

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

- 2.6%	+ 17.2%	+ 12.4%
Change in Closed Sales	Change in Median Sales Price	Change in Inventory

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Market Overview - February 2025

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



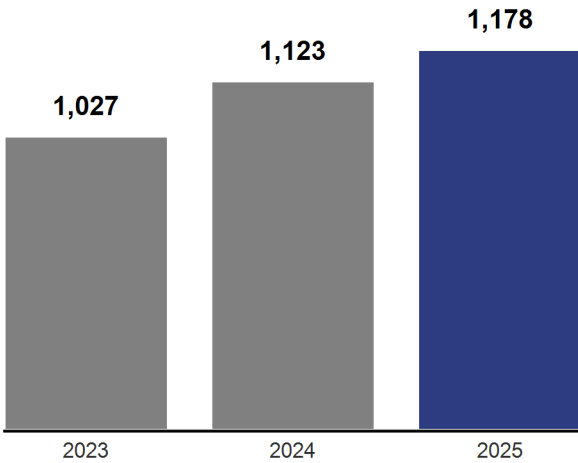
Key Metrics	Historical Sparklines	2-2024	2-2025	+/-	YTD 2024	YTD 2025	+/-
New Listings		1,123	1,178	+ 4.9%	2,128	2,343	+ 10.1%
Pending Sales		441	418	- 5.2%	--	--	--
Closed Sales		840	818	- 2.6%	1,562	1,621	+ 3.8%
Days on Market Until Sale		36	35	- 2.8%	35	35	+ 0.0%
Median Sales Price		\$290,000	\$340,000	+ 17.2%	\$280,000	\$325,000	+ 16.1%
Average Sales Price		\$347,872	\$401,827	+ 15.5%	\$338,745	\$387,292	+ 14.3%
Percent of Original List Price Received		97.8%	98.4%	+ 0.6%	97.1%	97.9%	+ 0.8%
Inventory of Homes for Sale		1,898	2,134	+ 12.4%	--	--	--
Months Supply of Inventory		2.3	2.6	+ 15.5%	--	--	--

New Listings - February 2025

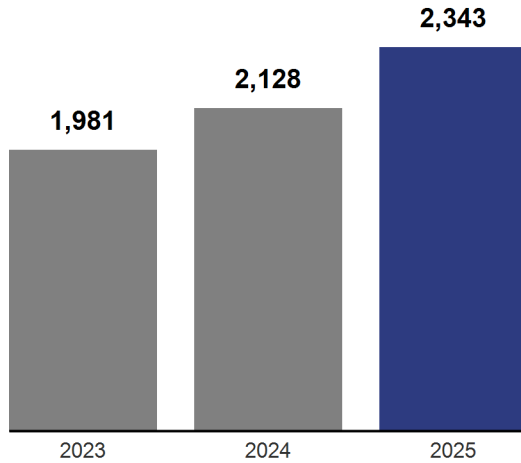
The number of listings that are new during the month.



February

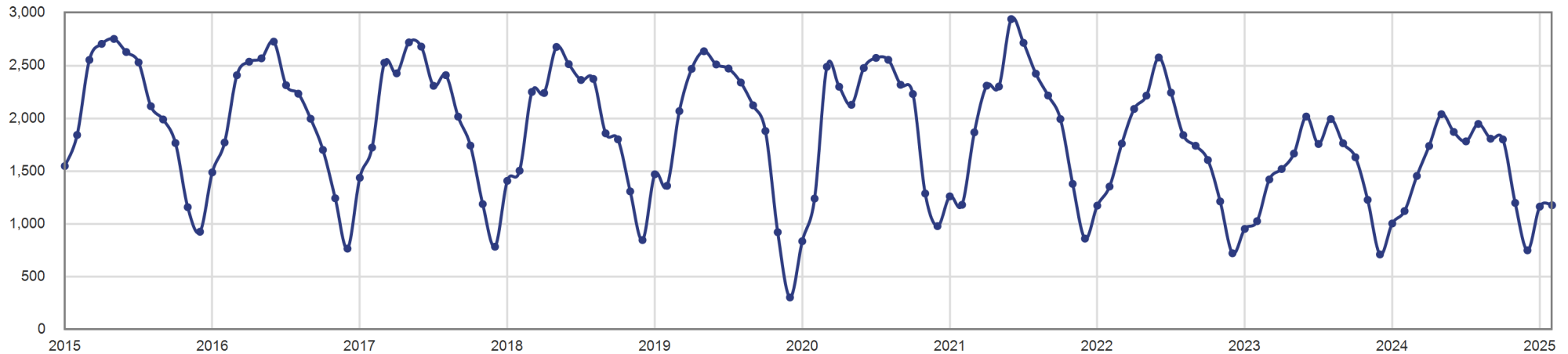


Year To Date



Month	Prior Year	Current Year	+/-
March	1,422	1,455	+ 2.3%
April	1,521	1,739	+ 14.3%
May	1,667	2,040	+ 22.4%
June	2,018	1,872	- 7.2%
July	1,758	1,783	+ 1.4%
August	1,994	1,948	- 2.3%
September	1,765	1,808	+ 2.4%
October	1,632	1,801	+ 10.4%
November	1,229	1,200	- 2.4%
December	712	751	+ 5.5%
January	1,005	1,165	+ 15.9%
February	1,123	1,178	+ 4.9%
12-Month Avg	1,487	1,562	+ 5.0%

Historical New Listings

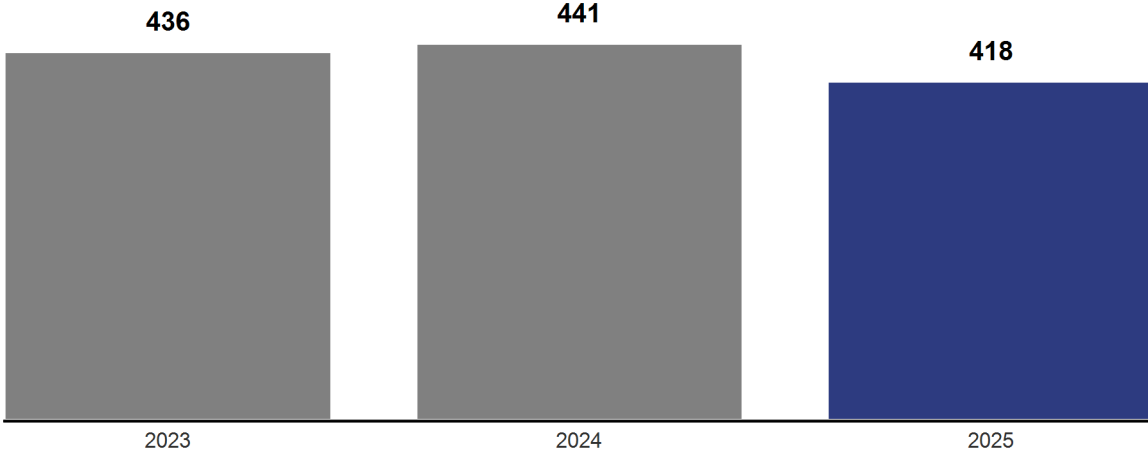


Pending Sales - February 2025

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

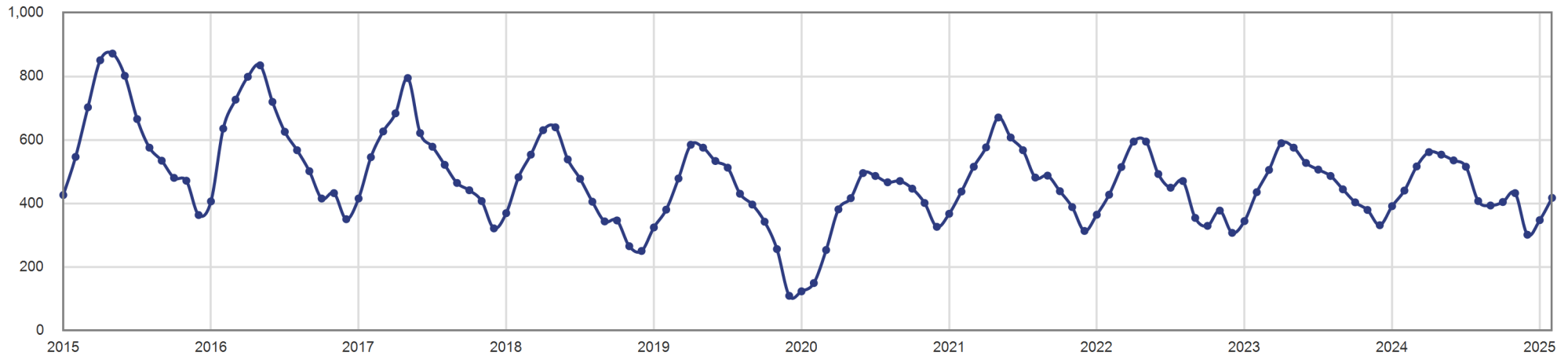


February



Month	Prior Year	Current Year	+/-
March	506	517	+ 2.2%
April	590	562	- 4.7%
May	576	554	- 3.8%
June	528	536	+ 1.5%
July	507	516	+ 1.8%
August	487	408	- 16.2%
September	445	394	- 11.5%
October	404	405	+ 0.2%
November	380	433	+ 13.9%
December	332	302	- 9.0%
January	392	348	- 11.2%
February	441	418	- 5.2%
12-Month Avg	466	449	- 3.5%

Historical Pending Sales

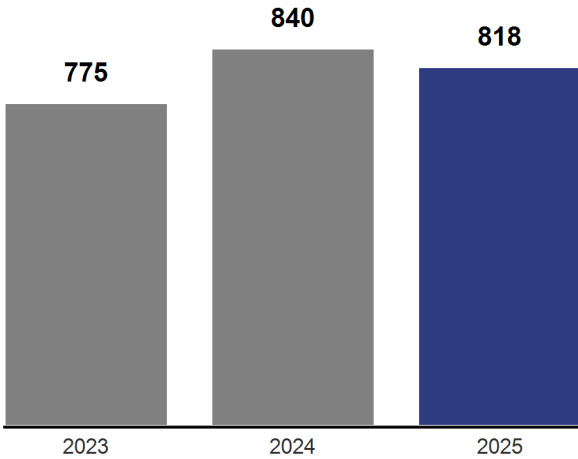


Closed Sales - February 2025

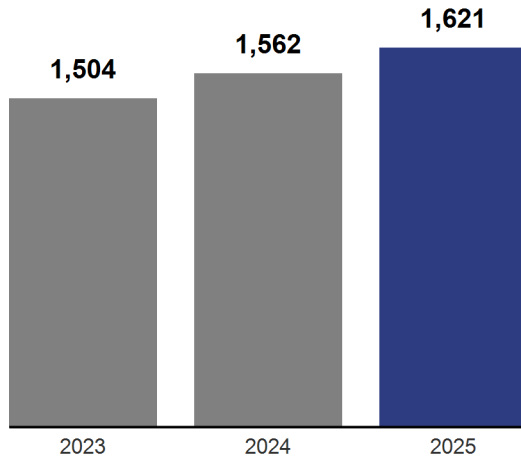
The number of listings that closed during the month.



February

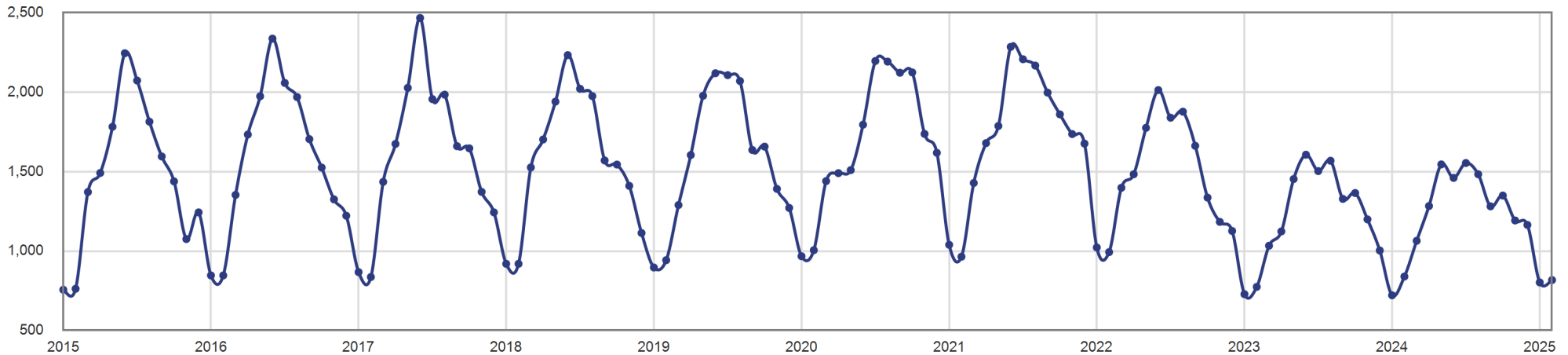


Year To Date



Month	Prior Year	Current Year	+/-
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	1,282	- 3.5%
October	1,366	1,350	- 1.2%
November	1,200	1,193	- 0.6%
December	1,004	1,165	+ 16.0%
January	722	803	+ 11.2%
February	840	818	- 2.6%
12-Month Avg	1,229	1,251	+ 1.7%

Historical Closed Sales

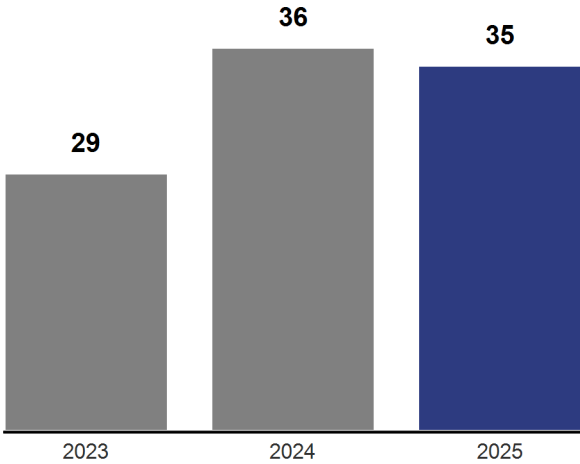


Days on Market Until Sale - February 2025

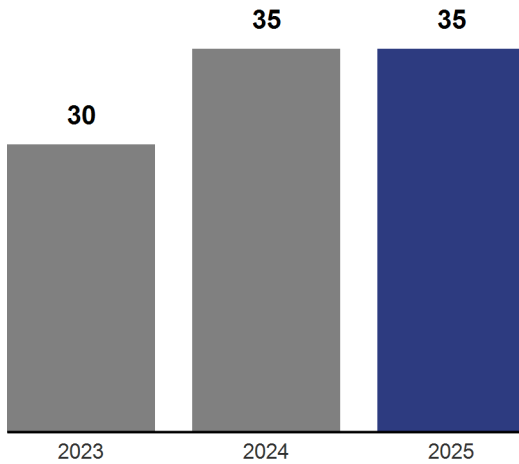
The average Days On Market value for all listings that closed during the month.



February

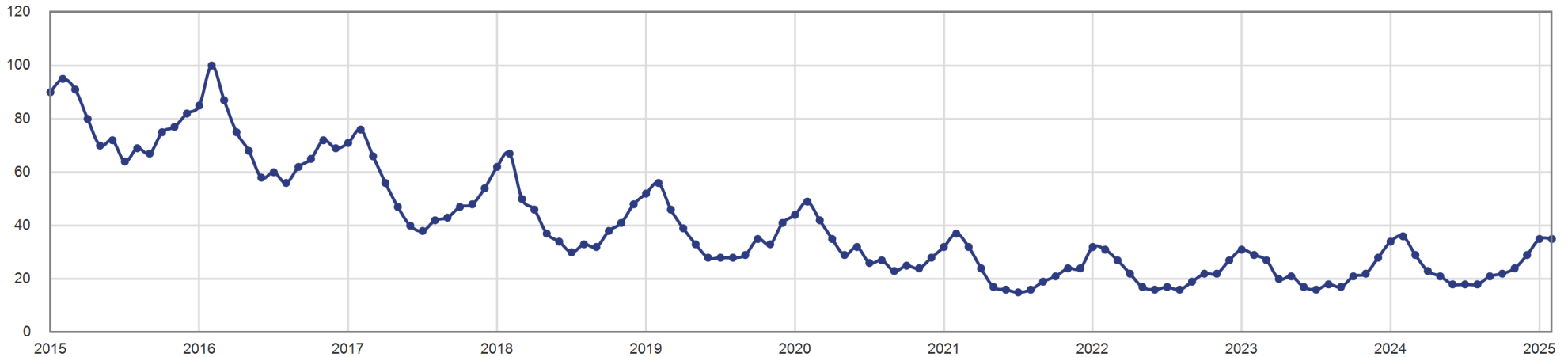


Year To Date



Month	Prior Year	Current Year	+/-
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%
February	36	35	- 2.8%
12-Month Avg	22	23	+ 4.5%

Historical Days on Market Until Sale

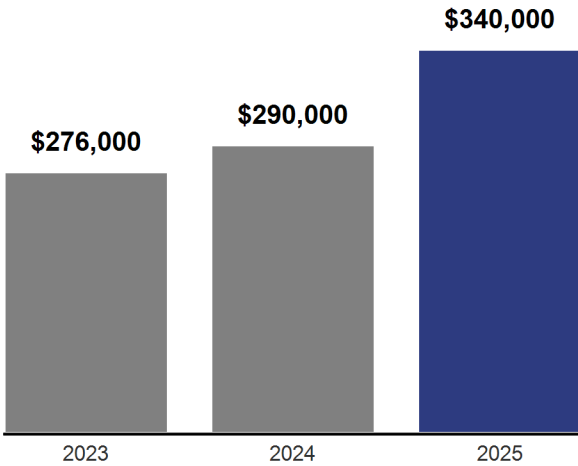


Median Sales Price - February 2025

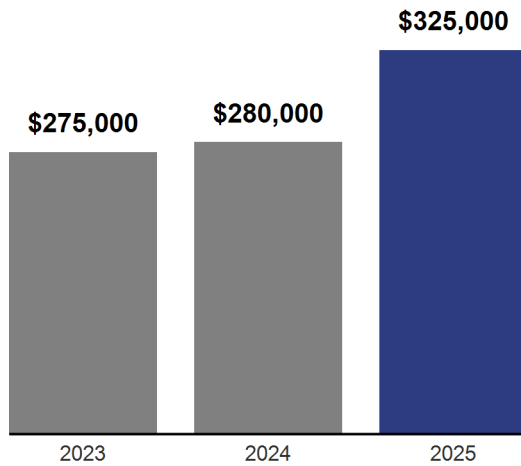
The median sales price of all listings that closed during the month.



February

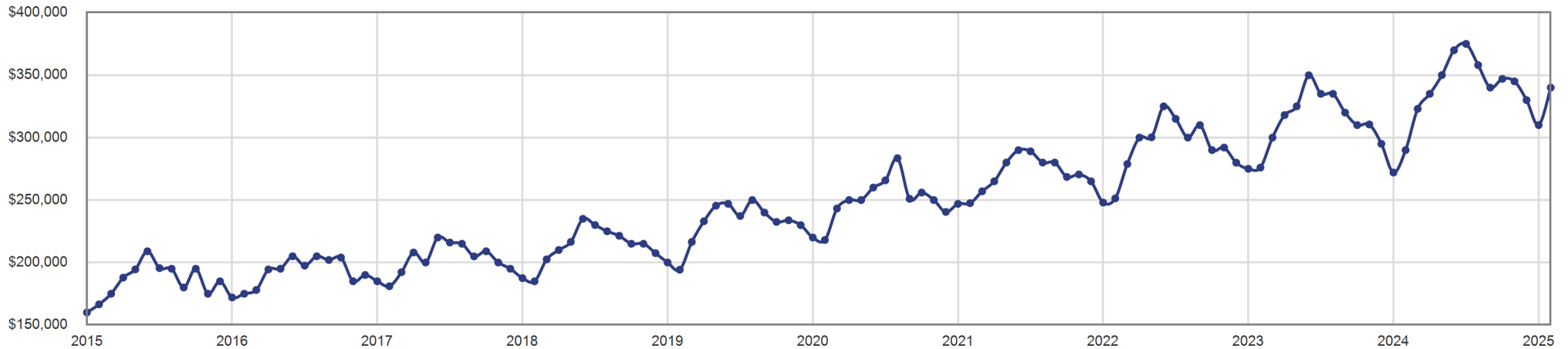


Year To Date



Month	Prior Year	Current Year	+/-
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%
February	\$290,000	\$340,000	+ 17.2%
12-Month Med	\$318,000	\$345,000	+ 8.5%

Historical Median Sales Price

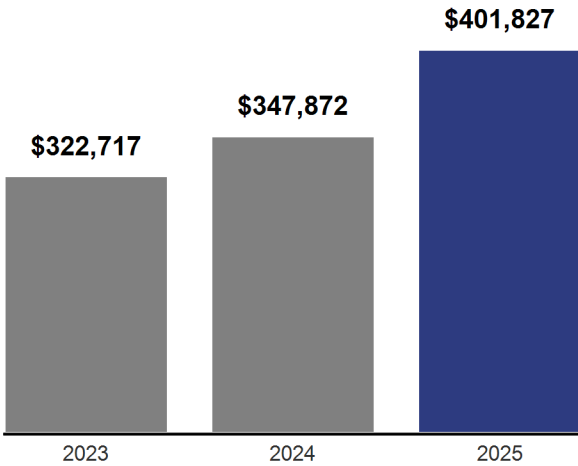


Average Sales Price - February 2025

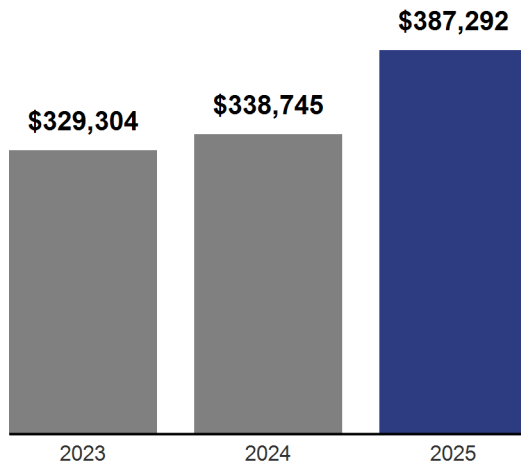
The average sales price of all listings that closed during the month.



February

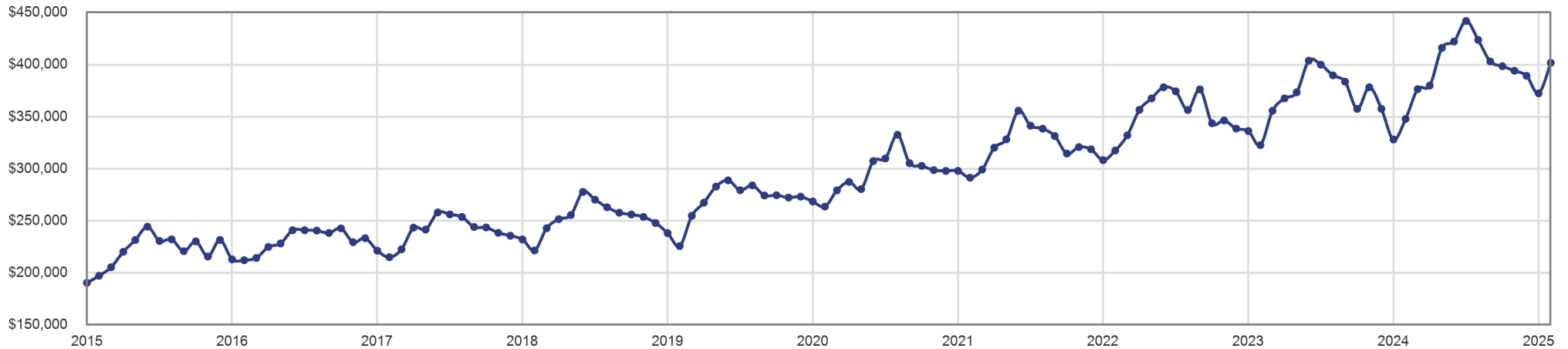


Year To Date



Month	Prior Year	Current Year	+/-
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	\$403,093	+ 5.1%
October	\$357,529	\$398,571	+ 11.5%
November	\$378,371	\$394,204	+ 4.2%
December	\$357,662	\$389,336	+ 8.9%
January	\$328,126	\$372,486	+ 13.5%
February	\$347,872	\$401,827	+ 15.5%
12-Month Avg	\$374,621	\$404,631	+ 8.0%

Historical Average Sales Price

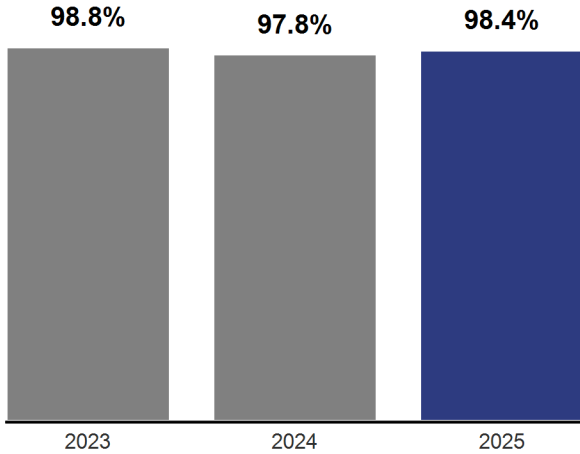


Percent of Original List Price Received - February 2025

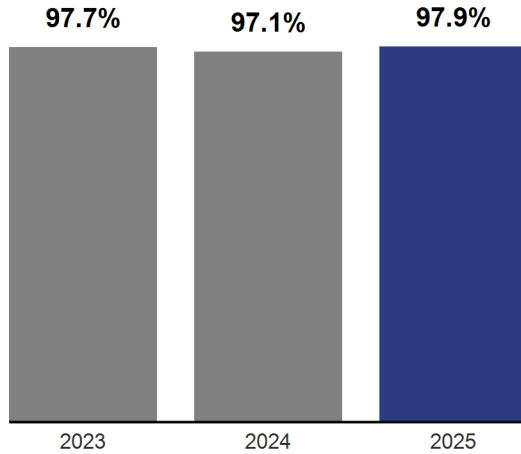


The average sales to original list price ratio for all listings that closed during the month.

February

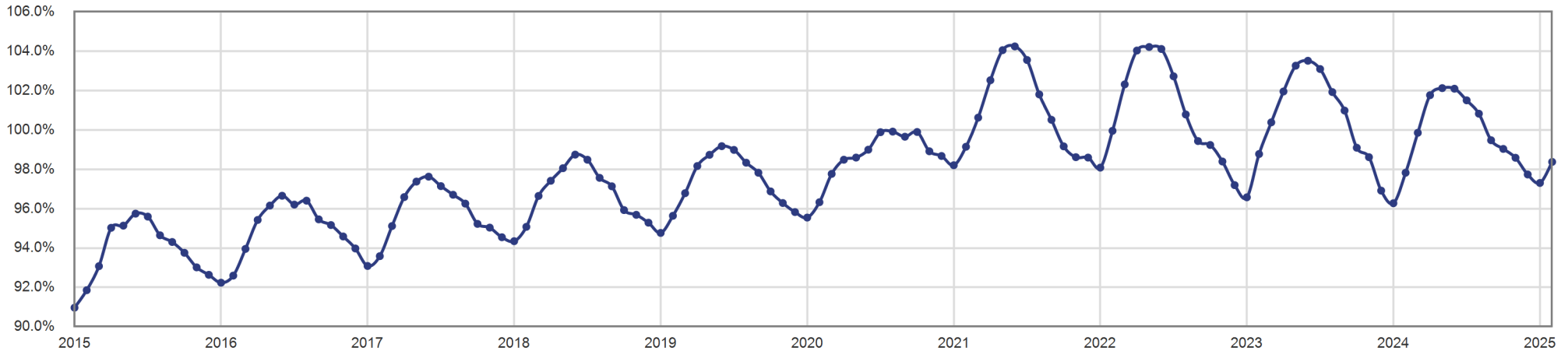


Year To Date



Month	Prior Year	Current Year	+/-
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%
February	97.8%	98.4%	+ 0.6%
12-Month Avg	100.8%	100.2%	- 0.6%

Historical Percent of Original List Price Received

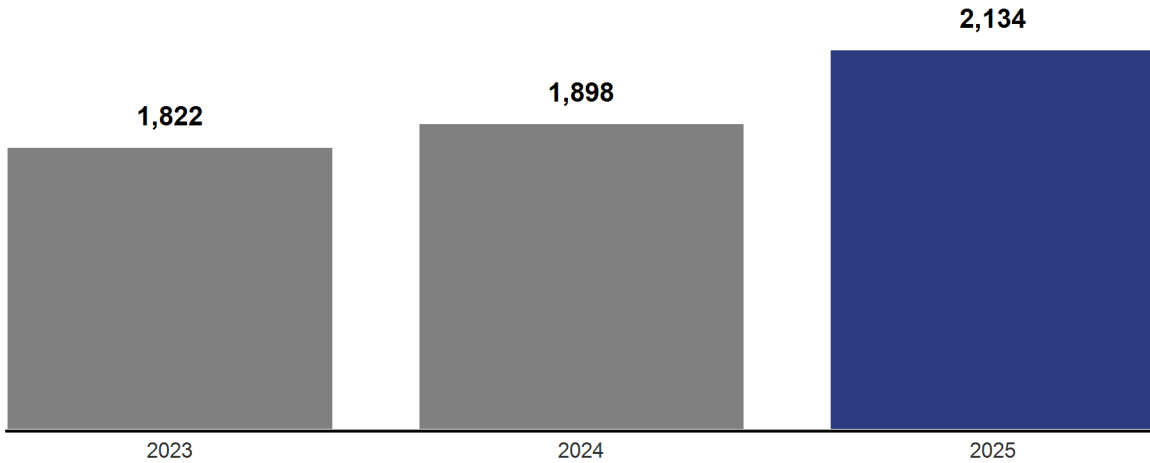


Inventory of Homes for Sale - February 2025

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

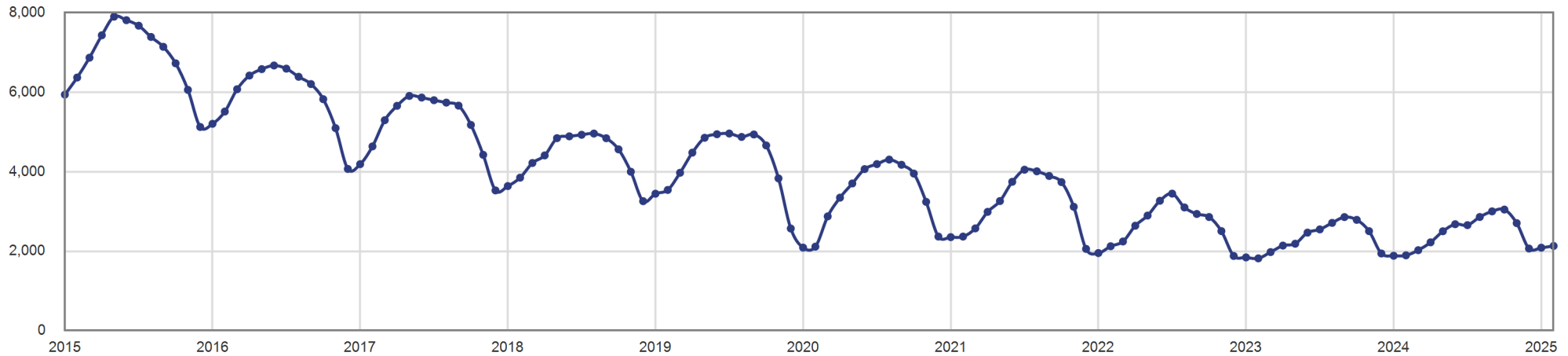


February



Month	Prior Year	Current Year	+/-
March	1,980	2,028	+ 2.4%
April	2,144	2,225	+ 3.8%
May	2,190	2,504	+ 14.3%
June	2,470	2,682	+ 8.6%
July	2,551	2,658	+ 4.2%
August	2,715	2,863	+ 5.5%
September	2,861	3,005	+ 5.0%
October	2,791	3,050	+ 9.3%
November	2,507	2,709	+ 8.1%
December	1,945	2,069	+ 6.4%
January	1,888	2,090	+ 10.7%
February	1,898	2,134	+ 12.4%
12-Month Avg	2,328	2,501	+ 7.4%

Historical Inventory of Homes for Sale

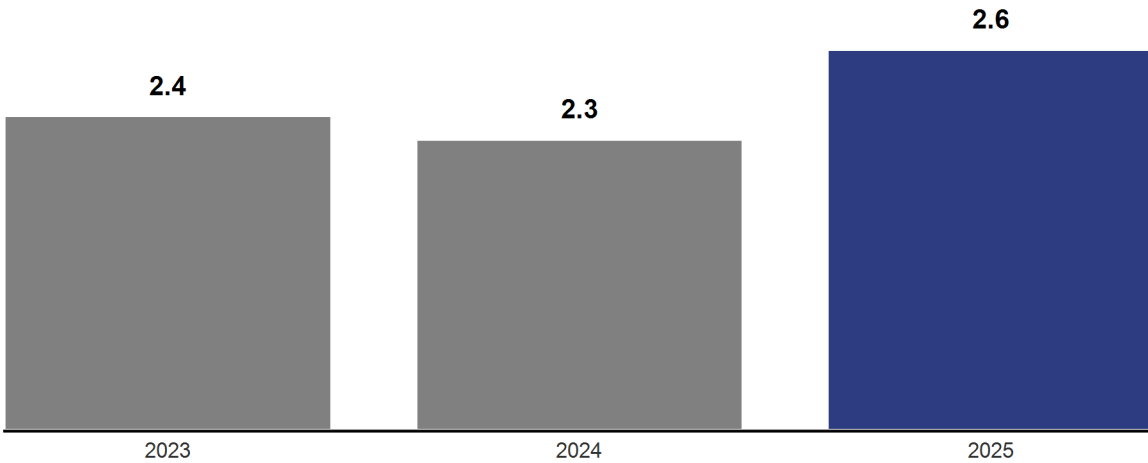


Months Supply of Inventory - February 2025

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

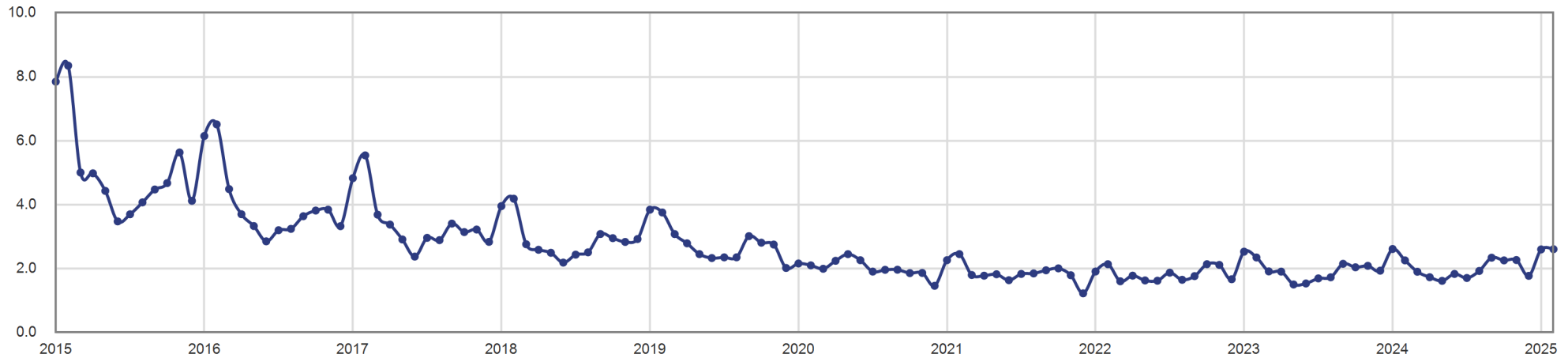


February



Month	Prior Year	Current Year	+/-
March	1.9	1.9	- 0.6%
April	1.9	1.7	- 9.2%
May	1.5	1.6	+ 7.5%
June	1.5	1.8	+ 19.4%
July	1.7	1.7	+ 0.8%
August	1.7	1.9	+ 11.5%
September	2.2	2.3	+ 8.9%
October	2.0	2.3	+ 10.6%
November	2.1	2.3	+ 8.7%
December	1.9	1.8	- 8.3%
January	2.6	2.6	- 0.5%
February	2.3	2.6	+ 15.5%
12-Month Avg	1.9	2.0	+ 5.1%

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