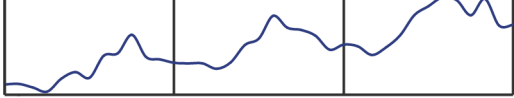
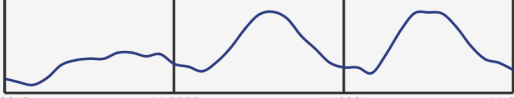
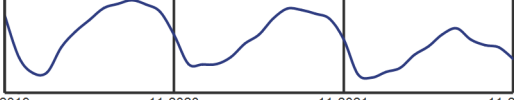

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# Market Overview - November 2022

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



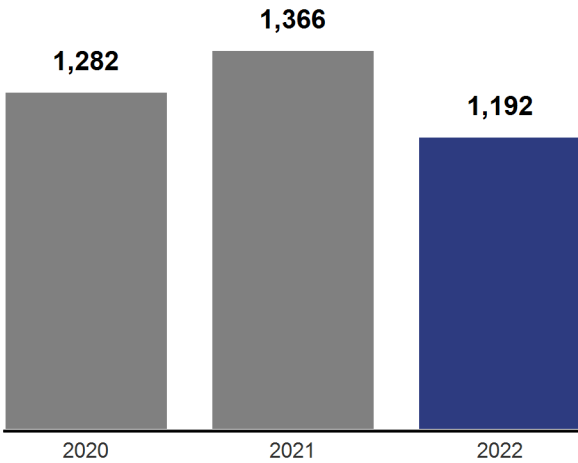
Key Metrics	Historical Sparklines	11-2021	11-2022	+/-	YTD 2021	YTD 2022	+/-
New Listings		1,366	<b>1,192</b>	- 12.7%	22,602	<b>19,800</b>	- 12.4%
Pending Sales		392	<b>394</b>	+ 0.5%	--	--	--
Closed Sales		1,737	<b>1,166</b>	- 32.9%	19,161	<b>16,544</b>	- 13.7%
Days on Market Until Sale		24	<b>22</b>	- 8.3%	21	<b>21</b>	+ 0.0%
Median Sales Price		\$270,500	<b>\$292,500</b>	+ 8.1%	\$275,000	<b>\$295,000</b>	+ 7.3%
Average Sales Price		\$320,884	<b>\$345,190</b>	+ 7.6%	\$326,251	<b>\$355,201</b>	+ 8.9%
Percent of Original List Price Received		98.6%	<b>98.3%</b>	- 0.3%	101.5%	<b>101.5%</b>	+ 0.1%
Inventory of Homes for Sale		3,119	<b>2,526</b>	- 19.0%	--	--	--
Months Supply of Inventory		1.8	<b>2.2</b>	+ 20.7%	--	--	--

# New Listings - November 2022

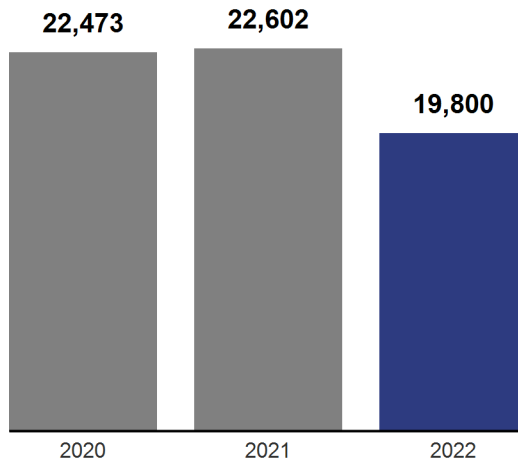
The number of listings that are new during the month.



## November

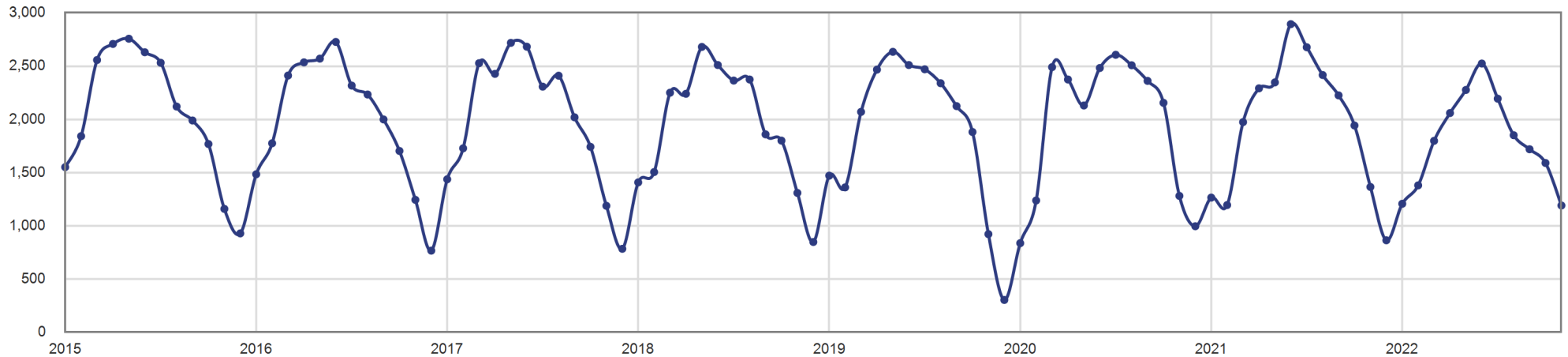


## Year To Date



Month	Prior Year	Current Year	+/-
December	997	865	- 13.2%
January	1,266	1,208	- 4.6%
February	1,196	1,381	+ 15.5%
March	1,975	1,799	- 8.9%
April	2,292	2,060	- 10.1%
May	2,348	2,277	- 3.0%
June	2,895	2,525	- 12.8%
July	2,678	2,195	- 18.0%
August	2,417	1,852	- 23.4%
September	2,226	1,720	- 22.7%
October	1,943	1,591	- 18.1%
November	1,366	1,192	- 12.7%
12-Month Avg	1,967	1,722	- 12.4%

## Historical New Listings

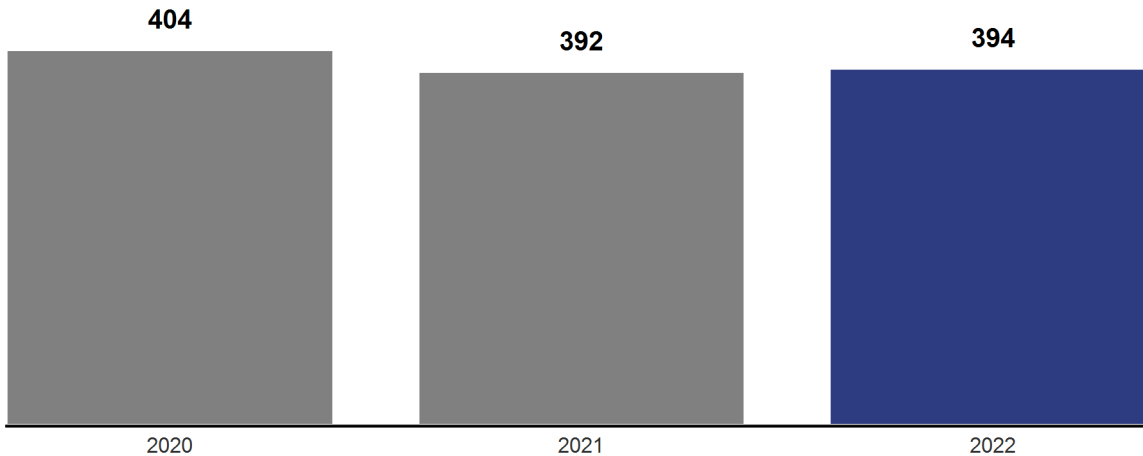


# Pending Sales - November 2022

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

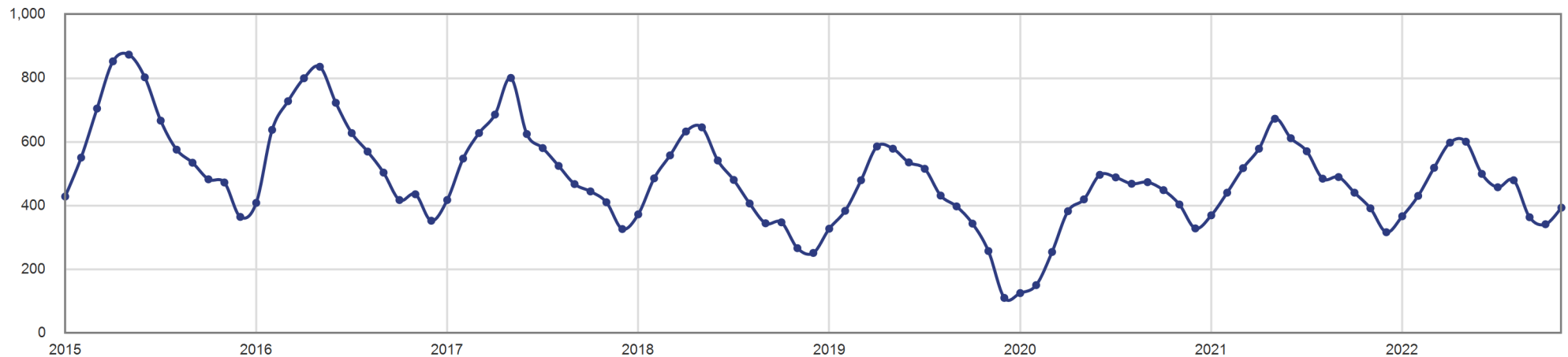


## November



Month	Prior Year	Current Year	+/-
December	329	317	- 3.6%
January	370	367	- 0.8%
February	441	431	- 2.3%
March	518	519	+ 0.2%
April	579	598	+ 3.3%
May	673	601	- 10.7%
June	612	500	- 18.3%
July	571	458	- 19.8%
August	485	480	- 1.0%
September	490	364	- 25.7%
October	441	342	- 22.4%
November	392	394	+ 0.5%
12-Month Avg	492	448	- 9.0%

## Historical Pending Sales

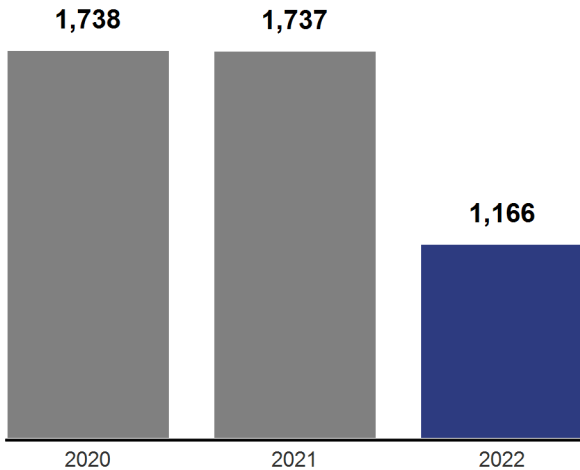


# Closed Sales - November 2022

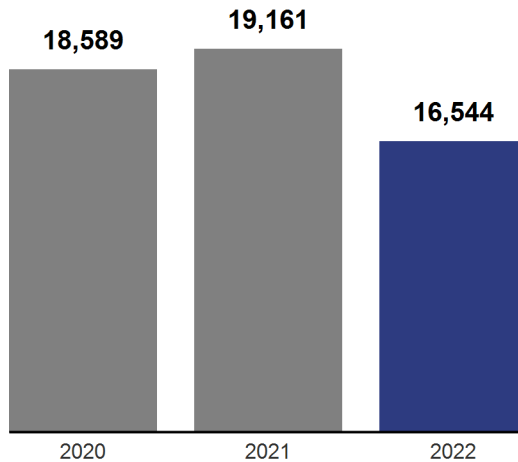
The number of listings that closed during the month.



## November

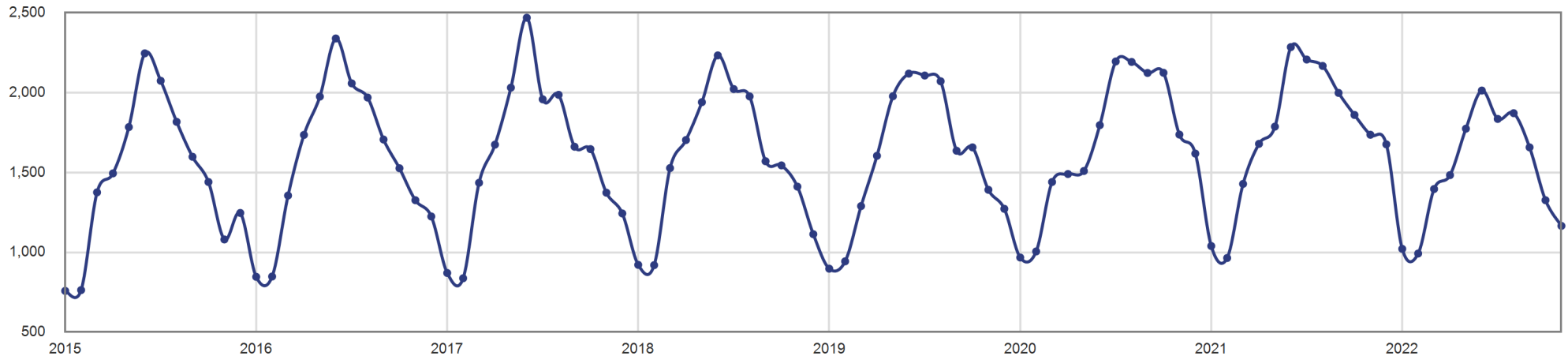


## Year To Date



Month	Prior Year	Current Year	+/-
December	1,619	1,677	+ 3.6%
January	1,040	1,022	- 1.7%
February	965	993	+ 2.9%
March	1,429	1,397	- 2.2%
April	1,680	1,484	- 11.7%
May	1,788	1,775	- 0.7%
June	2,286	2,014	- 11.9%
July	2,208	1,836	- 16.8%
August	2,168	1,872	- 13.7%
September	1,999	1,658	- 17.1%
October	1,861	1,327	- 28.7%
November	1,737	1,166	- 32.9%
12-Month Avg	1,732	1,518	- 12.3%

## Historical Closed Sales

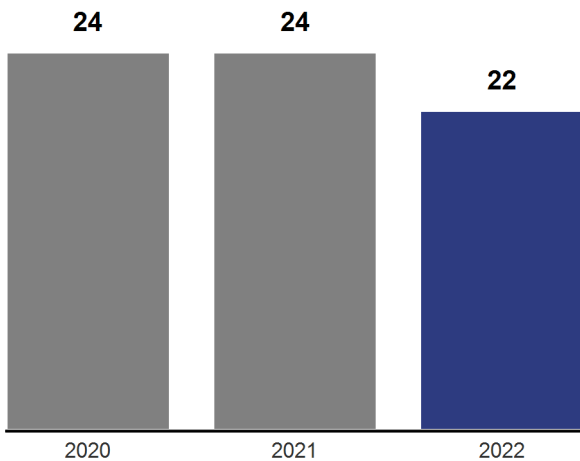


# Days on Market Until Sale - November 2022

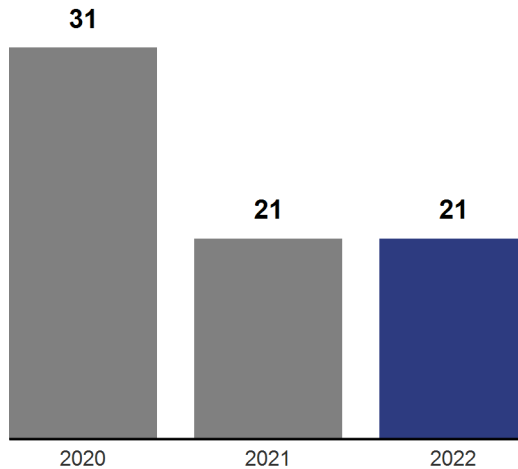
The average Days On Market value for all listings that closed during the month.



## November

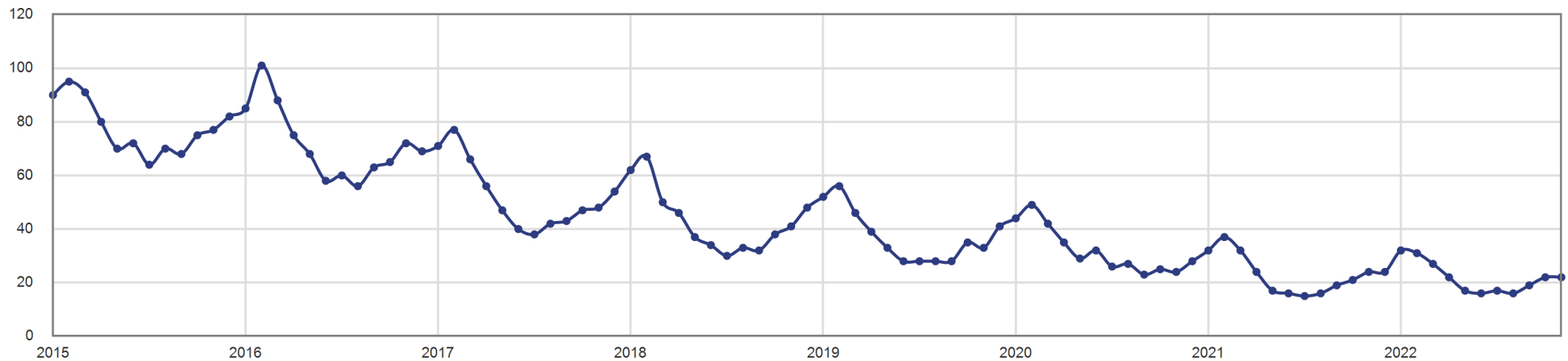


## Year To Date



Month	Prior Year	Current Year	+/-
December	28	24	- 14.3%
January	32	32	0.0%
February	37	31	- 16.2%
March	32	27	- 15.6%
April	24	22	- 8.3%
May	17	17	0.0%
June	16	16	0.0%
July	15	17	+ 13.3%
August	16	16	0.0%
September	19	19	0.0%
October	21	22	+ 4.8%
November	24	22	- 8.3%
12-Month Avg	22	21	- 4.5%

## Historical Days on Market Until Sale

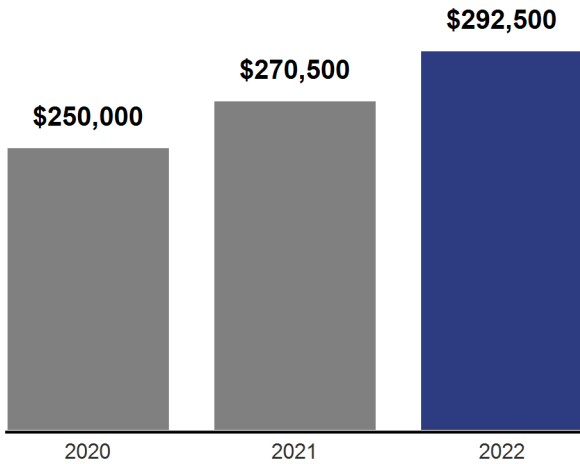


# Median Sales Price - November 2022

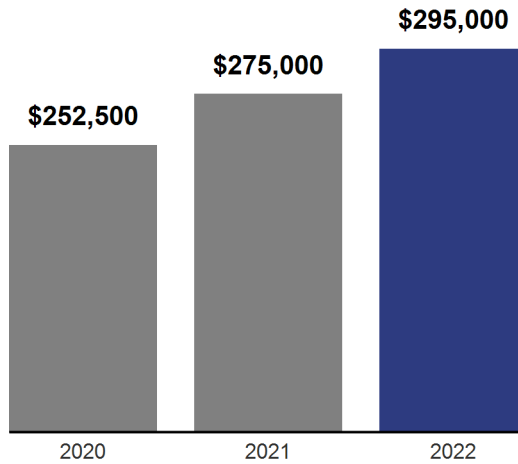
The median sales price of all listings that closed during the month.



## November

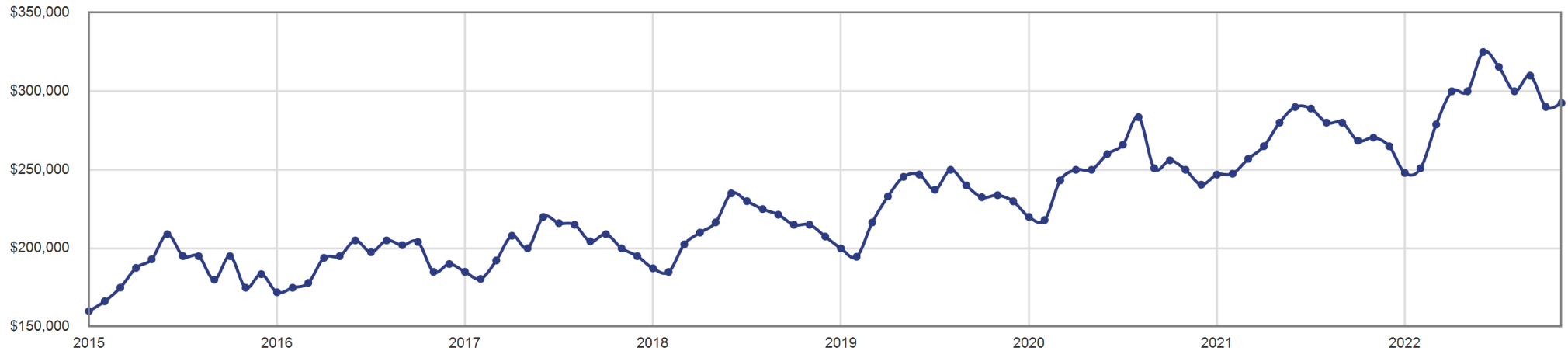


## Year To Date



Month	Prior Year	Current Year	+/-
December	\$240,500	\$265,000	+ 10.2%
January	\$246,950	\$248,000	+ 0.4%
February	\$247,500	\$251,000	+ 1.4%
March	\$257,000	\$278,850	+ 8.5%
April	\$265,000	\$300,000	+ 13.2%
May	\$280,000	\$300,000	+ 7.1%
June	\$289,950	\$325,000	+ 12.1%
July	\$289,000	\$315,500	+ 9.2%
August	\$280,000	\$300,000	+ 7.1%
September	\$280,000	\$309,950	+ 10.7%
October	\$268,500	\$290,000	+ 8.0%
November	\$270,500	\$292,500	+ 8.1%
12-Month Med	\$271,000	\$292,000	+ 7.7%

## Historical Median Sales Price

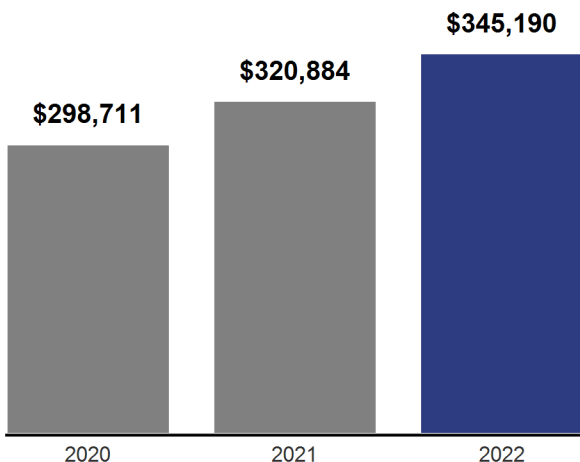


# Average Sales Price - November 2022

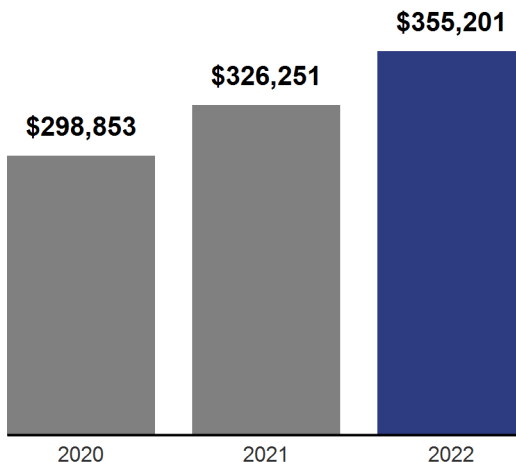
The average sales price of all listings that closed during the month.



## November

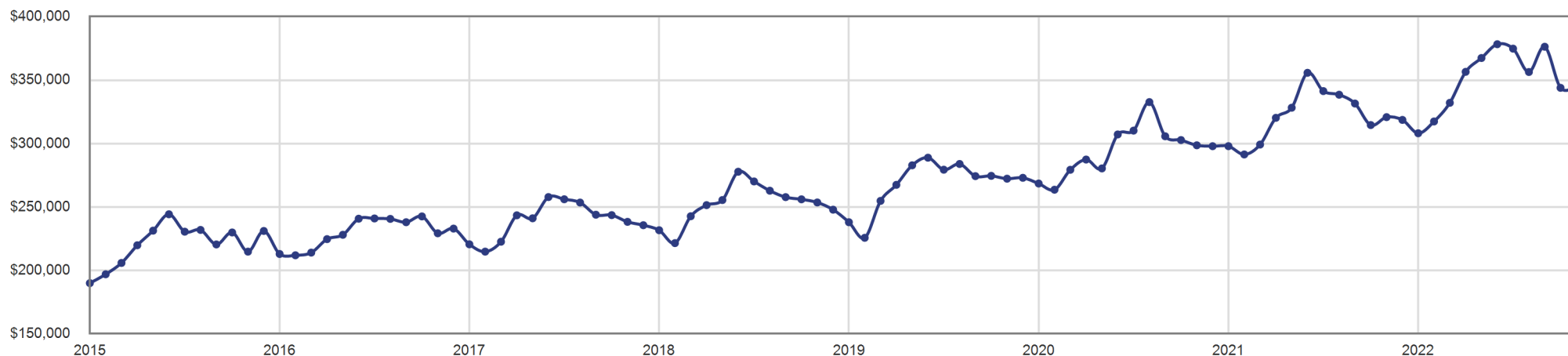


## Year To Date



Month	Prior Year	Current Year	+/-
December	\$297,979	\$318,713	+ 7.0%
January	\$298,021	\$308,193	+ 3.4%
February	\$291,474	\$317,487	+ 8.9%
March	\$299,277	\$332,183	+ 11.0%
April	\$320,338	\$356,606	+ 11.3%
May	\$328,326	\$367,499	+ 11.9%
June	\$355,821	\$378,372	+ 6.3%
July	\$341,429	\$374,876	+ 9.8%
August	\$338,585	\$356,467	+ 5.3%
September	\$331,622	\$376,376	+ 13.5%
October	\$314,660	\$344,008	+ 9.3%
November	\$320,884	\$345,190	+ 7.6%
12-Month Avg	\$324,049	\$351,843	+ 8.6%

## Historical Average Sales Price



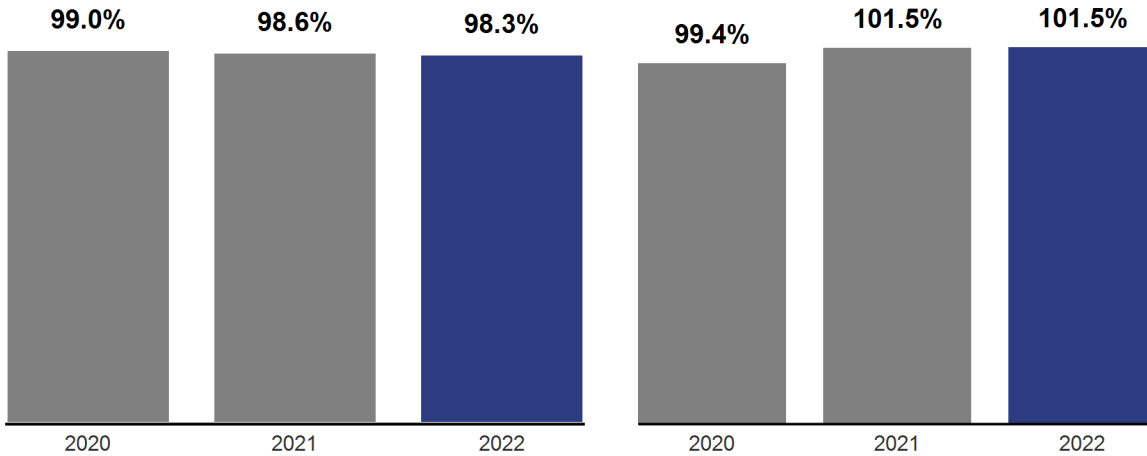


# Percent of Original List Price Received - November 2022

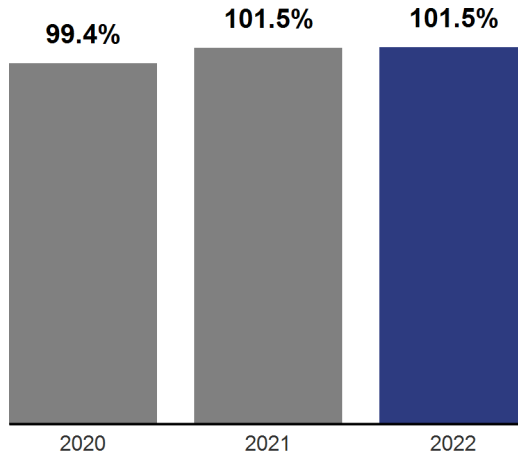


The average sales to original list price ratio for all listings that closed during the month.

## November

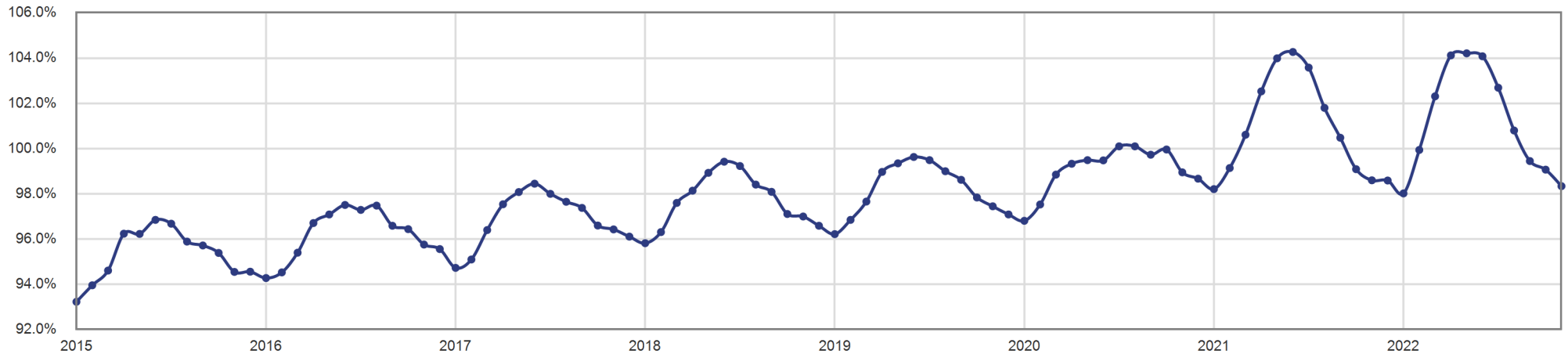


## Year To Date



Month	Prior Year	Current Year	+/-
December	98.7%	98.6%	- 0.1%
January	98.2%	98.0%	- 0.2%
February	99.1%	99.9%	+ 0.8%
March	100.6%	102.3%	+ 1.7%
April	102.5%	104.1%	+ 1.6%
May	104.0%	104.2%	+ 0.2%
June	104.3%	104.1%	- 0.2%
July	103.6%	102.7%	- 0.9%
August	101.8%	100.8%	- 1.0%
September	100.5%	99.5%	- 1.0%
October	99.1%	99.1%	0.0%
November	98.6%	98.3%	- 0.3%
12-Month Avg	101.2%	101.3%	0.0%

## Historical Percent of Original List Price Received

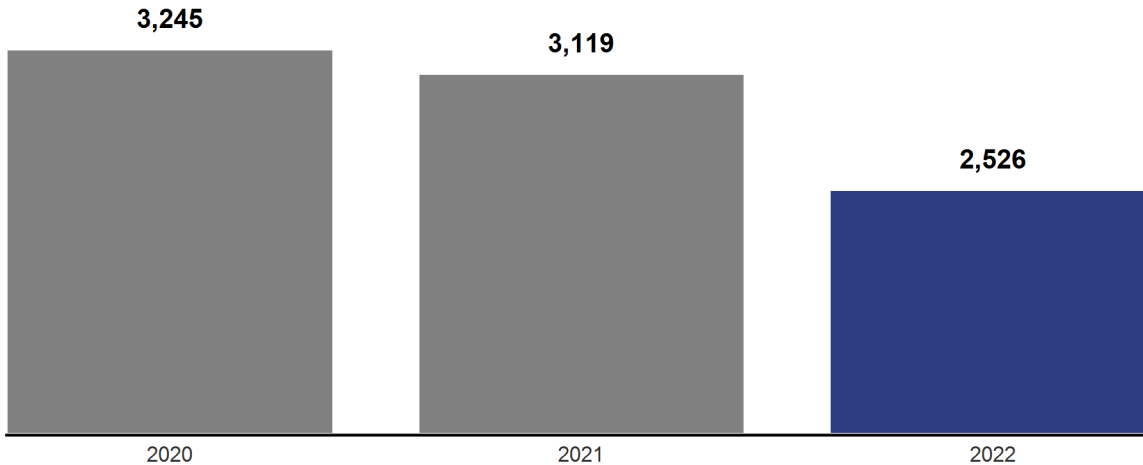


# Inventory of Homes for Sale - November 2022

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

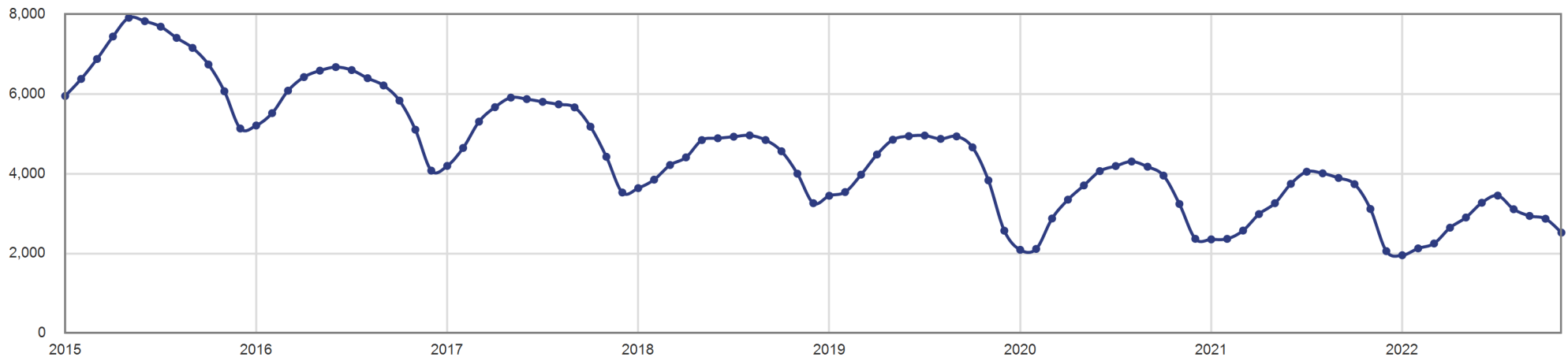


## November



Month	Prior Year	Current Year	+/-
December	2,370	2,061	- 13.0%
January	2,356	1,958	- 16.9%
February	2,369	2,130	- 10.1%
March	2,577	2,253	- 12.6%
April	2,991	2,649	- 11.4%
May	3,264	2,905	- 11.0%
June	3,749	3,275	- 12.6%
July	4,054	3,455	- 14.8%
August	4,014	3,113	- 22.4%
September	3,898	2,945	- 24.4%
October	3,743	2,874	- 23.2%
November	3,119	2,526	- 19.0%
12-Month Avg	3,209	2,679	- 16.5%

## Historical Inventory of Homes for Sale

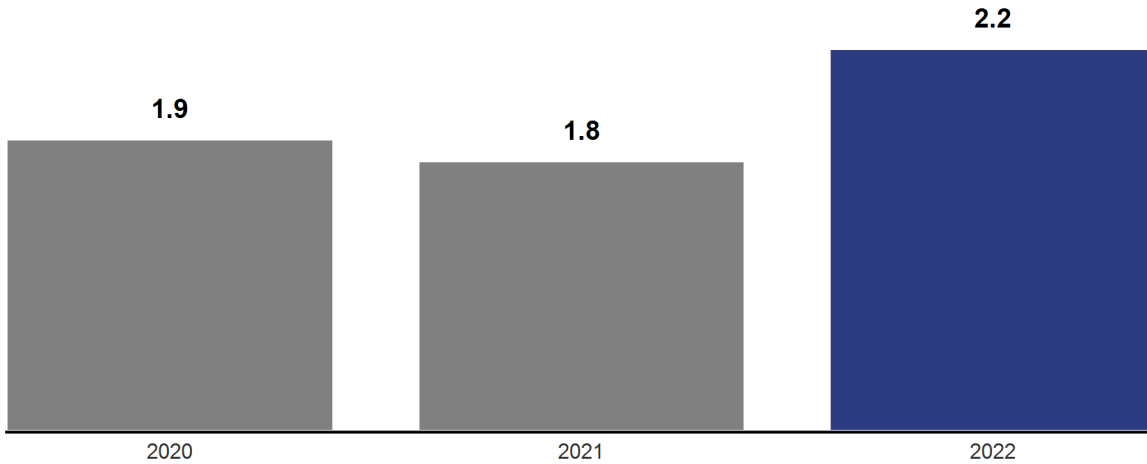


# Months Supply of Inventory - November 2022

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



## November



Month	Prior Year	Current Year	+/-
December	1.5	1.2	- 16.0%
January	2.3	1.9	- 15.4%
February	2.5	2.1	- 12.6%
March	1.8	1.6	- 10.6%
April	1.8	1.8	+ 0.3%
May	1.8	1.6	- 10.3%
June	1.6	1.6	- 0.8%
July	1.8	1.9	+ 2.5%
August	1.9	1.7	- 10.2%
September	2.0	1.8	- 8.9%
October	2.0	2.2	+ 7.7%
November	1.8	2.2	+ 20.7%
12-Month Avg	1.9	1.8	- 4.7%

## Historical Months Supply of Inventory

