

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

+ 9.4%	+ 14.0%	+ 10.7%
Change in Closed Sales	Change in Median Sales Price	Change in Inventory

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Market Overview - January 2025

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



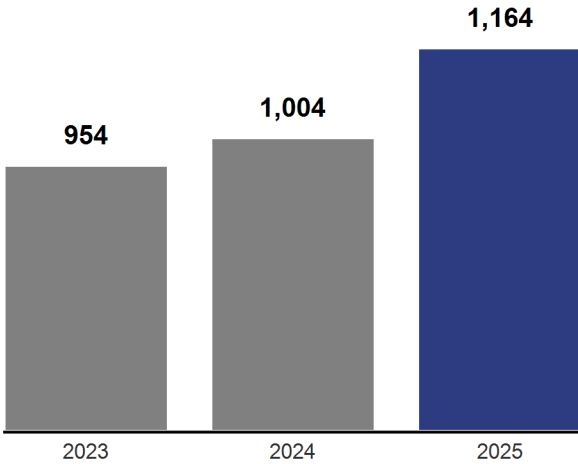
Key Metrics	Historical Sparklines	1-2024	1-2025	+/-	YTD 2024	YTD 2025	+/-
New Listings		1,004	1,164	+ 15.9%	1,004	1,164	+ 15.9%
Pending Sales		392	355	- 9.4%	--	--	--
Closed Sales		722	790	+ 9.4%	722	790	+ 9.4%
Days on Market Until Sale		34	35	+ 2.9%	34	35	+ 2.9%
Median Sales Price		\$272,000	\$310,000	+ 14.0%	\$272,000	\$310,000	+ 14.0%
Average Sales Price		\$328,126	\$373,911	+ 14.0%	\$328,126	\$373,911	+ 14.0%
Percent of Original List Price Received		96.3%	97.3%	+ 1.1%	96.3%	97.3%	+ 1.1%
Inventory of Homes for Sale		1,886	2,088	+ 10.7%	--	--	--
Months Supply of Inventory		2.6	2.6	+ 1.2%	--	--	--

New Listings - January 2025

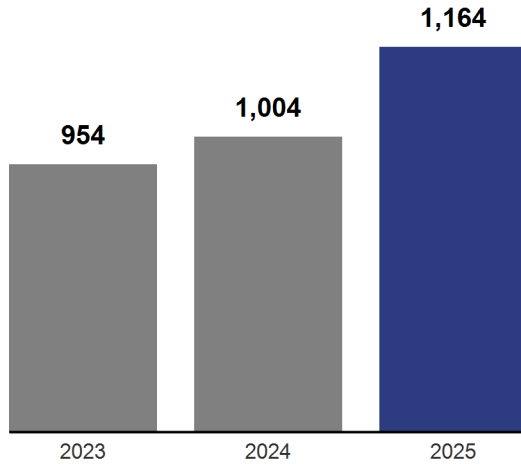
The number of listings that are new during the month.



January

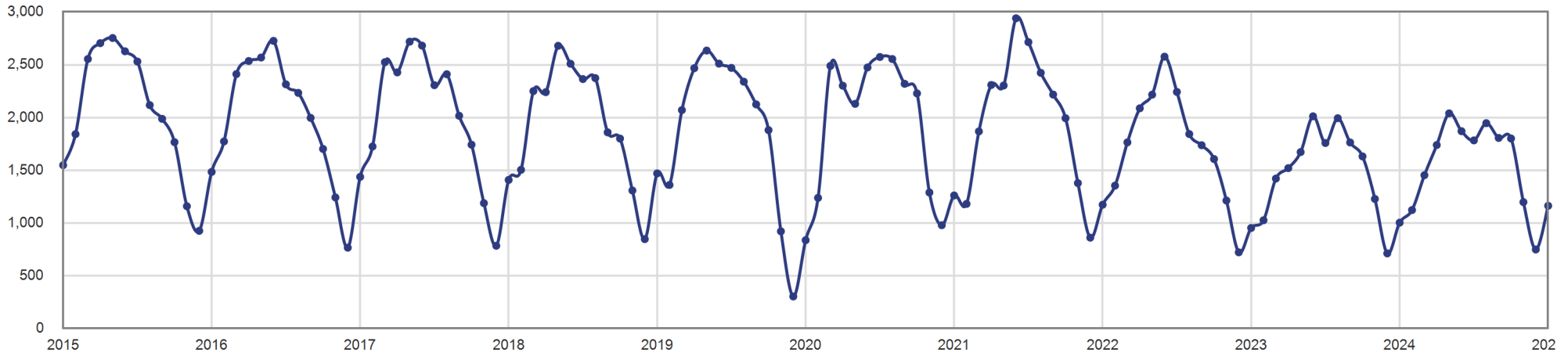


Year To Date



Month	Prior Year	Current Year	+/-
February	1,027	1,124	+ 9.4%
March	1,422	1,454	+ 2.3%
April	1,521	1,740	+ 14.4%
May	1,673	2,040	+ 21.9%
June	2,012	1,871	- 7.0%
July	1,759	1,784	+ 1.4%
August	1,994	1,947	- 2.4%
September	1,764	1,807	+ 2.4%
October	1,632	1,802	+ 10.4%
November	1,229	1,199	- 2.4%
December	713	750	+ 5.2%
January	1,004	1,164	+ 15.9%
12-Month Avg	1,479	1,557	+ 5.3%

Historical New Listings

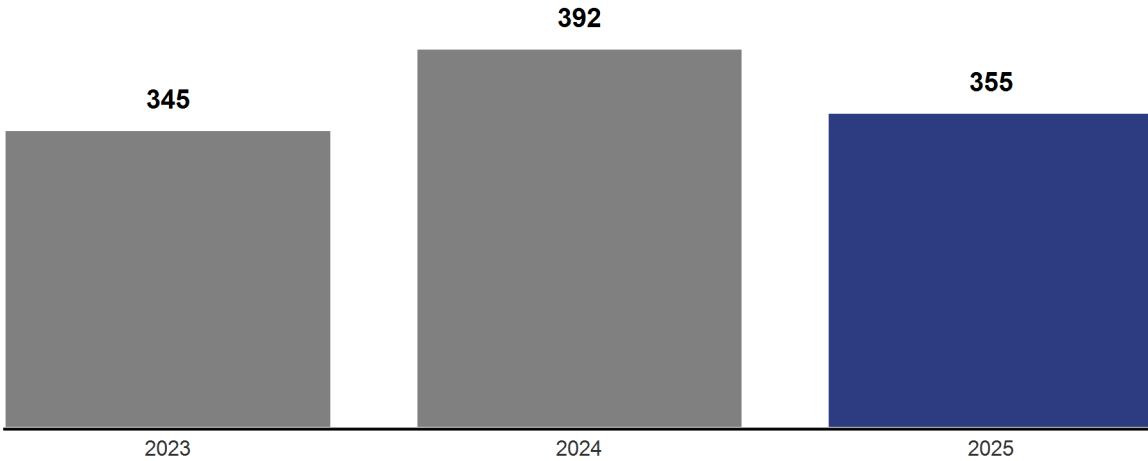


Pending Sales - January 2025

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

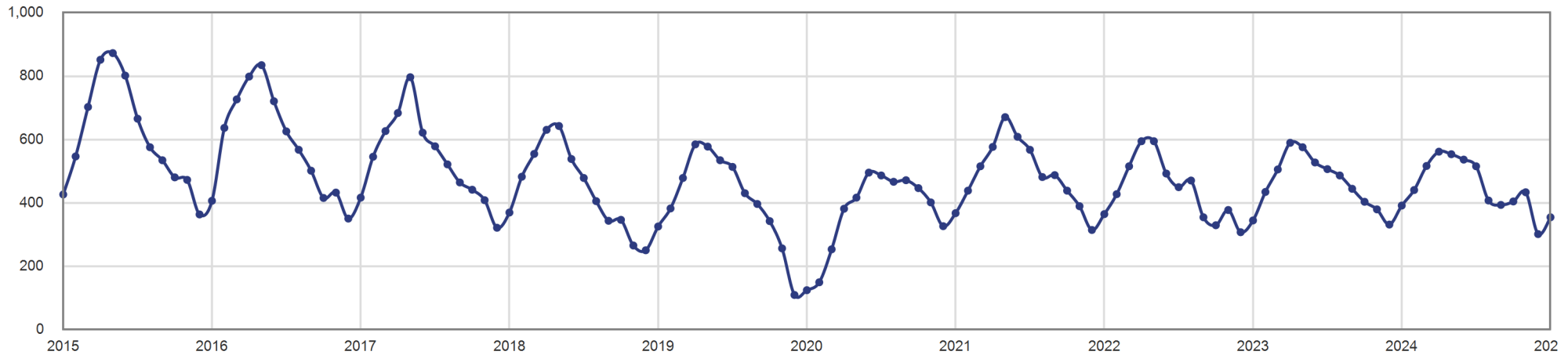


January



Month	Prior Year	Current Year	+/-
February	435	441	+ 1.4%
March	506	517	+ 2.2%
April	590	562	- 4.7%
May	576	554	- 3.8%
June	528	537	+ 1.7%
July	507	516	+ 1.8%
August	487	408	- 16.2%
September	445	394	- 11.5%
October	404	405	+ 0.2%
November	380	434	+ 14.2%
December	332	302	- 9.0%
January	392	355	- 9.4%
12-Month Avg	465	452	- 2.8%

Historical Pending Sales

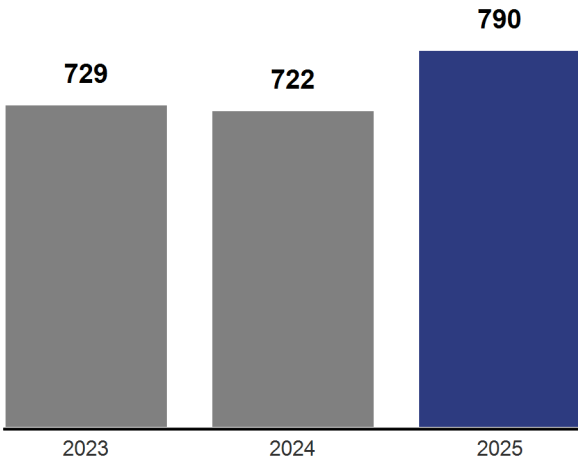


Closed Sales - January 2025

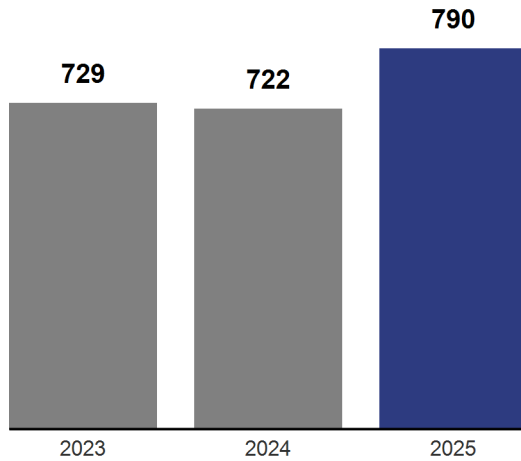
The number of listings that closed during the month.



January

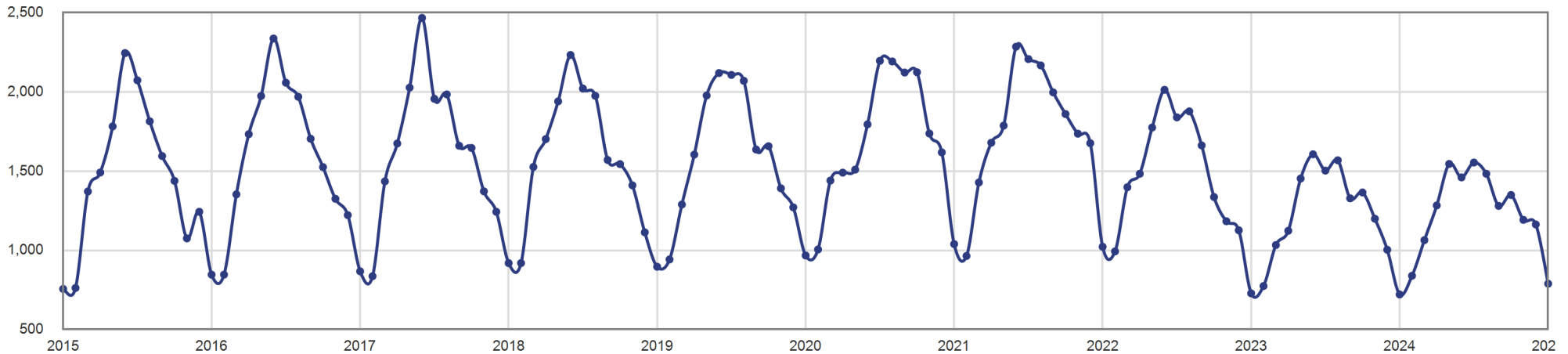


Year To Date



Month	Prior Year	Current Year	+/-
February	775	840	+ 8.4%
March	1,034	1,065	+ 3.0%
April	1,124	1,284	+ 14.2%
May	1,454	1,546	+ 6.3%
June	1,607	1,461	- 9.1%
July	1,504	1,555	+ 3.4%
August	1,569	1,484	- 5.4%
September	1,329	1,281	- 3.6%
October	1,366	1,350	- 1.2%
November	1,200	1,193	- 0.6%
December	1,004	1,164	+ 15.9%
January	722	790	+ 9.4%
12-Month Avg	1,224	1,251	+ 2.2%

Historical Closed Sales

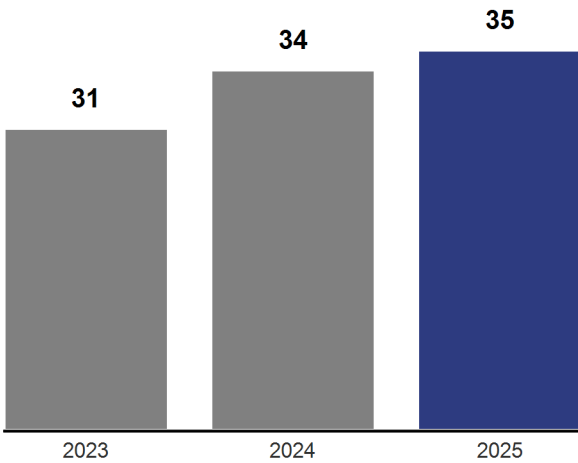


Days on Market Until Sale - January 2025

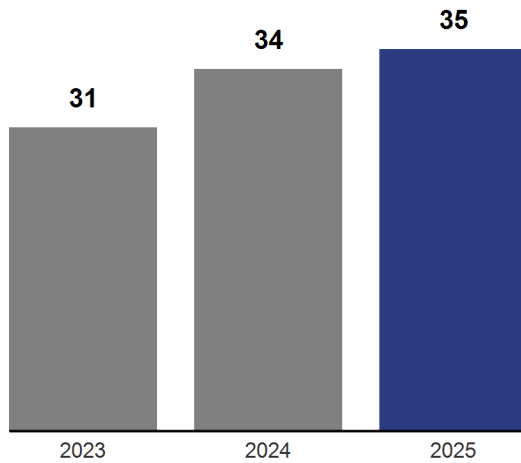
The average Days On Market value for all listings that closed during the month.



January

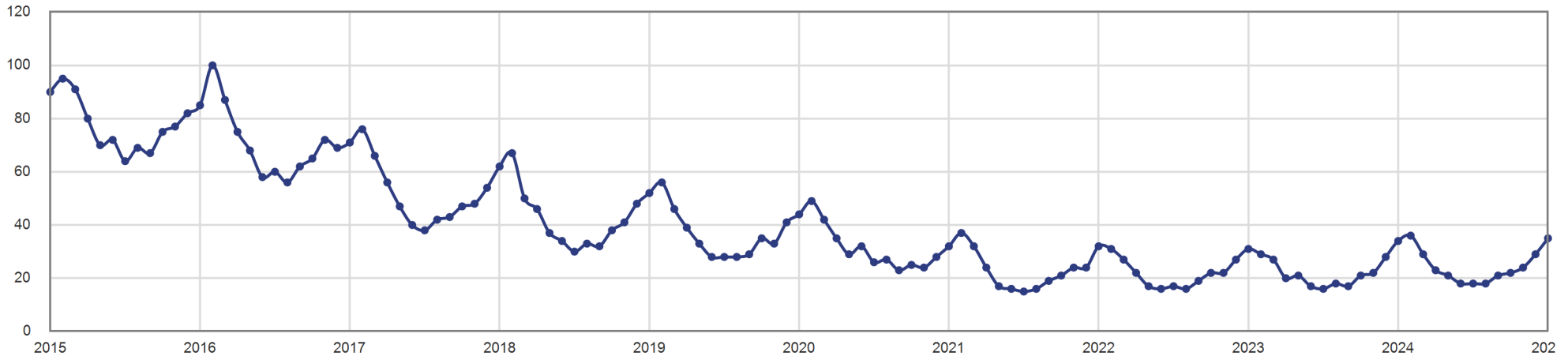


Year To Date



Month	Prior Year	Current Year	+/-
February	29	36	+ 24.1%
March	27	29	+ 7.4%
April	20	23	+ 15.0%
May	21	21	0.0%
June	17	18	+ 5.9%
July	16	18	+ 12.5%
August	18	18	0.0%
September	17	21	+ 23.5%
October	21	22	+ 4.8%
November	22	24	+ 9.1%
December	28	29	+ 3.6%
January	34	35	+ 2.9%
12-Month Avg	21	23	+ 9.5%

Historical Days on Market Until Sale

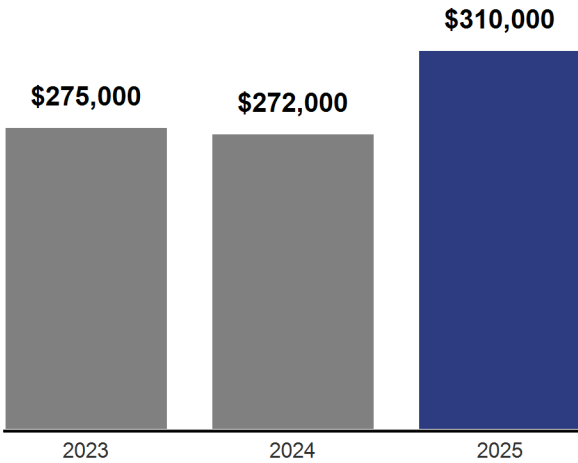


Median Sales Price - January 2025

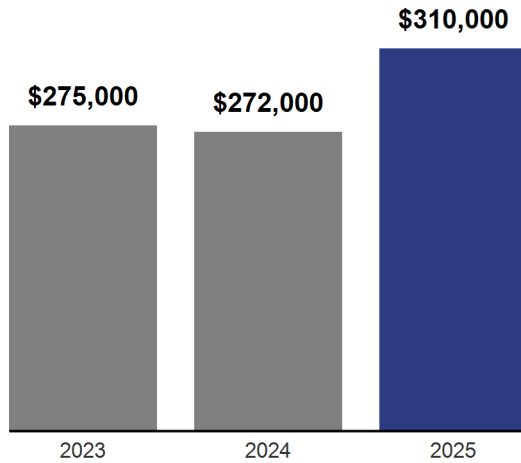
The median sales price of all listings that closed during the month.



January

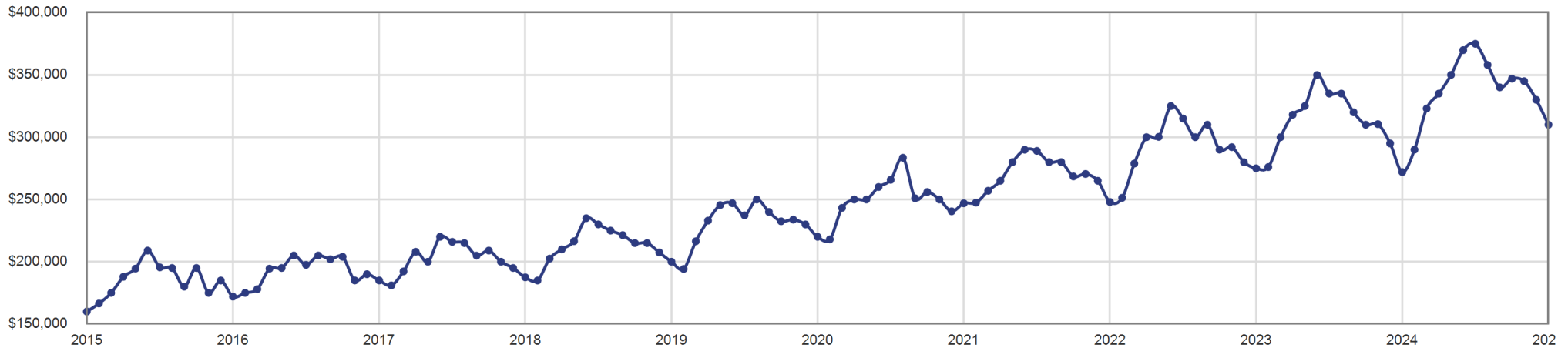


Year To Date



Month	Prior Year	Current Year	+/-
February	\$276,000	\$290,000	+ 5.1%
March	\$300,000	\$323,000	+ 7.7%
April	\$318,000	\$335,000	+ 5.3%
May	\$325,011	\$350,000	+ 7.7%
June	\$349,900	\$369,900	+ 5.7%
July	\$335,000	\$375,000	+ 11.9%
August	\$335,000	\$358,000	+ 6.9%
September	\$320,000	\$340,000	+ 6.3%
October	\$310,000	\$347,000	+ 11.9%
November	\$310,500	\$345,000	+ 11.1%
December	\$295,000	\$330,000	+ 11.9%
January	\$272,000	\$310,000	+ 14.0%
12-Month Med	\$317,500	\$343,500	+ 8.2%

Historical Median Sales Price

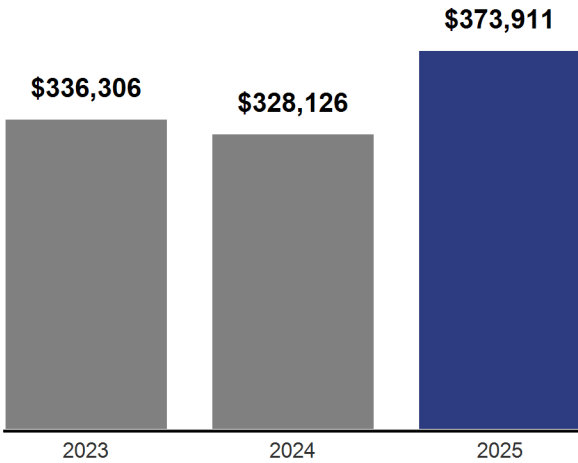


Average Sales Price - January 2025

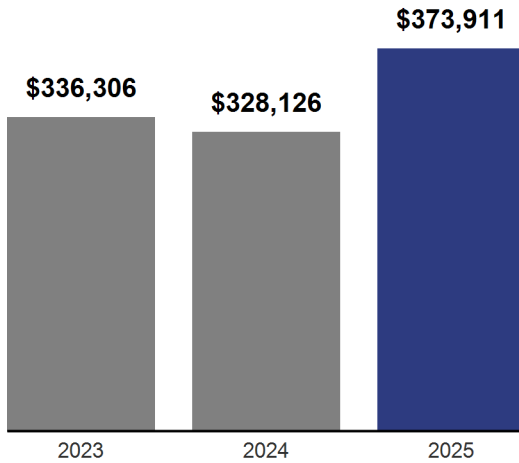
The average sales price of all listings that closed during the month.



January

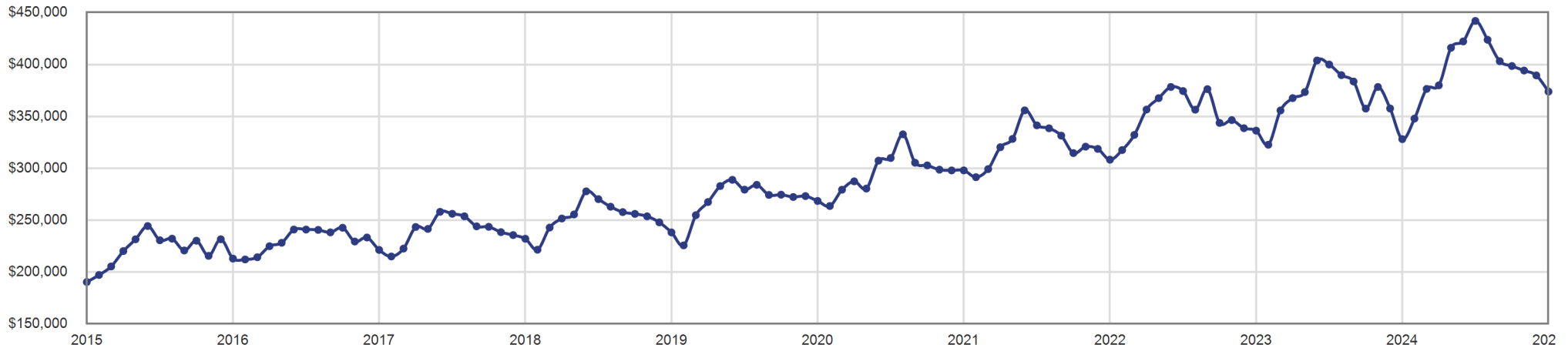


Year To Date



Month	Prior Year	Current Year	+/-
February	\$322,717	\$347,872	+ 7.8%
March	\$355,757	\$376,490	+ 5.8%
April	\$367,634	\$379,966	+ 3.4%
May	\$373,459	\$416,147	+ 11.4%
June	\$403,907	\$422,259	+ 4.5%
July	\$399,999	\$441,986	+ 10.5%
August	\$389,772	\$423,843	+ 8.7%
September	\$383,616	\$403,224	+ 5.1%
October	\$357,529	\$398,571	+ 11.5%
November	\$378,371	\$394,204	+ 4.2%
December	\$357,662	\$389,535	+ 8.9%
January	\$328,126	\$373,911	+ 14.0%
12-Month Avg	\$373,412	\$401,738	+ 7.6%

Historical Average Sales Price

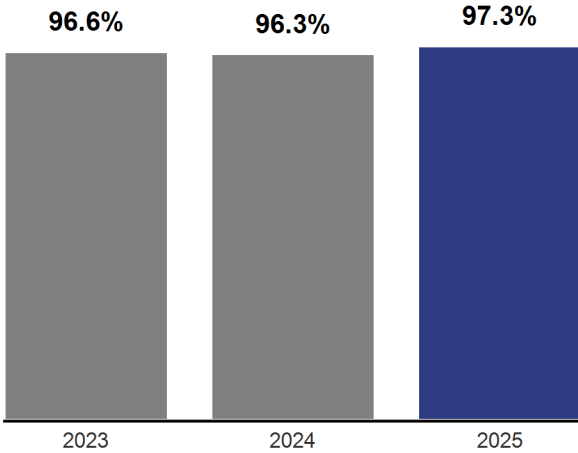


Percent of Original List Price Received - January 2025

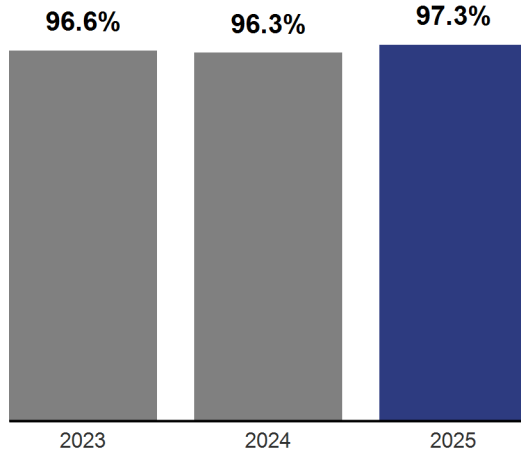
The average sales to original list price ratio for all listings that closed during the month.



January

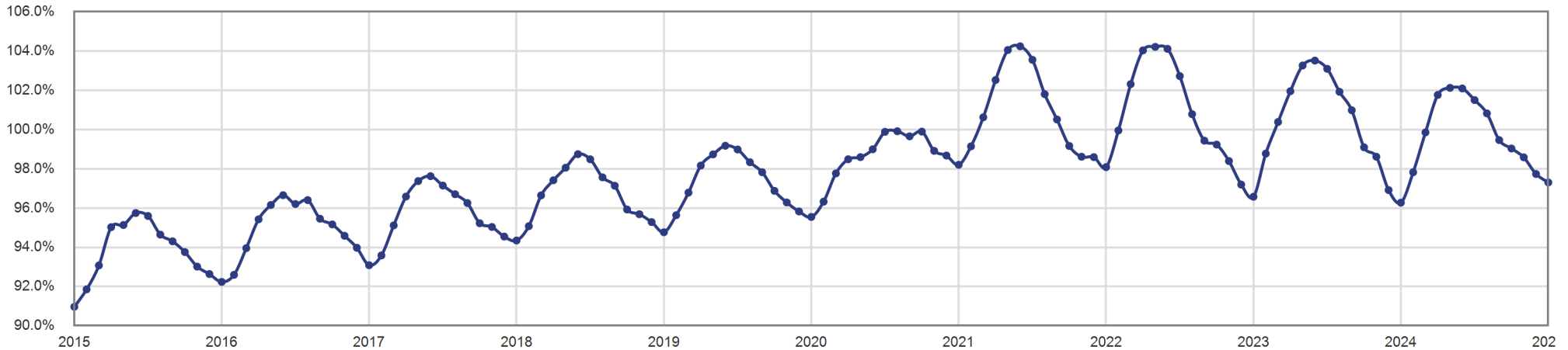


Year To Date



Month	Prior Year	Current Year	+/-
February	98.8%	97.8%	- 1.0%
March	100.4%	99.9%	- 0.5%
April	102.0%	101.8%	- 0.2%
May	103.3%	102.1%	- 1.1%
June	103.5%	102.1%	- 1.4%
July	103.1%	101.5%	- 1.5%
August	101.9%	100.8%	- 1.1%
September	101.0%	99.5%	- 1.5%
October	99.1%	99.0%	- 0.1%
November	98.6%	98.6%	0.0%
December	96.9%	97.7%	+ 0.8%
January	96.3%	97.3%	+ 1.1%
12-Month Avg	100.9%	100.1%	- 0.7%

Historical Percent of Original List Price Received

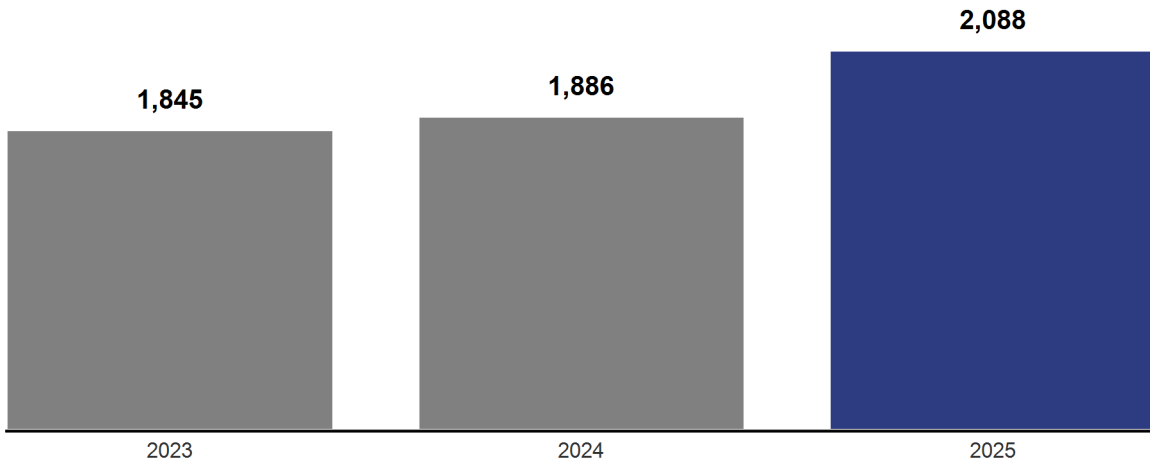


Inventory of Homes for Sale - January 2025

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

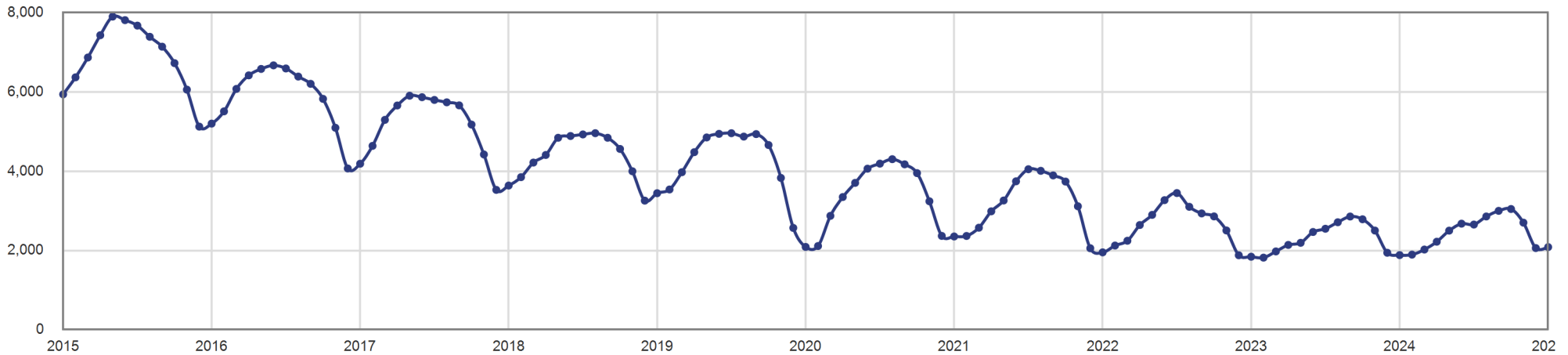


January



Month	Prior Year	Current Year	+/-
February	1,822	1,898	+ 4.2%
March	1,979	2,026	+ 2.4%
April	2,143	2,224	+ 3.8%
May	2,196	2,503	+ 14.0%
June	2,469	2,679	+ 8.5%
July	2,551	2,657	+ 4.2%
August	2,715	2,861	+ 5.4%
September	2,860	3,003	+ 5.0%
October	2,790	3,049	+ 9.3%
November	2,506	2,705	+ 7.9%
December	1,945	2,064	+ 6.1%
January	1,886	2,088	+ 10.7%
12-Month Avg	2,322	2,480	+ 6.8%

Historical Inventory of Homes for Sale

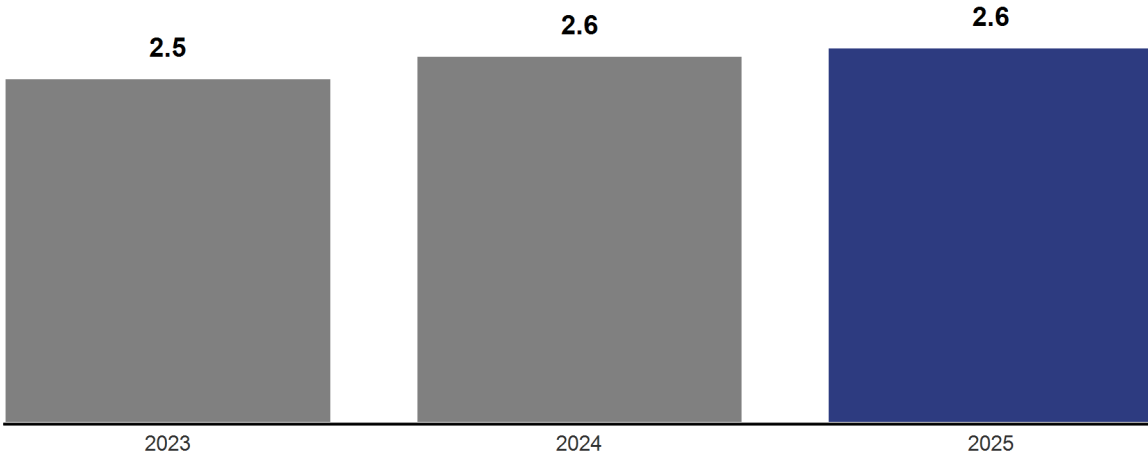


Months Supply of Inventory - January 2025

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

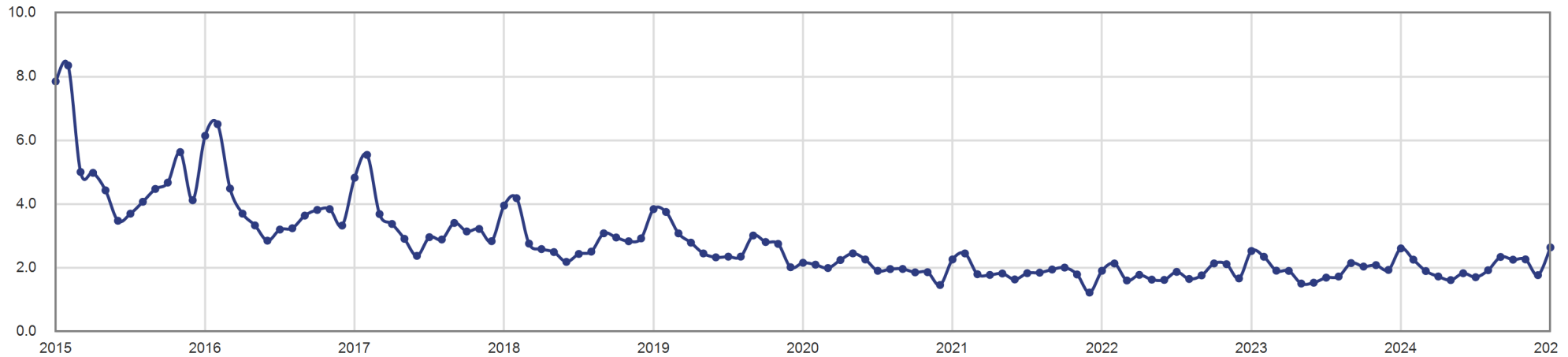


January



Month	Prior Year	Current Year	+/-
February	2.4	2.3	- 3.9%
March	1.9	1.9	- 0.6%
April	1.9	1.7	- 9.2%
May	1.5	1.6	+ 7.2%
June	1.5	1.8	+ 19.4%
July	1.7	1.7	+ 0.7%
August	1.7	1.9	+ 11.4%
September	2.2	2.3	+ 8.9%
October	2.0	2.3	+ 10.6%
November	2.1	2.3	+ 8.6%
December	1.9	1.8	- 8.5%
January	2.6	2.6	+ 1.2%
12-Month Avg	2.0	2.0	+ 3.4%

Historical Months Supply of Inventory



Filter	Selected Value(s)
County	Milwaukee, Ozaukee, Washington, Waukesha
City	All
Zip	All
Sq Ft Range	All
Dwelling Type	[Single Family Residence], [Townhouse/Condo]
Price Range	All