

Monthly Housing Summary - August 2023

A research tool provided by Metro MLS



Filters

Counties:	Milwaukee, Ozaukee, Washington, Waukesha
Cities:	All
Zip Codes:	All
Map Shapes:	N/A
Sq. Ft. Ranges:	All

Quick Facts

+ 48.8%

+ 15.2%

Price Range With the
Strongest Sales:
500K-700K

Property Type With the
Strongest Sales:
Single-Family

Table of Contents

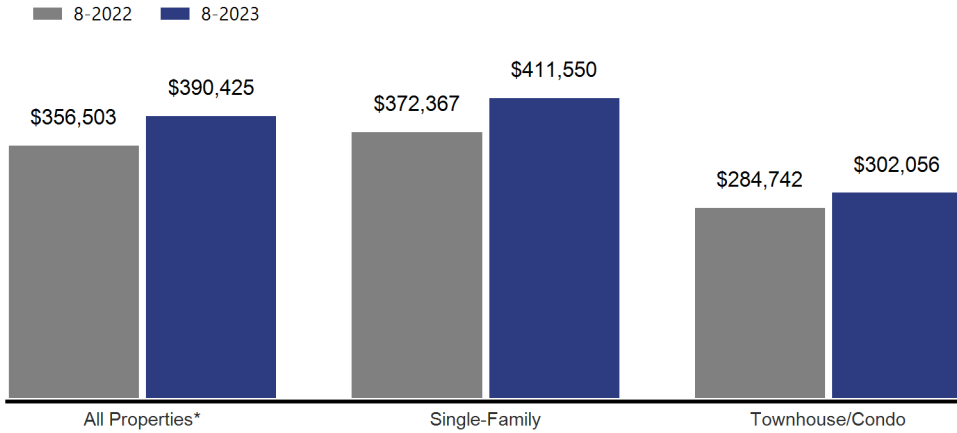
Average Sales Price	2
Median Sales Price	2
Closed Sales	3
Pending Sales	4
Days on Market Until Sale	5
Percent of Original List Price Received	6
Inventory of Homes for Sale	7
Months Supply of Inventory	8

Sales Price - August 2023

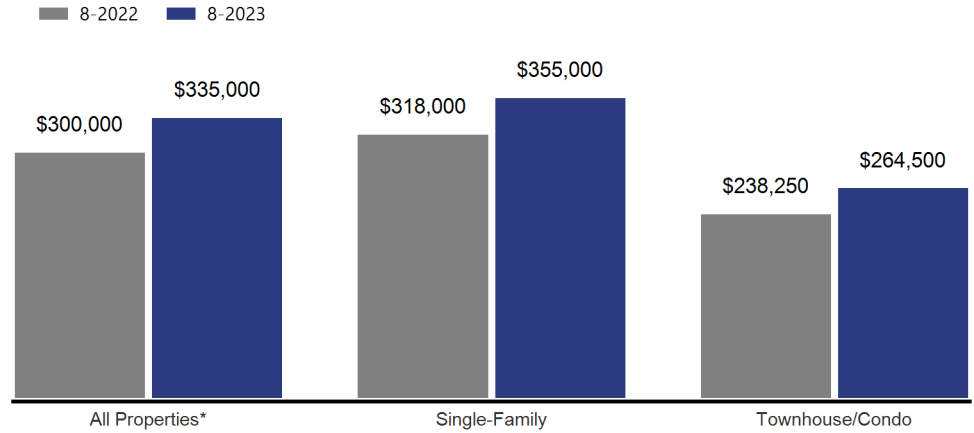
The sales price of all listings that closed during the month.



Average Sales Price By Property Type



Median Sales Price By Property Type



Sales Price	All Properties*			Single-Family			Townhouse/Condo		
	8-2022	8-2023	Change	8-2022	8-2023	Change	8-2022	8-2023	Change
Average Sales Price	\$356,503	\$390,425	+ 9.5%	\$372,367	\$411,550	+ 10.5%	\$284,742	\$302,056	+ 6.1%
Median Sales Price	\$300,000	\$335,000	+ 11.7%	\$318,000	\$355,000	+ 11.6%	\$238,250	\$264,500	+ 11.0%

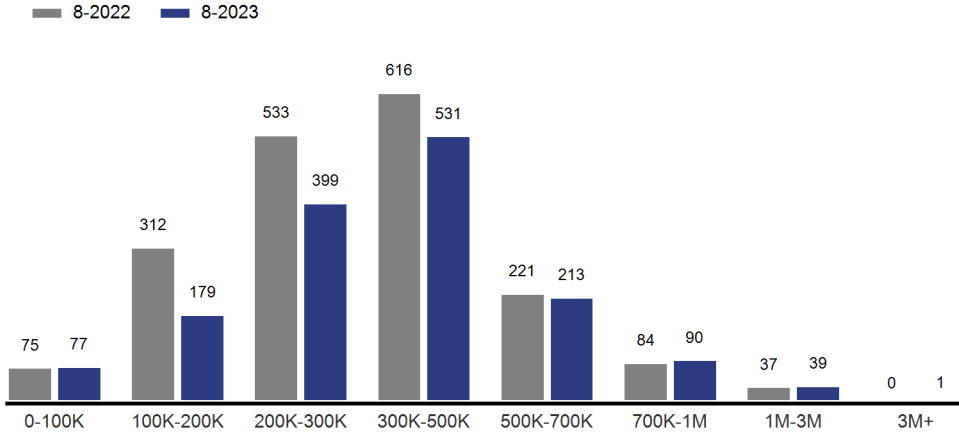
*Values for "All Properties" only include Single-Family and Townhouse/Condo.

Closed Sales - August 2023

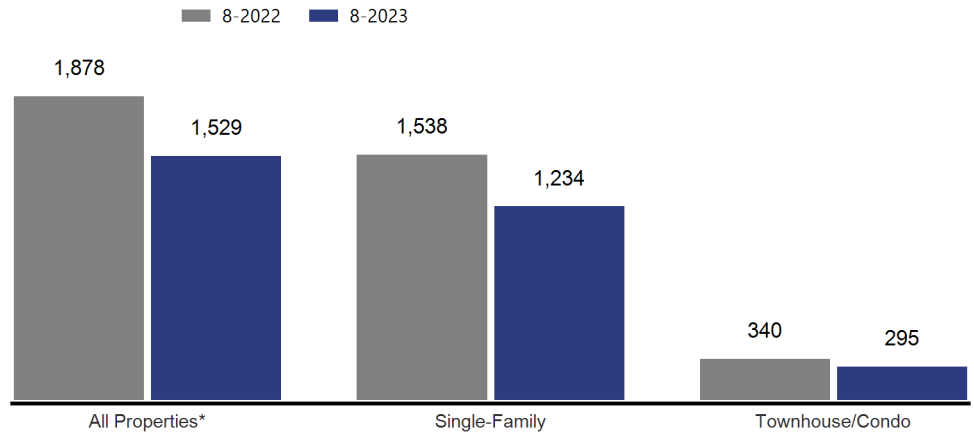
The number of listings that closed during the month.



By Price Range



By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	8-2022	8-2023	Change	8-2022	8-2023	Change	8-2022	8-2023	Change
0-100K	75	77	+ 2.7%	52	62	+ 19.2%	23	15	- 34.8%
100K-200K	312	179	- 42.6%	212	117	- 44.8%	100	62	- 38.0%
200K-300K	533	399	- 25.1%	424	302	- 28.8%	109	97	- 11.0%
300K-500K	616	531	- 13.8%	543	440	- 19.0%	73	91	+ 24.7%
500K-700K	221	213	- 3.6%	201	192	- 4.5%	20	21	+ 5.0%
700K-1M	84	90	+ 7.1%	72	84	+ 16.7%	12	6	- 50.0%
1M-3M	37	39	+ 5.4%	34	36	+ 5.9%	3	3	0.0%
3M+	0	1	--	0	1	--	0	0	--
All Price Ranges	1,878	1,529	- 18.6%	1,538	1,234	- 19.8%	340	295	- 13.2%

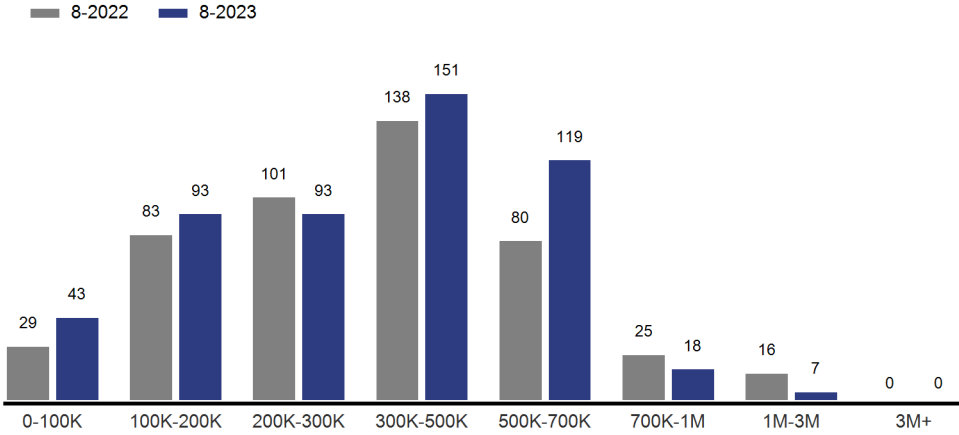
*Values for "All Properties" only include Single-Family and Townhouse/Condo.

Pending Sales - August 2023

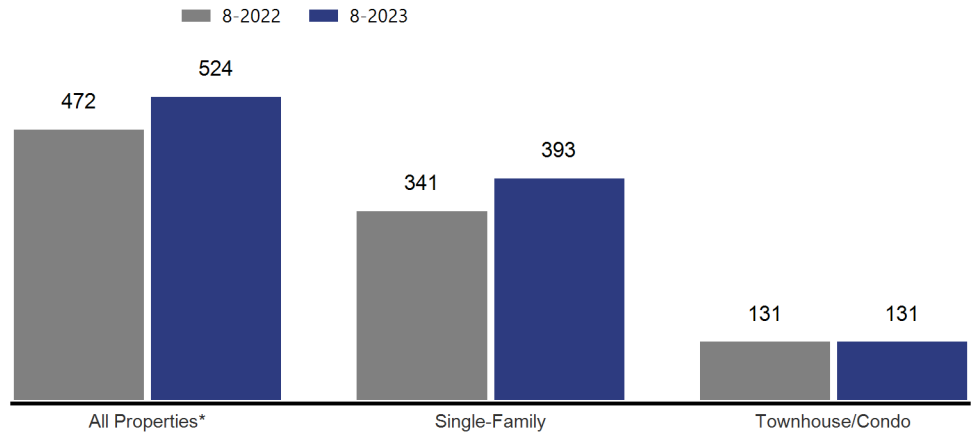
The number of listings that are Under Contract at the end of the month.



By Price Range



By Property Type



All Properties*

By Price Range	8-2022	8-2023	Change
0-100K	29	43	+ 48.3%
100K-200K	83	93	+ 12.0%
200K-300K	101	93	- 7.9%
300K-500K	138	151	+ 9.4%
500K-700K	80	119	+ 48.8%
700K-1M	25	18	- 28.0%
1M-3M	16	7	- 56.3%
3M+	0	0	--
All Price Ranges	472	524	+ 11.0%

Single-Family

8-2022	8-2023	Change
22	36	+ 63.6%
66	75	+ 13.6%
73	69	- 5.5%
97	112	+ 15.5%
49	76	+ 55.1%
21	18	- 14.3%
13	7	- 46.2%
0	0	--
341	393	+ 15.2%

Townhouse/Condo

8-2022	8-2023	Change
7	7	0.0%
17	18	+ 5.9%
28	24	- 14.3%
41	39	- 4.9%
31	43	+ 38.7%
4	0	- 100.0%
3	0	- 100.0%
0	0	--
131	131	0.0%

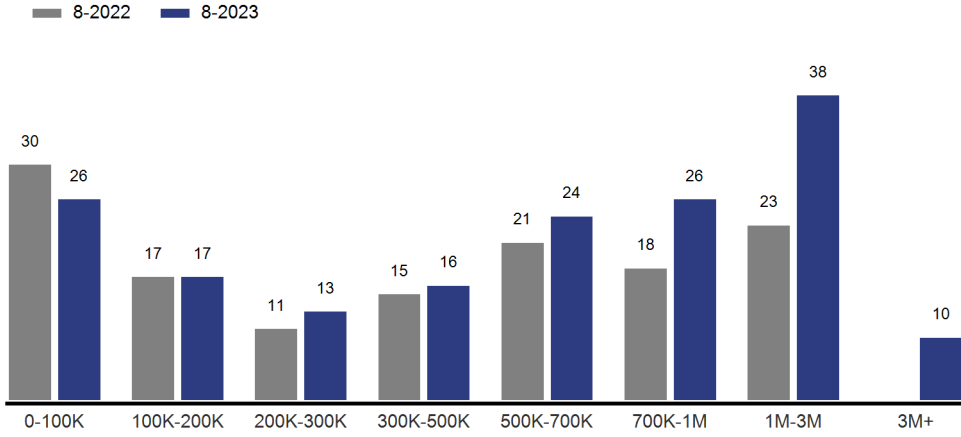
*Values for "All Properties" only include Single-Family and Townhouse/Condo.

Days on Market Until Sale - August 2023

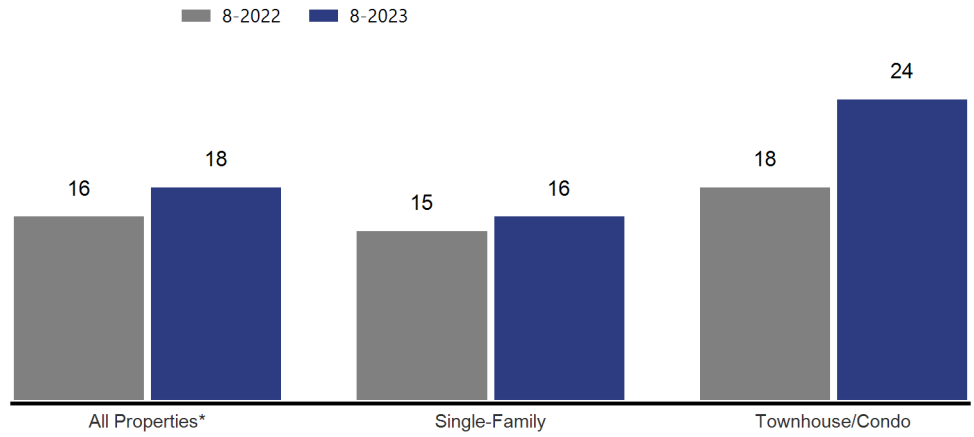
The average Days On Market value for all listings that closed during the month.



By Price Range



By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	8-2022	8-2023	Change	8-2022	8-2023	Change	8-2022	8-2023	Change
0-100K	30	26	- 13.3%	34	20	- 41.2%	21	49	+ 133.3%
100K-200K	17	17	0.0%	20	19	- 5.0%	11	13	+ 18.2%
200K-300K	11	13	+ 18.2%	12	12	0.0%	11	15	+ 36.4%
300K-500K	15	16	+ 6.7%	14	12	- 14.3%	26	36	+ 38.5%
500K-700K	21	24	+ 14.3%	16	23	+ 43.8%	63	32	- 49.2%
700K-1M	18	26	+ 44.4%	18	25	+ 38.9%	19	36	+ 89.5%
1M-3M	23	38	+ 65.2%	24	39	+ 62.5%	15	28	+ 86.7%
3M+	--	10	--	--	10	--	--	--	--
All Price Ranges	16	18	+ 12.5%	15	16	+ 6.7%	18	24	+ 33.3%

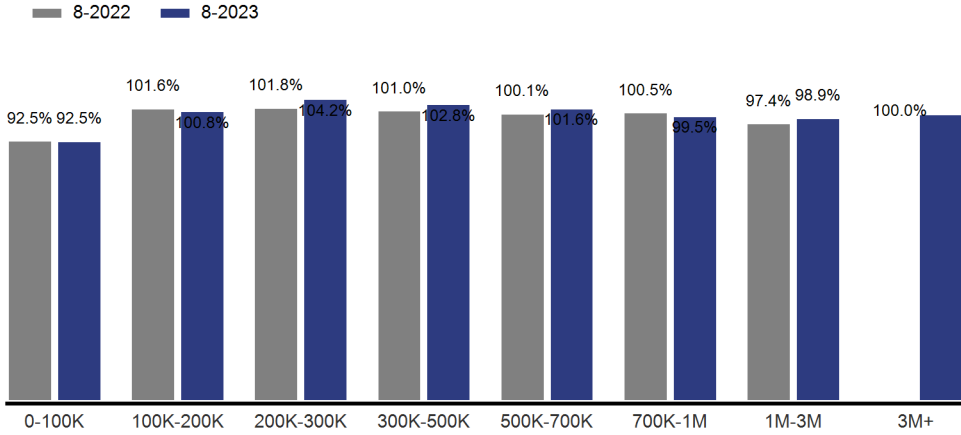
*Values for "All Properties" only include Single-Family and Townhouse/Condo.

Percent of Original List Price Received - August 2023

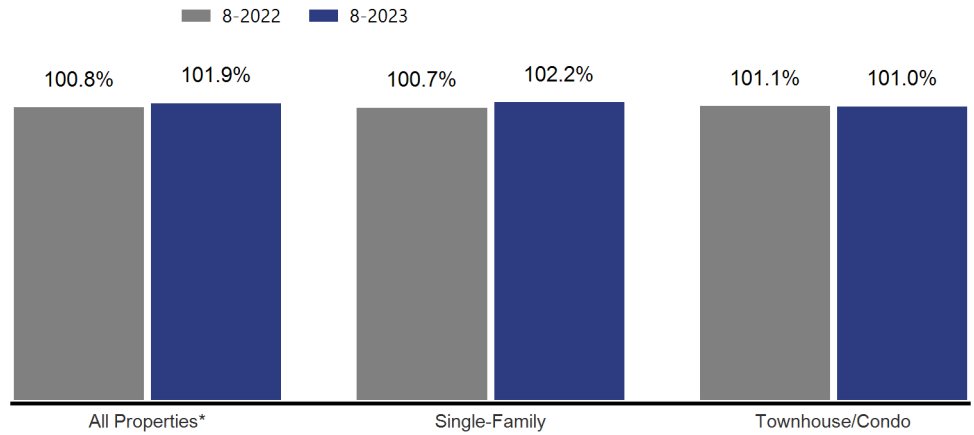
The average sales to original list price ratio for all listings that closed during the month.



By Price Range



By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	8-2022	8-2023	Change	8-2022	8-2023	Change	8-2022	8-2023	Change
0-100K	92.5%	92.5%	0.0%	90.0%	92.9%	+ 3.2%	98.3%	91.1%	- 7.4%
100K-200K	101.6%	100.8%	- 0.8%	101.2%	99.9%	- 1.3%	102.6%	102.6%	0.0%
200K-300K	101.8%	104.2%	+ 2.4%	101.7%	105.0%	+ 3.2%	102.0%	101.7%	- 0.3%
300K-500K	101.0%	102.8%	+ 1.8%	101.2%	103.1%	+ 1.8%	99.4%	101.3%	+ 1.9%
500K-700K	100.1%	101.6%	+ 1.5%	100.2%	101.7%	+ 1.5%	99.5%	100.9%	+ 1.4%
700K-1M	100.5%	99.5%	- 1.0%	100.7%	99.5%	- 1.1%	99.3%	99.1%	- 0.1%
1M-3M	97.4%	98.9%	+ 1.5%	97.2%	99.4%	+ 2.3%	100.0%	92.1%	- 7.9%
3M+	--	100.0%	--	--	100.0%	--	--	--	--
All Price Ranges	100.8%	101.9%	+ 1.1%	100.7%	102.2%	+ 1.4%	101.1%	101.0%	- 0.1%

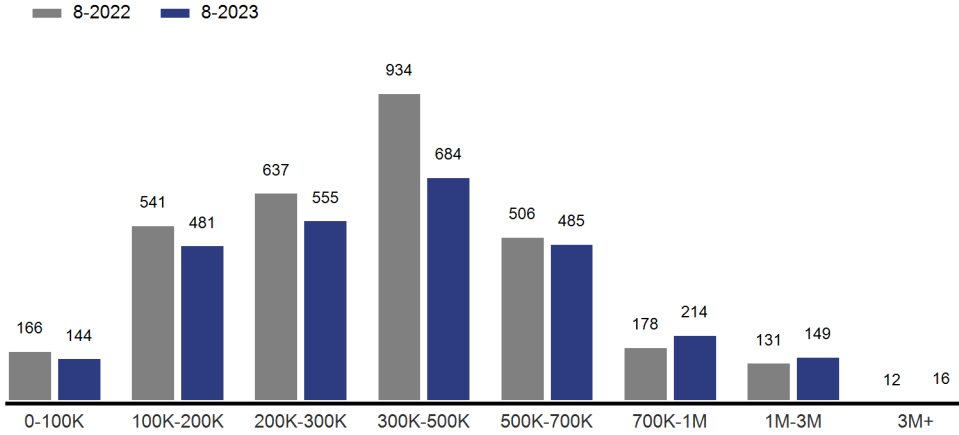
*Values for "All Properties" only include Single-Family and Townhouse/Condo.

Inventory of Homes for Sale - August 2023

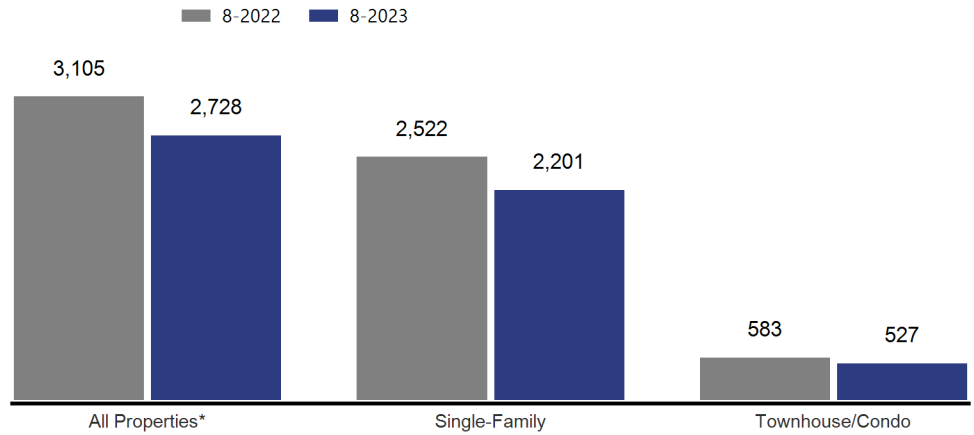
The number of listings that are in Active status at the end of the month.



By Price Range



By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	8-2022	8-2023	Change	8-2022	8-2023	Change	8-2022	8-2023	Change
0-100K	166	144	- 13.3%	129	122	- 5.4%	37	22	- 40.5%
100K-200K	541	481	- 11.1%	436	398	- 8.7%	105	83	- 21.0%
200K-300K	637	555	- 12.9%	516	436	- 15.5%	121	119	- 1.7%
300K-500K	934	684	- 26.8%	727	513	- 29.4%	207	171	- 17.4%
500K-700K	506	485	- 4.2%	426	397	- 6.8%	80	88	+ 10.0%
700K-1M	178	214	+ 20.2%	160	191	+ 19.4%	18	23	+ 27.8%
1M-3M	131	149	+ 13.7%	117	130	+ 11.1%	14	19	+ 35.7%
3M+	12	16	+ 33.3%	11	14	+ 27.3%	1	2	+ 100.0%
All Price Ranges	3,105	2,728	- 12.1%	2,522	2,201	- 12.7%	583	527	- 9.6%

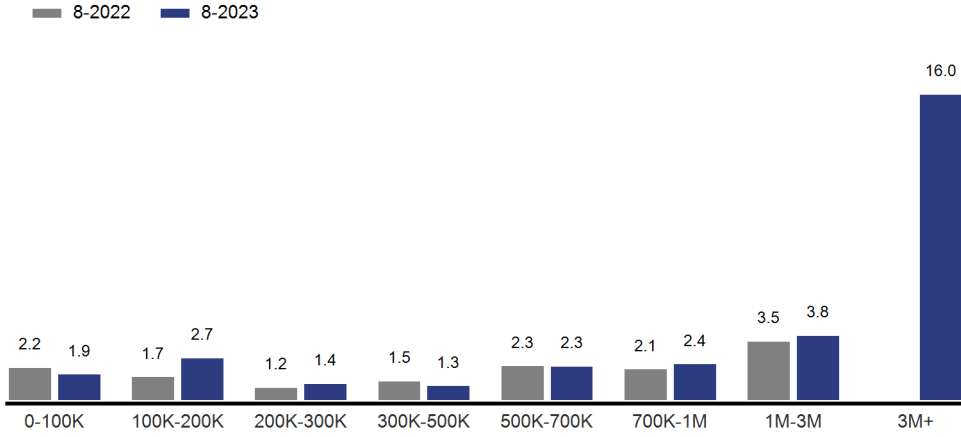
*Values for "All Properties" only include Single-Family and Townhouse/Condo.

Months Supply of Inventory - August 2023

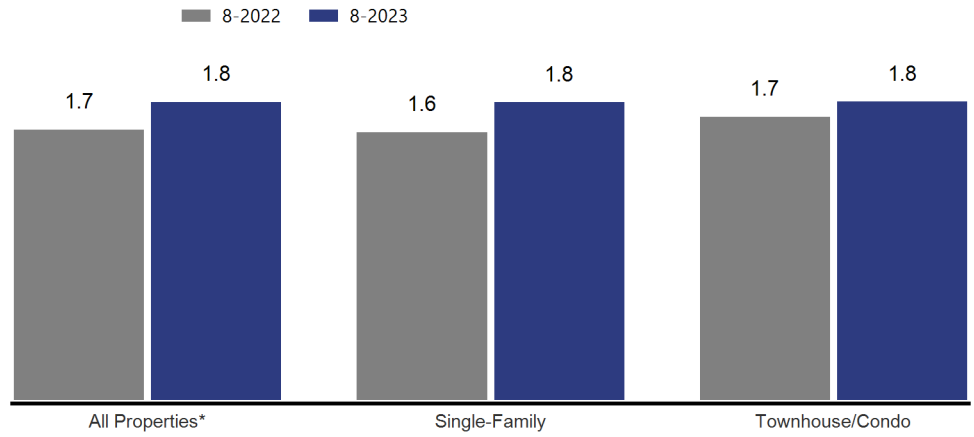
The number of Active listings at the end of the month divided by the number of closed listings during the month.



By Price Range



By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	8-2022	8-2023	Change	8-2022	8-2023	Change	8-2022	8-2023	Change
0-100K	2.2	1.9	- 15.5%	2.5	2.0	- 20.7%	1.6	1.5	- 8.8%
100K-200K	1.7	2.7	+ 55.0%	2.1	3.4	+ 65.4%	1.1	1.3	+ 27.5%
200K-300K	1.2	1.4	+ 16.4%	1.2	1.4	+ 18.6%	1.1	1.2	+ 10.5%
300K-500K	1.5	1.3	- 15.0%	1.3	1.2	- 12.9%	2.8	1.9	- 33.7%
500K-700K	2.3	2.3	- 0.6%	2.1	2.1	- 2.4%	4.0	4.2	+ 4.8%
700K-1M	2.1	2.4	+ 12.2%	2.2	2.3	+ 2.3%	1.5	3.8	+ 155.6%
1M-3M	3.5	3.8	+ 7.9%	3.4	3.6	+ 4.9%	4.7	6.3	+ 35.7%
3M+	--	16.0	--	--	14.0	--	--	--	--
All Price Ranges	1.7	1.8	+ 7.9%	1.6	1.8	+ 8.8%	1.7	1.8	+ 4.2%

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