



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

+ 8.3%	+ 5.0%	+ 10.8%
Change in Closed Sales	Change in Median Sales Price	Change in Inventory

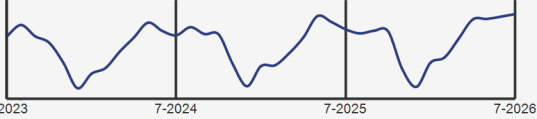
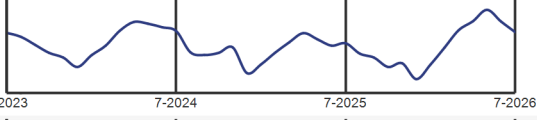
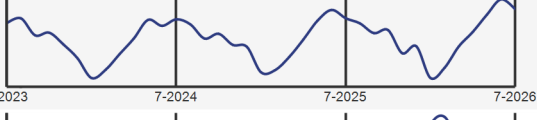
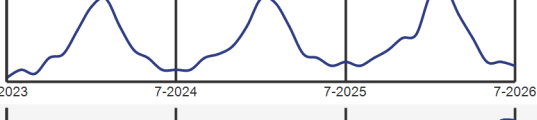
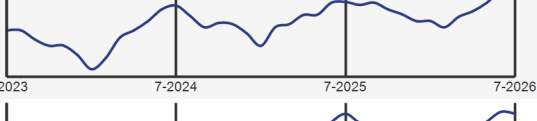
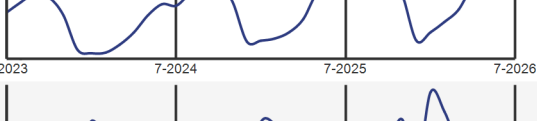
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Market Overview - July 2026

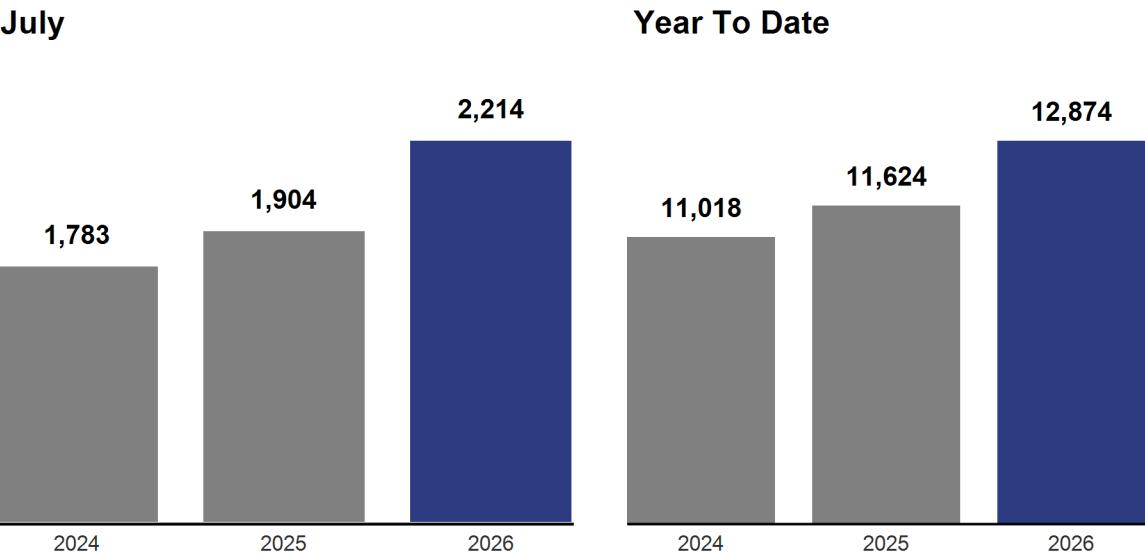
Key market metrics for the current month and year-to-date figures



Key Metrics	Historical Sparklines	7-2025	7-2026	+/-	YTD 2025	YTD 2026	+/-
New Listings		1,904	2,214	+ 16.3%	11,624	12,874	+ 10.8%
Pending Sales		453	510	+ 12.6%	--	--	--
Closed Sales		1,570	1,701	+ 8.3%	8,720	9,294	+ 6.6%
Days on Market Until Sale		20	19	- 5.0%	24	25	+ 4.2%
Median Sales Price		\$381,000	\$400,000	+ 5.0%	\$359,900	\$375,000	+ 4.2%
Average Sales Price		\$462,354	\$462,528	+ 0.0%	\$425,944	\$441,698	+ 3.7%
Percent of Original List Price Received		101.2%	101.0%	- 0.1%	100.5%	100.6%	+ 0.1%
Inventory of Homes for Sale		2,996	3,319	+ 10.8%	--	--	--
Months Supply of Inventory		1.9	2.0	+ 2.3%	--	--	--

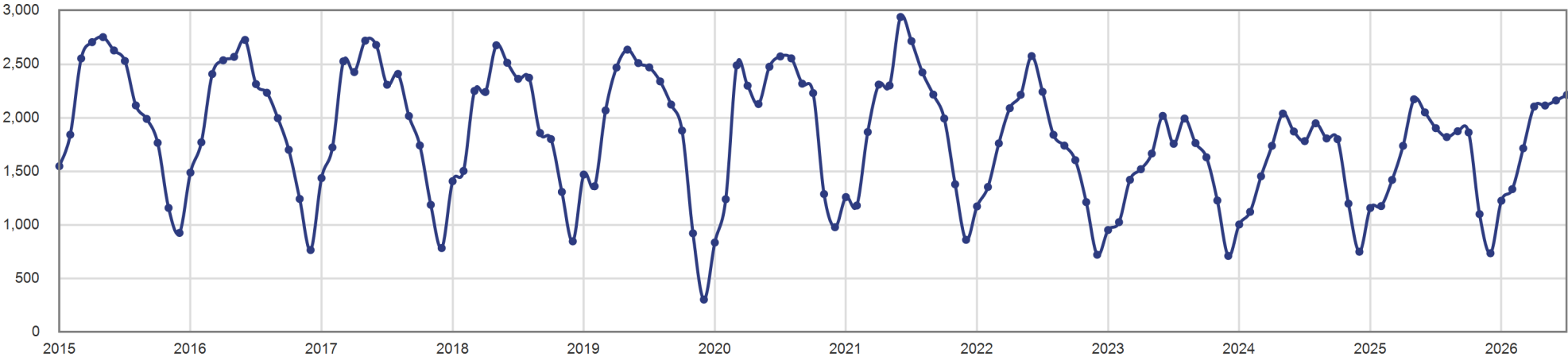
New Listings - July 2026

The number of listings that are new during the month.



Month	Prior Year	Current Year	+/-
August	1,949	1,821	- 6.6%
September	1,808	1,875	+ 3.7%
October	1,801	1,864	+ 3.5%
November	1,200	1,102	- 8.2%
December	751	737	- 1.9%
January	1,159	1,227	+ 5.9%
February	1,177	1,335	+ 13.4%
March	1,421	1,716	+ 20.8%
April	1,739	2,105	+ 21.0%
May	2,173	2,115	- 2.7%
June	2,051	2,162	+ 5.4%
July	1,904	2,214	+ 16.3%
12-Month Avg	1,594	1,689	+ 6.0%

Historical New Listings

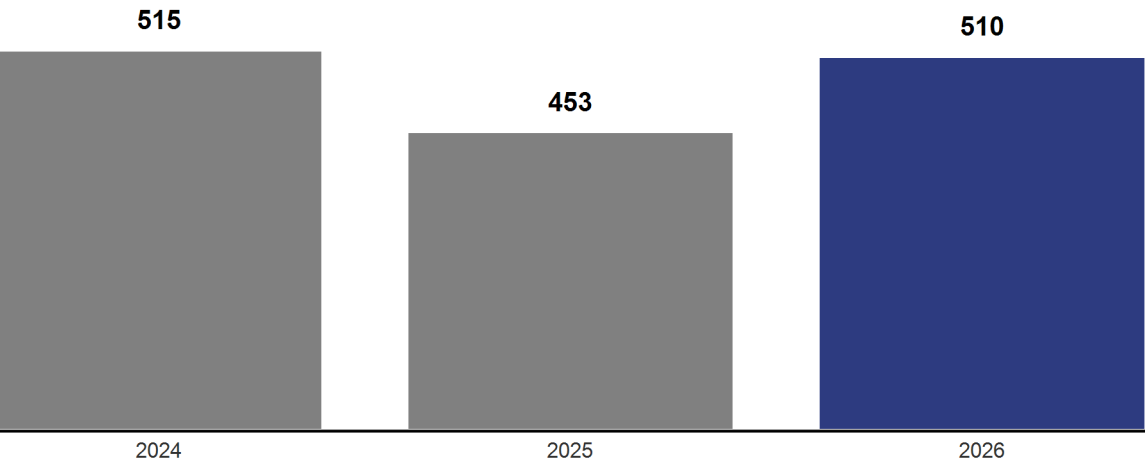


Pending Sales - July 2026

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

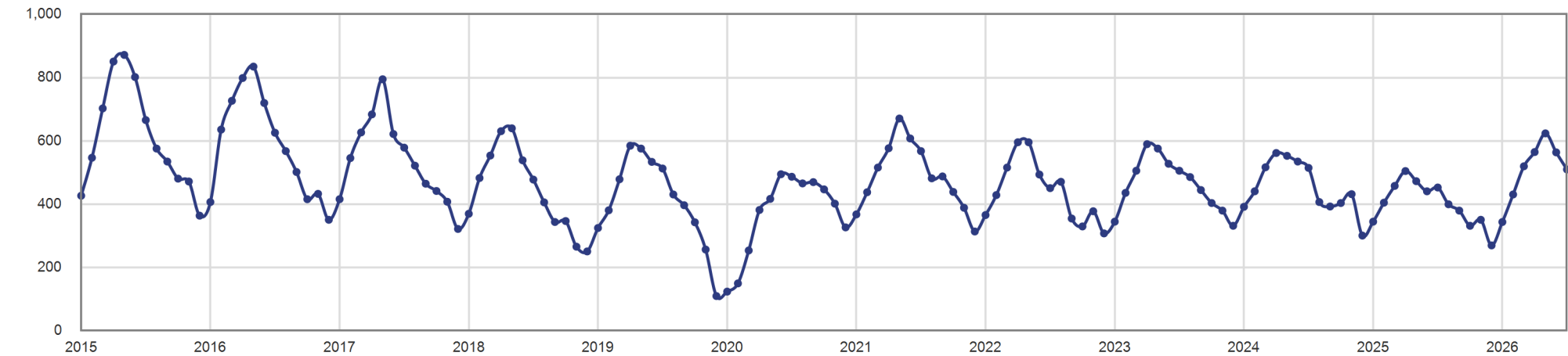


July



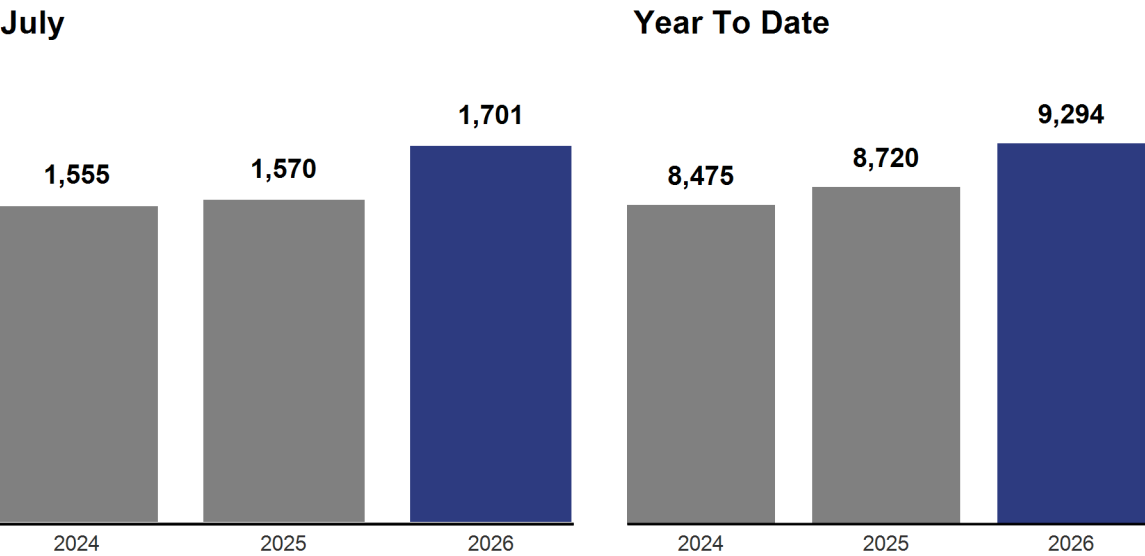
Month	Prior Year	Current Year	+/-
August	407	400	- 1.7%
September	393	380	- 3.3%
October	404	332	- 17.8%
November	432	351	- 18.8%
December	301	270	- 10.3%
January	345	344	- 0.3%
February	405	431	+ 6.4%
March	458	520	+ 13.5%
April	505	565	+ 11.9%
May	473	624	+ 31.9%
June	441	564	+ 27.9%
July	453	510	+ 12.6%
12-Month Avg	418	441	+ 5.5%

Historical Pending Sales



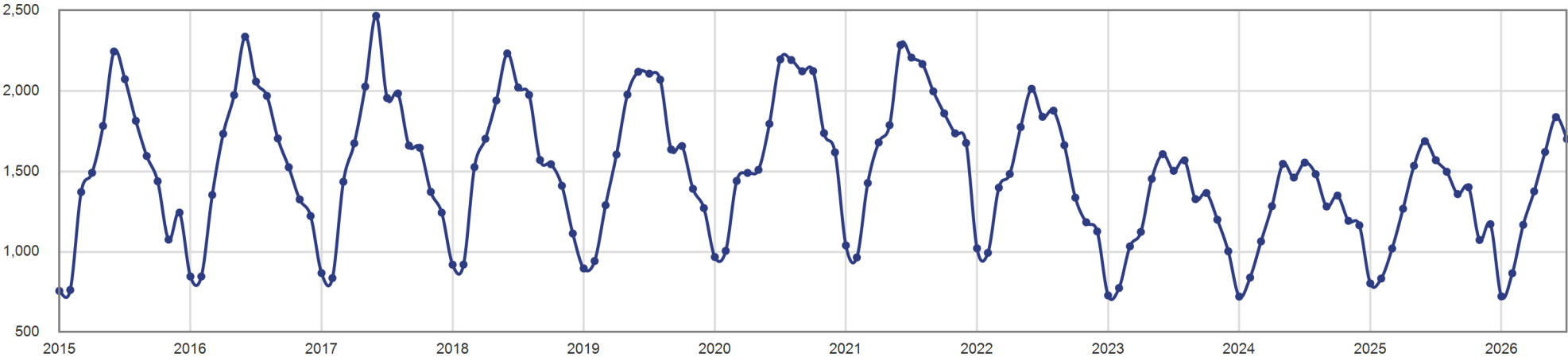
Closed Sales - July 2026

The number of listings that closed during the month.



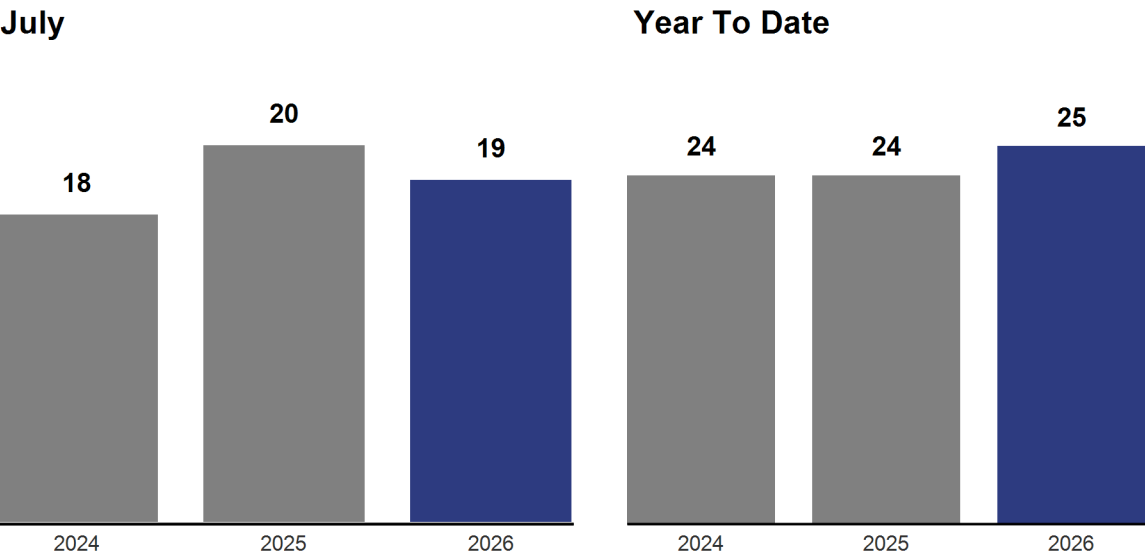
Month	Prior Year	Current Year	+/-
August	1,483	1,498	+ 1.0%
September	1,282	1,359	+ 6.0%
October	1,350	1,402	+ 3.9%
November	1,193	1,074	- 10.0%
December	1,165	1,172	+ 0.6%
January	804	723	- 10.1%
February	834	867	+ 4.0%
March	1,021	1,168	+ 14.4%
April	1,268	1,376	+ 8.5%
May	1,535	1,621	+ 5.6%
June	1,688	1,838	+ 8.9%
July	1,570	1,701	+ 8.3%
12-Month Avg	1,266	1,317	+ 4.0%

Historical Closed Sales



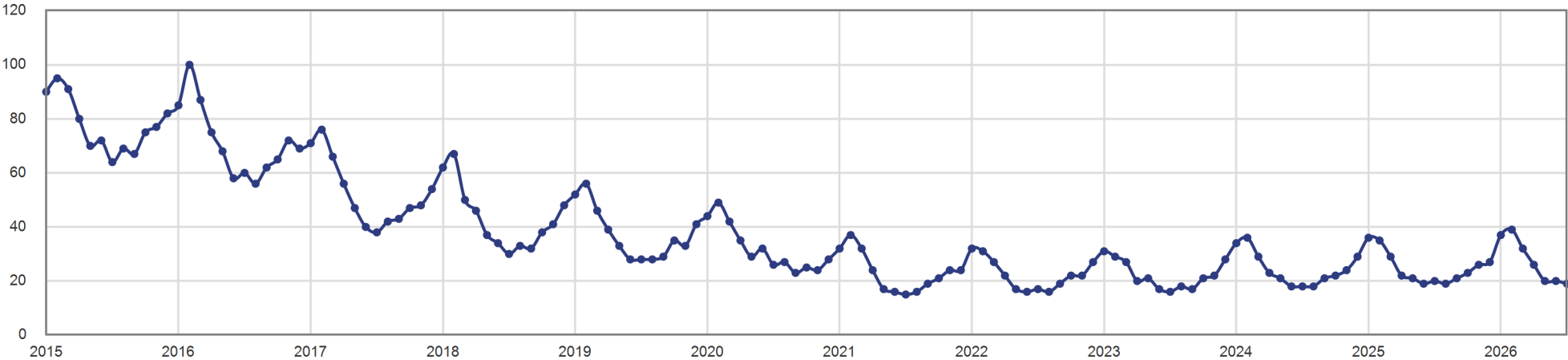
Days on Market Until Sale - July 2026

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



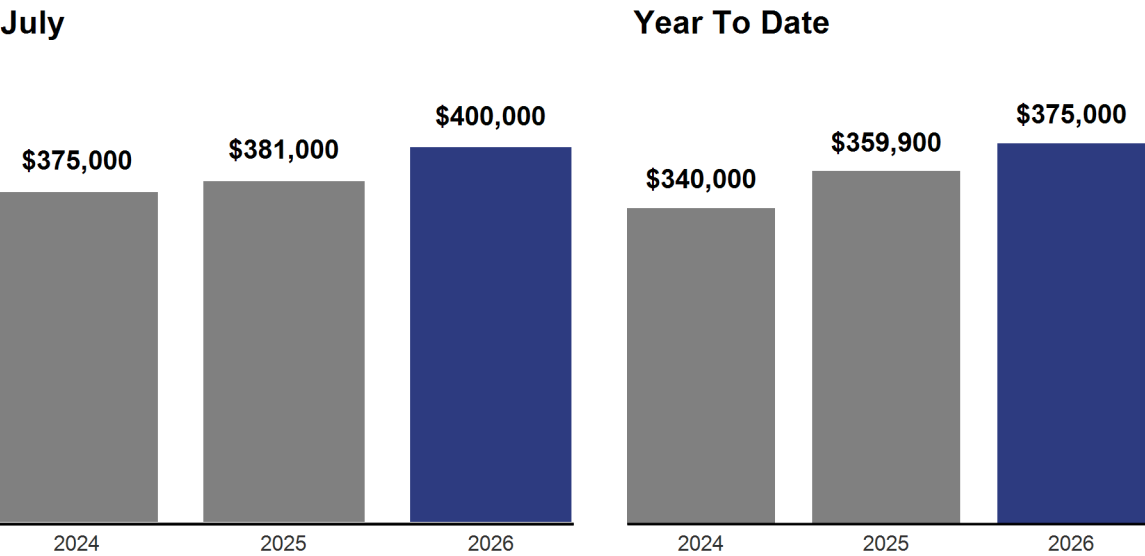
Month	Prior Year	Current Year	+/-
August	18	19	+ 5.6%
September	21	21	0.0%
October	22	23	+ 4.5%
November	24	26	+ 8.3%
December	29	27	- 6.9%
January	36	37	+ 2.8%
February	35	39	+ 11.4%
March	29	32	+ 10.3%
April	22	26	+ 18.2%
May	21	20	- 4.8%
June	19	20	+ 5.3%
July	20	19	- 5.0%
12-Month Avg	23	24	+ 4.3%

Historical Days on Market Until Sale



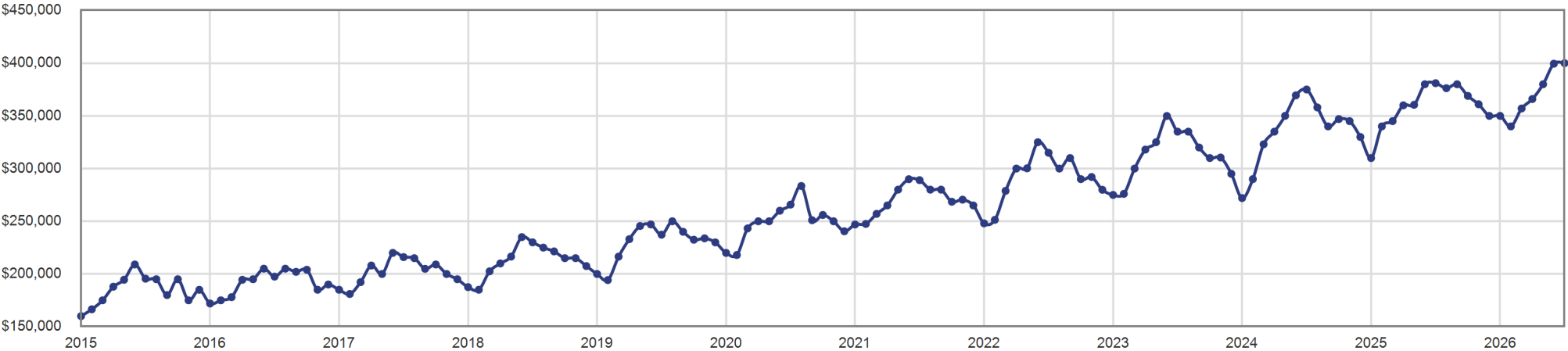
Median Sales Price - July 2026

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



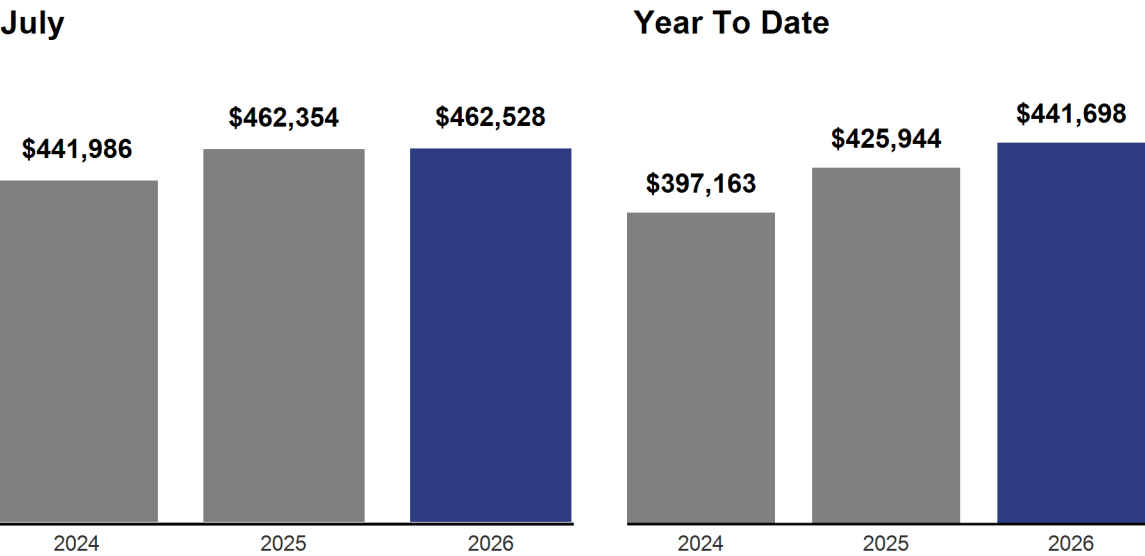
Month	Prior Year	Current Year	+/-
August	\$358,000	\$376,250	+ 5.1%
September	\$340,000	\$380,000	+ 11.8%
October	\$347,000	\$368,950	+ 6.3%
November	\$345,000	\$361,000	+ 4.6%
December	\$330,000	\$350,000	+ 6.1%
January	\$310,000	\$350,000	+ 12.9%
February	\$340,000	\$340,000	0.0%
March	\$345,000	\$357,000	+ 3.5%
April	\$360,000	\$366,000	+ 1.7%
May	\$360,500	\$380,000	+ 5.4%
June	\$380,000	\$399,500	+ 5.1%
July	\$381,000	\$400,000	+ 5.0%
12-Month Med	\$350,000	\$372,400	+ 6.4%

Historical Median Sales Price



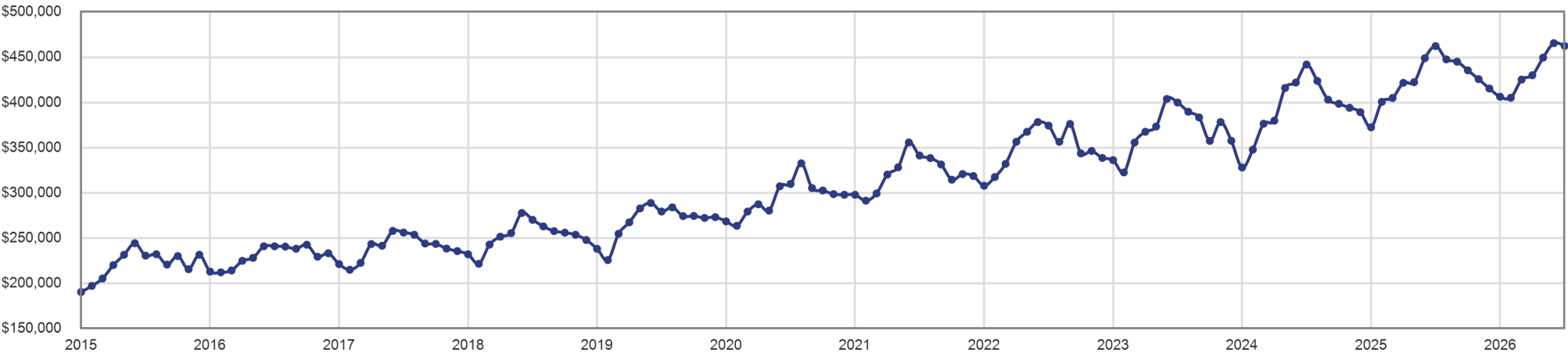
Average Sales Price - July 2026

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



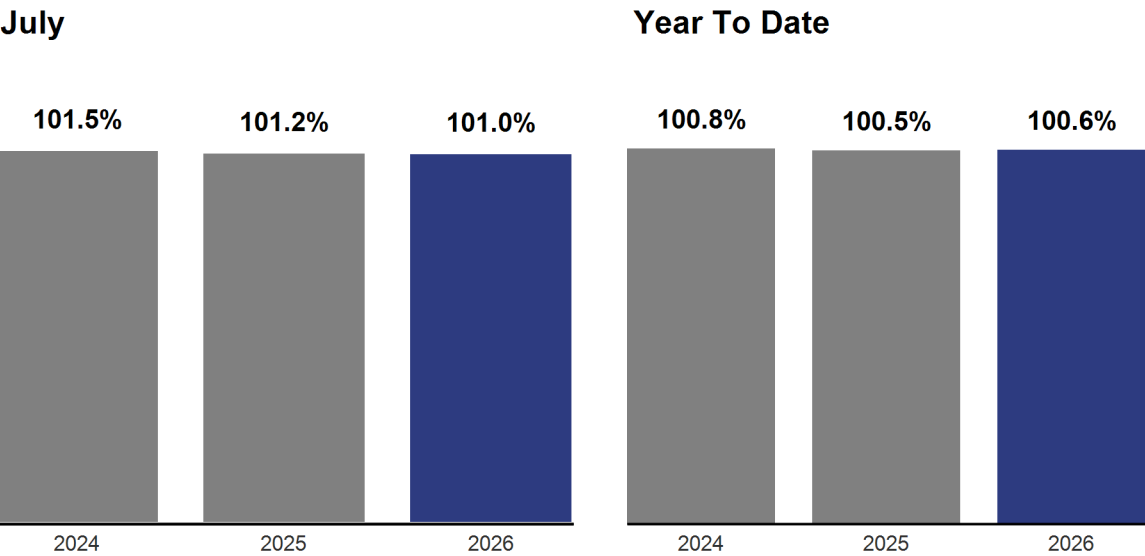
Month	Prior Year	Current Year	+/-
August	\$423,833	\$447,713	+ 5.6%
September	\$403,093	\$445,133	+ 10.4%
October	\$398,571	\$435,560	+ 9.3%
November	\$394,129	\$425,854	+ 8.0%
December	\$389,336	\$415,496	+ 6.7%
January	\$372,526	\$406,339	+ 9.1%
February	\$400,673	\$405,277	+ 1.1%
March	\$405,005	\$425,328	+ 5.0%
April	\$421,757	\$430,132	+ 2.0%
May	\$422,472	\$449,600	+ 6.4%
June	\$448,977	\$465,600	+ 3.7%
July	\$462,354	\$462,528	0.0%
12-Month Avg	\$416,072	\$438,998	+ 5.5%

Historical Average Sales Price



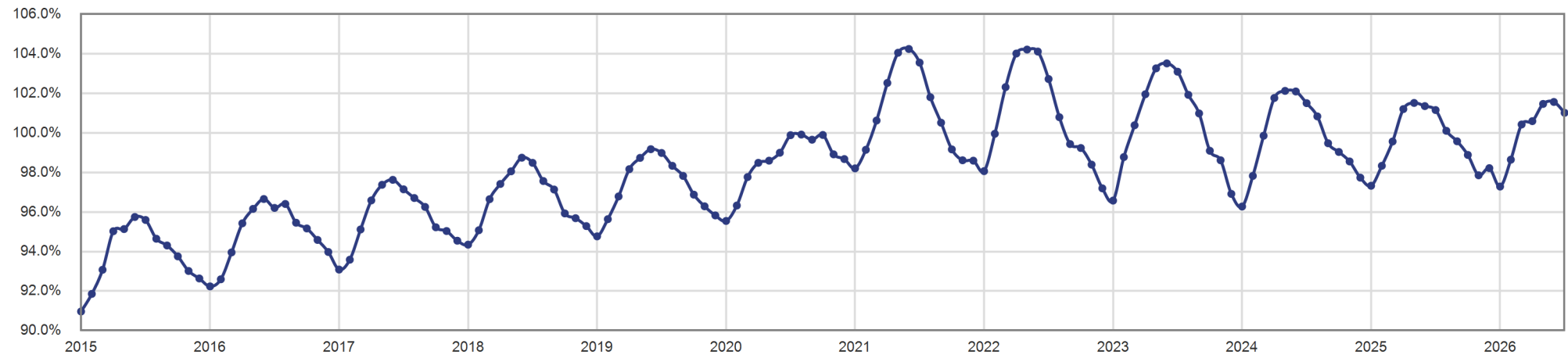
Percent of Original List Price Received - July 2026

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



Month	Prior Year	Current Year	+/-
August	100.8%	100.1%	- 0.7%
September	99.5%	99.6%	+ 0.1%
October	99.0%	98.9%	- 0.2%
November	98.6%	97.9%	- 0.7%
December	97.7%	98.2%	+ 0.5%
January	97.3%	97.3%	0.0%
February	98.3%	98.7%	+ 0.3%
March	99.6%	100.4%	+ 0.9%
April	101.2%	100.6%	- 0.6%
May	101.5%	101.5%	0.0%
June	101.4%	101.6%	+ 0.2%
July	101.2%	101.0%	- 0.1%
12-Month Avg	99.9%	99.9%	0.0%

Historical Percent of Original List Price Received

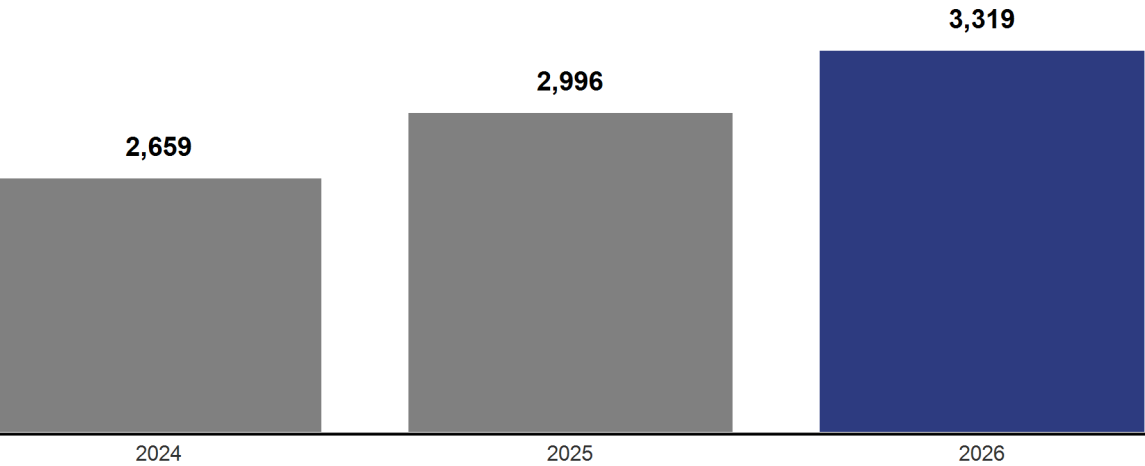


Inventory of Homes for Sale - July 2026

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

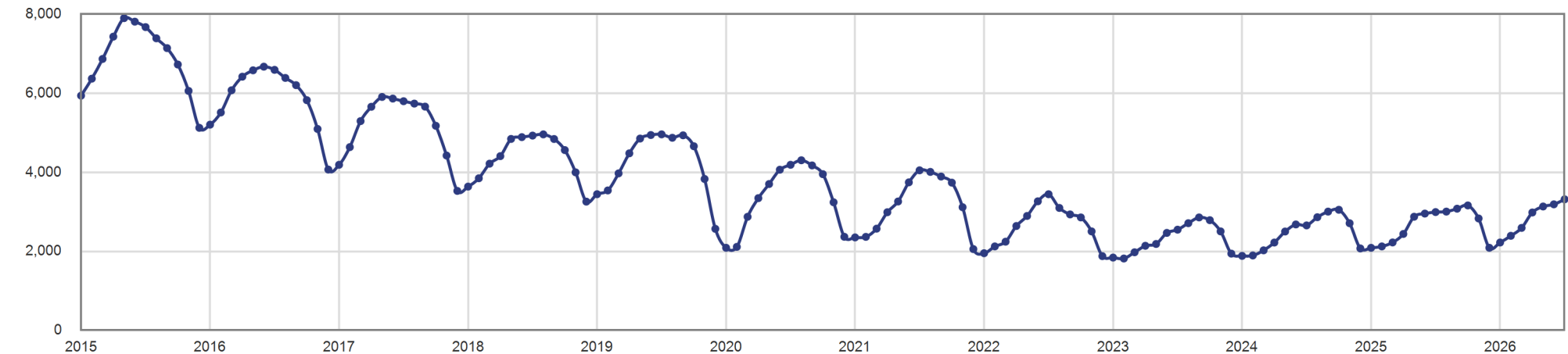


July



Month	Prior Year	Current Year	+/-
August	2,866	3,008	+ 5.0%
September	3,008	3,082	+ 2.5%
October	3,054	3,164	+ 3.6%
November	2,714	2,835	+ 4.5%
December	2,076	2,092	+ 0.8%
January	2,091	2,226	+ 6.5%
February	2,127	2,396	+ 12.6%
March	2,228	2,596	+ 16.5%
April	2,442	2,986	+ 22.3%
May	2,878	3,137	+ 9.0%
June	2,958	3,192	+ 7.9%
July	2,996	3,319	+ 10.8%
12-Month Avg	2,620	2,836	+ 8.3%

Historical Inventory of Homes for Sale

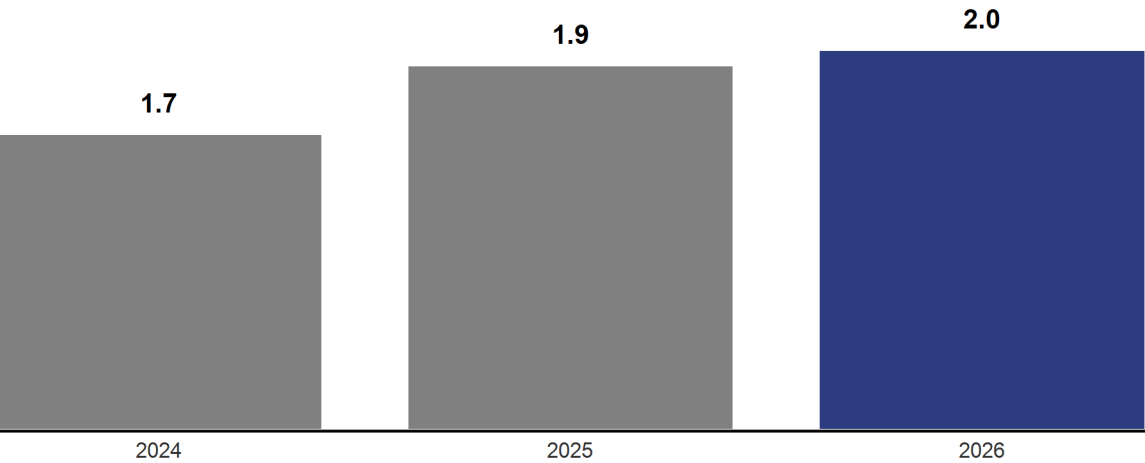


Months Supply of Inventory - July 2026

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

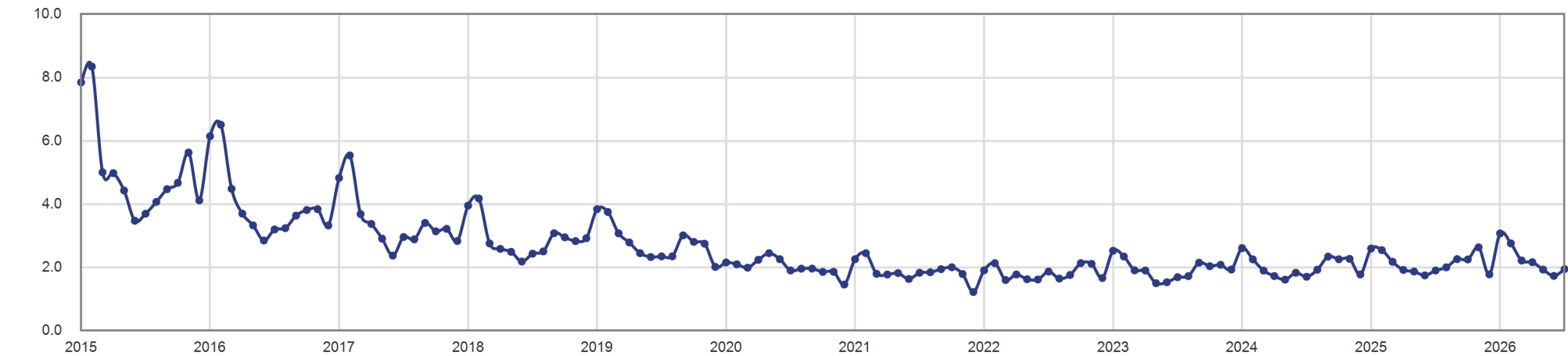


July



Month	Prior Year	Current Year	+/-
August	1.9	2.0	+ 3.9%
September	2.3	2.3	- 3.3%
October	2.3	2.3	- 0.2%
November	2.3	2.6	+ 16.0%
December	1.8	1.8	+ 0.2%
January	2.6	3.1	+ 18.4%
February	2.6	2.8	+ 8.4%
March	2.2	2.2	+ 1.9%
April	1.9	2.2	+ 12.7%
May	1.9	1.9	+ 3.2%
June	1.8	1.7	- 0.9%
July	1.9	2.0	+ 2.2%
12-Month Avg	2.1	2.2	+ 5.6%

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