Monthly Metrics - October 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

- 5.5%	+ 1.4%	+ 10.7%
Change in **Closed Sales**	Change in **Median Sales Price**	Change in **Inventory**

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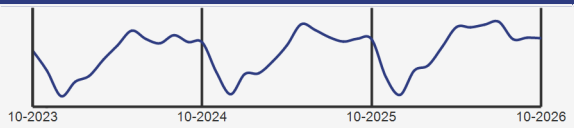
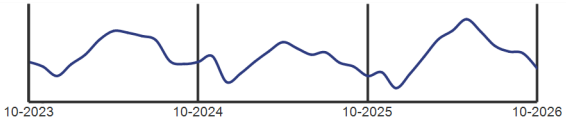
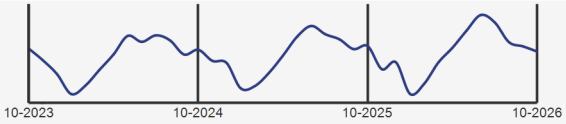
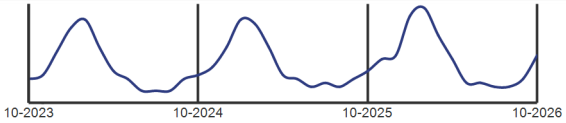
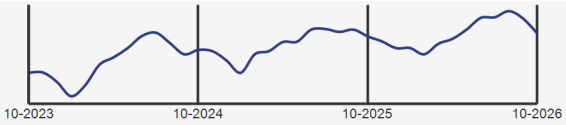
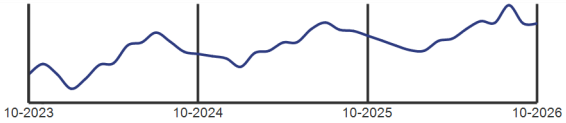
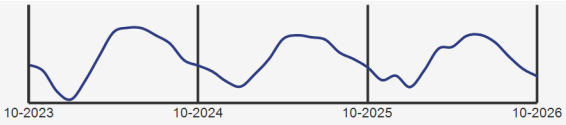
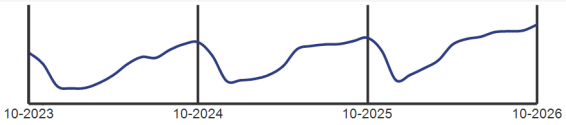
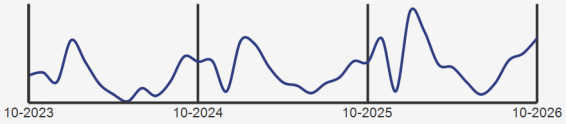
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Market Overview - October 2026

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

Key Metrics	Historical Sparklines	10-2025	10-2026	+/-	YTD 2025	YTD 2026	+/-
New Listings		1,862	**1,887**	+ 1.3%	17,185	**18,533**	+ 7.8%
Pending Sales		332	**371**	+ 11.8%	--	**--**	--
Closed Sales		1,402	**1,325**	- 5.5%	12,979	**13,521**	+ 4.2%
Days on Market Until Sale		23	**27**	+ 17.4%	23	**24**	+ 4.4%
Median Sales Price		$368,950	**$374,030**	+ 1.4%	$364,900	**$380,000**	+ 4.1%
Average Sales Price		$435,560	**$460,243**	+ 5.7%	$431,505	**$451,298**	+ 4.6%
Percent of Original List Price Received		98.9%	**98.2%**	- 0.7%	100.2%	**100.0%**	- 0.1%
Inventory of Homes for Sale		3,165	**3,503**	+ 10.7%	--	**--**	--
Months Supply of Inventory		2.3	**2.6**	+ 17.1%	--	**--**	--

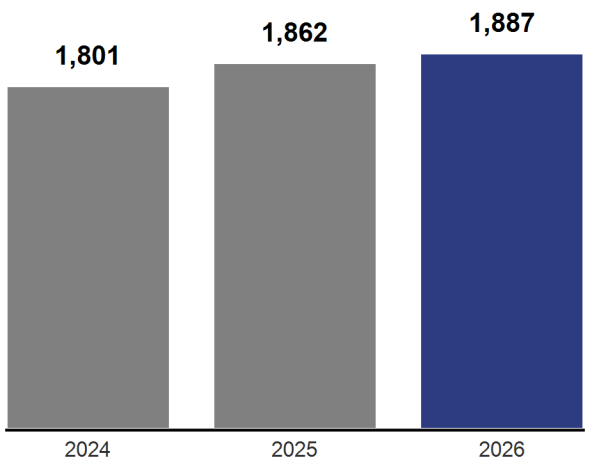
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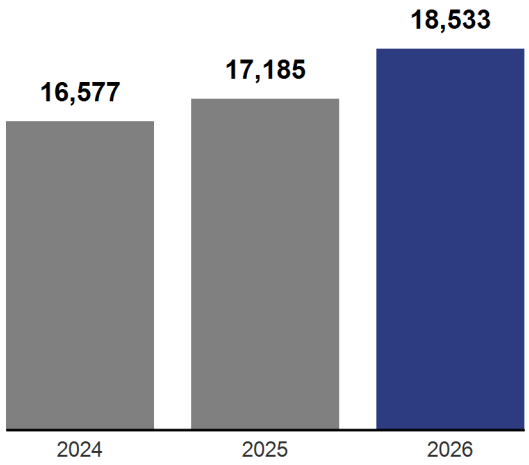
New Listings - October 2026

The number of listings that are new during the month.

October

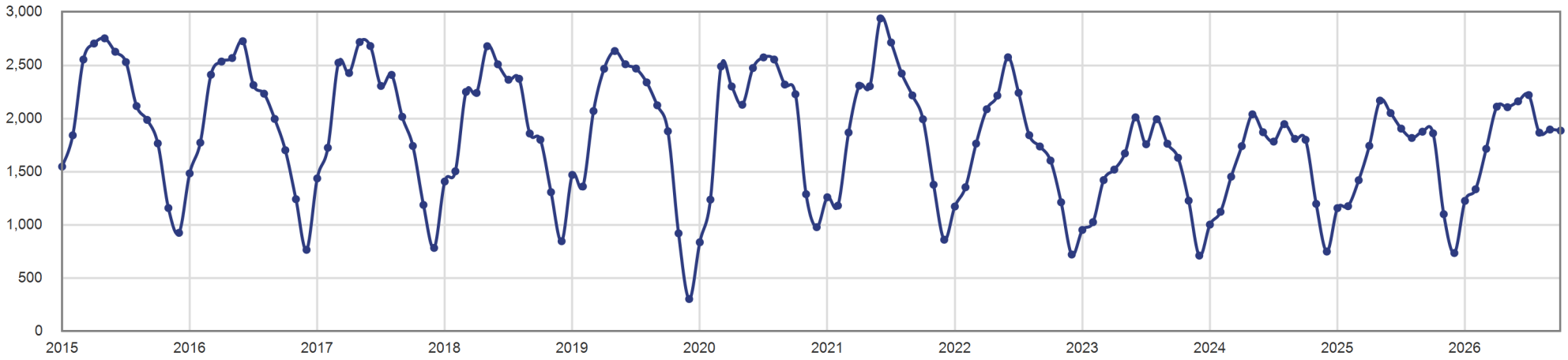


Year To Date



Month	Prior Year	Current Year	+/-
November	1,199	**1,102**	- 8.1%
December	751	**737**	- 1.9%
January	1,159	**1,227**	+ 5.9%
February	1,177	**1,336**	+ 13.5%
March	1,421	**1,716**	+ 20.8%
April	1,744	**2,112**	+ 21.1%
May	2,169	**2,107**	- 2.9%
June	2,052	**2,162**	+ 5.4%
July	1,906	**2,221**	+ 16.5%
August	1,818	**1,868**	+ 2.8%
September	1,877	**1,897**	+ 1.1%
October	1,862	**1,887**	+ 1.3%
12-Month Avg	1,595	**1,698**	+ 6.5%

Historical New Listings



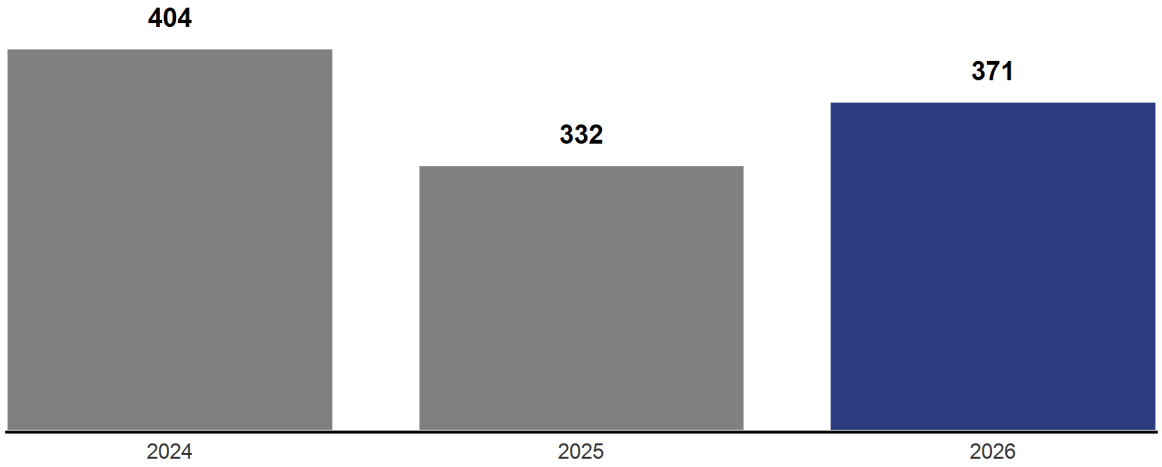
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Pending Sales - October 2026

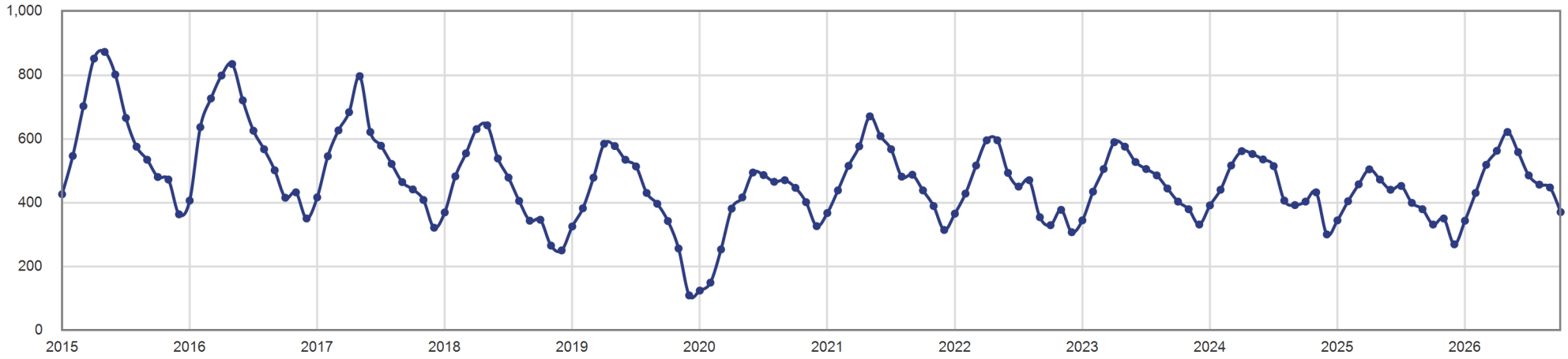
The number of listings that are Under Contract at the end of the month.

October



Month	Prior Year	Current Year	+/-
November	433	**351**	- 18.9%
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	**486**	+ 7.3%
August	400	**457**	+ 14.3%
September	380	**448**	+ 17.9%
October	332	**371**	+ 11.7%
12-Month Avg	411	**452**	+ 10.0%

Historical Pending Sales



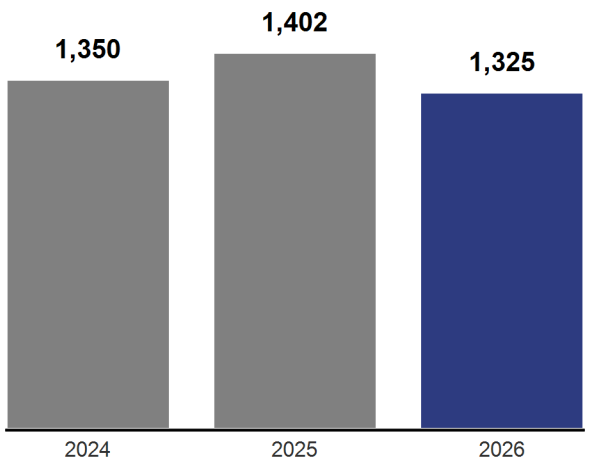
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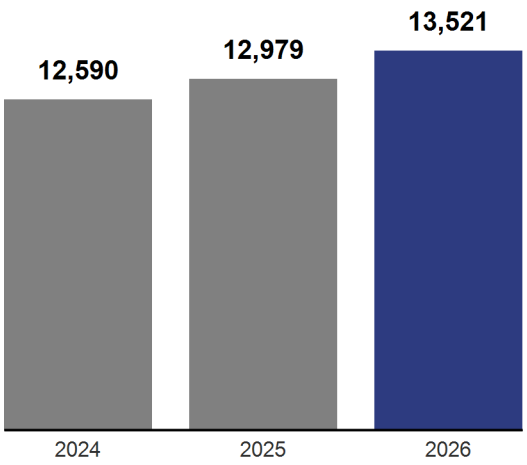
Closed Sales - October 2026

The number of listings that closed during the month.

October

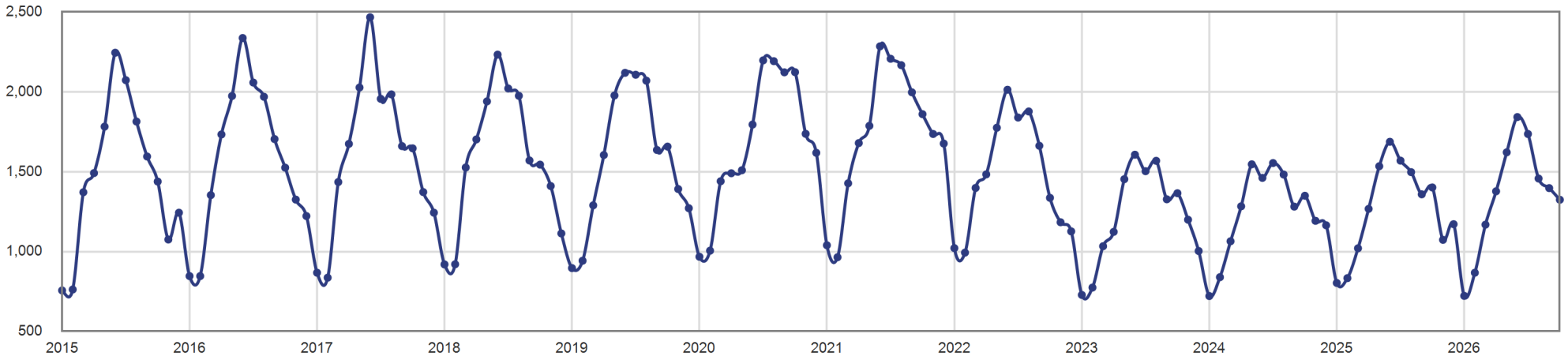


Year To Date



Month	Prior Year	Current Year	+/-
November	1,193	**1,074**	- 10.0%
December	1,165	**1,172**	+ 0.6%
January	804	**723**	- 10.1%
February	834	**868**	+ 4.1%
March	1,021	**1,169**	+ 14.5%
April	1,268	**1,378**	+ 8.7%
May	1,535	**1,622**	+ 5.7%
June	1,688	**1,843**	+ 9.2%
July	1,570	**1,737**	+ 10.6%
August	1,498	**1,458**	- 2.7%
September	1,359	**1,398**	+ 2.9%
October	1,402	**1,325**	- 5.5%
12-Month Avg	1,278	**1,314**	+ 2.8%

Historical Closed Sales



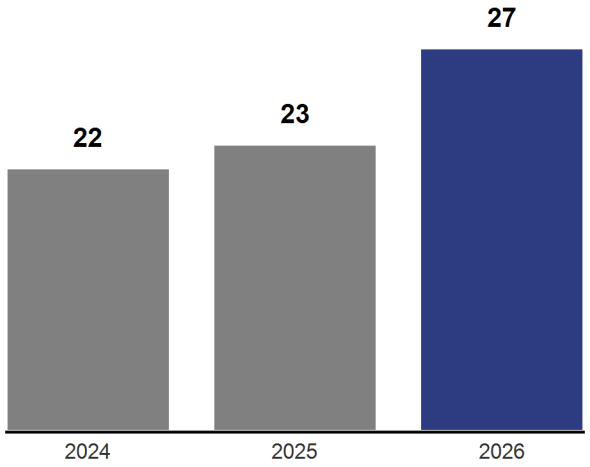
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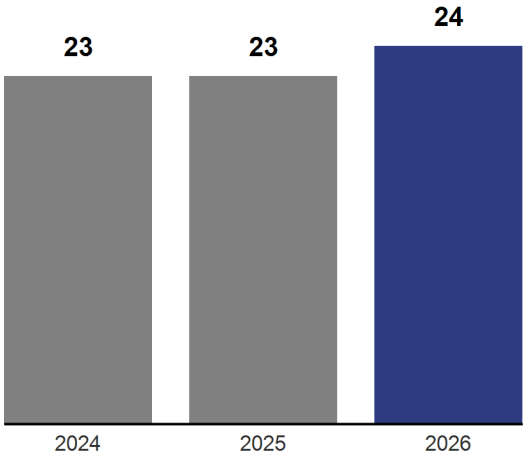
Days on Market Until Sale - October 2026

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

October

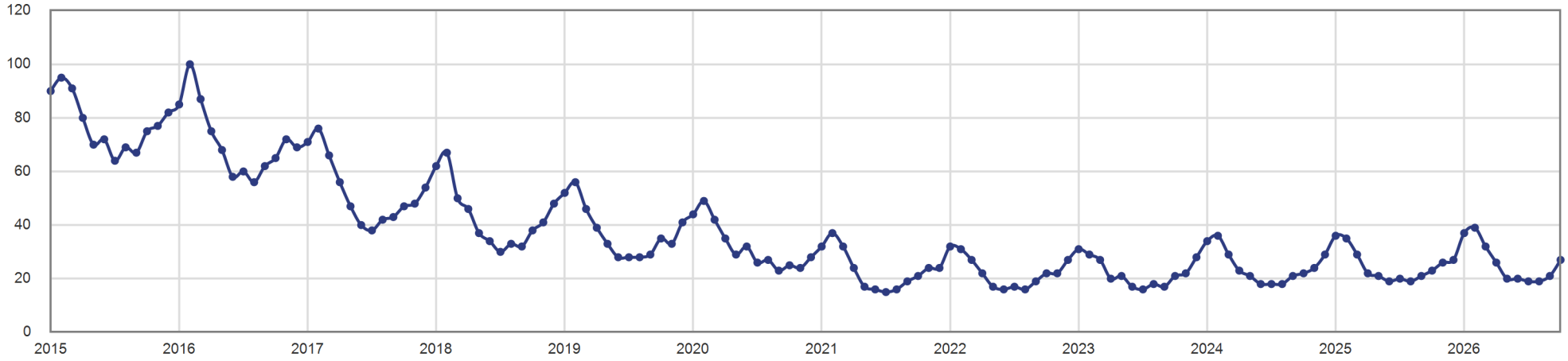


Year To Date



Month	Prior Year	Current Year	+/-
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%
October	23	**27**	+ 17.4%
12-Month Avg	24	**25**	+ 4.2%

Historical Days on Market Until Sale



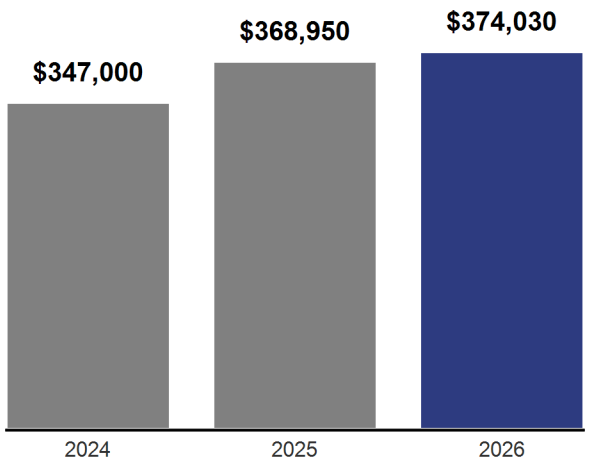
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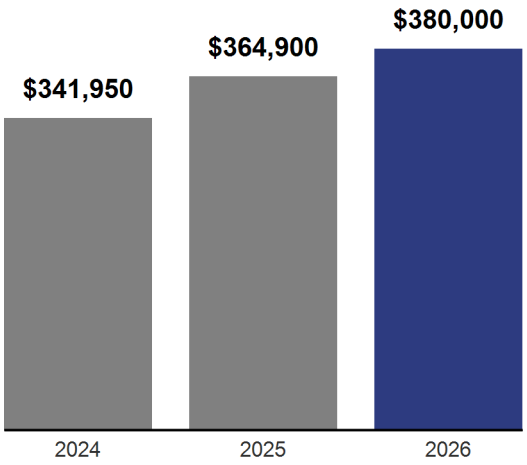
Median Sales Price - October 2026

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

October

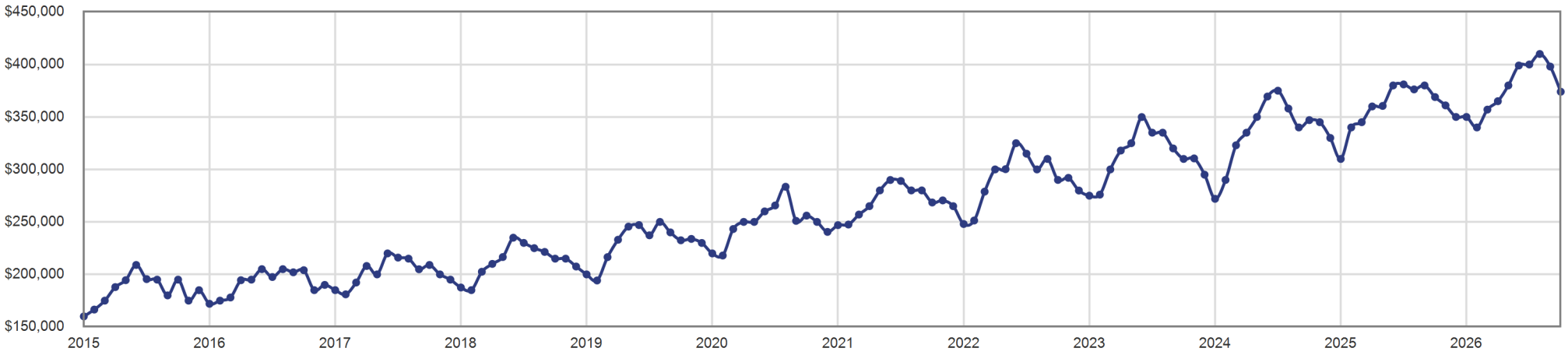


Year To Date



Month	Prior Year	Current Year	+/-
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	**$398,000**	+ 4.7%
October	$368,950	**$374,030**	+ 1.4%
12-Month Med	$360,000	**$376,500**	+ 4.6%

Historical Median Sales Price



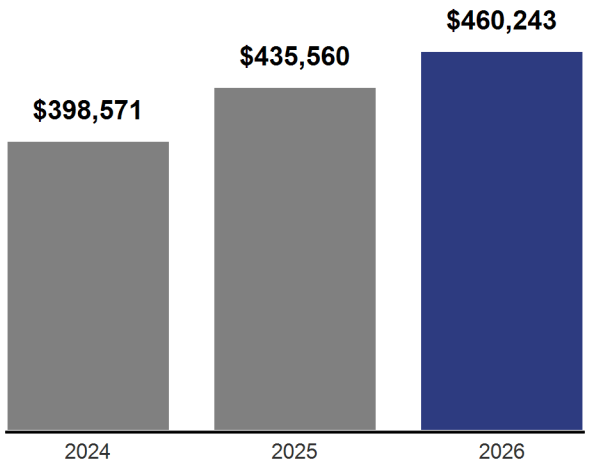
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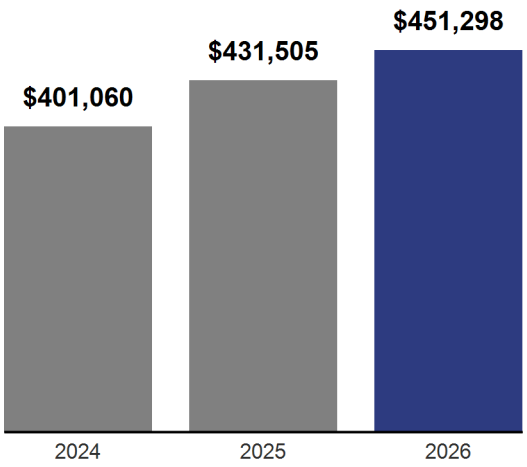
Average Sales Price - October 2026

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

October

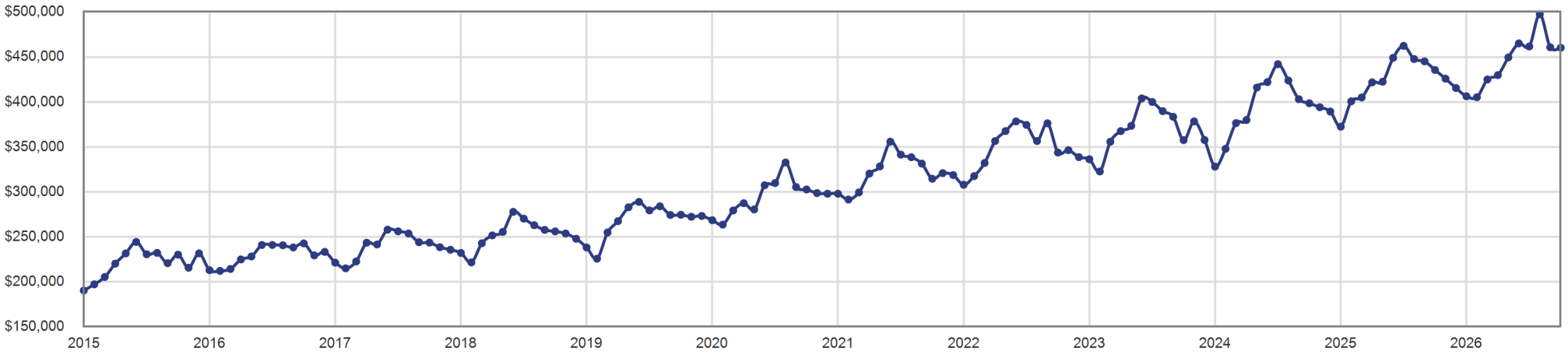


Year To Date



Month	Prior Year	Current Year	+/-
November	$394,129	**$425,854**	+ 8.0%
December	$389,336	**$415,496**	+ 6.7%
January	$372,526	**$406,339**	+ 9.1%
February	$400,673	**$405,242**	+ 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	**$465,064**	+ 3.6%
July	$462,354	**$461,688**	- 0.1%
August	$447,713	**$497,466**	+ 11.1%
September	$445,133	**$460,762**	+ 3.5%
October	$435,560	**$460,243**	+ 5.7%
12-Month Avg	$425,394	**$446,904**	+ 5.1%

Historical Average Sales Price



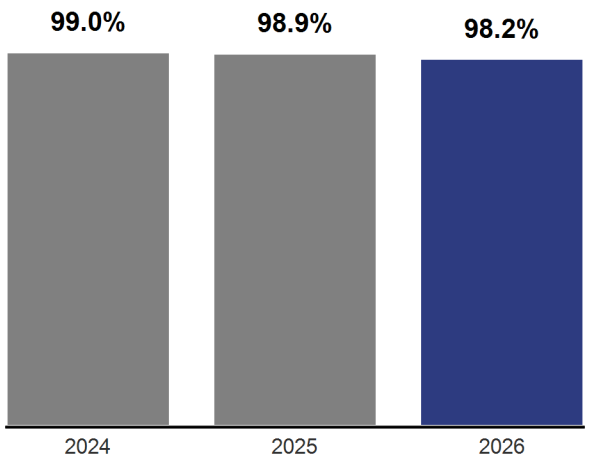
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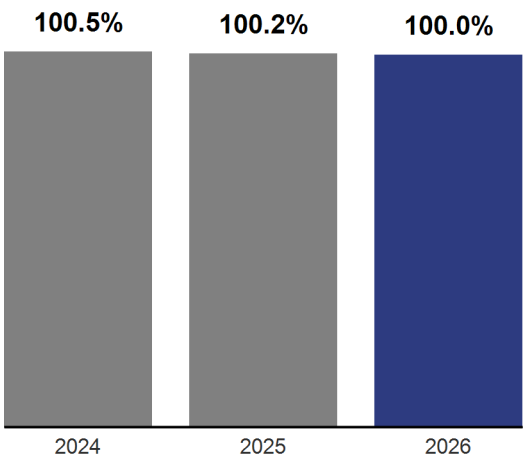
Percent of Original List Price Received - October 2026

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

October

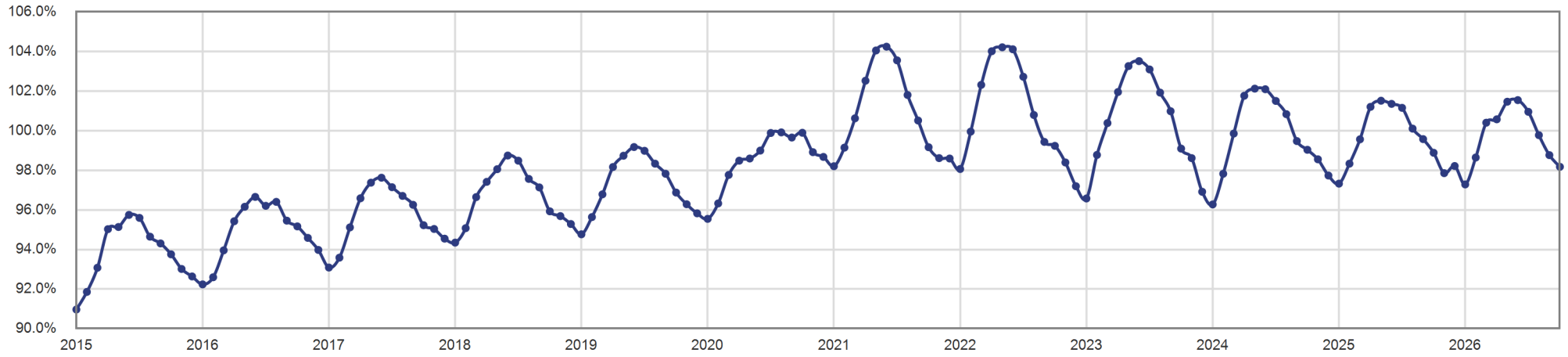


Year To Date



Month	Prior Year	Current Year	+/-
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%
October	98.9%	**98.2%**	- 0.7%
12-Month Avg	99.9%	**99.8%**	- 0.1%

Historical Percent of Original List Price Received



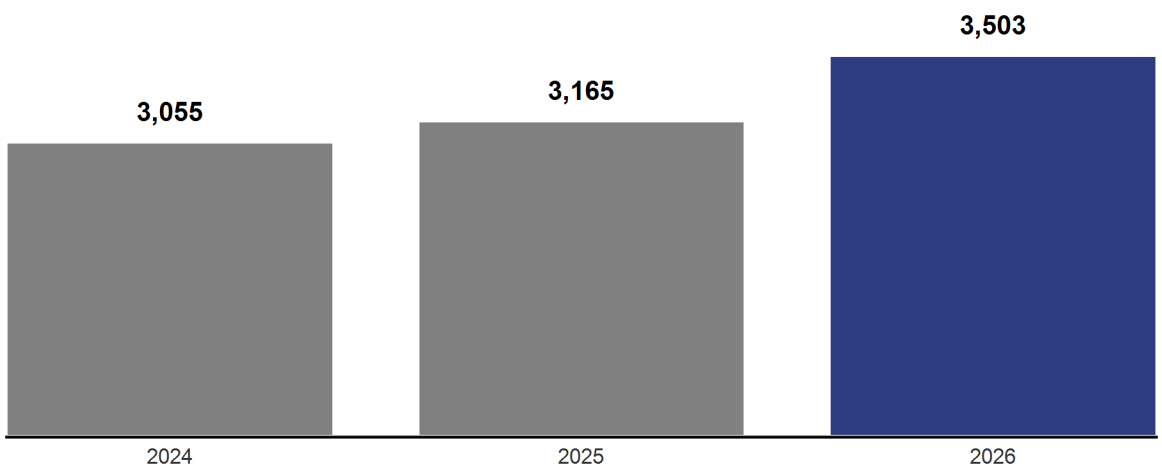
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Inventory of Homes for Sale - October 2026

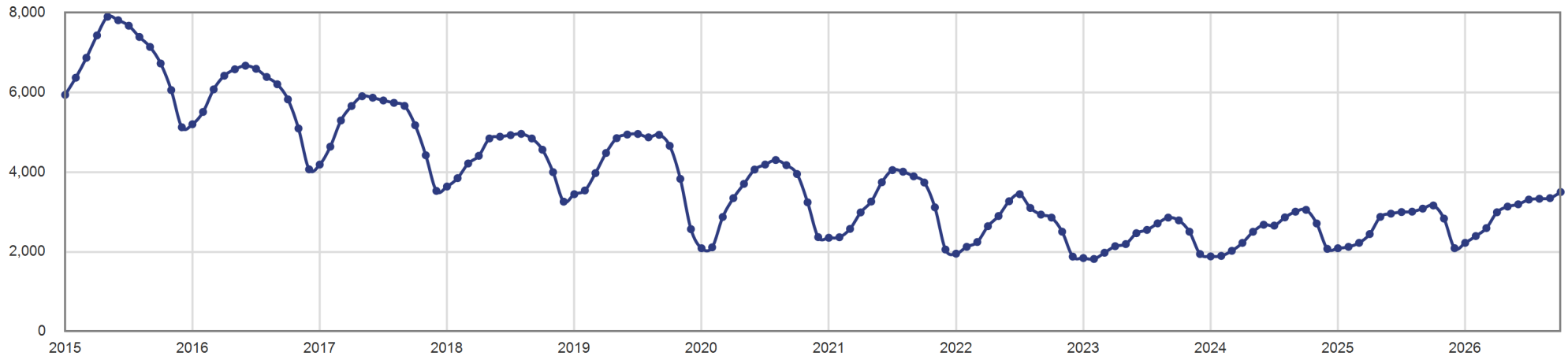
The number of listings that are in Active status at the end of the month.

October



Month	Prior Year	Current Year	+/-
November	2,713	**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	2,227	**2,597**	+ 16.6%
April	2,447	**2,995**	+ 22.4%
May	2,879	**3,137**	+ 9.0%
June	2,960	**3,194**	+ 7.9%
July	3,000	**3,313**	+ 10.4%
August	3,010	**3,334**	+ 10.8%
September	3,086	**3,350**	+ 8.6%
October	3,165	**3,503**	+ 10.7%
12-Month Avg	2,648	**2,915**	+ 10.1%

Historical Inventory of Homes for Sale



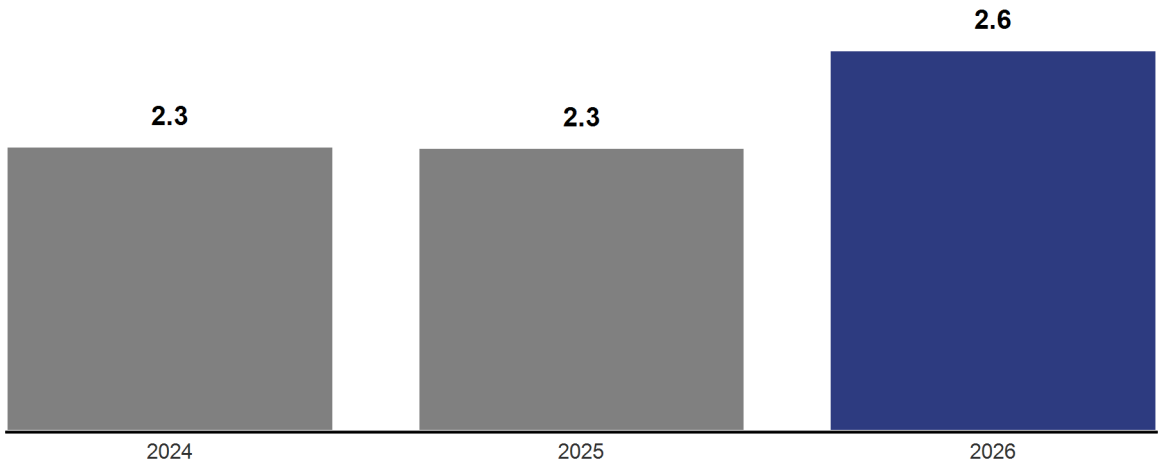
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Months Supply of Inventory - October 2026

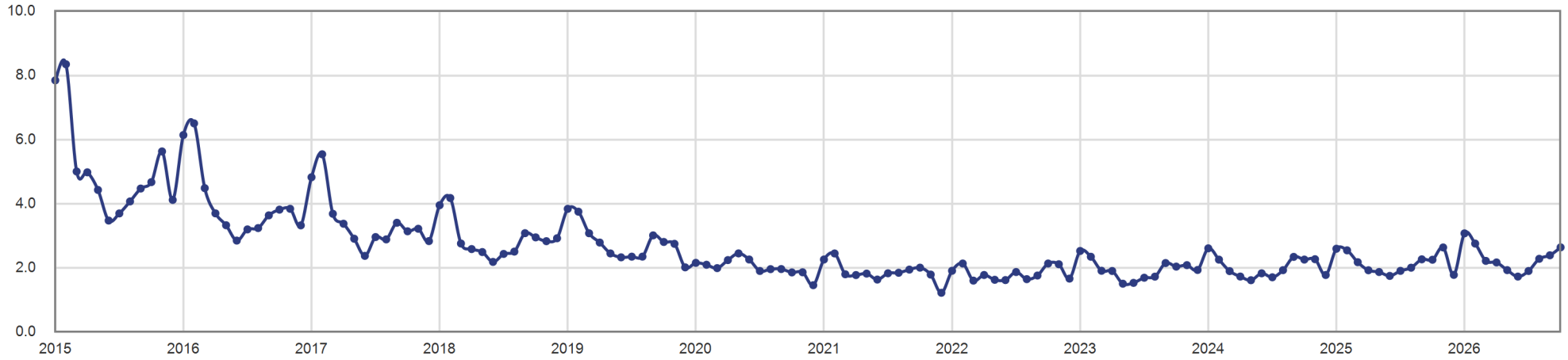
The number of active listings at the end of the month divided by the number of closed listings during the month.

October



Month	Prior Year	Current Year	+/-
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**	+ 8.3%
March	2.2	**2.2**	+ 1.9%
April	1.9	**2.2**	+ 12.6%
May	1.9	**1.9**	+ 3.1%
June	1.8	**1.7**	- 1.2%
July	1.9	**1.9**	- 0.2%
August	2.0	**2.3**	+ 13.8%
September	2.3	**2.4**	+ 5.5%
October	2.3	**2.6**	+ 17.1%
12-Month Avg	2.1	**2.3**	+ 8.5%

Historical Months Supply of Inventory



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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