

Filters

Counties:	Milwaukee, Ozaukee, Washington, Waukesha
Cities:	All
Zip Codes:	All
Dwelling Types:	Single Family Residence, Townhouse/Condo
Sq. Ft. Ranges:	All
Price Ranges:	All

Quick Facts

- 30.6%	+ 11.5%	- 5.6%
Change in Closed Sales	Change in Median Sales Price	Change in Inventory

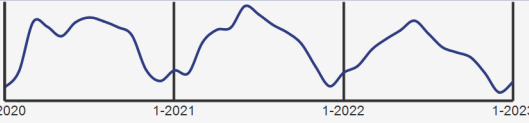
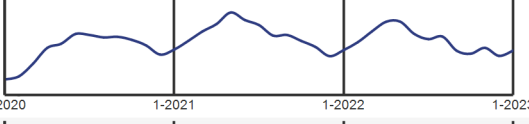
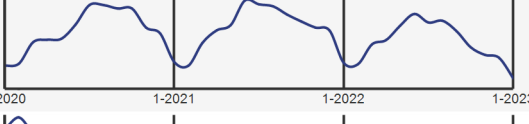
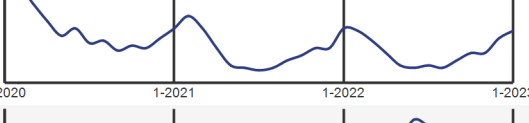
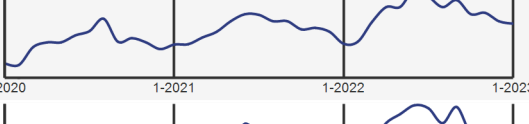




Table of Contents

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 - January 2023

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



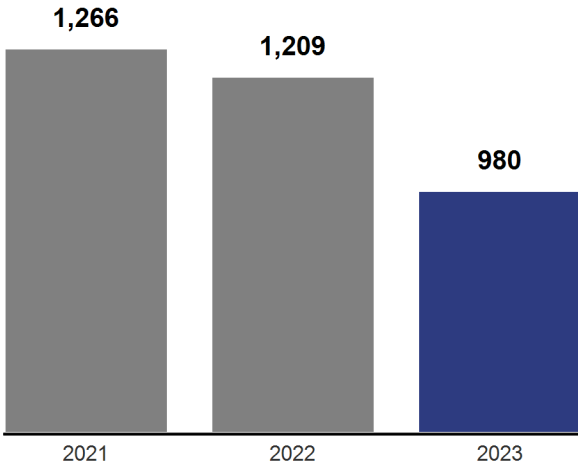
Key Metrics	Historical Sparklines	1-2022	1-2023	+/-	YTD 2022	YTD 2023	+/-
New Listings		1,209	980	- 18.9%	1,209	980	- 18.9%
Pending Sales		366	362	- 1.1%	--	--	--
Closed Sales		1,023	710	- 30.6%	1,023	710	- 30.6%
Days on Market Until Sale		32	31	- 3.1%	32	31	- 3.1%
Median Sales Price		\$248,000	\$276,500	+ 11.5%	\$248,000	\$276,500	+ 11.5%
Average Sales Price		\$308,340	\$337,489	+ 9.5%	\$308,340	\$337,489	+ 9.5%
Percent of Original List Price Received		98.1%	96.4%	- 1.7%	98.1%	96.4%	- 1.7%
Inventory of Homes for Sale		1,957	1,847	- 5.6%	--	--	--
Months Supply of Inventory		1.9	2.6	+ 36.0%	--	--	--

New Listings - January 2023

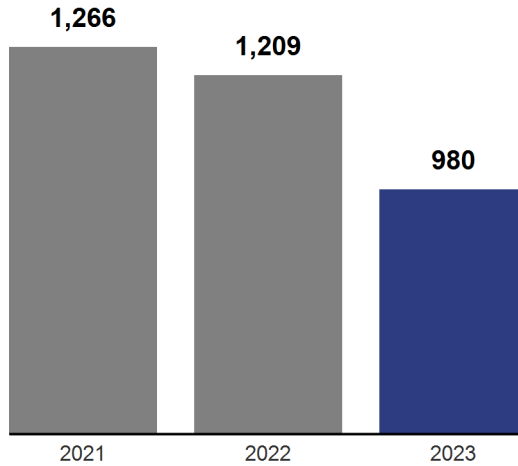
The number of listings that are new during the month.



January

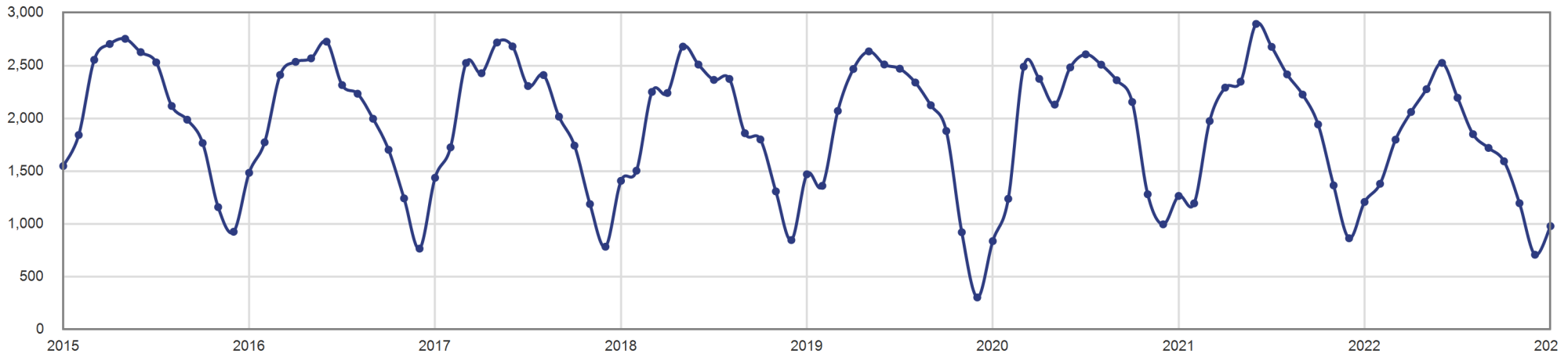


Year To Date



Month	Prior Year	Current Year	+/-
February	1,196	1,381	+ 15.5%
March	1,975	1,799	- 8.9%
April	2,292	2,061	- 10.1%
May	2,348	2,277	- 3.0%
June	2,895	2,526	- 12.7%
July	2,678	2,196	- 18.0%
August	2,417	1,851	- 23.4%
September	2,226	1,721	- 22.7%
October	1,943	1,594	- 18.0%
November	1,366	1,197	- 12.4%
December	865	709	- 18.0%
January	1,209	980	- 18.9%
12-Month Avg	1,951	1,691	- 13.3%

Historical New Listings

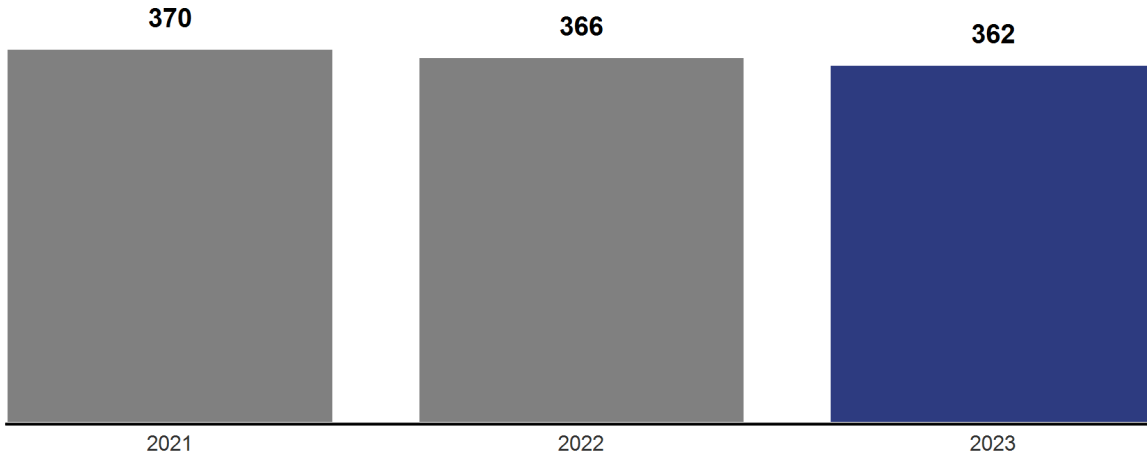


Pending Sales - January 2023

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

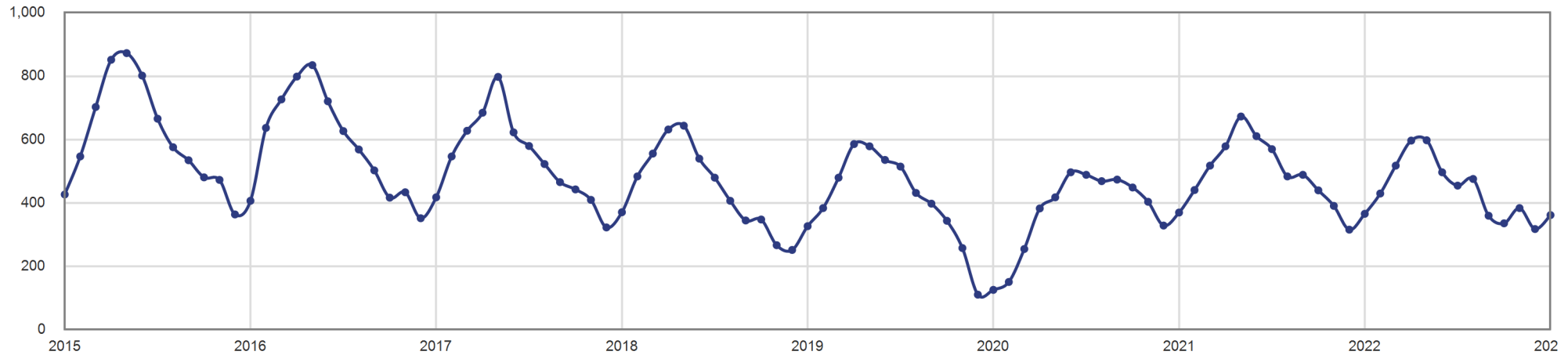


January



Month	Prior Year	Current Year	+/-
February	441	430	- 2.5%
March	518	518	0.0%
April	579	597	+ 3.1%
May	673	598	- 11.1%
June	611	497	- 18.7%
July	570	455	- 20.2%
August	484	476	- 1.7%
September	489	360	- 26.4%
October	440	336	- 23.6%
November	391	384	- 1.8%
December	316	318	+ 0.6%
January	366	362	- 1.1%
12-Month Avg	490	444	- 9.3%

Historical Pending Sales

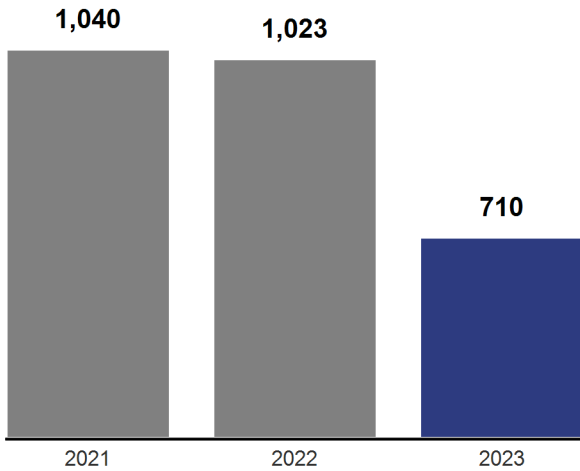


Closed Sales - January 2023

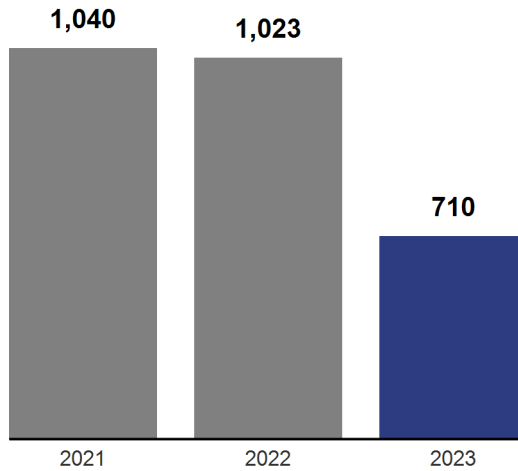
The number of listings that closed during the month.



January

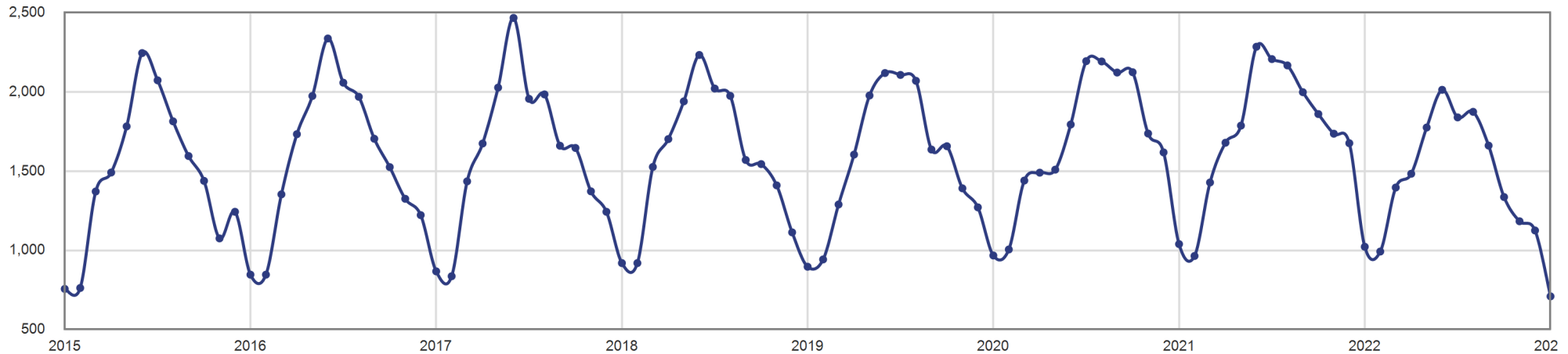


Year To Date



Month	Prior Year	Current Year	+/-
February	965	993	+ 2.9%
March	1,429	1,397	- 2.2%
April	1,680	1,484	- 11.7%
May	1,788	1,776	- 0.7%
June	2,286	2,014	- 11.9%
July	2,208	1,840	- 16.7%
August	2,168	1,875	- 13.5%
September	1,999	1,662	- 16.9%
October	1,861	1,337	- 28.2%
November	1,737	1,184	- 31.8%
December	1,677	1,126	- 32.9%
January	1,023	710	- 30.6%
12-Month Avg	1,735	1,450	- 16.4%

Historical Closed Sales

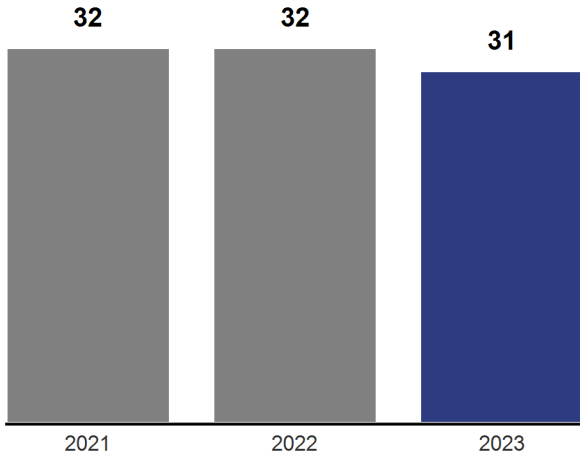


Days on Market Until Sale - January 2023

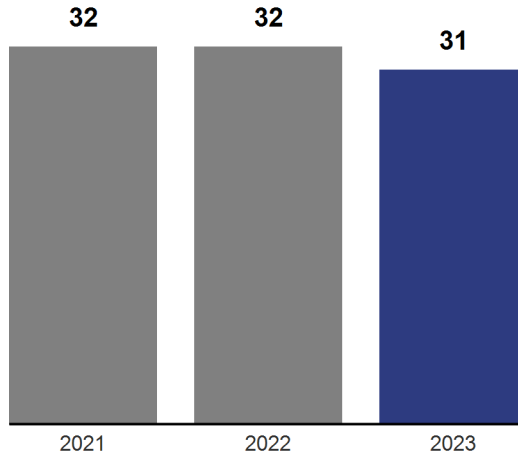
The average Days On Market value for all listings that closed during the month.



January

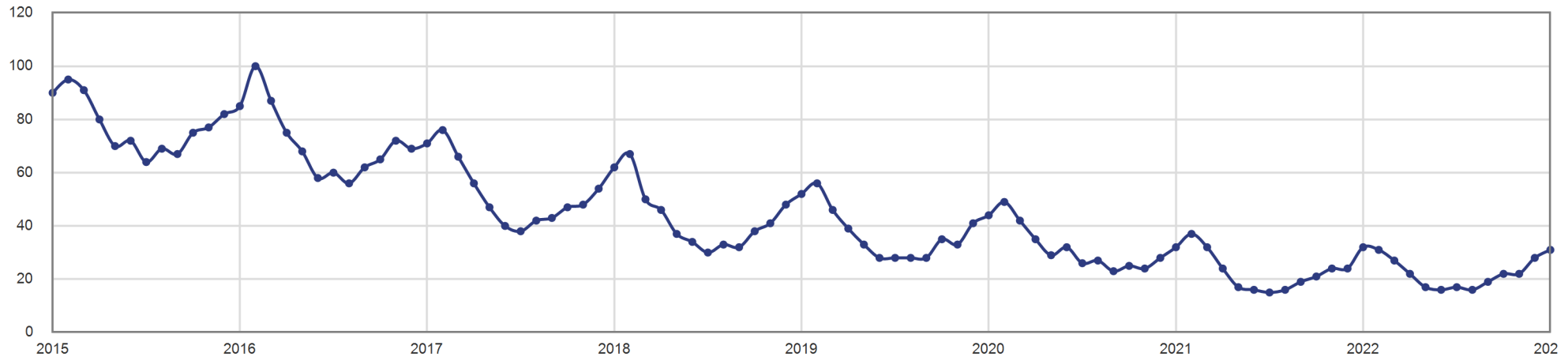


Year To Date



Month	Prior Year	Current Year	+/-
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%
January	32	31	- 3.1%
12-Month Avg	21	21	0.0%

Historical Days on Market Until Sale

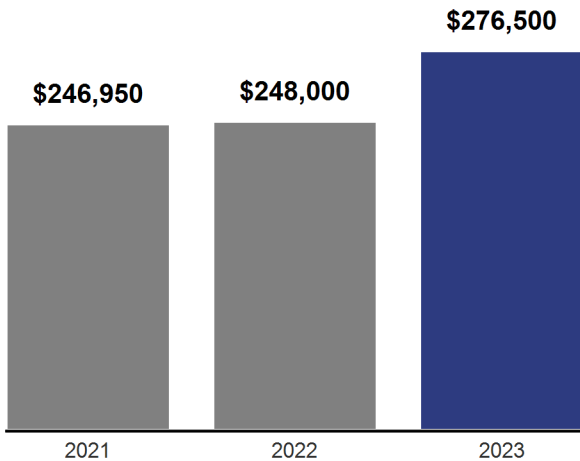


Median Sales Price - January 2023

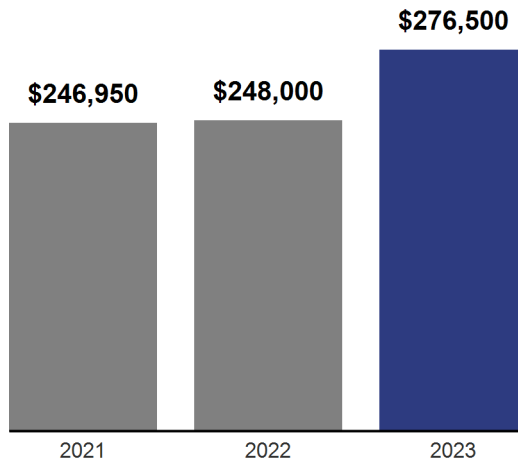
The median sales price of all listings that closed during the month.



January

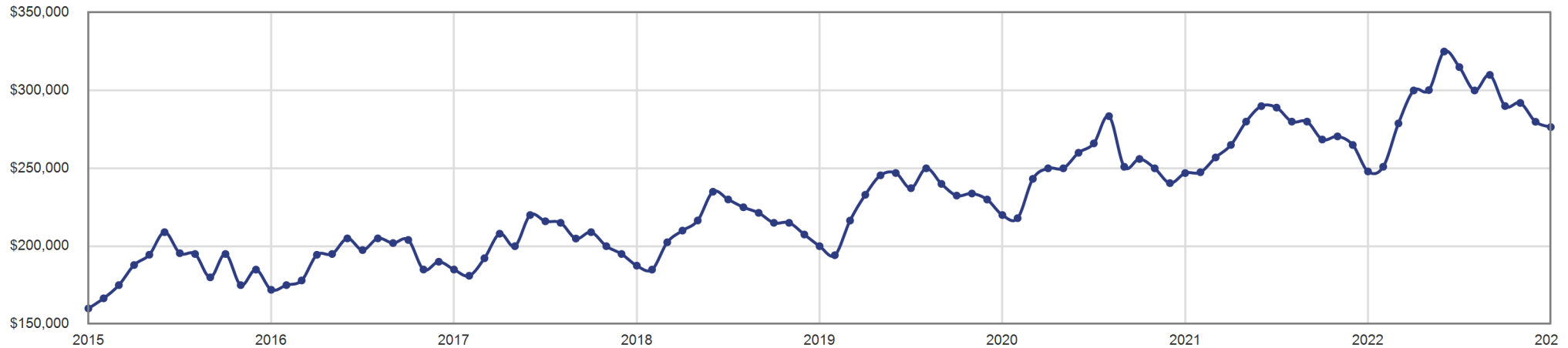


Year To Date



Month	Prior Year	Current Year	+/-
February	\$247,500	\$251,000	+ 1.4%
March	\$257,000	\$278,850	+ 8.5%
April	\$265,000	\$300,000	+ 13.2%
May	\$280,000	\$300,250	+ 7.2%
June	\$289,950	\$325,000	+ 12.1%
July	\$289,000	\$315,000	+ 9.0%
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	\$279,900	+ 5.6%
January	\$248,000	\$276,500	+ 11.5%
12-Month Med	\$274,900	\$297,000	+ 8.0%

Historical Median Sales Price

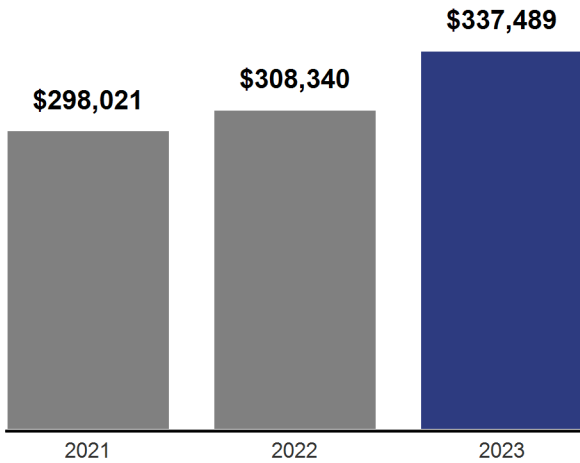


Average Sales Price - January 2023

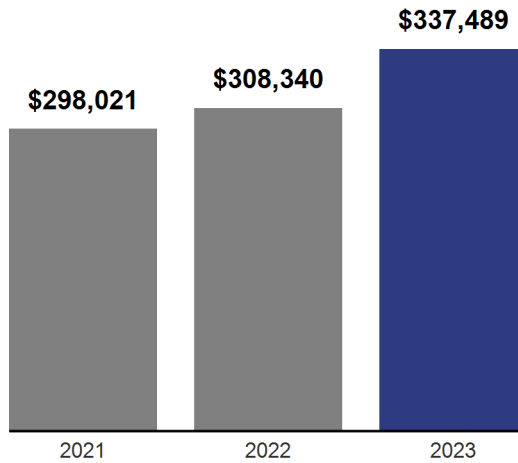
The average sales price of all listings that closed during the month.



January

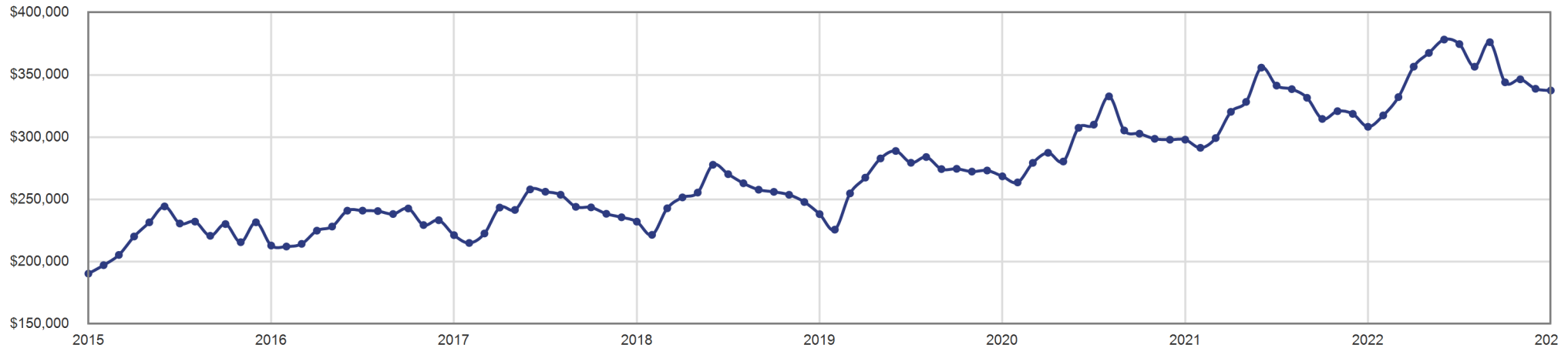


Year To Date



Month	Prior Year	Current Year	+/-
February	\$291,474	\$317,487	+ 8.9%
March	\$299,277	\$332,183	+ 11.0%
April	\$320,338	\$356,606	+ 11.3%
May	\$328,326	\$367,625	+ 12.0%
June	\$355,821	\$378,372	+ 6.3%
July	\$341,429	\$374,729	+ 9.8%
August	\$338,585	\$356,568	+ 5.3%
September	\$331,622	\$376,274	+ 13.5%
October	\$314,660	\$344,082	+ 9.4%
November	\$320,884	\$346,442	+ 8.0%
December	\$318,713	\$338,867	+ 6.3%
January	\$308,340	\$337,489	+ 9.5%
12-Month Avg	\$326,174	\$356,266	+ 9.2%

Historical Average Sales Price

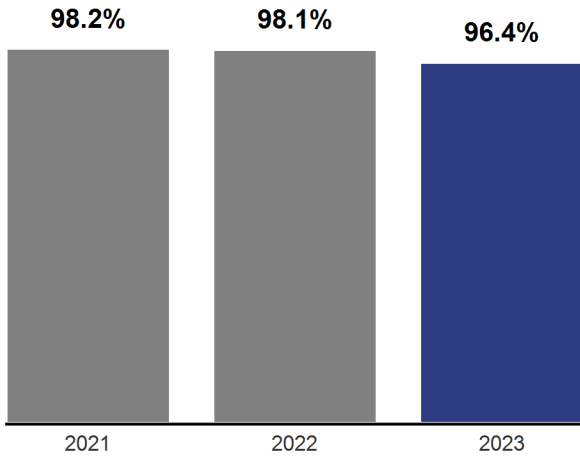


Percent of Original List Price Received - January 2023

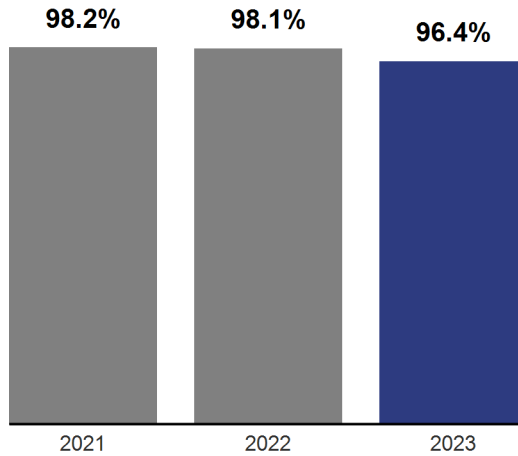
The average sales to original list price ratio for all listings that closed during the month.



January

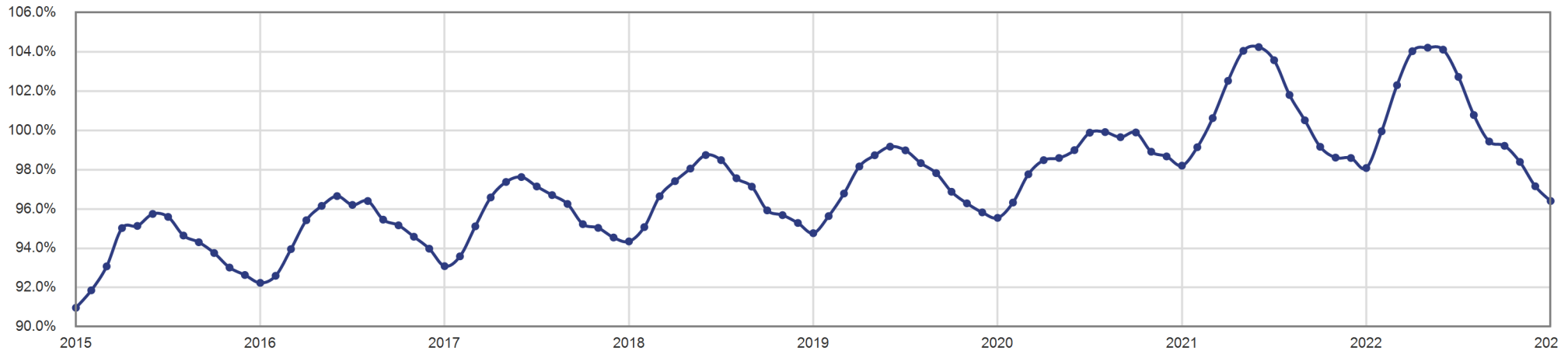


Year To Date



Month	Prior Year	Current Year	+/-
February	99.2%	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%	- 0.2%
December	98.6%	97.2%	- 1.5%
January	98.1%	96.4%	- 1.7%
12-Month Avg	101.2%	101.3%	0.0%

Historical Percent of Original List Price Received

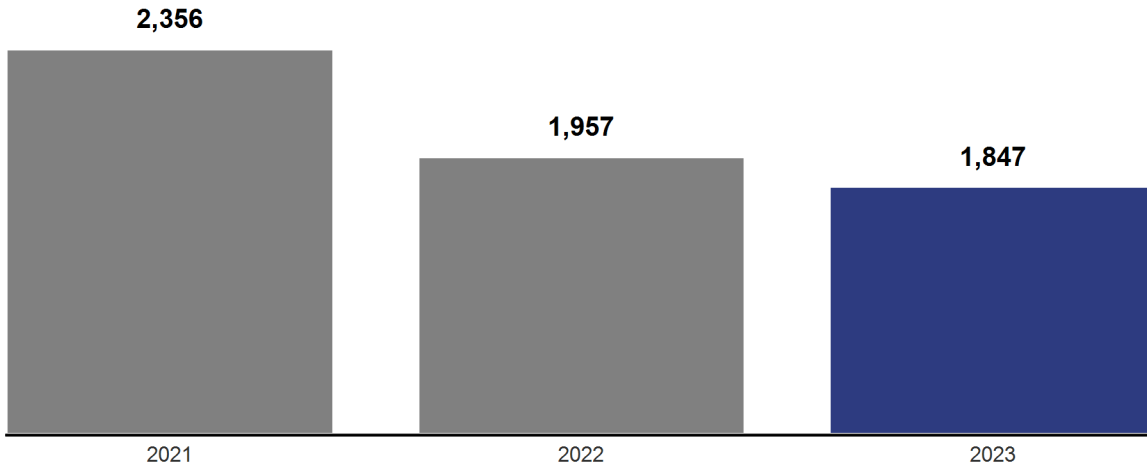


Inventory of Homes for Sale - January 2023

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

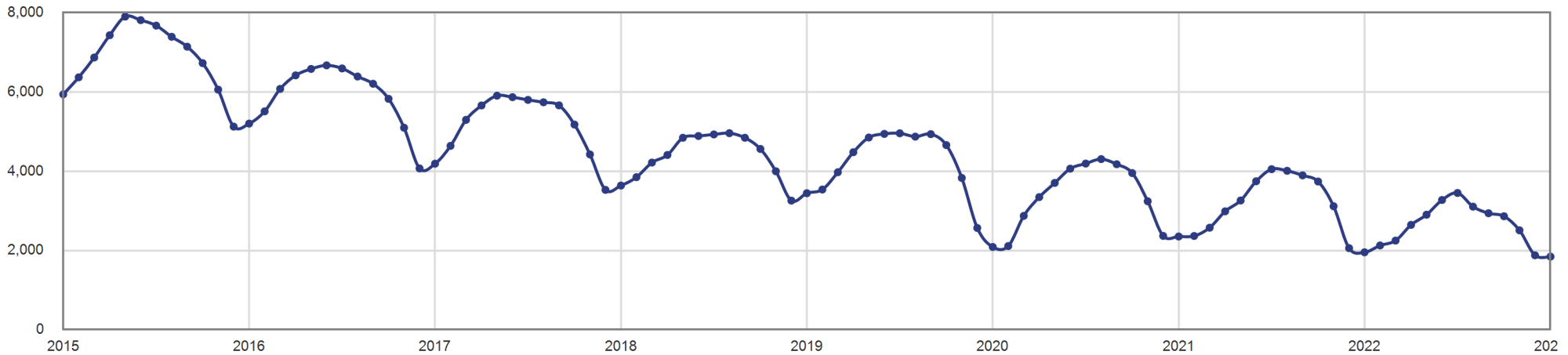


January



Month	Prior Year	Current Year	+/-
February	2,369	2,129	- 10.1%
March	2,577	2,252	- 12.6%
April	2,991	2,649	- 11.4%
May	3,264	2,905	- 11.0%
June	3,749	3,277	- 12.6%
July	4,054	3,454	- 14.8%
August	4,014	3,109	- 22.5%
September	3,898	2,942	- 24.5%
October	3,743	2,866	- 23.4%
November	3,119	2,511	- 19.5%
December	2,061	1,881	- 8.7%
January	1,957	1,847	- 5.6%
12-Month Avg	3,150	2,652	- 15.8%

Historical Inventory of Homes for Sale

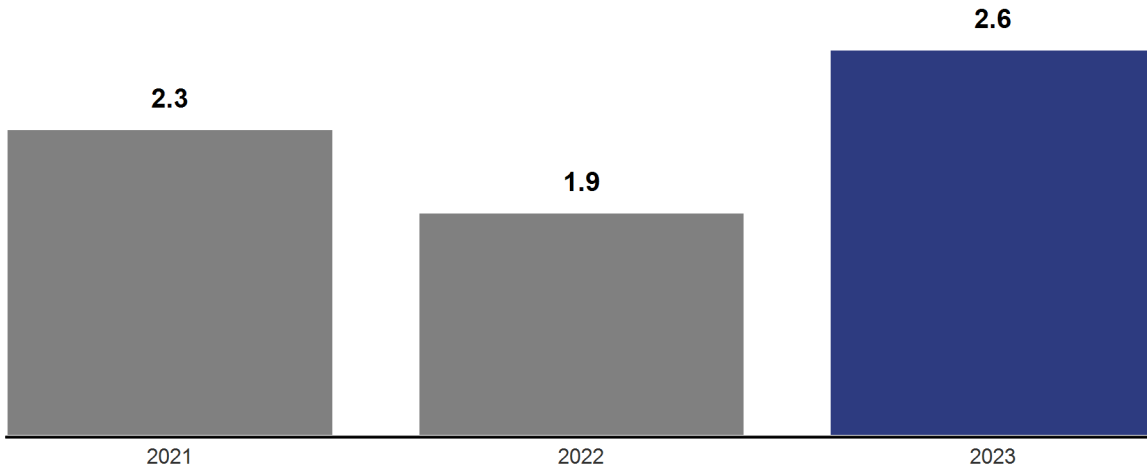


Months Supply of Inventory - January 2023

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



January



Month	Prior Year	Current Year	+/-
February	2.5	2.1	- 12.7%
March	1.8	1.6	- 10.6%
April	1.8	1.8	+ 0.3%
May	1.8	1.6	- 10.4%
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	- 9.2%
October	2.0	2.1	+ 6.6%
November	1.8	2.1	+ 18.1%
December	1.2	1.7	+ 35.9%
January	1.9	2.6	+ 36.0%
12-Month Avg	1.8	1.9	+ 2.5%

Historical Months Supply of Inventory

