

# Monthly Housing Summary - December 2023

A research tool provided by Metro MLS



## Filters

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

## Quick Facts

<b>+ 175.0%</b>	<b>+ 17.1%</b>
Price Range With the Strongest Sales: <b>1M-3M</b>	Property Type With the Strongest Sales: <b>Single-Family</b>

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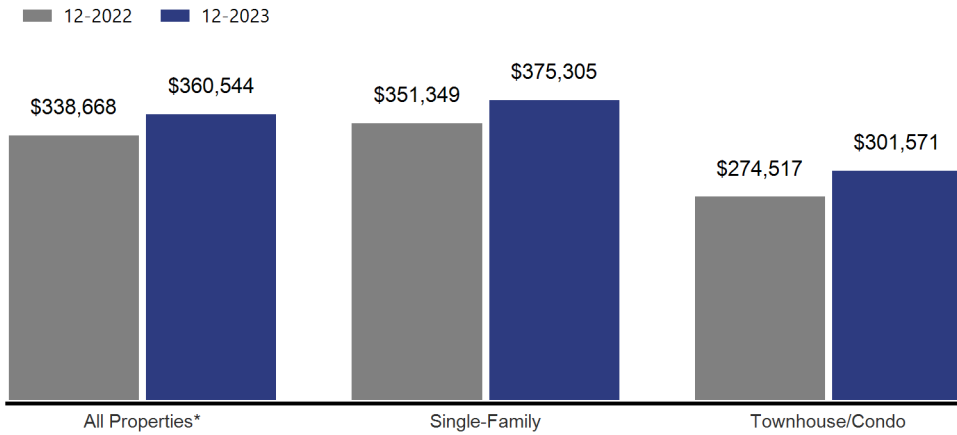
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# Sales Price - December 2023

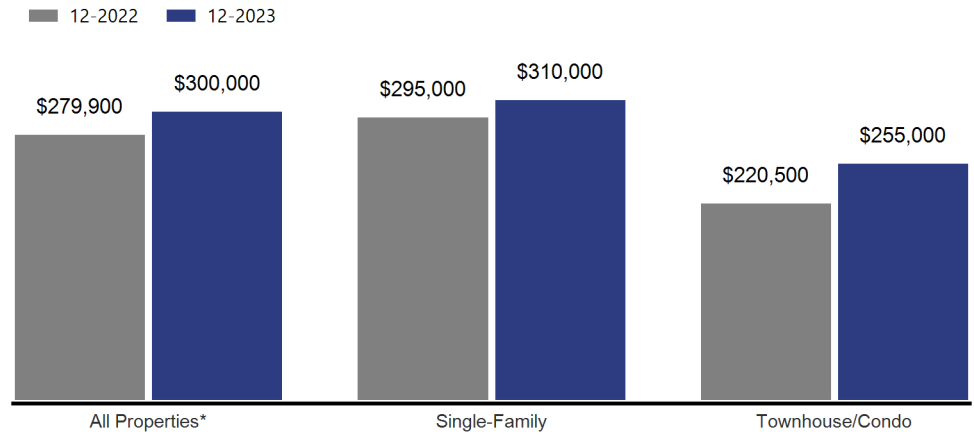
The sales price of all listings that closed during the month.



## Average Sales Price By Property Type



## Median Sales Price By Property Type



Sales Price	All Properties*			Single-Family			Townhouse/Condo		
	12-2022	12-2023	Change	12-2022	12-2023	Change	12-2022	12-2023	Change
Average Sales Price	\$338,668	\$360,544	+ 6.5%	\$351,349	\$375,305	+ 6.8%	\$274,517	\$301,571	+ 9.9%
Median Sales Price	\$279,900	\$300,000	+ 7.2%	\$295,000	\$310,000	+ 5.1%	\$220,500	\$255,000	+ 15.6%

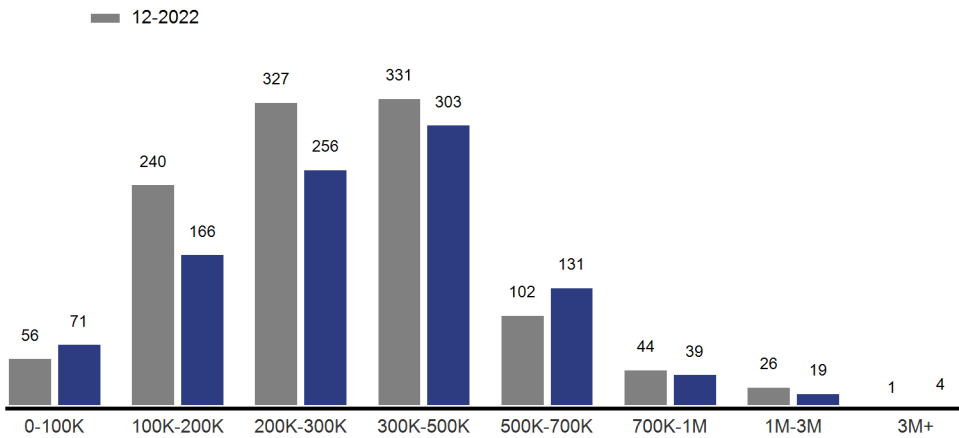
\*Values for "All Properties" only include Single-Family and Townhouse/Condo.

# Closed Sales - December 2023

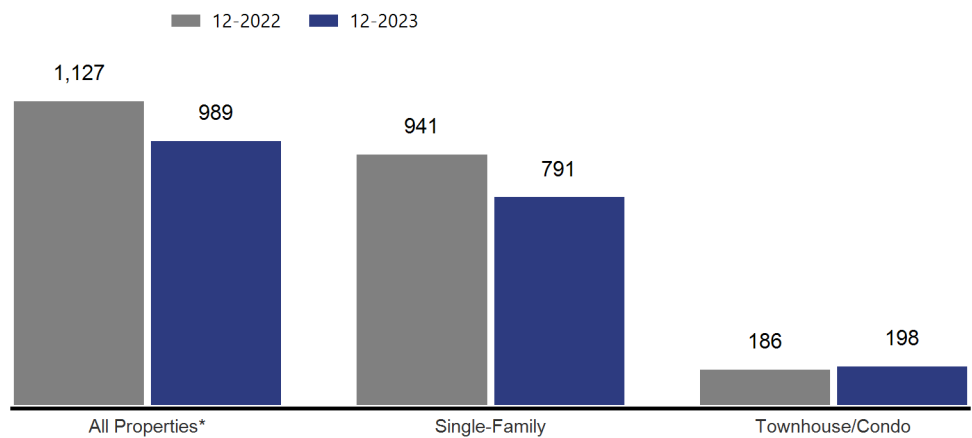
The number of listings that closed during the month.



## By Price Range



## By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	12-2022	12-2023	Change	12-2022	12-2023	Change	12-2022	12-2023	Change
0-100K	56	71	+ 26.8%	46	60	+ 30.4%	10	11	+ 10.0%
100K-200K	240	166	- 30.8%	171	117	- 31.6%	69	49	- 29.0%
200K-300K	327	256	- 21.7%	270	196	- 27.4%	57	60	+ 5.3%
300K-500K	331	303	- 8.5%	298	249	- 16.4%	33	54	+ 63.6%
500K-700K	102	131	+ 28.4%	88	113	+ 28.4%	14	18	+ 28.6%
700K-1M	44	39	- 11.4%	43	36	- 16.3%	1	3	+ 200.0%
1M-3M	26	19	- 26.9%	24	16	- 33.3%	2	3	+ 50.0%
3M+	1	4	+ 300.0%	1	4	+ 300.0%	0	0	--
<b>All Price Ranges</b>	<b>1,127</b>	<b>989</b>	<b>- 12.2%</b>	<b>941</b>	<b>791</b>	<b>- 15.9%</b>	<b>186</b>	<b>198</b>	<b>+ 6.5%</b>

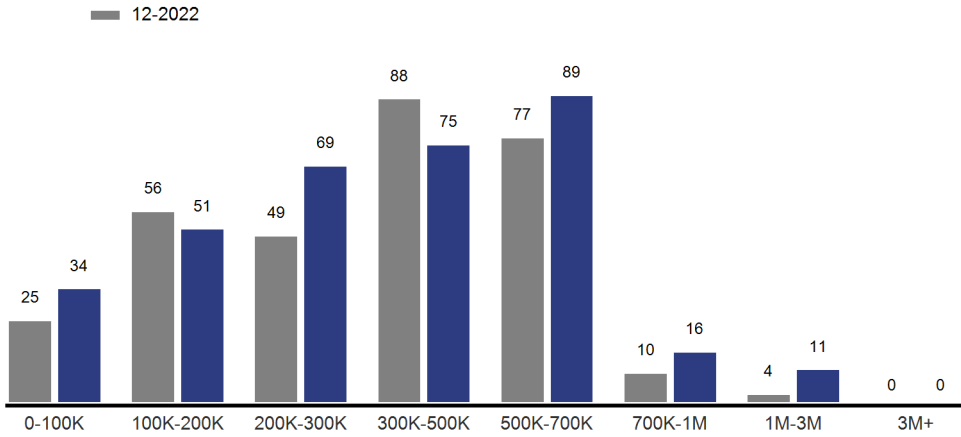
\*Values for "All Properties" only include Single-Family and Townhouse/Condo.

# Pending Sales - December 2023

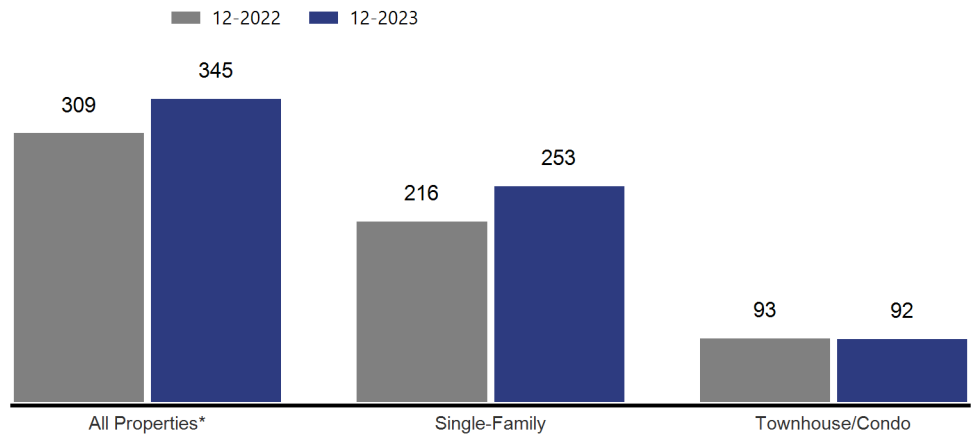
The number of listings that are Under Contract at the end of the month.



## By Price Range



## By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	12-2022	12-2023	Change	12-2022	12-2023	Change	12-2022	12-2023	Change
0-100K	25	34	+ 36.0%	16	30	+ 87.5%	9	4	- 55.6%
100K-200K	56	51	- 8.9%	47	44	- 6.4%	9	7	- 22.2%
200K-300K	49	69	+ 40.8%	43	54	+ 25.6%	6	15	+ 150.0%
300K-500K	88	75	- 14.8%	55	55	0.0%	33	20	- 39.4%
500K-700K	77	89	+ 15.6%	43	43	0.0%	34	46	+ 35.3%
700K-1M	10	16	+ 60.0%	8	16	+ 100.0%	2	0	- 100.0%
1M-3M	4	11	+ 175.0%	4	11	+ 175.0%	0	0	--
3M+	0	0	--	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>309</b>	<b>345</b>	<b>+ 11.7%</b>	<b>216</b>	<b>253</b>	<b>+ 17.1%</b>	<b>93</b>	<b>92</b>	<b>- 1.1%</b>

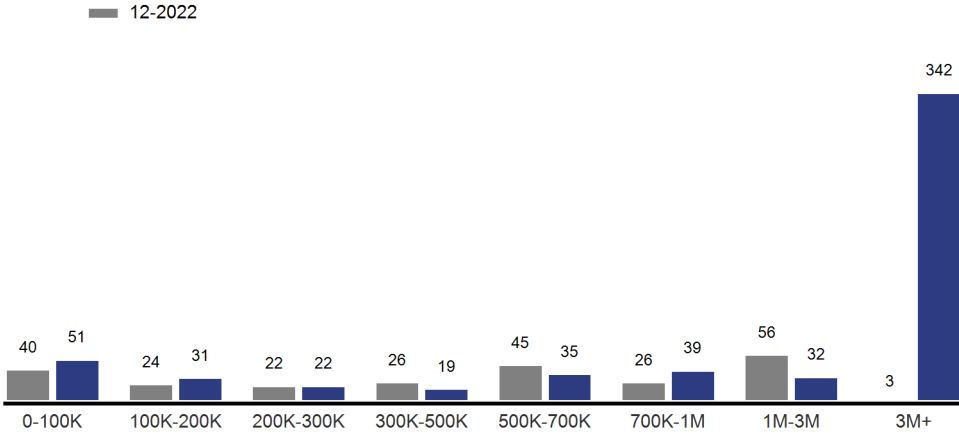
\*Values for "All Properties" only include Single-Family and Townhouse/Condo.

# Days on Market Until Sale - December 2023

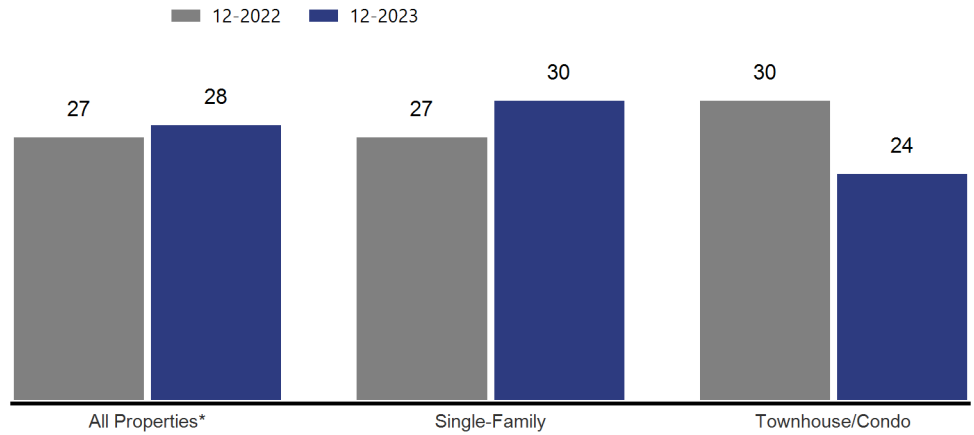
The average Days On Market value for all listings that closed during the month.



## By Price Range



## By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	12-2022	12-2023	Change	12-2022	12-2023	Change	12-2022	12-2023	Change
0-100K	40	51	+ 27.5%	40	56	+ 40.0%	40	24	- 40.0%
100K-200K	24	31	+ 29.2%	25	36	+ 44.0%	20	19	- 5.0%
200K-300K	22	22	0.0%	22	21	- 4.5%	23	23	0.0%
300K-500K	26	19	- 26.9%	24	19	- 20.8%	43	16	- 62.8%
500K-700K	45	35	- 22.2%	41	32	- 22.0%	67	58	- 13.4%
700K-1M	26	39	+ 50.0%	26	42	+ 61.5%	7	11	+ 57.1%
1M-3M	56	32	- 42.9%	56	24	- 57.1%	50	74	+ 48.0%
3M+	3	342	+ 11,300.0%	3	342	+ 11,300.0%	--	--	--
<b>All Price Ranges</b>	<b>27</b>	<b>28</b>	<b>+ 3.7%</b>	<b>27</b>	<b>30</b>	<b>+ 11.1%</b>	<b>30</b>	<b>24</b>	<b>- 20.0%</b>

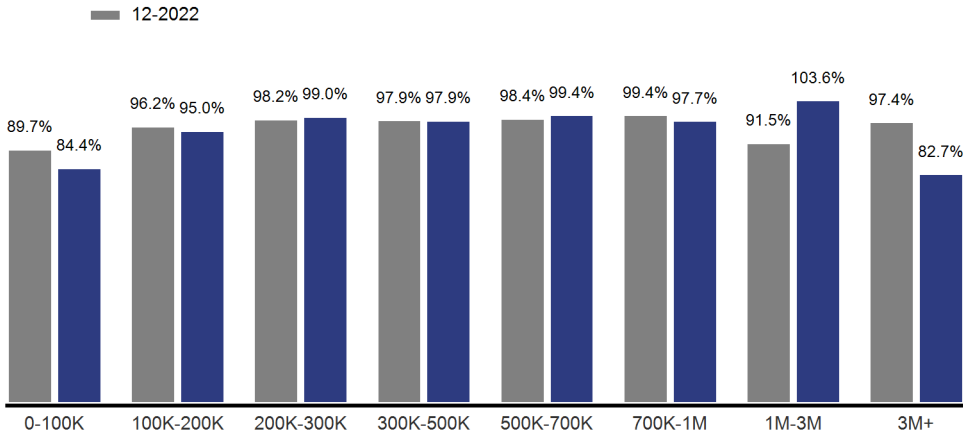
\*Values for "All Properties" only include Single-Family and Townhouse/Condo.

# Percent of Original List Price Received - December 2023

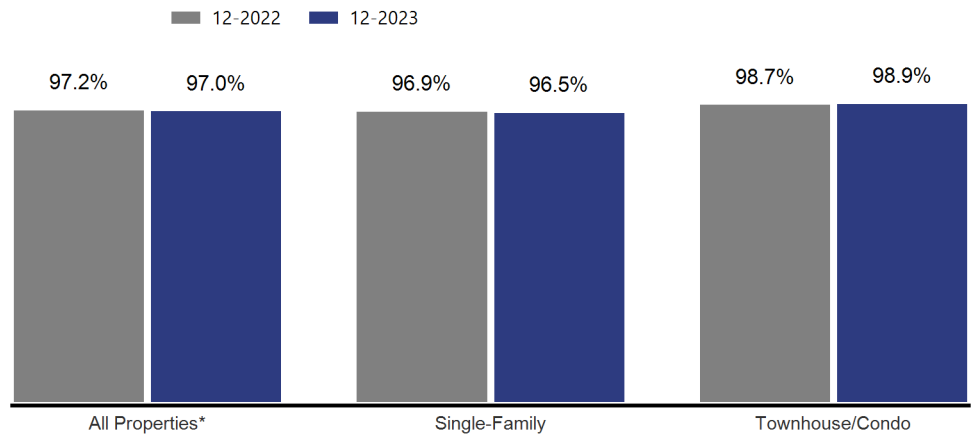
The average sales to original list price ratio for all listings that closed during the month.



## By Price Range



## By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	12-2022	12-2023	Change	12-2022	12-2023	Change	12-2022	12-2023	Change
0-100K	89.7%	84.4%	- 6.0%	88.6%	82.4%	- 7.0%	94.8%	95.0%	+ 0.2%
100K-200K	96.2%	95.0%	- 1.3%	95.6%	93.8%	- 1.9%	97.8%	97.8%	0.0%
200K-300K	98.2%	99.0%	+ 0.8%	98.0%	99.0%	+ 1.0%	99.3%	99.0%	- 0.3%
300K-500K	97.9%	97.9%	0.0%	98.0%	97.7%	- 0.4%	97.0%	99.0%	+ 2.1%
500K-700K	98.4%	99.4%	+ 1.0%	97.0%	99.3%	+ 2.4%	107.4%	99.9%	- 6.9%
700K-1M	99.4%	97.7%	- 1.7%	99.4%	95.5%	- 4.0%	98.8%	124.9%	+ 26.4%
1M-3M	91.5%	103.6%	+ 13.2%	91.0%	105.9%	+ 16.3%	97.2%	91.5%	- 5.8%
3M+	97.4%	82.7%	- 15.1%	97.4%	82.7%	- 15.1%	--	--	--
<b>All Price Ranges</b>	<b>97.2%</b>	<b>97.0%</b>	<b>- 0.2%</b>	<b>96.9%</b>	<b>96.5%</b>	<b>- 0.4%</b>	<b>98.7%</b>	<b>98.9%</b>	<b>+ 0.2%</b>

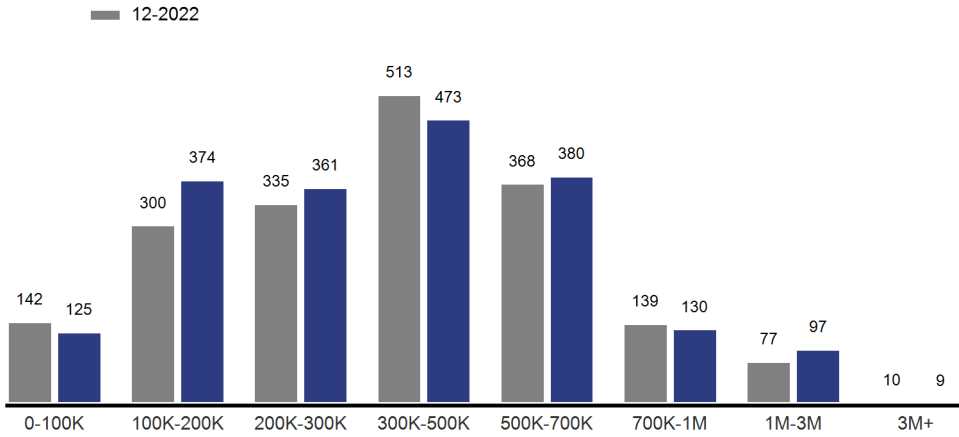
\*Values for "All Properties" only include Single-Family and Townhouse/Condo.

# Inventory of Homes for Sale - December 2023

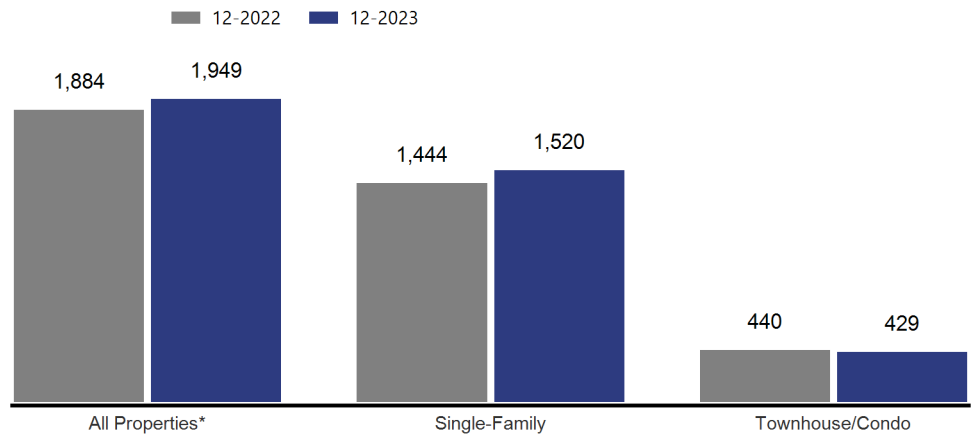
The number of listings that are in Active status at the end of the month.



## By Price Range



## By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	12-2022	12-2023	Change	12-2022	12-2023	Change	12-2022	12-2023	Change
0-100K	142	125	- 12.0%	101	102	+ 1.0%	41	23	- 43.9%
100K-200K	300	374	+ 24.7%	253	307	+ 21.3%	47	67	+ 42.6%
200K-300K	335	361	+ 7.8%	265	282	+ 6.4%	70	79	+ 12.9%
300K-500K	513	473	- 7.8%	344	338	- 1.7%	169	135	- 20.1%
500K-700K	368	380	+ 3.3%	282	289	+ 2.5%	86	91	+ 5.8%
700K-1M	139	130	- 6.5%	121	115	- 5.0%	18	15	- 16.7%
1M-3M	77	97	+ 26.0%	69	79	+ 14.5%	8	18	+ 125.0%
3M+	10	9	- 10.0%	9	8	- 11.1%	1	1	0.0%
<b>All Price Ranges</b>	<b>1,884</b>	<b>1,949</b>	<b>+ 3.5%</b>	<b>1,444</b>	<b>1,520</b>	<b>+ 5.3%</b>	<b>440</b>	<b>429</b>	<b>- 2.5%</b>

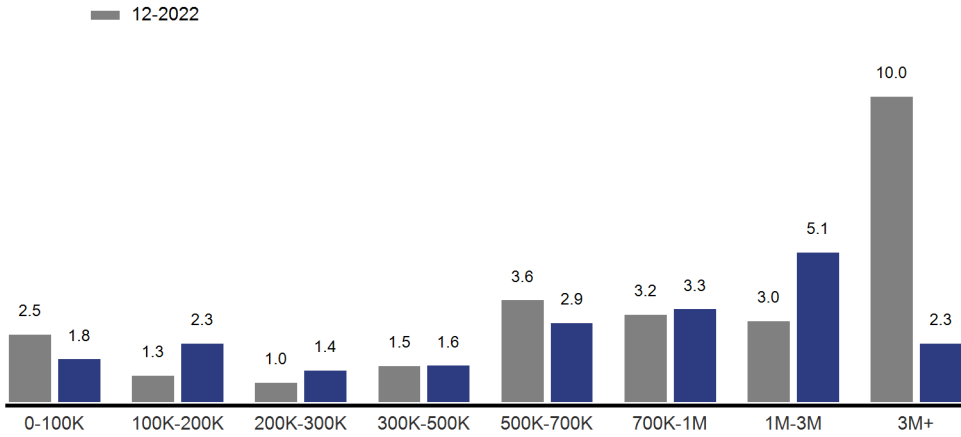
\*Values for "All Properties" only include Single-Family and Townhouse/Condo.

# Months Supply of Inventory - December 2023

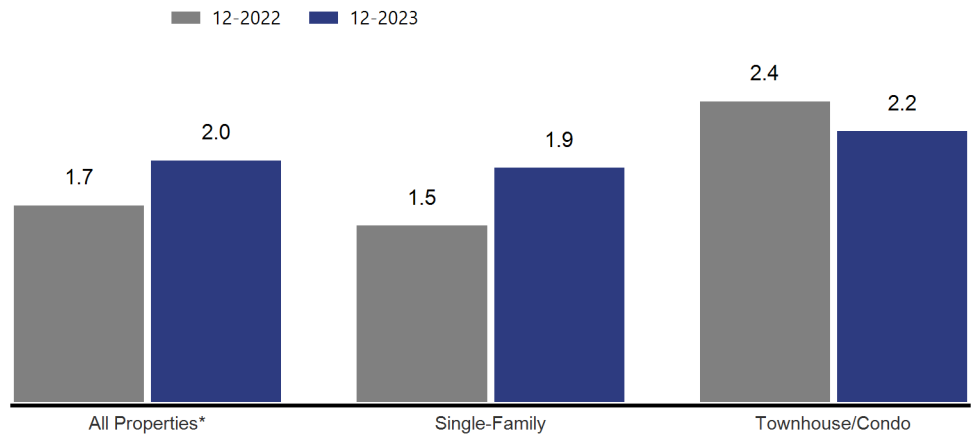
The number of Active listings at the end of the month divided by the number of closed listings during the month.



## By Price Range



## By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	12-2022	12-2023	Change	12-2022	12-2023	Change	12-2022	12-2023	Change
0-100K	2.5	1.8	- 30.6%	2.2	1.7	- 22.6%	4.1	2.1	- 49.0%
100K-200K	1.3	2.3	+ 80.2%	1.5	2.6	+ 77.4%	0.7	1.4	+ 100.7%
200K-300K	1.0	1.4	+ 37.6%	1.0	1.4	+ 46.6%	1.2	1.3	+ 7.2%
300K-500K	1.5	1.6	+ 0.7%	1.2	1.4	+ 17.6%	5.1	2.5	- 51.2%
500K-700K	3.6	2.9	- 19.6%	3.2	2.6	- 20.2%	6.1	5.1	- 17.7%
700K-1M	3.2	3.3	+ 5.5%	2.8	3.2	+ 13.5%	18.0	5.0	- 72.2%
1M-3M	3.0	5.1	+ 72.4%	2.9	4.9	+ 71.7%	4.0	6.0	+ 50.0%
3M+	10.0	2.3	- 77.5%	9.0	2.0	- 77.8%	--	--	--
<b>All Price Ranges</b>	<b>1.7</b>	<b>2.0</b>	<b>+ 17.9%</b>	<b>1.5</b>	<b>1.9</b>	<b>+ 25.2%</b>	<b>2.4</b>	<b>2.2</b>	<b>- 8.4%</b>

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