

Monthly Housing Summary - January 2023

A research tool provided by Metro MLS



Filters

Counties:	Milwaukee, Ozaukee, Washington, Waukesha
Cities:	All
Zip Codes:	All
Sq. Ft. Ranges:	All

Quick Facts

+ 32.8%

+ 6.2%

Price Range With the
Strongest Sales:
500K-700K

Property Type With the
Strongest Sales:
Single-Family

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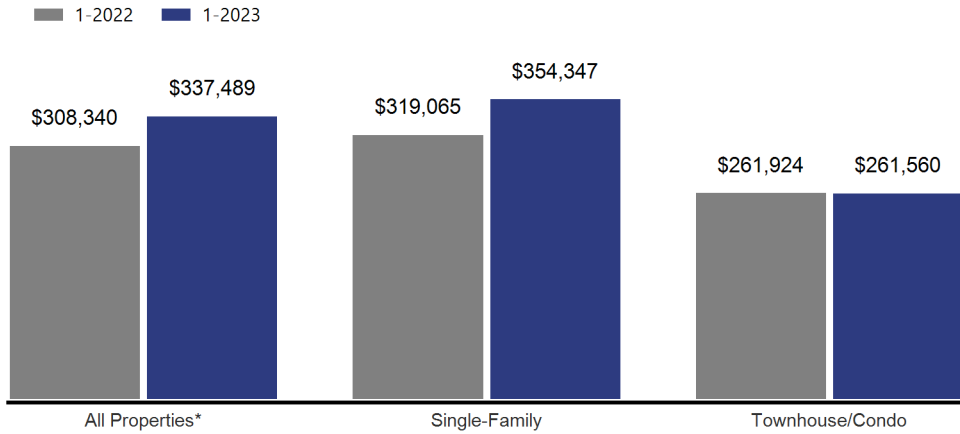
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Sales Price - January 2023

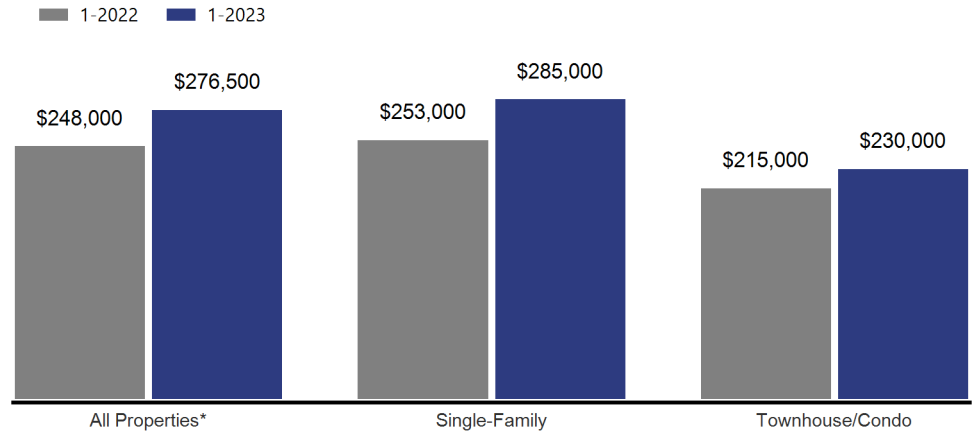
The sales price of all listings that closed during the month.



Average Sales Price By Property Type



Median Sales Price By Property Type



	All Properties*		
Sales Price	1-2022	1-2023	Change
Average Sales Price	\$308,340	\$337,489	+ 9.5%
Median Sales Price	\$248,000	\$276,500	+ 11.5%

	Single-Family			Townhouse/Condo		
Sales Price	1-2022	1-2023	Change	1-2022	1-2023	Change
Average Sales Price	\$319,065	\$354,347	+ 11.1%	\$261,924	\$261,560	- 0.1%
Median Sales Price	\$253,000	\$285,000	+ 12.6%	\$215,000	\$230,000	+ 7.0%

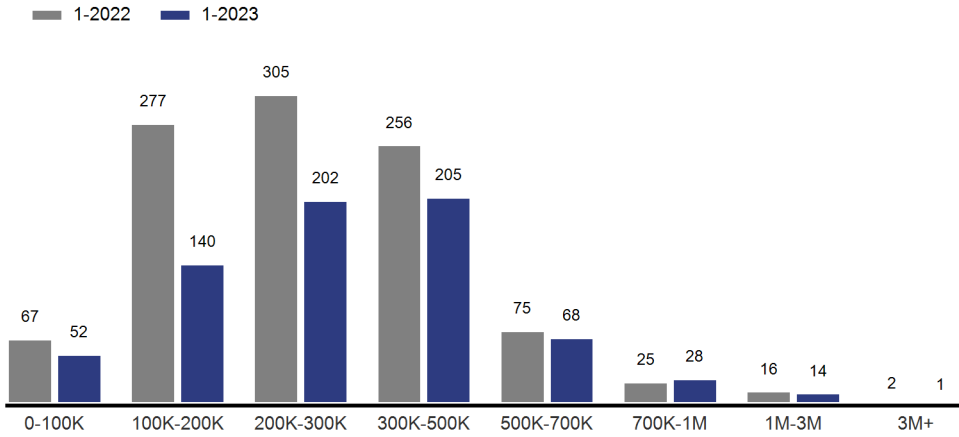
*Values for "All Properties" only include Single-Family and Townhouse/Condo.

Closed Sales - January 2023

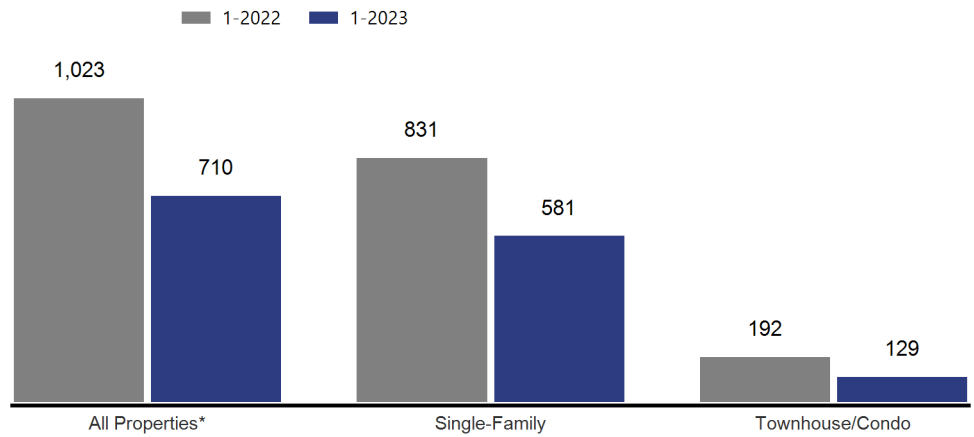
The number of listings that closed during the month.



By Price Range



By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	1-2022	1-2023	Change	1-2022	1-2023	Change	1-2022	1-2023	Change
0-100K	67	52	- 22.4%	49	32	- 34.7%	18	20	+ 11.1%
100K-200K	277	140	- 49.5%	206	110	- 46.6%	71	30	- 57.7%
200K-300K	305	202	- 33.8%	252	165	- 34.5%	53	37	- 30.2%
300K-500K	256	205	- 19.9%	222	174	- 21.6%	34	31	- 8.8%
500K-700K	75	68	- 9.3%	63	61	- 3.2%	12	7	- 41.7%
700K-1M	25	28	+ 12.0%	24	24	0.0%	1	4	+ 300.0%
1M-3M	16	14	- 12.5%	13	14	+ 7.7%	3	0	- 100.0%
3M+	2	1	- 50.0%	2	1	- 50.0%	0	0	--
All Price Ranges	1,023	710	- 30.6%	831	581	- 30.1%	192	129	- 32.8%

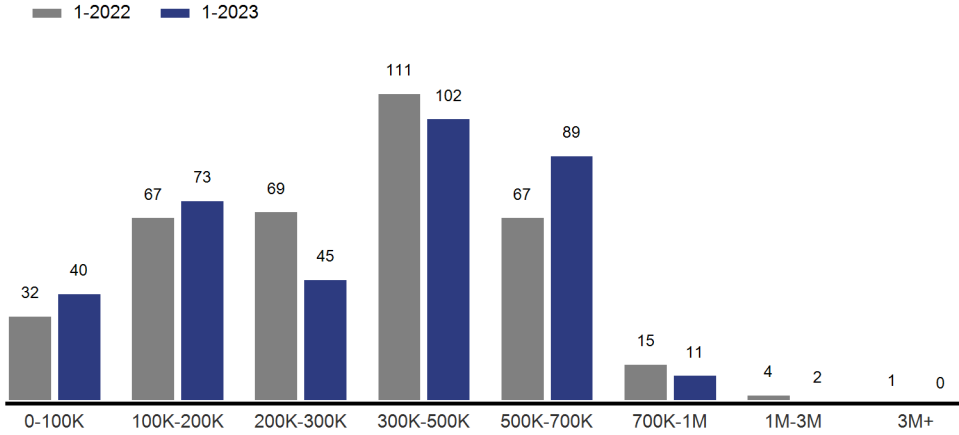
*Values for "All Properties" only include Single-Family and Townhouse/Condo.

Pending Sales - January 2023

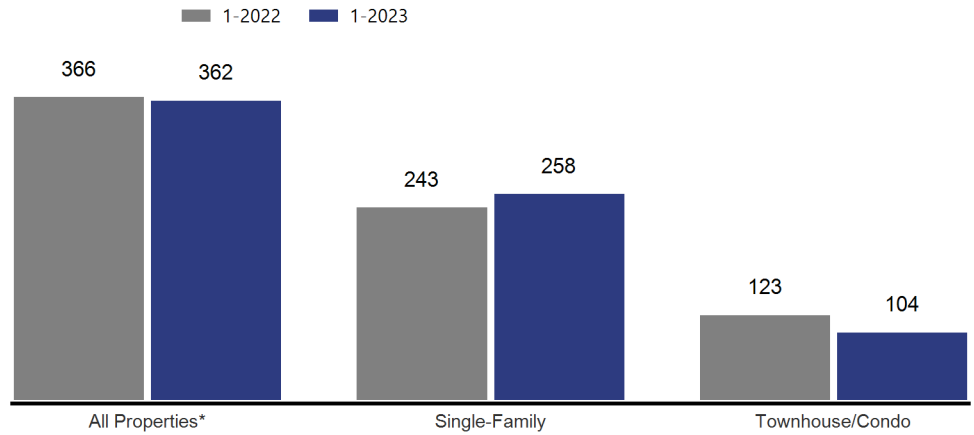
The number of listings that are Under Contract at the end of the month.



By Price Range



By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	1-2022	1-2023	Change	1-2022	1-2023	Change	1-2022	1-2023	Change
0-100K	32	40	+ 25.0%	25	31	+ 24.0%	7	9	+ 28.6%
100K-200K	67	73	+ 9.0%	55	62	+ 12.7%	12	11	- 8.3%
200K-300K	69	45	- 34.8%	54	39	- 27.8%	15	6	- 60.0%
300K-500K	111	102	- 8.1%	62	62	0.0%	49	40	- 18.4%
500K-700K	67	89	+ 32.8%	36	53	+ 47.2%	31	36	+ 16.1%
700K-1M	15	11	- 26.7%	6	10	+ 66.7%	9	1	- 88.9%
1M-3M	4	2	- 50.0%	4	1	- 75.0%	0	1	--
3M+	1	0	- 100.0%	1	0	- 100.0%	0	0	--
All Price Ranges	366	362	- 1.1%	243	258	+ 6.2%	123	104	- 15.4%

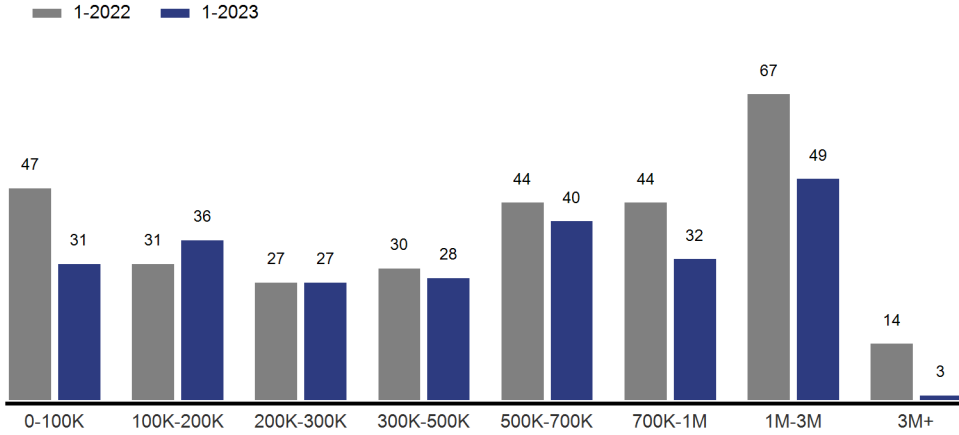
*Values for "All Properties" only include Single-Family and Townhouse/Condo.

Days on Market Until Sale - January 2023

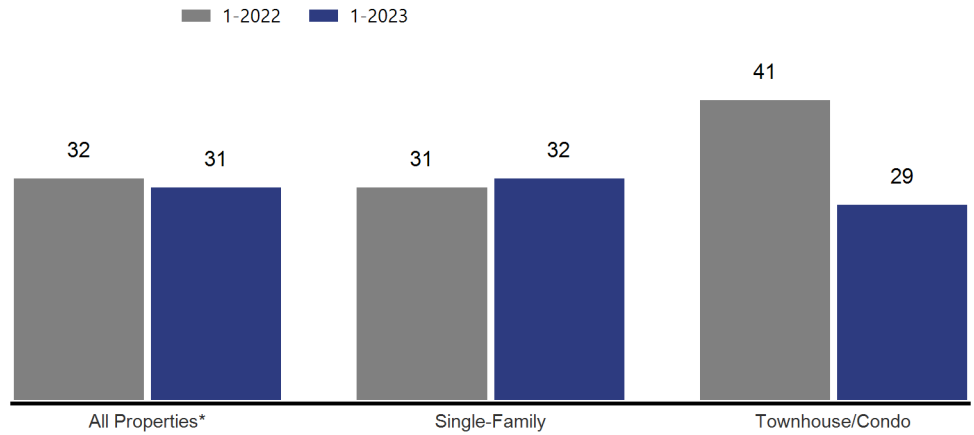
The average Days On Market value for all listings that closed during the month.



By Price Range



By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	1-2022	1-2023	Change	1-2022	1-2023	Change	1-2022	1-2023	Change
0-100K	47	31	- 34.0%	51	35	- 31.4%	34	23	- 32.4%
100K-200K	31	36	+ 16.1%	31	38	+ 22.6%	29	28	- 3.4%
200K-300K	27	27	0.0%	27	27	0.0%	29	24	- 17.2%
300K-500K	30	28	- 6.7%	25	26	+ 4.0%	65	39	- 40.0%
500K-700K	44	40	- 9.1%	37	42	+ 13.5%	79	25	- 68.4%
700K-1M	44	32	- 27.3%	41	33	- 19.5%	121	26	- 78.5%
1M-3M	67	49	- 26.9%	57	49	- 14.0%	110	--	--
3M+	14	3	- 78.6%	14	3	- 78.6%	--	--	--
All Price Ranges	32	31	- 3.1%	31	32	+ 3.2%	41	29	- 29.3%

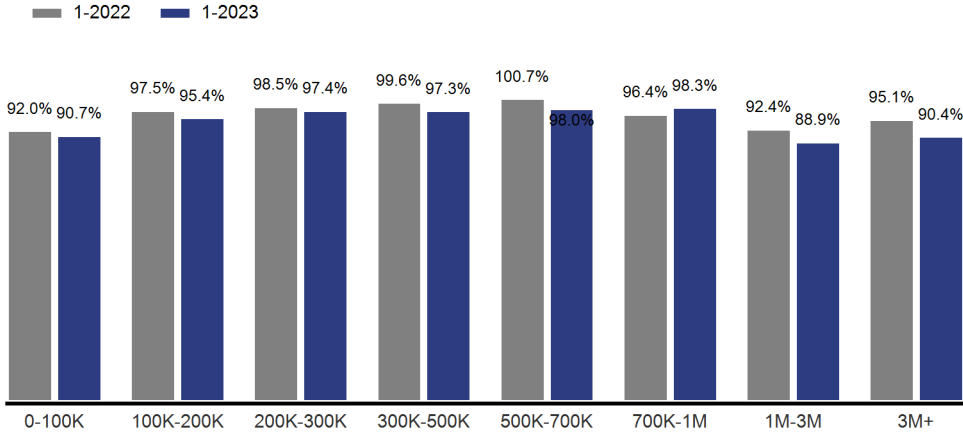
*Values for "All Properties" only include Single-Family and Townhouse/Condo.

Percent of Original List Price Received - January 2023

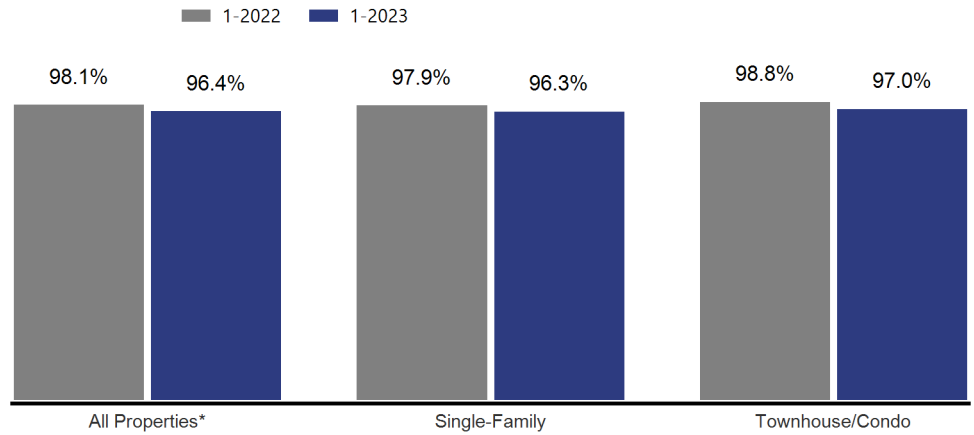
The average sales to original list price ratio for all listings that closed during the month.



By Price Range



By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	1-2022	1-2023	Change	1-2022	1-2023	Change	1-2022	1-2023	Change
0-100K	92.0%	90.7%	- 1.4%	89.6%	87.3%	- 2.6%	98.3%	96.0%	- 2.3%
100K-200K	97.5%	95.4%	- 2.1%	97.1%	95.5%	- 1.7%	98.5%	95.3%	- 3.2%
200K-300K	98.5%	97.4%	- 1.1%	98.5%	97.3%	- 1.2%	98.7%	97.8%	- 0.9%
300K-500K	99.6%	97.3%	- 2.3%	99.9%	97.4%	- 2.5%	98.1%	97.3%	- 0.9%
500K-700K	100.7%	98.0%	- 2.7%	99.5%	97.6%	- 1.9%	106.6%	101.2%	- 5.1%
700K-1M	96.4%	98.3%	+ 2.0%	96.4%	98.3%	+ 2.0%	95.0%	97.8%	+ 3.0%
1M-3M	92.4%	88.9%	- 3.8%	93.7%	88.9%	- 5.1%	86.9%	--	--
3M+	95.1%	90.4%	- 4.9%	95.1%	90.4%	- 4.9%	--	--	--
All Price Ranges	98.1%	96.4%	- 1.7%	97.9%	96.3%	- 1.7%	98.8%	97.0%	- 1.8%

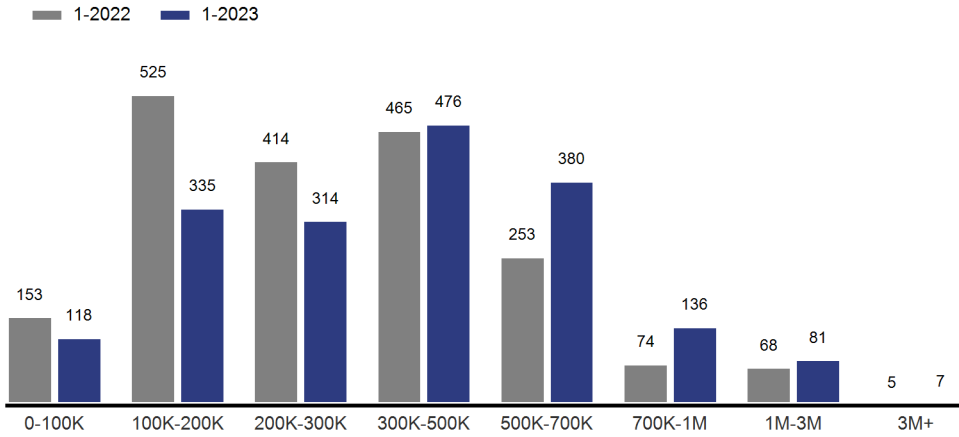
*Values for "All Properties" only include Single-Family and Townhouse/Condo.

Inventory of Homes for Sale - January 2023

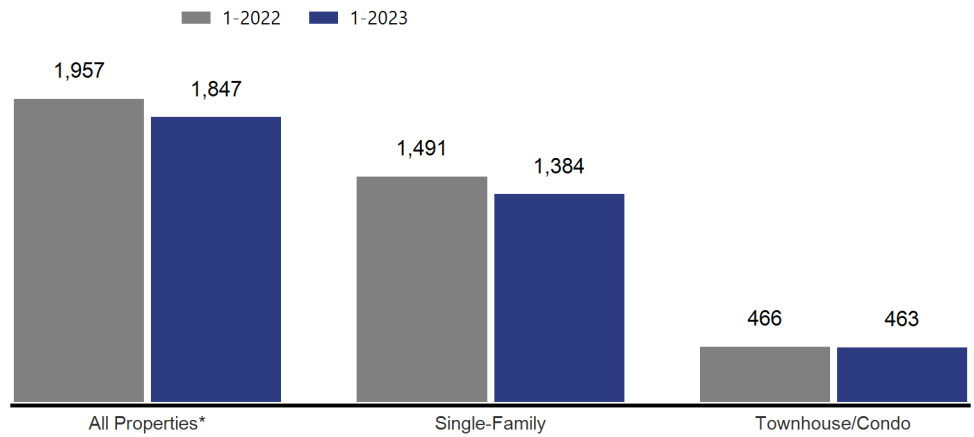
The number of listings that are in Active status at the end of the month.



By Price Range



By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	1-2022	1-2023	Change	1-2022	1-2023	Change	1-2022	1-2023	Change
0-100K	153	118	- 22.9%	124	76	- 38.7%	29	42	+ 44.8%
100K-200K	525	335	- 36.2%	420	279	- 33.6%	105	56	- 46.7%
200K-300K	414	314	- 24.2%	320	234	- 26.9%	94	80	- 14.9%
300K-500K	465	476	+ 2.4%	321	311	- 3.1%	144	165	+ 14.6%
500K-700K	253	380	+ 50.2%	181	287	+ 58.6%	72	93	+ 29.2%
700K-1M	74	136	+ 83.8%	63	118	+ 87.3%	11	18	+ 63.6%
1M-3M	68	81	+ 19.1%	57	72	+ 26.3%	11	9	- 18.2%
3M+	5	7	+ 40.0%	5	7	+ 40.0%	0	0	--
All Price Ranges	1,957	1,847	- 5.6%	1,491	1,384	- 7.2%	466	463	- 0.6%

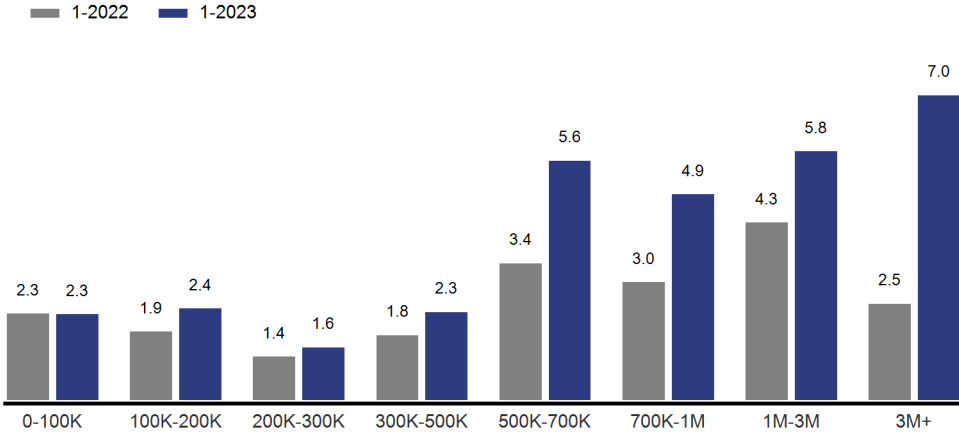
*Values for "All Properties" only include Single-Family and Townhouse/Condo.

Months Supply of Inventory - January 2023

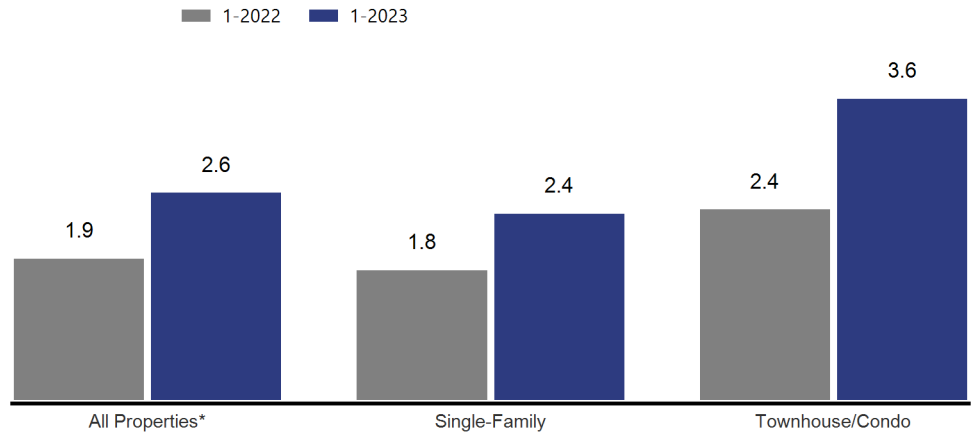
The number of Active listings at the end of the month divided by the number of closed listings during the month.



By Price Range



By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	1-2022	1-2023	Change	1-2022	1-2023	Change	1-2022	1-2023	Change
0-100K	2.3	2.3	- 0.6%	2.5	2.4	- 6.1%	1.6	2.1	+ 30.3%
100K-200K	1.9	2.4	+ 26.3%	2.0	2.5	+ 24.4%	1.5	1.9	+ 26.2%
200K-300K	1.4	1.6	+ 14.5%	1.3	1.4	+ 11.7%	1.8	2.2	+ 21.9%
300K-500K	1.8	2.3	+ 27.8%	1.4	1.8	+ 23.6%	4.2	5.3	+ 25.7%
500K-700K	3.4	5.6	+ 65.7%	2.9	4.7	+ 63.8%	6.0	13.3	+ 121.4%
700K-1M	3.0	4.9	+ 64.1%	2.6	4.9	+ 87.3%	11.0	4.5	- 59.1%
1M-3M	4.3	5.8	+ 36.1%	4.4	5.1	+ 17.3%	3.7	--	--
3M+	2.5	7.0	+ 180.0%	2.5	7.0	+ 180.0%	--	--	--
All Price Ranges	1.9	2.6	+ 36.0%	1.8	2.4	+ 32.8%	2.4	3.6	+ 47.9%

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