Monthly Metrics - May 2023

A research tool provided by **Metro MLS**

Filters

Counties:	All
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

- 19.0%	+ 7.9%	- 22.8%
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

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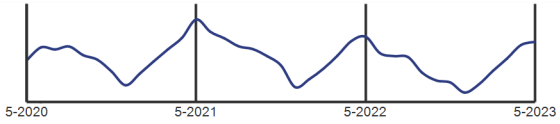
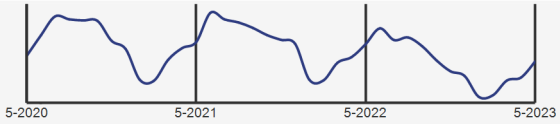
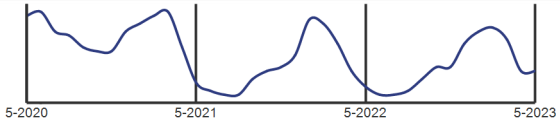
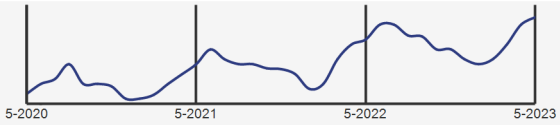
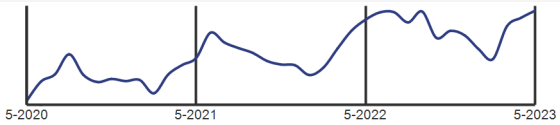
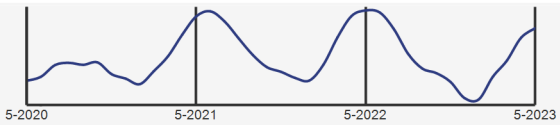
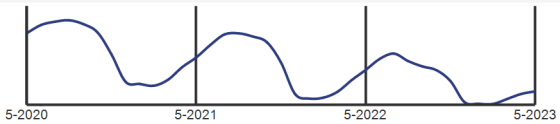
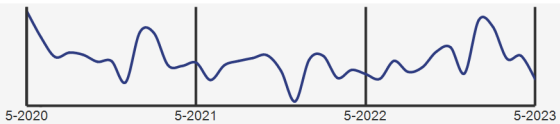
Market Overview - May 2023

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

Key Metrics	Historical Sparklines	5-2022	5-2023	+/-	YTD 2022	YTD 2023	+/-
New Listings		3,627	**2,699**	- 25.6%	13,762	**10,522**	- 23.5%
Pending Sales		1,064	**1,013**	- 4.8%	--	**--**	--
Closed Sales		2,781	**2,252**	- 19.0%	10,749	**8,089**	- 24.8%
Days on Market Until Sale		19	**23**	+ 21.1%	27	**28**	+ 3.7%
Median Sales Price		$285,000	**$307,450**	+ 7.9%	$265,000	**$285,000**	+ 7.6%
Average Sales Price		$346,188	**$355,278**	+ 2.6%	$321,182	**$337,278**	+ 5.0%
Percent of Original List Price Received		103.7%	**102.3%**	- 1.4%	101.6%	**100.1%**	- 1.4%
Inventory of Homes for Sale		4,758	**3,673**	- 22.8%	--	**--**	--
Months Supply of Inventory		1.7	**1.6**	- 4.7%	--	**--**	--

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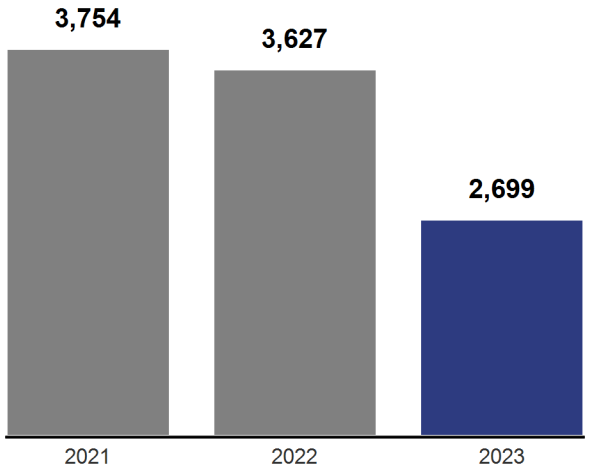
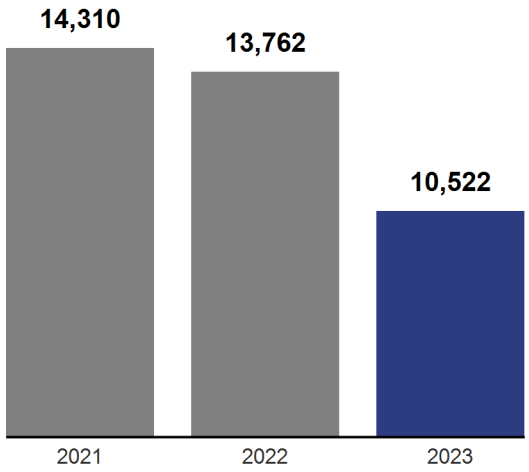
New Listings - May 2023

The number of listings that are new during the month.

May

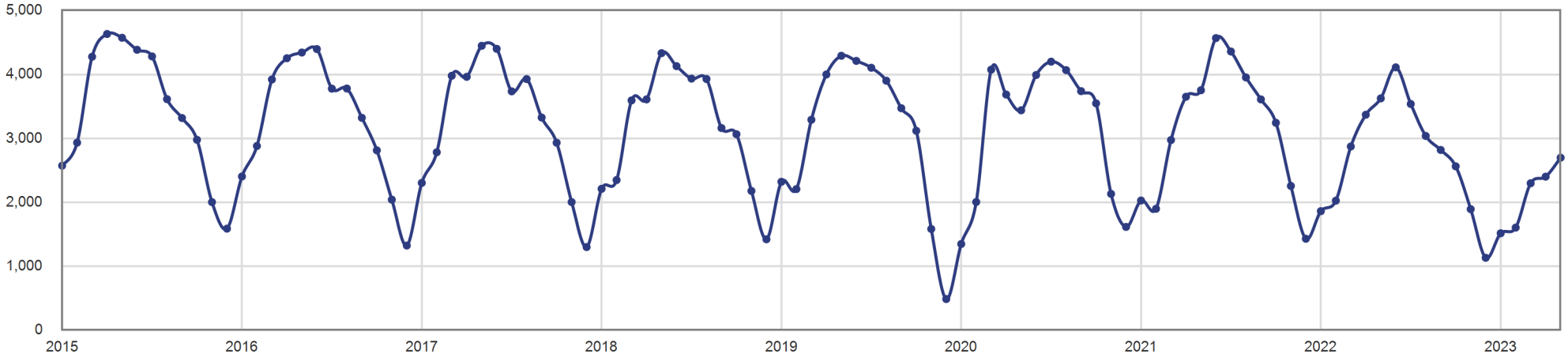


Year To Date



Month	Prior Year	Current Year	+/-
June	4,570	**4,112**	- 10.0%
July	4,360	**3,539**	- 18.8%
August	3,954	**3,039**	- 23.1%
September	3,611	**2,820**	- 21.9%
October	3,245	**2,564**	- 21.0%
November	2,257	**1,894**	- 16.1%
December	1,431	**1,133**	- 20.8%
January	1,863	**1,517**	- 18.6%
February	2,027	**1,605**	- 20.8%
March	2,874	**2,299**	- 20.0%
April	3,371	**2,402**	- 28.7%
May	3,627	**2,699**	- 25.6%
12-Month Avg	3,099	**2,469**	- 20.3%

Historical New Listings



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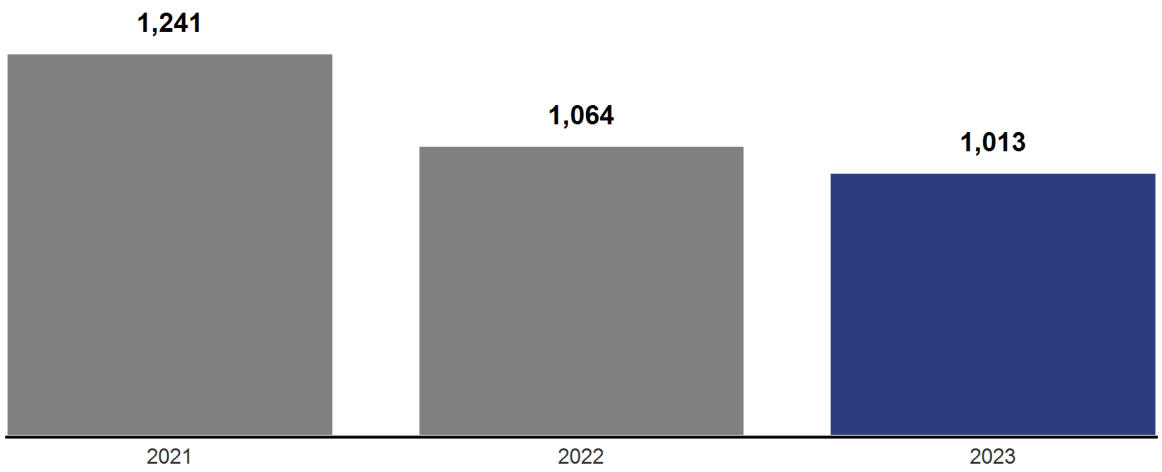
Pending Sales - May 2023

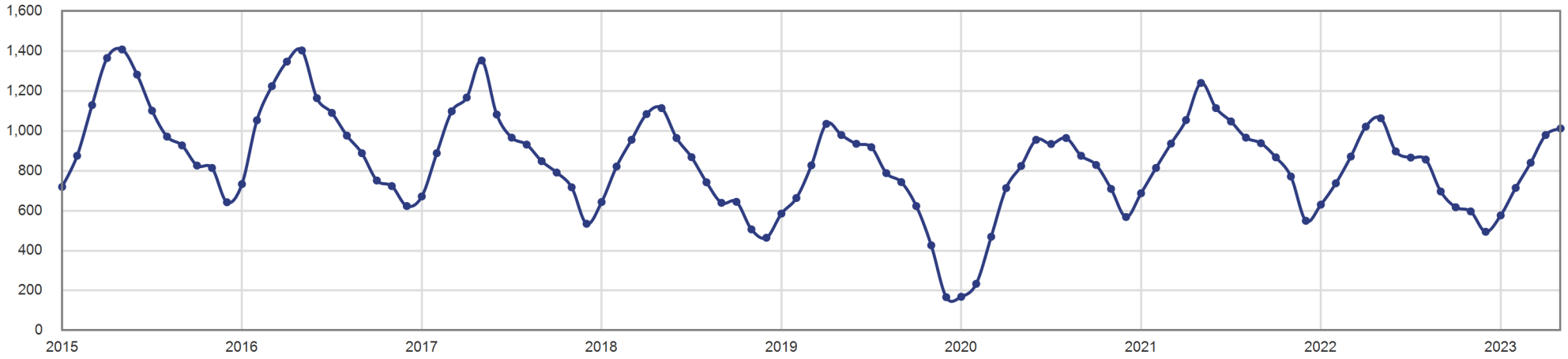
The number of listings that are Under Contract at the end of the month.

May



Month	Prior Year	Current Year	+/-
June	1,115	**898**	- 19.5%
July	1,048	**867**	- 17.3%
August	967	**857**	- 11.4%
September	939	**697**	- 25.8%
October	868	**618**	- 28.8%
November	772	**597**	- 22.7%
December	550	**495**	- 10.0%
January	631	**577**	- 8.6%
February	738	**715**	- 3.1%
March	872	**841**	- 3.6%
April	1,022	**980**	- 4.1%
May	1,064	**1,013**	- 4.8%
12-Month Avg	882	**763**	- 13.5%

Historical Pending Sales



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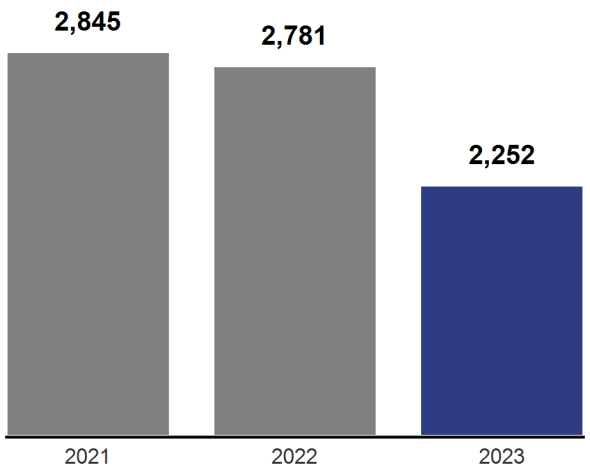
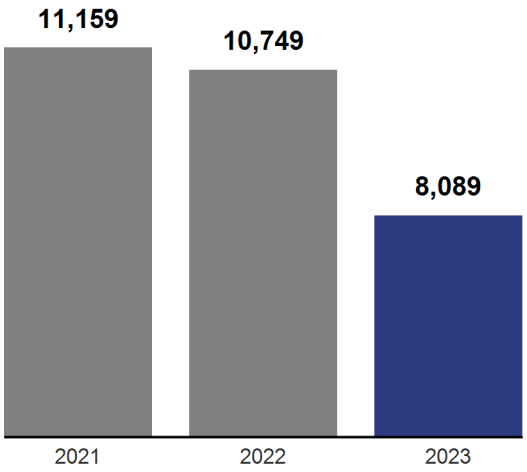
Closed Sales - May 2023

The number of listings that closed during the month.

May

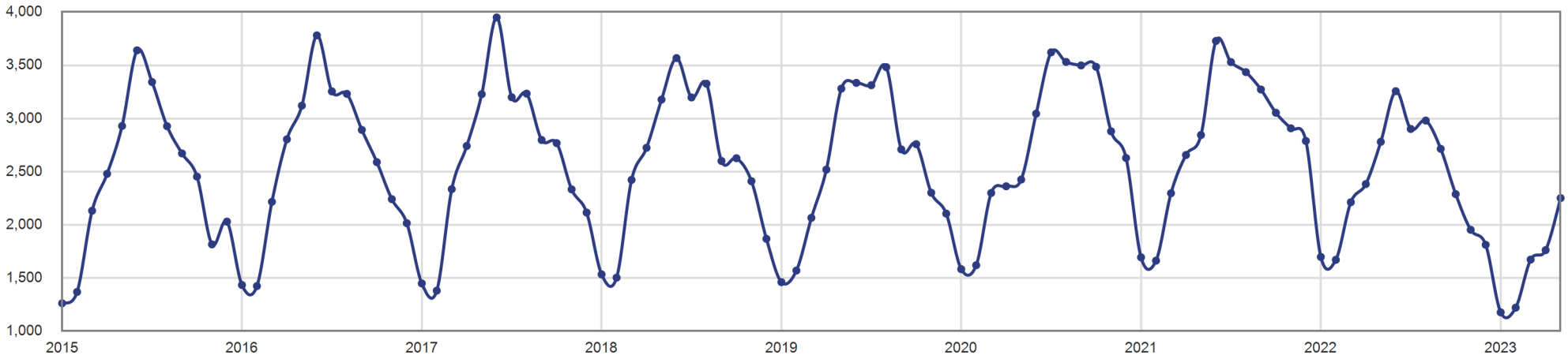


Year To Date



Month	Prior Year	Current Year	+/-
June	3,729	**3,257**	- 12.7%
July	3,531	**2,902**	- 17.8%
August	3,436	**2,981**	- 13.2%
September	3,273	**2,715**	- 17.0%
October	3,054	**2,289**	- 25.0%
November	2,908	**1,954**	- 32.8%
December	2,789	**1,813**	- 35.0%
January	1,699	**1,178**	- 30.7%
February	1,672	**1,222**	- 26.9%
March	2,213	**1,674**	- 24.4%
April	2,384	**1,763**	- 26.0%
May	2,781	**2,252**	- 19.0%
12-Month Avg	2,789	**2,167**	- 22.3%

Historical Closed Sales



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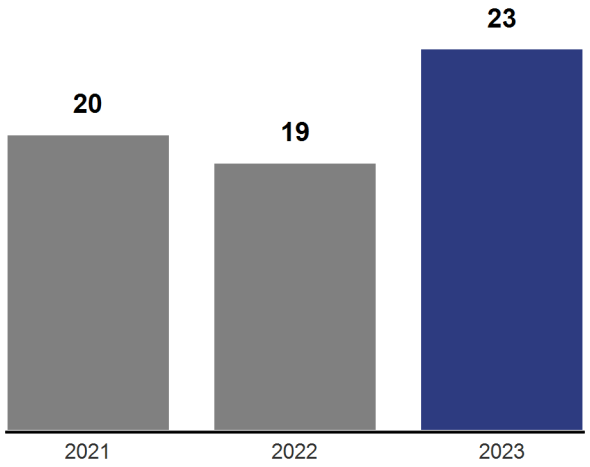
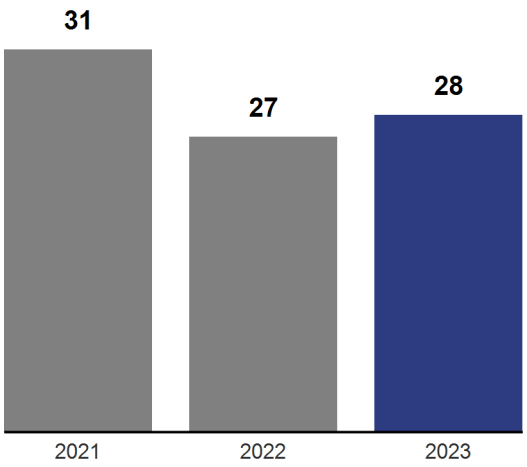
Days on Market Until Sale - May 2023

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

May

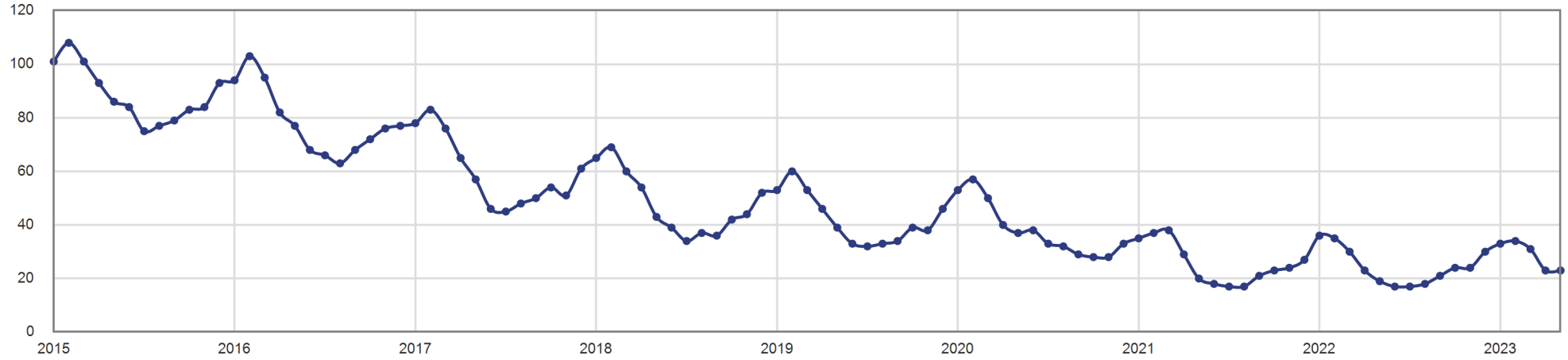


Year To Date



Month	Prior Year	Current Year	+/-
June	18	**17**	- 5.6%
July	17	**17**	0.0%
August	17	**18**	+ 5.9%
September	21	**21**	0.0%
October	23	**24**	+ 4.3%
November	24	**24**	0.0%
December	27	**30**	+ 11.1%
January	36	**33**	- 8.3%
February	35	**34**	- 2.9%
March	30	**31**	+ 3.3%
April	23	**23**	0.0%
May	19	**23**	+ 21.1%
12-Month Avg	23	**23**	0.0%

Historical Days on Market Until Sale



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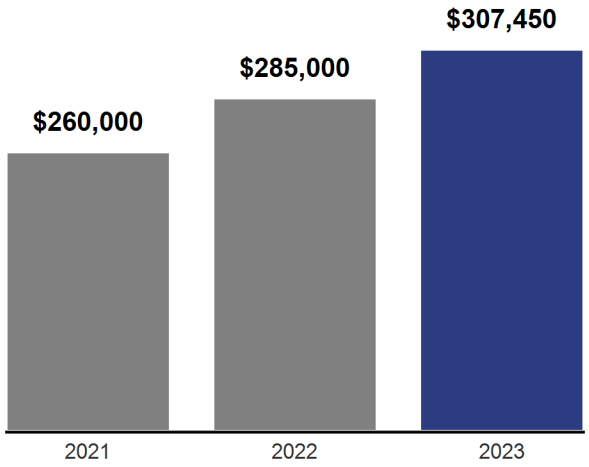
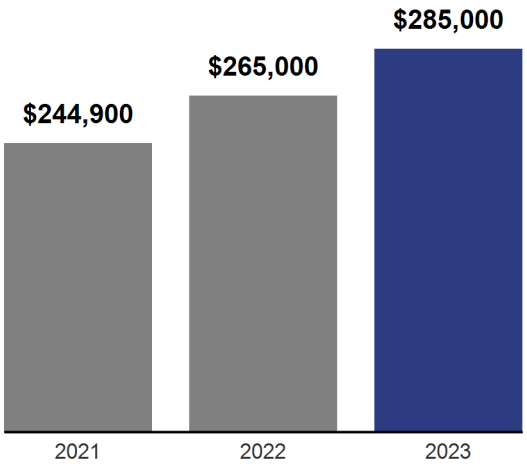
Median Sales Price - May 2023

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

May

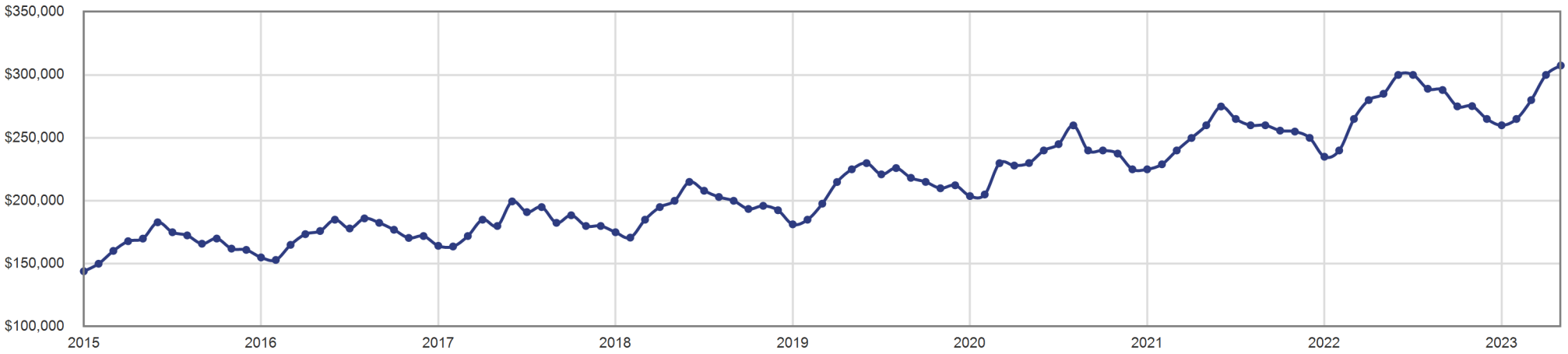


Year To Date



Month	Prior Year	Current Year	+/-
June	$274,900	**$300,000**	+ 9.1%
July	$265,000	**$300,000**	+ 13.2%
August	$260,000	**$289,000**	+ 11.2%
September	$260,000	**$288,000**	+ 10.8%
October	$255,750	**$275,000**	+ 7.5%
November	$255,000	**$275,200**	+ 7.9%
December	$250,000	**$265,000**	+ 6.0%
January	$235,000	**$260,000**	+ 10.6%
February	$240,000	**$265,000**	+ 10.4%
March	$265,000	**$280,000**	+ 5.7%
April	$280,000	**$300,000**	+ 7.1%
May	$285,000	**$307,450**	+ 7.9%
12-Month Med	$260,000	**$285,000**	+ 9.6%

Historical Median Sales Price



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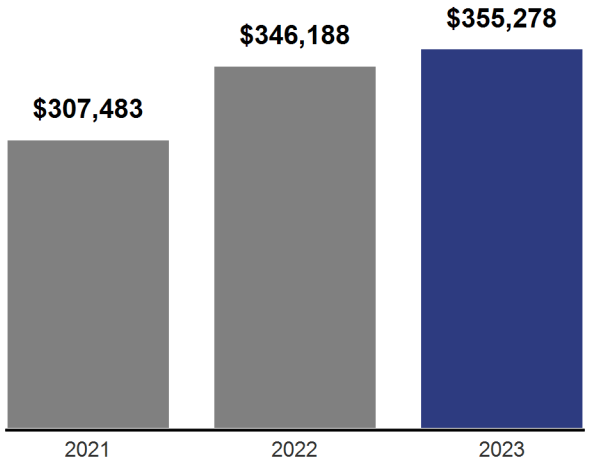
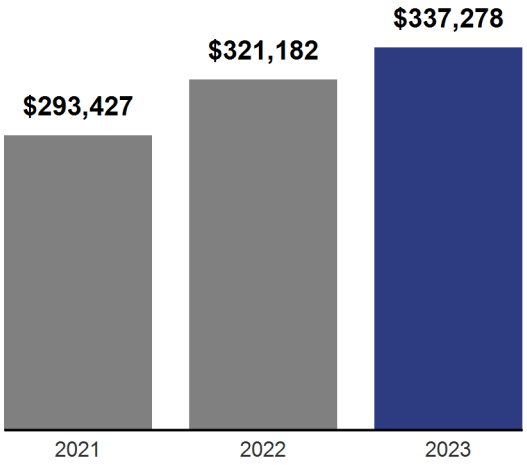
Average Sales Price - May 2023

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

May

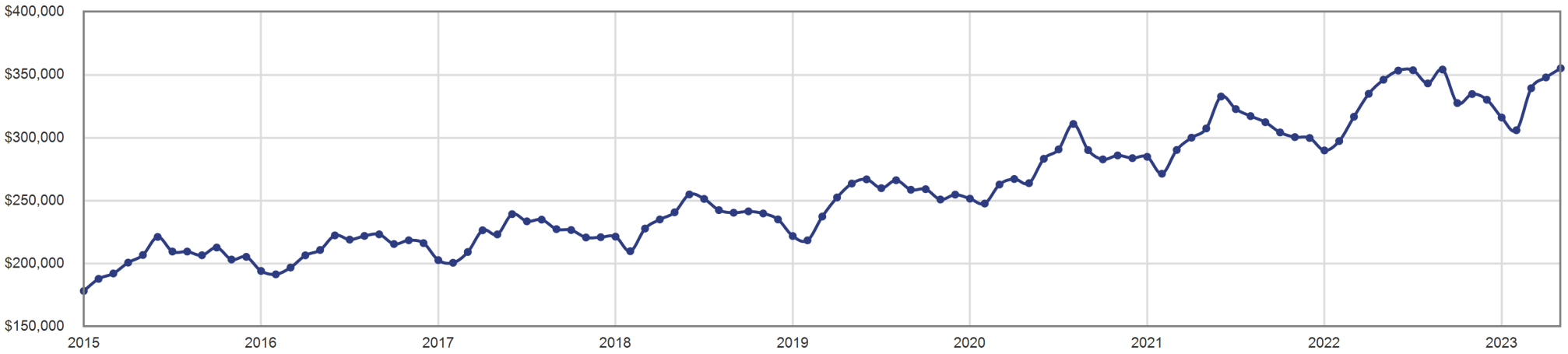


Year To Date



Month	Prior Year	Current Year	+/-
June	$332,844	**$353,465**	+ 6.2%
July	$322,857	**$353,736**	+ 9.6%
August	$317,286	**$343,255**	+ 8.2%
September	$312,428	**$354,278**	+ 13.4%
October	$304,318	**$327,648**	+ 7.7%
November	$300,609	**$334,786**	+ 11.4%
December	$299,893	**$330,286**	+ 10.1%
January	$290,003	**$316,174**	+ 9.0%
February	$297,449	**$306,056**	+ 2.9%
March	$316,770	**$339,415**	+ 7.1%
April	$334,971	**$347,997**	+ 3.9%
May	$346,188	**$355,278**	+ 2.6%
12-Month Avg	$316,302	**$342,081**	+ 8.2%

Historical Average Sales Price



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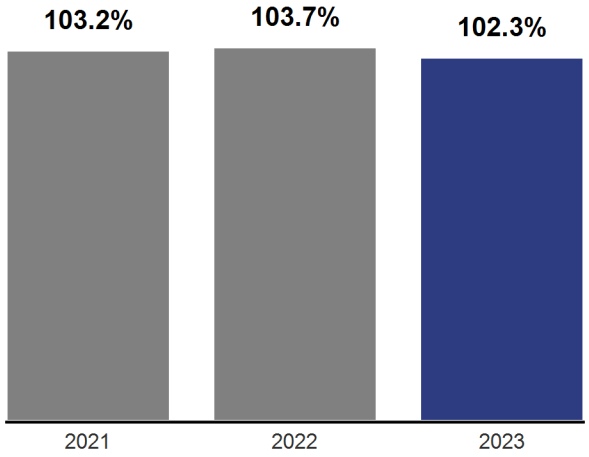
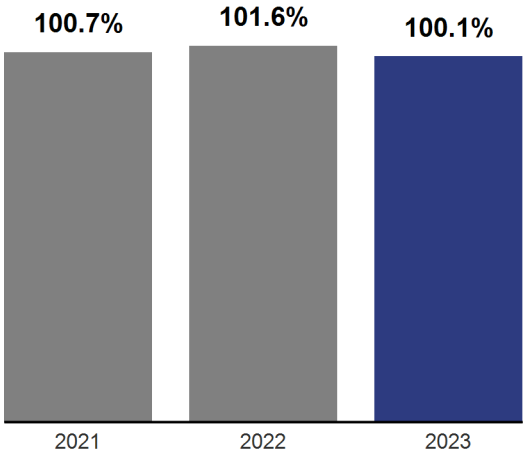
Percent of Original List Price Received - May 2023

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

May

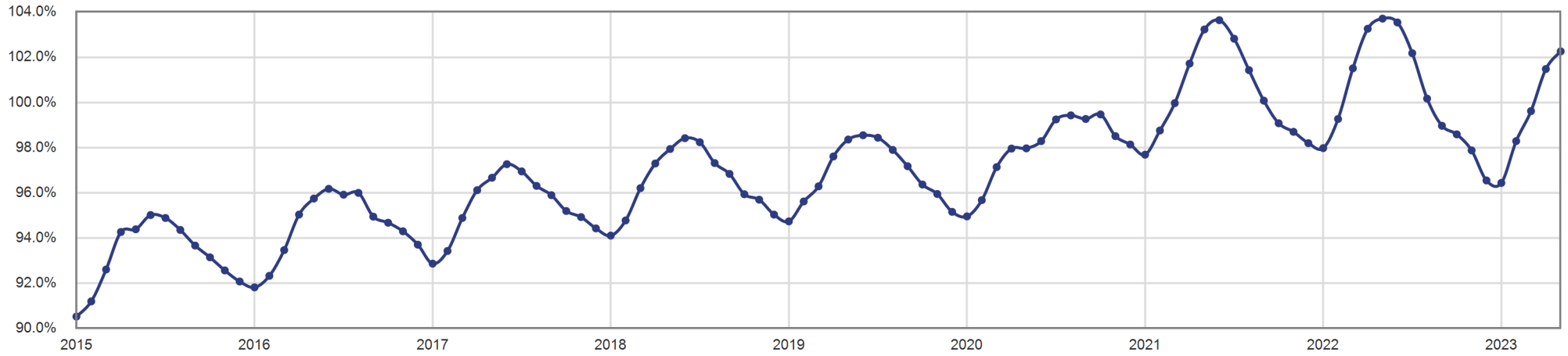


Year To Date



Month	Prior Year	Current Year	+/-
June	103.6%	**103.5%**	- 0.1%
July	102.8%	**102.2%**	- 0.6%
August	101.4%	**100.2%**	- 1.2%
September	100.1%	**99.0%**	- 1.1%
October	99.1%	**98.6%**	- 0.5%
November	98.7%	**97.9%**	- 0.8%
December	98.2%	**96.6%**	- 1.7%
January	98.0%	**96.4%**	- 1.6%
February	99.3%	**98.3%**	- 1.0%
March	101.5%	**99.6%**	- 1.9%
April	103.3%	**101.5%**	- 1.7%
May	103.7%	**102.3%**	- 1.4%
12-Month Avg	101.0%	**100.1%**	- 0.9%

Historical Percent of Original List Price Received



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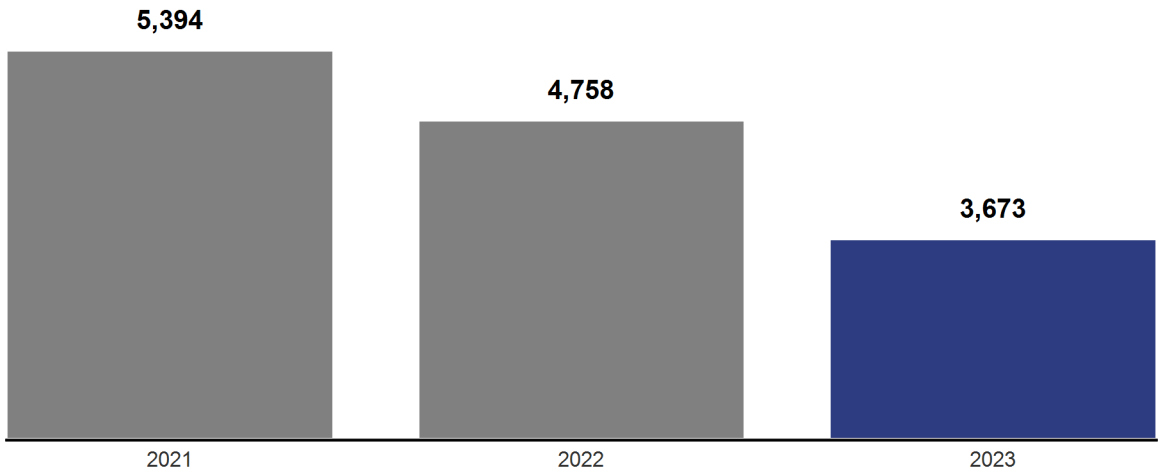
Inventory of Homes for Sale - May 2023

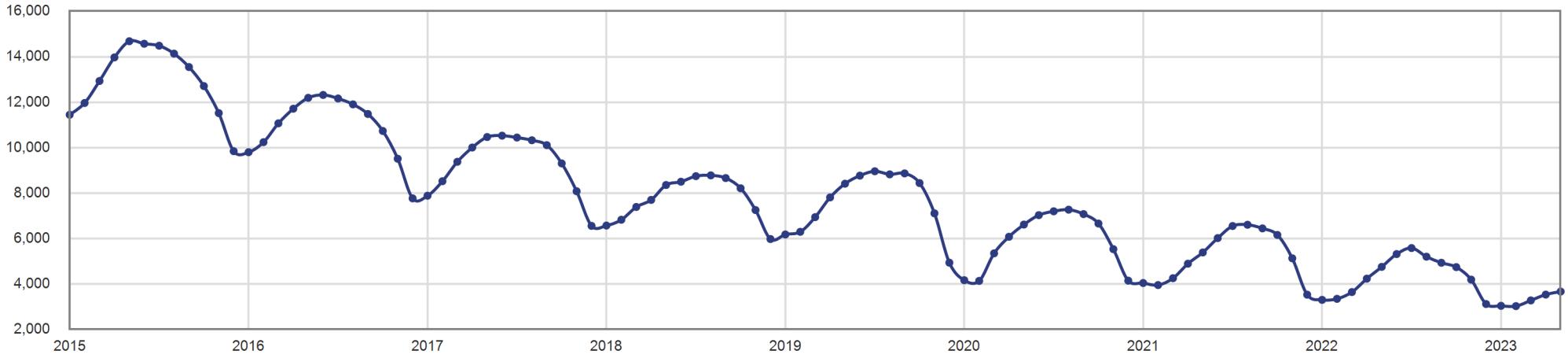
The number of listings that are in Active status at the end of the month.

May



Month	Prior Year	Current Year	+/-
June	6,025	**5,321**	- 11.7%
July	6,556	**5,586**	- 14.8%
August	6,611	**5,207**	- 21.2%
September	6,452	**4,939**	- 23.5%
October	6,163	**4,748**	- 23.0%
November	5,135	**4,197**	- 18.3%
December	3,536	**3,124**	- 11.7%
January	3,306	**3,045**	- 7.9%
February	3,353	**3,032**	- 9.6%
March	3,650	**3,283**	- 10.1%
April	4,240	**3,540**	- 16.5%
May	4,758	**3,673**	- 22.8%
12-Month Avg	4,982	**4,141**	- 16.9%

Historical Inventory of Homes for Sale



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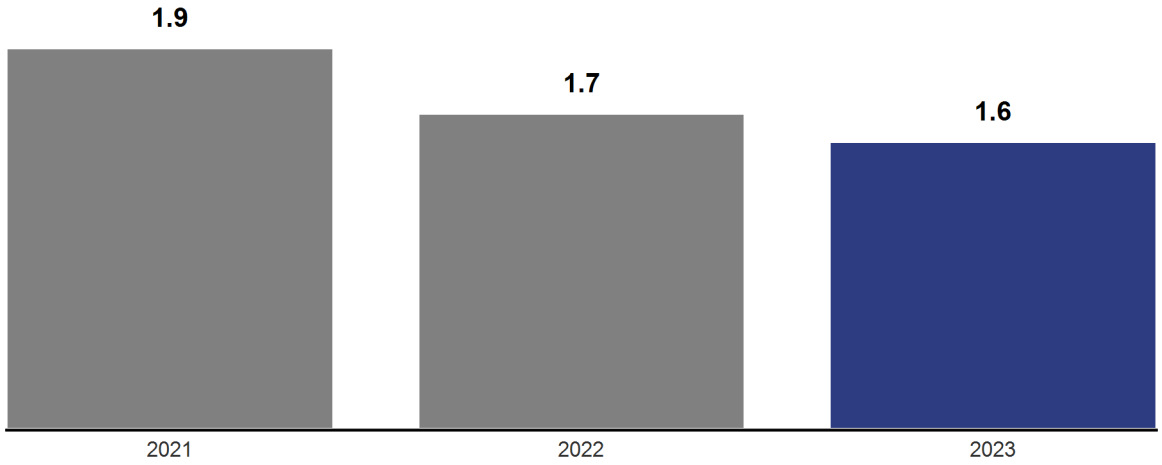
Months Supply of Inventory - May 2023

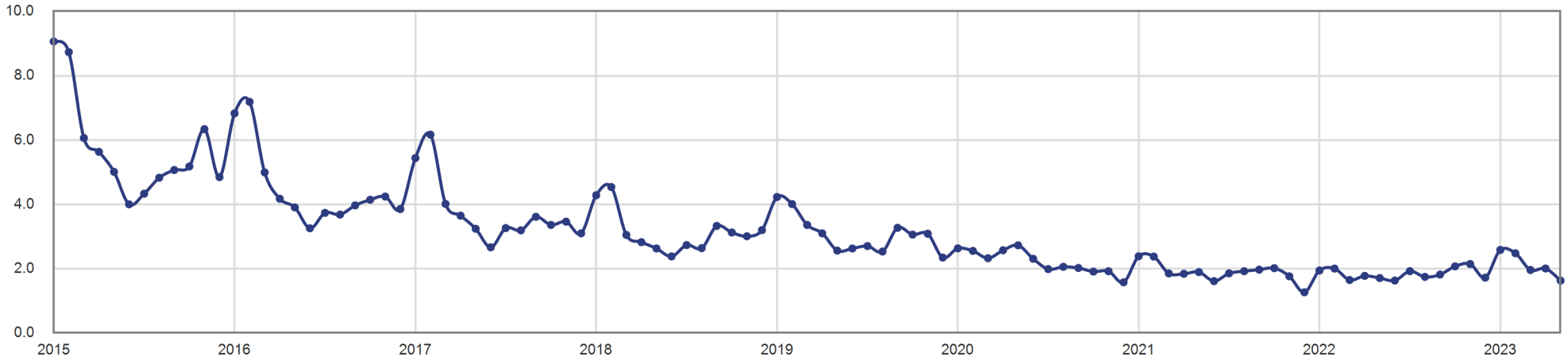
The number of active listings at the end of the month divided by the number of closed listings during the month.

May



Month	Prior Year	Current Year	+/-
June	1.6	**1.6**	+ 1.1%
July	1.9	**1.9**	+ 3.7%
August	1.9	**1.7**	- 9.2%
September	2.0	**1.8**	- 7.7%
October	2.0	**2.1**	+ 2.8%
November	1.8	**2.1**	+ 21.6%
December	1.3	**1.7**	+ 35.9%
January	1.9	**2.6**	+ 32.8%
February	2.0	**2.5**	+ 23.7%
March	1.6	**2.0**	+ 18.9%
April	1.8	**2.0**	+ 12.9%
May	1.7	**1.6**	- 4.7%
12-Month Avg	1.8	**2.0**	+ 10.4%

Historical Months Supply of Inventory



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