

# Monthly Housing Summary - February 2023

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

**+ 62.1%**

**+ 11.0%**

Price Range With the  
Strongest Sales:  
**0-100K**

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

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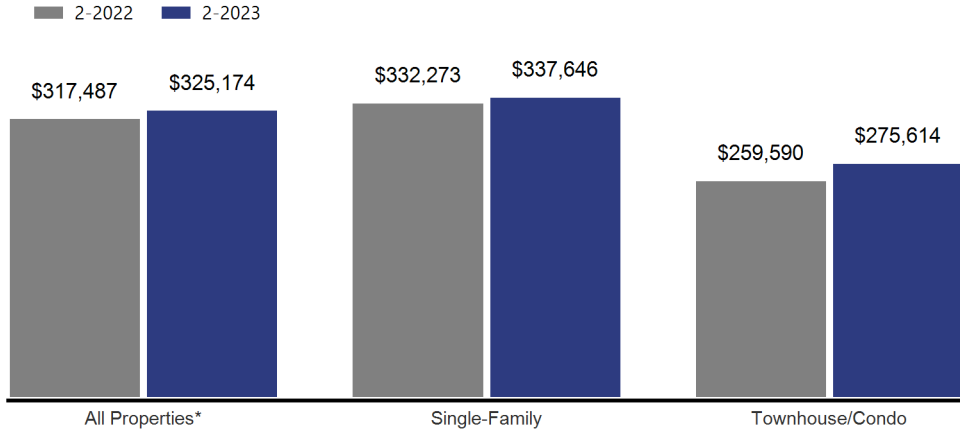
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# Sales Price - February 2023

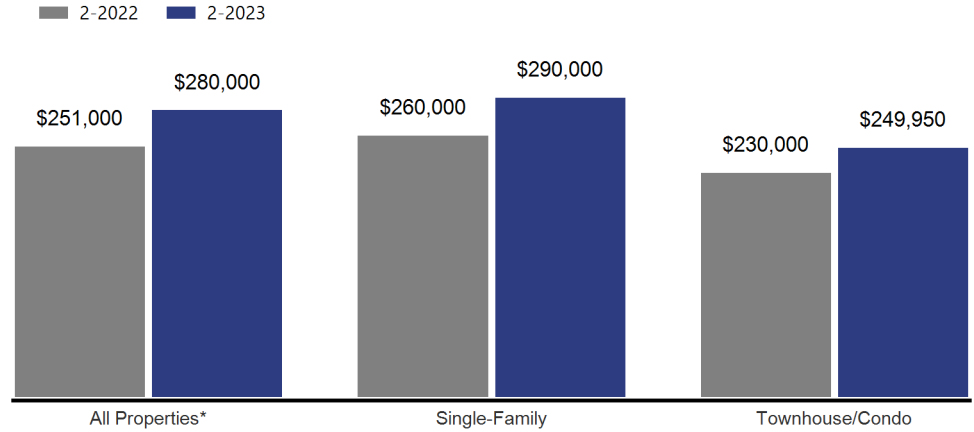
The sales price of all listings that closed during the month.



## Average Sales Price By Property Type



## Median Sales Price By Property Type



Sales Price	All Properties*		
	2-2022	2-2023	Change
Average Sales Price	\$317,487	\$325,174	+ 2.4%
Median Sales Price	\$251,000	\$280,000	+ 11.6%

	Single-Family			Townhouse/Condo		
	2-2022	2-2023	Change	2-2022	2-2023	Change
Average Sales Price	\$332,273	\$337,646	+ 1.6%	\$259,590	\$275,614	+ 6.2%
Median Sales Price	\$260,000	\$290,000	+ 11.5%	\$230,000	\$249,950	+ 8.7%

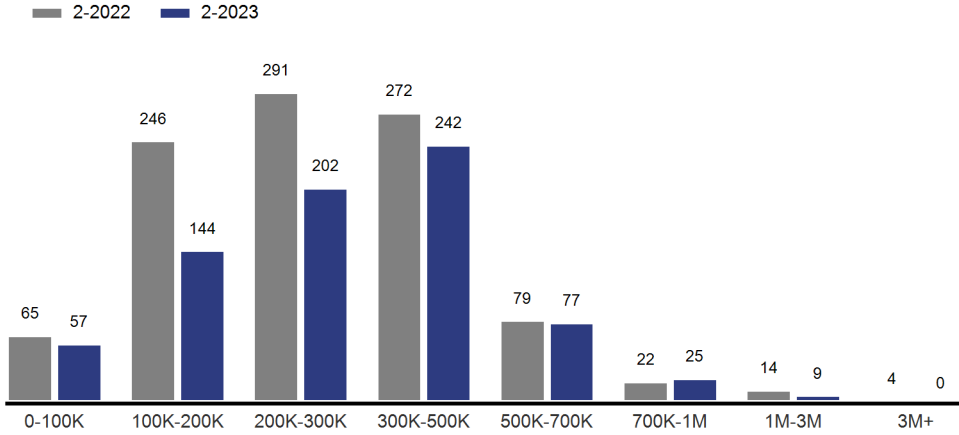
\*Values for "All Properties" only include Single-Family and Townhouse/Condo.

# Closed Sales - February 2023

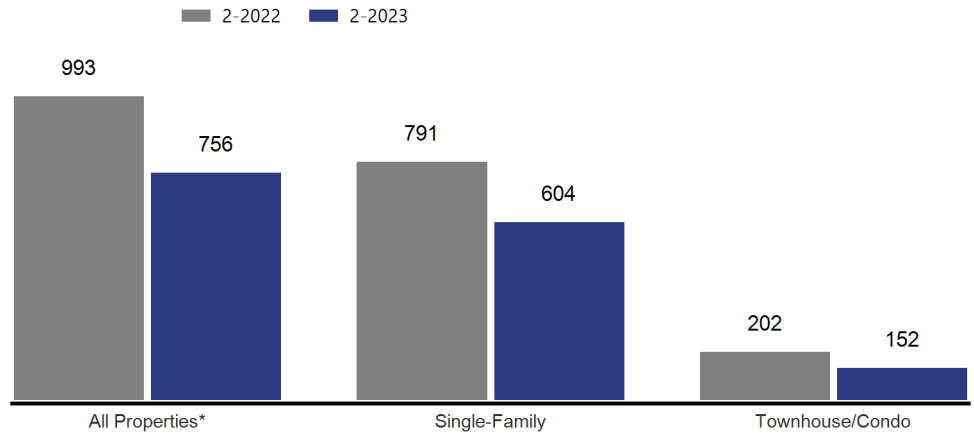
The number of listings that closed during the month.



## By Price Range



## By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	2-2022	2-2023	Change	2-2022	2-2023	Change	2-2022	2-2023	Change
0-100K	65	57	- 12.3%	46	38	- 17.4%	19	19	0.0%
100K-200K	246	144	- 41.5%	185	110	- 40.5%	61	34	- 44.3%
200K-300K	291	202	- 30.6%	229	162	- 29.3%	62	40	- 35.5%
300K-500K	272	242	- 11.0%	222	198	- 10.8%	50	44	- 12.0%
500K-700K	79	77	- 2.5%	72	65	- 9.7%	7	12	+ 71.4%
700K-1M	22	25	+ 13.6%	20	22	+ 10.0%	2	3	+ 50.0%
1M-3M	14	9	- 35.7%	13	9	- 30.8%	1	0	- 100.0%
3M+	4	0	- 100.0%	4	0	- 100.0%	0	0	--
<b>All Price Ranges</b>	<b>993</b>	<b>756</b>	<b>- 23.9%</b>	<b>791</b>	<b>604</b>	<b>- 23.6%</b>	<b>202</b>	<b>152</b>	<b>- 24.8%</b>

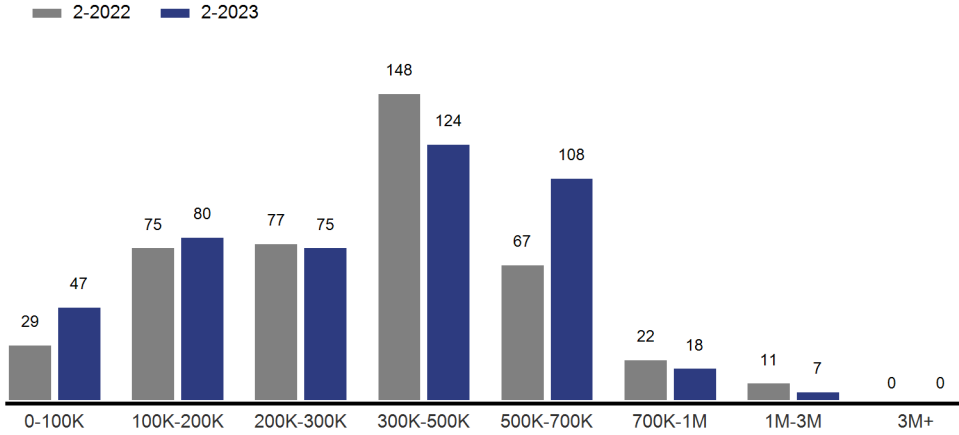
\*Values for "All Properties" only include Single-Family and Townhouse/Condo.

# Pending Sales - February 2023

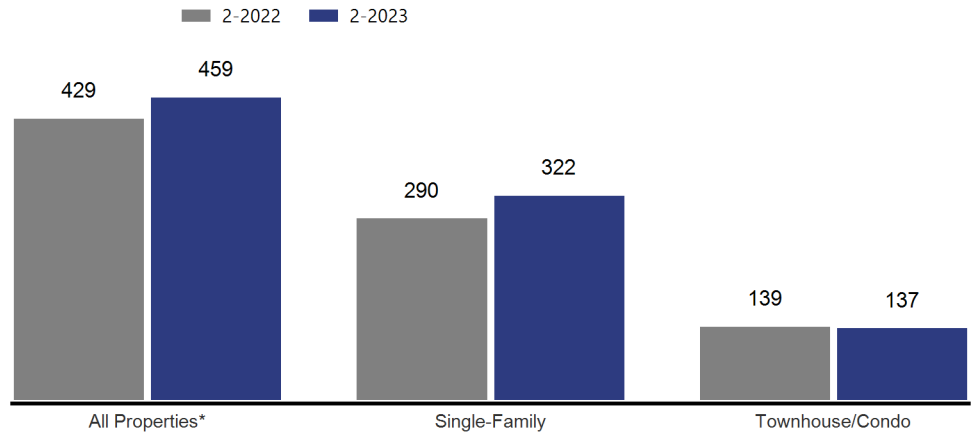
The number of listings that are Under Contract at the end of the month.



## By Price Range



## By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	2-2022	2-2023	Change	2-2022	2-2023	Change	2-2022	2-2023	Change
0-100K	29	47	+ 62.1%	21	35	+ 66.7%	8	12	+ 50.0%
100K-200K	75	80	+ 6.7%	62	61	- 1.6%	13	19	+ 46.2%
200K-300K	77	75	- 2.6%	57	57	0.0%	20	18	- 10.0%
300K-500K	148	124	- 16.2%	94	80	- 14.9%	54	44	- 18.5%
500K-700K	67	108	+ 61.2%	36	69	+ 91.7%	31	39	+ 25.8%
700K-1M	22	18	- 18.2%	10	16	+ 60.0%	12	2	- 83.3%
1M-3M	11	7	- 36.4%	10	4	- 60.0%	1	3	+ 200.0%
3M+	0	0	--	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>429</b>	<b>459</b>	<b>+ 7.0%</b>	<b>290</b>	<b>322</b>	<b>+ 11.0%</b>	<b>139</b>	<b>137</b>	<b>- 1.4%</b>

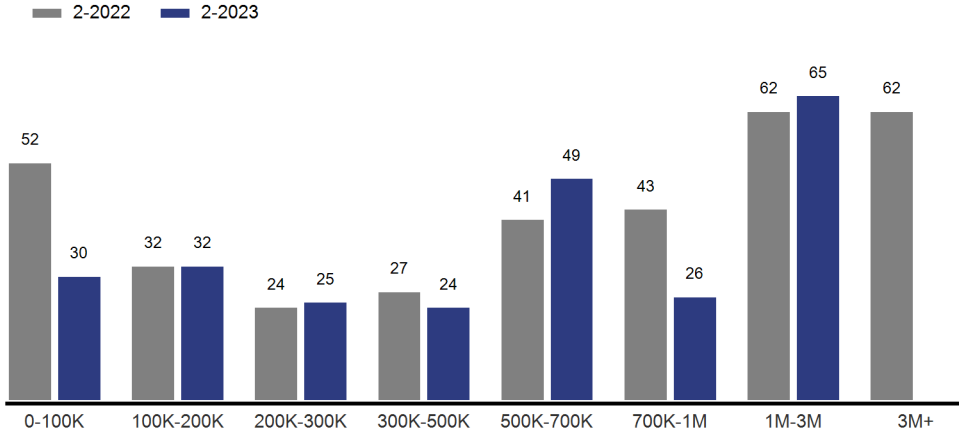
\*Values for "All Properties" only include Single-Family and Townhouse/Condo.

# Days on Market Until Sale - February 2023

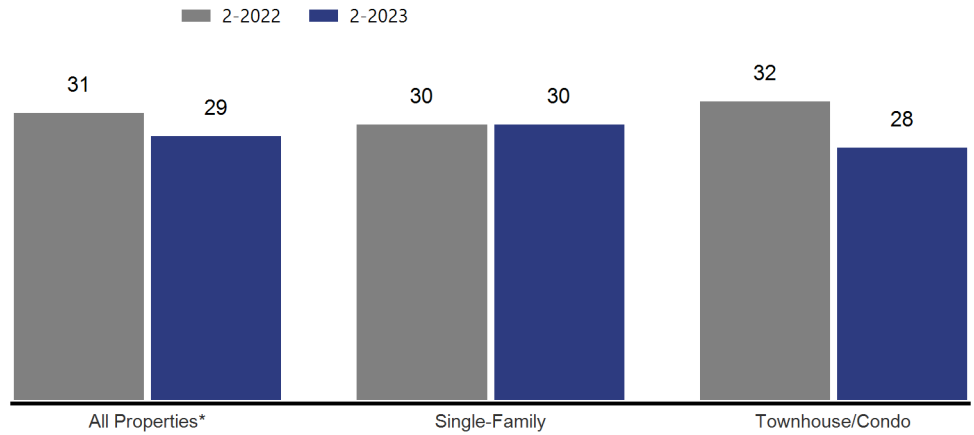
The average Days On Market value for all listings that closed during the month.



## By Price Range



## By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	2-2022	2-2023	Change	2-2022	2-2023	Change	2-2022	2-2023	Change
0-100K	52	30	- 42.3%	54	26	- 51.9%	47	37	- 21.3%
100K-200K	32	32	0.0%	34	36	+ 5.9%	25	18	- 28.0%
200K-300K	24	25	+ 4.2%	25	25	0.0%	20	25	+ 25.0%
300K-500K	27	24	- 11.1%	22	23	+ 4.5%	47	27	- 42.6%
500K-700K	41	49	+ 19.5%	39	49	+ 25.6%	62	49	- 21.0%
700K-1M	43	26	- 39.5%	46	24	- 47.8%	6	42	+ 600.0%
1M-3M	62	65	+ 4.8%	65	65	0.0%	24	--	--
3M+	62	--	--	62	--	--	--	--	--
<b>All Price Ranges</b>	<b>31</b>	<b>29</b>	<b>- 6.5%</b>	<b>30</b>	<b>30</b>	<b>0.0%</b>	<b>32</b>	<b>28</b>	<b>- 12.5%</b>

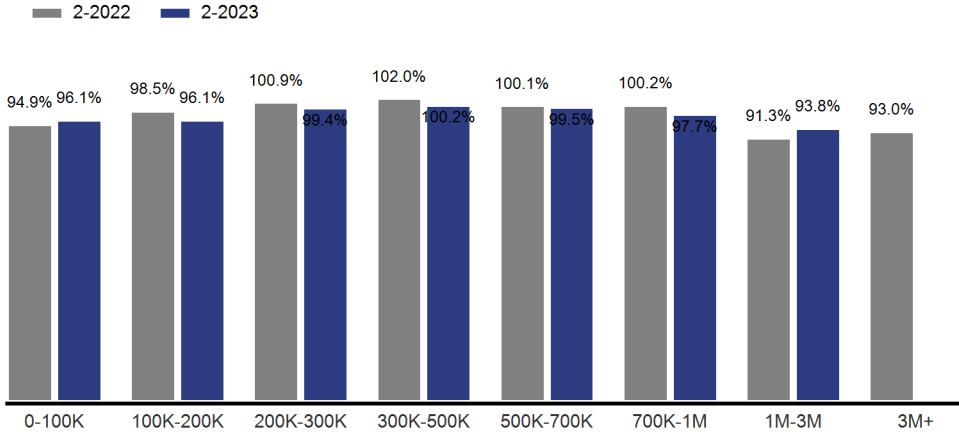
\*Values for "All Properties" only include Single-Family and Townhouse/Condo.

# Percent of Original List Price Received - February 2023

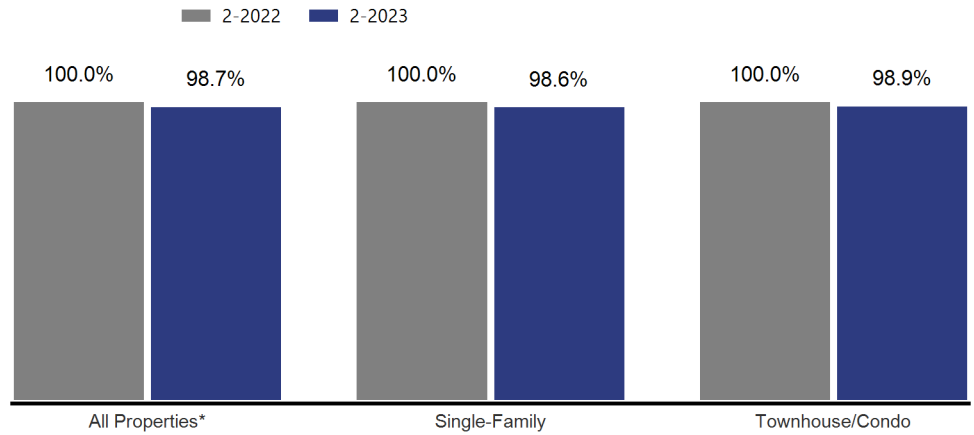
The average sales to original list price ratio for all listings that closed during the month.



## By Price Range



## By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	2-2022	2-2023	Change	2-2022	2-2023	Change	2-2022	2-2023	Change
0-100K	94.9%	96.1%	+ 1.3%	92.5%	98.1%	+ 6.1%	100.6%	92.1%	- 8.4%
100K-200K	98.5%	96.1%	- 2.4%	98.2%	94.9%	- 3.4%	99.5%	100.2%	+ 0.7%
200K-300K	100.9%	99.4%	- 1.5%	101.2%	99.7%	- 1.4%	99.9%	98.0%	- 1.9%
300K-500K	102.0%	100.2%	- 1.7%	102.5%	100.3%	- 2.1%	99.7%	99.6%	- 0.1%
500K-700K	100.1%	99.5%	- 0.6%	100.0%	98.1%	- 1.9%	101.0%	107.1%	+ 6.1%
700K-1M	100.2%	97.7%	- 2.5%	98.9%	97.9%	- 1.1%	112.3%	96.2%	- 14.3%
1M-3M	91.3%	93.8%	+ 2.8%	90.4%	93.8%	+ 3.8%	102.0%	--	--
3M+	93.0%	--	--	93.0%	--	--	--	--	--
<b>All Price Ranges</b>	<b>100.0%</b>	<b>98.7%</b>	<b>- 1.3%</b>	<b>100.0%</b>	<b>98.6%</b>	<b>- 1.4%</b>	<b>100.0%</b>	<b>98.9%</b>	<b>- 1.1%</b>

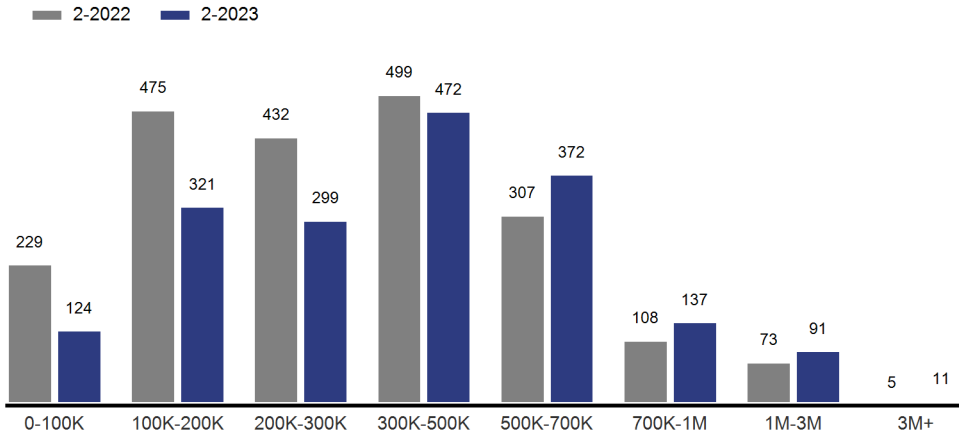
\*Values for "All Properties" only include Single-Family and Townhouse/Condo.

# Inventory of Homes for Sale - February 2023

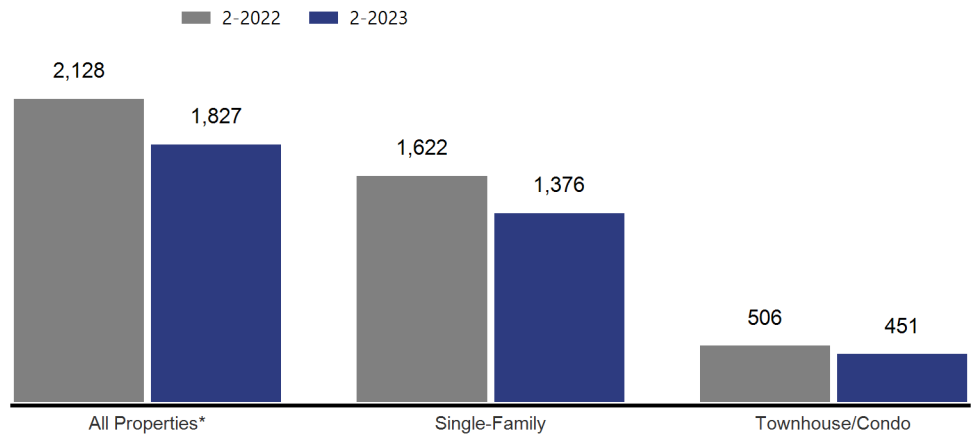
The number of listings that are in Active status at the end of the month.



## By Price Range



## By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	2-2022	2-2023	Change	2-2022	2-2023	Change	2-2022	2-2023	Change
0-100K	229	124	- 45.9%	185	87	- 53.0%	44	37	- 15.9%
100K-200K	475	321	- 32.4%	383	263	- 31.3%	92	58	- 37.0%
200K-300K	432	299	- 30.8%	325	220	- 32.3%	107	79	- 26.2%
300K-500K	499	472	- 5.4%	345	308	- 10.7%	154	164	+ 6.5%
500K-700K	307	372	+ 21.2%	218	287	+ 31.7%	89	85	- 4.5%
700K-1M	108	137	+ 26.9%	97	117	+ 20.6%	11	20	+ 81.8%
1M-3M	73	91	+ 24.7%	64	83	+ 29.7%	9	8	- 11.1%
3M+	5	11	+ 120.0%	5	11	+ 120.0%	0	0	--
<b>All Price Ranges</b>	<b>2,128</b>	<b>1,827</b>	<b>- 14.1%</b>	<b>1,622</b>	<b>1,376</b>	<b>- 15.2%</b>	<b>506</b>	<b>451</b>	<b>- 10.9%</b>

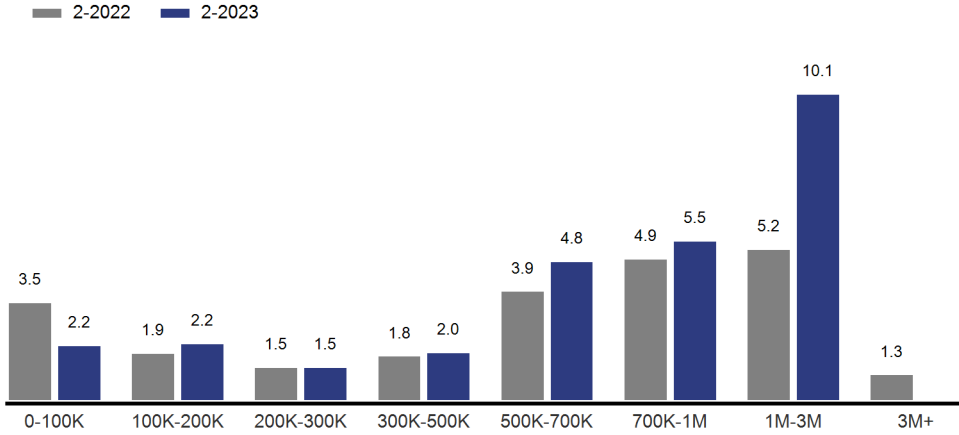
\*Values for "All Properties" only include Single-Family and Townhouse/Condo.

# Months Supply of Inventory - February 2023

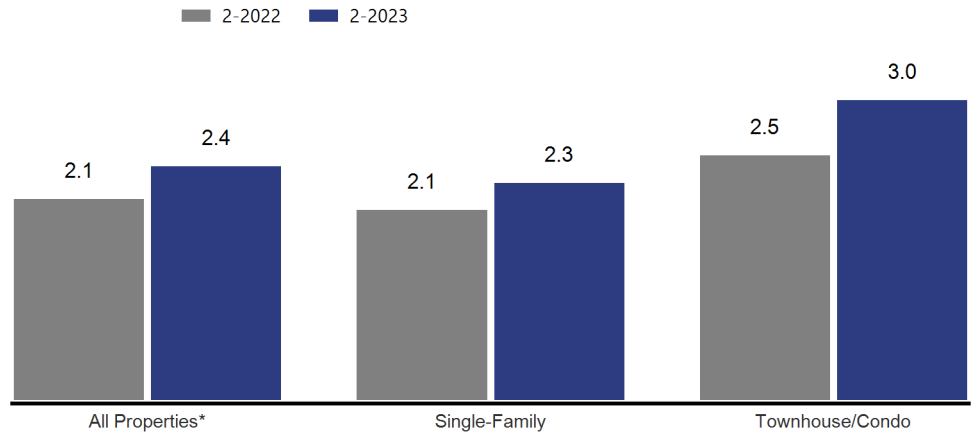
The number of Active listings at the end of the month divided by the number of closed listings during the month.



## By Price Range



## By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	2-2022	2-2023	Change	2-2022	2-2023	Change	2-2022	2-2023	Change
0-100K	3.5	2.2	- 38.3%	4.0	2.3	- 43.1%	2.3	1.9	- 15.9%
100K-200K	1.9	2.2	+ 15.4%	2.1	2.4	+ 15.5%	1.5	1.7	+ 13.1%
200K-300K	1.5	1.5	- 0.3%	1.4	1.4	- 4.3%	1.7	2.0	+ 14.4%
300K-500K	1.8	2.0	+ 6.3%	1.6	1.6	+ 0.1%	3.1	3.7	+ 21.0%
500K-700K	3.9	4.8	+ 24.3%	3.0	4.4	+ 45.8%	12.7	7.1	- 44.3%
700K-1M	4.9	5.5	+ 11.6%	4.9	5.3	+ 9.7%	5.5	6.7	+ 21.2%
1M-3M	5.2	10.1	+ 93.9%	4.9	9.2	+ 87.3%	9.0	--	--
3M+	1.3	--	--	1.3	--	--	--	--	--
<b>All Price Ranges</b>	<b>2.1</b>	<b>2.4</b>	<b>+ 12.8%</b>	<b>2.1</b>	<b>2.3</b>	<b>+ 11.1%</b>	<b>2.5</b>	<b>3.0</b>	<b>+ 18.4%</b>

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