

# Monthly Housing Summary - December 2025

A research tool provided by Metro MLS



## Filters

<b>Counties:</b>	Milwaukee, Ozaukee, Washington, Waukesha
<b>Cities:</b>	All
<b>Zip Codes:</b>	All
<b>Map Shapes:</b>	N/A
<b>Sq. Ft. Ranges:</b>	All

## Quick Facts

**+ 79.2%**

**+ 13.3%**

Price Range With the  
Strongest Sales:  
**700K-1M**

Property Type With the  
Strongest Sales:  
**Townhouse/Condo**

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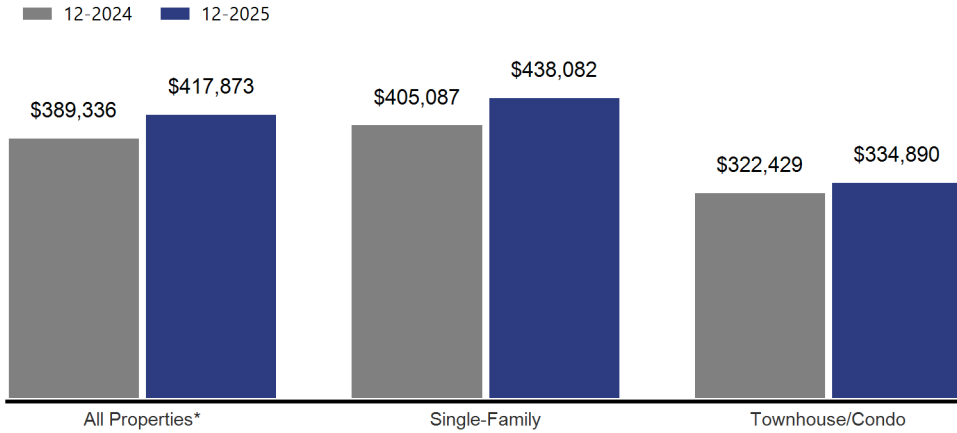
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# Sales Price - December 2025

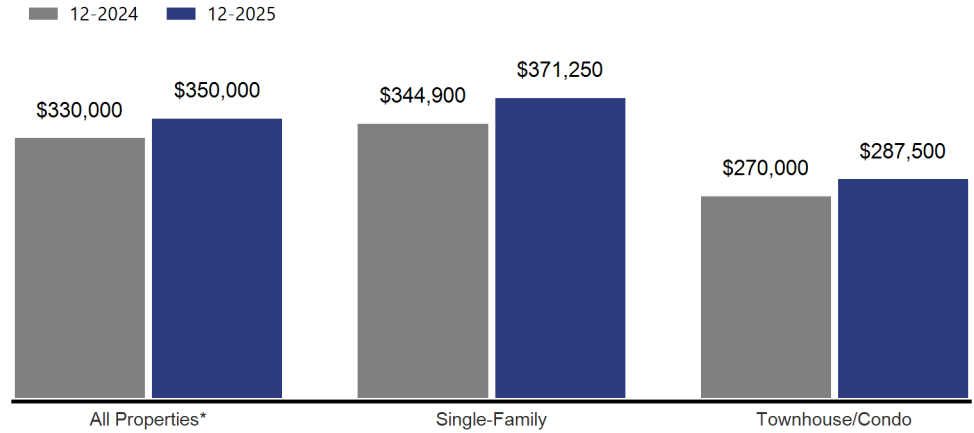
The sales price of all listings that closed during the month.



## Average Sales Price By Property Type



## Median Sales Price By Property Type



Sales Price	All Properties*			Single-Family			Townhouse/Condo		
	12-2024	12-2025	Change	12-2024	12-2025	Change	12-2024	12-2025	Change
Average Sales Price	\$389,336	\$417,873	+ 7.3%	\$405,087	\$438,082	+ 8.1%	\$322,429	\$334,890	+ 3.9%
Median Sales Price	\$330,000	\$350,000	+ 6.1%	\$344,900	\$371,250	+ 7.6%	\$270,000	\$287,500	+ 6.5%

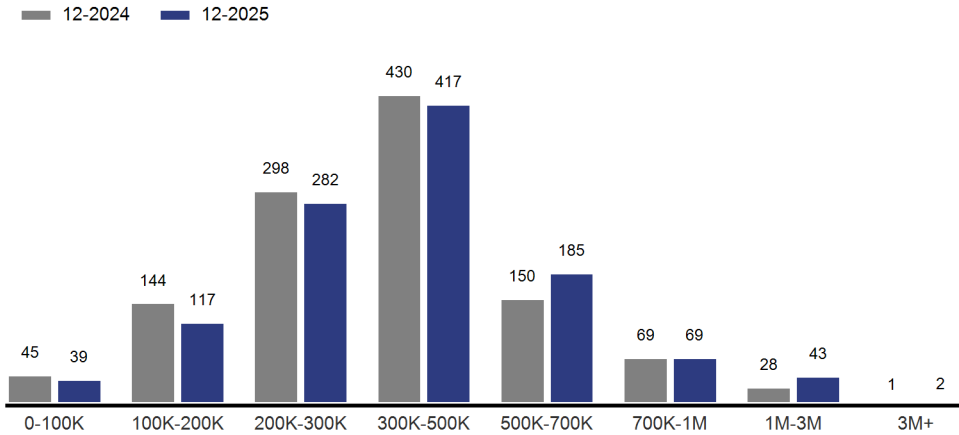
\*Values for "All Properties" only include Single-Family and Townhouse/Condo.

# Closed Sales - December 2025

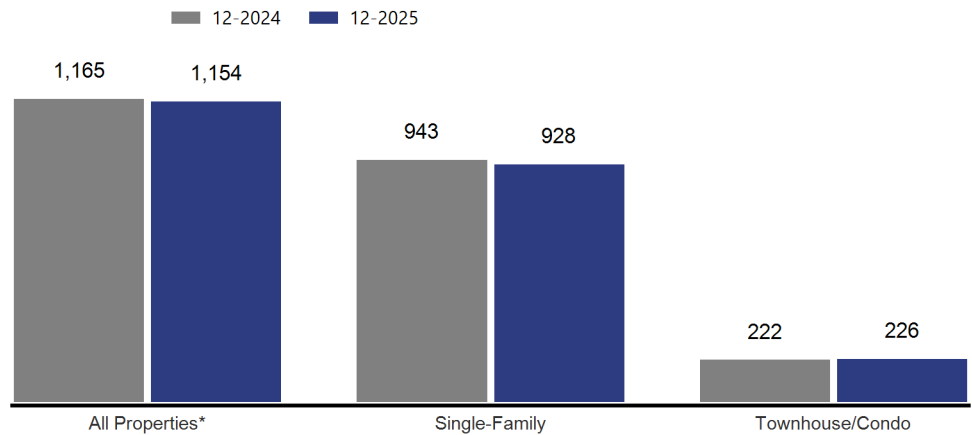
The number of listings that closed during the month.



## By Price Range



## By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	12-2024	12-2025	Change	12-2024	12-2025	Change	12-2024	12-2025	Change
0-100K	45	39	- 13.3%	30	28	- 6.7%	15	11	- 26.7%
100K-200K	144	117	- 18.8%	100	77	- 23.0%	44	40	- 9.1%
200K-300K	298	282	- 5.4%	233	210	- 9.9%	65	72	+ 10.8%
300K-500K	430	417	- 3.0%	359	349	- 2.8%	71	68	- 4.2%
500K-700K	150	185	+ 23.3%	131	164	+ 25.2%	19	21	+ 10.5%
700K-1M	69	69	0.0%	63	59	- 6.3%	6	10	+ 66.7%
1M-3M	28	43	+ 53.6%	26	39	+ 50.0%	2	4	+ 100.0%
3M+	1	2	+ 100.0%	1	2	+ 100.0%	0	0	--
<b>All Price Ranges</b>	<b>1,165</b>	<b>1,154</b>	<b>- 0.9%</b>	<b>943</b>	<b>928</b>	<b>- 1.6%</b>	<b>222</b>	<b>226</b>	<b>+ 1.8%</b>

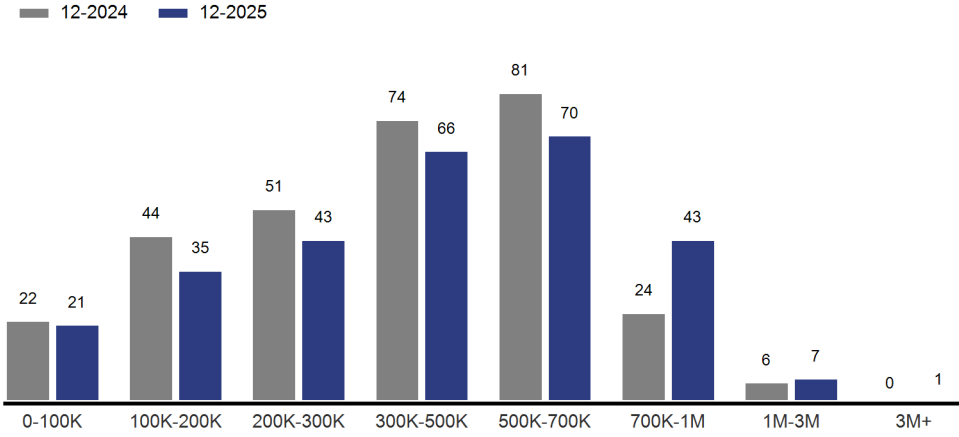
\*Values for "All Properties" only include Single-Family and Townhouse/Condo.

# Pending Sales - December 2025

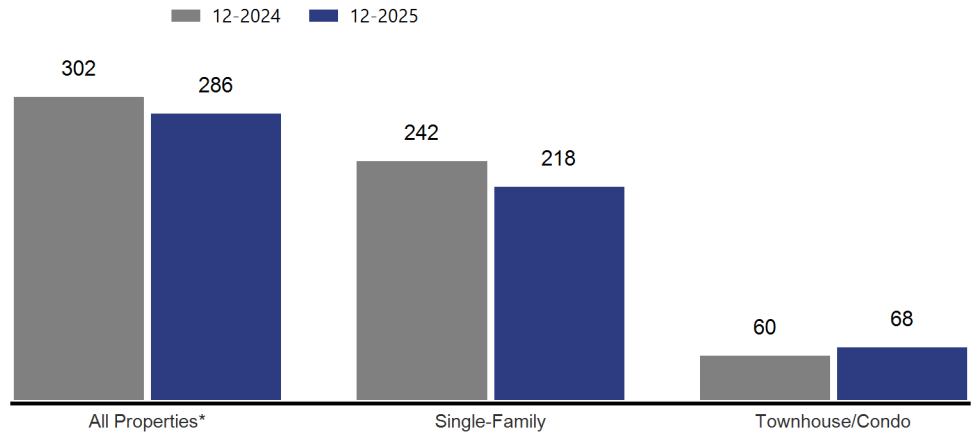
The number of listings that are Under Contract at the end of the month.



## By Price Range



## By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	12-2024	12-2025	Change	12-2024	12-2025	Change	12-2024	12-2025	Change
0-100K	22	21	- 4.5%	19	21	+ 10.5%	3	0	- 100.0%
100K-200K	44	35	- 20.5%	40	32	- 20.0%	4	3	- 25.0%
200K-300K	51	43	- 15.7%	45	35	- 22.2%	6	8	+ 33.3%
300K-500K	74	66	- 10.8%	66	46	- 30.3%	8	20	+ 150.0%
500K-700K	81	70	- 13.6%	51	52	+ 2.0%	30	18	- 40.0%
700K-1M	24	43	+ 79.2%	17	25	+ 47.1%	7	18	+ 157.1%
1M-3M	6	7	+ 16.7%	4	7	+ 75.0%	2	0	- 100.0%
3M+	0	1	--	0	0	--	0	1	--
<b>All Price Ranges</b>	<b>302</b>	<b>286</b>	<b>- 5.3%</b>	<b>242</b>	<b>218</b>	<b>- 9.9%</b>	<b>60</b>	<b>68</b>	<b>+ 13.3%</b>

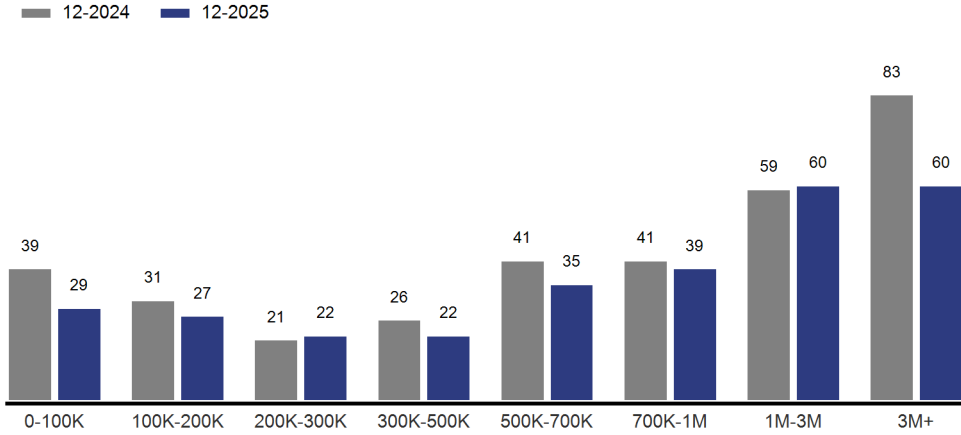
\*Values for "All Properties" only include Single-Family and Townhouse/Condo.

# Days on Market Until Sale - December 2025

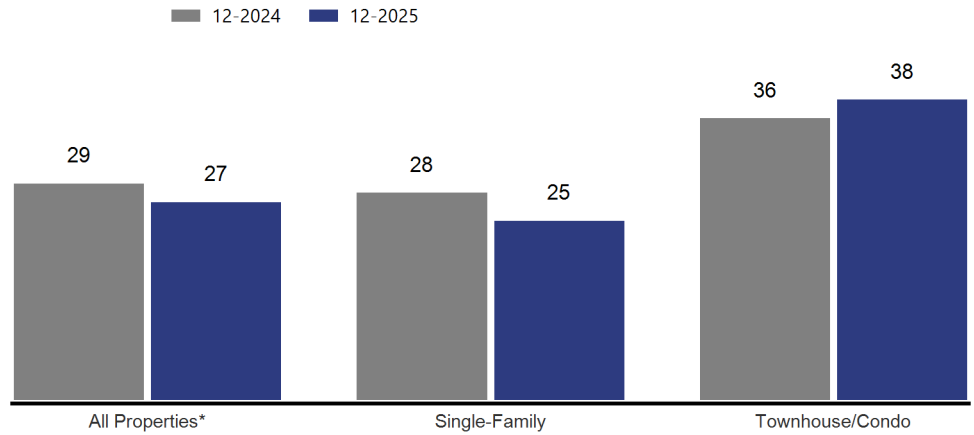
The average Days On Market value for all listings that closed during the month.



## By Price Range



## By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	12-2024	12-2025	Change	12-2024	12-2025	Change	12-2024	12-2025	Change
0-100K	39	29	- 25.6%	45	23	- 48.9%	26	44	+ 69.2%
100K-200K	31	27	- 12.9%	29	25	- 13.8%	35	31	- 11.4%
200K-300K	21	22	+ 4.8%	21	20	- 4.8%	23	27	+ 17.4%
300K-500K	26	22	- 15.4%	22	18	- 18.2%	44	40	- 9.1%
500K-700K	41	35	- 14.6%	40	31	- 22.5%	43	61	+ 41.9%
700K-1M	41	39	- 4.9%	39	36	- 7.7%	64	61	- 4.7%
1M-3M	59	60	+ 1.7%	57	61	+ 7.0%	95	58	- 38.9%
3M+	83	60	- 27.7%	83	60	- 27.7%	--	--	--
<b>All Price Ranges</b>	<b>29</b>	<b>27</b>	<b>- 6.9%</b>	<b>28</b>	<b>25</b>	<b>- 10.7%</b>	<b>36</b>	<b>38</b>	<b>+ 5.6%</b>

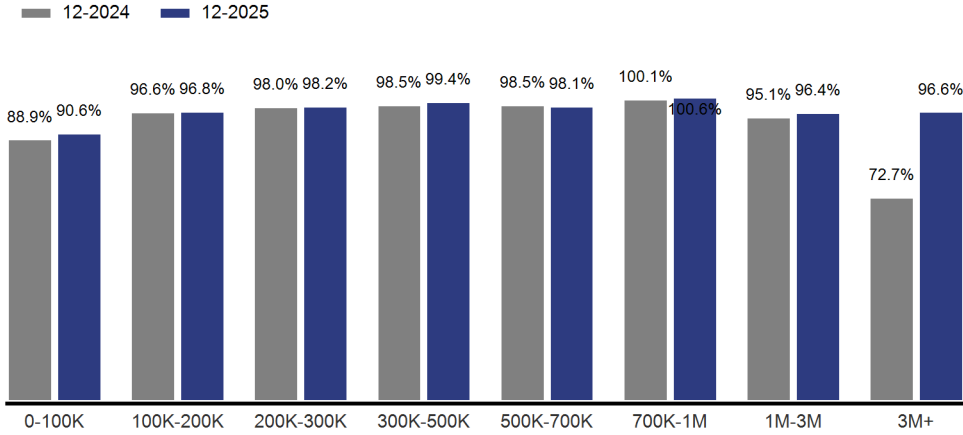
\*Values for "All Properties" only include Single-Family and Townhouse/Condo.

# Percent of Original List Price Received - December 2025

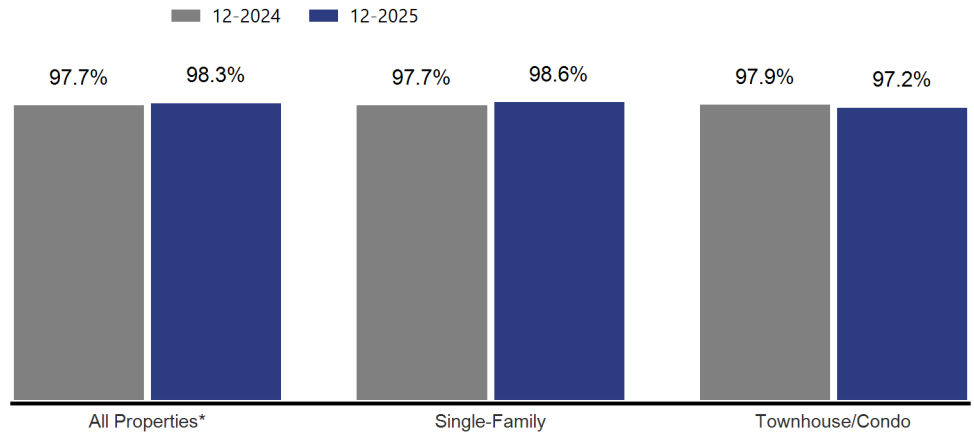
The average sales to original list price ratio for all listings that closed during the month.



## By Price Range



## By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	12-2024	12-2025	Change	12-2024	12-2025	Change	12-2024	12-2025	Change
0-100K	88.9%	90.6%	+ 1.9%	88.2%	90.9%	+ 3.1%	90.4%	89.8%	- 0.6%
100K-200K	96.6%	96.8%	+ 0.2%	96.3%	96.7%	+ 0.5%	97.1%	96.8%	- 0.3%
200K-300K	98.0%	98.2%	+ 0.2%	97.8%	98.5%	+ 0.7%	98.7%	97.4%	- 1.3%
300K-500K	98.5%	99.4%	+ 0.9%	98.7%	99.9%	+ 1.2%	97.4%	96.8%	- 0.6%
500K-700K	98.5%	98.1%	- 0.4%	98.5%	98.2%	- 0.3%	98.9%	97.8%	- 1.2%
700K-1M	100.1%	100.6%	+ 0.5%	98.5%	99.3%	+ 0.9%	117.3%	108.1%	- 7.9%
1M-3M	95.1%	96.4%	+ 1.4%	95.2%	96.7%	+ 1.6%	94.1%	93.5%	- 0.6%
3M+	72.7%	96.6%	+ 32.9%	72.7%	96.6%	+ 32.9%	--	--	--
<b>All Price Ranges</b>	<b>97.7%</b>	<b>98.3%</b>	<b>+ 0.6%</b>	<b>97.7%</b>	<b>98.6%</b>	<b>+ 0.9%</b>	<b>97.9%</b>	<b>97.2%</b>	<b>- 0.7%</b>

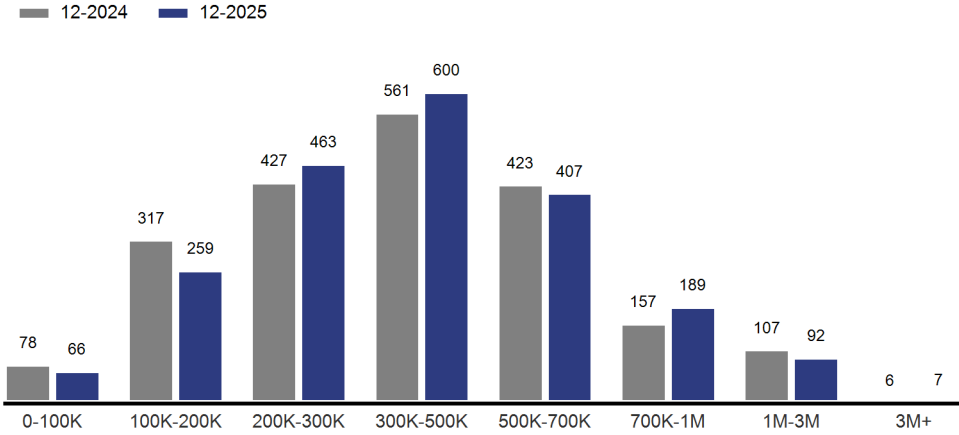
\*Values for "All Properties" only include Single-Family and Townhouse/Condo.

# Inventory of Homes for Sale - December 2025

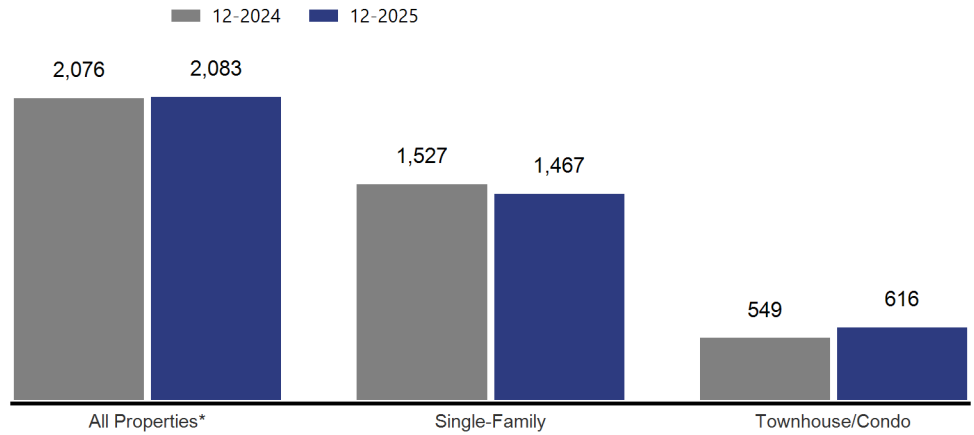
The number of listings that are in Active status at the end of the month.



## By Price Range



## By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	12-2024	12-2025	Change	12-2024	12-2025	Change	12-2024	12-2025	Change
0-100K	78	66	- 15.4%	48	39	- 18.8%	30	27	- 10.0%
100K-200K	317	259	- 18.3%	232	196	- 15.5%	85	63	- 25.9%
200K-300K	427	463	+ 8.4%	315	298	- 5.4%	112	165	+ 47.3%
300K-500K	561	600	+ 7.0%	389	376	- 3.3%	172	224	+ 30.2%
500K-700K	423	407	- 3.8%	330	325	- 1.5%	93	82	- 11.8%
700K-1M	157	189	+ 20.4%	116	145	+ 25.0%	41	44	+ 7.3%
1M-3M	107	92	- 14.0%	92	81	- 12.0%	15	11	- 26.7%
3M+	6	7	+ 16.7%	5	7	+ 40.0%	1	0	- 100.0%
<b>All Price Ranges</b>	<b>2,076</b>	<b>2,083</b>	<b>+ 0.3%</b>	<b>1,527</b>	<b>1,467</b>	<b>- 3.9%</b>	<b>549</b>	<b>616</b>	<b>+ 12.2%</b>

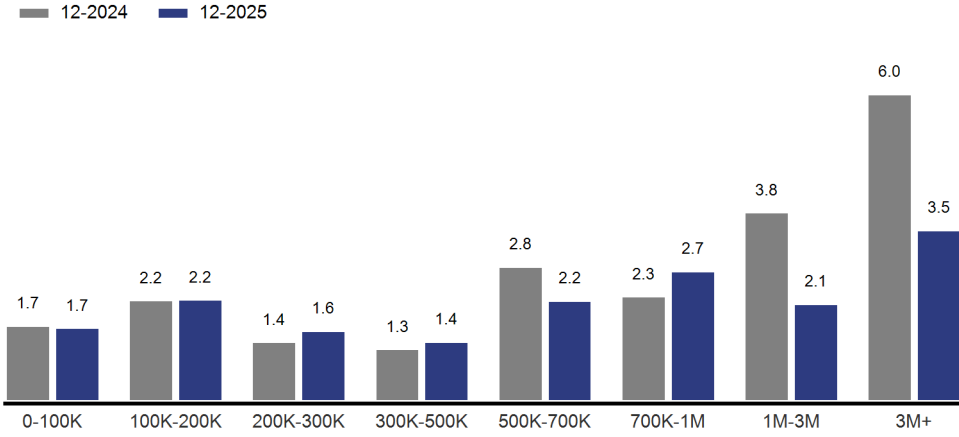
\*Values for "All Properties" only include Single-Family and Townhouse/Condo.

# Months Supply of Inventory - December 2025

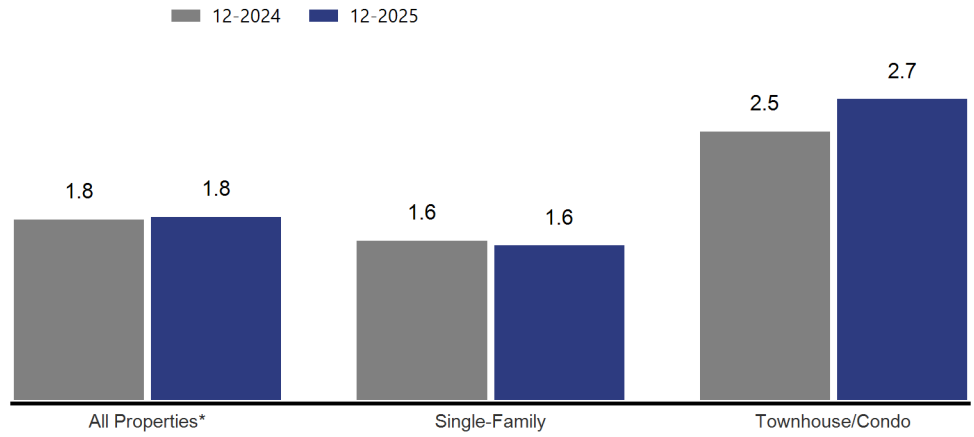
The number of Active listings at the end of the month divided by the number of closed listings during the month.



## By Price Range



## By Property Type



By Price Range	All Properties*			Single-Family			Townhouse/Condo		
	12-2024	12-2025	Change	12-2024	12-2025	Change	12-2024	12-2025	Change
0-100K	1.7	1.7	- 2.4%	1.6	1.4	- 12.9%	2.0	2.5	+ 22.7%
100K-200K	2.2	2.2	+ 0.6%	2.3	2.5	+ 9.7%	1.9	1.6	- 18.5%
200K-300K	1.4	1.6	+ 14.6%	1.4	1.4	+ 5.0%	1.7	2.3	+ 33.0%
300K-500K	1.3	1.4	+ 10.3%	1.1	1.1	- 0.6%	2.4	3.3	+ 36.0%
500K-700K	2.8	2.2	- 22.0%	2.5	2.0	- 21.3%	4.9	3.9	- 20.2%
700K-1M	2.3	2.7	+ 20.4%	1.8	2.5	+ 33.5%	6.8	4.4	- 35.6%
1M-3M	3.8	2.1	- 44.0%	3.5	2.1	- 41.3%	7.5	2.8	- 63.3%
3M+	6.0	3.5	- 41.7%	5.0	3.5	- 30.0%	--	--	--
<b>All Price Ranges</b>	<b>1.8</b>	<b>1.8</b>	<b>+ 1.3%</b>	<b>1.6</b>	<b>1.6</b>	<b>- 2.4%</b>	<b>2.5</b>	<b>2.7</b>	<b>+ 10.2%</b>

\*Values for "All Properties" only include Single-Family and Townhouse/Condo.

Filter	Selected Value(s)
County	Milwaukee, Ozaukee, Washington, Waukesha
City	All
Zip	All
Sq Ft Range	All