



Filters

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

Quick Facts

- 28.4%	+ 7.6%	- 11.7%
Change in Closed Sales	Change in Median Sales Price	Change in Inventory

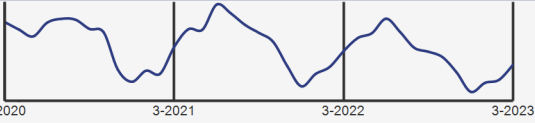
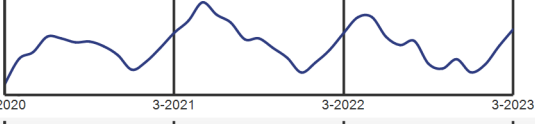
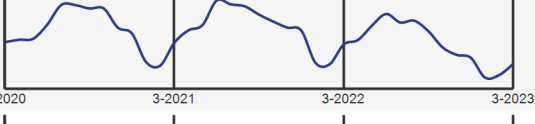
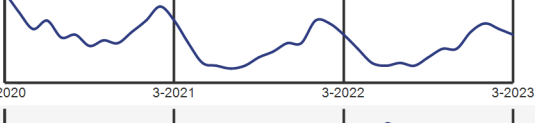
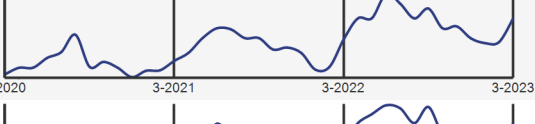




Table of Contents

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 - March 2023

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



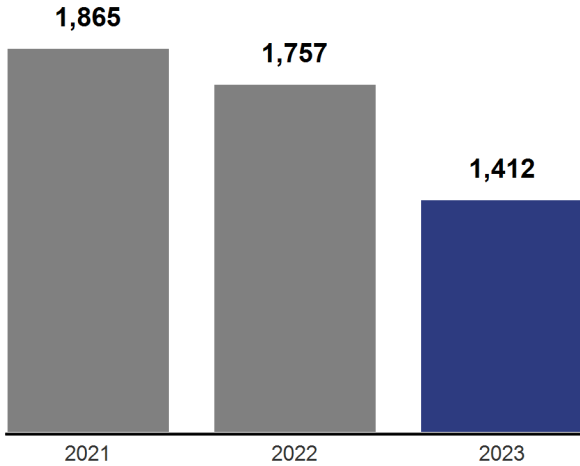
Key Metrics	Historical Sparklines	3-2022	3-2023	+/-	YTD 2022	YTD 2023	+/-
New Listings		1,757	1,412	- 19.6%	4,283	3,389	- 20.9%
Pending Sales		516	534	+ 3.5%	--	--	--
Closed Sales		1,397	1,000	- 28.4%	3,413	2,498	- 26.8%
Days on Market Until Sale		27	27	+ 0.0%	30	29	- 3.3%
Median Sales Price		\$278,850	\$300,000	+ 7.6%	\$260,000	\$285,000	+ 9.6%
Average Sales Price		\$332,183	\$356,356	+ 7.3%	\$320,761	\$340,384	+ 6.1%
Percent of Original List Price Received		102.3%	100.5%	- 1.8%	100.4%	98.8%	- 1.6%
Inventory of Homes for Sale		2,250	1,986	- 11.7%	--	--	--
Months Supply of Inventory		1.6	2.0	+ 23.3%	--	--	--

New Listings - March 2023

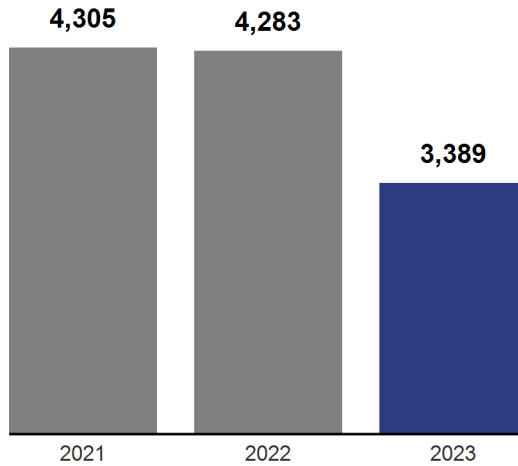
The number of listings that are new during the month.



March

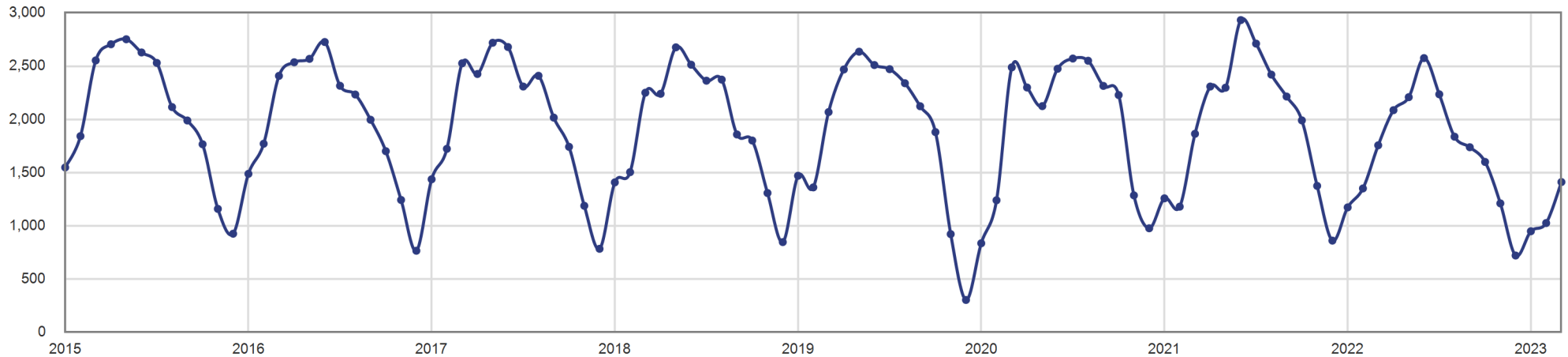


Year To Date



Month	Prior Year	Current Year	+/-
April	2,309	2,087	- 9.6%
May	2,298	2,209	- 3.9%
June	2,933	2,576	- 12.2%
July	2,712	2,236	- 17.6%
August	2,421	1,838	- 24.1%
September	2,215	1,739	- 21.5%
October	1,991	1,601	- 19.6%
November	1,376	1,212	- 11.9%
December	862	722	- 16.2%
January	1,174	950	- 19.1%
February	1,352	1,027	- 24.0%
March	1,757	1,412	- 19.6%
12-Month Avg	1,950	1,634	- 16.2%

Historical New Listings

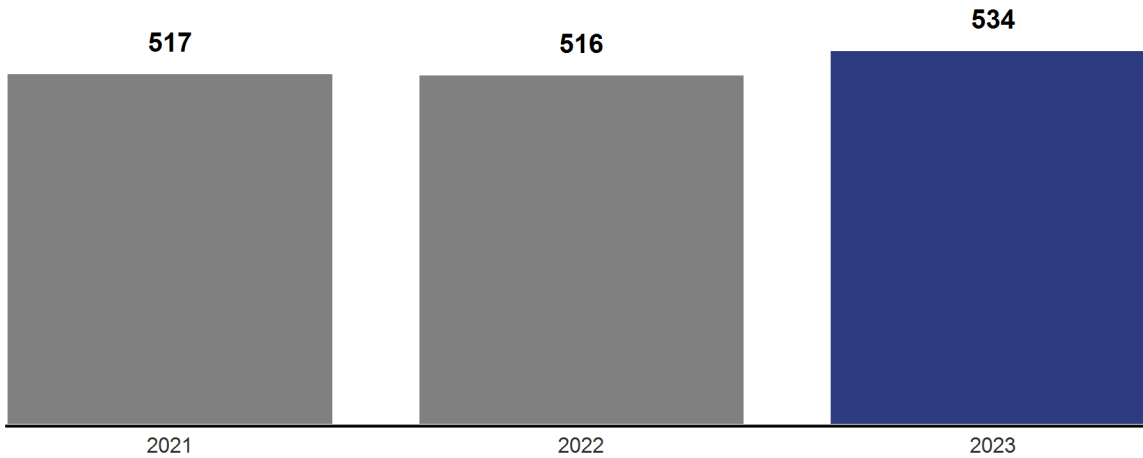


Pending Sales - March 2023

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

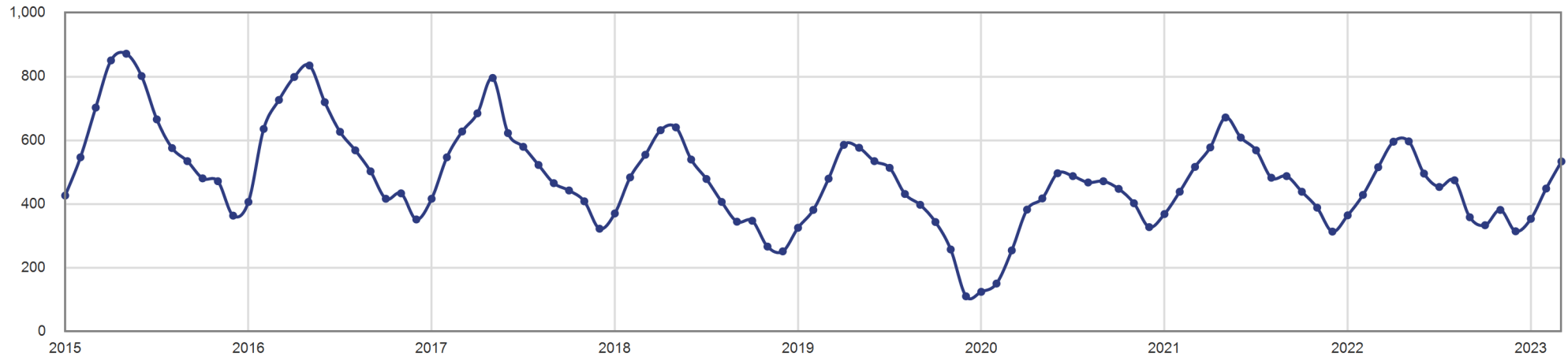


March



Month	Prior Year	Current Year	+/-
April	578	596	+ 3.1%
May	672	597	- 11.2%
June	609	496	- 18.6%
July	569	454	- 20.2%
August	483	475	- 1.7%
September	488	359	- 26.4%
October	439	334	- 23.9%
November	389	382	- 1.8%
December	314	315	+ 0.3%
January	365	354	- 3.0%
February	429	449	+ 4.7%
March	516	534	+ 3.5%
12-Month Avg	488	445	- 8.6%

Historical Pending Sales

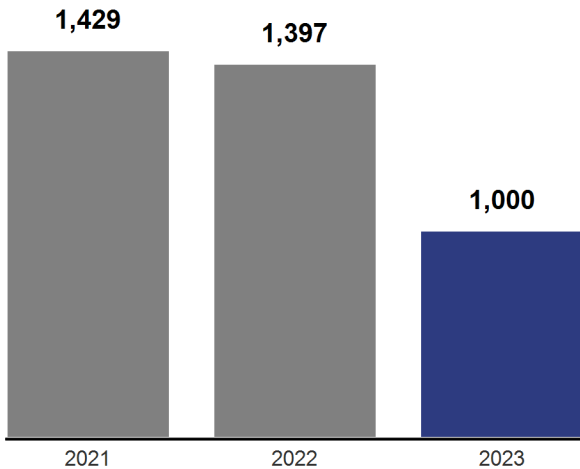


Closed Sales - March 2023

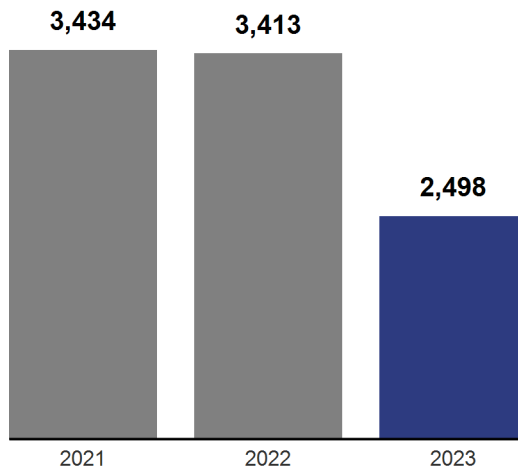
The number of listings that closed during the month.



March

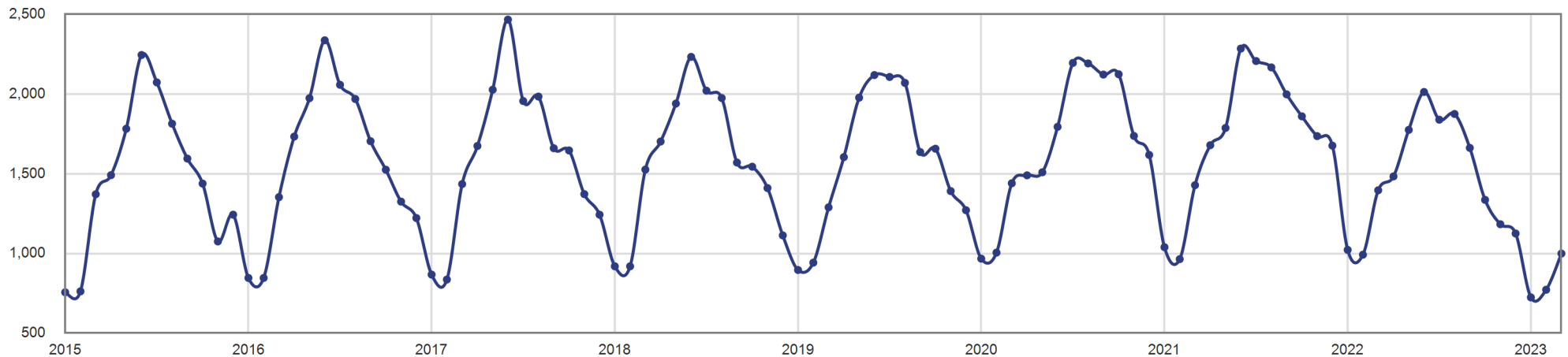


Year To Date



Month	Prior Year	Current Year	+/-
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	1,876	- 13.5%
September	1,999	1,663	- 16.8%
October	1,861	1,337	- 28.2%
November	1,737	1,184	- 31.8%
December	1,677	1,126	- 32.9%
January	1,023	725	- 29.1%
February	993	773	- 22.2%
March	1,397	1,000	- 28.4%
12-Month Avg	1,735	1,400	- 19.3%

Historical Closed Sales

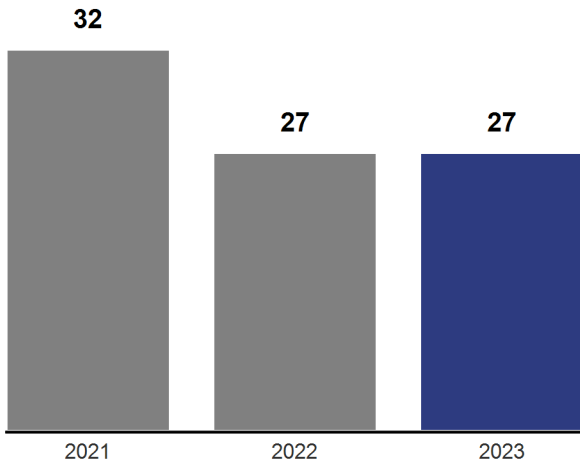


Days on Market Until Sale - March 2023

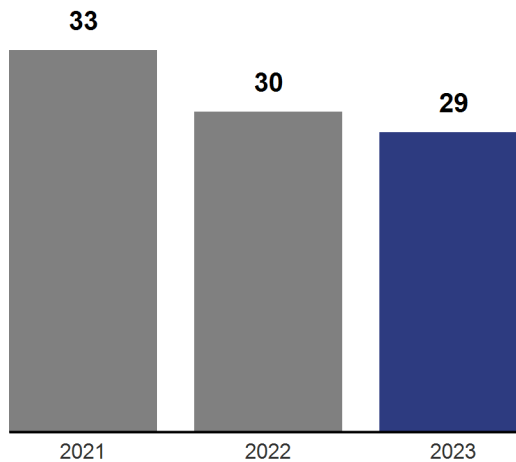
The average Days On Market value for all listings that closed during the month.



March

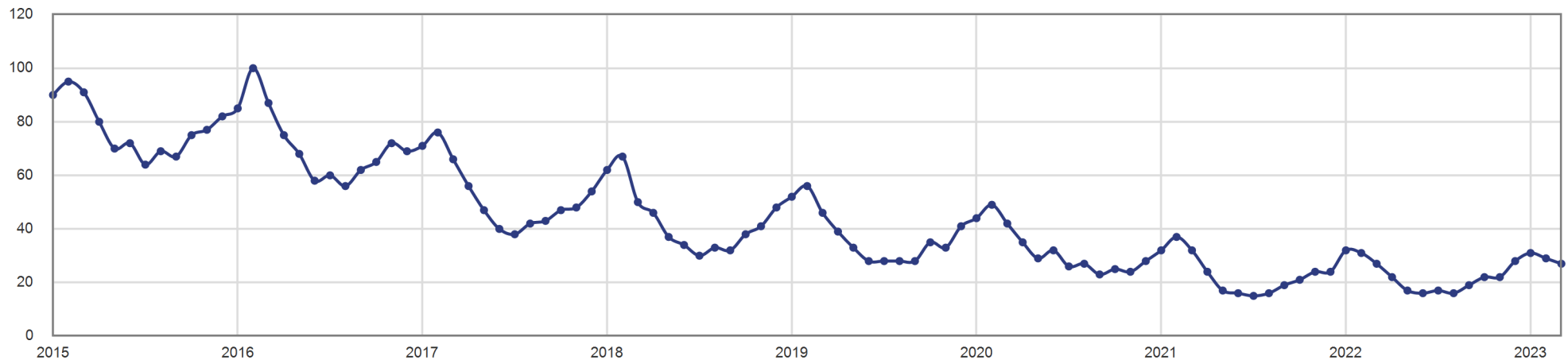


Year To Date



Month	Prior Year	Current Year	+/-
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%
March	27	27	0.0%
12-Month Avg	21	21	0.0%

Historical Days on Market Until Sale

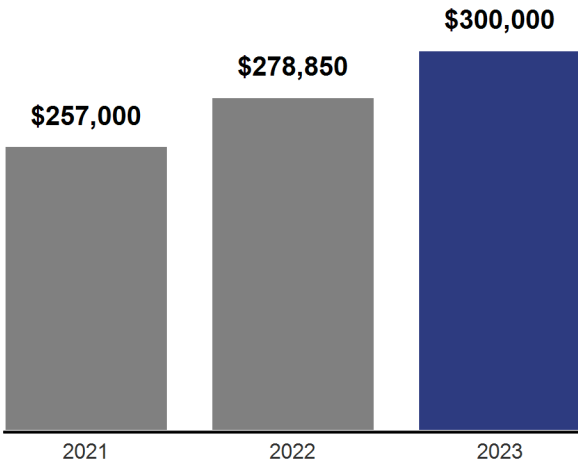


Median Sales Price - March 2023

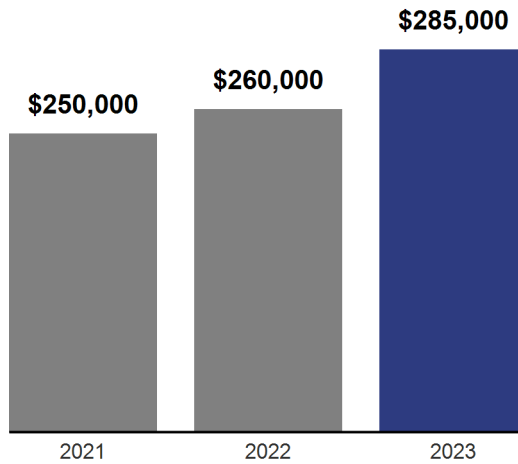
The median sales price of all listings that closed during the month.



March

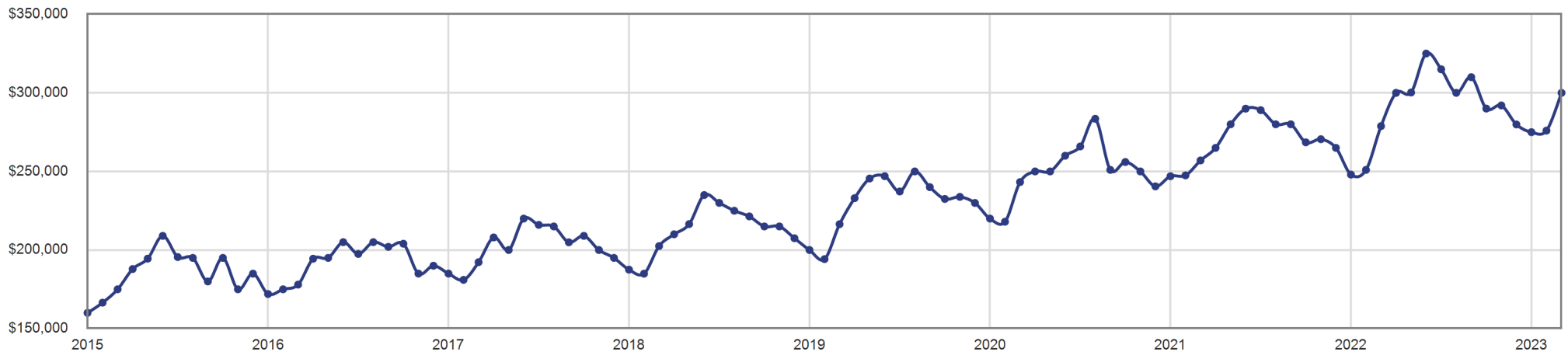


Year To Date



Month	Prior Year	Current Year	+/-
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	\$276,000	+ 10.0%
March	\$278,850	\$300,000	+ 7.6%
12-Month Med	\$275,000	\$300,000	+ 9.1%

Historical Median Sales Price

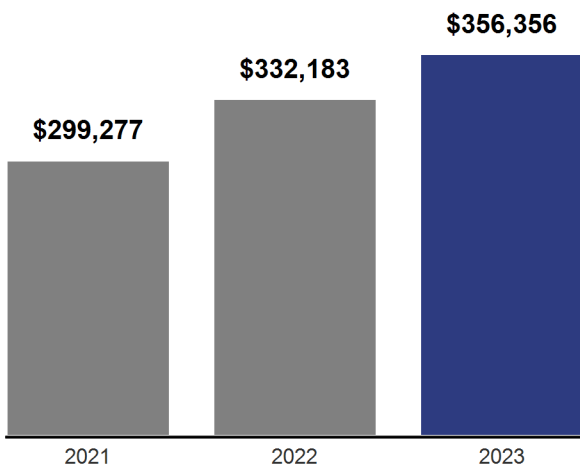


Average Sales Price - March 2023

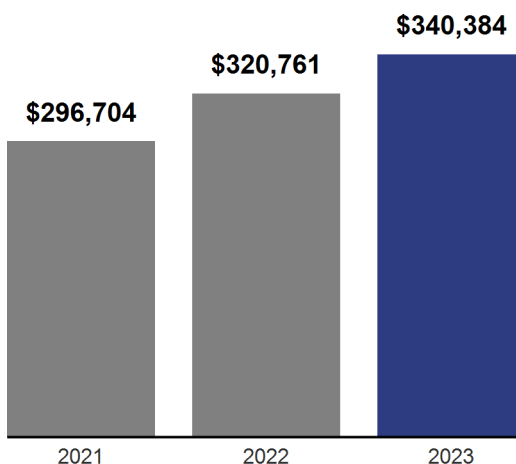
The average sales price of all listings that closed during the month.



March

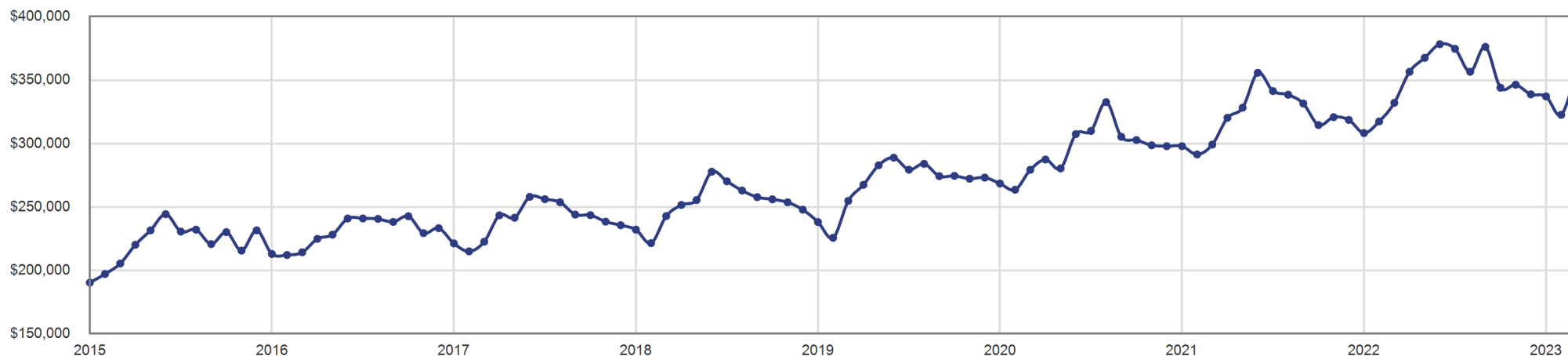


Year To Date



Month	Prior Year	Current Year	+/-
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	\$356,618	+ 5.3%
September	\$331,622	\$376,281	+ 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	\$337,210	+ 9.4%
February	\$317,487	\$322,699	+ 1.6%
March	\$332,183	\$356,356	+ 7.3%
12-Month Avg	\$329,618	\$359,000	+ 8.9%

Historical Average Sales Price

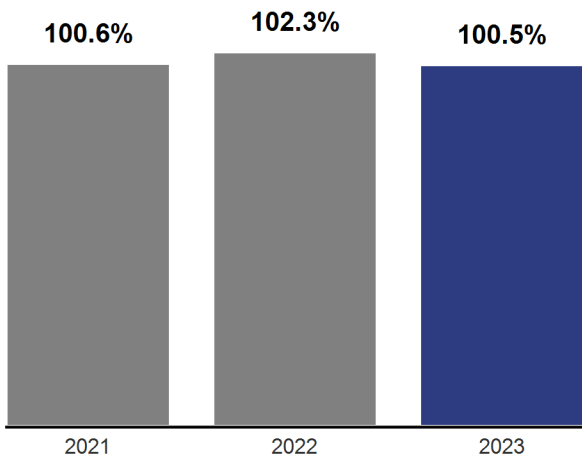


Percent of Original List Price Received - March 2023

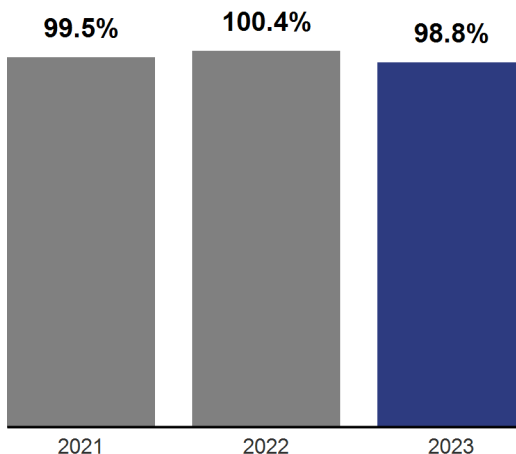
The average sales to original list price ratio for all listings that closed during the month.



March

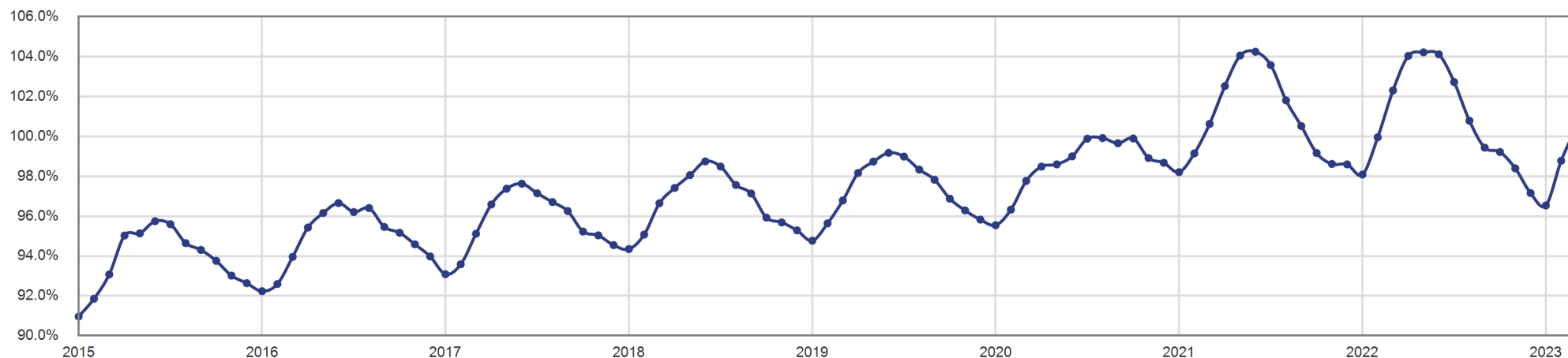


Year To Date



Month	Prior Year	Current Year	+/-
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%	98.8%	- 1.2%
March	102.3%	100.5%	- 1.8%
12-Month Avg	101.4%	101.1%	- 0.3%

Historical Percent of Original List Price Received

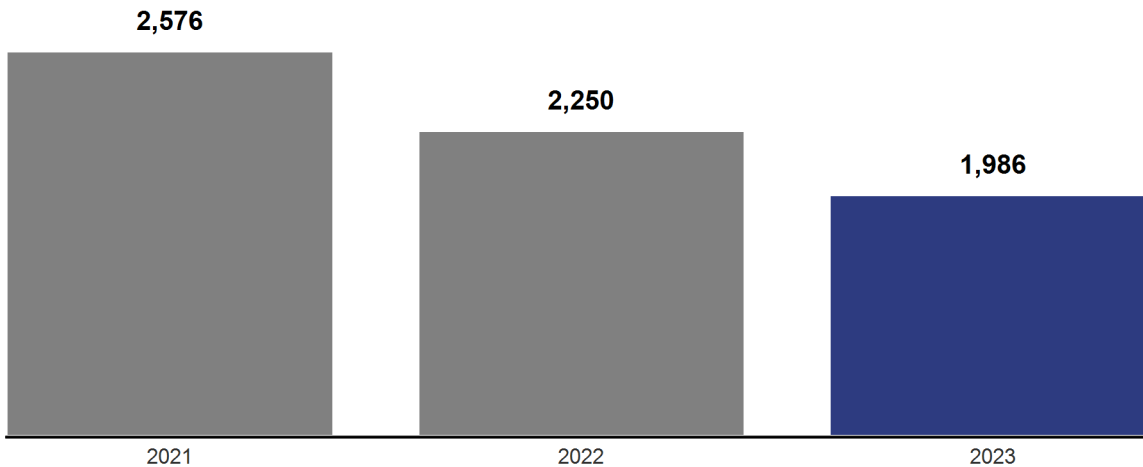


Inventory of Homes for Sale - March 2023

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

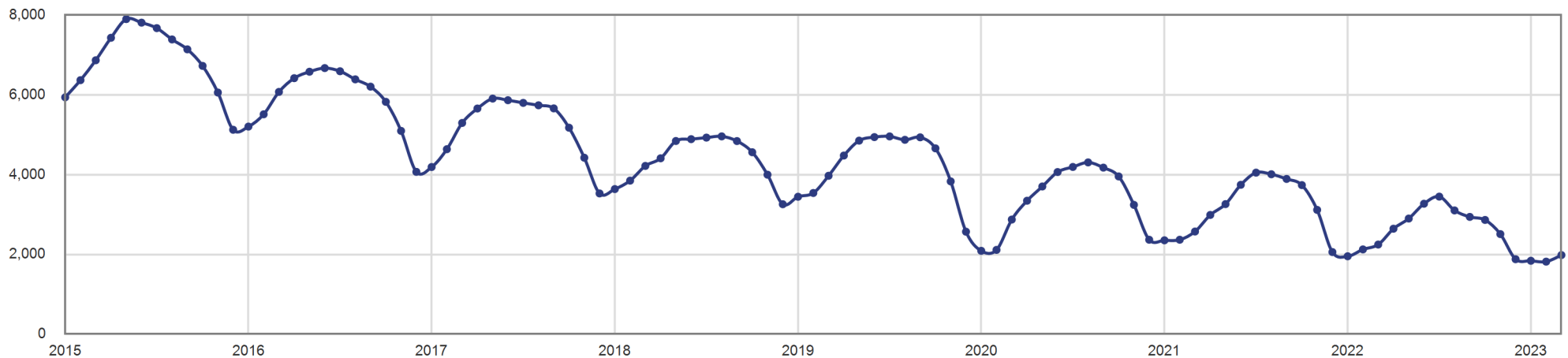


March



Month	Prior Year	Current Year	+/-
April	2,992	2,647	- 11.5%
May	3,264	2,902	- 11.1%
June	3,748	3,274	- 12.6%
July	4,053	3,452	- 14.8%
August	4,013	3,106	- 22.6%
September	3,896	2,943	- 24.5%
October	3,741	2,867	- 23.4%
November	3,119	2,512	- 19.5%
December	2,061	1,882	- 8.7%
January	1,956	1,843	- 5.8%
February	2,128	1,821	- 14.4%
March	2,250	1,986	- 11.7%
12-Month Avg	3,102	2,603	- 16.1%

Historical Inventory of Homes for Sale

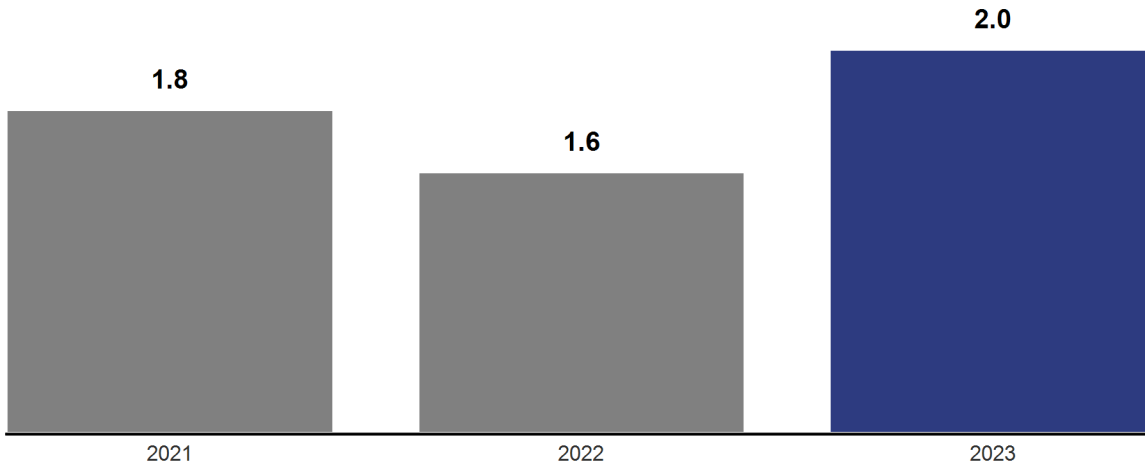


Months Supply of Inventory - March 2023

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



March



Month	Prior Year	Current Year	+/-
April	1.8	1.8	+ 0.2%
May	1.8	1.6	- 10.5%
June	1.6	1.6	- 0.8%
July	1.8	1.9	+ 2.2%
August	1.9	1.7	- 10.6%
September	1.9	1.8	- 9.2%
October	2.0	2.1	+ 6.7%
November	1.8	2.1	+ 18.2%
December	1.2	1.7	+ 36.0%
January	1.9	2.5	+ 33.0%
February	2.1	2.4	+ 9.9%
March	1.6	2.0	+ 23.3%
12-Month Avg	1.8	1.9	+ 7.3%

Historical Months Supply of Inventory

