

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

- 6.6%	+ 7.3%	+ 5.5%
Change in Closed Sales	Change in Median Sales Price	Change in Inventory

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Market Overview - August 2024

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



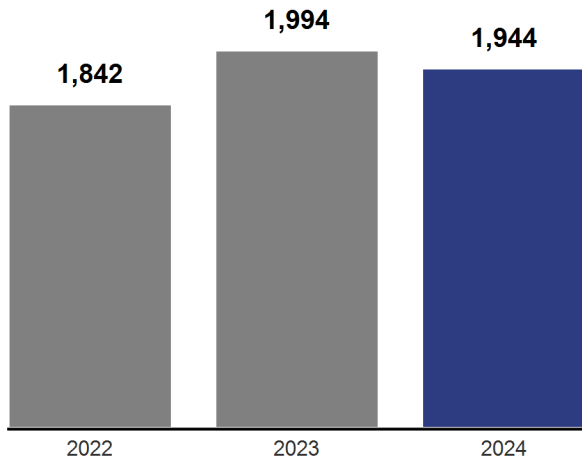
Key Metrics	Historical Sparklines	8-2023	8-2024	+/-	YTD 2023	YTD 2024	+/-
New Listings		1,994	1,944	- 2.5%	12,361	12,951	+ 4.8%
Pending Sales		487	413	- 15.2%	--	--	--
Closed Sales		1,569	1,466	- 6.6%	9,796	9,927	+ 1.3%
Days on Market Until Sale		18	18	+ 0.0%	21	23	+ 9.5%
Median Sales Price		\$335,000	\$359,450	+ 7.3%	\$321,000	\$340,000	+ 5.9%
Average Sales Price		\$389,772	\$424,731	+ 9.0%	\$375,825	\$401,224	+ 6.8%
Percent of Original List Price Received		101.9%	100.8%	- 1.1%	101.8%	100.8%	- 1.0%
Inventory of Homes for Sale		2,715	2,864	+ 5.5%	--	--	--
Months Supply of Inventory		1.7	2.0	+ 12.9%	--	--	--

New Listings - August 2024

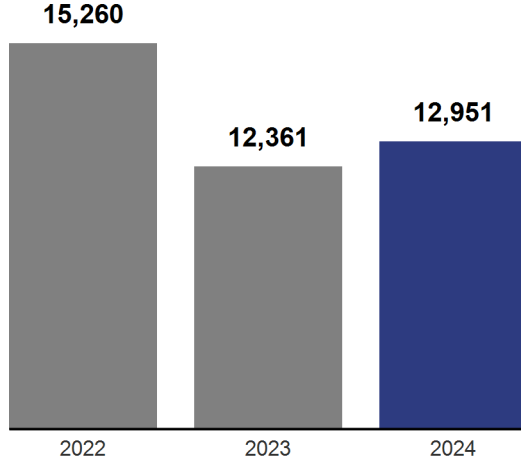
The number of listings that are new during the month.



August

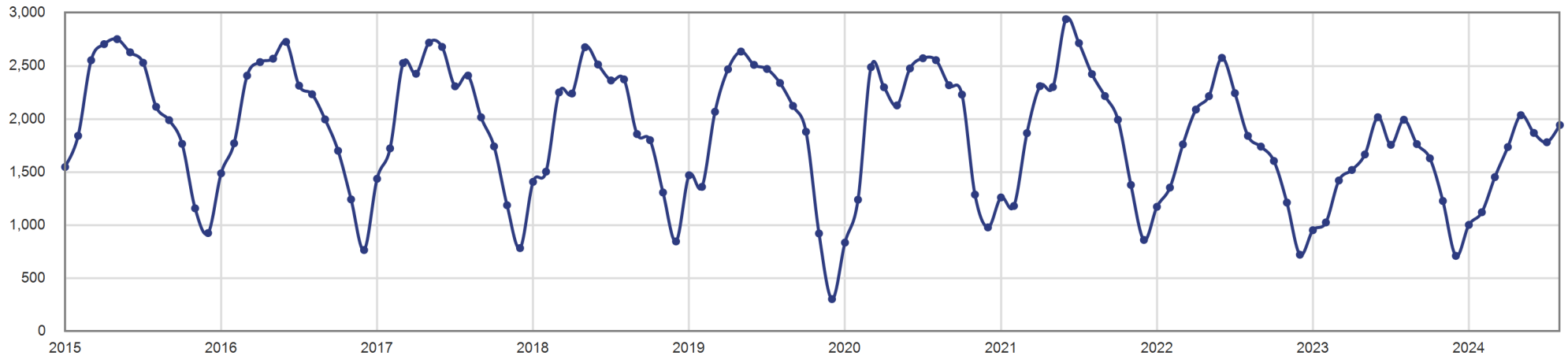


Year To Date



Month	Prior Year	Current Year	+/-
September	1,741	1,765	+ 1.4%
October	1,606	1,631	+ 1.6%
November	1,214	1,229	+ 1.2%
December	723	712	- 1.5%
January	954	1,004	+ 5.2%
February	1,027	1,123	+ 9.3%
March	1,422	1,454	+ 2.3%
April	1,521	1,737	+ 14.2%
May	1,667	2,037	+ 22.2%
June	2,018	1,870	- 7.3%
July	1,758	1,782	+ 1.4%
August	1,994	1,944	- 2.5%
12-Month Avg	1,470	1,524	+ 3.6%

Historical New Listings

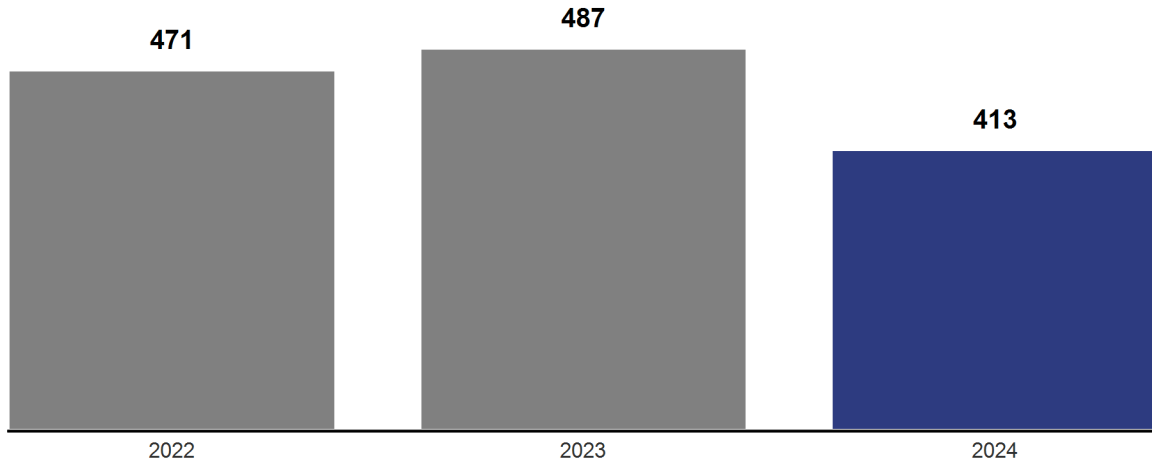


Pending Sales - August 2024

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

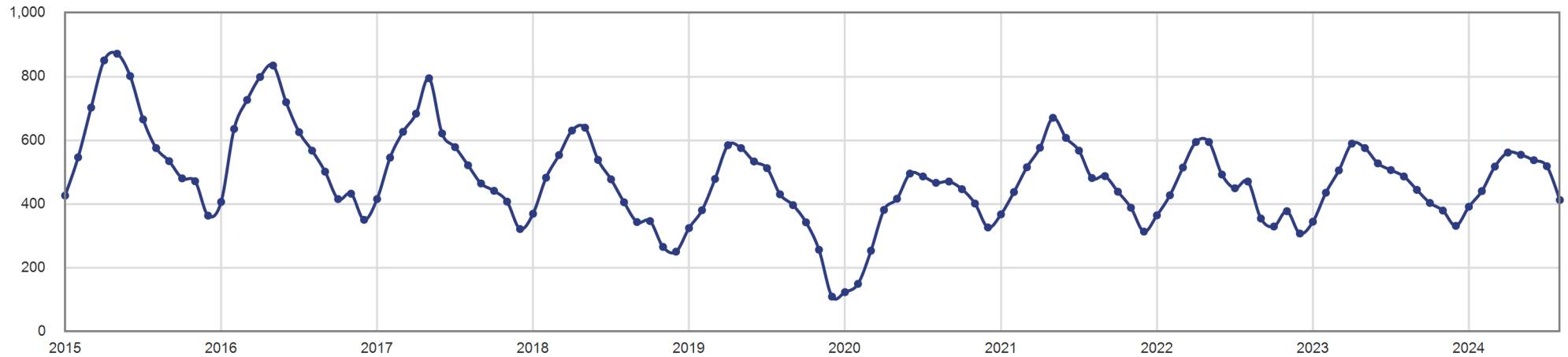


August



Month	Prior Year	Current Year	+/-
September	355	445	+ 25.4%
October	330	404	+ 22.4%
November	378	380	+ 0.5%
December	308	332	+ 7.8%
January	345	392	+ 13.6%
February	436	441	+ 1.1%
March	506	518	+ 2.4%
April	590	562	- 4.7%
May	576	555	- 3.6%
June	528	538	+ 1.9%
July	507	519	+ 2.4%
August	487	413	- 15.2%
12-Month Avg	446	458	+ 2.9%

Historical Pending Sales

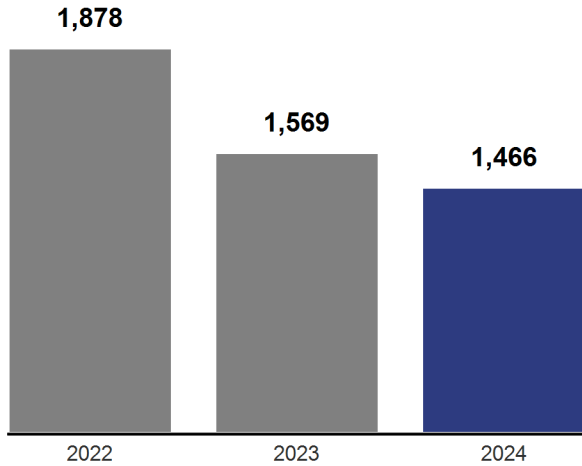


Closed Sales - August 2024

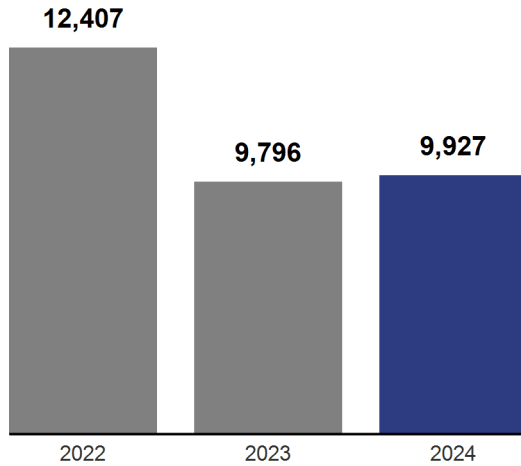
The number of listings that closed during the month.



August

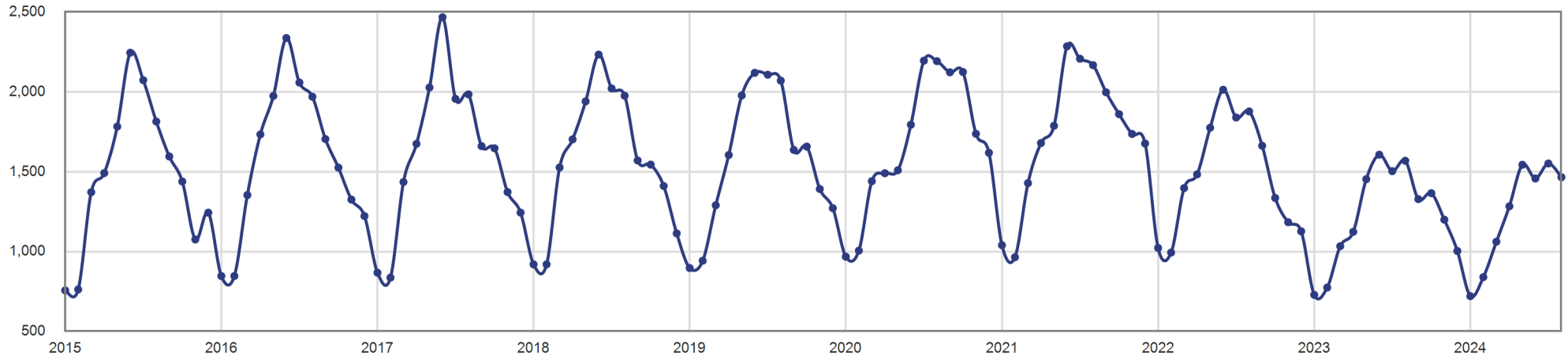


Year To Date



Month	Prior Year	Current Year	+/-
September	1,663	1,329	- 20.1%
October	1,336	1,366	+ 2.2%
November	1,184	1,200	+ 1.4%
December	1,127	1,004	- 10.9%
January	729	721	- 1.1%
February	775	840	+ 8.4%
March	1,034	1,062	+ 2.7%
April	1,124	1,284	+ 14.2%
May	1,454	1,544	+ 6.2%
June	1,607	1,458	- 9.3%
July	1,504	1,552	+ 3.2%
August	1,569	1,466	- 6.6%
12-Month Avg	1,259	1,236	- 1.9%

Historical Closed Sales

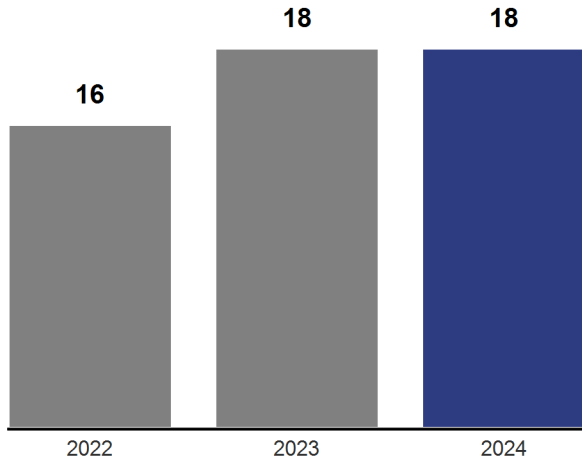


Days on Market Until Sale - August 2024

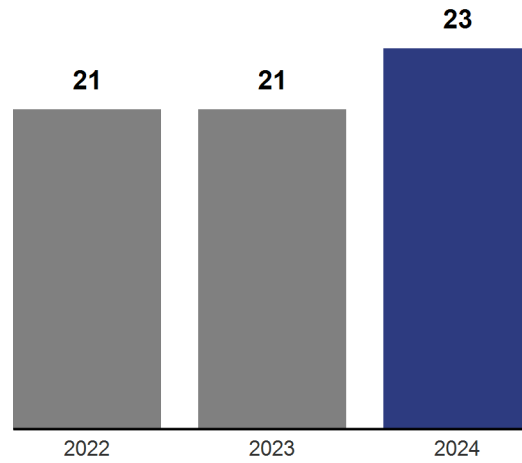
The average Days On Market value for all listings that closed during the month.



August

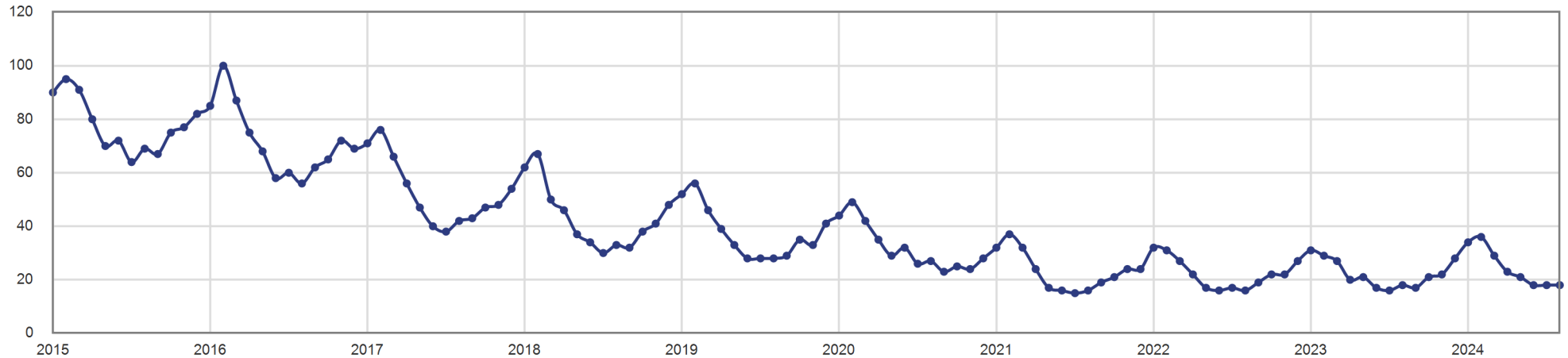


Year To Date



Month	Prior Year	Current Year	+/-
September	19	17	- 10.5%
October	22	21	- 4.5%
November	22	22	0.0%
December	27	28	+ 3.7%
January	31	34	+ 9.7%
February	29	36	+ 24.1%
March	27	29	+ 7.4%
April	20	23	+ 15.0%
May	21	21	0.0%
June	17	18	+ 5.9%
July	16	18	+ 12.5%
August	18	18	0.0%
12-Month Avg	22	23	+ 4.5%

Historical Days on Market Until Sale

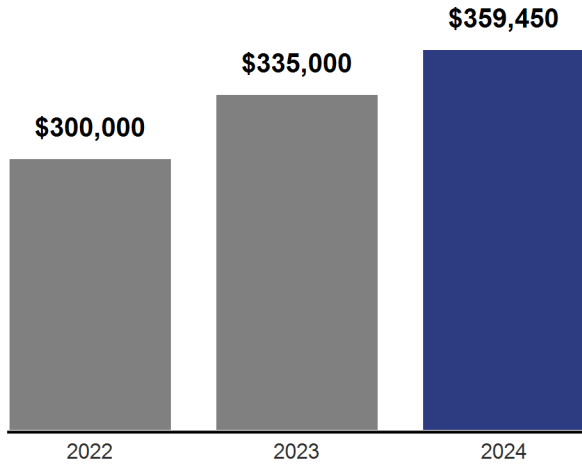


Median Sales Price - August 2024

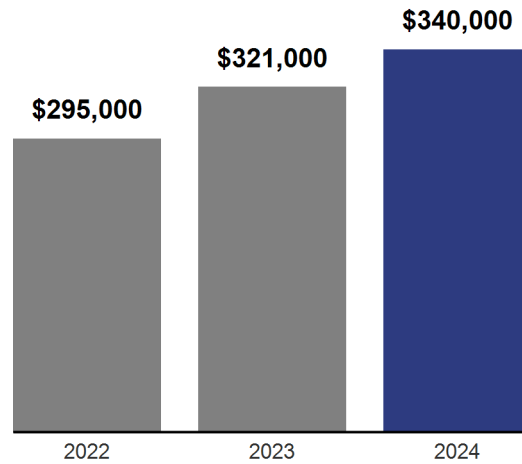
The median sales price of all listings that closed during the month.



August

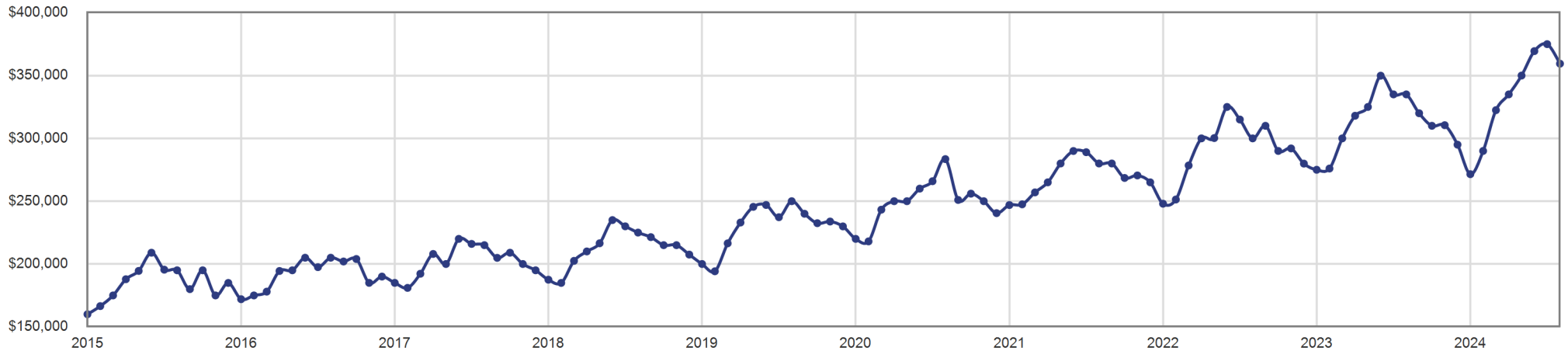


Year To Date



Month	Prior Year	Current Year	+/-
September	\$310,000	\$320,000	+ 3.2%
October	\$290,000	\$310,000	+ 6.9%
November	\$292,000	\$310,500	+ 6.3%
December	\$279,900	\$295,000	+ 5.4%
January	\$275,000	\$271,500	- 1.3%
February	\$276,000	\$290,000	+ 5.1%
March	\$300,000	\$322,450	+ 7.5%
April	\$318,000	\$335,000	+ 5.3%
May	\$325,011	\$350,000	+ 7.7%
June	\$349,900	\$369,450	+ 5.6%
July	\$335,000	\$375,000	+ 11.9%
August	\$335,000	\$359,450	+ 7.3%
12-Month Med	\$310,000	\$330,000	+ 6.5%

Historical Median Sales Price

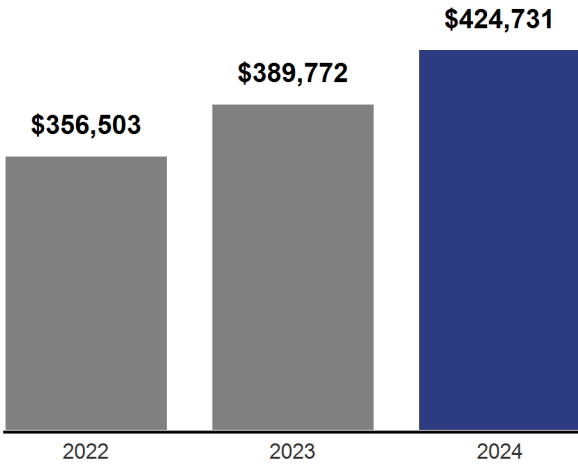


Average Sales Price - August 2024

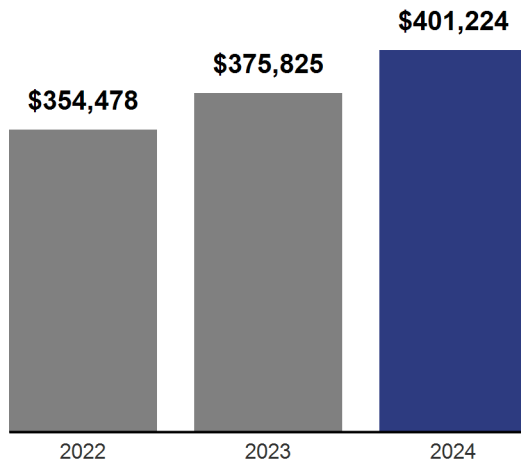
The average sales price of all listings that closed during the month.



August

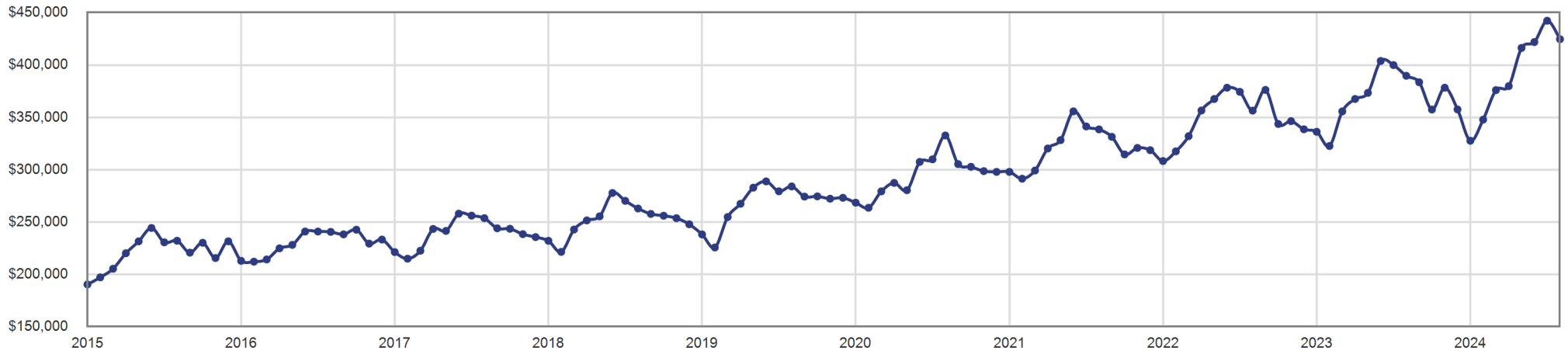


Year To Date



Month	Prior Year	Current Year	+/-
September	\$376,285	\$383,616	+ 1.9%
October	\$343,762	\$357,529	+ 4.0%
November	\$346,442	\$378,371	+ 9.2%
December	\$338,668	\$357,662	+ 5.6%
January	\$336,306	\$327,708	- 2.6%
February	\$322,717	\$347,872	+ 7.8%
March	\$355,757	\$376,092	+ 5.7%
April	\$367,634	\$379,888	+ 3.3%
May	\$373,459	\$416,370	+ 11.5%
June	\$403,907	\$421,968	+ 4.5%
July	\$399,999	\$442,341	+ 10.6%
August	\$389,772	\$424,731	+ 9.0%
12-Month Avg	\$367,965	\$390,820	+ 6.2%

Historical Average Sales Price

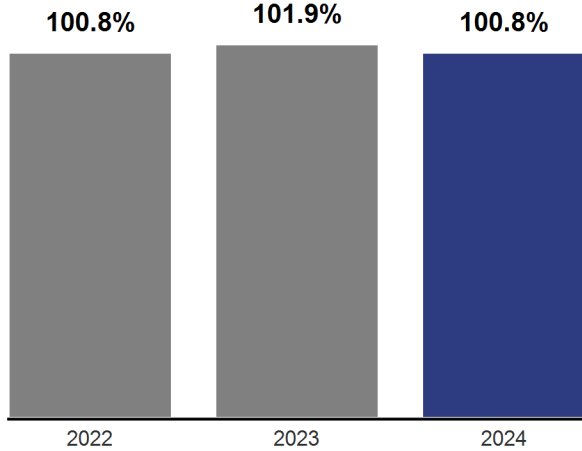


Percent of Original List Price Received - August 2024

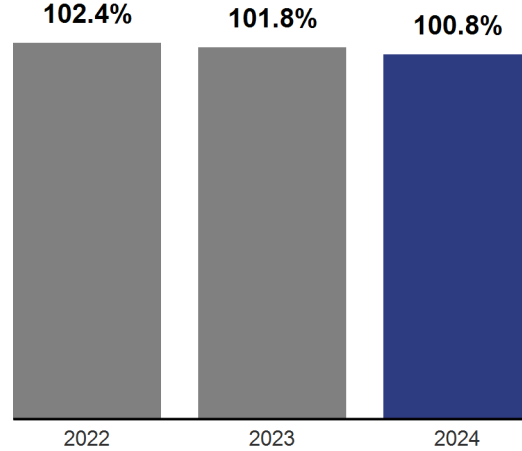
The average sales to original list price ratio for all listings that closed during the month.



August

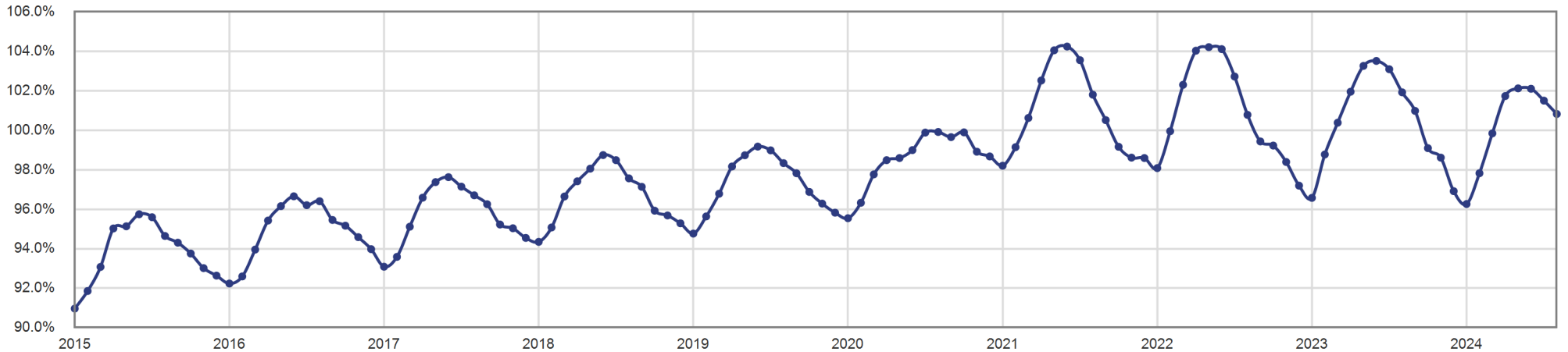


Year To Date



Month	Prior Year	Current Year	+/-
September	99.4%	101.0%	+ 1.6%
October	99.2%	99.1%	- 0.1%
November	98.4%	98.6%	+ 0.2%
December	97.2%	96.9%	- 0.3%
January	96.6%	96.3%	- 0.3%
February	98.8%	97.8%	- 1.0%
March	100.4%	99.9%	- 0.5%
April	102.0%	101.7%	- 0.2%
May	103.3%	102.1%	- 1.1%
June	103.5%	102.1%	- 1.4%
July	103.1%	101.5%	- 1.5%
August	101.9%	100.8%	- 1.1%
12-Month Avg	100.7%	100.2%	- 0.5%

Historical Percent of Original List Price Received

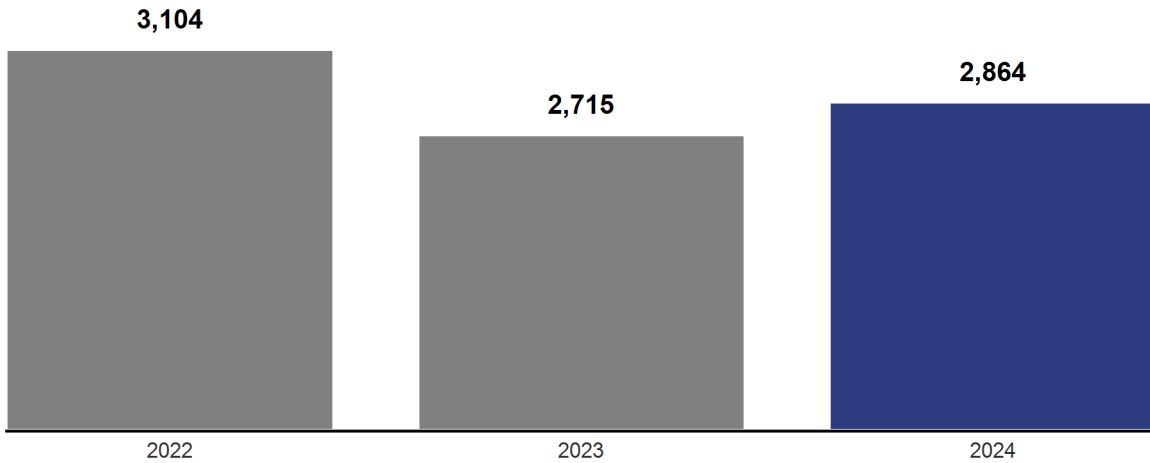


Inventory of Homes for Sale - August 2024

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

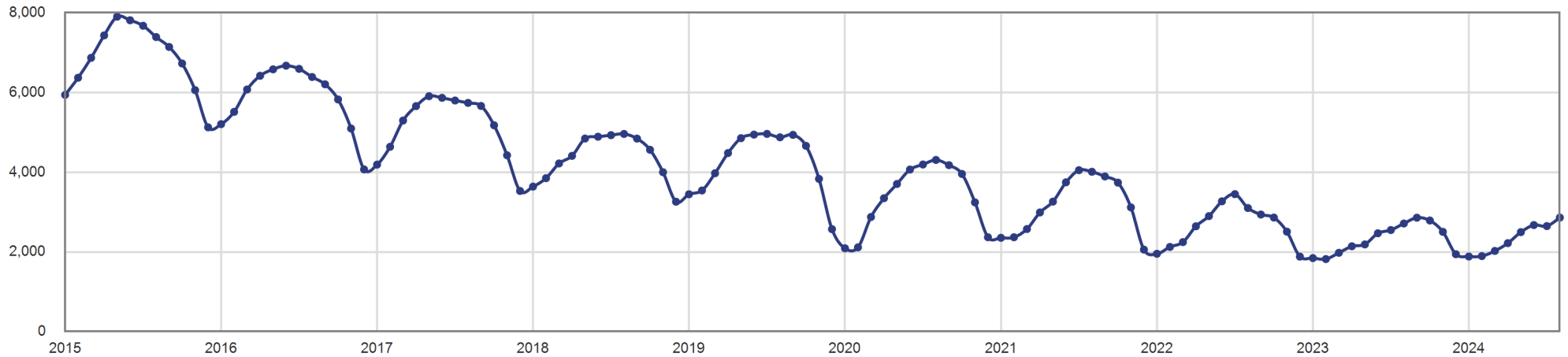


August



Month	Prior Year	Current Year	+/-
September	2,940	2,861	- 2.7%
October	2,864	2,790	- 2.6%
November	2,510	2,506	- 0.2%
December	1,884	1,944	+ 3.2%
January	1,847	1,887	+ 2.2%
February	1,823	1,897	+ 4.1%
March	1,980	2,027	+ 2.4%
April	2,144	2,222	+ 3.6%
May	2,190	2,499	+ 14.1%
June	2,470	2,676	+ 8.3%
July	2,551	2,650	+ 3.9%
August	2,715	2,864	+ 5.5%
12-Month Avg	2,327	2,402	+ 3.2%

Historical Inventory of Homes for Sale

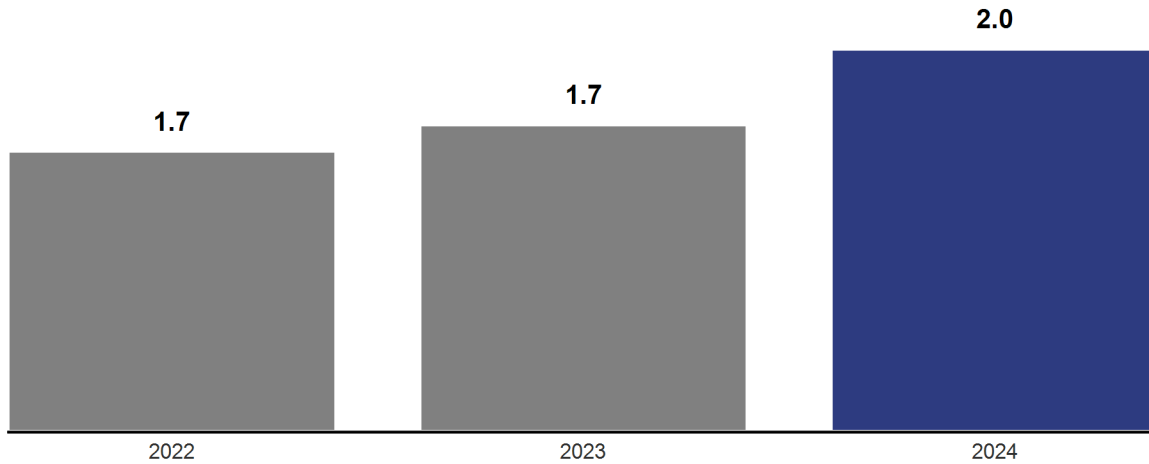


Months Supply of Inventory - August 2024

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



August



Month	Prior Year	Current Year	+/-
September	1.8	2.2	+ 21.8%
October	2.1	2.0	- 4.7%
November	2.1	2.1	- 1.5%
December	1.7	1.9	+ 15.8%
January	2.5	2.6	+ 3.3%
February	2.4	2.3	- 4.0%
March	1.9	1.9	- 0.3%
April	1.9	1.7	- 9.3%
May	1.5	1.6	+ 7.5%
June	1.5	1.8	+ 19.4%
July	1.7	1.7	+ 0.7%
August	1.7	2.0	+ 12.9%
12-Month Avg	1.9	2.0	+ 4.2%

Historical Months Supply of Inventory

