

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

- 0.9%	+ 6.1%	+ 0.3%
Change in Closed Sales	Change in Median Sales Price	Change in Inventory

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Market Overview - December 2025

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



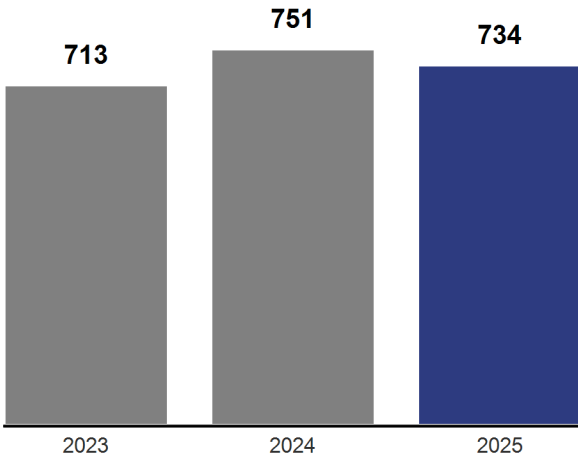
Key Metrics	Historical Sparklines	12-2024	12-2025	+/-	YTD 2024	YTD 2025	+/-
New Listings		751	734	- 2.3%	18,527	19,020	+ 2.7%
Pending Sales		302	286	- 5.3%	--	--	--
Closed Sales		1,165	1,154	- 0.9%	14,947	15,196	+ 1.7%
Days on Market Until Sale		29	27	- 6.9%	23	24	+ 4.4%
Median Sales Price		\$330,000	\$350,000	+ 6.1%	\$340,000	\$362,000	+ 6.5%
Average Sales Price		\$389,336	\$417,873	+ 7.3%	\$399,601	\$430,225	+ 7.7%
Percent of Original List Price Received		97.7%	98.3%	+ 0.6%	100.1%	99.9%	- 0.2%
Inventory of Homes for Sale		2,076	2,083	+ 0.3%	--	--	--
Months Supply of Inventory		1.8	1.8	+ 1.3%	--	--	--

New Listings - December 2025

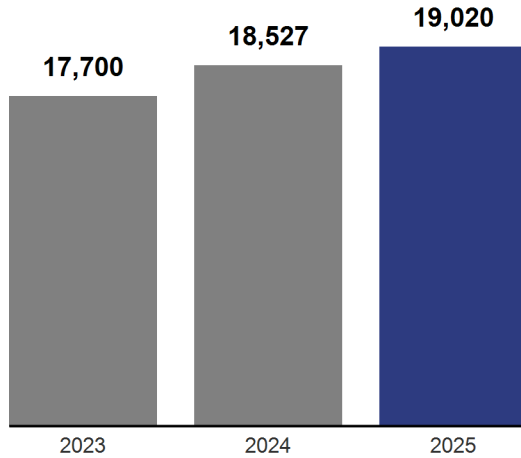
The number of listings that are new during the month.



December

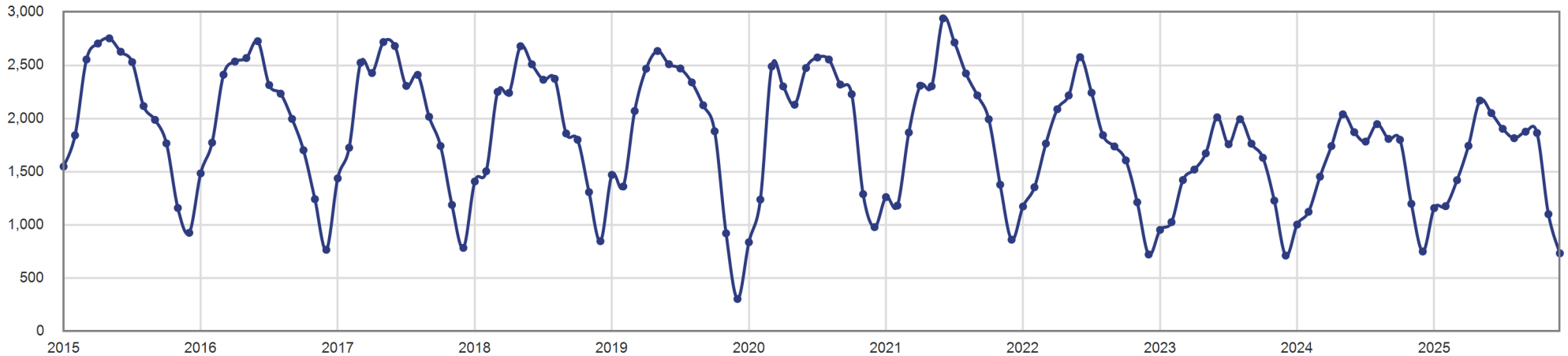


Year To Date



Month	Prior Year	Current Year	+/-
January	1,004	1,159	+ 15.4%
February	1,124	1,177	+ 4.7%
March	1,454	1,421	- 2.3%
April	1,741	1,744	+ 0.2%
May	2,040	2,169	+ 6.3%
June	1,872	2,052	+ 9.6%
July	1,784	1,904	+ 6.7%
August	1,948	1,816	- 6.8%
September	1,809	1,877	+ 3.8%
October	1,801	1,865	+ 3.6%
November	1,199	1,102	- 8.1%
December	751	734	- 2.3%
12-Month Avg	1,544	1,585	+ 2.7%

Historical New Listings

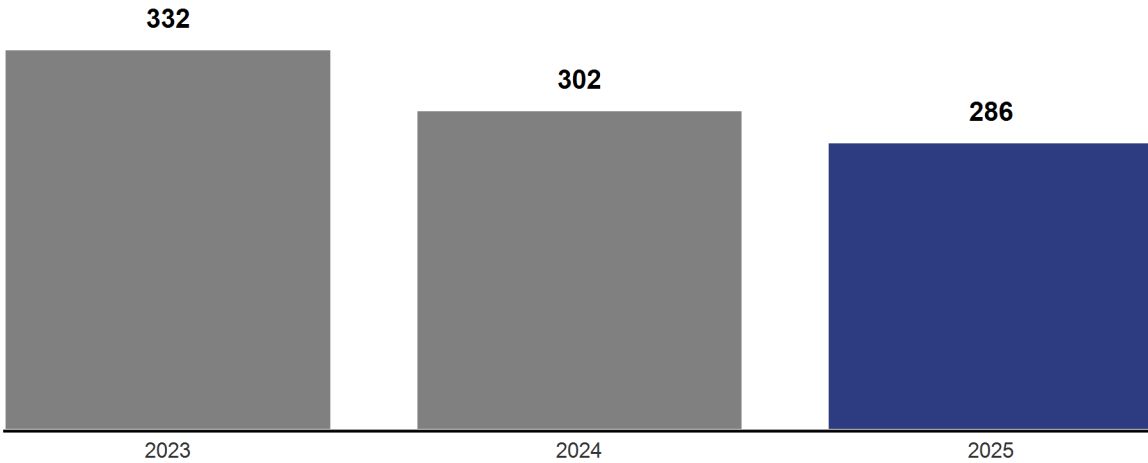


Pending Sales - December 2025

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

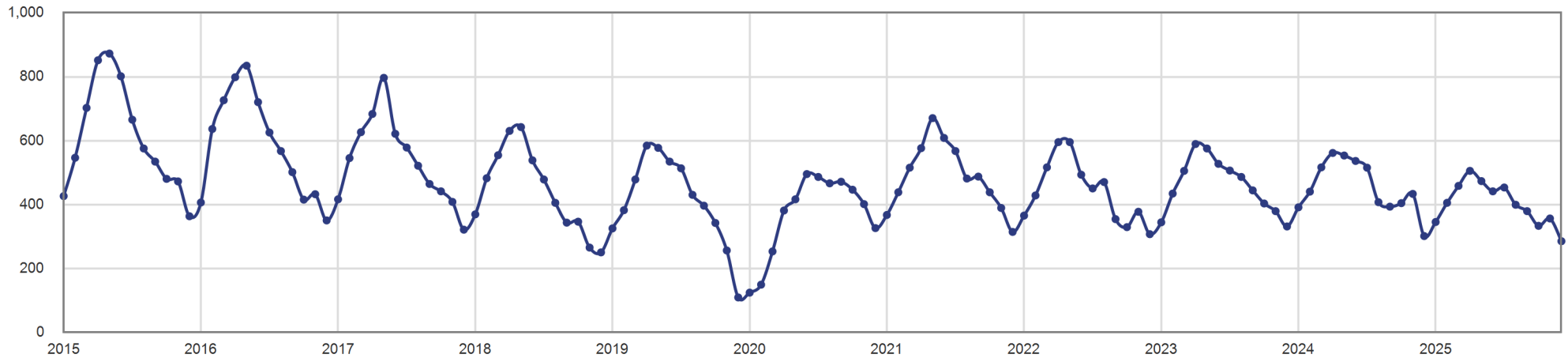


December



Month	Prior Year	Current Year	+/-
January	392	346	- 11.7%
February	441	406	- 7.9%
March	517	459	- 11.2%
April	562	506	- 10.0%
May	554	474	- 14.4%
June	537	442	- 17.7%
July	516	454	- 12.0%
August	408	400	- 2.0%
September	394	380	- 3.6%
October	405	334	- 17.5%
November	434	357	- 17.7%
December	302	286	- 5.3%
12-Month Avg	455	404	- 11.3%

Historical Pending Sales

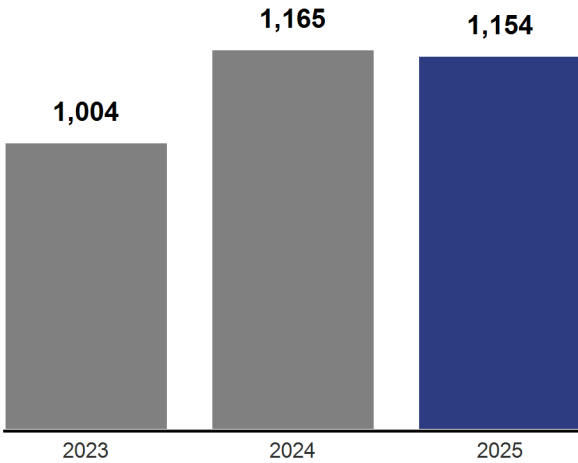


Closed Sales - December 2025

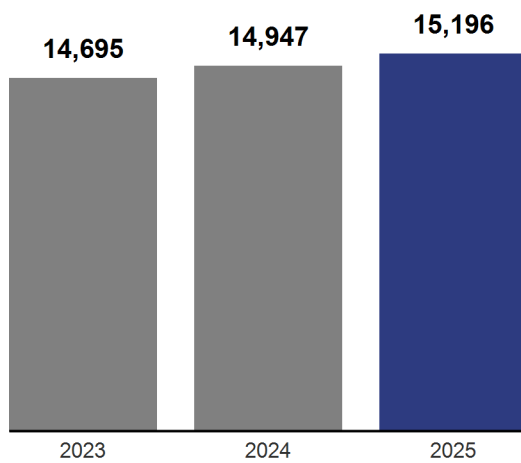
The number of listings that closed during the month.



December

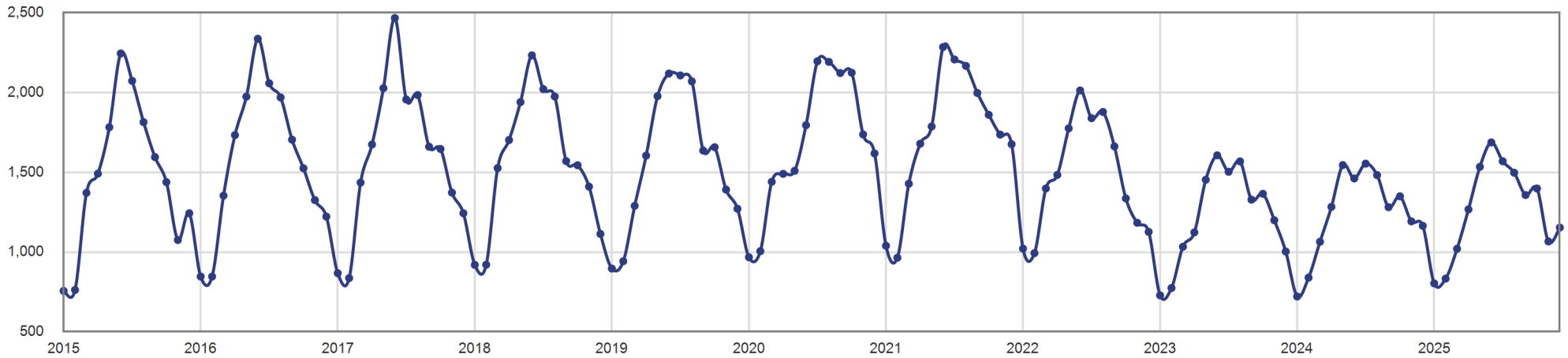


Year To Date



Month	Prior Year	Current Year	+/-
January	722	804	+ 11.4%
February	840	834	- 0.7%
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	1,358	+ 5.9%
October	1,350	1,399	+ 3.6%
November	1,193	1,067	- 10.6%
December	1,165	1,154	- 0.9%
12-Month Avg	1,246	1,266	+ 1.7%

Historical Closed Sales

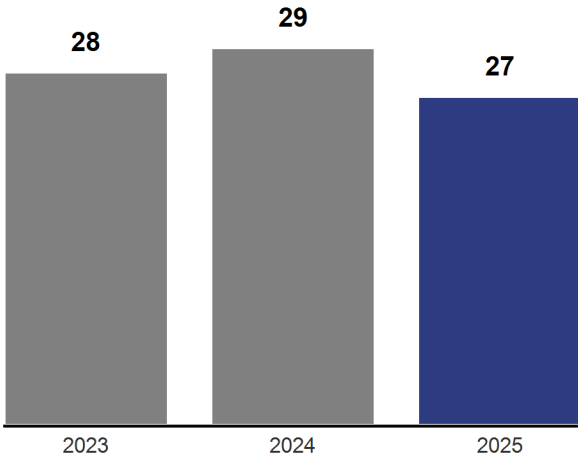


Days on Market Until Sale - December 2025

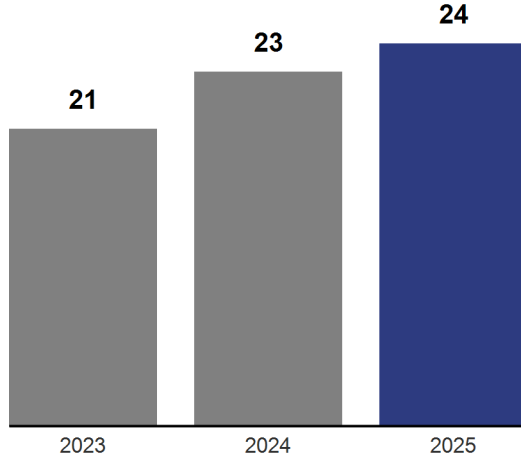
The average Days On Market value for all listings that closed during the month.



December

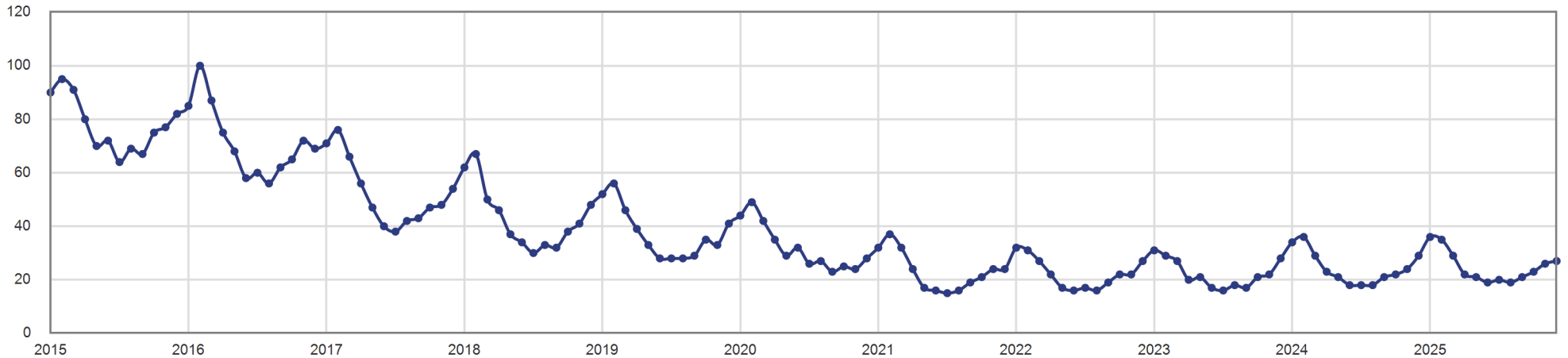


Year To Date



Month	Prior Year	Current Year	+/-
January	34	36	+ 5.9%
February	36	35	- 2.8%
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%
12-Month Avg	23	24	+ 4.3%

Historical Days on Market Until Sale

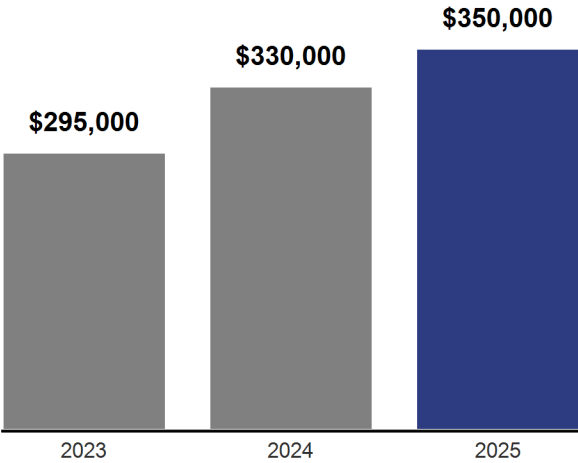


Median Sales Price - December 2025

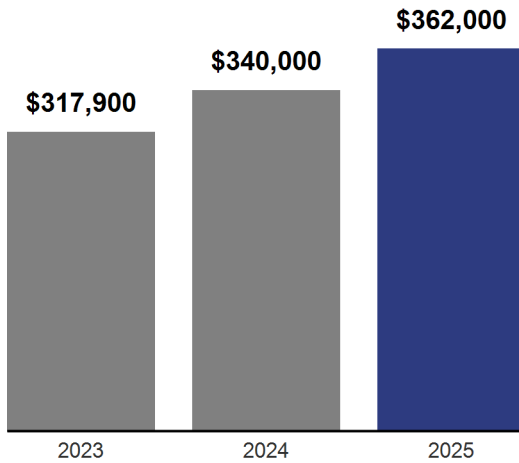
The median sales price of all listings that closed during the month.



December

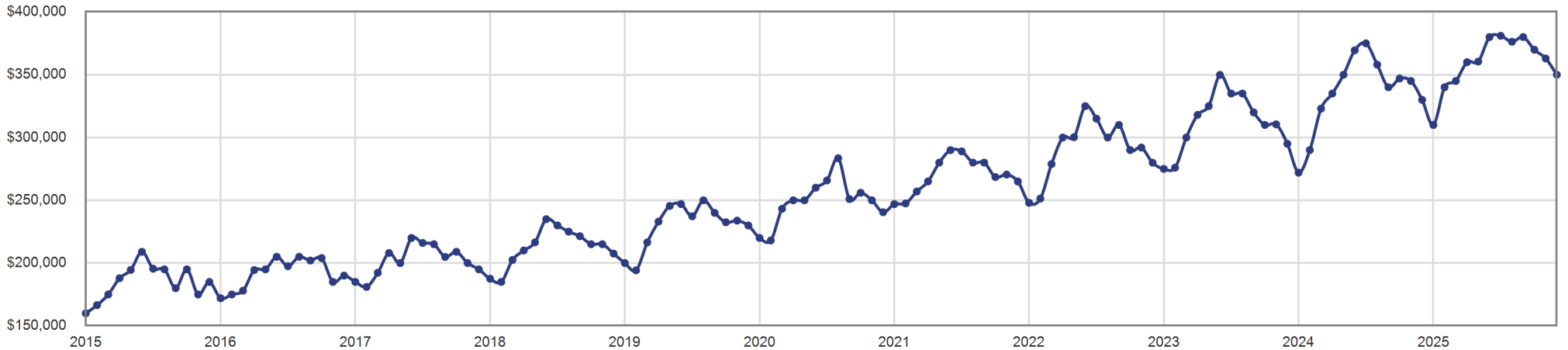


Year To Date



Month	Prior Year	Current Year	+/-
January	\$272,000	\$310,000	+ 14.0%
February	\$290,000	\$340,000	+ 17.2%
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	\$363,000	+ 5.2%
December	\$330,000	\$350,000	+ 6.1%
12-Month Med	\$340,000	\$362,000	+ 6.5%

Historical Median Sales Price

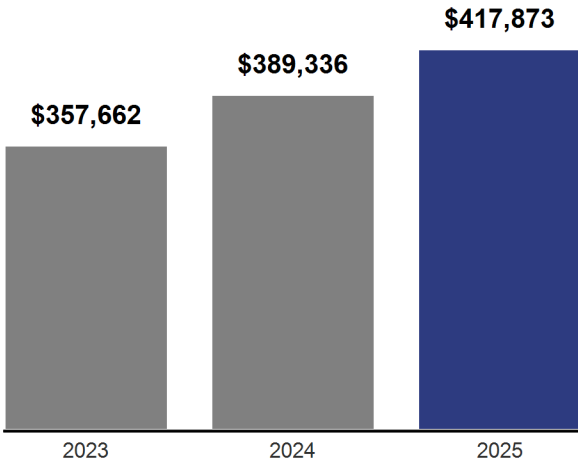


Average Sales Price - December 2025

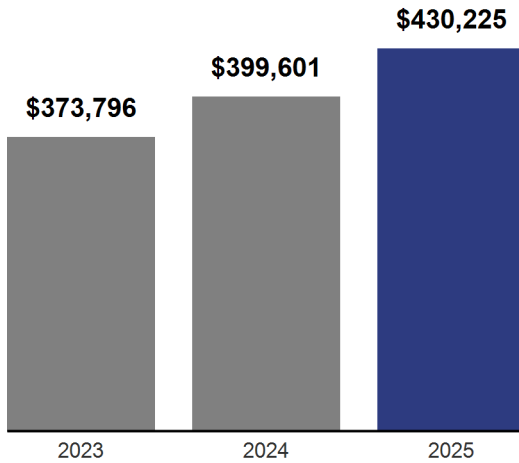
The average sales price of all listings that closed during the month.



December

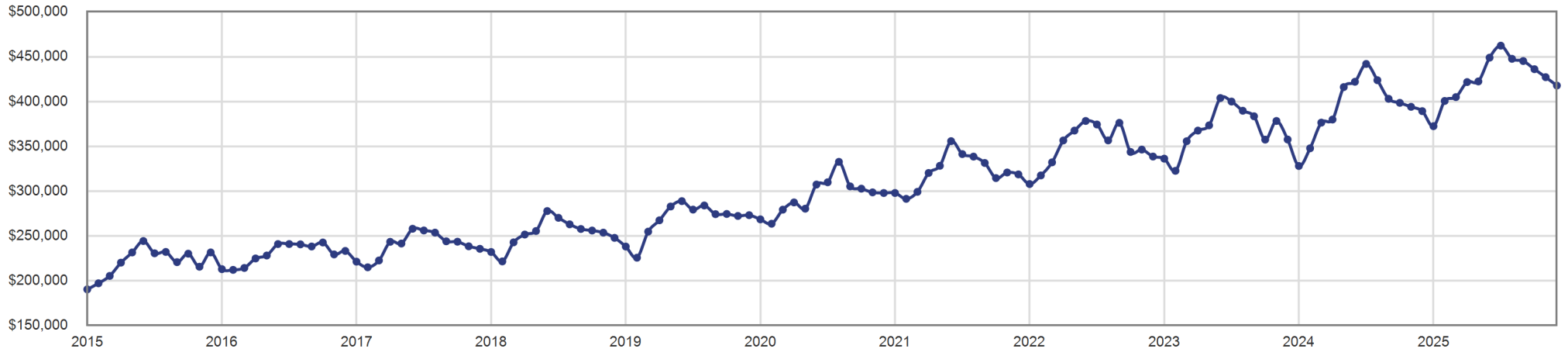


Year To Date



Month	Prior Year	Current Year	+/-
January	\$328,126	\$372,526	+ 13.5%
February	\$347,872	\$400,673	+ 15.2%
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	\$447,685	+ 5.6%
September	\$403,093	\$445,225	+ 10.5%
October	\$398,571	\$436,133	+ 9.4%
November	\$394,129	\$427,211	+ 8.4%
December	\$389,336	\$417,873	+ 7.3%
12-Month Avg	\$399,601	\$430,225	+ 7.7%

Historical Average Sales Price

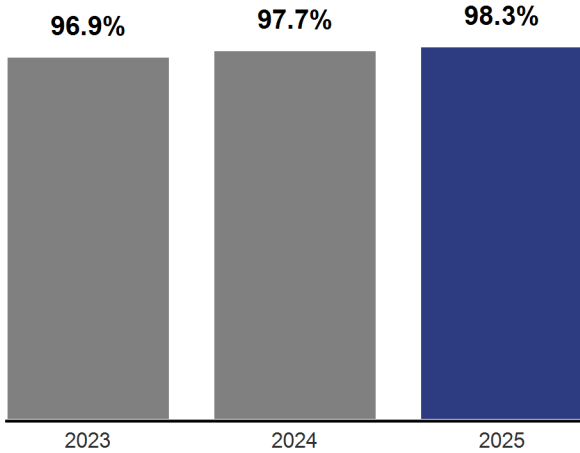


Percent of Original List Price Received - December 2025

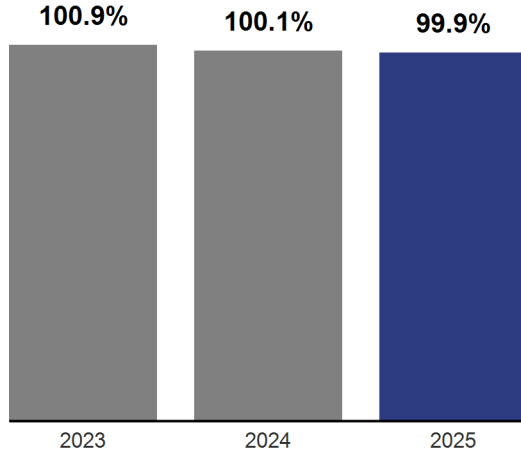


The average sales to original list price ratio for all listings that closed during the month.

December

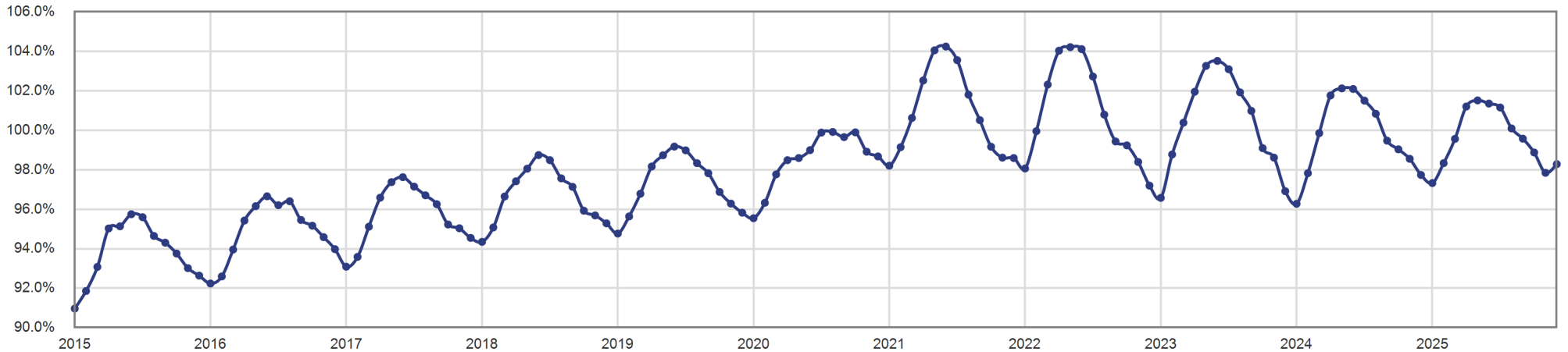


Year To Date



Month	Prior Year	Current Year	+/-
January	96.3%	97.3%	+ 1.1%
February	97.8%	98.3%	+ 0.5%
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%	98.3%	+ 0.6%
12-Month Avg	100.1%	99.9%	- 0.2%

Historical Percent of Original List Price Received

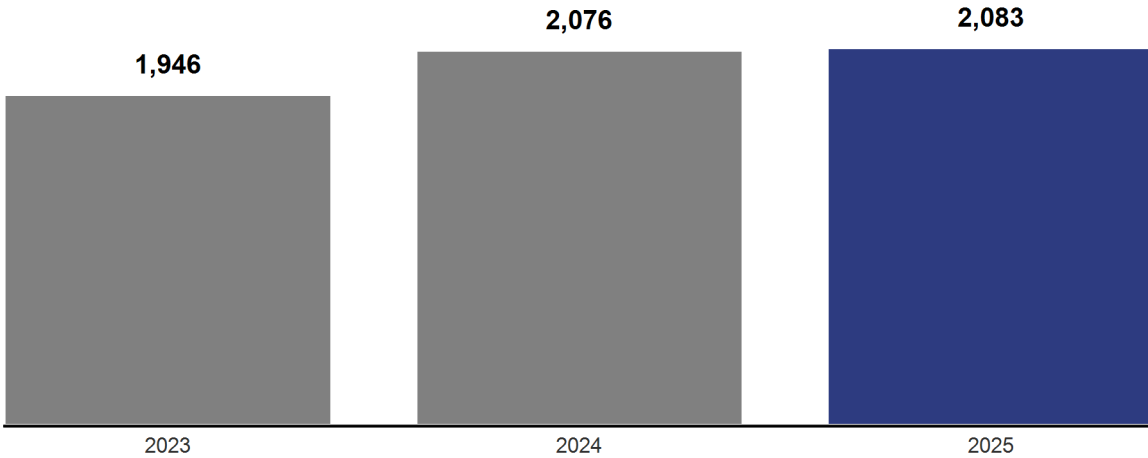


Inventory of Homes for Sale - December 2025

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

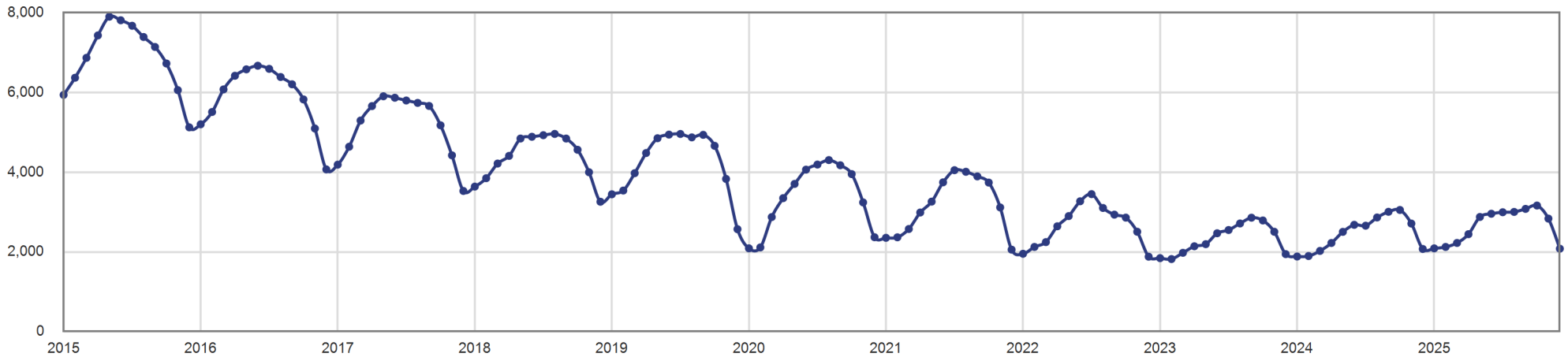


December



Month	Prior Year	Current Year	+/-
January	1,887	2,091	+ 10.8%
February	1,899	2,127	+ 12.0%
March	2,027	2,227	+ 9.9%
April	2,226	2,447	+ 9.9%
May	2,505	2,879	+ 14.9%
June	2,682	2,960	+ 10.4%
July	2,660	2,998	+ 12.7%
August	2,866	3,006	+ 4.9%
September	3,009	3,082	+ 2.4%
October	3,055	3,166	+ 3.6%
November	2,713	2,838	+ 4.6%
December	2,076	2,083	+ 0.3%
12-Month Avg	2,467	2,659	+ 7.8%

Historical Inventory of Homes for Sale

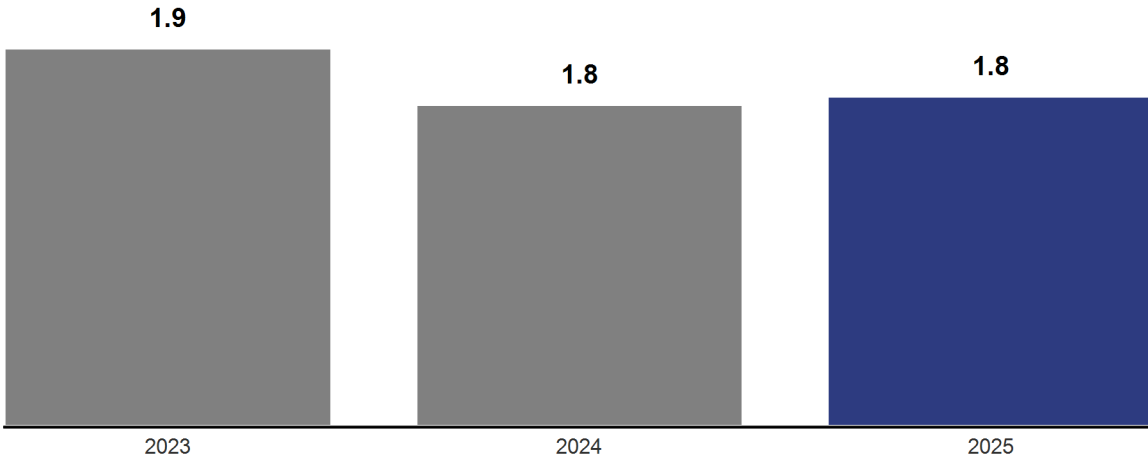


Months Supply of Inventory - December 2025

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

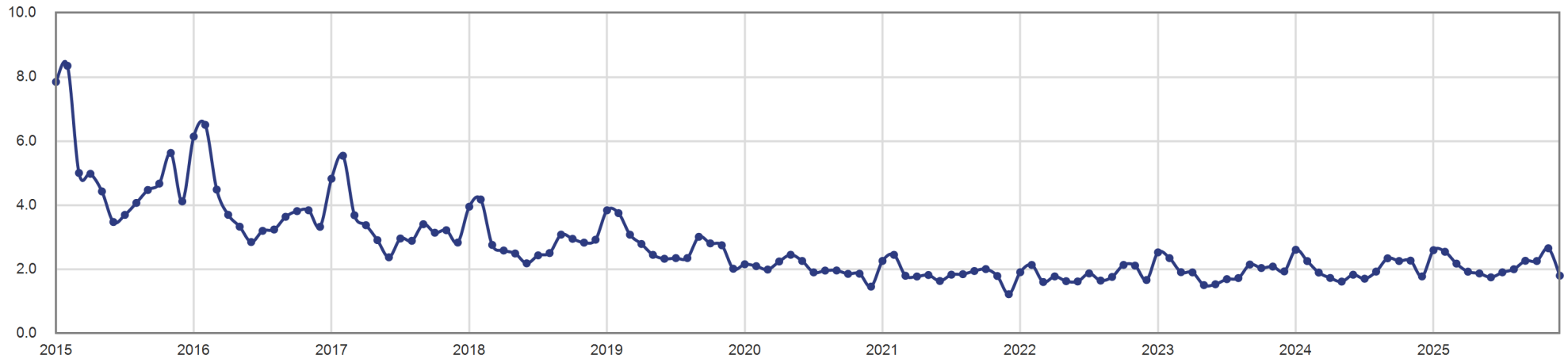


December



Month	Prior Year	Current Year	+/-
January	2.6	2.6	- 0.5%
February	2.3	2.6	+ 12.8%
March	1.9	2.2	+ 14.6%
April	1.7	1.9	+ 11.3%
May	1.6	1.9	+ 15.8%
June	1.8	1.8	- 4.4%
July	1.7	1.9	+ 11.6%
August	1.9	2.0	+ 3.8%
September	2.3	2.3	- 3.3%
October	2.3	2.3	0.0%
November	2.3	2.7	+ 17.0%
December	1.8	1.8	+ 1.3%
12-Month Avg	2.0	2.2	+ 6.3%

Historical Months Supply of Inventory



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