

# Monthly Metrics - December 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>- 34.3%</b>	<b>+ 5.7%</b>	<b>- 8.2%</b>
Change in Closed Sales	Change in Median Sales Price	Change in Inventory

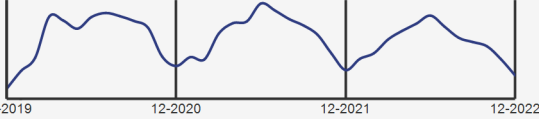
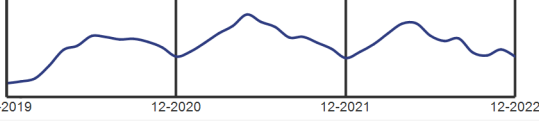
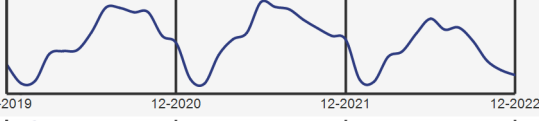
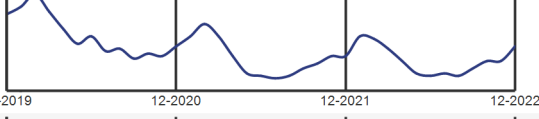
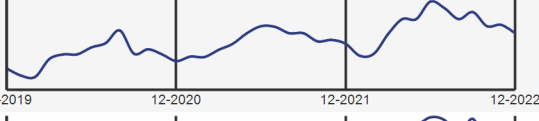
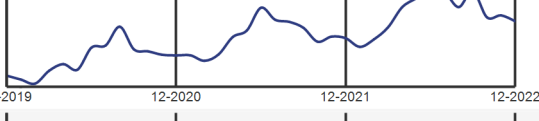
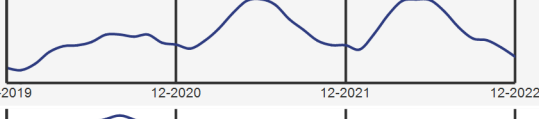
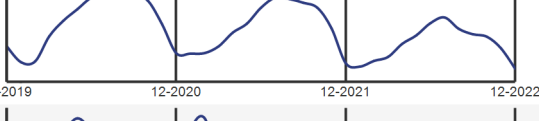

## Table of Contents

Market Overview	2
New Listings	3
Pending Sales	4
Closed Sales	5
Days on Market Until Sale	6
Median Sales Price	7
Average Sales Price	8
Percent of Original List Price Received	9
Inventory of Homes for Sale	10
Months Supply of Inventory	11

# Market Overview - December 2022

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



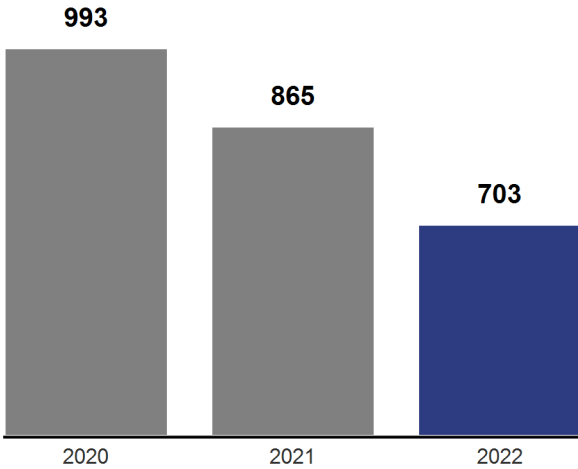
Key Metrics	Historical Sparklines	12-2021	12-2022	+/-	YTD 2021	YTD 2022	+/-
New Listings		865	<b>703</b>	- 18.7%	23,452	<b>20,502</b>	- 12.6%
Pending Sales		317	<b>329</b>	+ 3.8%	--	--	--
Closed Sales		1,676	<b>1,101</b>	- 34.3%	20,819	<b>17,670</b>	- 15.1%
Days on Market Until Sale		24	<b>28</b>	+ 16.7%	21	<b>21</b>	+ 0.0%
Median Sales Price		\$265,000	<b>\$280,000</b>	+ 5.7%	\$274,900	<b>\$295,000</b>	+ 7.3%
Average Sales Price		\$318,841	<b>\$339,562</b>	+ 6.5%	\$325,678	<b>\$354,371</b>	+ 8.8%
Percent of Original List Price Received		98.6%	<b>97.2%</b>	- 1.4%	101.3%	<b>101.3%</b>	+ 0.0%
Inventory of Homes for Sale		2,061	<b>1,893</b>	- 8.2%	--	--	--
Months Supply of Inventory		1.2	<b>1.7</b>	+ 39.8%	--	--	--

# New Listings - December 2022

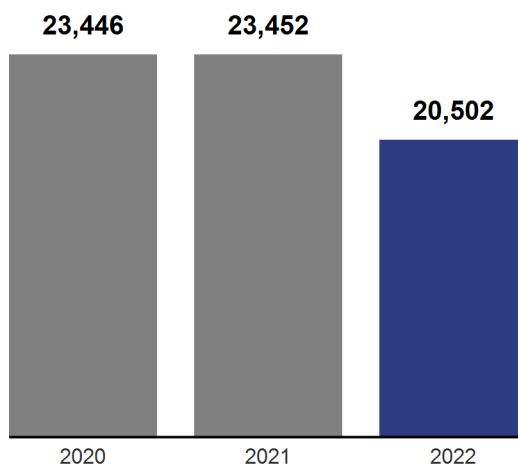
The number of listings that are new during the month.



## December

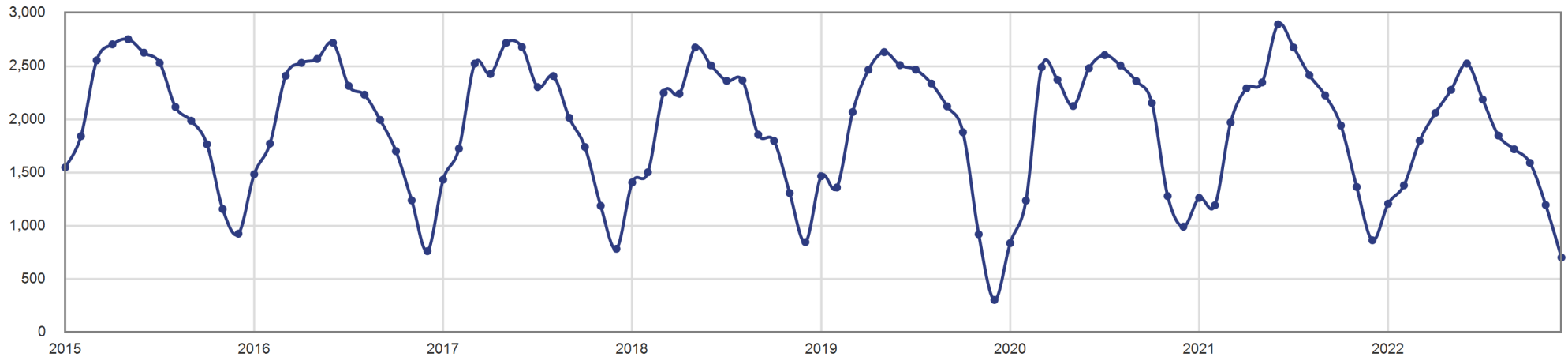


## Year To Date



Month	Prior Year	Current Year	+/-
January	1,263	1,209	- 4.3%
February	1,194	1,381	+ 15.7%
March	1,972	1,799	- 8.8%
April	2,291	2,061	- 10.0%
May	2,348	2,278	- 3.0%
June	2,893	2,525	- 12.7%
July	2,675	2,188	- 18.2%
August	2,416	1,849	- 23.5%
September	2,226	1,720	- 22.7%
October	1,943	1,592	- 18.1%
November	1,366	1,197	- 12.4%
December	865	703	- 18.7%
12-Month Avg	1,954	1,709	- 12.6%

## Historical New Listings

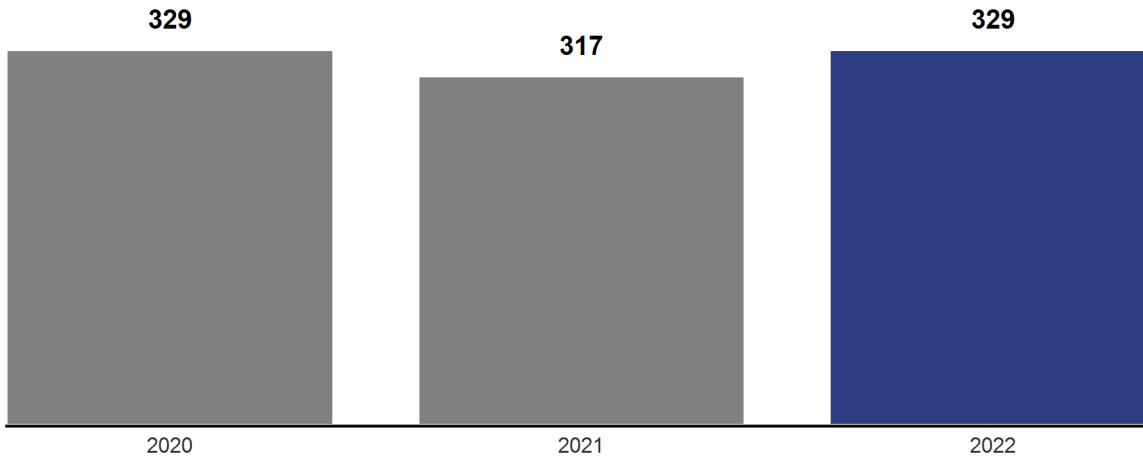


# Pending Sales - December 2022

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

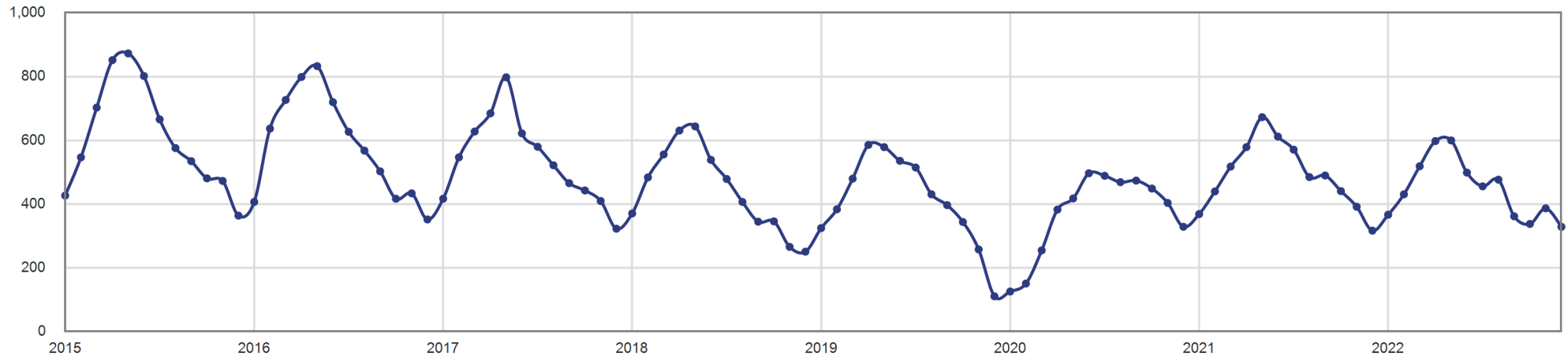


## December



Month	Prior Year	Current Year	+/-
January	369	367	- 0.5%
February	440	431	- 2.0%
March	518	519	+ 0.2%
April	579	598	+ 3.3%
May	673	600	- 10.8%
June	612	499	- 18.5%
July	571	456	- 20.1%
August	485	477	- 1.6%
September	490	362	- 26.1%
October	441	338	- 23.4%
November	392	387	- 1.3%
December	317	329	+ 3.8%
12-Month Avg	491	447	- 8.9%

## Historical Pending Sales

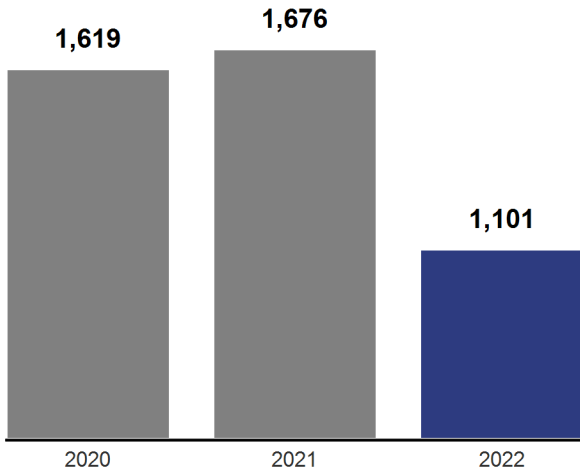


# Closed Sales - December 2022

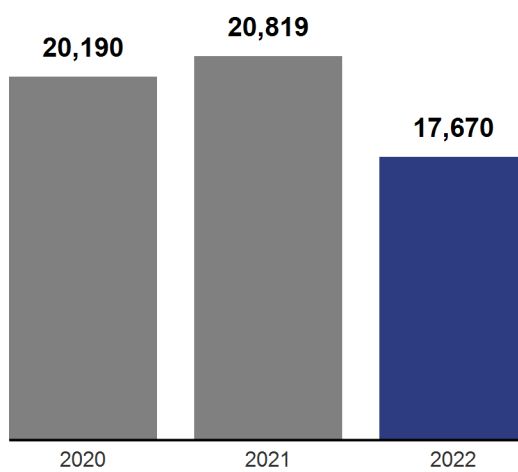
The number of listings that closed during the month.



## December

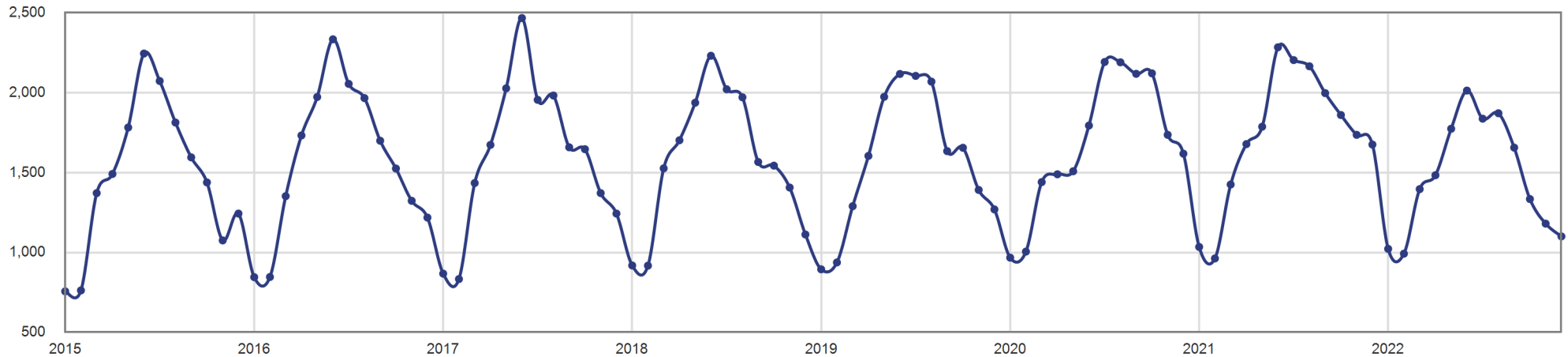


## Year To Date



Month	Prior Year	Current Year	+/-
January	1,035	1,023	- 1.2%
February	963	993	+ 3.1%
March	1,426	1,397	- 2.0%
April	1,679	1,484	- 11.6%
May	1,788	1,775	- 0.7%
June	2,285	2,014	- 11.9%
July	2,205	1,838	- 16.6%
August	2,166	1,872	- 13.6%
September	1,998	1,657	- 17.1%
October	1,861	1,335	- 28.3%
November	1,737	1,181	- 32.0%
December	1,676	1,101	- 34.3%
12-Month Avg	1,735	1,473	- 15.1%

## Historical Closed Sales

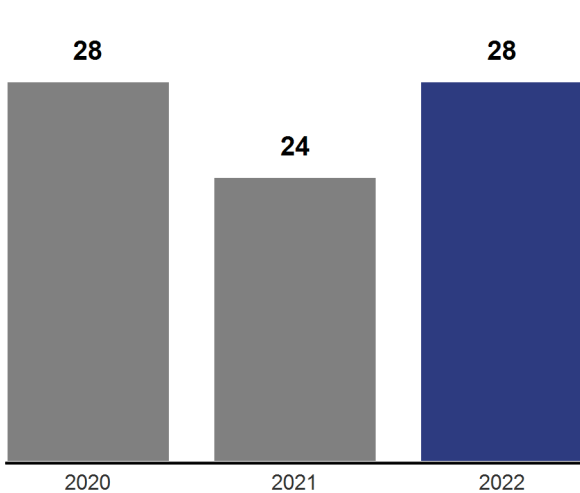


# Days on Market Until Sale - December 2022

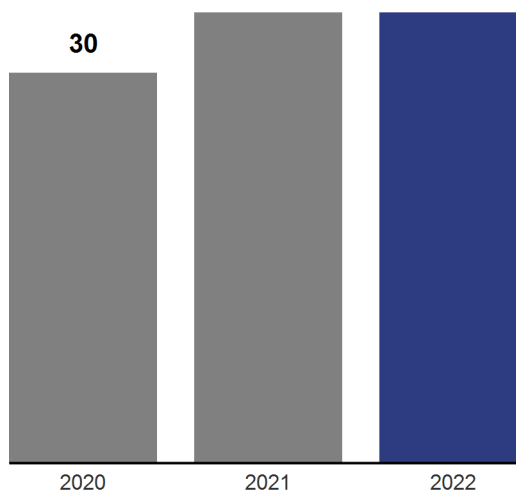
The average Days On Market value for all listings that closed during the month.



## December

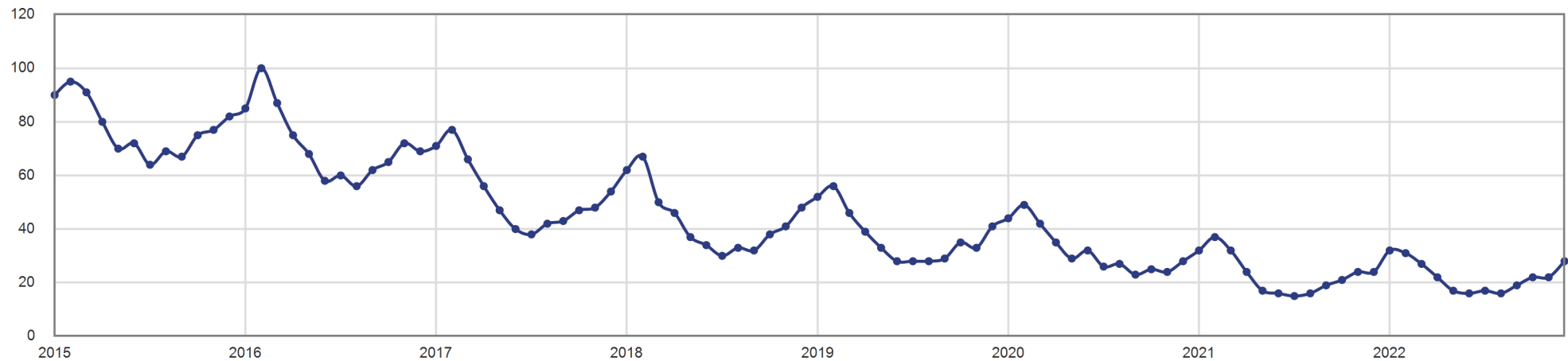


## Year To Date



Month	Prior Year	Current Year	+/-
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%
December	24	28	+ 16.7%
12-Month Avg	42	42	0.0%

## Historical Days on Market Until Sale

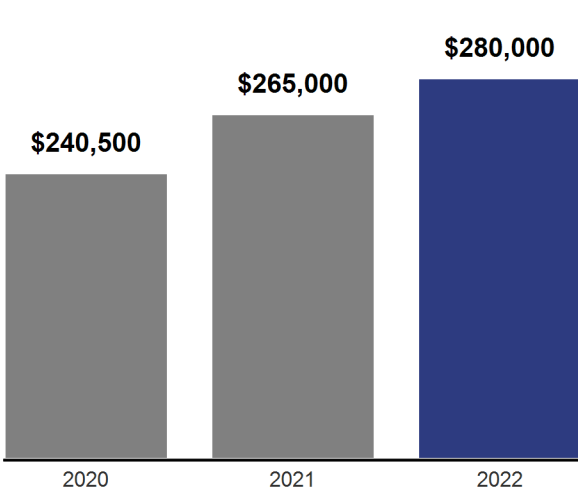


# Median Sales Price - December 2022

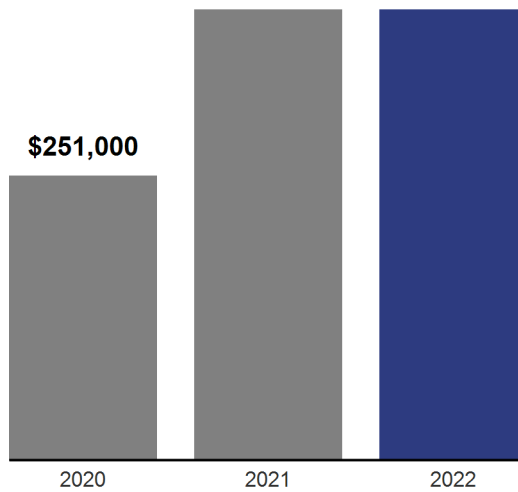
The median sales price of all listings that closed during the month.



## December

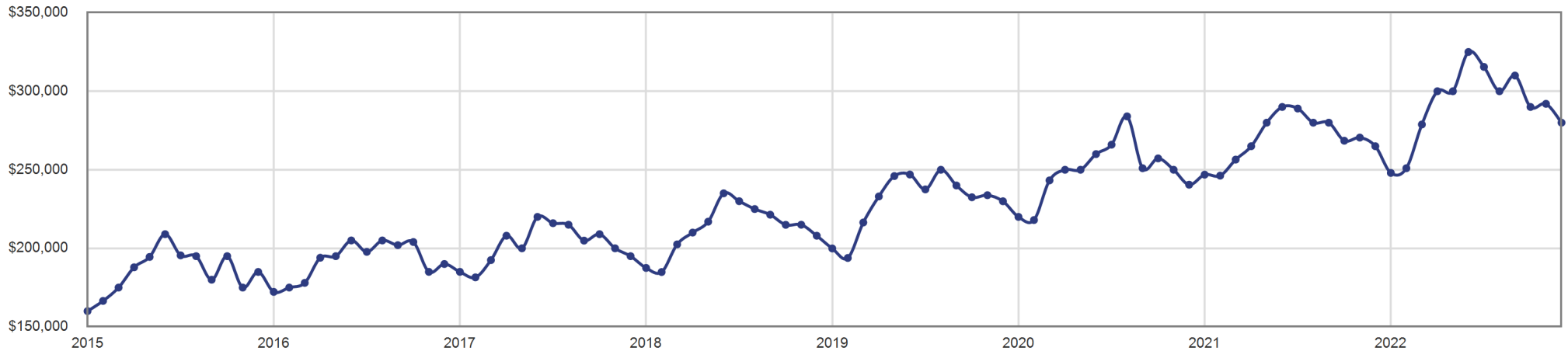


## Year To Date



Month	Prior Year	Current Year	+/-
January	\$246,900	\$248,000	+ 0.4%
February	\$246,260	\$251,000	+ 1.9%
March	\$256,475	\$278,850	+ 8.7%
April	\$265,000	\$300,000	+ 13.2%
May	\$280,000	\$300,000	+ 7.1%
June	\$290,000	\$325,000	+ 12.1%
July	\$289,000	\$315,500	+ 9.2%
August	\$280,000	\$300,000	+ 7.1%
September	\$280,000	\$310,000	+ 10.7%
October	\$268,500	\$290,000	+ 8.0%
November	\$270,500	\$292,000	+ 7.9%
December	\$265,000	\$280,000	+ 5.7%
12-Month Med	\$549,800	\$590,000	+ 7.3%

## Historical Median Sales Price

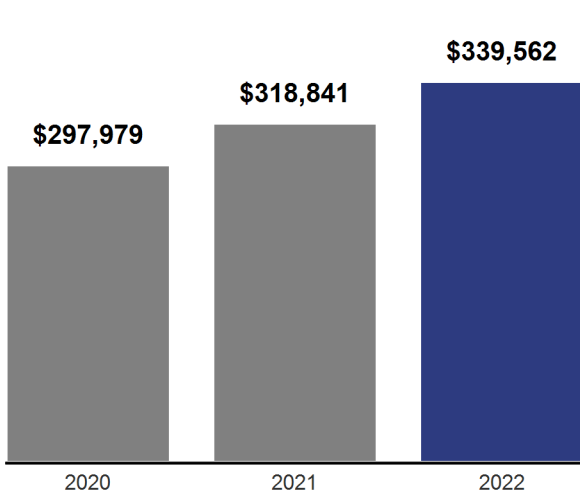


# Average Sales Price - December 2022

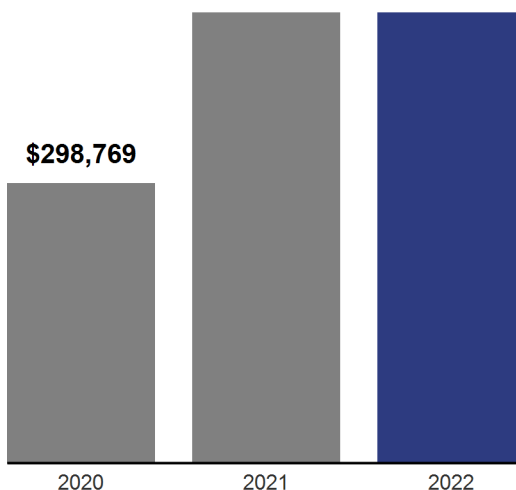
The average sales price of all listings that closed during the month.



## December

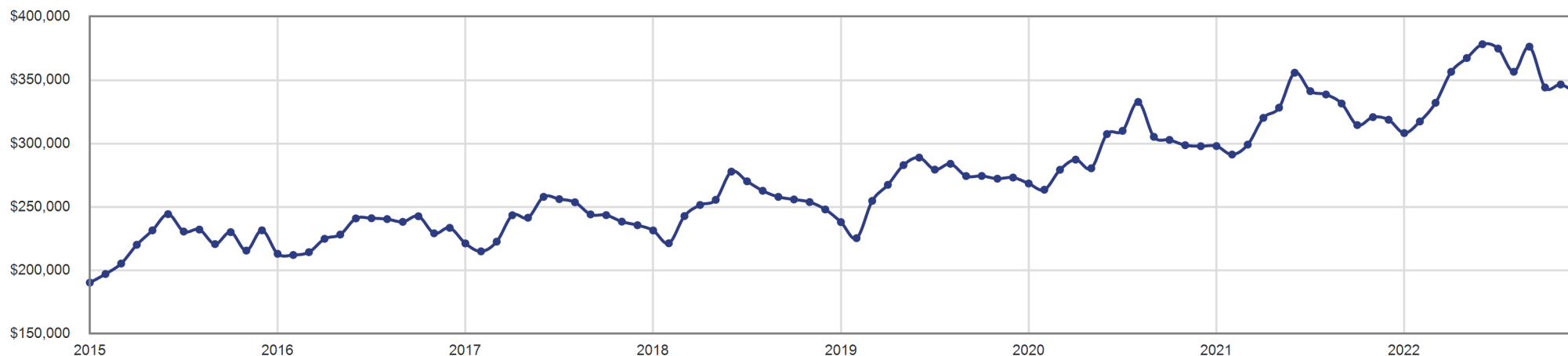


## Year To Date



Month	Prior Year	Current Year	+/-
January	\$298,087	\$308,340	+ 3.4%
February	\$291,423	\$317,487	+ 8.9%
March	\$299,239	\$332,183	+ 11.0%
April	\$320,315	\$356,606	+ 11.3%
May	\$328,326	\$367,499	+ 11.9%
June	\$355,903	\$378,372	+ 6.3%
July	\$341,366	\$374,956	+ 9.8%
August	\$338,748	\$356,651	+ 5.3%
September	\$331,608	\$376,448	+ 13.5%
October	\$314,660	\$344,277	+ 9.4%
November	\$320,884	\$346,620	+ 8.0%
December	\$318,841	\$339,562	+ 6.5%
12-Month Avg	\$651,356	\$708,742	+ 8.8%

## Historical Average Sales Price



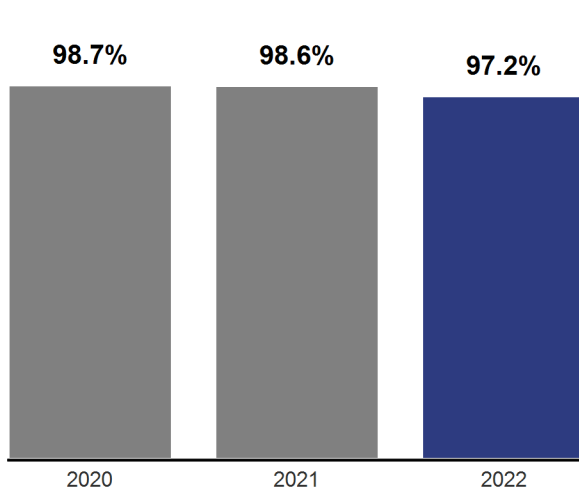


# Percent of Original List Price Received - December 2022

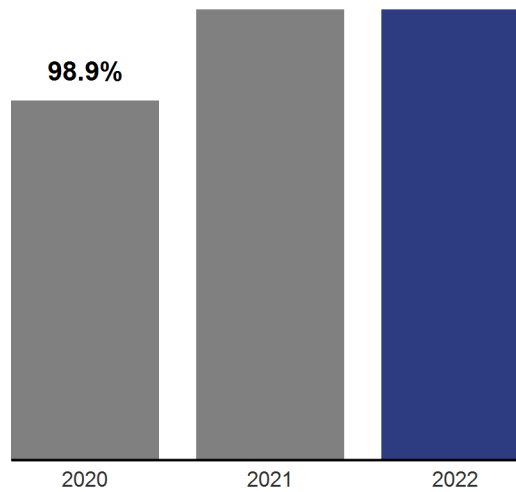


The average sales to original list price ratio for all listings that closed during the month.

## December

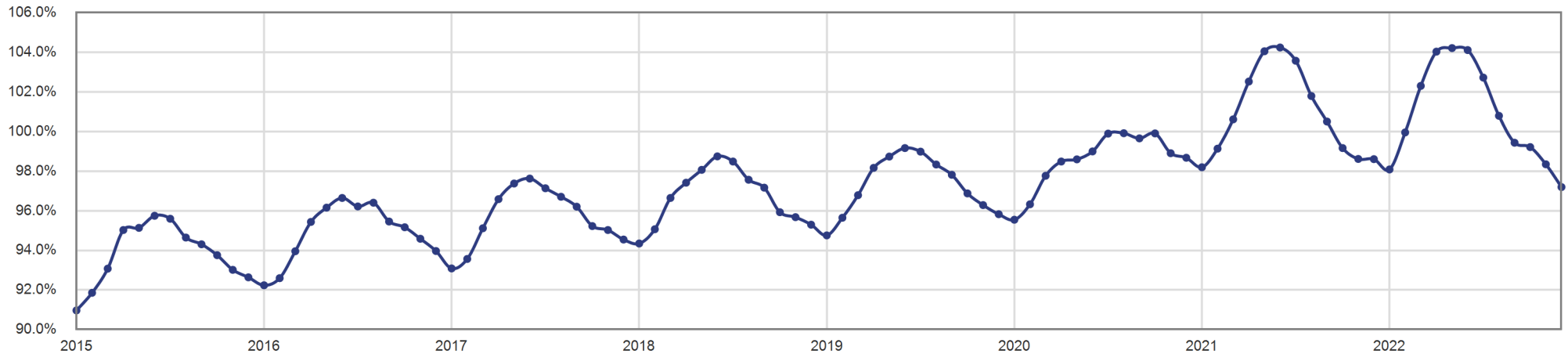


## Year To Date



Month	Prior Year	Current Year	+/-
January	98.2%	98.1%	- 0.1%
February	99.1%	100.0%	+ 0.8%
March	100.6%	102.3%	+ 1.7%
April	102.5%	104.0%	+ 1.5%
May	104.1%	104.2%	+ 0.2%
June	104.3%	104.1%	- 0.1%
July	103.6%	102.7%	- 0.8%
August	101.8%	100.8%	- 1.0%
September	100.5%	99.4%	- 1.1%
October	99.2%	99.2%	+ 0.1%
November	98.6%	98.4%	- 0.3%
December	98.6%	97.2%	- 1.4%
12-Month Avg	202.5%	202.5%	0.0%

## Historical Percent of Original List Price Received

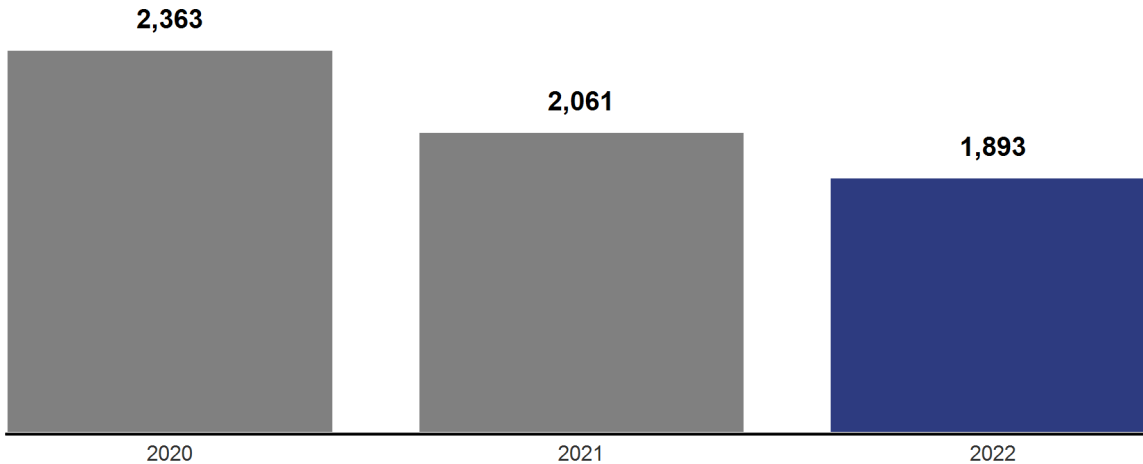


# Inventory of Homes for Sale - December 2022

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

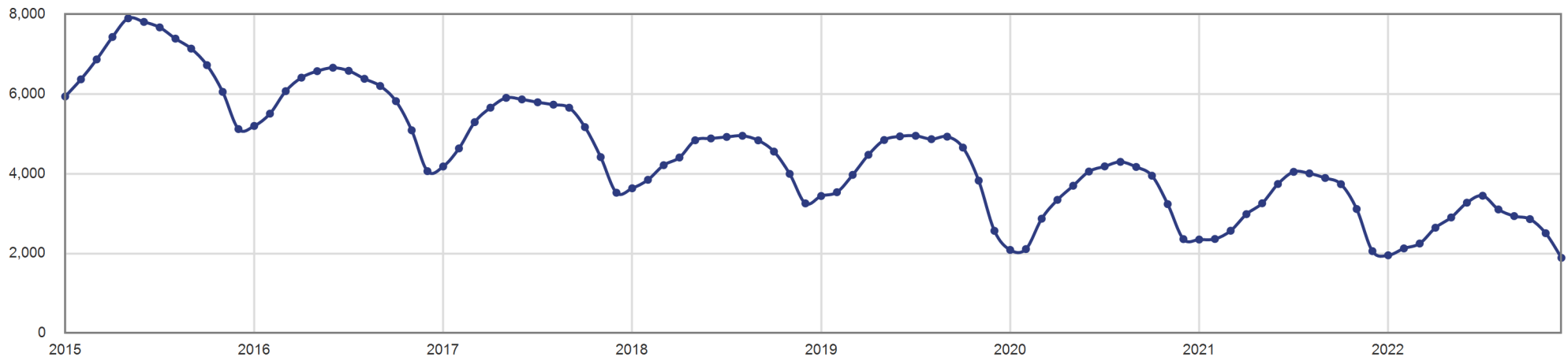


## December



Month	Prior Year	Current Year	+/-
January	2,352	1,957	- 16.8%
February	2,366	2,129	- 10.0%
March	2,573	2,252	- 12.5%
April	2,989	2,649	- 11.4%
May	3,262	2,906	- 10.9%
June	3,746	3,277	- 12.5%
July	4,051	3,451	- 14.8%
August	4,012	3,107	- 22.6%
September	3,897	2,941	- 24.5%
October	3,742	2,865	- 23.4%
November	3,118	2,511	- 19.5%
December	2,061	1,893	- 8.2%
12-Month Avg	3,181	2,662	- 16.3%

## Historical Inventory of Homes for Sale

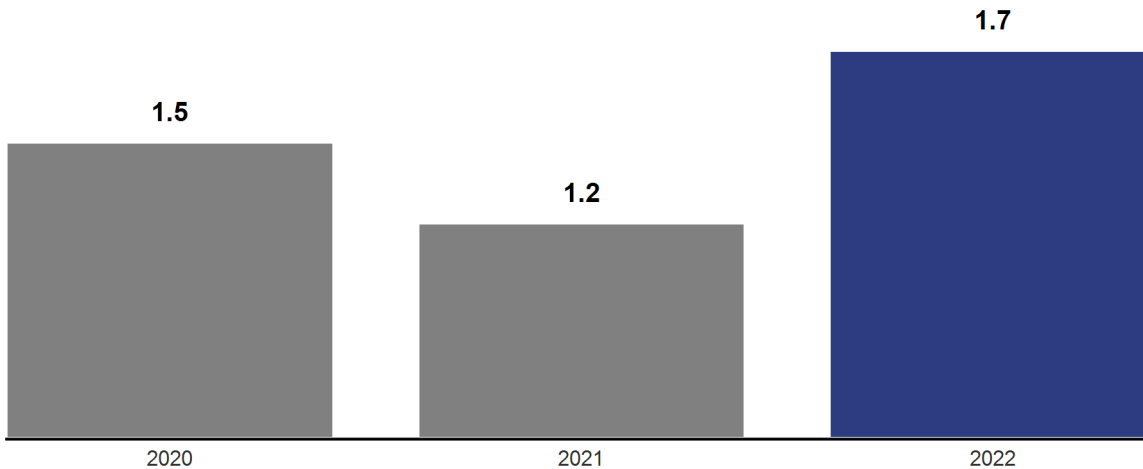


# Months Supply of Inventory - December 2022

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



## December



Month	Prior Year	Current Year	+/-
January	2.3	1.9	- 15.8%
February	2.5	2.1	- 12.7%
March	1.8	1.6	- 10.7%
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	+ 2.2%
August	1.9	1.7	- 10.4%
September	2.0	1.8	- 9.0%
October	2.0	2.1	+ 6.7%
November	1.8	2.1	+ 18.5%
December	1.2	1.7	+ 39.8%
12-Month Avg	1.9	1.8	- 1.9%

## Historical Months Supply of Inventory

