

Monthly Housing Summary - July 2026

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

+ 200.0%	+ 16.0%
Price Range With the Strongest Sales: 0-100K	Property Type With the Strongest Sales: Single-Family

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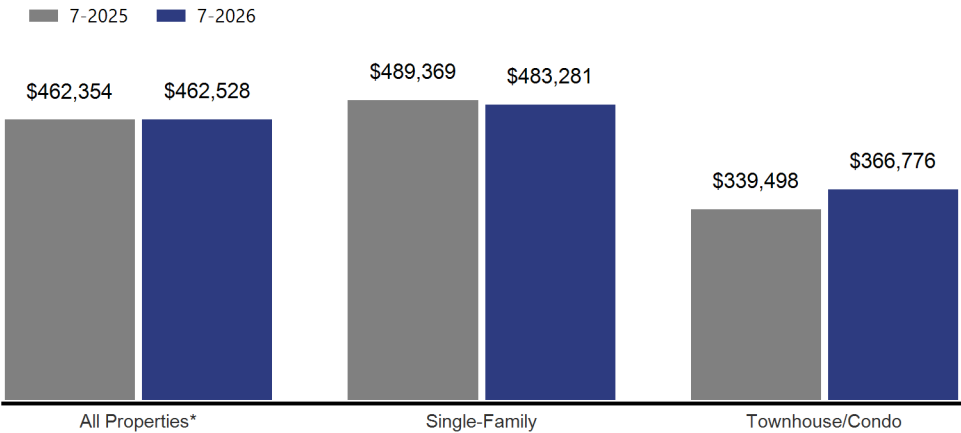
Average Sales Price	2
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Sales Price - July 2026

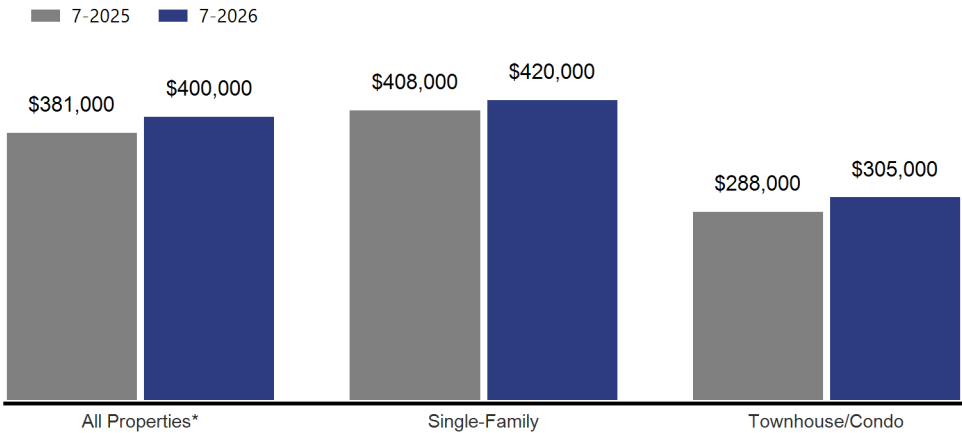
The sales price of all listings that closed during the month.



Average Sales Price By Property Type



Median Sales Price By Property Type



All Properties*				Single-Family			Townhouse/Condo		
Sales Price	7-2025	7-2026	Change	7-2025	7-2026	Change	7-2025	7-2026	Change
Average Sales Price	\$462,354	\$462,528	0.0%	\$489,369	\$483,281	- 1.2%	\$339,498	\$366,776	+ 8.0%
Median Sales Price	\$381,000	\$400,000	+ 5.0%	\$408,000	\$420,000	+ 2.9%	\$288,000	\$305,000	+ 5.9%

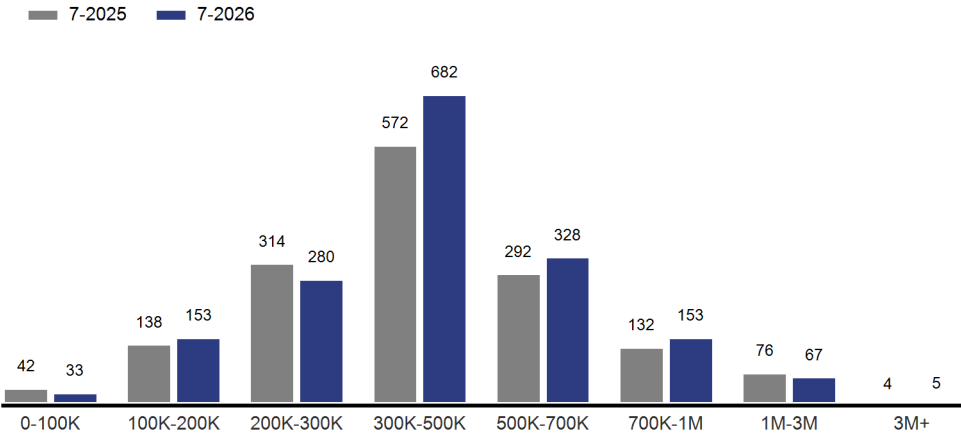
*Values for "All Properties" only include Single-Family and Townhouse/Condo.

Closed Sales - July 2026

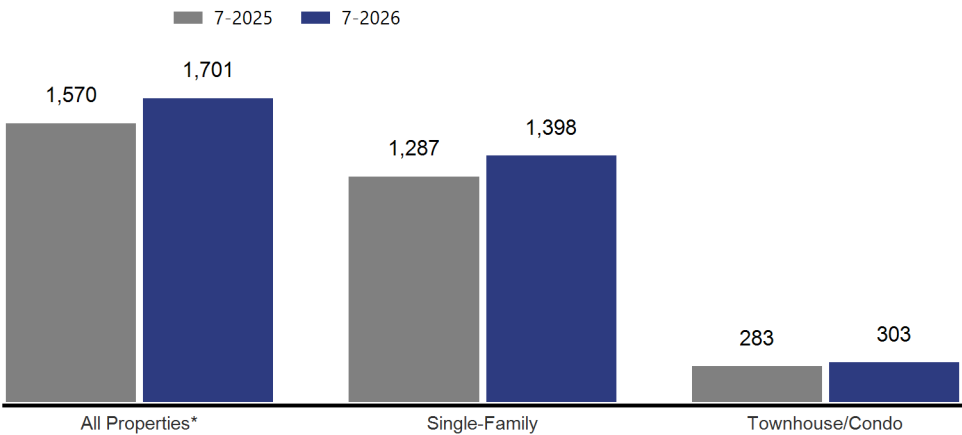
The number of listings that closed during the month.



By Price Range



By Property Type



All Properties*				Single-Family			Townhouse/Condo		
By Price Range	7-2025	7-2026	Change	7-2025	7-2026	Change	7-2025	7-2026	Change
0-100K	42	33	- 21.4%	27	23	- 14.8%	15	10	- 33.3%
100K-200K	138	153	+ 10.9%	86	101	+ 17.4%	52	52	0.0%
200K-300K	314	280	- 10.8%	229	200	- 12.7%	85	80	- 5.9%
300K-500K	572	682	+ 19.2%	481	577	+ 20.0%	91	105	+ 15.4%
500K-700K	292	328	+ 12.3%	270	290	+ 7.4%	22	38	+ 72.7%
700K-1M	132	153	+ 15.9%	120	142	+ 18.3%	12	11	- 8.3%
1M-3M	76	67	- 11.8%	70	61	- 12.9%	6	6	0.0%
3M+	4	5	+ 25.0%	4	4	0.0%	0	1	--
All Price Ranges	1,570	1,701	+ 8.3%	1,287	1,398	+ 8.6%	283	303	+ 7.1%

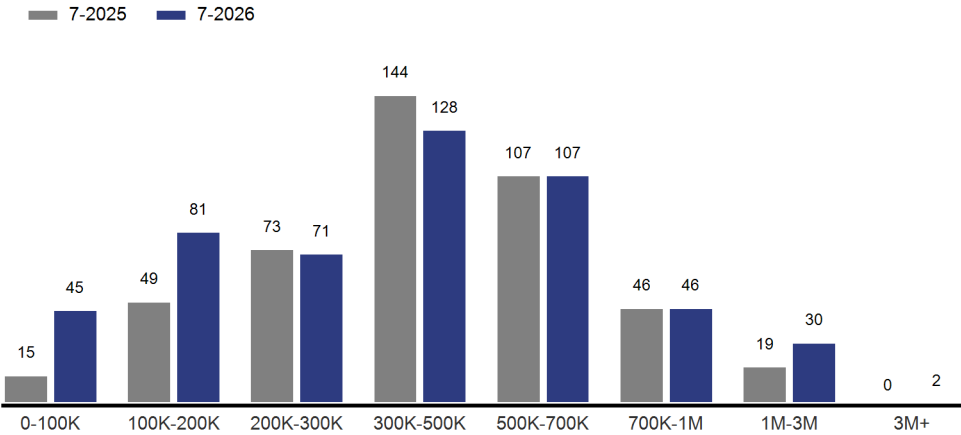
*Values for "All Properties" only include Single-Family and Townhouse/Condo.

Pending Sales - July 2026

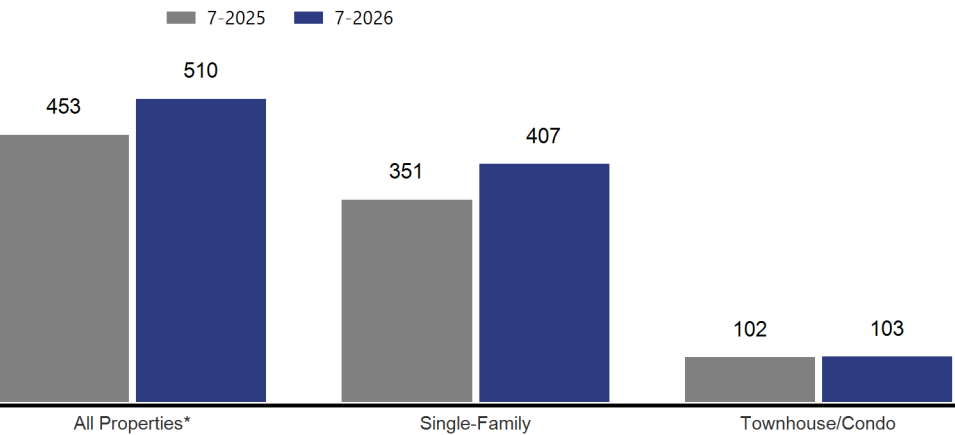
The number of listings that are Under Contract at the end of the month.



By Price Range



By Property Type



All Properties*				Single-Family			Townhouse/Condo		
By Price Range	7-2025	7-2026	Change	7-2025	7-2026	Change	7-2025	7-2026	Change
0-100K	15	45	+ 200.0%	10	41	+ 310.0%	5	4	- 20.0%
100K-200K	49	81	+ 65.3%	35	70	+ 100.0%	14	11	- 21.4%
200K-300K	73	71	- 2.7%	57	51	- 10.5%	16	20	+ 25.0%
300K-500K	144	128	- 11.1%	112	94	- 16.1%	32	34	+ 6.3%
500K-700K	107	107	0.0%	81	86	+ 6.2%	26	21	- 19.2%
700K-1M	46	46	0.0%	39	37	- 5.1%	7	9	+ 28.6%
1M-3M	19	30	+ 57.9%	17	26	+ 52.9%	2	4	+ 100.0%
3M+	0	2	--	0	2	--	0	0	--
All Price Ranges	453	510	+ 12.6%	351	407	+ 16.0%	102	103	+ 1.0%

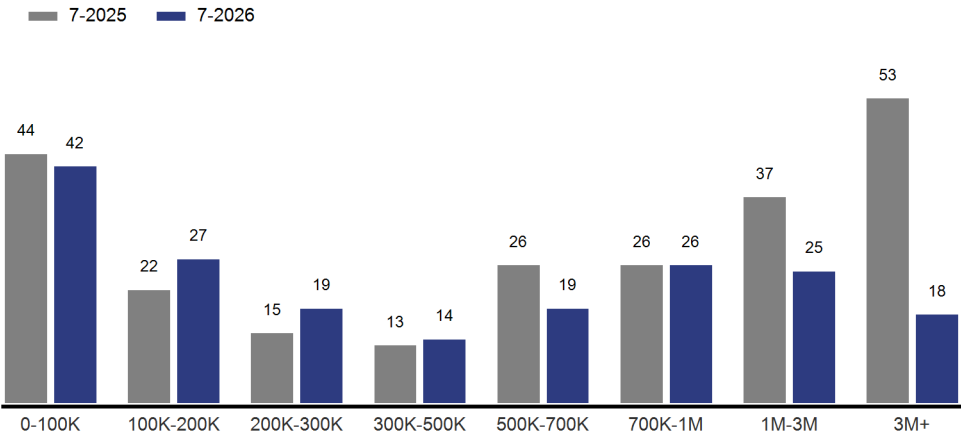
*Values for "All Properties" only include Single-Family and Townhouse/Condo.

Days on Market Until Sale - July 2026

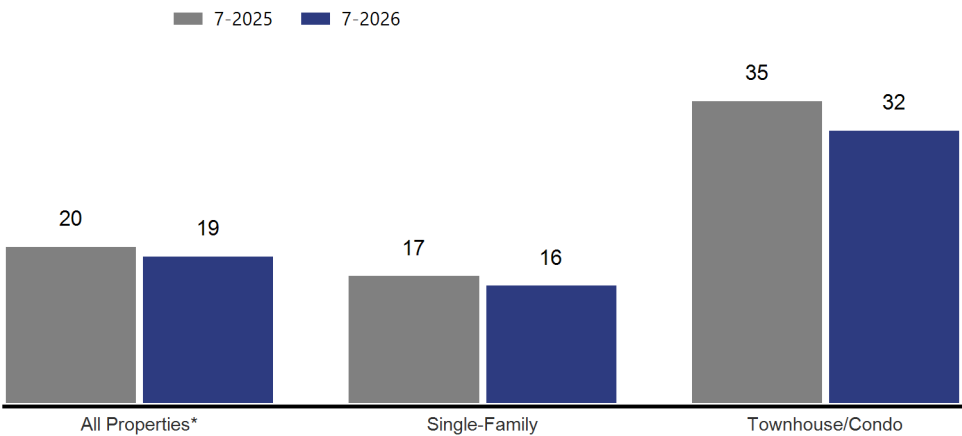
The average Days On Market value for all listings that closed during the month.



By Price Range



By Property Type



All Properties*				Single-Family			Townhouse/Condo		
By Price Range	7-2025	7-2026	Change	7-2025	7-2026	Change	7-2025	7-2026	Change
0-100K	44	42	- 4.5%	49	47	- 4.1%	36	31	- 13.9%
100K-200K	22	27	+ 22.7%	22	34	+ 54.5%	23	14	- 39.1%
200K-300K	15	19	+ 26.7%	13	15	+ 15.4%	22	28	+ 27.3%
300K-500K	13	14	+ 7.7%	10	11	+ 10.0%	33	31	- 6.1%
500K-700K	26	19	- 26.9%	19	14	- 26.3%	108	54	- 50.0%
700K-1M	26	26	0.0%	23	20	- 13.0%	58	92	+ 58.6%
1M-3M	37	25	- 32.4%	37	25	- 32.4%	28	18	- 35.7%
3M+	53	18	- 66.0%	53	23	- 56.6%	--	1	--
All Price Ranges	20	19	- 5.0%	17	16	- 5.9%	35	32	- 8.6%

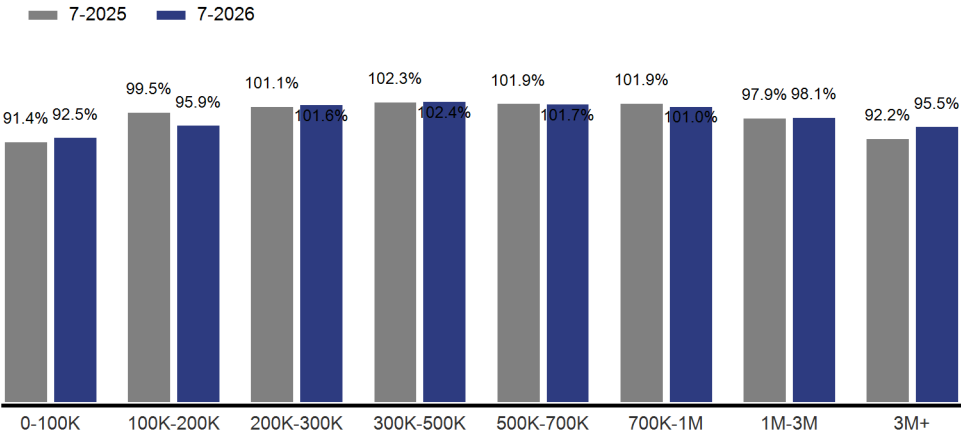
*Values for "All Properties" only include Single-Family and Townhouse/Condo.

Percent of Original List Price Received - July 2026

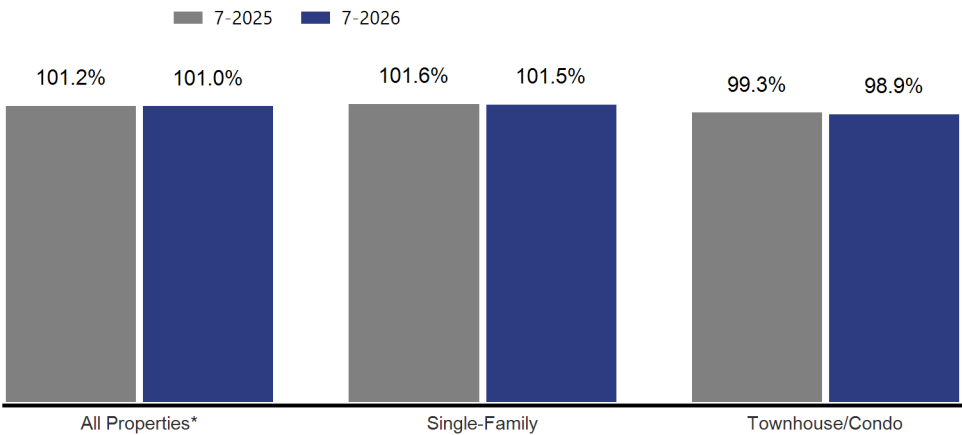
The average sales to original list price ratio for all listings that closed during the month.



By Price Range



By Property Type



All Properties*				Single-Family			Townhouse/Condo		
By Price Range	7-2025	7-2026	Change	7-2025	7-2026	Change	7-2025	7-2026	Change
0-100K	91.4%	92.5%	+ 1.2%	88.0%	90.6%	+ 2.9%	97.6%	97.1%	- 0.4%
100K-200K	99.5%	95.9%	- 3.6%	100.0%	94.6%	- 5.5%	98.5%	98.3%	- 0.2%
200K-300K	101.1%	101.6%	+ 0.5%	102.1%	102.9%	+ 0.8%	98.5%	98.2%	- 0.3%
300K-500K	102.3%	102.4%	+ 0.1%	103.0%	103.0%	0.0%	98.5%	99.1%	+ 0.7%
500K-700K	101.9%	101.7%	- 0.2%	101.7%	102.0%	+ 0.4%	104.6%	99.1%	- 5.2%
700K-1M	101.9%	101.0%	- 0.9%	101.5%	101.0%	- 0.5%	106.0%	101.6%	- 4.2%
1M-3M	97.9%	98.1%	+ 0.2%	97.6%	97.6%	0.0%	102.0%	103.4%	+ 1.4%
3M+	92.2%	95.5%	+ 3.6%	92.2%	94.4%	+ 2.4%	--	100.0%	--
All Price Ranges	101.2%	101.0%	- 0.1%	101.6%	101.5%	- 0.1%	99.3%	98.9%	- 0.4%

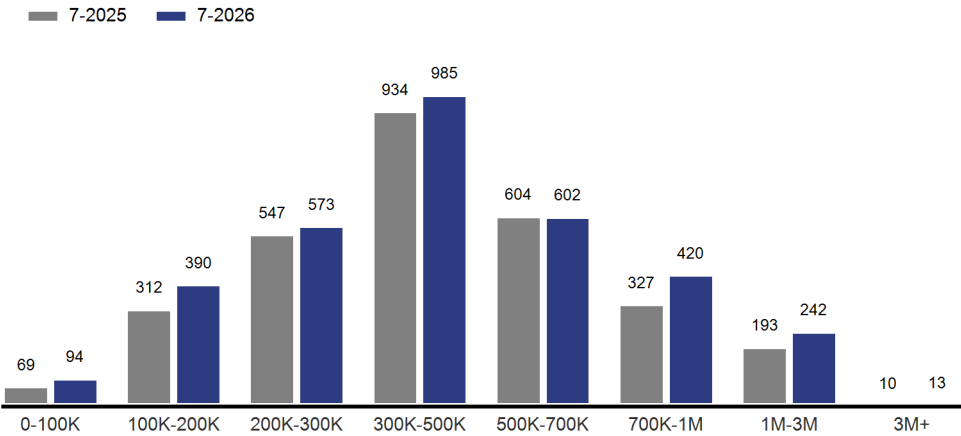
*Values for "All Properties" only include Single-Family and Townhouse/Condo.

Inventory of Homes for Sale - July 2026

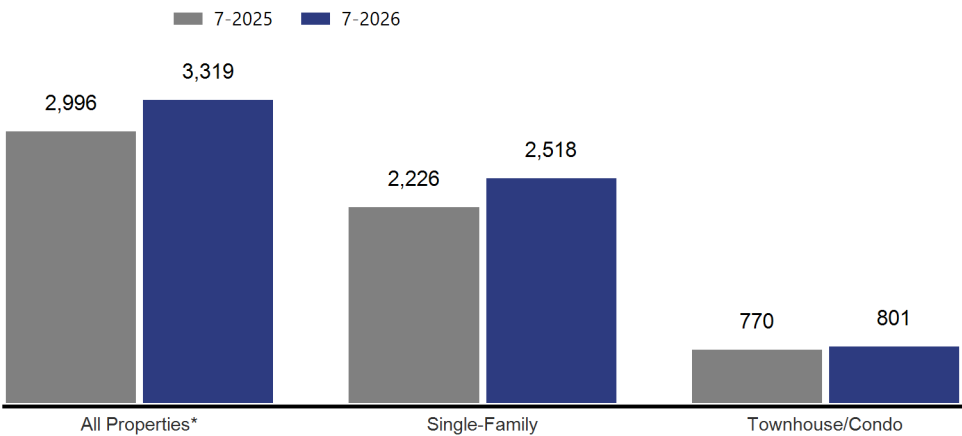
The number of listings that are in Active status at the end of the month.



By Price Range



By Property Type



All Properties*				Single-Family			Townhouse/Condo		
By Price Range	7-2025	7-2026	Change	7-2025	7-2026	Change	7-2025	7-2026	Change
0-100K	69	94	+ 36.2%	51	67	+ 31.4%	18	27	+ 50.0%
100K-200K	312	390	+ 25.0%	213	277	+ 30.0%	99	113	+ 14.1%
200K-300K	547	573	+ 4.8%	369	413	+ 11.9%	178	160	- 10.1%
300K-500K	934	985	+ 5.5%	671	719	+ 7.2%	263	266	+ 1.1%
500K-700K	604	602	- 0.3%	479	480	+ 0.2%	125	122	- 2.4%
700K-1M	327	420	+ 28.4%	264	354	+ 34.1%	63	66	+ 4.8%
1M-3M	193	242	+ 25.4%	169	195	+ 15.4%	24	47	+ 95.8%
3M+	10	13	+ 30.0%	10	13	+ 30.0%	0	0	--
All Price Ranges	2,996	3,319	+ 10.8%	2,226	2,518	+ 13.1%	770	801	+ 4.0%

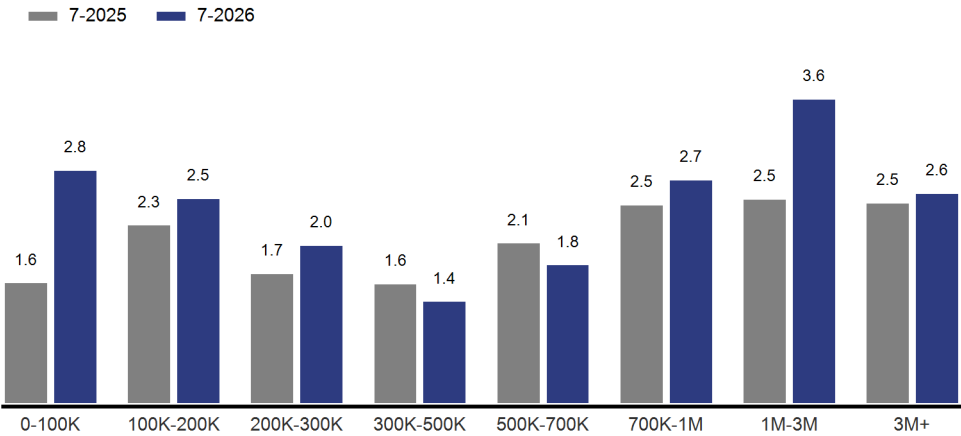
*Values for "All Properties" only include Single-Family and Townhouse/Condo.

Months Supply of Inventory - July 2026

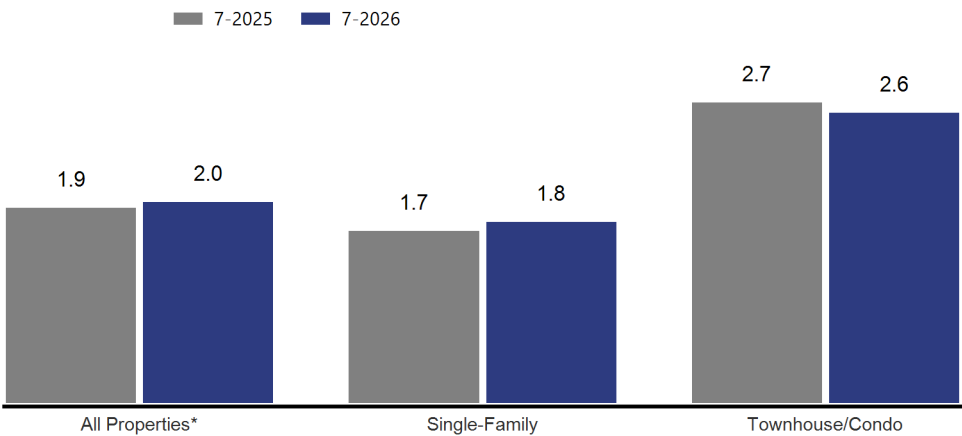
The number of Active listings at the end of the month divided by the number of closed listings during the month.



By Price Range



By Property Type



All Properties*				Single-Family			Townhouse/Condo		
By Price Range	7-2025	7-2026	Change	7-2025	7-2026	Change	7-2025	7-2026	Change
0-100K	1.6	2.8	+ 73.4%	1.9	2.9	+ 54.2%	1.2	2.7	+ 125.0%
100K-200K	2.3	2.5	+ 12.7%	2.5	2.7	+ 10.7%	1.9	2.2	+ 14.1%
200K-300K	1.7	2.0	+ 17.5%	1.6	2.1	+ 28.1%	2.1	2.0	- 4.5%
300K-500K	1.6	1.4	- 11.6%	1.4	1.2	- 10.7%	2.9	2.5	- 12.3%
500K-700K	2.1	1.8	- 11.3%	1.8	1.7	- 6.7%	5.7	3.2	- 43.5%
700K-1M	2.5	2.7	+ 10.8%	2.2	2.5	+ 13.3%	5.3	6.0	+ 14.3%
1M-3M	2.5	3.6	+ 42.2%	2.4	3.2	+ 32.4%	4.0	7.8	+ 95.8%
3M+	2.5	2.6	+ 4.0%	2.5	3.3	+ 30.0%	--	0.0	--
All Price Ranges	1.9	2.0	+ 2.2%	1.7	1.8	+ 4.1%	2.7	2.6	- 2.8%

*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