

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

Market Overview - February 2026

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



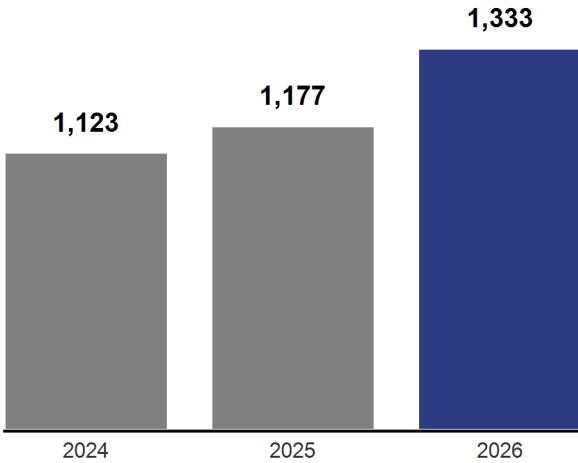
Key Metrics	Historical Sparklines	2-2025	2-2026	+/-	YTD 2025	YTD 2026	+/-
New Listings		1,177	1,333	+ 13.3%	2,336	2,558	+ 9.5%
Pending Sales		406	445	+ 9.6%	--	--	--
Closed Sales		834	848	+ 1.7%	1,638	1,569	- 4.2%
Days on Market Until Sale		35	38	+ 8.6%	35	38	+ 8.6%
Median Sales Price		\$340,000	\$343,500	+ 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%	--	--	--

New Listings - February 2026

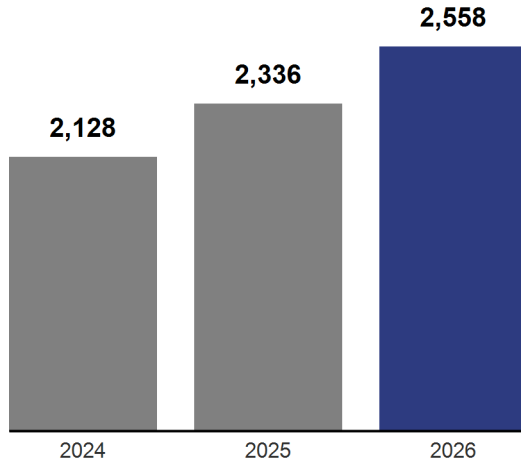
The number of listings that are new during the month.



February

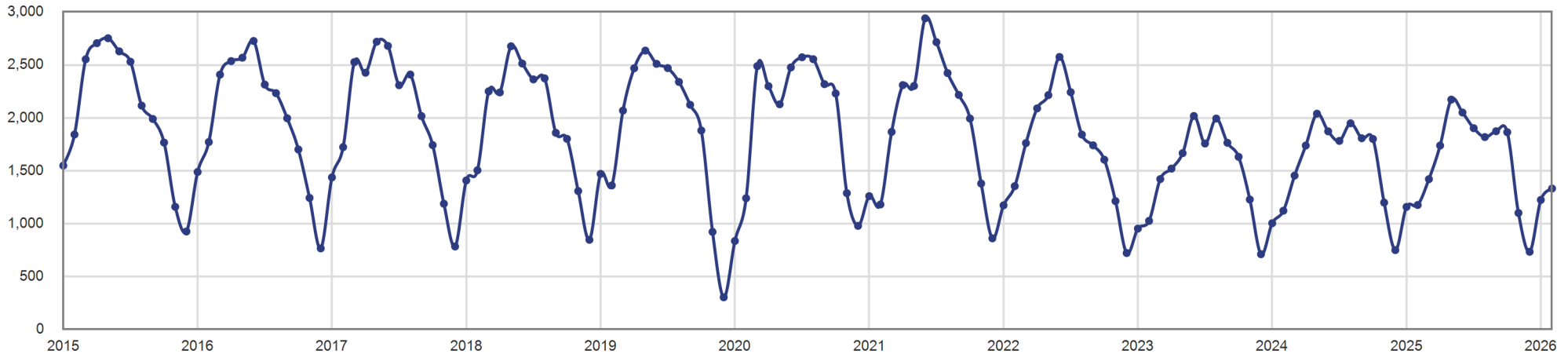


Year To Date



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

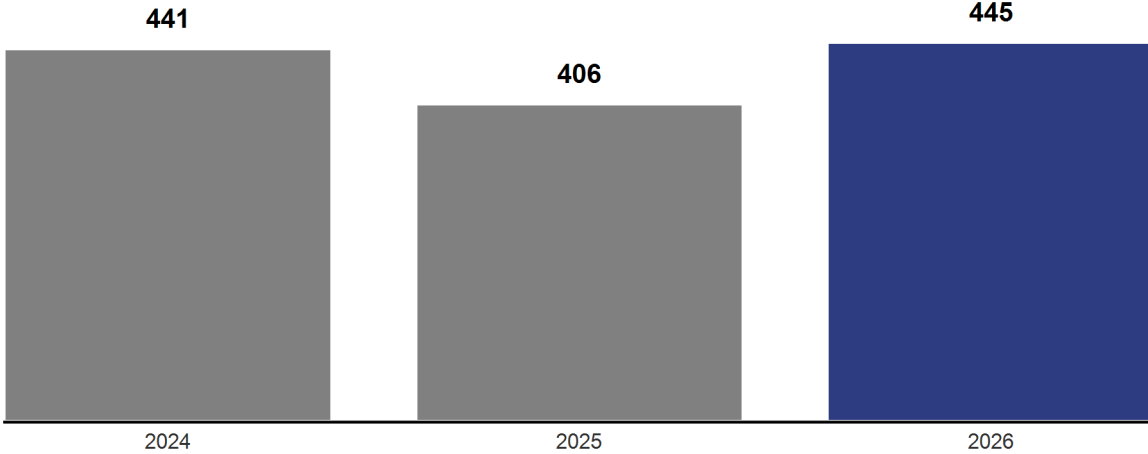


Pending Sales - February 2026

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

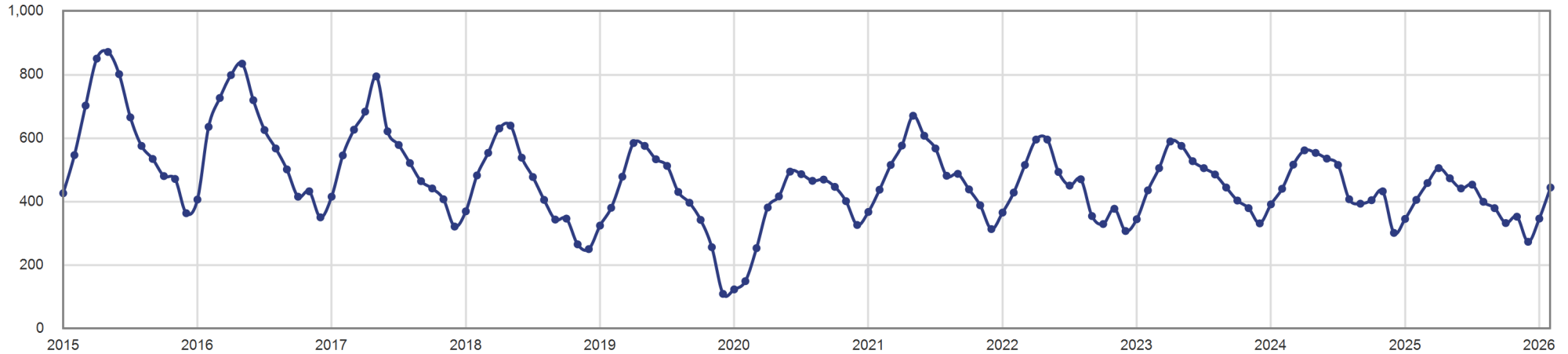


February



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

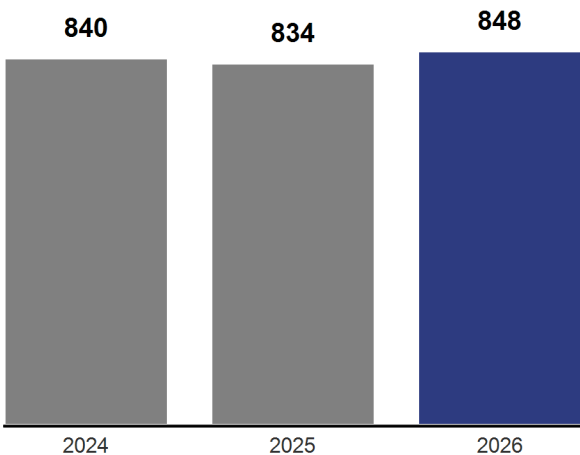


Closed Sales - February 2026

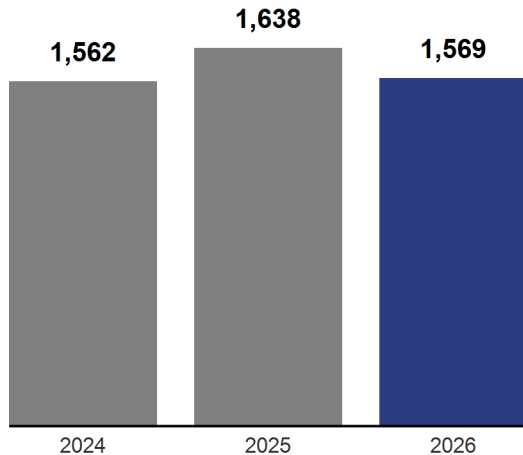
The number of listings that closed during the month.



February

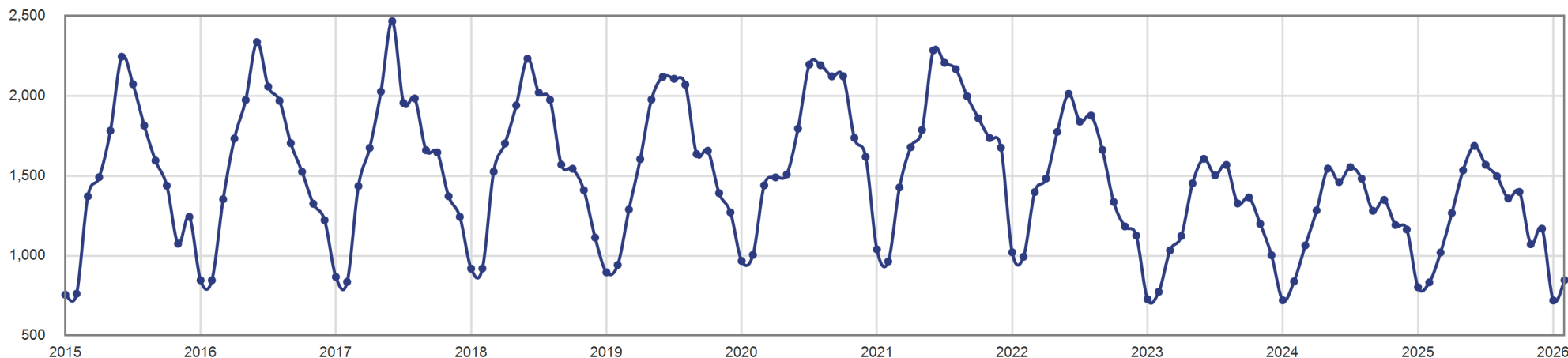


Year To Date



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

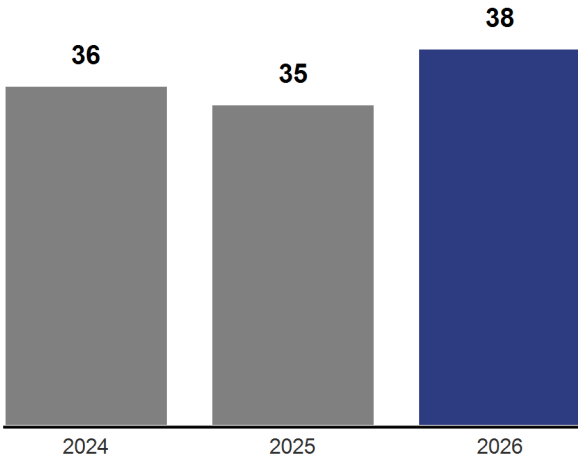


Days on Market Until Sale - February 2026

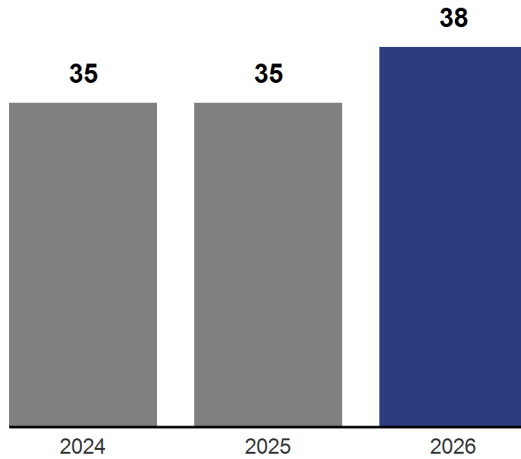
The average Days On Market value for all listings that closed during the month.



February

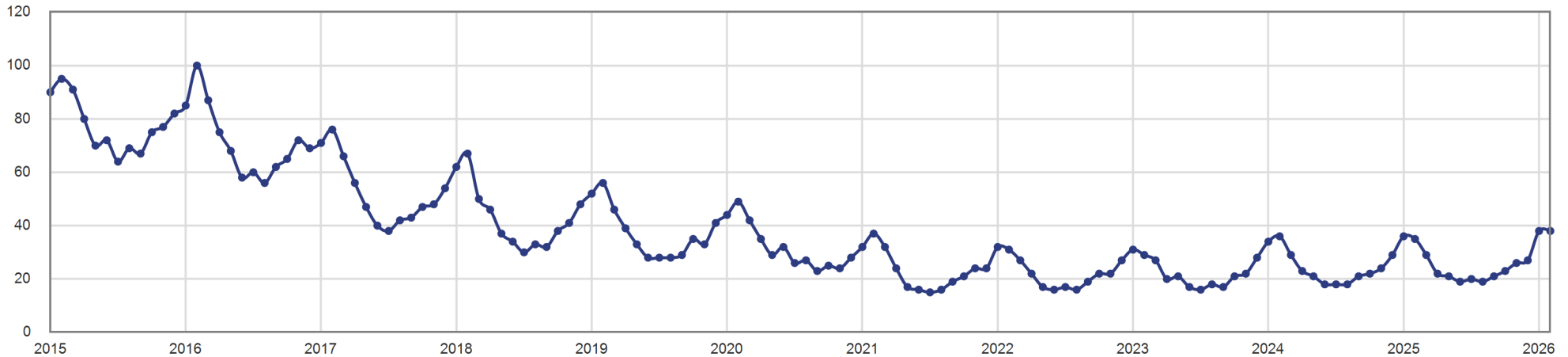


Year To Date



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

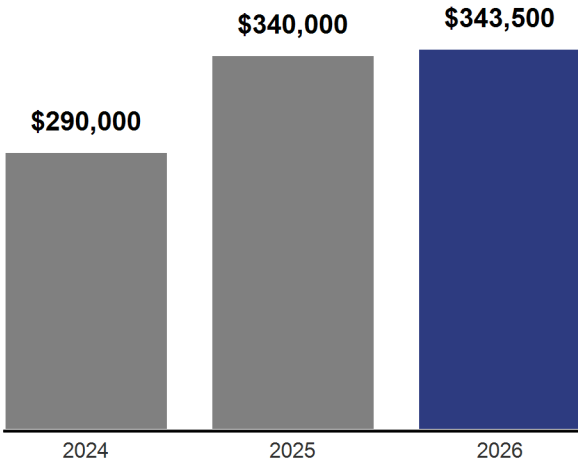


Median Sales Price - February 2026

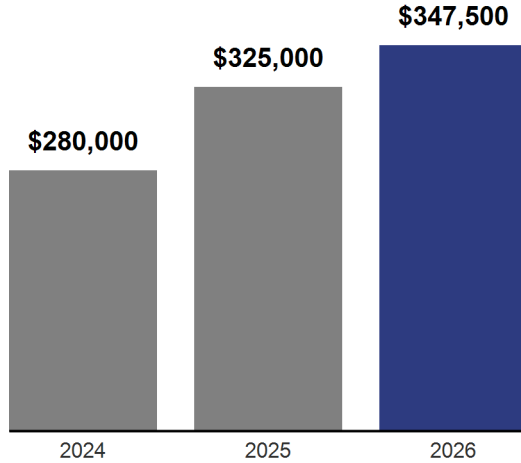
The median sales price of all listings that closed during the month.



February

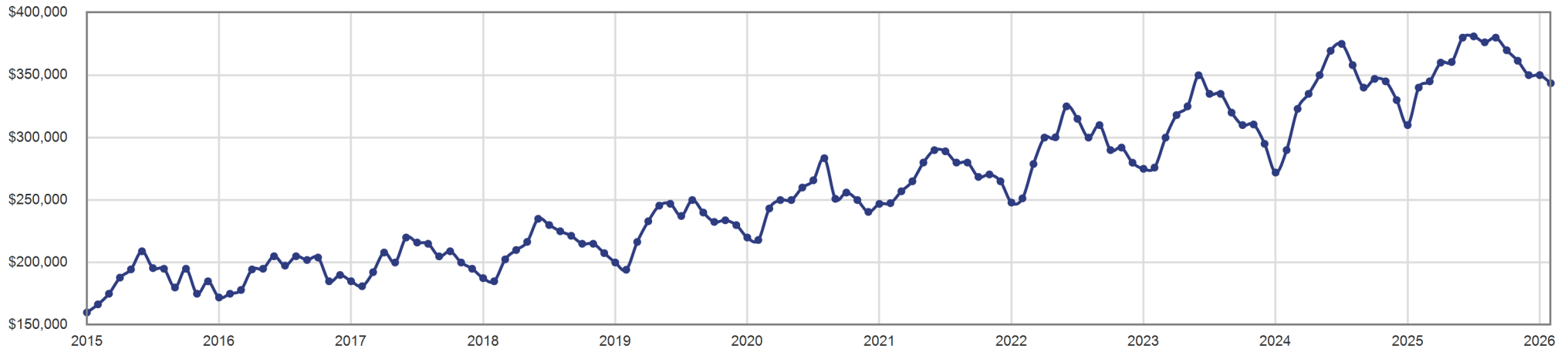


Year To Date



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

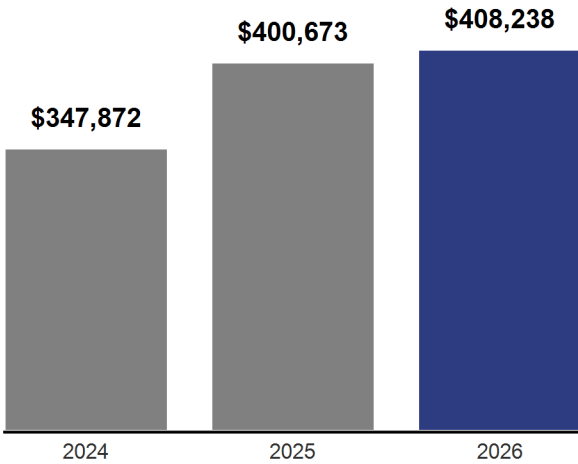


Average Sales Price - February 2026

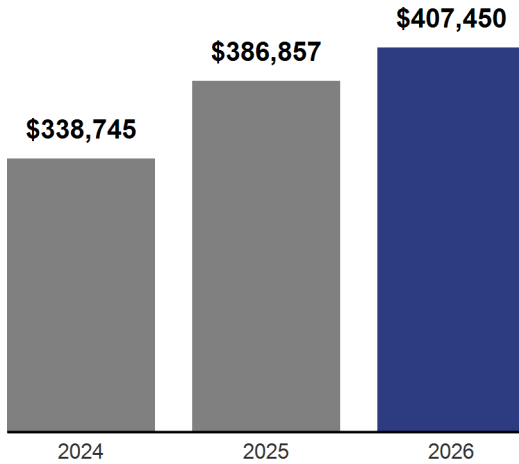
The average sales price of all listings that closed during the month.



February

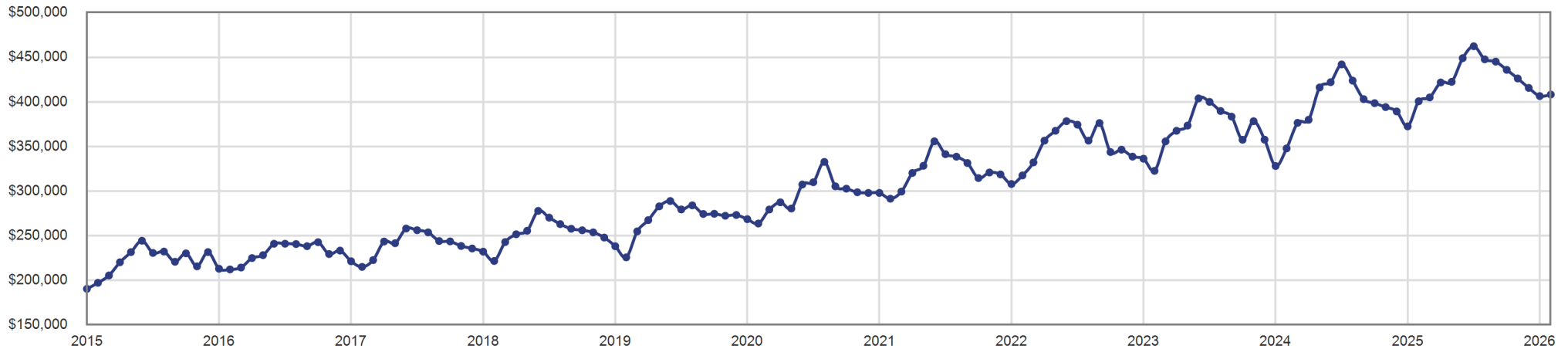


Year To Date



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

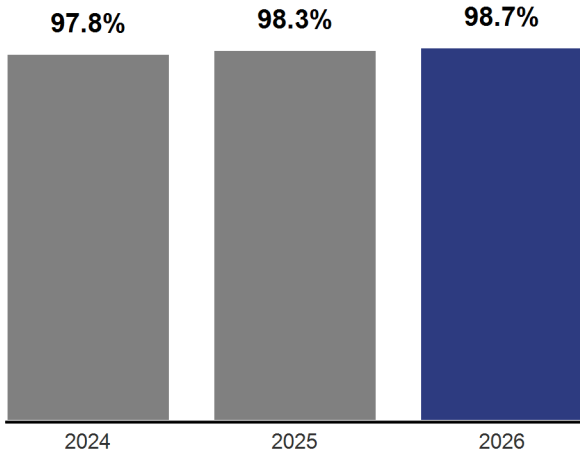


Percent of Original List Price Received - February 2026

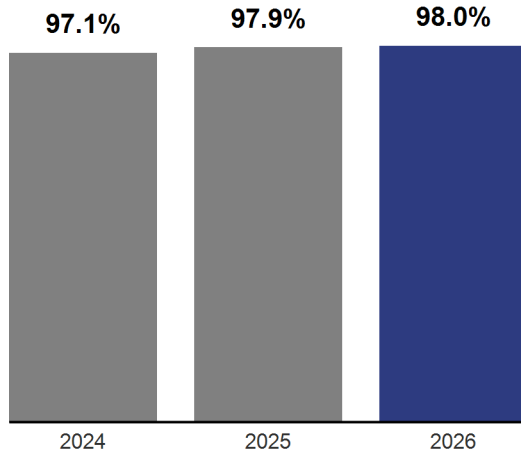


The average sales to original list price ratio for all listings that closed during the month.

February

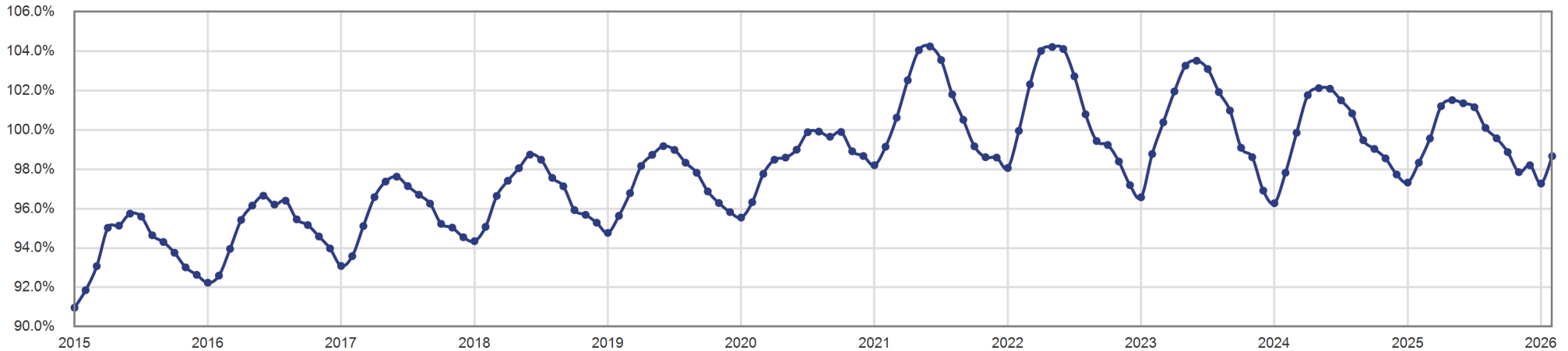


Year To Date



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

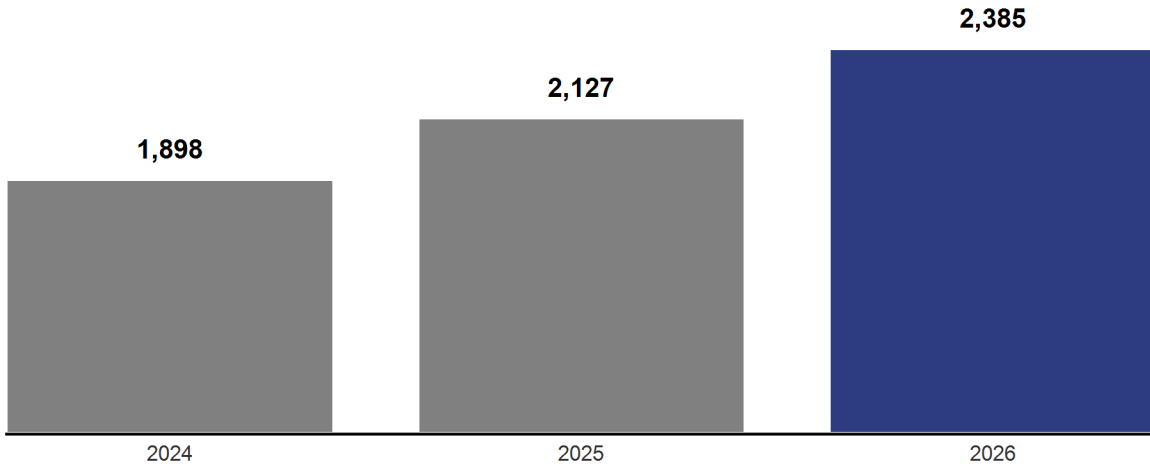


Inventory of Homes for Sale - February 2026

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

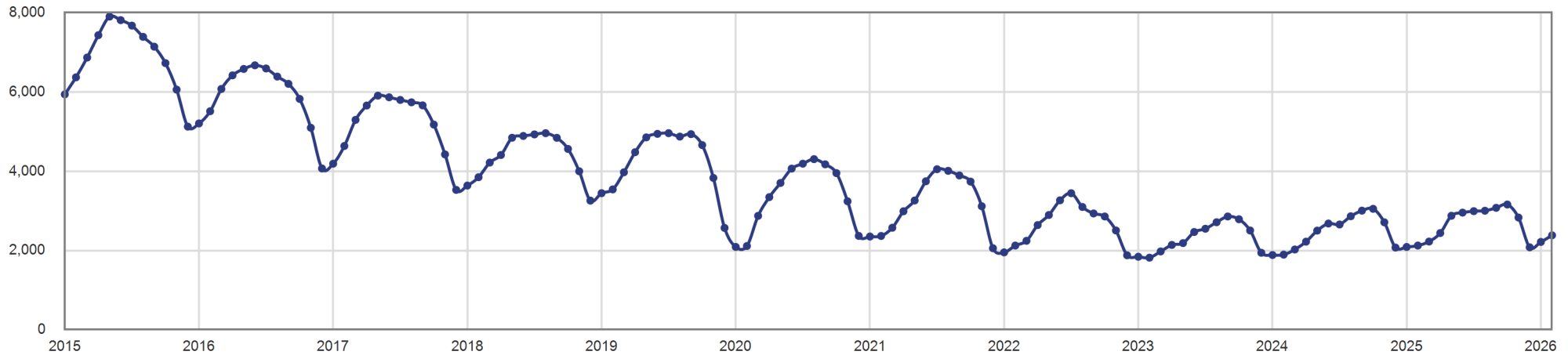


February



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

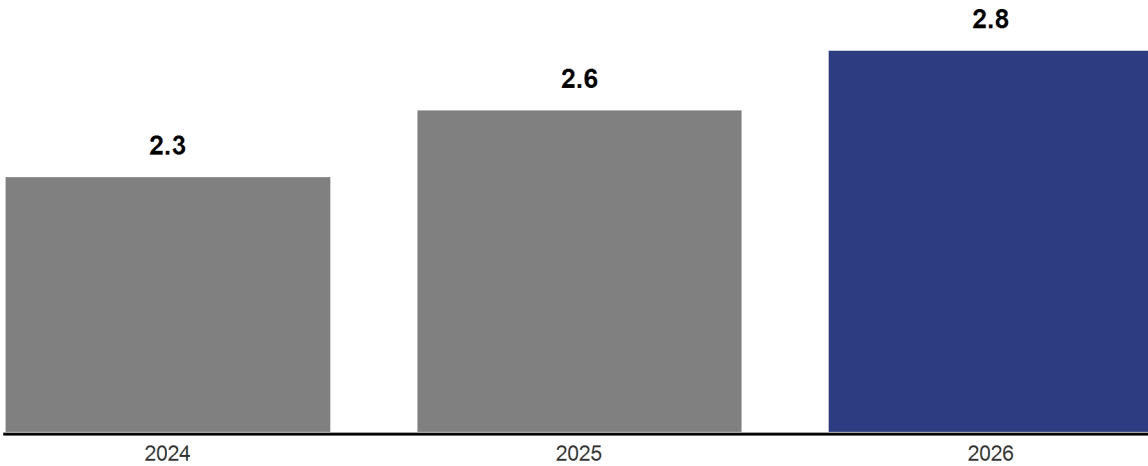


Months Supply of Inventory - February 2026

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

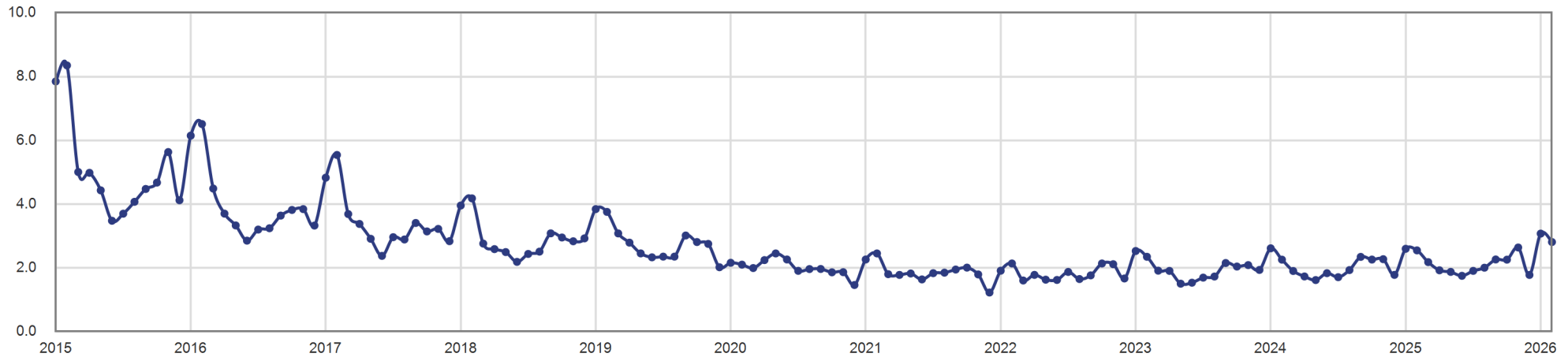


February



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



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