



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

- 18.6%	+ 11.7%	- 12.1%
Change in Closed Sales	Change in Median Sales Price	Change in Inventory

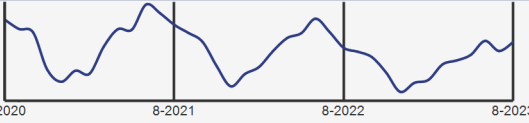
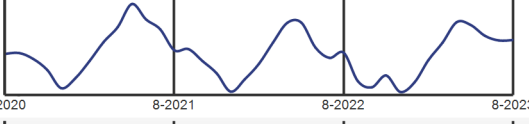
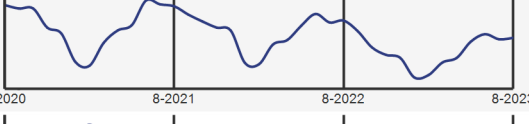
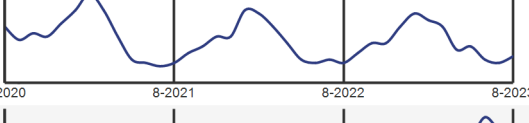
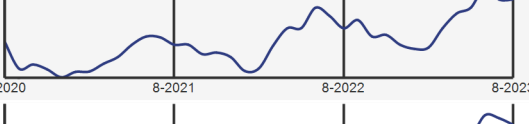
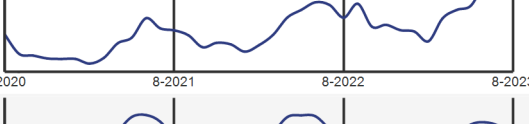
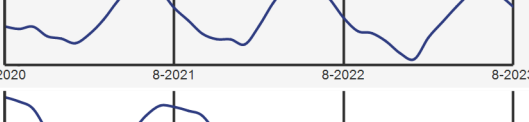
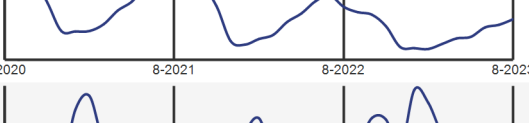

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Market Overview - August 2023

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



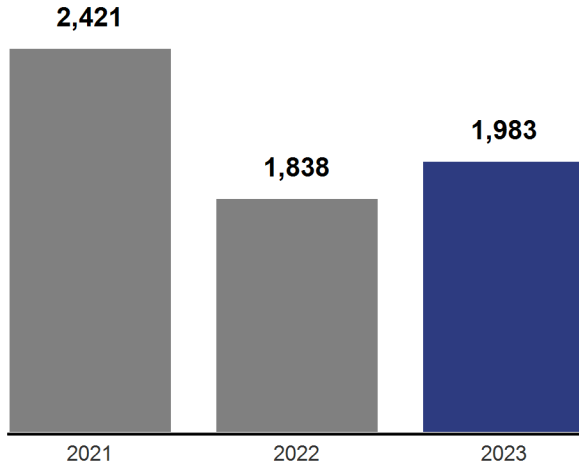
Key Metrics	Historical Sparklines	8-2022	8-2023	+/-	YTD 2022	YTD 2023	+/-
New Listings		1,838	1,983	+ 7.9%	15,231	12,325	- 19.1%
Pending Sales		472	524	+ 11.0%	--	--	--
Closed Sales		1,878	1,529	- 18.6%	12,407	9,739	- 21.5%
Days on Market Until Sale		16	18	+ 12.5%	21	21	+ 0.0%
Median Sales Price		\$300,000	\$335,000	+ 11.7%	\$295,000	\$321,000	+ 8.8%
Average Sales Price		\$356,503	\$390,425	+ 9.5%	\$354,513	\$375,886	+ 6.0%
Percent of Original List Price Received		100.8%	101.9%	+ 1.1%	102.4%	101.8%	- 0.6%
Inventory of Homes for Sale		3,105	2,728	- 12.1%	--	--	--
Months Supply of Inventory		1.7	1.8	+ 7.9%	--	--	--

New Listings - August 2023

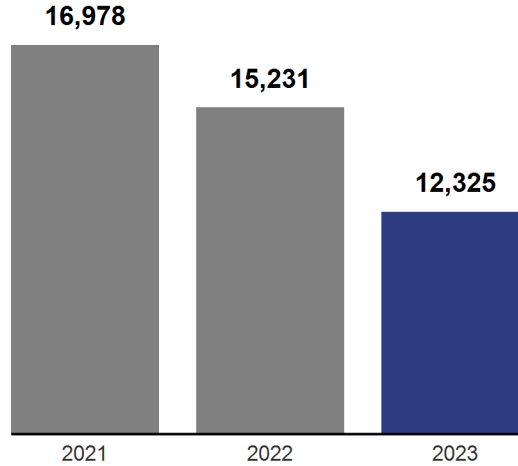
The number of listings that are new during the month.



August

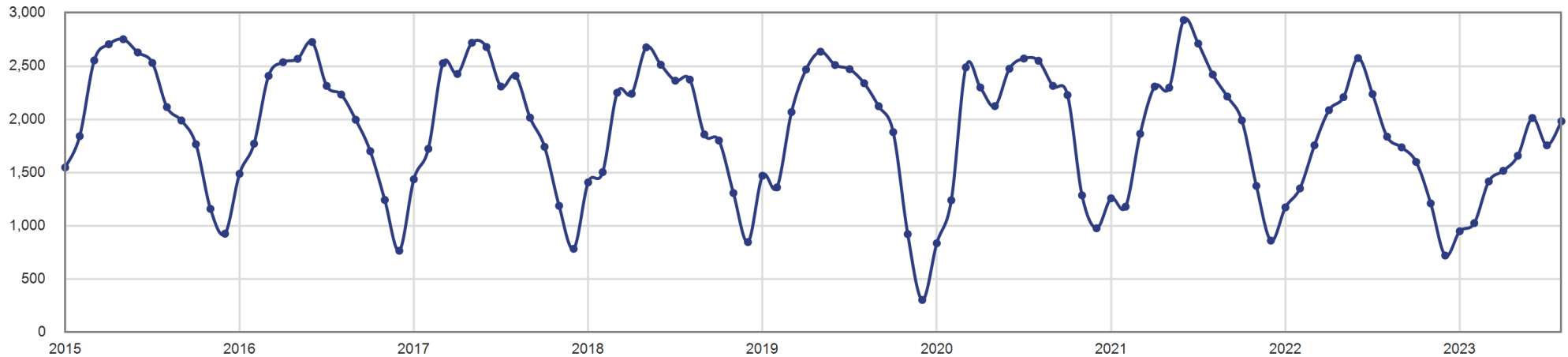


Year To Date



Month	Prior Year	Current Year	+/-
September	2,215	1,738	- 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	1,026	- 24.1%
March	1,757	1,418	- 19.3%
April	2,087	1,518	- 27.3%
May	2,209	1,659	- 24.9%
June	2,576	2,014	- 21.8%
July	2,238	1,757	- 21.5%
August	1,838	1,983	+ 7.9%
12-Month Avg	1,806	1,467	- 18.8%

Historical New Listings

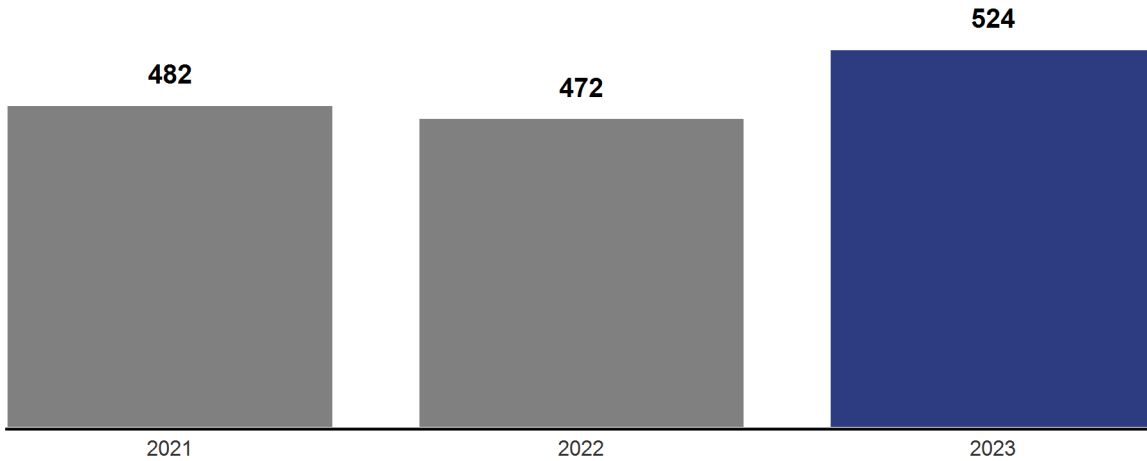


Pending Sales - August 2023

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

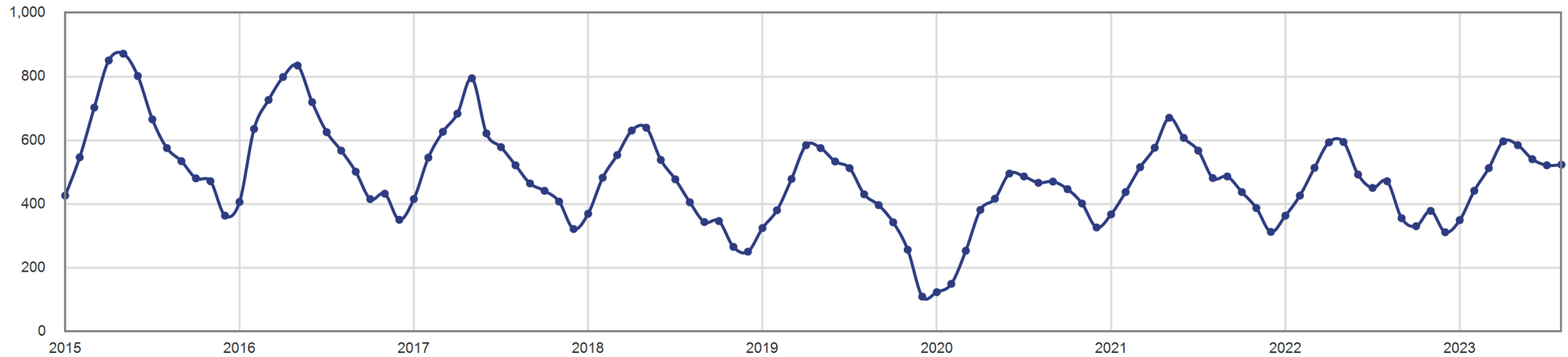


August



Month	Prior Year	Current Year	+/-
September	487	356	- 26.9%
October	438	331	- 24.4%
November	388	379	- 2.3%
December	313	312	- 0.3%
January	364	350	- 3.8%
February	427	442	+ 3.5%
March	514	513	- 0.2%
April	594	597	+ 0.5%
May	595	585	- 1.7%
June	493	541	+ 9.7%
July	451	522	+ 15.7%
August	472	524	+ 11.0%
12-Month Avg	461	454	- 1.5%

Historical Pending Sales

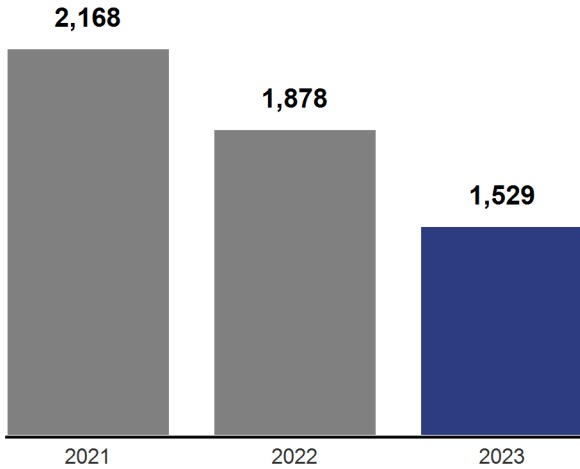


Closed Sales - August 2023

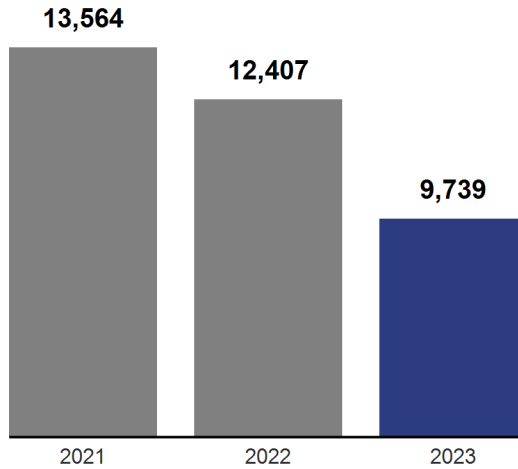
The number of listings that closed during the month.



August

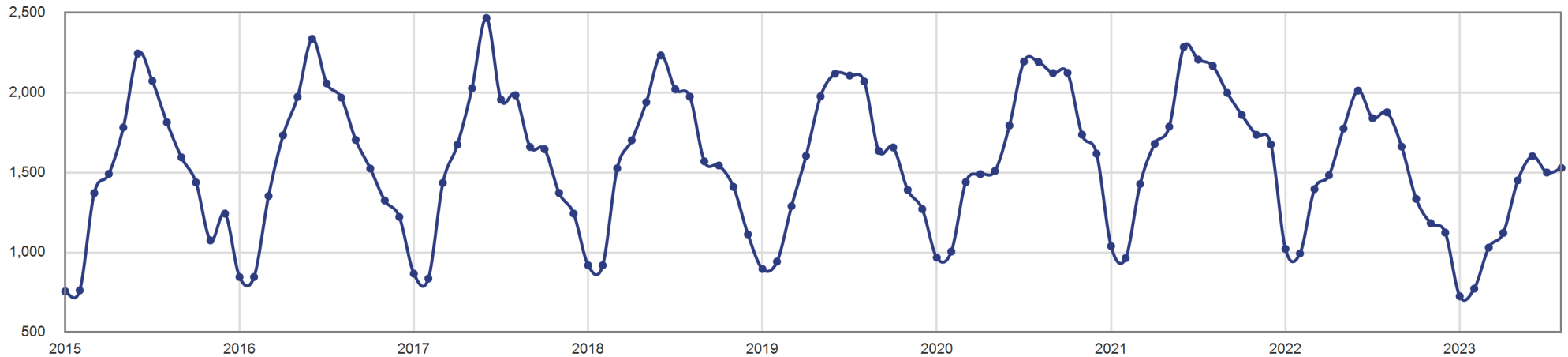


Year To Date



Month	Prior Year	Current Year	+/-
September	1,999	1,663	- 16.8%
October	1,861	1,336	- 28.2%
November	1,737	1,184	- 31.8%
December	1,677	1,125	- 32.9%
January	1,023	726	- 29.0%
February	994	774	- 22.1%
March	1,397	1,031	- 26.2%
April	1,484	1,123	- 24.3%
May	1,776	1,452	- 18.2%
June	2,014	1,603	- 20.4%
July	1,841	1,501	- 18.5%
August	1,878	1,529	- 18.6%
12-Month Avg	1,640	1,254	- 23.5%

Historical Closed Sales

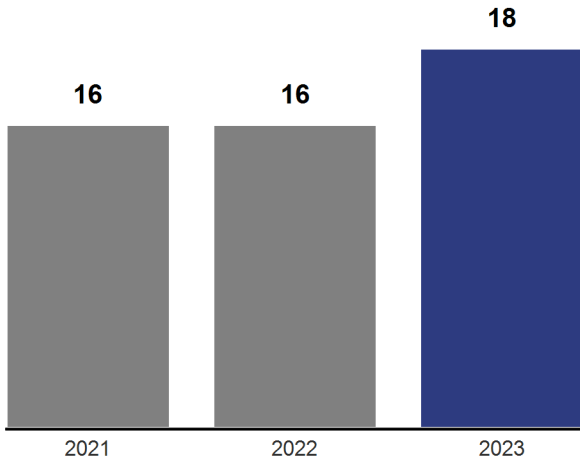


Days on Market Until Sale - August 2023

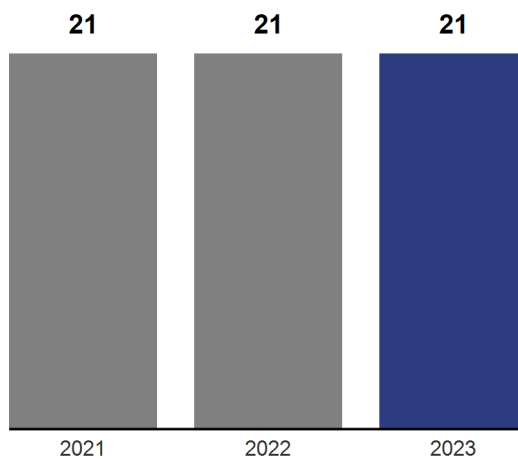
The average Days On Market value for all listings that closed during the month.



August

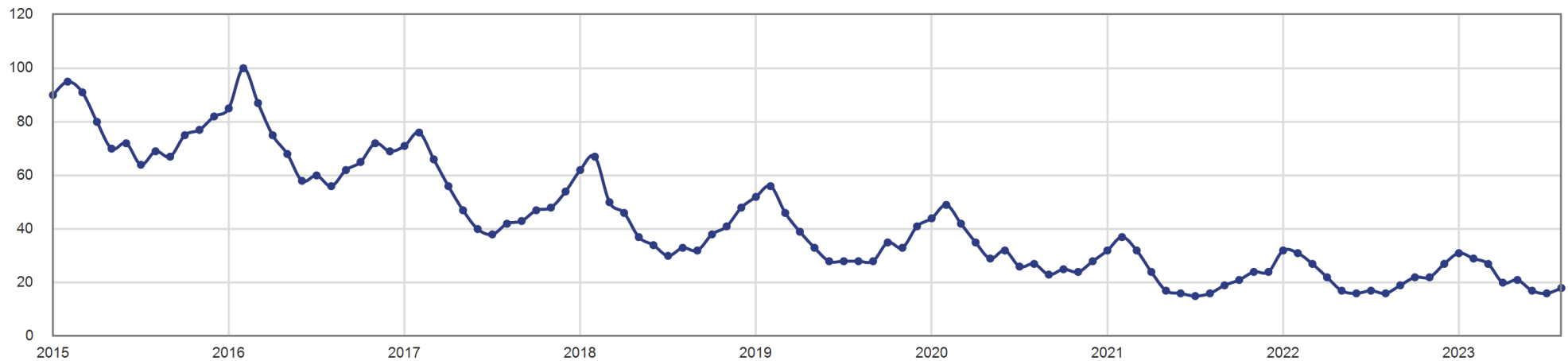


Year To Date



Month	Prior Year	Current Year	+/-
September	19	19	0.0%
October	21	22	+ 4.8%
November	24	22	- 8.3%
December	24	27	+ 12.5%
January	32	31	- 3.1%
February	31	29	- 6.5%
March	27	27	0.0%
April	22	20	- 9.1%
May	17	21	+ 23.5%
June	16	17	+ 6.3%
July	17	16	- 5.9%
August	16	18	+ 12.5%
12-Month Avg	21	22	+ 4.8%

Historical Days on Market Until Sale

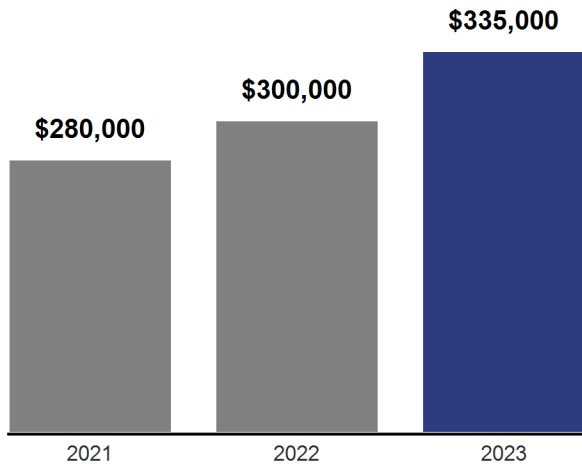


Median Sales Price - August 2023

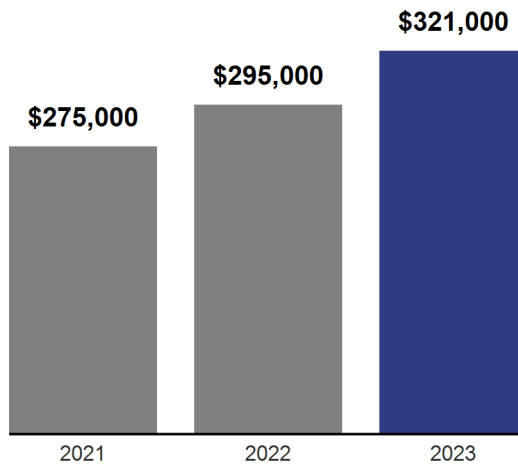
The median sales price of all listings that closed during the month.



August

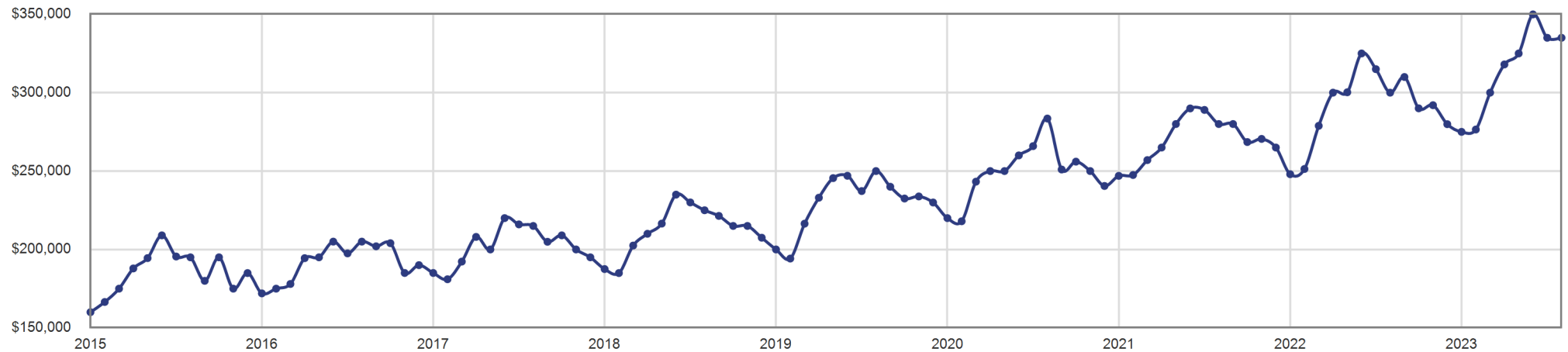


Year To Date



Month	Prior Year	Current Year	+/-
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	\$251,330	\$276,500	+ 10.0%
March	\$278,850	\$300,000	+ 7.6%
April	\$300,000	\$318,000	+ 6.0%
May	\$300,250	\$325,011	+ 8.2%
June	\$325,000	\$349,900	+ 7.7%
July	\$315,000	\$335,000	+ 6.3%
August	\$300,000	\$335,000	+ 11.7%
12-Month Med	\$285,000	\$310,000	+ 8.8%

Historical Median Sales Price

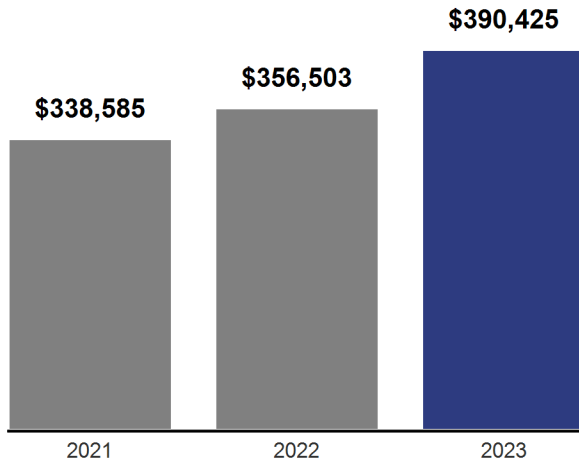


Average Sales Price - August 2023

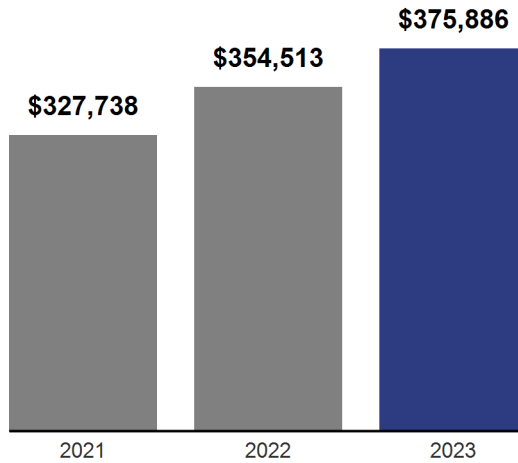
The average sales price of all listings that closed during the month.



August

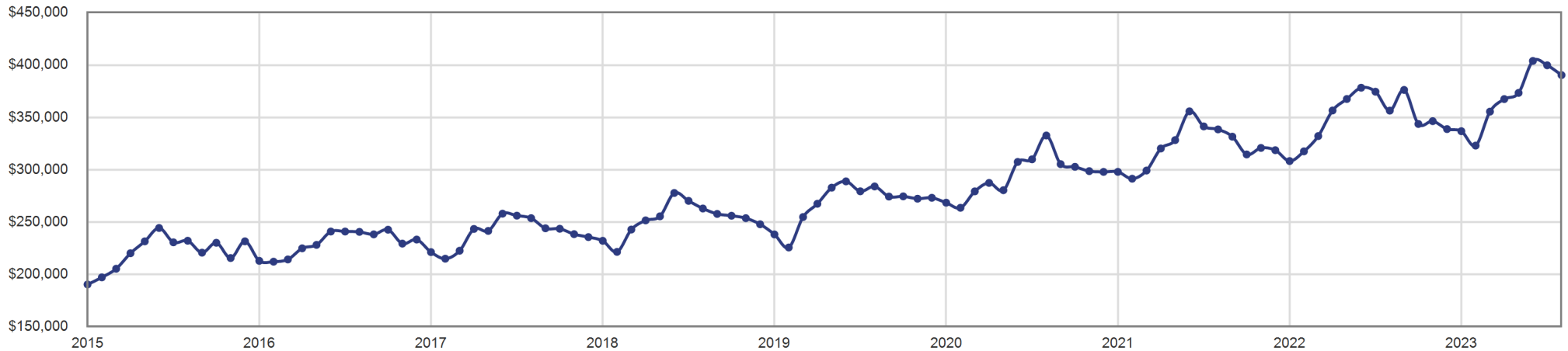


Year To Date



Month	Prior Year	Current Year	+/-
September	\$331,622	\$376,281	+ 13.5%
October	\$314,660	\$343,762	+ 9.2%
November	\$320,884	\$346,442	+ 8.0%
December	\$318,713	\$338,872	+ 6.3%
January	\$308,340	\$336,856	+ 9.2%
February	\$317,595	\$323,084	+ 1.7%
March	\$332,183	\$355,559	+ 7.0%
April	\$356,606	\$367,525	+ 3.1%
May	\$367,625	\$373,422	+ 1.6%
June	\$378,372	\$403,965	+ 6.8%
July	\$374,579	\$399,796	+ 6.7%
August	\$356,503	\$390,425	+ 9.5%
12-Month Avg	\$342,401	\$367,993	+ 7.5%

Historical Average Sales Price

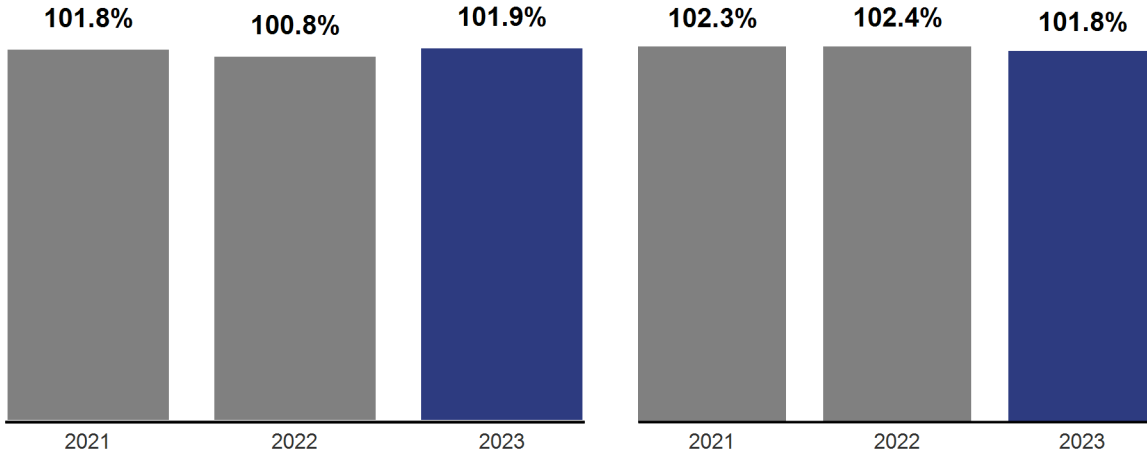


Percent of Original List Price Received - August 2023

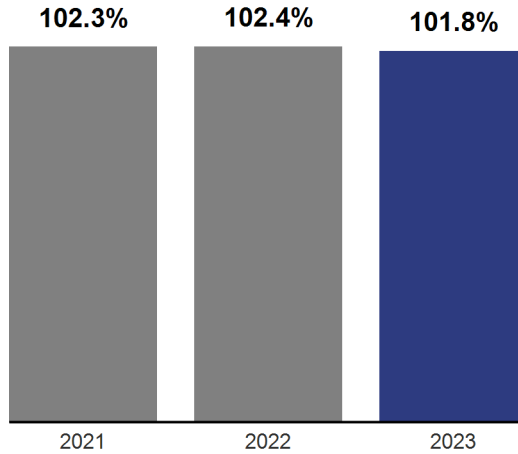
The average sales to original list price ratio for all listings that closed during the month.



August

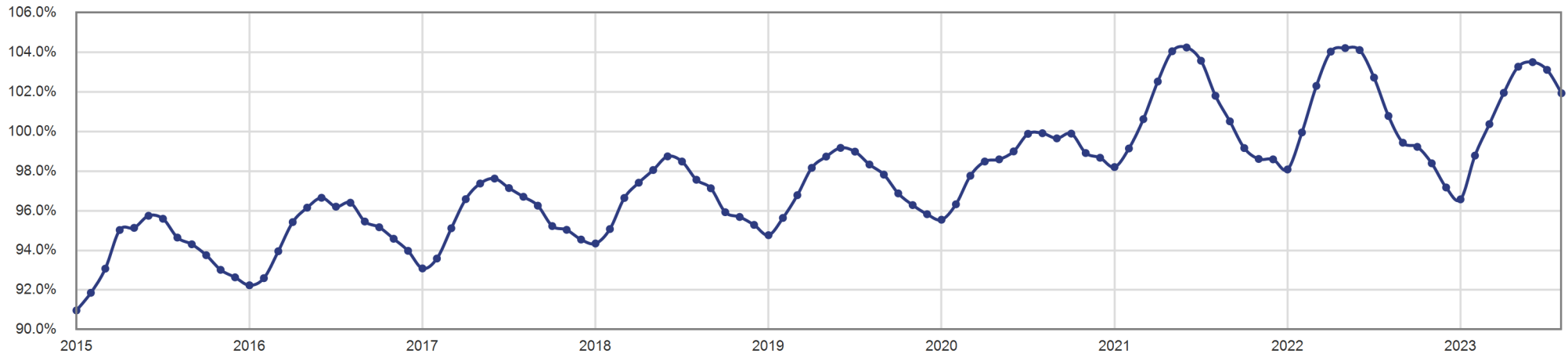


Year To Date



Month	Prior Year	Current Year	+/-
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%	- 1.4%
January	98.1%	96.6%	- 1.5%
February	100.0%	98.8%	- 1.2%
March	102.3%	100.4%	- 1.9%
April	104.0%	102.0%	- 2.0%
May	104.2%	103.3%	- 0.9%
June	104.1%	103.5%	- 0.6%
July	102.7%	103.1%	+ 0.4%
August	100.8%	101.9%	+ 1.1%
12-Month Avg	101.2%	100.7%	- 0.5%

Historical Percent of Original List Price Received

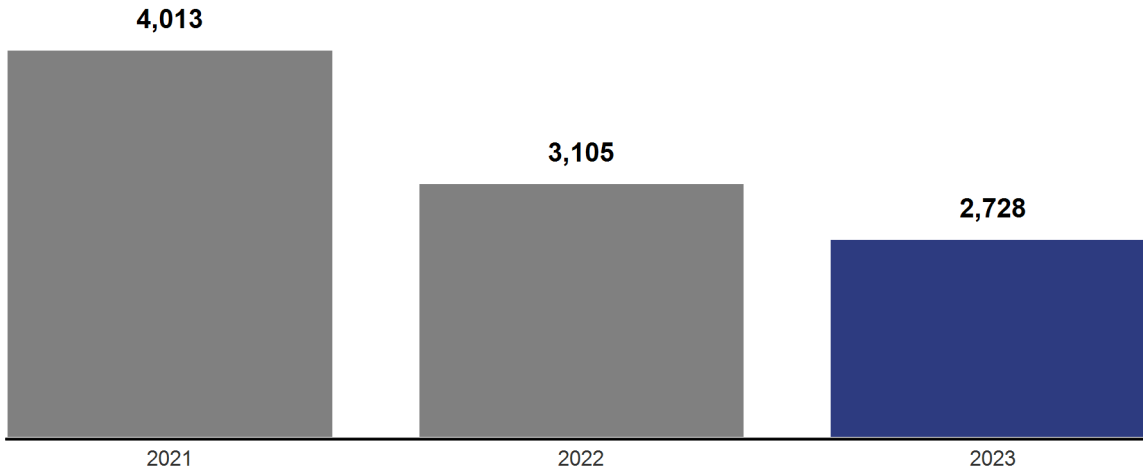


Inventory of Homes for Sale - August 2023

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

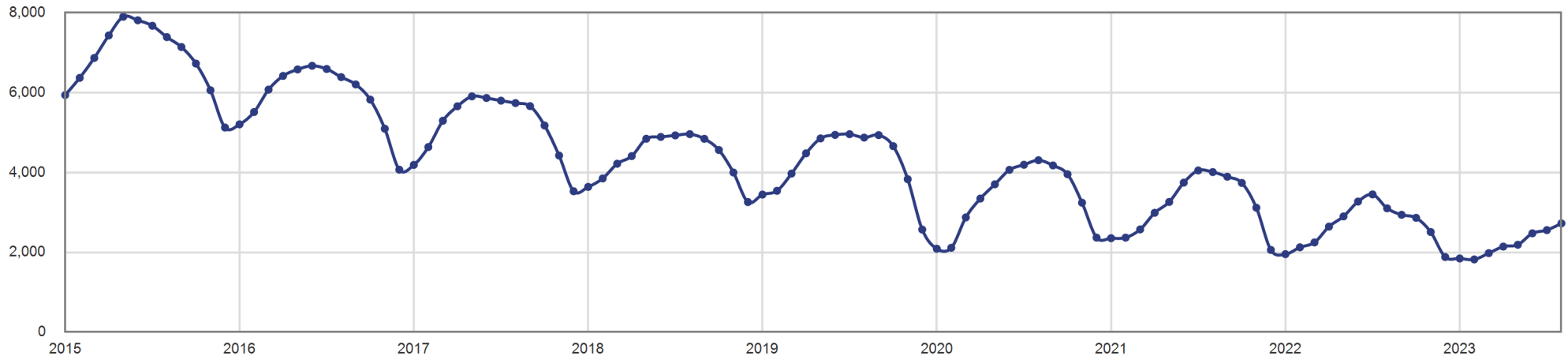


August



Month	Prior Year	Current Year	+/-
September	3,896	2,942	- 24.5%
October	3,741	2,866	- 23.4%
November	3,119	2,511	- 19.5%
December	2,061	1,884	- 8.6%
January	1,956	1,848	- 5.5%
February	2,128	1,824	- 14.3%
March	2,250	1,982	- 11.9%
April	2,647	2,146	- 18.9%
May	2,902	2,192	- 24.5%
June	3,274	2,478	- 24.3%
July	3,453	2,559	- 25.9%
August	3,105	2,728	- 12.1%
12-Month Avg	2,878	2,330	- 19.0%

Historical Inventory of Homes for Sale

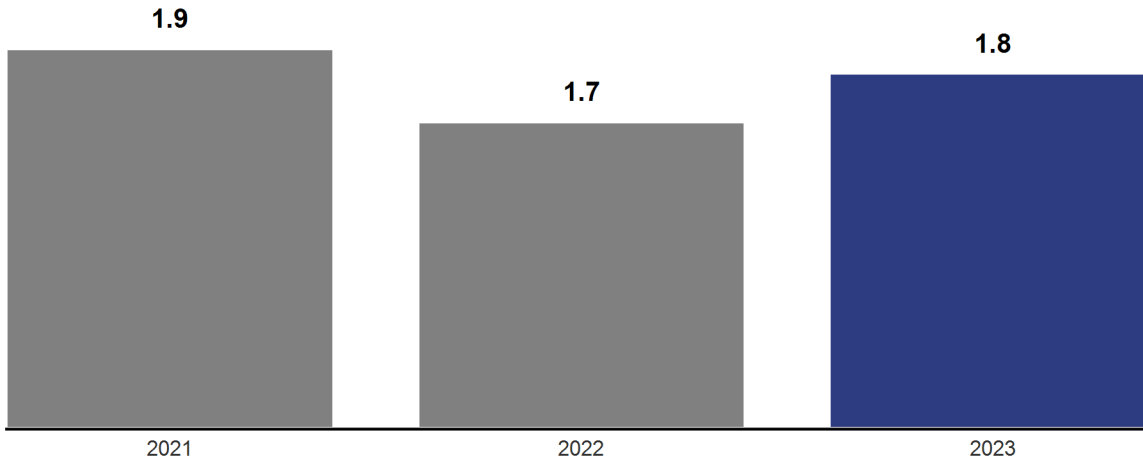


Months Supply of Inventory - August 2023

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



August



Month	Prior Year	Current Year	+/-
September	1.9	1.8	- 9.2%
October	2.0	2.1	+ 6.7%
November	1.8	2.1	+ 18.1%
December	1.2	1.7	+ 36.3%
January	1.9	2.5	+ 33.1%
February	2.1	2.4	+ 10.1%
March	1.6	1.9	+ 19.4%
April	1.8	1.9	+ 7.1%
May	1.6	1.5	- 7.6%
June	1.6	1.5	- 4.9%
July	1.9	1.7	- 9.1%
August	1.7	1.8	+ 7.9%
12-Month Avg	1.8	1.9	+ 8.3%

Historical Months Supply of Inventory

