



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

- 23.9%	+ 11.6%	- 14.1%
Change in Closed Sales	Change in Median Sales Price	Change in Inventory

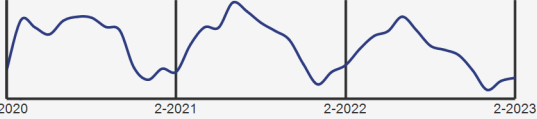
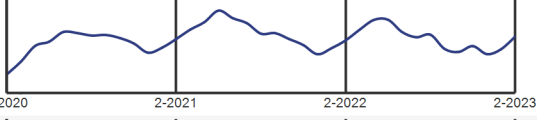
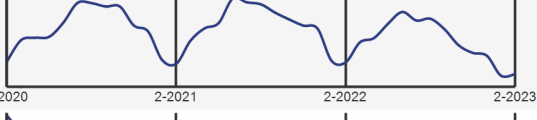
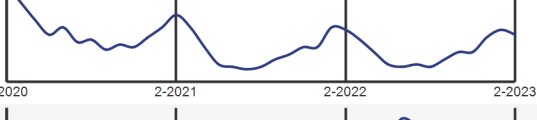
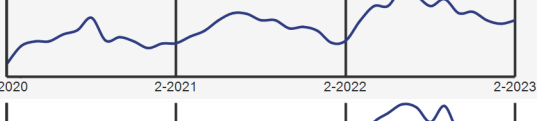
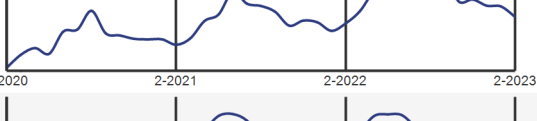



Table of Contents

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 - February 2023

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



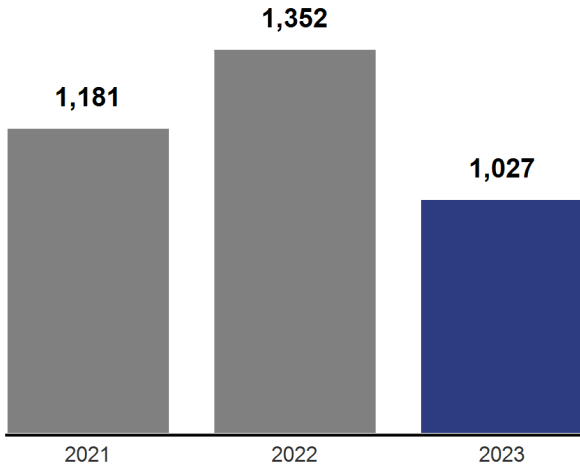
Key Metrics	Historical Sparklines	2-2022	2-2023	+/-	YTD 2022	YTD 2023	+/-
New Listings		1,352	<b>1,027</b>	- 24.0%	2,526	<b>1,976</b>	- 21.8%
Pending Sales		429	<b>459</b>	+ 7.0%	--	--	--
Closed Sales		993	<b>756</b>	- 23.9%	2,016	<b>1,477</b>	- 26.7%
Days on Market Until Sale		31	<b>29</b>	- 6.5%	32	<b>30</b>	- 6.3%
Median Sales Price		\$251,000	<b>\$280,000</b>	+ 11.6%	\$250,000	<b>\$278,000</b>	+ 11.2%
Average Sales Price		\$317,487	<b>\$325,174</b>	+ 2.4%	\$312,846	<b>\$331,467</b>	+ 6.0%
Percent of Original List Price Received		100.0%	<b>98.7%</b>	- 1.3%	99.0%	<b>97.6%</b>	- 1.4%
Inventory of Homes for Sale		2,128	<b>1,827</b>	- 14.1%	--	--	--
Months Supply of Inventory		2.1	<b>2.4</b>	+ 12.8%	--	--	--

# New Listings - February 2023

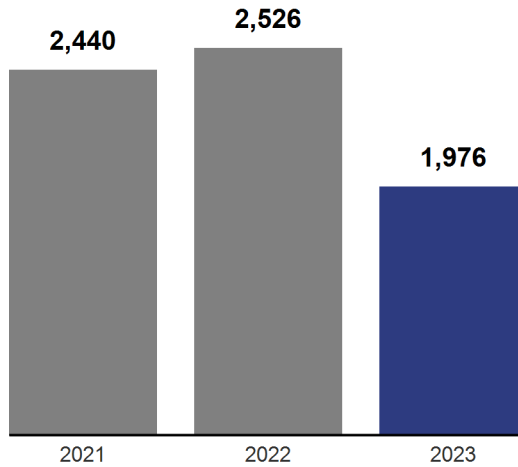
The number of listings that are new during the month.



## February

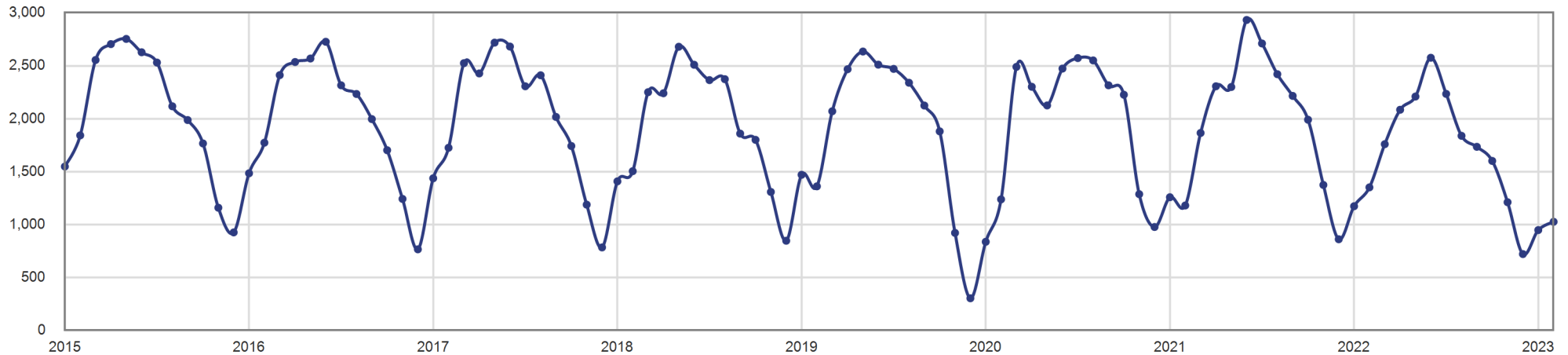


## Year To Date



Month	Prior Year	Current Year	+/-
March	1,866	1,760	- 5.7%
April	2,307	2,085	- 9.6%
May	2,300	2,210	- 3.9%
June	2,933	2,576	- 12.2%
July	2,711	2,235	- 17.6%
August	2,421	1,839	- 24.0%
September	2,216	1,735	- 21.7%
October	1,991	1,602	- 19.5%
November	1,375	1,212	- 11.9%
December	862	722	- 16.2%
January	1,174	949	- 19.2%
February	1,352	1,027	- 24.0%
12-Month Avg	1,959	1,663	- 15.1%

## Historical New Listings

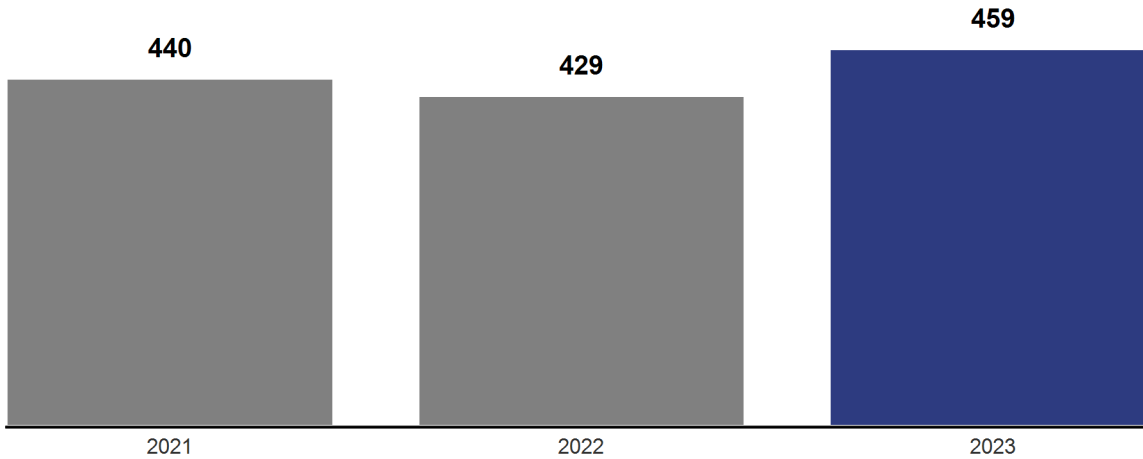


# Pending Sales - February 2023

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

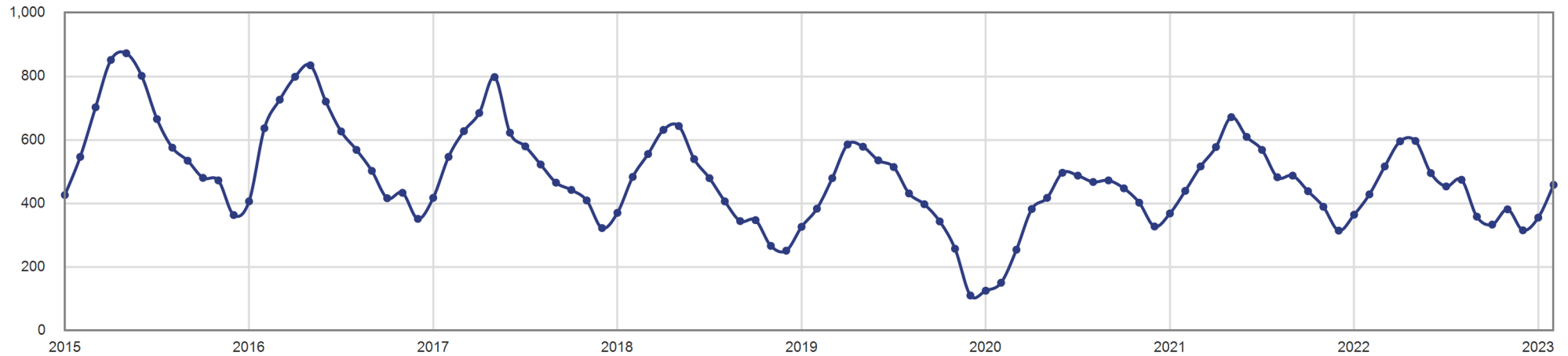


## February



Month	Prior Year	Current Year	+/-
March	517	517	0.0%
April	578	596	+ 3.1%
May	672	597	- 11.2%
June	610	496	- 18.7%
July	569	454	- 20.2%
August	483	475	- 1.7%
September	488	359	- 26.4%
October	439	334	- 23.9%
November	390	382	- 2.1%
December	315	316	+ 0.3%
January	365	356	- 2.5%
February	429	459	+ 7.0%
12-Month Avg	488	445	- 8.8%

## Historical Pending Sales

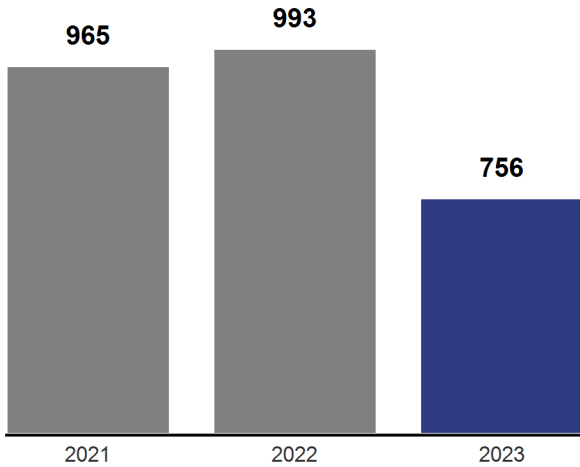


# Closed Sales - February 2023

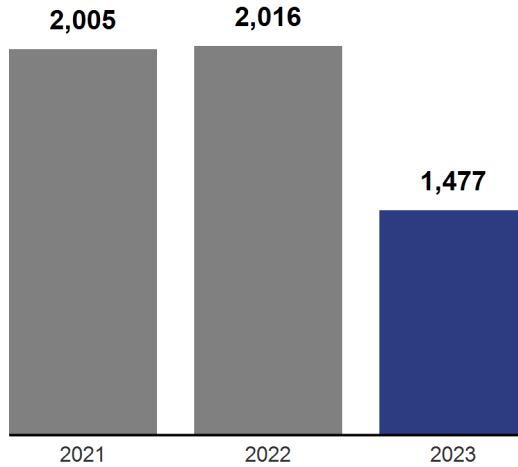
The number of listings that closed during the month.



## February

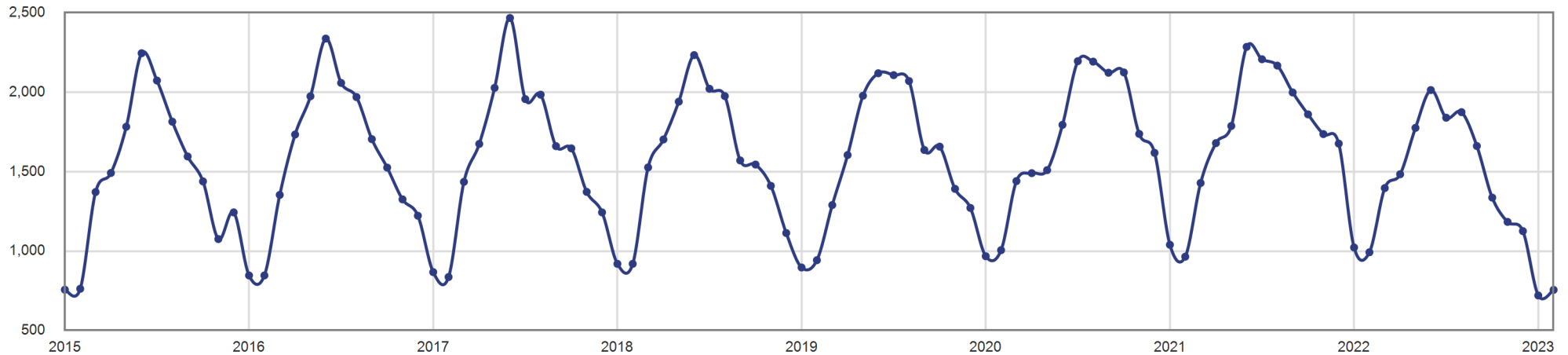


## Year To Date



Month	Prior Year	Current Year	+/-
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	721	- 29.5%
February	993	756	- 23.9%
12-Month Avg	1,737	1,431	- 17.6%

## Historical Closed Sales

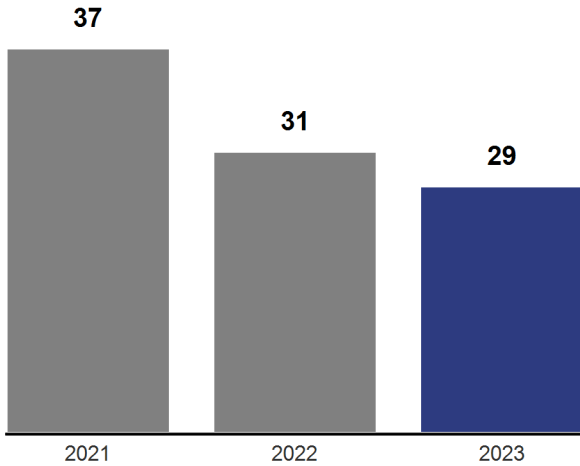


# Days on Market Until Sale - February 2023

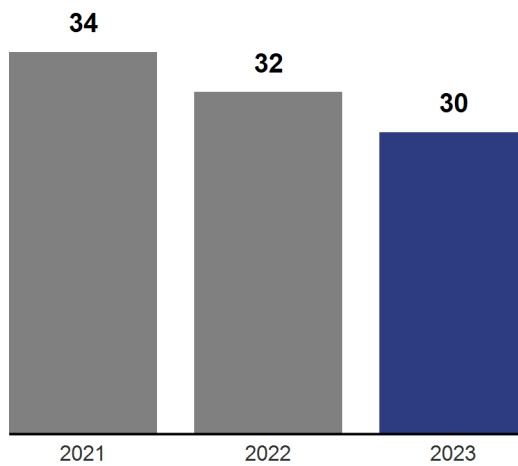
The average Days On Market value for all listings that closed during the month.



## February

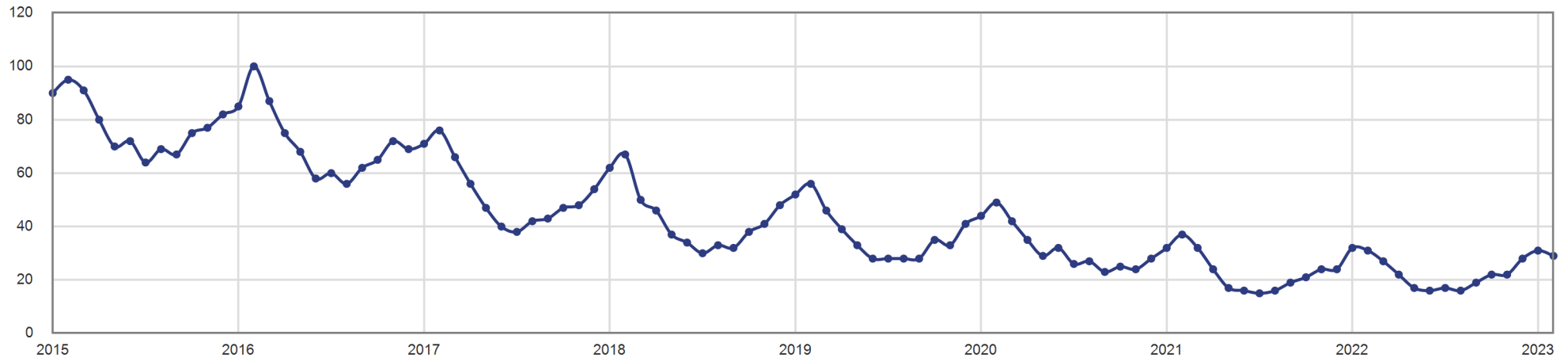


## Year To Date



Month	Prior Year	Current Year	+/-
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%
February	31	29	- 6.5%
12-Month Avg	21	21	0.0%

## Historical Days on Market Until Sale

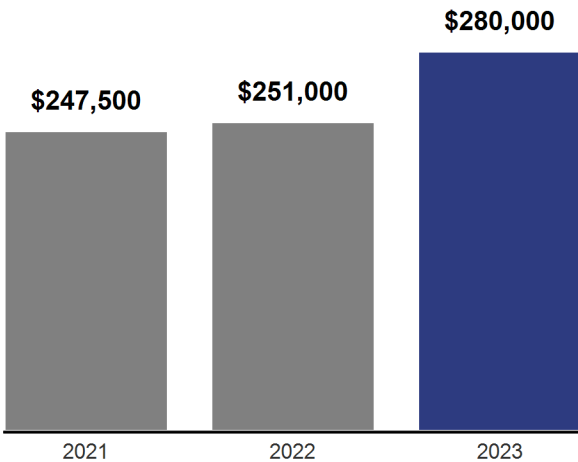


# Median Sales Price - February 2023

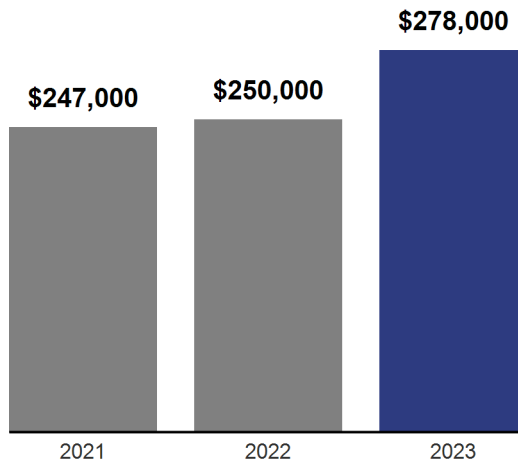
The median sales price of all listings that closed during the month.



## February

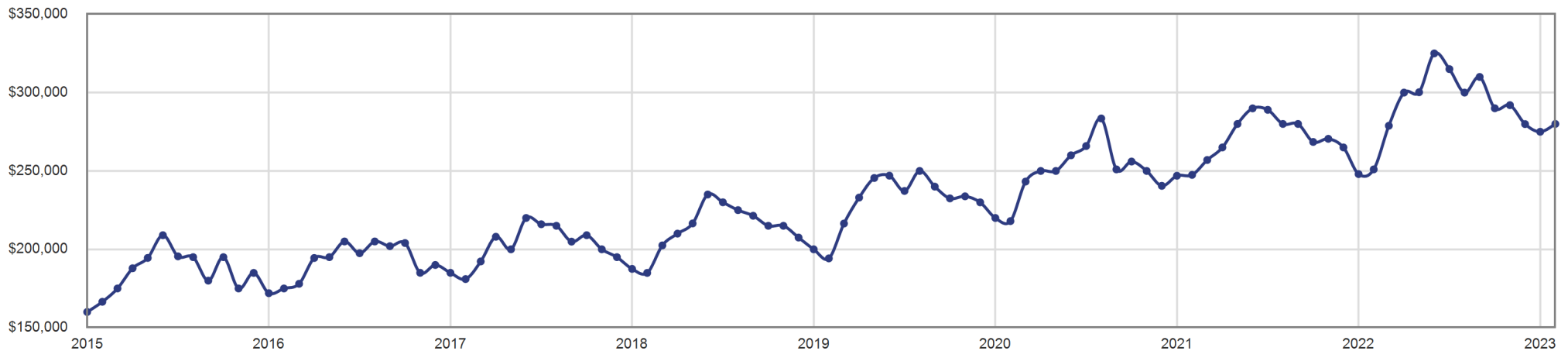


## Year To Date



Month	Prior Year	Current Year	+/-
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	\$275,000	+ 10.9%
February	\$251,000	\$280,000	+ 11.6%
12-Month Med	\$274,900	\$300,000	+ 9.1%

## Historical Median Sales Price

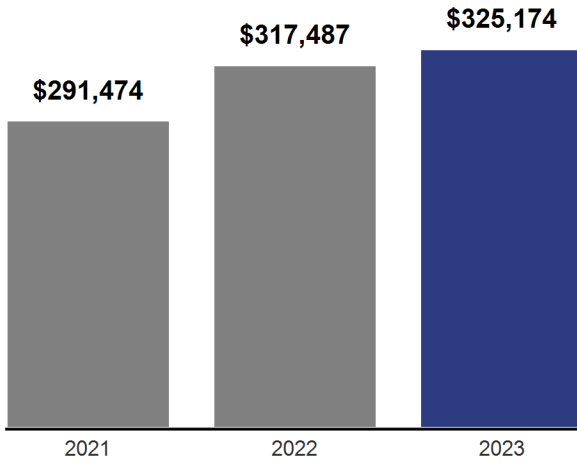


# Average Sales Price - February 2023

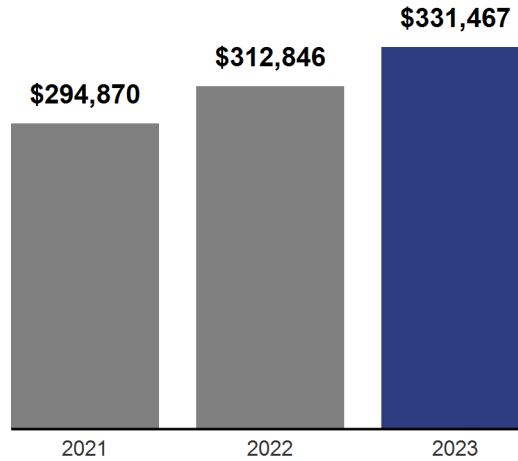
The average sales price of all listings that closed during the month.



## February

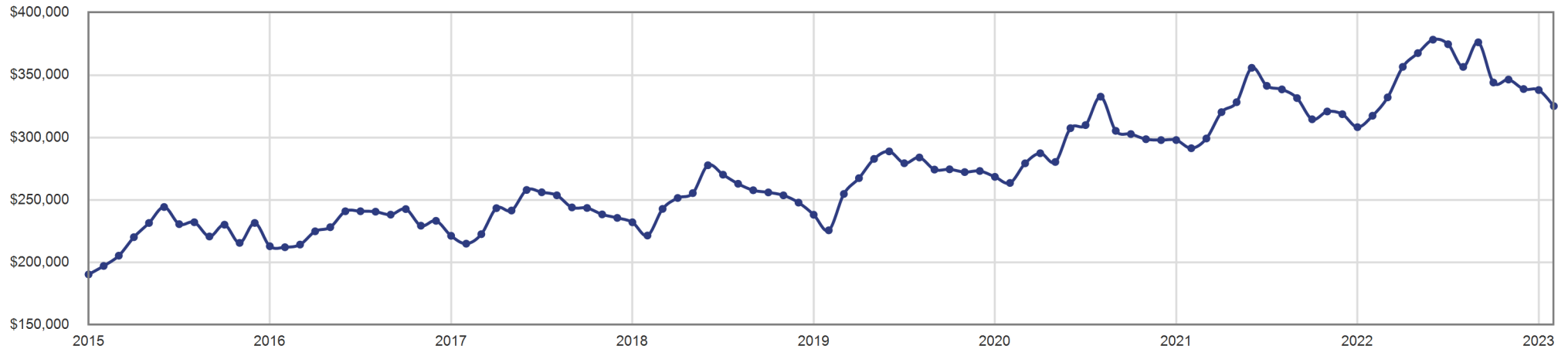


## Year To Date



Month	Prior Year	Current Year	+/-
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	\$344,084	+ 9.4%
November	\$320,884	\$346,442	+ 8.0%
December	\$318,713	\$338,867	+ 6.3%
January	\$308,340	\$338,065	+ 9.6%
February	\$317,487	\$325,174	+ 2.4%
12-Month Avg	\$327,367	\$357,152	+ 9.1%

## Historical Average Sales Price



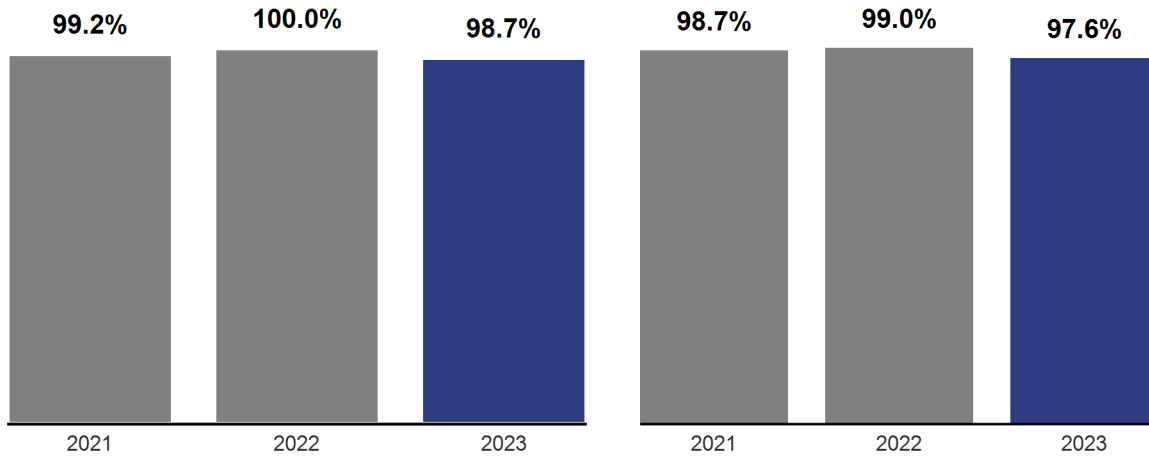


# Percent of Original List Price Received - February 2023

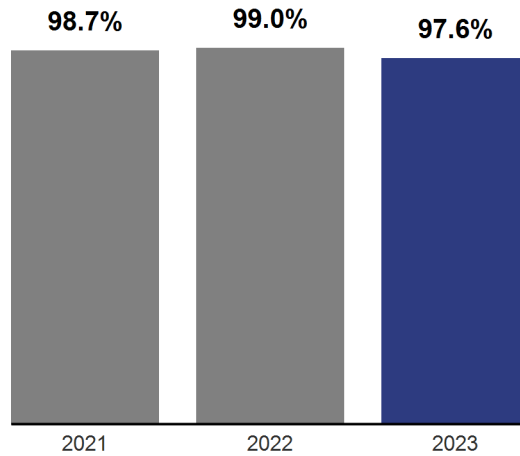


The average sales to original list price ratio for all listings that closed during the month.

## February

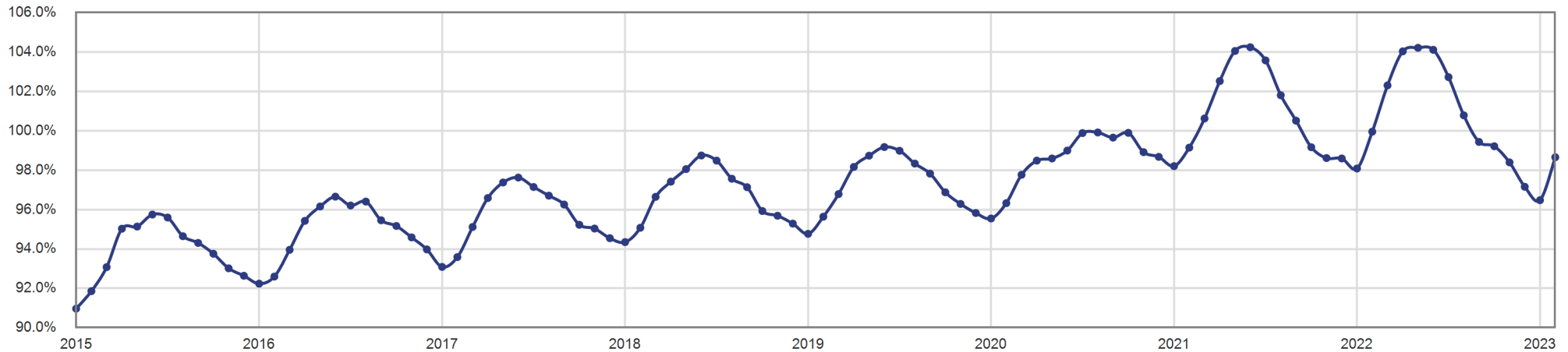


## Year To Date



Month	Prior Year	Current Year	+/-
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%	96.5%	- 1.6%
February	100.0%	98.7%	- 1.3%
12-Month Avg	101.3%	101.2%	- 0.1%

## Historical Percent of Original List Price Received

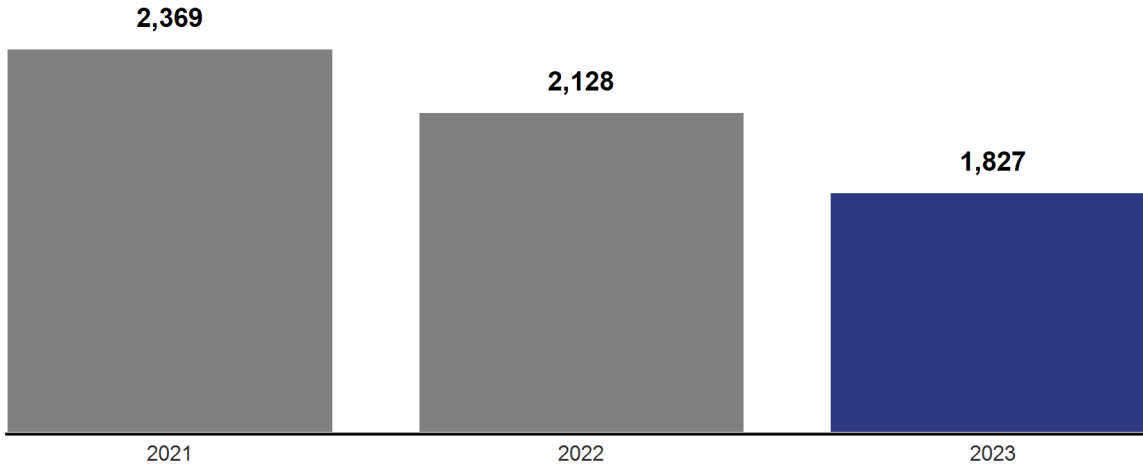


# Inventory of Homes for Sale - February 2023

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

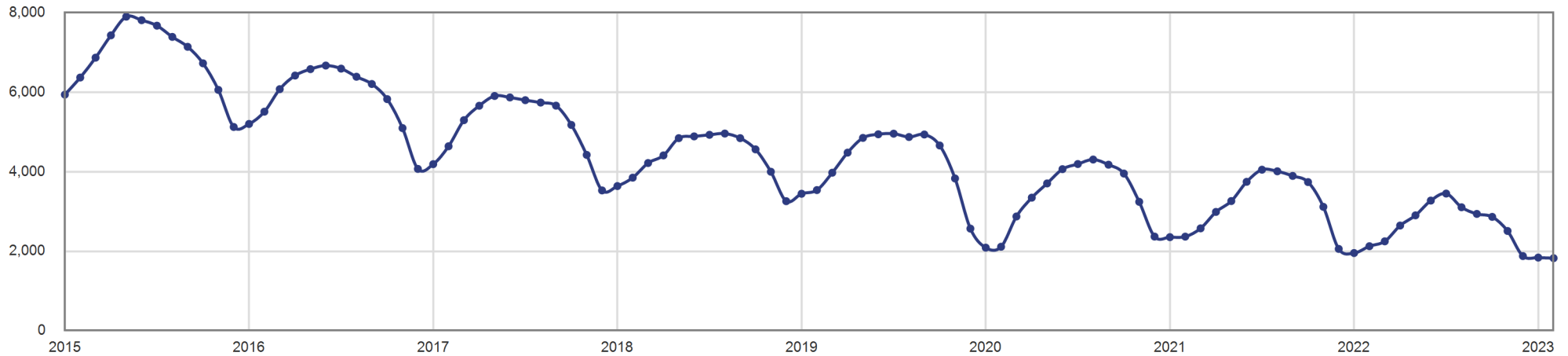


## February



Month	Prior Year	Current Year	+/-
March	2,577	2,251	- 12.7%
April	2,991	2,648	- 11.5%
May	3,264	2,904	- 11.0%
June	3,748	3,276	- 12.6%
July	4,053	3,453	- 14.8%
August	4,013	3,108	- 22.6%
September	3,897	2,941	- 24.5%
October	3,742	2,866	- 23.4%
November	3,118	2,511	- 19.5%
December	2,060	1,880	- 8.7%
January	1,956	1,842	- 5.8%
February	2,128	1,827	- 14.1%
12-Month Avg	3,129	2,626	- 16.1%

## Historical Inventory of Homes for Sale

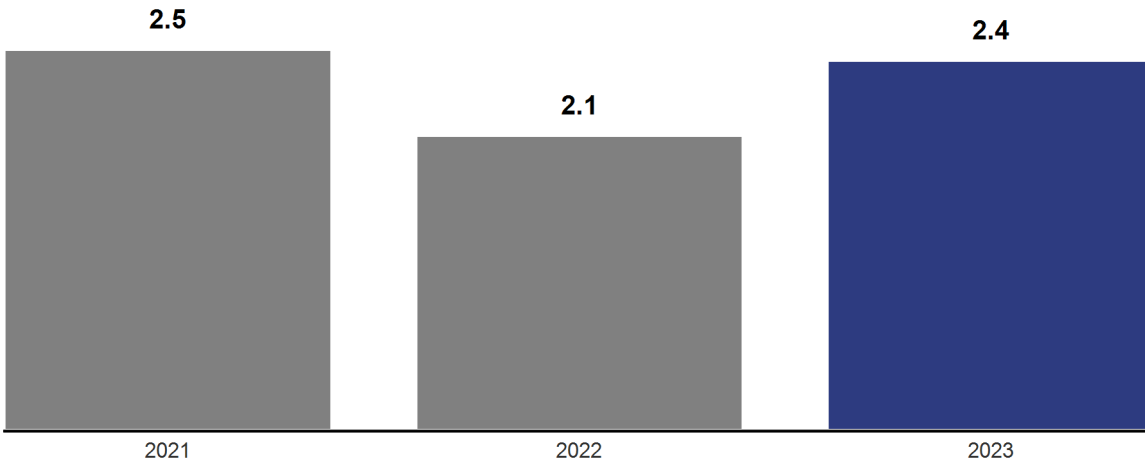


# Months Supply of Inventory - February 2023

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



## February



Month	Prior Year	Current Year	+/-
March	1.8	1.6	- 10.7%
April	1.8	1.8	+ 0.2%
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	1.9	1.8	- 9.2%
October	2.0	2.1	+ 6.6%
November	1.8	2.1	+ 18.2%
December	1.2	1.7	+ 35.9%
January	1.9	2.6	+ 33.6%
February	2.1	2.4	+ 12.8%
12-Month Avg	1.8	1.9	+ 5.0%

## Historical Months Supply of Inventory

