Monthly Housing Summary - October 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

+ 107.7%	+ 18.4%
Price Range With the Strongest Sales: **1M-3M**	Property Type With the Strongest Sales: **Single-Family**

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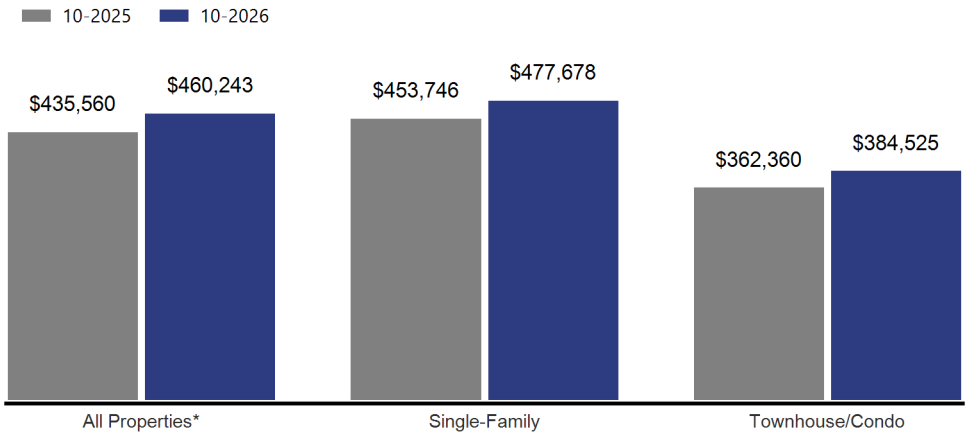
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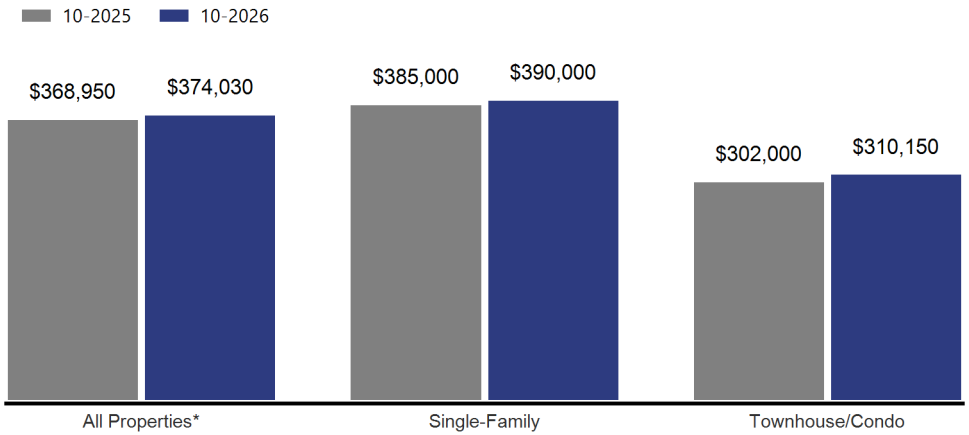
Sales Price - October 2026

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	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
Average Sales Price	**$435,560**	**$460,243**	**+ 5.7%**	**$453,746**	**$477,678**	**+ 5.3%**	**$362,360**	**$384,525**	**+ 6.1%**
Median Sales Price	**$368,950**	**$374,030**	**+ 1.4%**	**$385,000**	**$390,000**	**+ 1.3%**	**$302,000**	**$310,150**	**+ 2.7%**

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

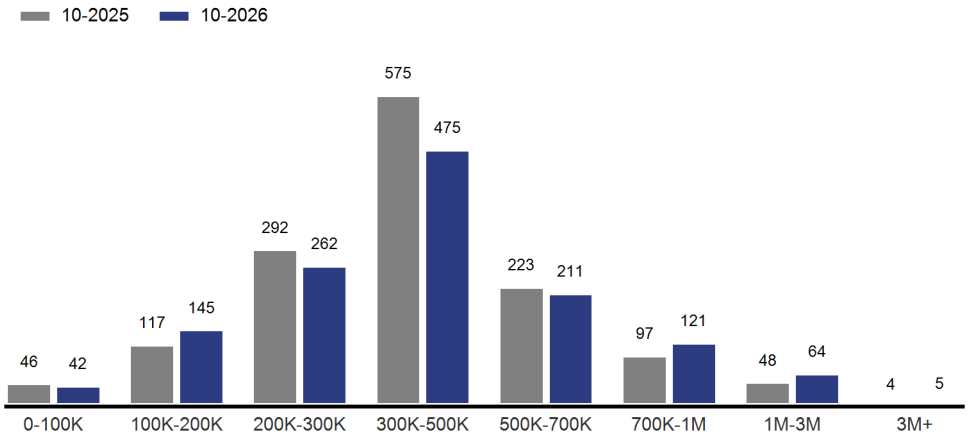
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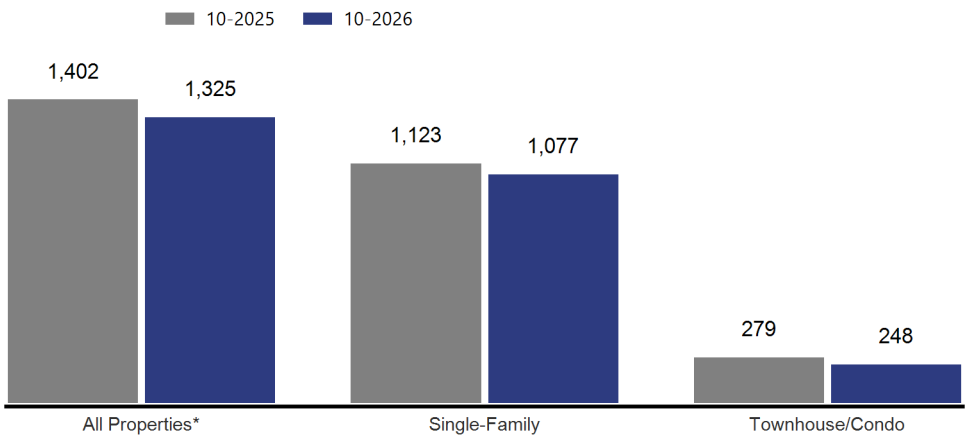
Closed Sales - October 2026

The number of listings that closed during the month.

By Price Range



By Property Type



	All Properties*			Single-Family			Townhouse/Condo		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
0-100K	46	42	- 8.7%	33	34	+ 3.0%	13	8	- 38.5%
100K-200K	117	145	+ 23.9%	71	102	+ 43.7%	46	43	- 6.5%
200K-300K	292	262	- 10.3%	215	196	- 8.8%	77	66	- 14.3%
300K-500K	575	475	- 17.4%	486	400	- 17.7%	89	75	- 15.7%
500K-700K	223	211	- 5.4%	194	179	- 7.7%	29	32	+ 10.3%
700K-1M	97	121	+ 24.7%	77	104	+ 35.1%	20	17	- 15.0%
1M-3M	48	64	+ 33.3%	43	57	+ 32.6%	5	7	+ 40.0%
3M+	4	5	+ 25.0%	4	5	+ 25.0%	0	0	--
All Price Ranges	**1,402**	**1,325**	**- 5.5%**	**1,123**	**1,077**	**- 4.1%**	**279**	**248**	**- 11.1%**

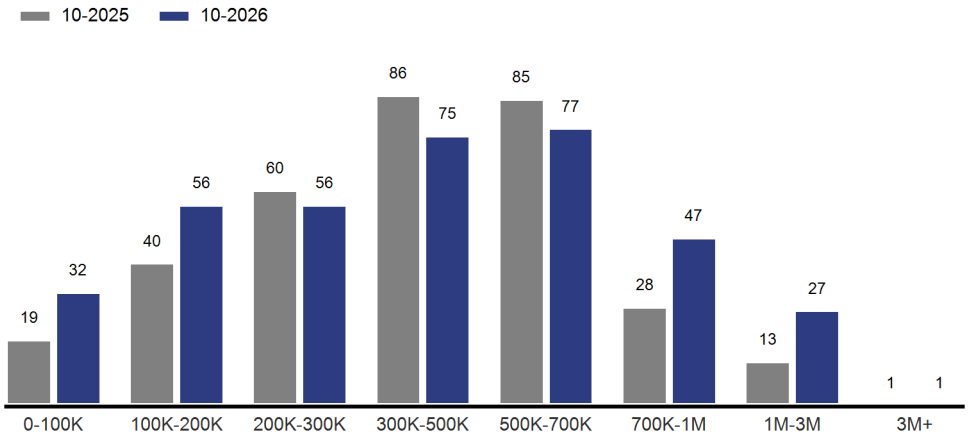
*Values for "All Properties" only include Single-Family and Townhouse/Condo.

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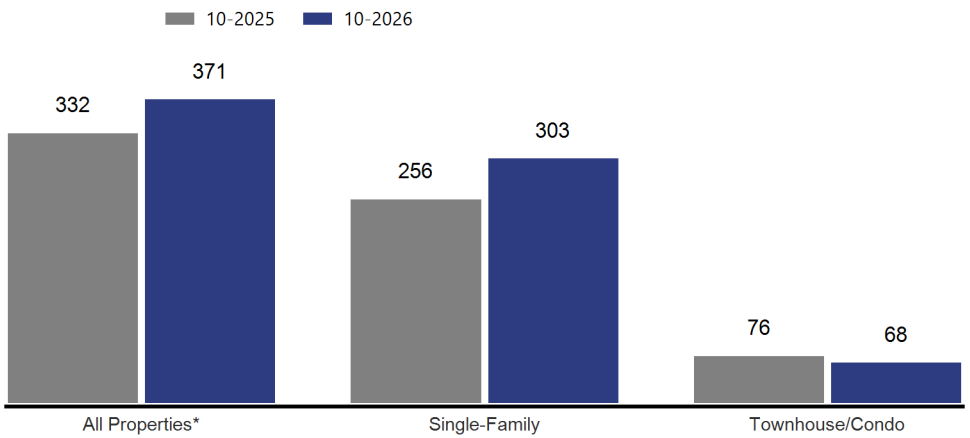
Pending Sales - October 2026

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	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
0-100K	19	32	+ 68.4%	18	30	+ 66.7%	1	2	+ 100.0%
100K-200K	40	56	+ 40.0%	32	48	+ 50.0%	8	8	0.0%
200K-300K	60	56	- 6.7%	47	45	- 4.3%	13	11	- 15.4%
300K-500K	86	75	- 12.8%	64	64	0.0%	22	11	- 50.0%
500K-700K	85	77	- 9.4%	59	53	- 10.2%	26	24	- 7.7%
700K-1M	28	47	+ 67.9%	23	37	+ 60.9%	5	10	+ 100.0%
1M-3M	13	27	+ 107.7%	13	25	+ 92.3%	0	2	--
3M+	1	1	0.0%	0	1	--	1	0	- 100.0%
All Price Ranges	**332**	**371**	**+ 11.7%**	**256**	**303**	**+ 18.4%**	**76**	**68**	**- 10.5%**

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

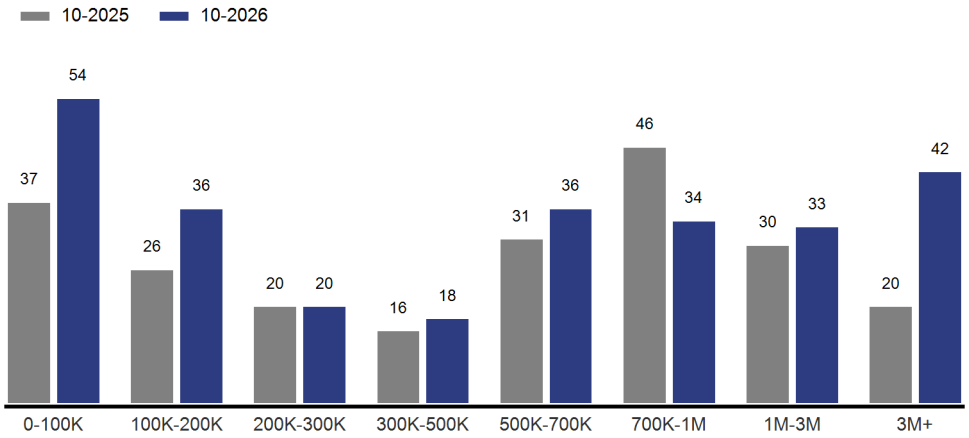
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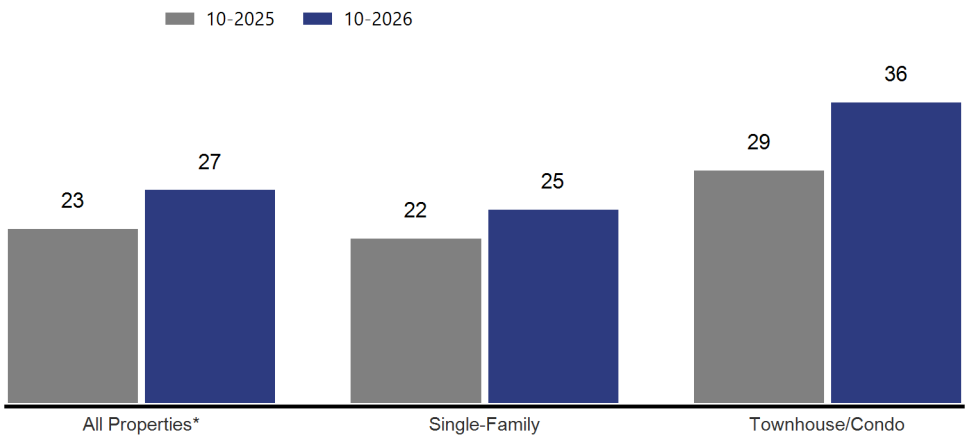
Days on Market Until Sale - October 2026

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	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
0-100K	37	54	+ 45.9%	37	54	+ 45.9%	39	55	+ 41.0%
100K-200K	26	36	+ 38.5%	28	40	+ 42.9%	21	26	+ 23.8%
200K-300K	20	20	0.0%	20	18	- 10.0%	20	24	+ 20.0%
300K-500K	16	18	+ 12.5%	16	14	- 12.5%	21	39	+ 85.7%
500K-700K	31	36	+ 16.1%	27	31	+ 14.8%	56	66	+ 17.9%
700K-1M	46	34	- 26.1%	41	36	- 12.2%	64	26	- 59.4%
1M-3M	30	33	+ 10.0%	27	34	+ 25.9%	55	24	- 56.4%
3M+	20	42	+ 110.0%	20	42	+ 110.0%	--	--	--
All Price Ranges	**23**	**27**	**+ 17.4%**	**22**	**25**	**+ 13.6%**	**29**	**36**	**+ 24.1%**

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

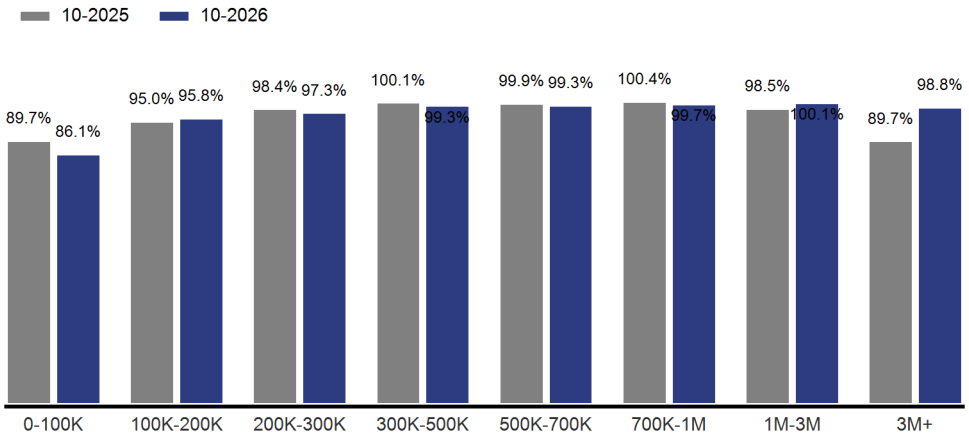
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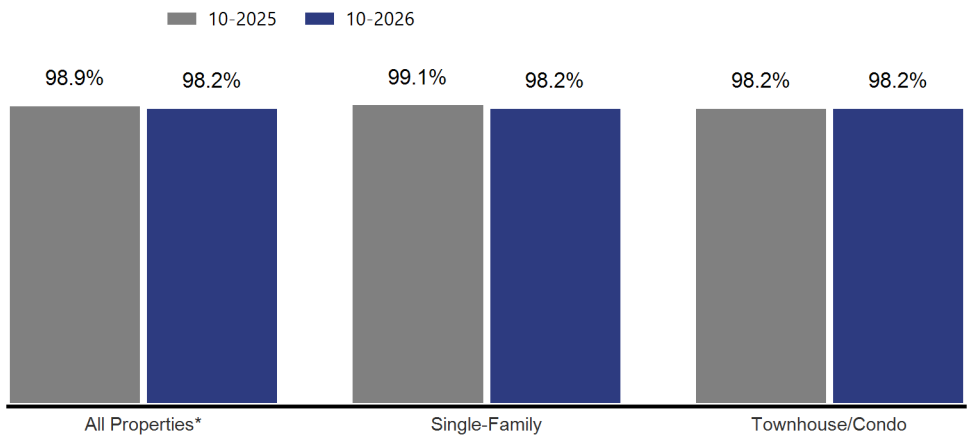
Percent of Original List Price Received - October 2026

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	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
0-100K	89.7%	86.1%	- 4.1%	89.4%	85.1%	- 4.8%	90.7%	90.3%	- 0.5%
100K-200K	95.0%	95.8%	+ 0.8%	93.7%	95.3%	+ 1.7%	97.1%	97.1%	+ 0.1%
200K-300K	98.4%	97.3%	- 1.1%	98.4%	97.4%	- 1.0%	98.4%	97.0%	- 1.3%
300K-500K	100.1%	99.3%	- 0.8%	100.4%	99.6%	- 0.9%	98.5%	97.9%	- 0.7%
500K-700K	99.9%	99.3%	- 0.6%	100.1%	99.2%	- 0.9%	98.5%	99.9%	+ 1.4%
700K-1M	100.4%	99.7%	- 0.7%	99.5%	99.3%	- 0.2%	103.8%	102.1%	- 1.6%
1M-3M	98.5%	100.1%	+ 1.7%	99.0%	98.8%	- 0.2%	93.7%	110.2%	+ 17.6%
3M+	89.7%	98.8%	+ 10.2%	89.7%	98.8%	+ 10.2%	--	--	--
All Price Ranges	**98.9%**	**98.2%**	**- 0.7%**	**99.1%**	**98.2%**	**- 0.9%**	**98.2%**	**98.2%**	**0.0%**

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

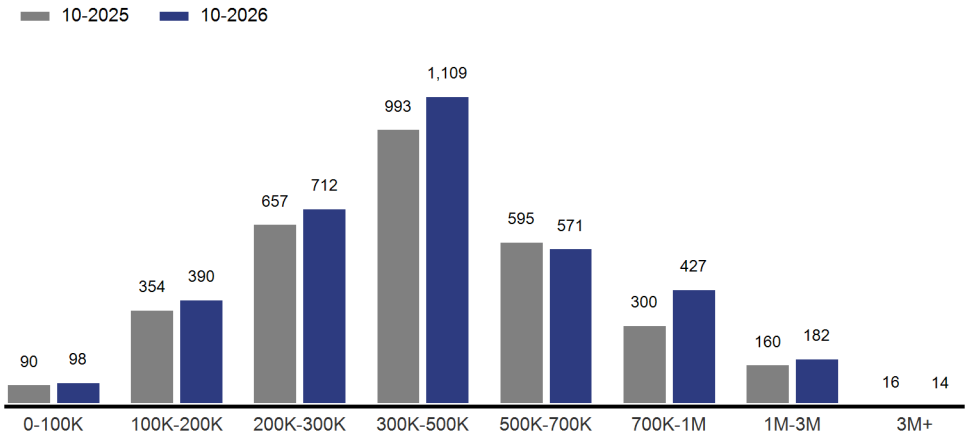
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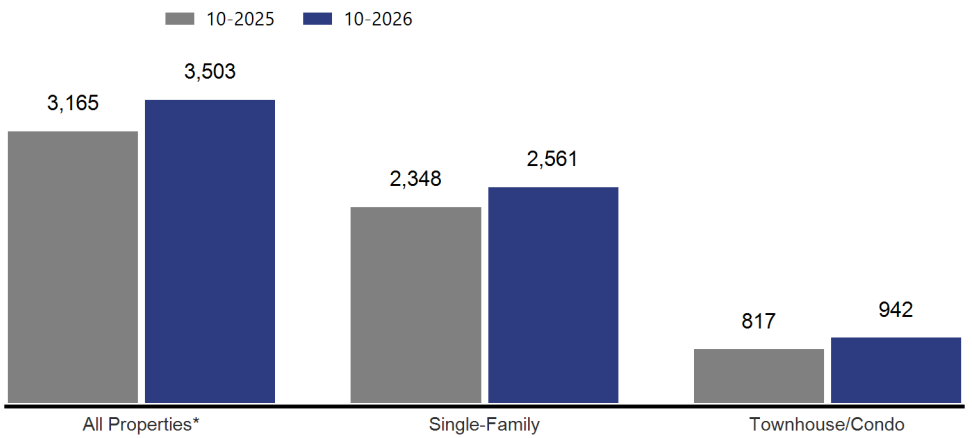
Inventory of Homes for Sale - October 2026

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	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
0-100K	90	98	+ 8.9%	61	65	+ 6.6%	29	33	+ 13.8%
100K-200K	354	390	+ 10.2%	252	267	+ 6.0%	102	123	+ 20.6%
200K-300K	657	712	+ 8.4%	440	484	+ 10.0%	217	228	+ 5.1%
300K-500K	993	1,109	+ 11.7%	691	812	+ 17.5%	302	297	- 1.7%
500K-700K	595	571	- 4.0%	498	448	- 10.0%	97	123	+ 26.8%
700K-1M	300	427	+ 42.3%	244	331	+ 35.7%	56	96	+ 71.4%
1M-3M	160	182	+ 13.8%	146	140	- 4.1%	14	42	+ 200.0%
3M+	16	14	- 12.5%	16	14	- 12.5%	0	0	--
All Price Ranges	**3,165**	**3,503**	**+ 10.7%**	**2,348**	**2,561**	**+ 9.1%**	**817**	**942**	**+ 15.3%**

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

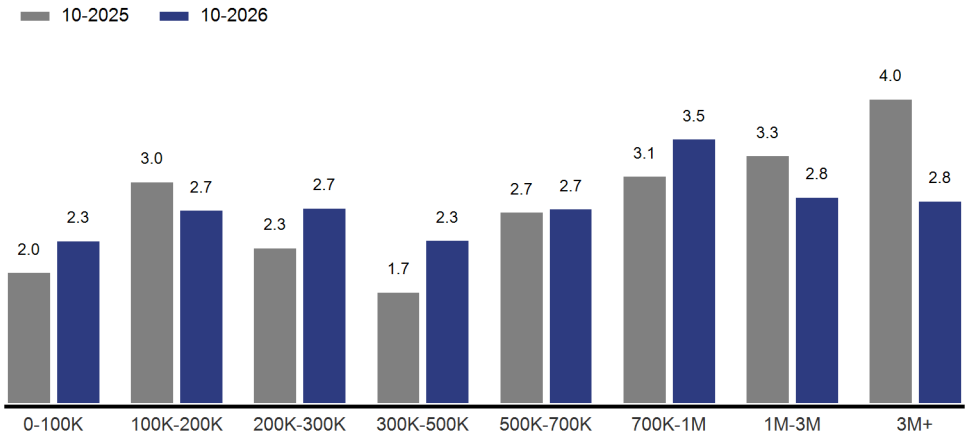
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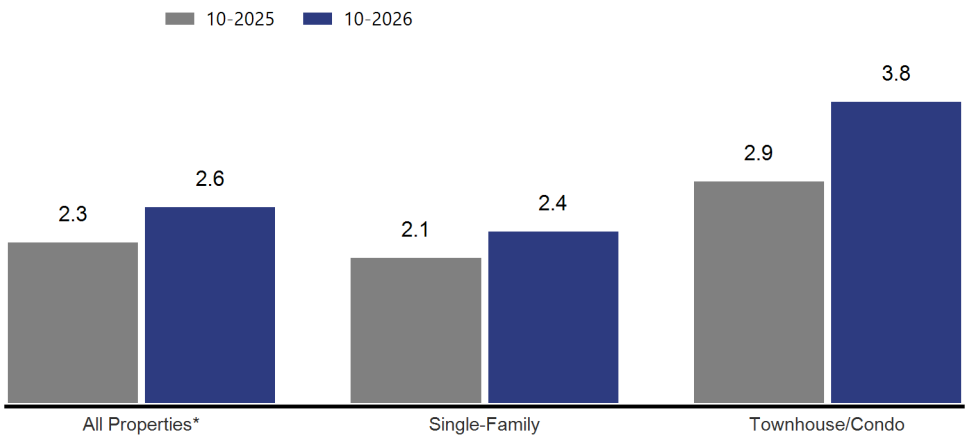
Months Supply of Inventory - October 2026

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	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
0-100K	2.0	2.3	+ 19.3%	1.8	1.9	+ 3.4%	2.2	4.1	+ 84.9%
100K-200K	3.0	2.7	- 11.1%	3.5	2.6	- 26.3%	2.2	2.9	+ 29.0%
200K-300K	2.3	2.7	+ 20.8%	2.0	2.5	+ 20.7%	2.8	3.5	+ 22.6%
300K-500K	1.7	2.3	+ 35.2%	1.4	2.0	+ 42.8%	3.4	4.0	+ 16.7%
500K-700K	2.7	2.7	+ 1.4%	2.6	2.5	- 2.5%	3.3	3.8	+ 14.9%
700K-1M	3.1	3.5	+ 14.1%	3.2	3.2	+ 0.4%	2.8	5.6	+ 101.7%
1M-3M	3.3	2.8	- 14.7%	3.4	2.5	- 27.7%	2.8	6.0	+ 114.3%
3M+	4.0	2.8	- 30.0%	4.0	2.8	- 30.0%	--	--	--
All Price Ranges	**2.3**	**2.6**	**+ 17.1%**	**2.1**	**2.4**	**+ 13.7%**	**2.9**	**3.8**	**+ 29.7%**

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

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Report Filters

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