Monthly Metrics - September 2026

A research tool provided by **Metro MLS**

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

+ 1.3%	+ 5.3%	+ 9.0%
Change in **Closed Sales**	Change in **Median Sales Price**	Change in **Inventory**

Table of Contents

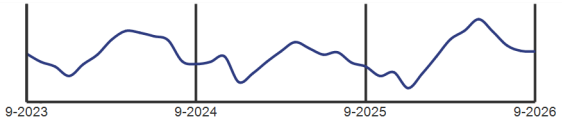
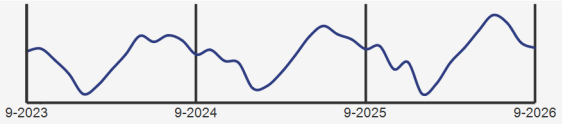
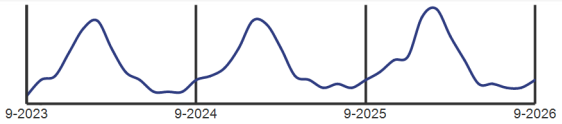
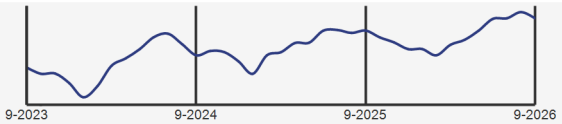
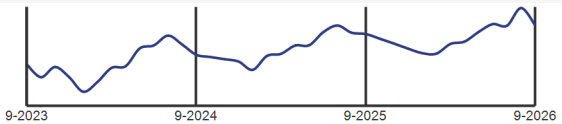
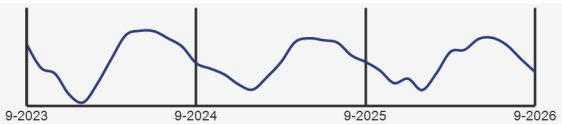
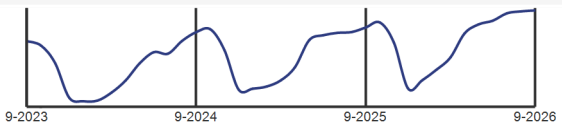
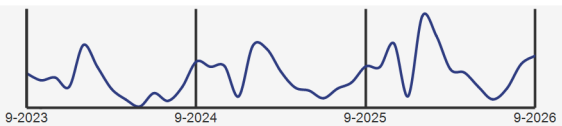
Market Overview	2
New Listings	3
Pending Sales	4
Closed Sales	5
Days on Market Until Sale	6
Median Sales Price	7
Average Sales Price	8
Percent of Original List Price Received	9
Inventory of Homes for Sale	10
Months Supply of Inventory	11

© 2026 All data provided by Metro MLS | Powered by RapidStats

Jean Patterson | jean@metromls.com | (414) 721-7922

Market Overview - September 2026

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

Key Metrics	Historical Sparklines	9-2025	9-2026	+/-	YTD 2025	YTD 2026	+/-
New Listings		1,875	**1,887**	+ 0.6%	15,321	**16,636**	+ 8.6%
Pending Sales		380	**457**	+ 20.3%	--	**--**	--
Closed Sales		1,359	**1,377**	+ 1.3%	11,577	**12,162**	+ 5.1%
Days on Market Until Sale		21	**21**	+ 0.0%	23	**24**	+ 4.4%
Median Sales Price		$380,000	**$400,000**	+ 5.3%	$362,500	**$382,500**	+ 5.5%
Average Sales Price		$445,133	**$462,707**	+ 4.0%	$431,014	**$450,596**	+ 4.5%
Percent of Original List Price Received		99.6%	**98.8%**	- 0.8%	100.3%	**100.3%**	- 0.1%
Inventory of Homes for Sale		3,083	**3,360**	+ 9.0%	--	**--**	--
Months Supply of Inventory		2.3	**2.4**	+ 7.6%	--	**--**	--

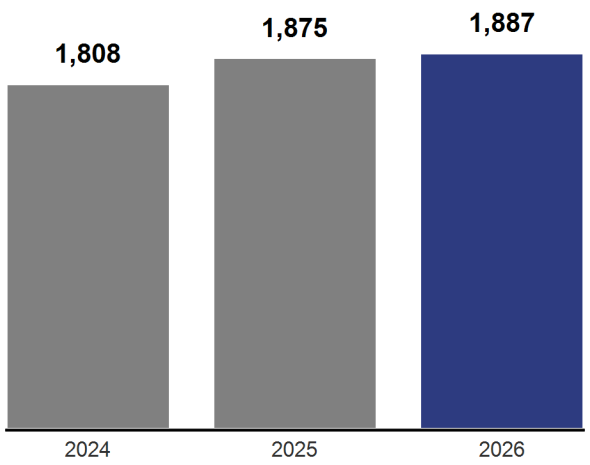
© 2026 All data provided by Metro MLS | Powered by RapidStats

Jean Patterson | jean@metromls.com | (414) 721-7922

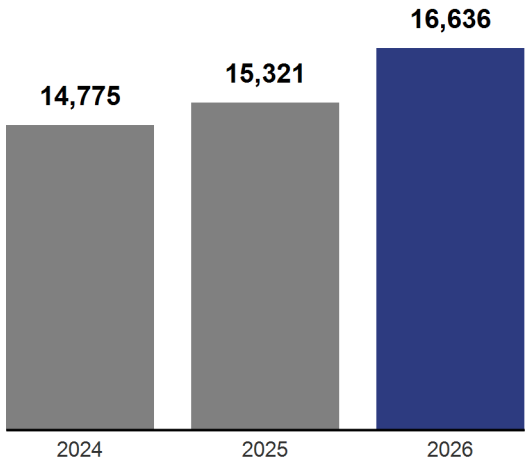
New Listings - September 2026

The number of listings that are new during the month.

September

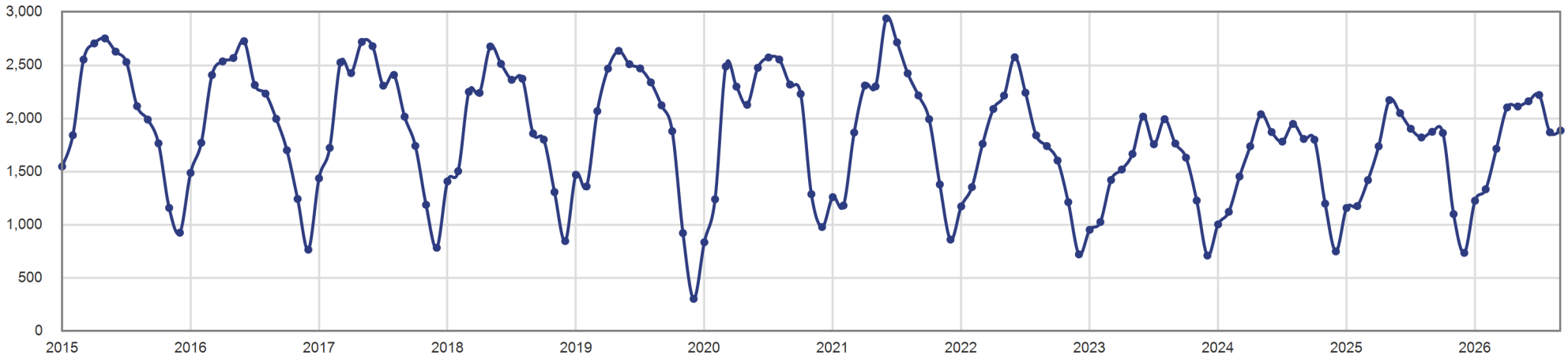


Year To Date



Month	Prior Year	Current Year	+/-
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	**2,104**	+ 21.0%
May	2,173	**2,113**	- 2.8%
June	2,051	**2,162**	+ 5.4%
July	1,904	**2,221**	+ 16.6%
August	1,822	**1,871**	+ 2.7%
September	1,875	**1,887**	+ 0.6%
12-Month Avg	1,589	**1,695**	+ 6.6%

Historical New Listings



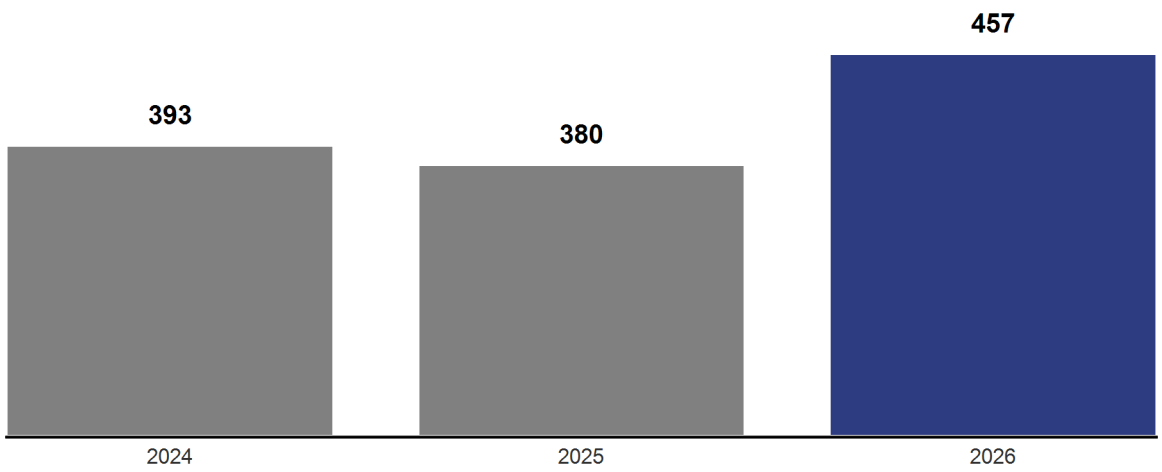
© 2026 All data provided by Metro MLS | Powered by RapidStats

Jean Patterson | jean@metromls.com | (414) 721-7922

Pending Sales - September 2026

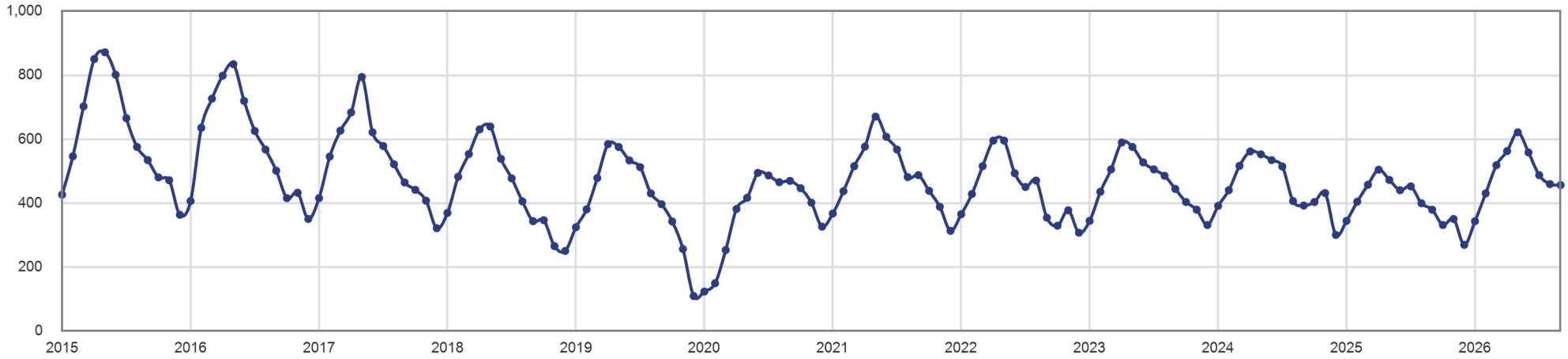
The number of listings that are Under Contract at the end of the month.

September



Month	Prior Year	Current Year	+/-
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	**519**	+ 13.3%
April	505	**563**	+ 11.5%
May	473	**622**	+ 31.5%
June	441	**559**	+ 26.8%
July	453	**488**	+ 7.7%
August	400	**460**	+ 15.0%
September	380	**457**	+ 20.3%
12-Month Avg	416	**450**	+ 8.0%

Historical Pending Sales



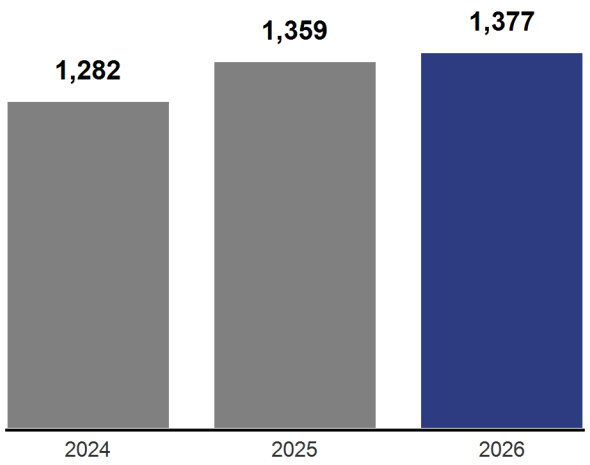
© 2026 All data provided by Metro MLS | Powered by RapidStats

Jean Patterson | jean@metromls.com | (414) 721-7922

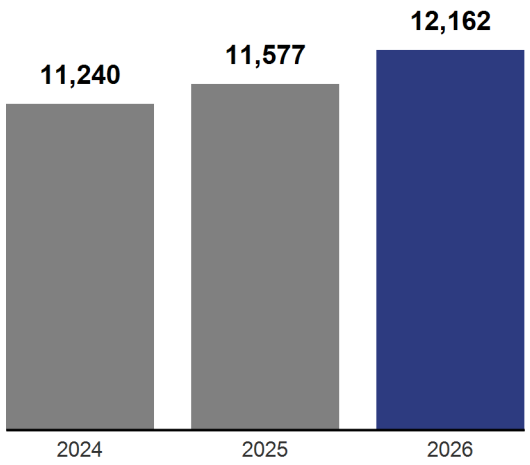
Closed Sales - September 2026

The number of listings that closed during the month.

September

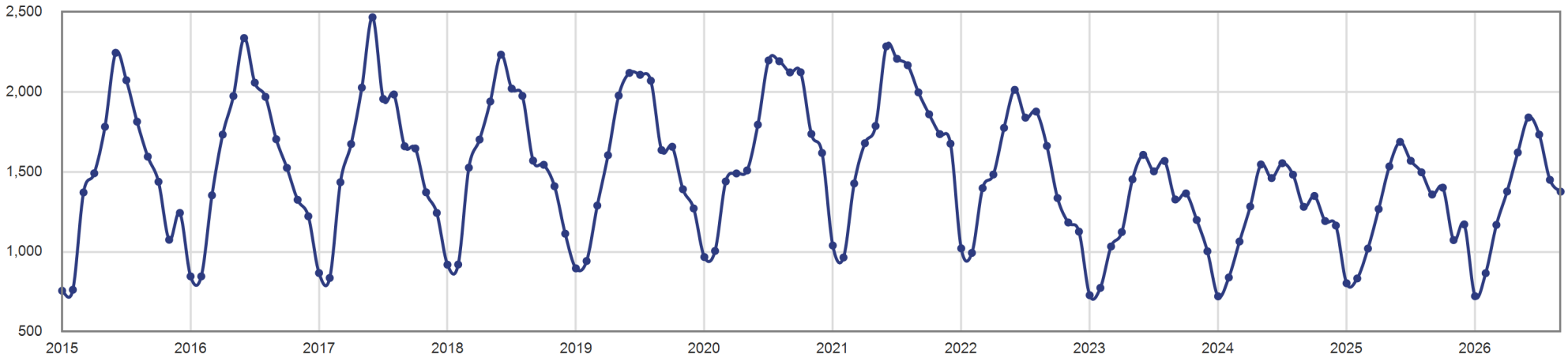


Year To Date



Month	Prior Year	Current Year	+/-
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	**1,169**	+ 14.5%
April	1,268	**1,378**	+ 8.7%
May	1,535	**1,622**	+ 5.7%
June	1,688	**1,841**	+ 9.1%
July	1,570	**1,734**	+ 10.4%
August	1,498	**1,451**	- 3.1%
September	1,359	**1,377**	+ 1.3%
12-Month Avg	1,274	**1,318**	+ 3.4%

Historical Closed Sales



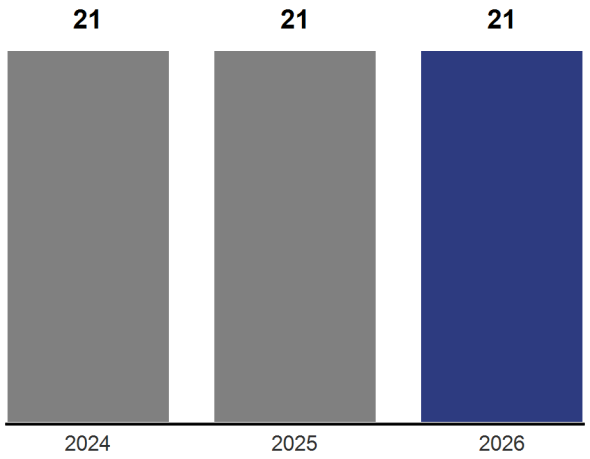
© 2026 All data provided by Metro MLS | Powered by RapidStats

Jean Patterson | jean@metromls.com | (414) 721-7922

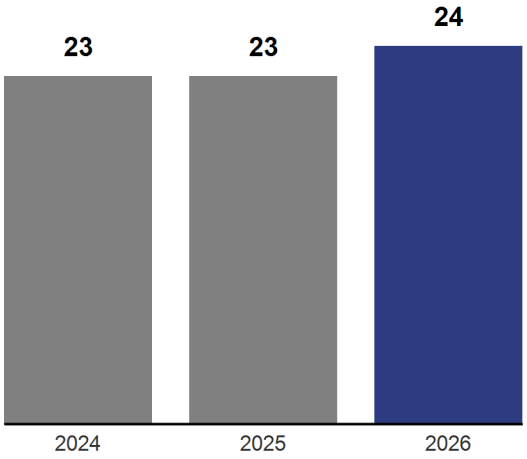
Days on Market Until Sale - September 2026

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

September

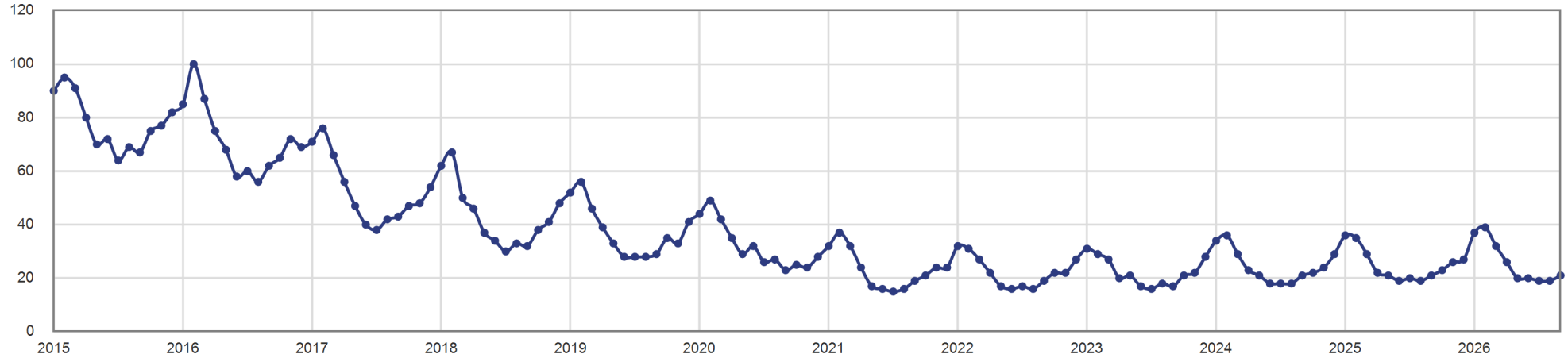


Year To Date



Month	Prior Year	Current Year	+/-
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%
August	19	**19**	0.0%
September	21	**21**	0.0%
12-Month Avg	24	**24**	0.0%

Historical Days on Market Until Sale



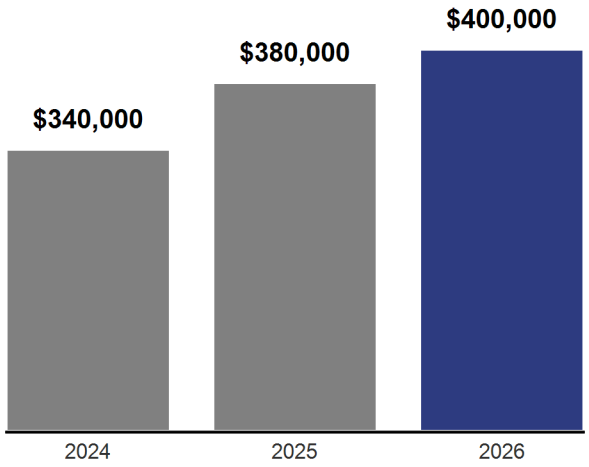
© 2026 All data provided by Metro MLS | Powered by RapidStats

Jean Patterson | jean@metromls.com | (414) 721-7922

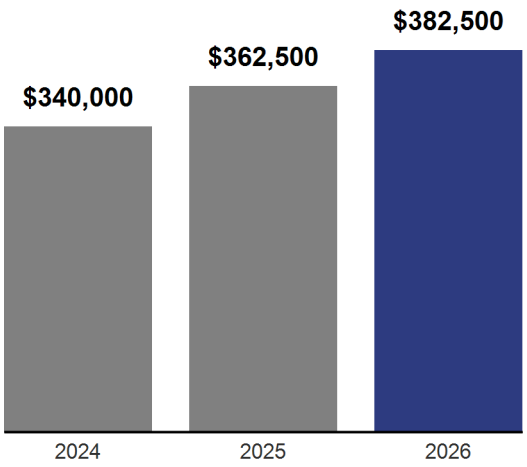
Median Sales Price - September 2026

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

September

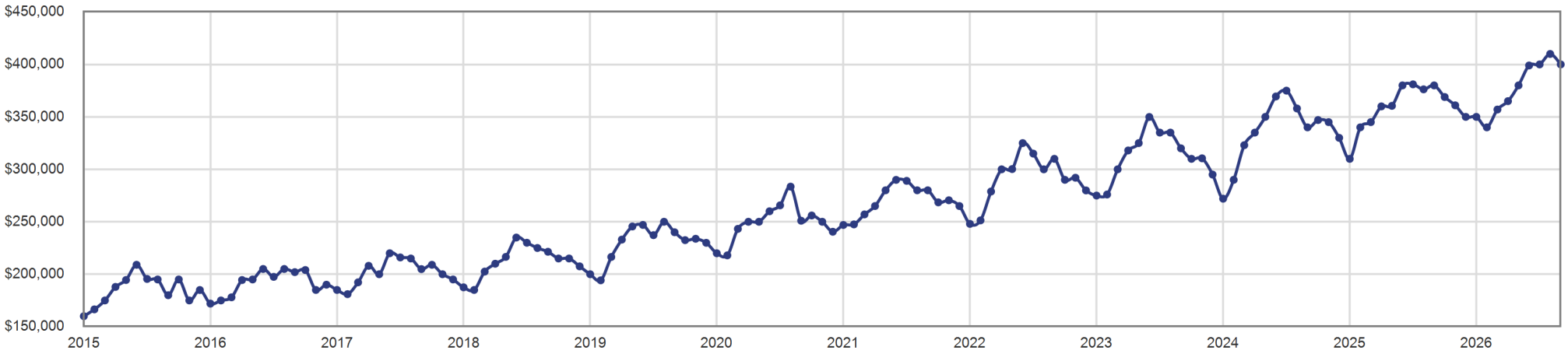


Year To Date



Month	Prior Year	Current Year	+/-
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	**$365,000**	+ 1.4%
May	$360,500	**$380,000**	+ 5.4%
June	$380,000	**$399,000**	+ 5.0%
July	$381,000	**$400,000**	+ 5.0%
August	$376,250	**$410,000**	+ 9.0%
September	$380,000	**$400,000**	+ 5.3%
12-Month Med	$356,000	**$375,000**	+ 5.3%

Historical Median Sales Price



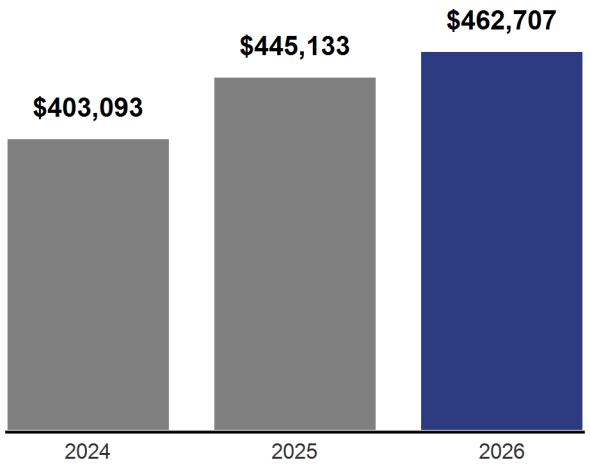
© 2026 All data provided by Metro MLS | Powered by RapidStats

Jean Patterson | jean@metromls.com | (414) 721-7922

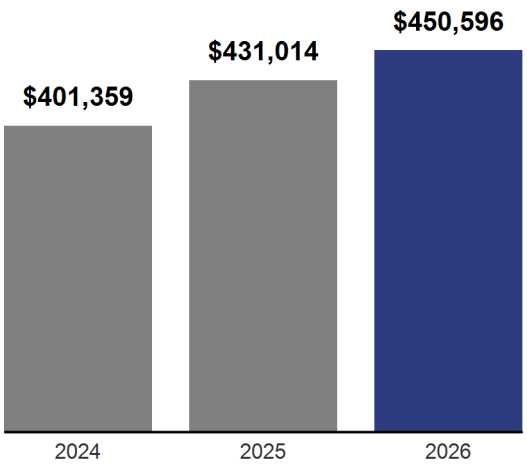
Average Sales Price - September 2026

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

September

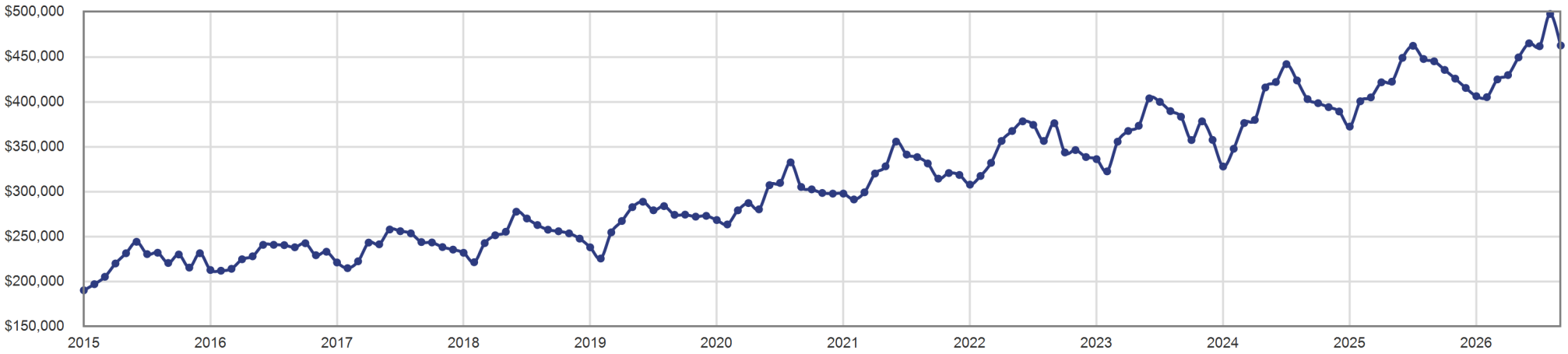


Year To Date



Month	Prior Year	Current Year	+/-
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	**$425,007**	+ 4.9%
April	$421,757	**$429,809**	+ 1.9%
May	$422,472	**$449,458**	+ 6.4%
June	$448,977	**$465,189**	+ 3.6%
July	$462,354	**$461,902**	- 0.1%
August	$447,713	**$497,836**	+ 11.2%
September	$445,133	**$462,707**	+ 3.9%
12-Month Avg	$422,093	**$444,980**	+ 5.4%

Historical Average Sales Price



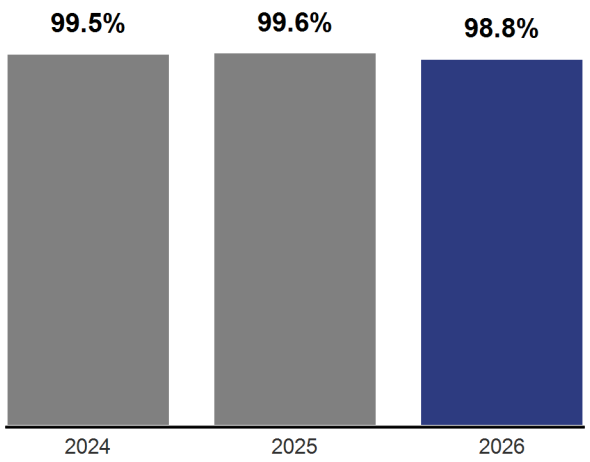
© 2026 All data provided by Metro MLS | Powered by RapidStats

Jean Patterson | jean@metromls.com | (414) 721-7922

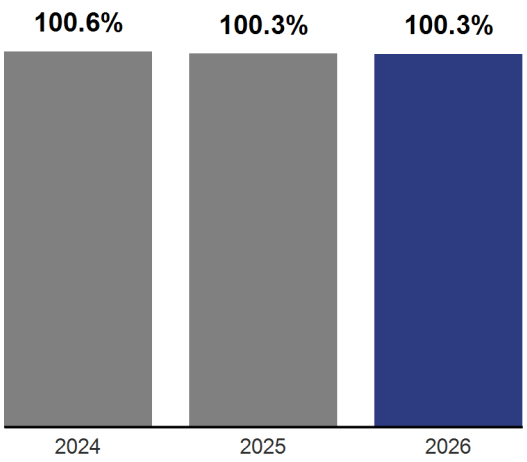
Percent of Original List Price Received - September 2026

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

September

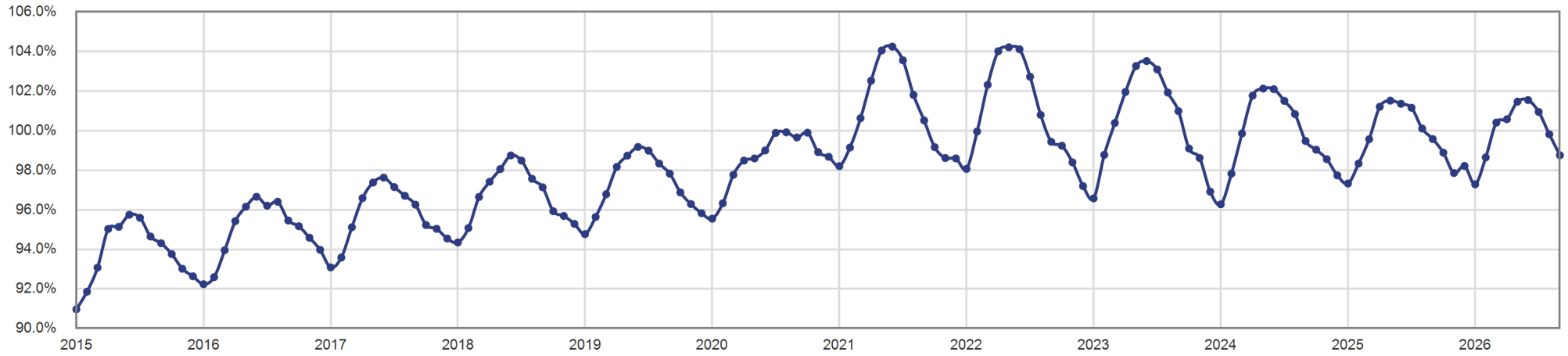


Year To Date



Month	Prior Year	Current Year	+/-
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%**	+ 0.8%
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%**	- 0.2%
August	100.1%	**99.8%**	- 0.3%
September	99.6%	**98.8%**	- 0.8%
12-Month Avg	99.9%	**99.8%**	- 0.1%

Historical Percent of Original List Price Received



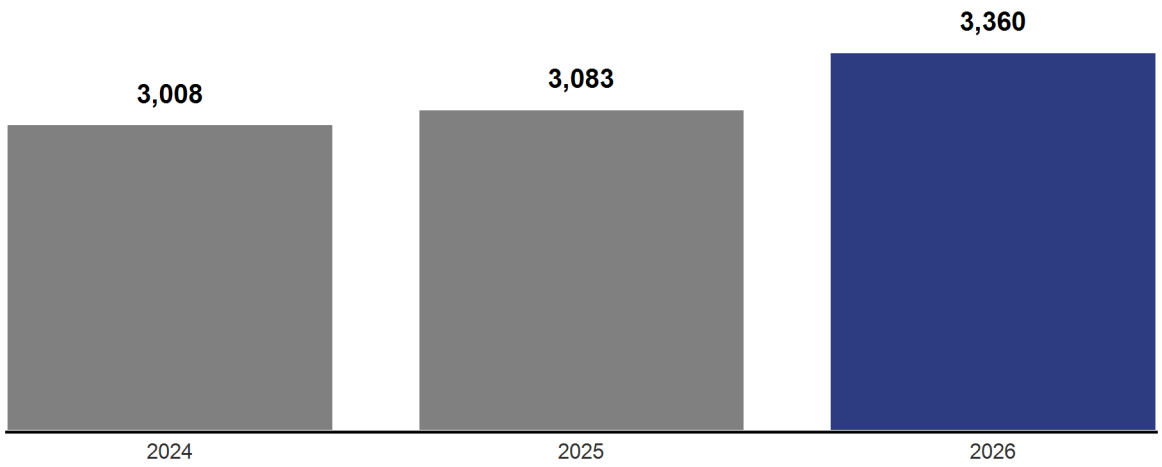
© 2026 All data provided by Metro MLS | Powered by RapidStats

Jean Patterson | jean@metromls.com | (414) 721-7922

Inventory of Homes for Sale - September 2026

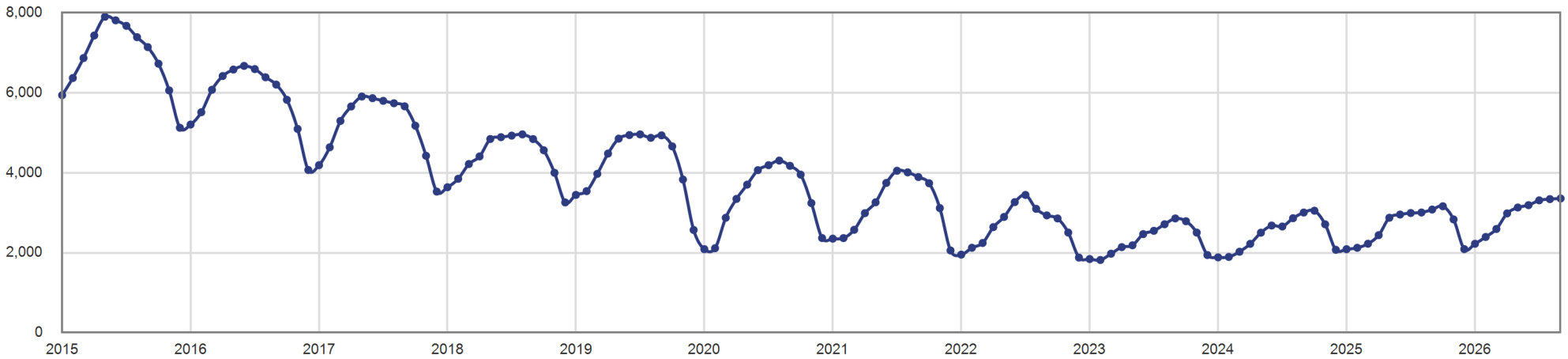
The number of listings that are in Active status at the end of the month.

September



Month	Prior Year	Current Year	+/-
October	3,054	**3,165**	+ 3.6%
November	2,714	**2,836**	+ 4.5%
December	2,076	**2,093**	+ 0.8%
January	2,091	**2,227**	+ 6.5%
February	2,127	**2,397**	+ 12.7%
March	2,228	**2,597**	+ 16.6%
April	2,442	**2,986**	+ 22.3%
May	2,878	**3,134**	+ 8.9%
June	2,958	**3,193**	+ 7.9%
July	2,996	**3,313**	+ 10.6%
August	3,009	**3,344**	+ 11.1%
September	3,083	**3,360**	+ 9.0%
12-Month Avg	2,638	**2,887**	+ 9.4%

Historical Inventory of Homes for Sale



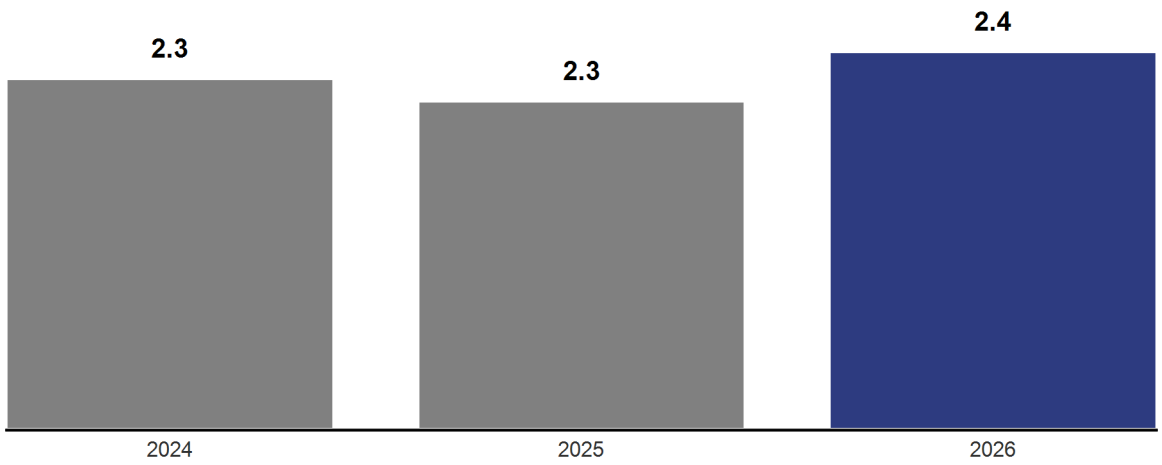
© 2026 All data provided by Metro MLS | Powered by RapidStats

Jean Patterson | jean@metromls.com | (414) 721-7922

Months Supply of Inventory - September 2026

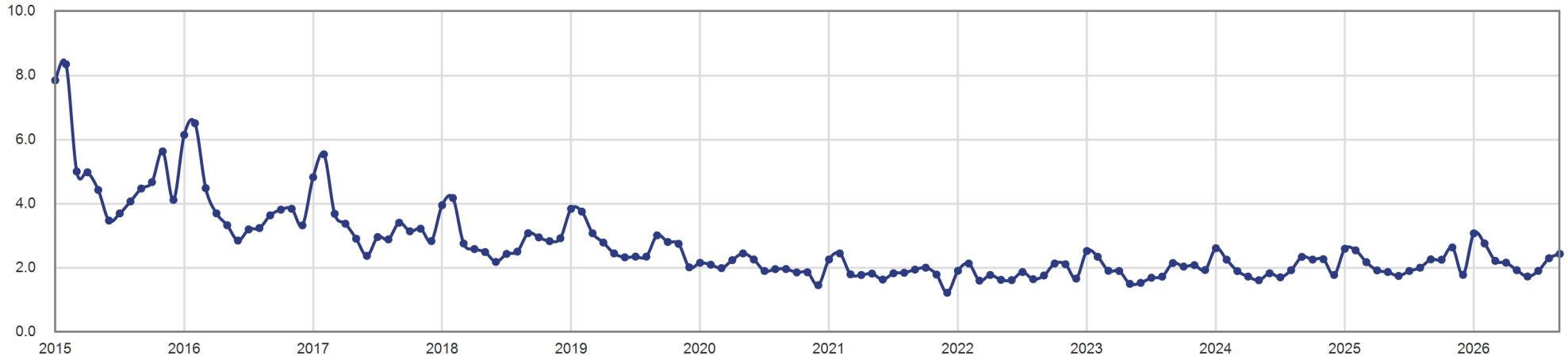
The number of active listings at the end of the month divided by the number of closed listings during the month.

September



Month	Prior Year	Current Year	+/-
October	2.3	**2.3**	- 0.2%
November	2.3	**2.6**	+ 16.1%
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**	+ 1.8%
April	1.9	**2.2**	+ 12.5%
May	1.9	**1.9**	+ 3.1%
June	1.8	**1.7**	- 1.0%
July	1.9	**1.9**	+ 0.1%
August	2.0	**2.3**	+ 14.7%
September	2.3	**2.4**	+ 7.6%
12-Month Avg	2.1	**2.3**	+ 7.3%

Historical Months Supply of Inventory



© 2026 All data provided by Metro MLS | Powered by RapidStats

Jean Patterson | jean@metromls.com | (414) 721-7922

Report Filters

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