Monthly Metrics - February 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

+ 1.7%	+ 1.0%	+ 12.1%
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

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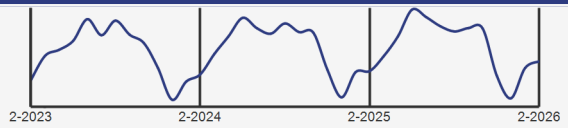
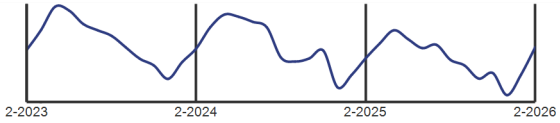
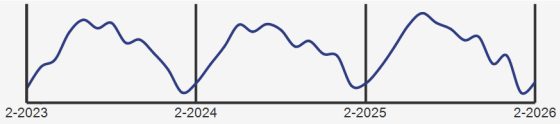
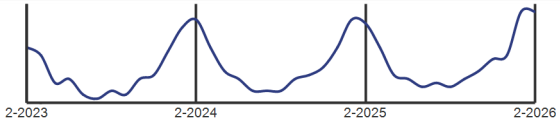
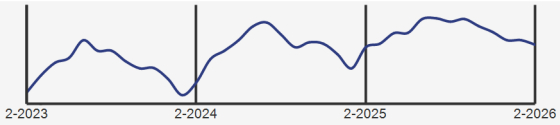
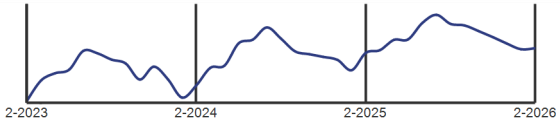
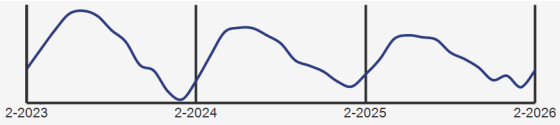
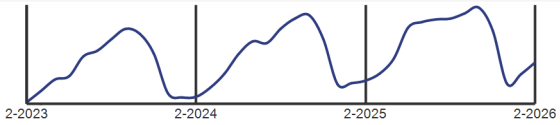
Market Overview - February 2026

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

Key Metrics	Historical Sparklines	2-2025	2-2026	+/-	YTD 2025	YTD 2026	+/-
New Listings		1,177	**1,333**	+ 13.3%	2,336	**2,558**	+ 9.5%
Pending Sales		406	**445**	+ 9.6%	--	**--**	--
Closed Sales		834	**848**	+ 1.7%	1,638	**1,569**	- 4.2%
Days on Market Until Sale		35	**38**	+ 8.6%	35	**38**	+ 8.6%
Median Sales Price		$340,000	**$343,500**	+ 1.0%	$325,000	**$347,500**	+ 6.9%
Average Sales Price		$400,673	**$408,238**	+ 1.9%	$386,857	**$407,450**	+ 5.3%
Percent of Original List Price Received		98.3%	**98.7%**	+ 0.3%	97.9%	**98.0%**	+ 0.2%
Inventory of Homes for Sale		2,127	**2,385**	+ 12.1%	--	**--**	--
Months Supply of Inventory		2.6	**2.8**	+ 10.3%	--	**--**	--

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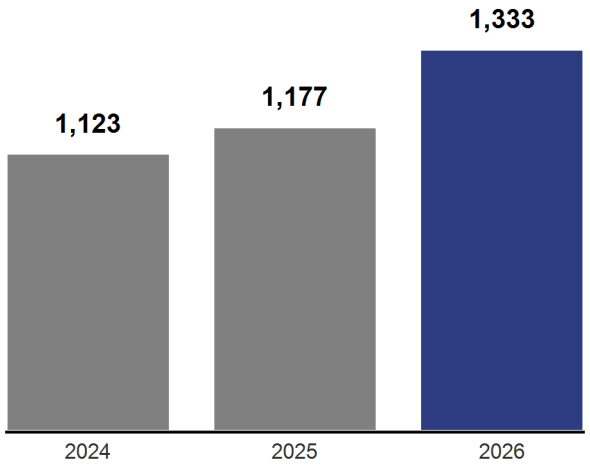
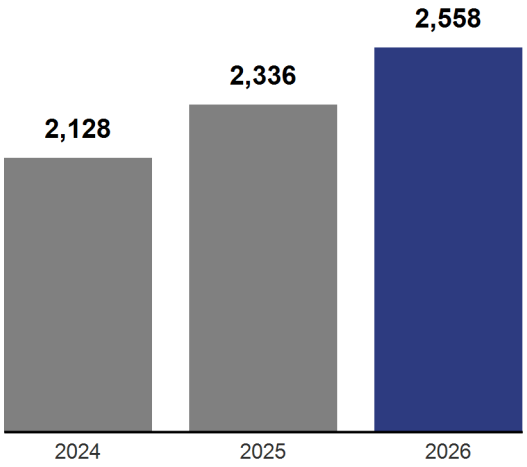
New Listings - February 2026

The number of listings that are new during the month.

February

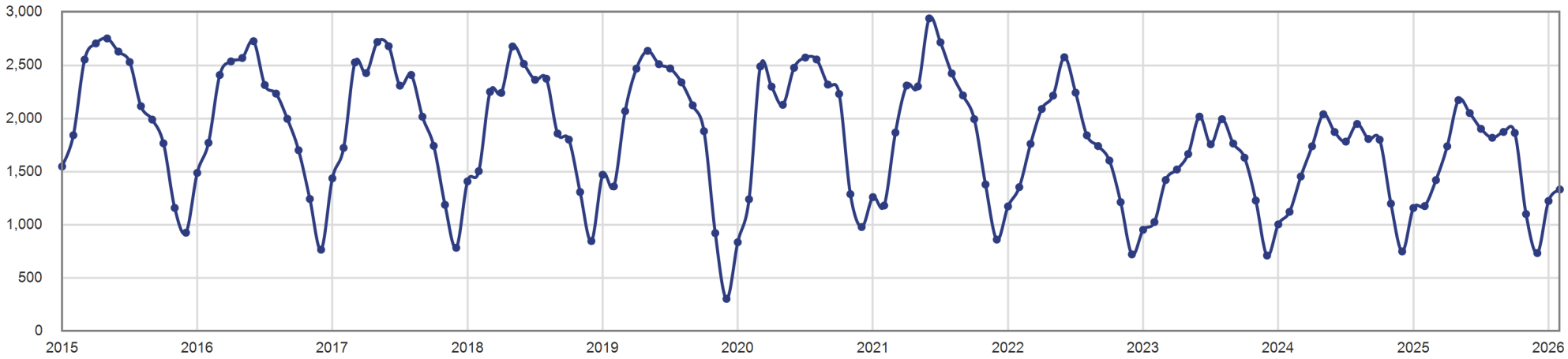


Year To Date



Month	Prior Year	Current Year	+/-
March	1,455	**1,421**	- 2.3%
April	1,739	**1,739**	0.0%
May	2,040	**2,173**	+ 6.5%
June	1,873	**2,051**	+ 9.5%
July	1,783	**1,903**	+ 6.7%
August	1,949	**1,819**	- 6.7%
September	1,808	**1,874**	+ 3.7%
October	1,801	**1,865**	+ 3.6%
November	1,200	**1,102**	- 8.2%
December	751	**735**	- 2.1%
January	1,159	**1,225**	+ 5.7%
February	1,177	**1,333**	+ 13.3%
12-Month Avg	1,561	**1,603**	+ 2.7%

Historical New Listings



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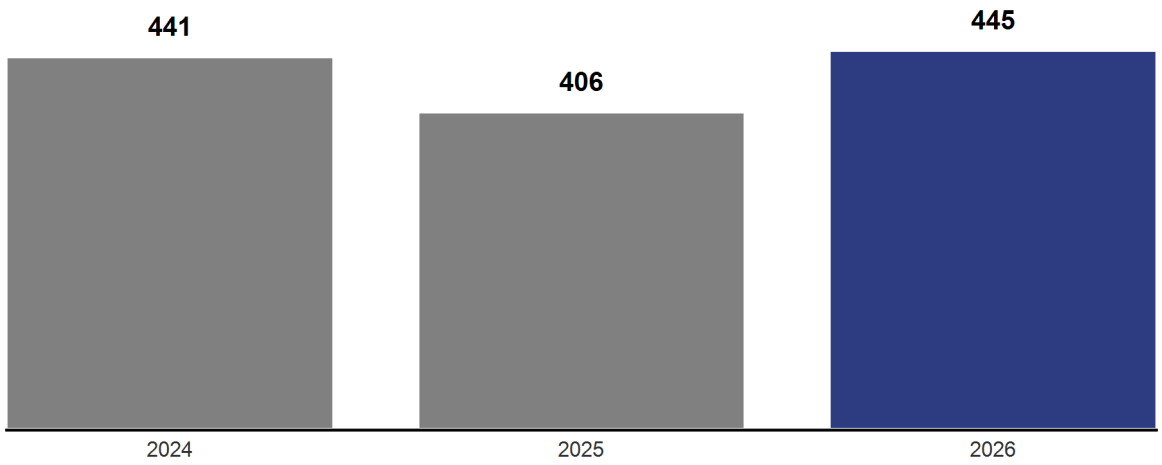
Pending Sales - February 2026

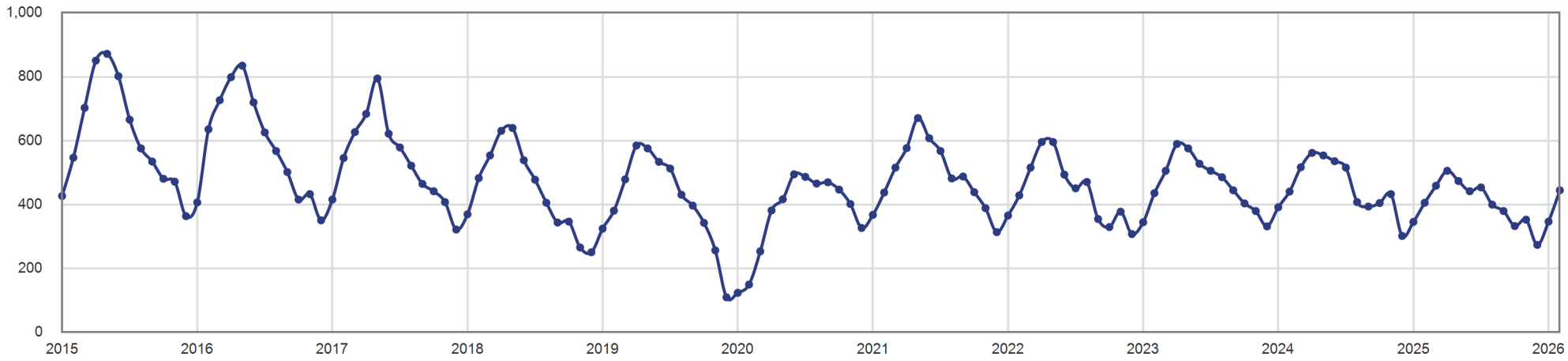
The number of listings that are Under Contract at the end of the month.

February



Month	Prior Year	Current Year	+/-
March	517	**459**	- 11.2%
April	562	**506**	- 10.0%
May	554	**474**	- 14.4%
June	536	**442**	- 17.5%
July	516	**454**	- 12.0%
August	408	**400**	- 2.0%
September	394	**380**	- 3.6%
October	405	**333**	- 17.8%
November	433	**353**	- 18.5%
December	302	**274**	- 9.3%
January	346	**347**	+ 0.3%
February	406	**445**	+ 9.6%
12-Month Avg	448	**406**	- 9.5%

Historical Pending Sales



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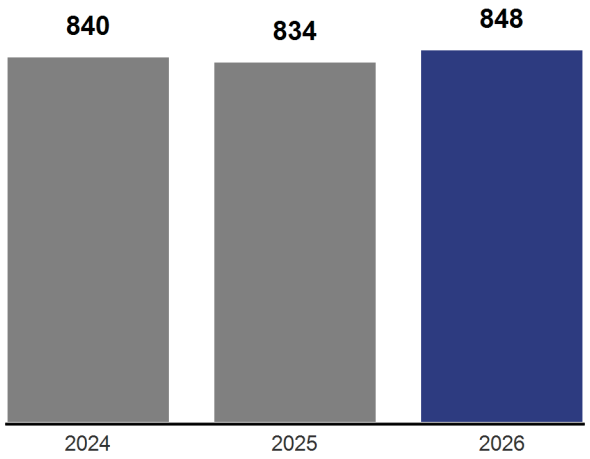
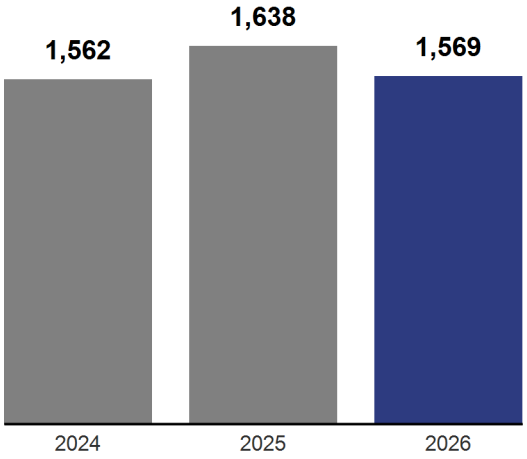
Closed Sales - February 2026

The number of listings that closed during the month.

February

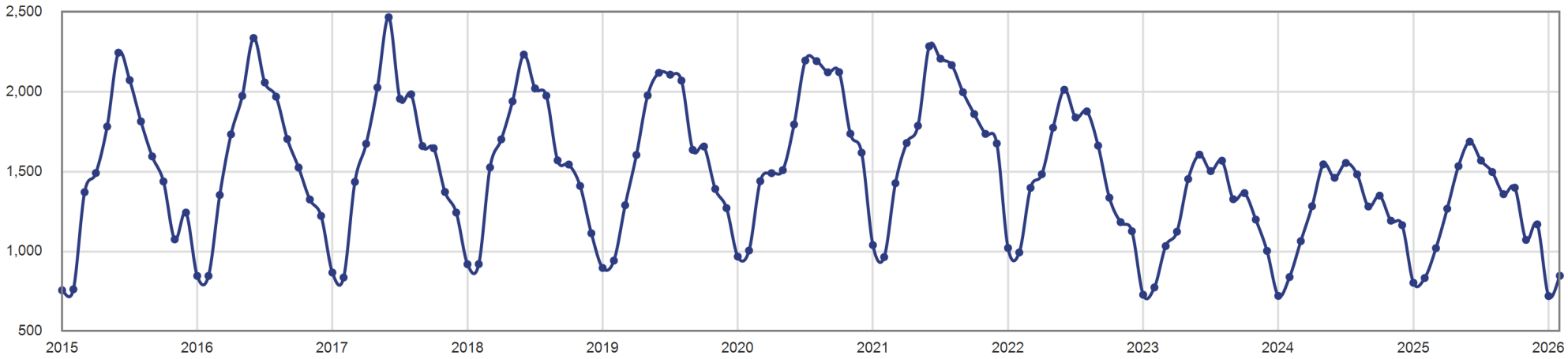


Year To Date



Month	Prior Year	Current Year	+/-
March	1,065	**1,021**	- 4.1%
April	1,284	**1,268**	- 1.2%
May	1,546	**1,535**	- 0.7%
June	1,462	**1,688**	+ 15.5%
July	1,555	**1,570**	+ 1.0%
August	1,483	**1,498**	+ 1.0%
September	1,282	**1,359**	+ 6.0%
October	1,350	**1,400**	+ 3.7%
November	1,193	**1,073**	- 10.1%
December	1,165	**1,170**	+ 0.4%
January	804	**721**	- 10.3%
February	834	**848**	+ 1.7%
12-Month Avg	1,252	**1,263**	+ 0.9%

Historical Closed Sales



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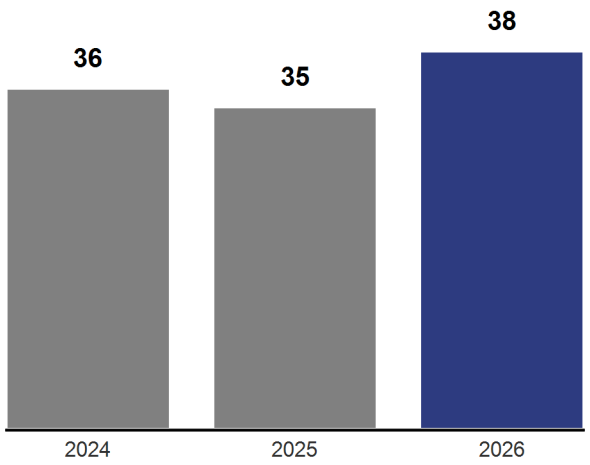
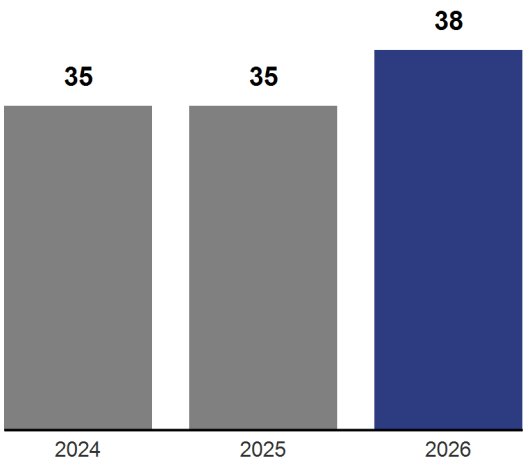
Days on Market Until Sale - February 2026

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

February

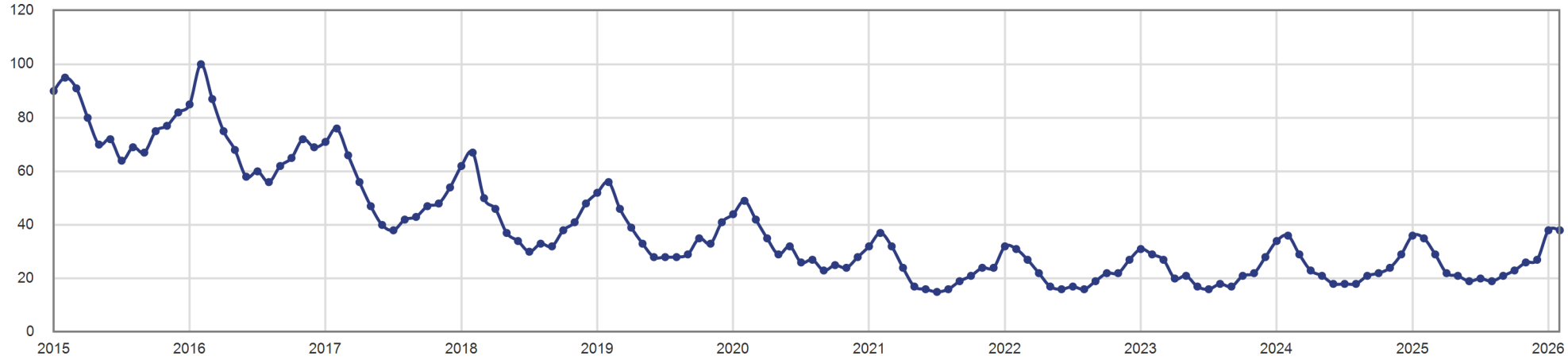


Year To Date



Month	Prior Year	Current Year	+/-
March	29	**29**	0.0%
April	23	**22**	- 4.3%
May	21	**21**	0.0%
June	18	**19**	+ 5.6%
July	18	**20**	+ 11.1%
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	**38**	+ 5.6%
February	35	**38**	+ 8.6%
12-Month Avg	23	**24**	+ 4.3%

Historical Days on Market Until Sale



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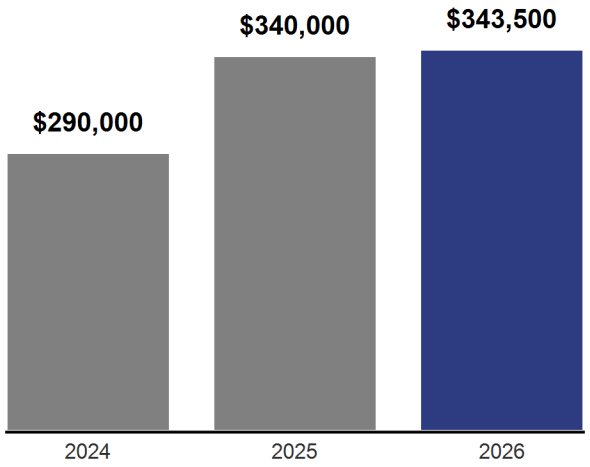
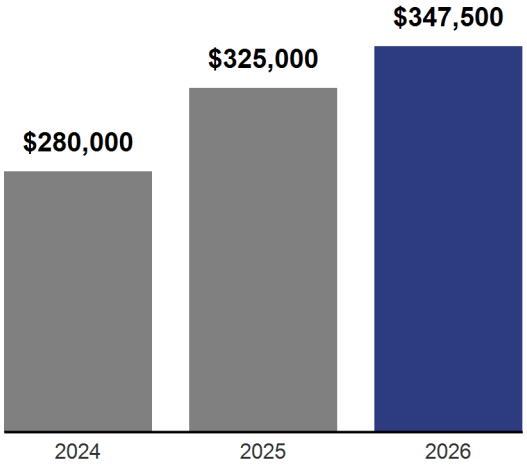
Median Sales Price - February 2026

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

February

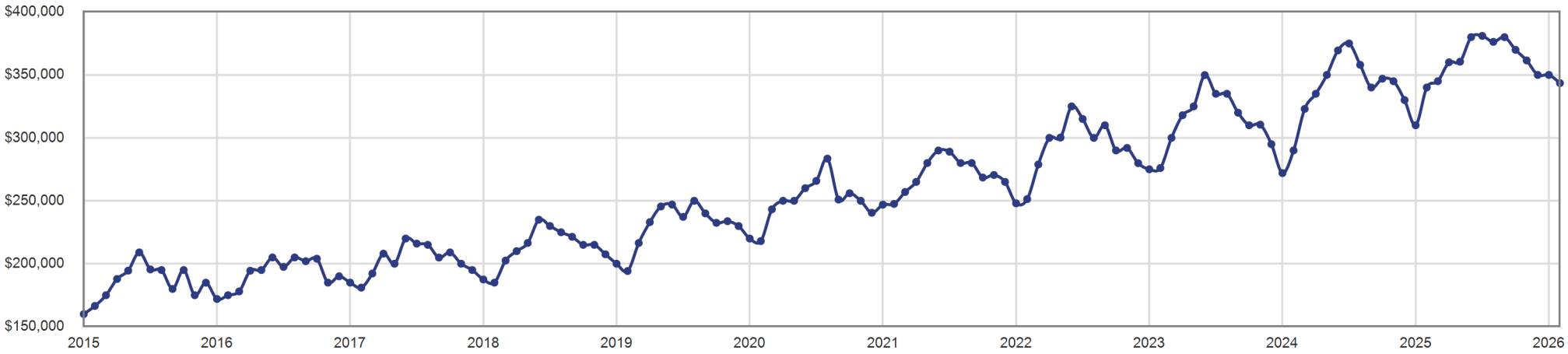


Year To Date



Month	Prior Year	Current Year	+/-
March	$323,000	**$345,000**	+ 6.8%
April	$335,000	**$360,000**	+ 7.5%
May	$350,000	**$360,500**	+ 3.0%
June	$369,450	**$380,000**	+ 2.9%
July	$375,000	**$381,000**	+ 1.6%
August	$358,000	**$376,250**	+ 5.1%
September	$340,000	**$380,000**	+ 11.8%
October	$347,000	**$369,900**	+ 6.6%
November	$345,000	**$361,500**	+ 4.8%
December	$330,000	**$350,000**	+ 6.1%
January	$310,000	**$350,000**	+ 12.9%
February	$340,000	**$343,500**	+ 1.0%
12-Month Med	$345,000	**$365,000**	+ 5.8%

Historical Median Sales Price



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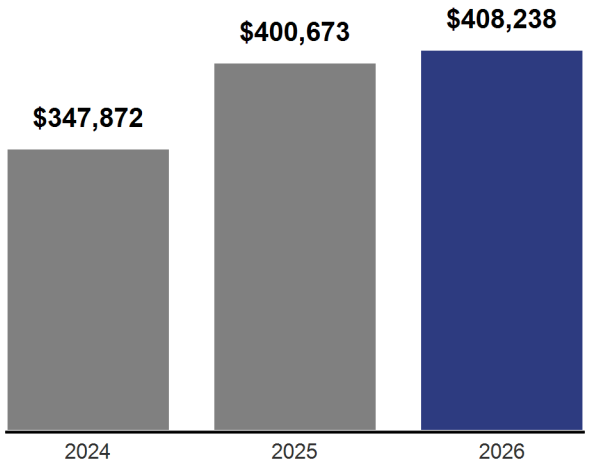
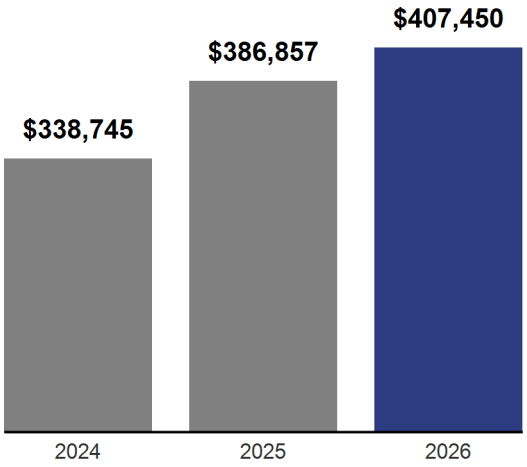
Average Sales Price - February 2026

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

February

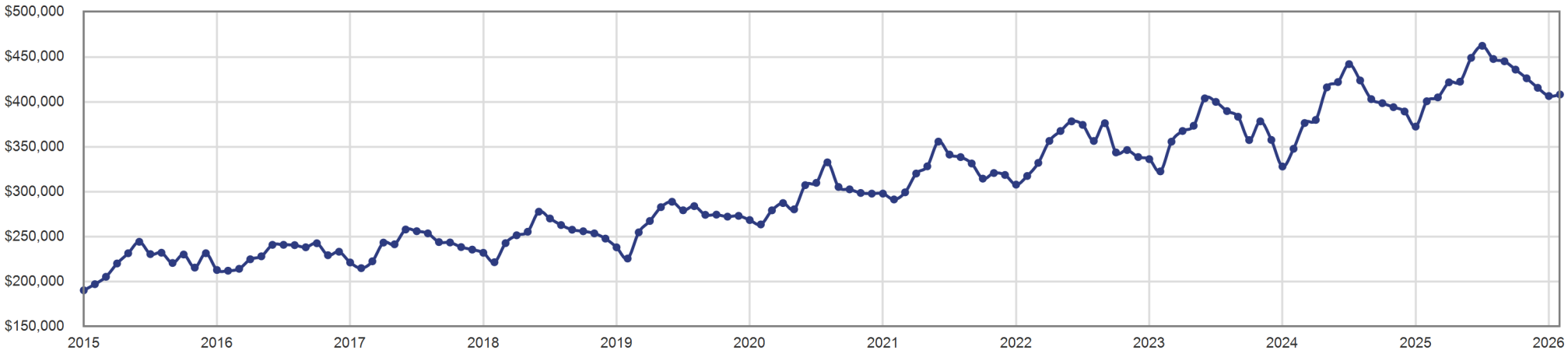


Year To Date



Month	Prior Year	Current Year	+/-
March	$376,490	**$405,005**	+ 7.6%
April	$379,966	**$421,757**	+ 11.0%
May	$416,147	**$422,472**	+ 1.5%
June	$422,073	**$448,977**	+ 6.4%
July	$441,986	**$462,354**	+ 4.6%
August	$423,833	**$447,713**	+ 5.6%
September	$403,093	**$445,133**	+ 10.4%
October	$398,571	**$435,897**	+ 9.4%
November	$394,129	**$426,232**	+ 8.1%
December	$389,336	**$415,668**	+ 6.8%
January	$372,526	**$406,523**	+ 9.1%
February	$400,673	**$408,238**	+ 1.9%
12-Month Avg	$404,539	**$432,275**	+ 6.9%

Historical Average Sales Price



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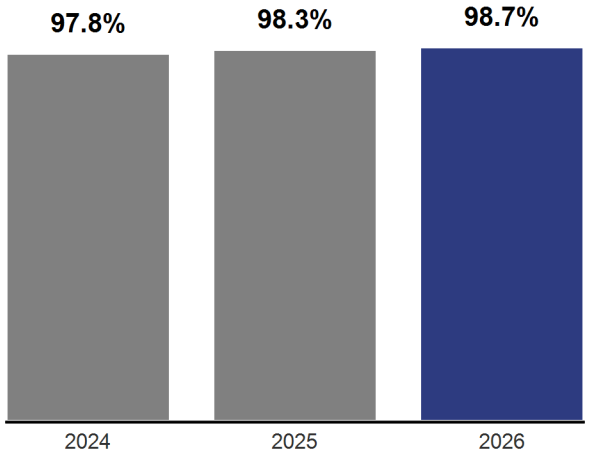
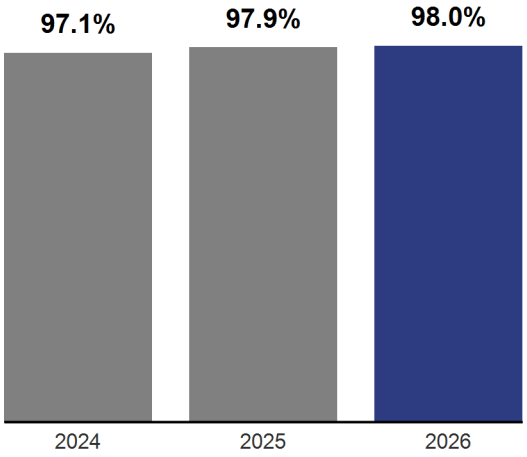
Percent of Original List Price Received - February 2026

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

February

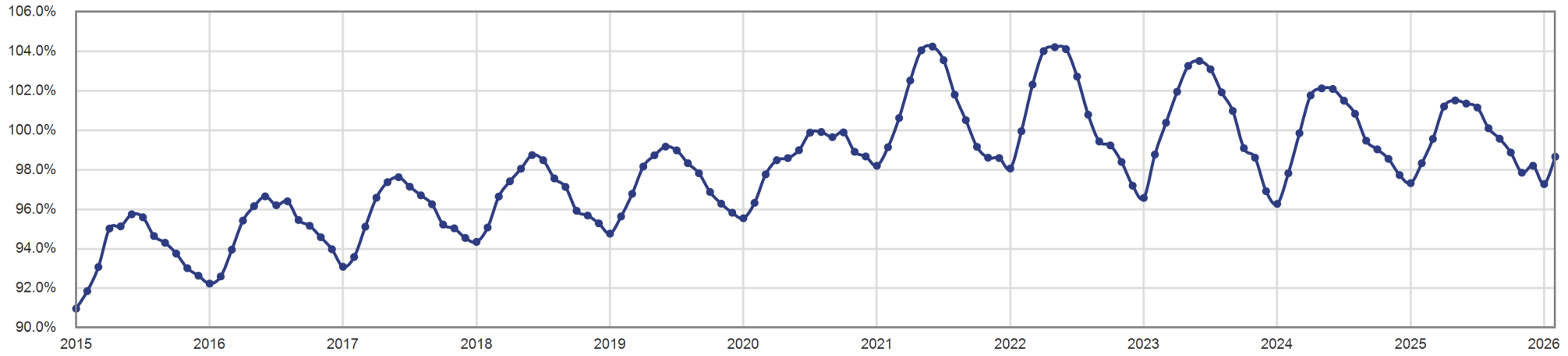


Year To Date



Month	Prior Year	Current Year	+/-
March	99.9%	**99.6%**	- 0.3%
April	101.8%	**101.2%**	- 0.6%
May	102.1%	**101.5%**	- 0.6%
June	102.1%	**101.4%**	- 0.7%
July	101.5%	**101.2%**	- 0.3%
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%**	- 0.1%
February	98.3%	**98.7%**	+ 0.3%
12-Month Avg	100.2%	**99.9%**	- 0.3%

Historical Percent of Original List Price Received



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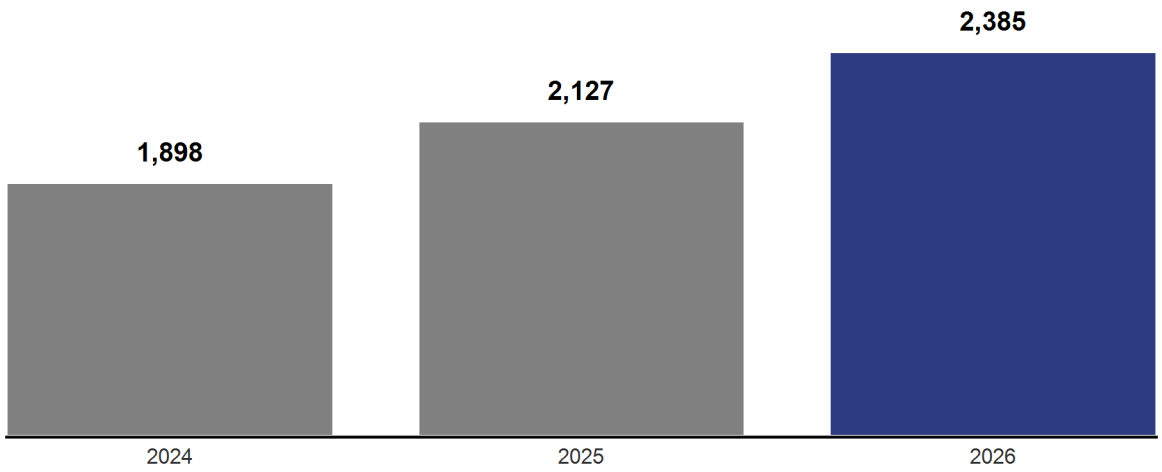
Inventory of Homes for Sale - February 2026

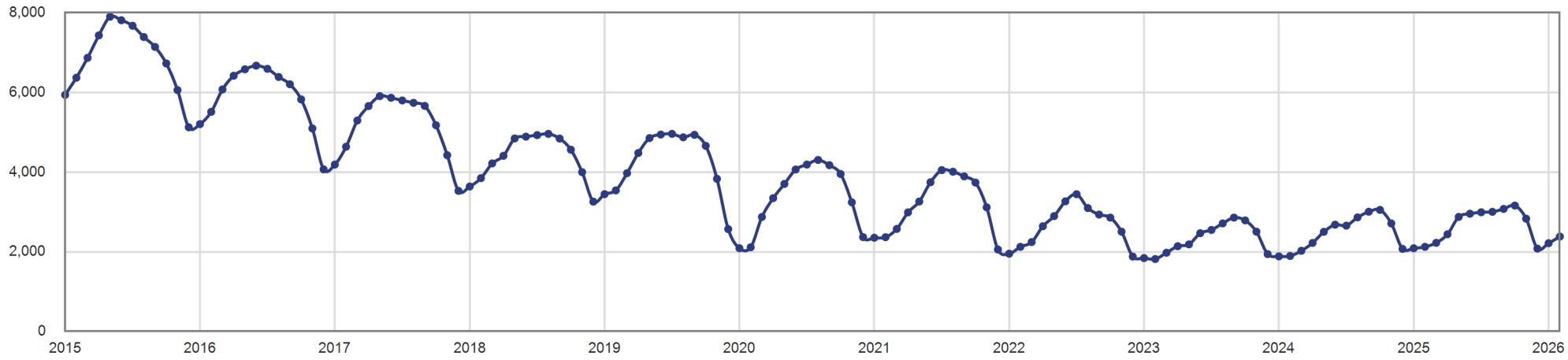
The number of listings that are in Active status at the end of the month.

February



Month	Prior Year	Current Year	+/-
March	2,028	**2,228**	+ 9.9%
April	2,225	**2,442**	+ 9.8%
May	2,504	**2,878**	+ 14.9%
June	2,683	**2,958**	+ 10.2%
July	2,659	**2,995**	+ 12.6%
August	2,866	**3,006**	+ 4.9%
September	3,008	**3,079**	+ 2.4%
October	3,054	**3,163**	+ 3.6%
November	2,714	**2,834**	+ 4.4%
December	2,076	**2,083**	+ 0.3%
January	2,091	**2,218**	+ 6.1%
February	2,127	**2,385**	+ 12.1%
12-Month Avg	2,503	**2,689**	+ 7.4%

Historical Inventory of Homes for Sale



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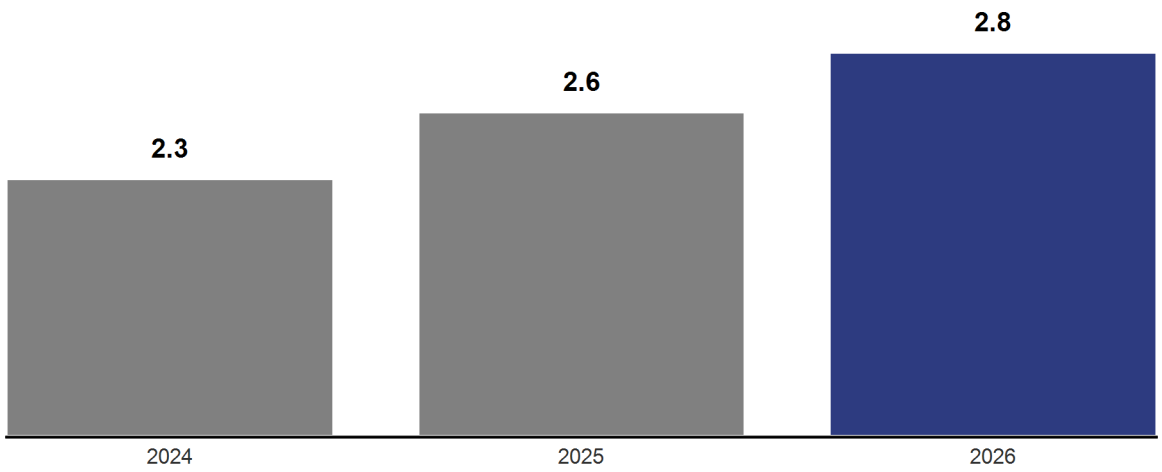
Months Supply of Inventory - February 2026

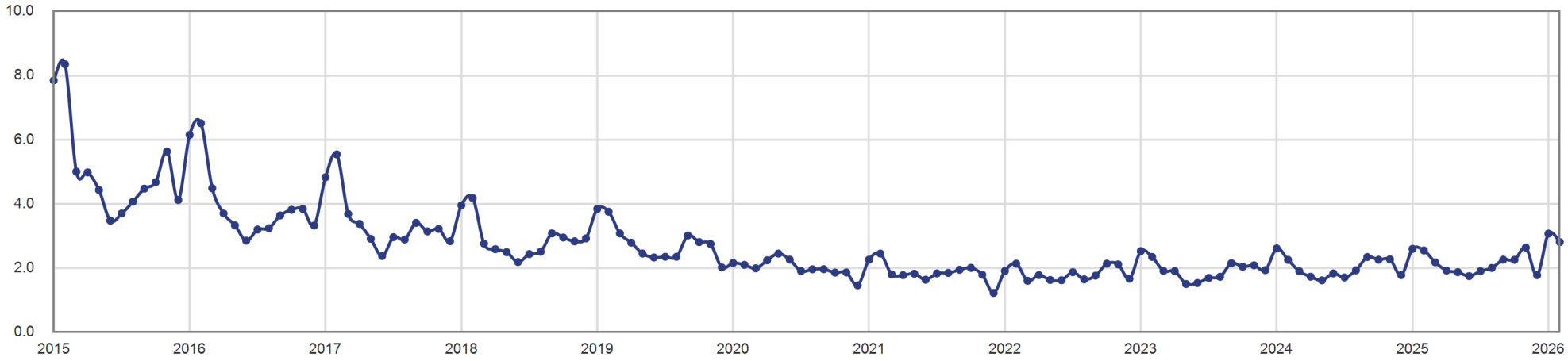
The number of active listings at the end of the month divided by the number of closed listings during the month.

February



Month	Prior Year	Current Year	+/-
March	1.9	**2.2**	+ 14.6%
April	1.7	**1.9**	+ 11.1%
May	1.6	**1.9**	+ 15.8%
June	1.8	**1.8**	- 4.5%
July	1.7	**1.9**	+ 11.6%
August	1.9	**2.0**	+ 3.8%
September	2.3	**2.3**	- 3.4%
October	2.3	**2.3**	- 0.1%
November	2.3	**2.6**	+ 16.1%
December	1.8	**1.8**	- 0.1%
January	2.6	**3.1**	+ 18.3%
February	2.6	**2.8**	+ 10.3%
12-Month Avg	2.0	**2.2**	+ 7.9%

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