

Monthly Housing Summary - February 2025

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

+ 125.0%	- 1.2%
Price Range With the Strongest Sales: 700K-1M	Property Type With the Strongest Sales: Single-Family

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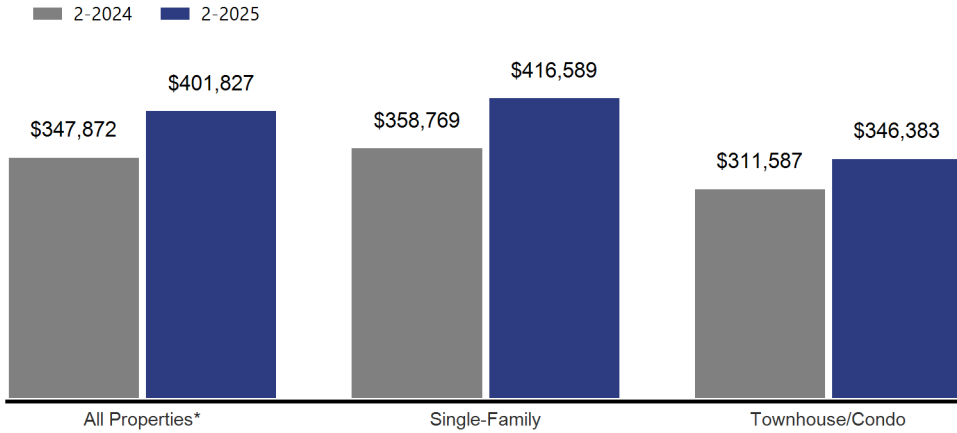
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Sales Price - February 2025

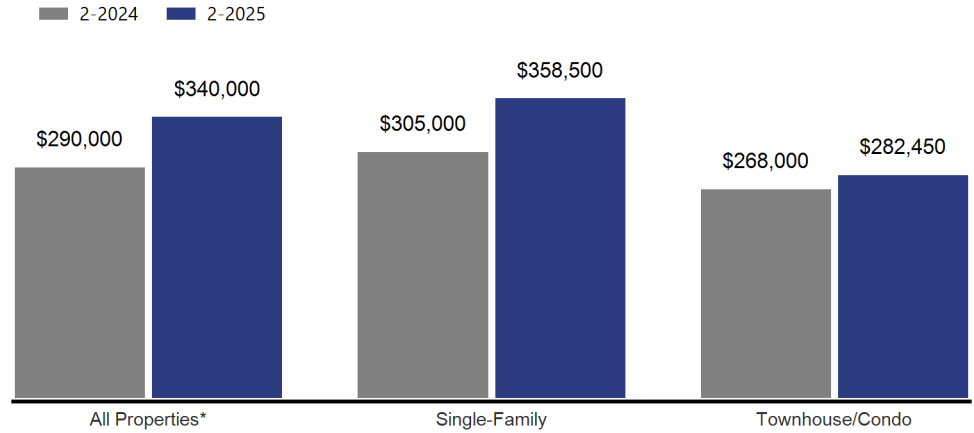
The sales price of all listings that closed during the month.



Average Sales Price By Property Type



Median Sales Price By Property Type



Sales Price	All Properties*			Single-Family			Townhouse/Condo		
	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change
Average Sales Price	\$347,872	\$401,827	+ 15.5%	\$358,769	\$416,589	+ 16.1%	\$311,587	\$346,383	+ 11.2%
Median Sales Price	\$290,000	\$340,000	+ 17.2%	\$305,000	\$358,500	+ 17.5%	\$268,000	\$282,450	+ 5.4%

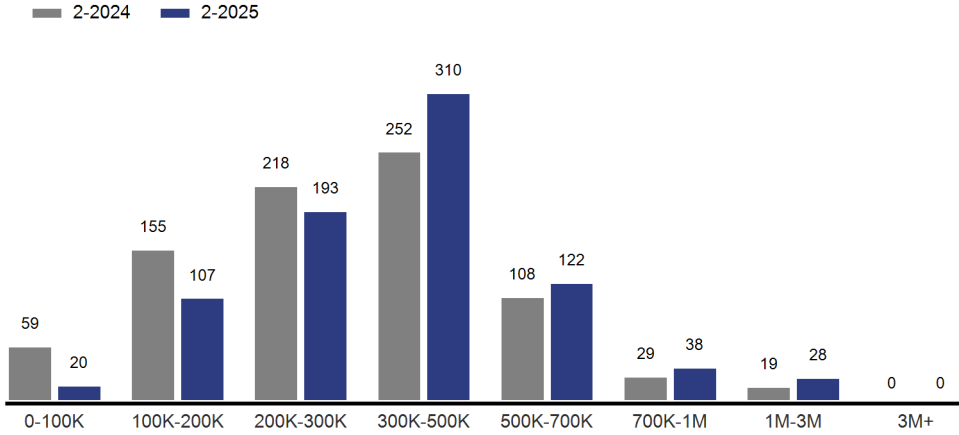
*Values for "All Properties" only include Single-Family and Townhouse/Condo.

Closed Sales - February 2025

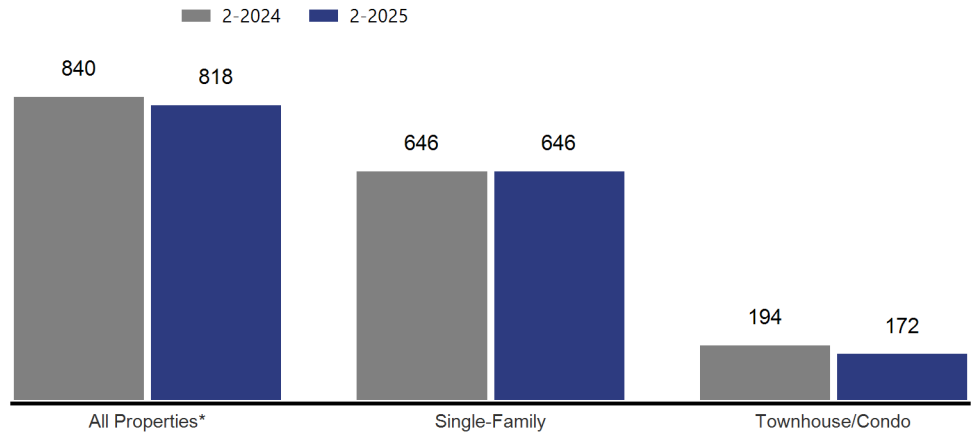
The number of listings that closed during the month.



By Price Range



By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change
0-100K	59	20	- 66.1%	48	17	- 64.6%	11	3	- 72.7%
100K-200K	155	107	- 31.0%	106	69	- 34.9%	49	38	- 22.4%
200K-300K	218	193	- 11.5%	163	141	- 13.5%	55	52	- 5.5%
300K-500K	252	310	+ 23.0%	195	258	+ 32.3%	57	52	- 8.8%
500K-700K	108	122	+ 13.0%	92	104	+ 13.0%	16	18	+ 12.5%
700K-1M	29	38	+ 31.0%	27	33	+ 22.2%	2	5	+ 150.0%
1M-3M	19	28	+ 47.4%	15	24	+ 60.0%	4	4	0.0%
3M+	0	0	--	0	0	--	0	0	--
All Price Ranges	840	818	- 2.6%	646	646	0.0%	194	172	- 11.3%

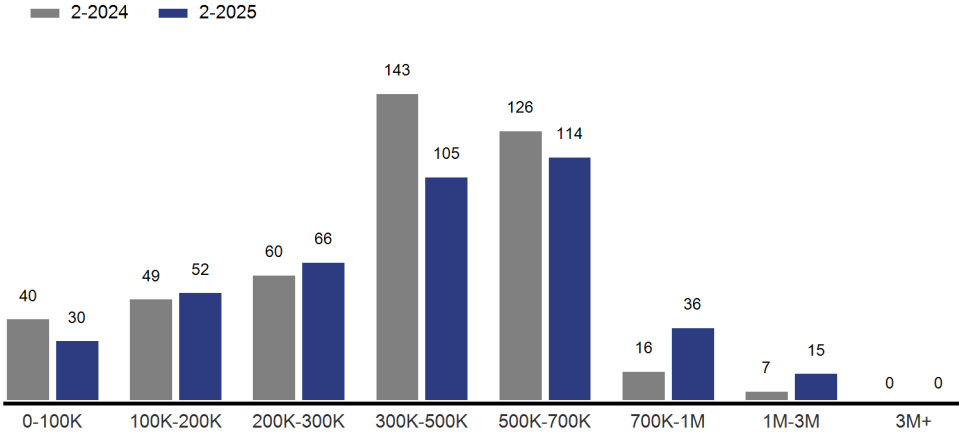
*Values for "All Properties" only include Single-Family and Townhouse/Condo.

Pending Sales - February 2025

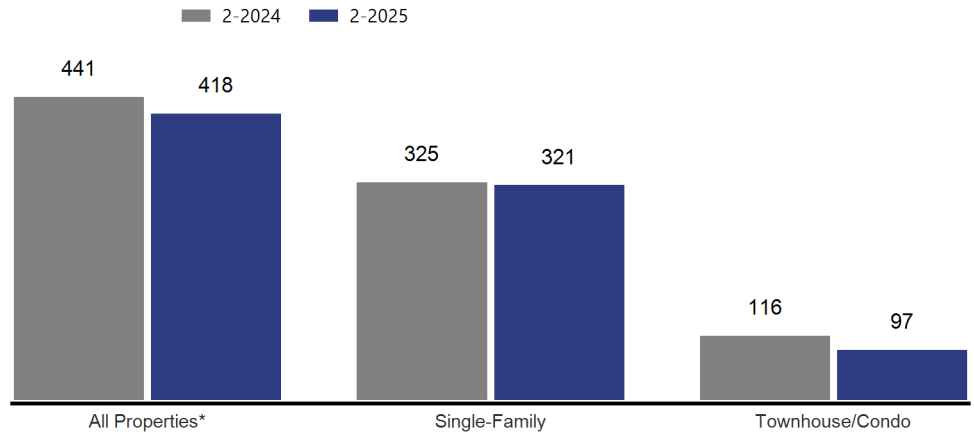
The number of listings that are Under Contract at the end of the month.



By Price Range



By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change
0-100K	40	30	- 25.0%	34	22	- 35.3%	6	8	+ 33.3%
100K-200K	49	52	+ 6.1%	41	46	+ 12.2%	8	6	- 25.0%
200K-300K	60	66	+ 10.0%	47	51	+ 8.5%	13	15	+ 15.4%
300K-500K	143	105	- 26.6%	111	84	- 24.3%	32	21	- 34.4%
500K-700K	126	114	- 9.5%	71	78	+ 9.9%	55	36	- 34.5%
700K-1M	16	36	+ 125.0%	14	25	+ 78.6%	2	11	+ 450.0%
1M-3M	7	15	+ 114.3%	7	15	+ 114.3%	0	0	--
3M+	0	0	--	0	0	--	0	0	--
All Price Ranges	441	418	- 5.2%	325	321	- 1.2%	116	97	- 16.4%

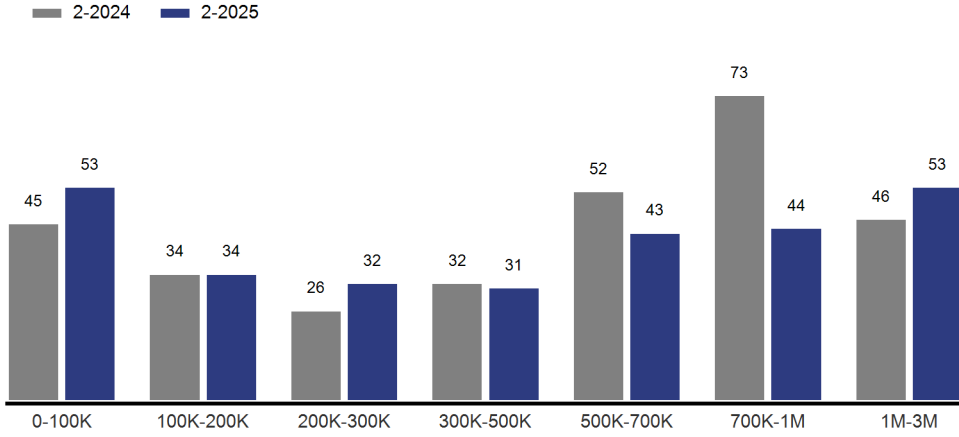
*Values for "All Properties" only include Single-Family and Townhouse/Condo.

Days on Market Until Sale - February 2025

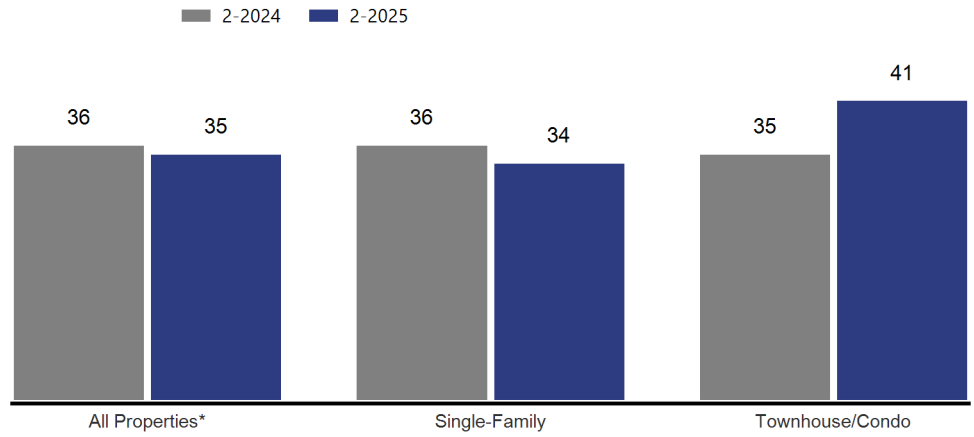
The average Days On Market value for all listings that closed during the month.



By Price Range



By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change
0-100K	45	53	+ 17.8%	47	43	- 8.5%	34	108	+ 217.6%
100K-200K	34	34	0.0%	40	33	- 17.5%	21	37	+ 76.2%
200K-300K	26	32	+ 23.1%	26	34	+ 30.8%	28	26	- 7.1%
300K-500K	32	31	- 3.1%	29	27	- 6.9%	45	51	+ 13.3%
500K-700K	52	43	- 17.3%	53	43	- 18.9%	46	42	- 8.7%
700K-1M	73	44	- 39.7%	60	42	- 30.0%	244	58	- 76.2%
1M-3M	46	53	+ 15.2%	48	48	0.0%	41	82	+ 100.0%
All Price Ranges	36	35	- 2.8%	36	34	- 5.6%	35	41	+ 17.1%

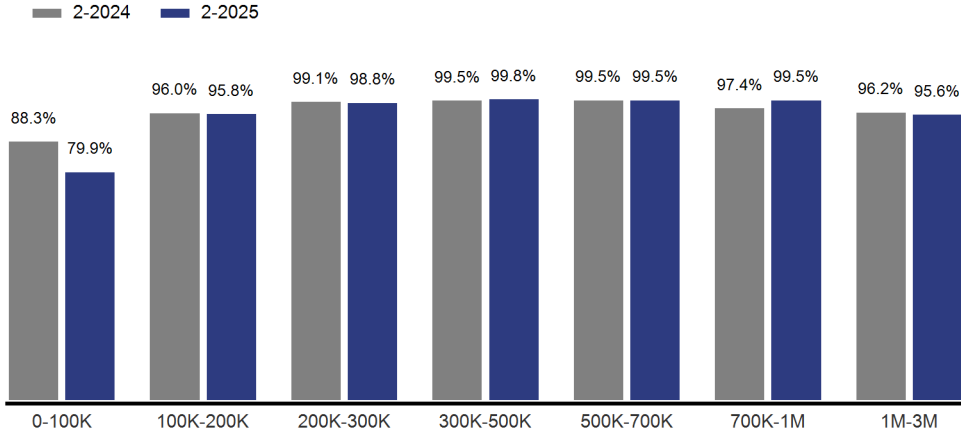
*Values for "All Properties" only include Single-Family and Townhouse/Condo.

Percent of Original List Price Received - February 2025

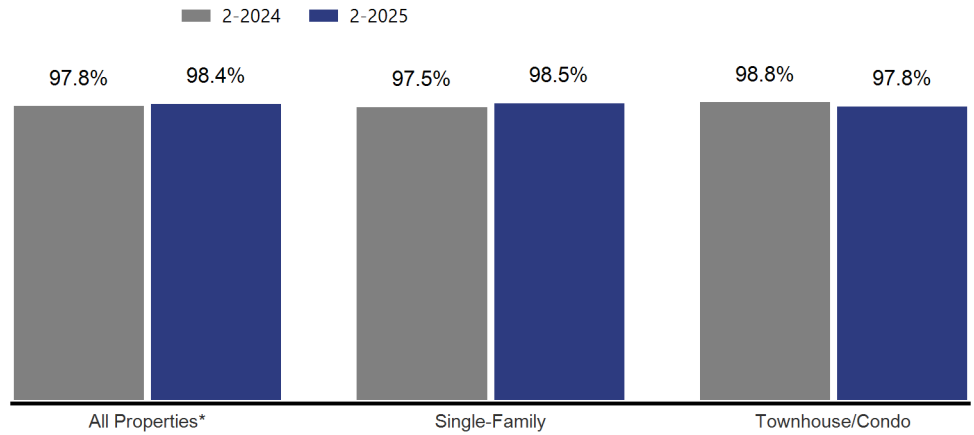
The average sales to original list price ratio for all listings that closed during the month.



By Price Range



By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change
0-100K	88.3%	79.9%	- 9.5%	86.9%	79.0%	- 9.2%	94.3%	85.5%	- 9.4%
100K-200K	96.0%	95.8%	- 0.2%	94.9%	95.6%	+ 0.7%	98.4%	96.1%	- 2.3%
200K-300K	99.1%	98.8%	- 0.3%	99.6%	98.9%	- 0.7%	97.9%	98.7%	+ 0.8%
300K-500K	99.5%	99.8%	+ 0.4%	99.5%	100.1%	+ 0.6%	99.4%	98.4%	- 1.0%
500K-700K	99.5%	99.5%	0.0%	98.8%	99.5%	+ 0.7%	103.8%	99.7%	- 3.9%
700K-1M	97.4%	99.5%	+ 2.2%	96.5%	99.2%	+ 2.7%	108.6%	101.8%	- 6.2%
1M-3M	96.2%	95.6%	- 0.6%	96.2%	96.6%	+ 0.4%	96.1%	89.5%	- 6.9%
All Price Ranges	97.8%	98.4%	+ 0.6%	97.5%	98.5%	+ 1.0%	98.8%	97.8%	- 1.0%

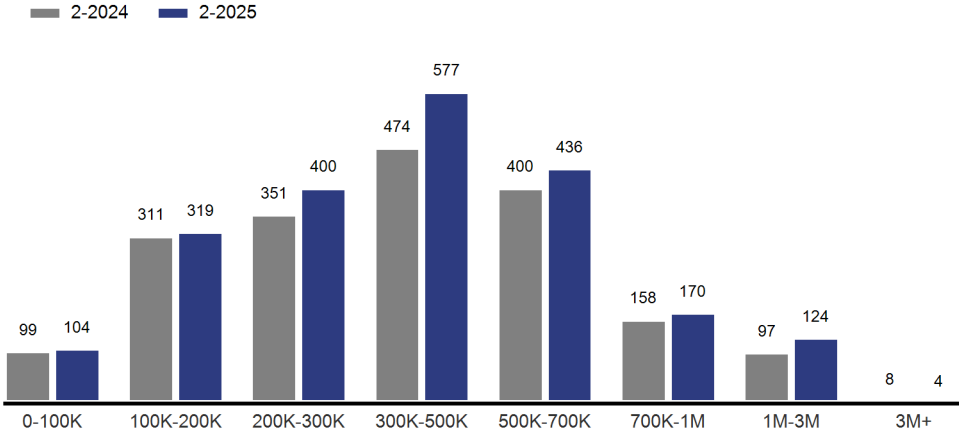
*Values for "All Properties" only include Single-Family and Townhouse/Condo.

Inventory of Homes for Sale - February 2025

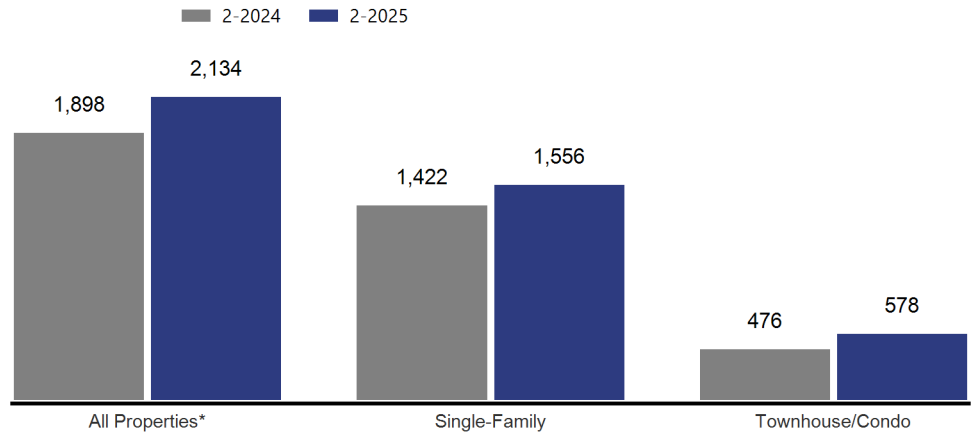
The number of listings that are in Active status at the end of the month.



By Price Range



By Property Type



All Properties*

By Price Range	2-2024	2-2025	Change
0-100K	99	104	+ 5.1%
100K-200K	311	319	+ 2.6%
200K-300K	351	400	+ 14.0%
300K-500K	474	577	+ 21.7%
500K-700K	400	436	+ 9.0%
700K-1M	158	170	+ 7.6%
1M-3M	97	124	+ 27.8%
3M+	8	4	- 50.0%
All Price Ranges	1,898	2,134	+ 12.4%

Single-Family

2-2024	2-2025	Change
76	76	0.0%
244	226	- 7.4%
248	295	+ 19.0%
333	390	+ 17.1%
302	333	+ 10.3%
132	128	- 3.0%
80	104	+ 30.0%
7	4	- 42.9%
1,422	1,556	+ 9.4%

Townhouse/Condo

2-2024	2-2025	Change
23	28	+ 21.7%
67	93	+ 38.8%
103	105	+ 1.9%
141	187	+ 32.6%
98	103	+ 5.1%
26	42	+ 61.5%
17	20	+ 17.6%
1	0	- 100.0%
476	578	+ 21.4%

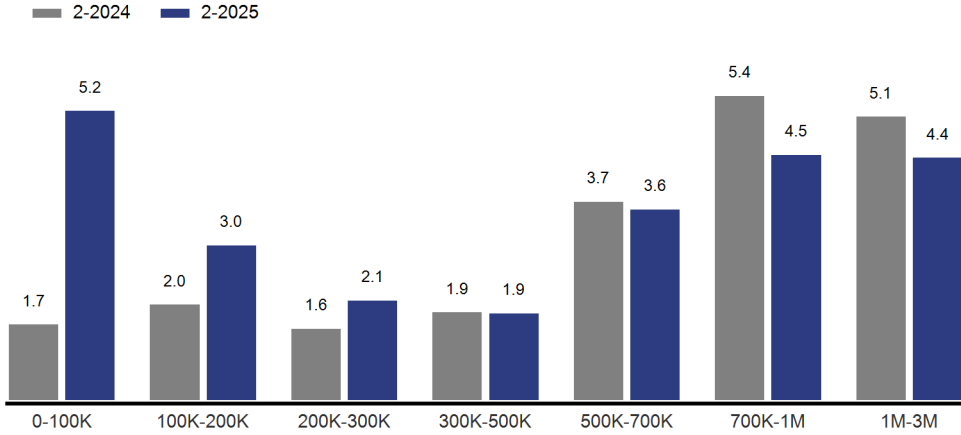
*Values for "All Properties" only include Single-Family and Townhouse/Condo.

Months Supply of Inventory - February 2025

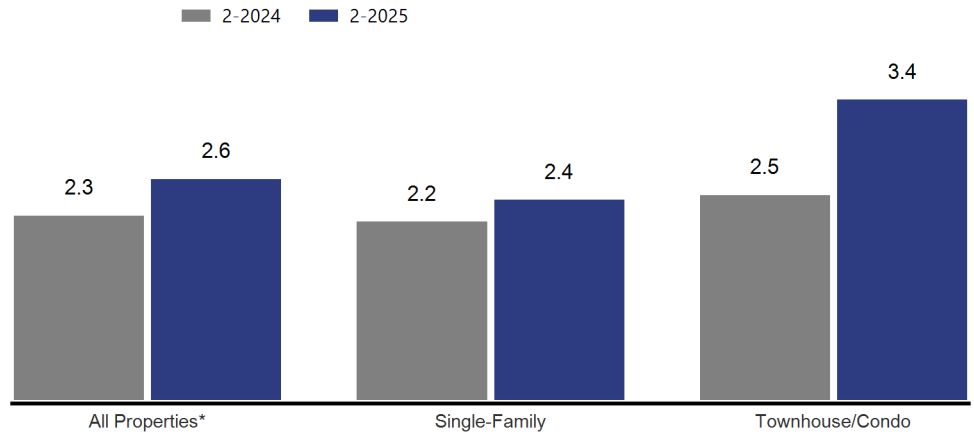
The number of Active listings at the end of the month divided by the number of closed listings during the month.



By Price Range



By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change
0-100K	1.7	5.2	+ 209.9%	1.6	4.5	+ 182.4%	2.1	9.3	+ 346.4%
100K-200K	2.0	3.0	+ 48.6%	2.3	3.3	+ 42.3%	1.4	2.4	+ 79.0%
200K-300K	1.6	2.1	+ 28.7%	1.5	2.1	+ 37.5%	1.9	2.0	+ 7.8%
300K-500K	1.9	1.9	- 1.0%	1.7	1.5	- 11.5%	2.5	3.6	+ 45.4%
500K-700K	3.7	3.6	- 3.5%	3.3	3.2	- 2.5%	6.1	5.7	- 6.6%
700K-1M	5.4	4.5	- 17.9%	4.9	3.9	- 20.7%	13.0	8.4	- 35.4%
1M-3M	5.1	4.4	- 13.3%	5.3	4.3	- 18.8%	4.3	5.0	+ 17.6%
All Price Ranges	2.3	2.6	+ 15.5%	2.2	2.4	+ 9.4%	2.5	3.4	+ 37.0%

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

Filter	Selected Value(s)
County	Milwaukee, Ozaukee, Washington, Waukesha
City	All
Zip	All
Sq Ft Range	All