

## Filters

<b>Counties:</b>	Milwaukee, Ozaukee, Washington, Waukesha
<b>Cities:</b>	All
<b>Zip Codes:</b>	All
<b>Map Shapes:</b>	N/A
<b>Dwelling Types:</b>	Single Family Residence, Townhouse/Condo
<b>Sq. Ft. Ranges:</b>	All
<b>Price Ranges:</b>	All

## Quick Facts

<b>- 11.3%</b>	<b>+ 12.9%</b>	<b>+ 5.7%</b>
Change in Closed Sales	Change in Median Sales Price	Change in Inventory

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# Market Overview - January 2026

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



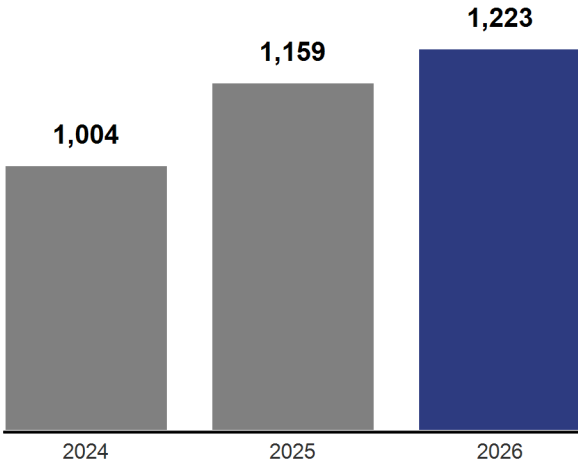
Key Metrics	Historical Sparklines	1-2025	1-2026	+/-	YTD 2025	YTD 2026	+/-
<b>New Listings</b>		1,159	<b>1,223</b>	+ 5.5%	1,159	<b>1,223</b>	+ 5.5%
<b>Pending Sales</b>		346	<b>351</b>	+ 1.5%	--	--	--
<b>Closed Sales</b>		804	<b>713</b>	- 11.3%	804	<b>713</b>	- 11.3%
<b>Days on Market Until Sale</b>		36	<b>37</b>	+ 2.8%	36	<b>37</b>	+ 2.8%
<b>Median Sales Price</b>		\$310,000	<b>\$350,000</b>	+ 12.9%	\$310,000	<b>\$350,000</b>	+ 12.9%
<b>Average Sales Price</b>		\$372,526	<b>\$407,818</b>	+ 9.5%	\$372,526	<b>\$407,818</b>	+ 9.5%
<b>Percent of Original List Price Received</b>		97.3%	<b>97.3%</b>	- 0.1%	97.3%	<b>97.3%</b>	- 0.1%
<b>Inventory of Homes for Sale</b>		2,091	<b>2,210</b>	+ 5.7%	--	--	--
<b>Months Supply of Inventory</b>		2.6	<b>3.1</b>	+ 19.2%	--	--	--

# New Listings - January 2026

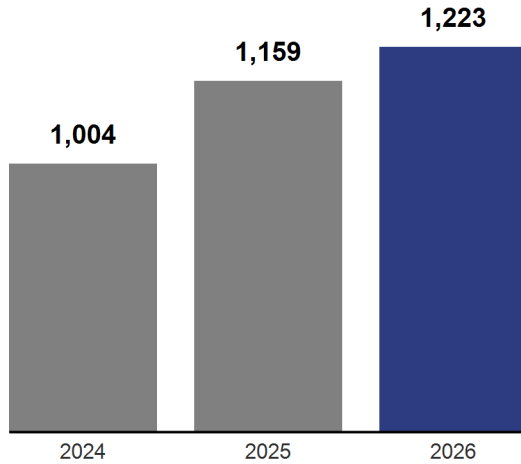
The number of listings that are new during the month.



## January

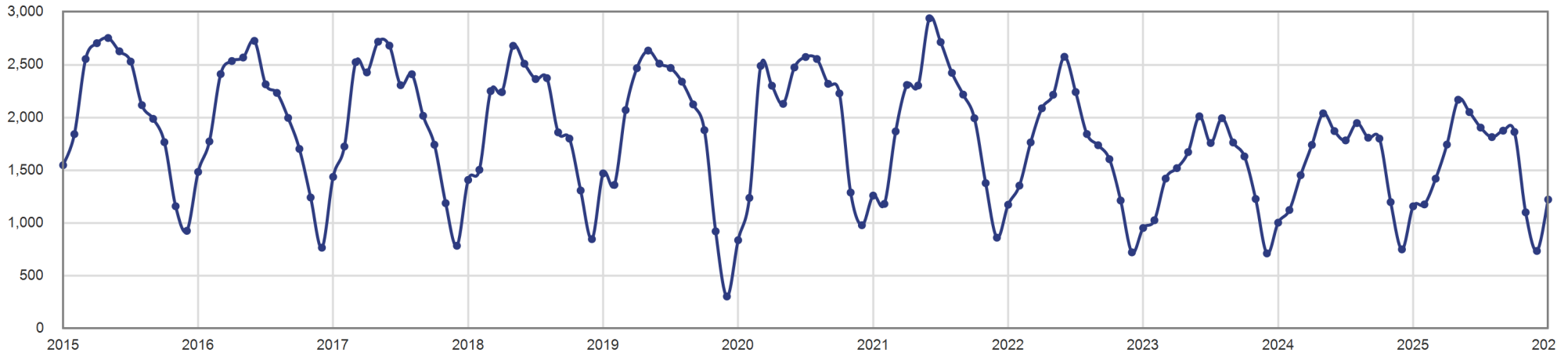


## Year To Date



Month	Prior Year	Current Year	+/-
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	1,905	+ 6.8%
August	1,948	1,815	- 6.8%
September	1,809	1,876	+ 3.7%
October	1,801	1,864	+ 3.5%
November	1,199	1,102	- 8.1%
December	751	736	- 2.0%
January	1,159	1,223	+ 5.5%
<b>12-Month Avg</b>	<b>1,557</b>	<b>1,590</b>	<b>+ 2.2%</b>

## Historical New Listings

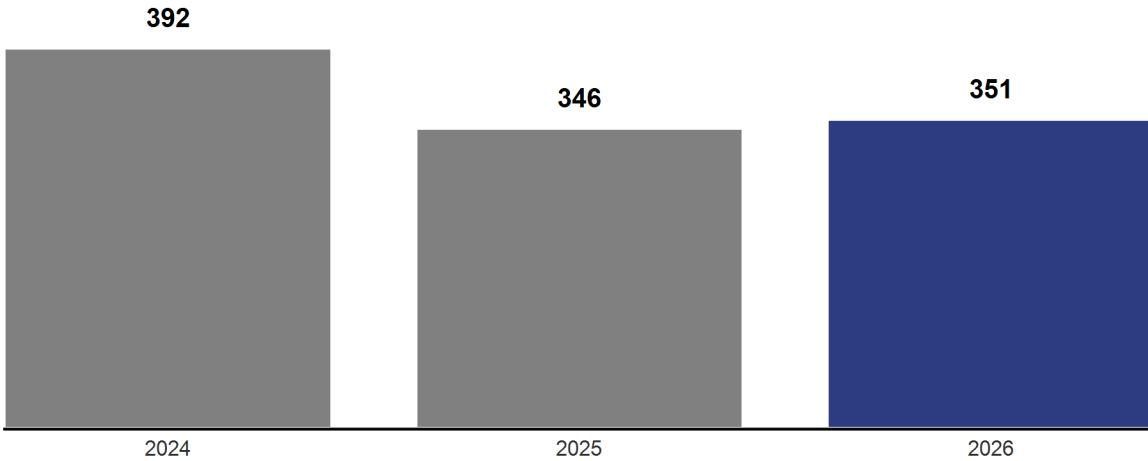


# Pending Sales - January 2026

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

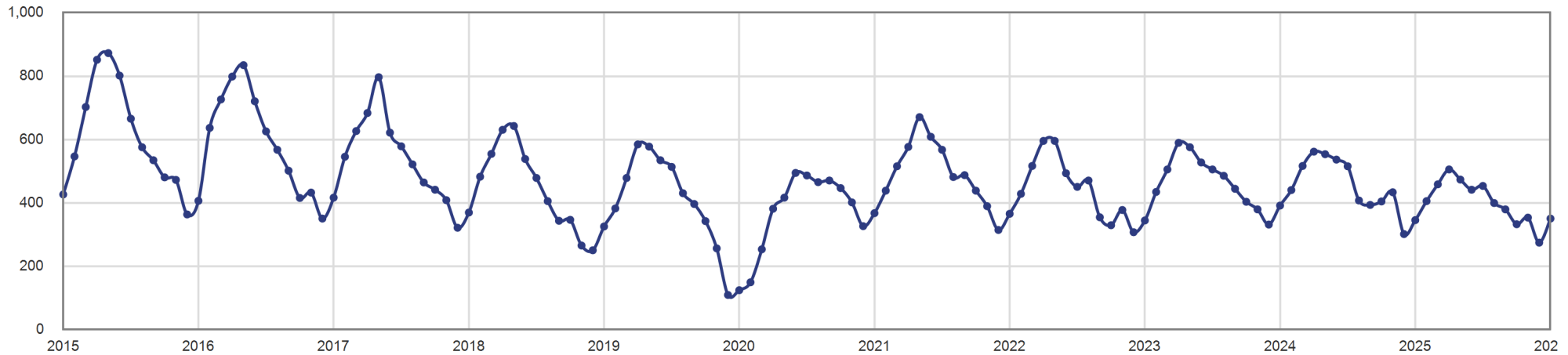


## January



Month	Prior Year	Current Year	+/-
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	333	- 17.8%
November	434	354	- 18.4%
December	302	275	- 8.9%
January	346	351	+ 1.4%
<b>12-Month Avg</b>	<b>451</b>	<b>403</b>	<b>- 10.7%</b>

## Historical Pending Sales

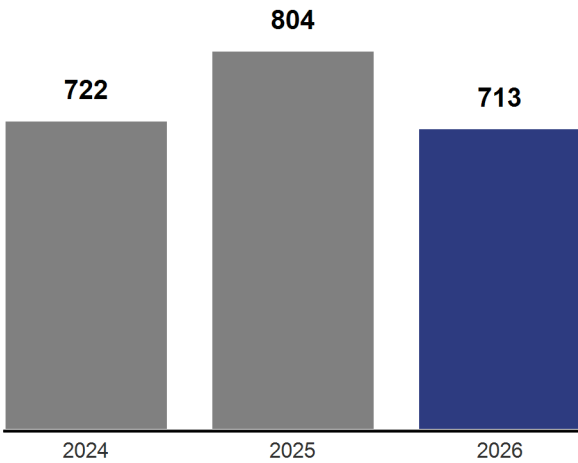


# Closed Sales - January 2026

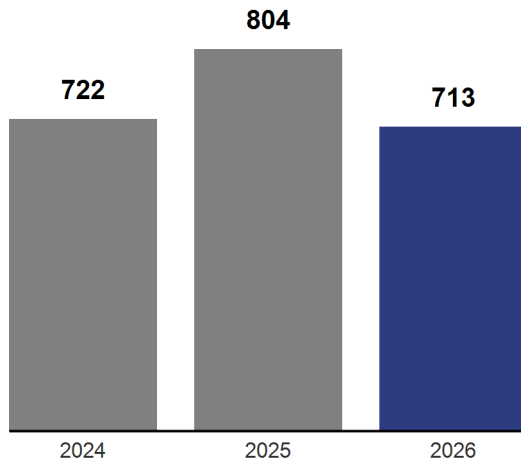
The number of listings that closed during the month.



## January

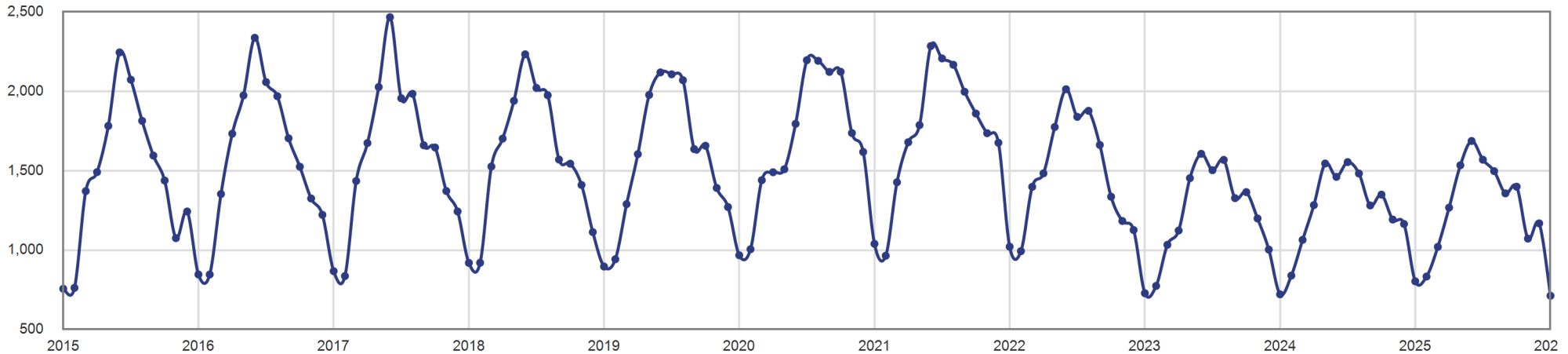


## Year To Date



Month	Prior Year	Current Year	+/-
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	1,400	+ 3.7%
November	1,193	1,073	- 10.1%
December	1,165	1,169	+ 0.3%
January	804	713	- 11.3%
<b>12-Month Avg</b>	1,252	1,261	+ 0.7%

## Historical Closed Sales

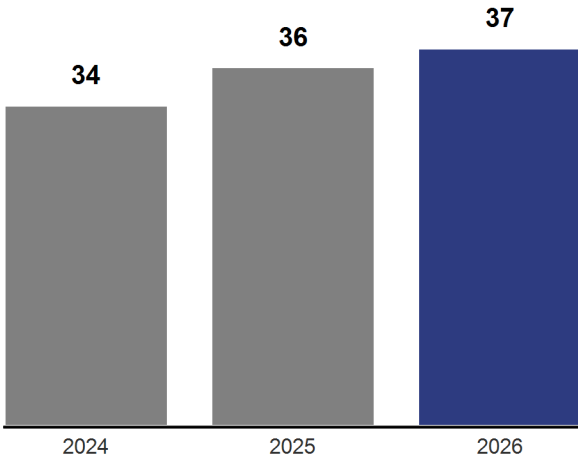


# Days on Market Until Sale - January 2026

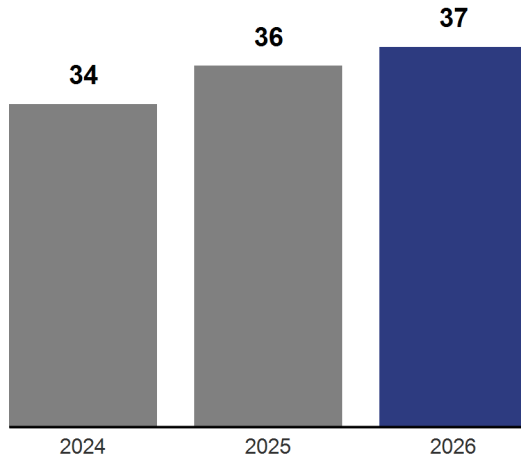
The average Days On Market value for all listings that closed during the month.



## January

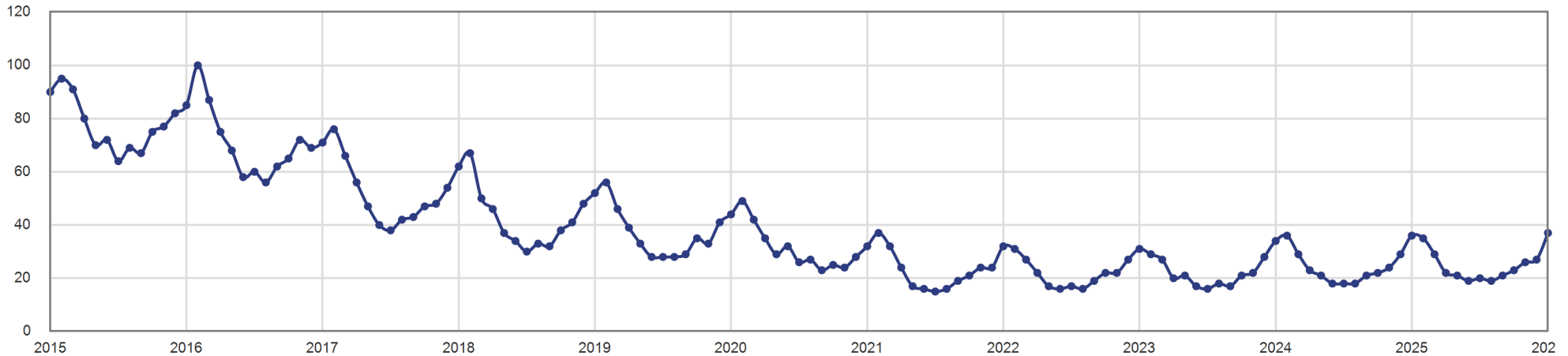


## Year To Date



Month	Prior Year	Current Year	+/-
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%
January	36	37	+ 2.8%
<b>12-Month Avg</b>	<b>23</b>	<b>24</b>	<b>+ 4.3%</b>

## Historical Days on Market Until Sale

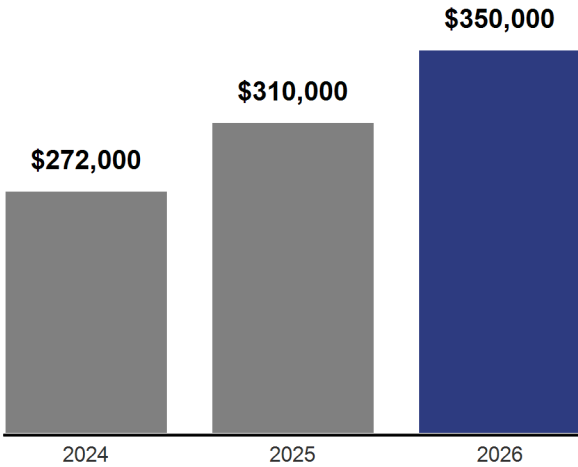


# Median Sales Price - January 2026

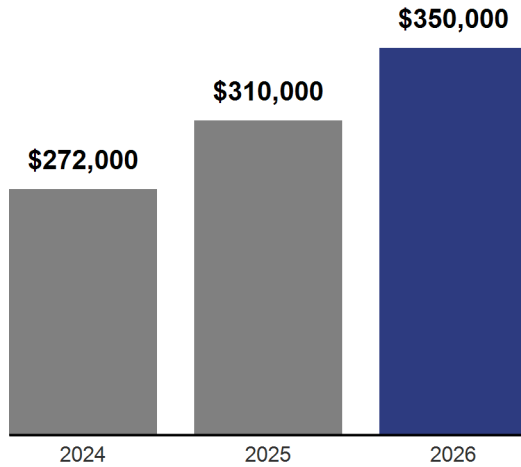
The median sales price of all listings that closed during the month.



## January

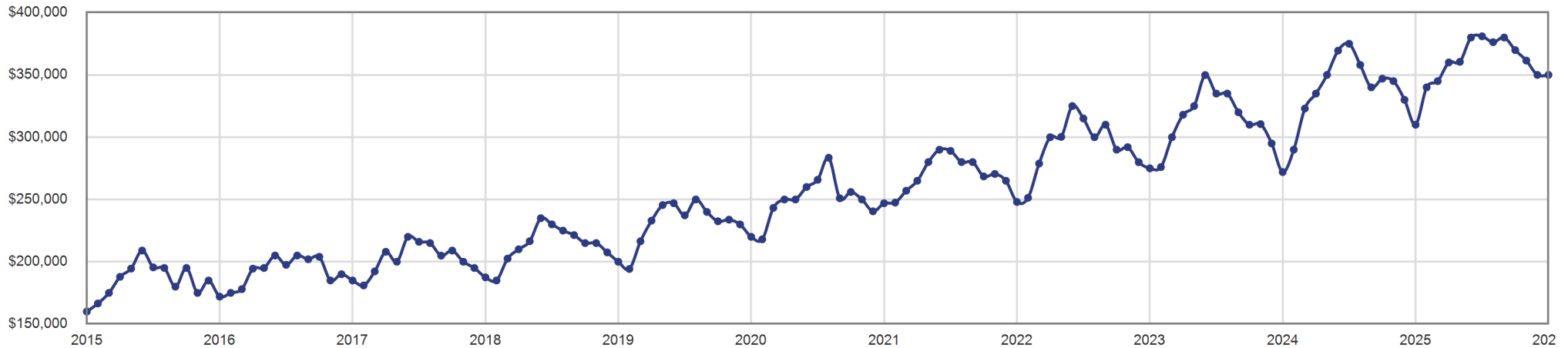


## Year To Date



Month	Prior Year	Current Year	+/-
February	\$290,000	<b>\$340,000</b>	+ 17.2%
March	\$323,000	<b>\$345,000</b>	+ 6.8%
April	\$335,000	<b>\$360,000</b>	+ 7.5%
May	\$350,000	<b>\$360,500</b>	+ 3.0%
June	\$369,450	<b>\$380,000</b>	+ 2.9%
July	\$375,000	<b>\$381,000</b>	+ 1.6%
August	\$358,000	<b>\$376,250</b>	+ 5.1%
September	\$340,000	<b>\$380,000</b>	+ 11.8%
October	\$347,000	<b>\$369,900</b>	+ 6.6%
November	\$345,000	<b>\$361,500</b>	+ 4.8%
December	\$330,000	<b>\$350,000</b>	+ 6.1%
January	\$310,000	<b>\$350,000</b>	+ 12.9%
<b>12-Month Med</b>	<b>\$343,000</b>	<b>\$365,000</b>	+ 6.4%

## Historical Median Sales Price

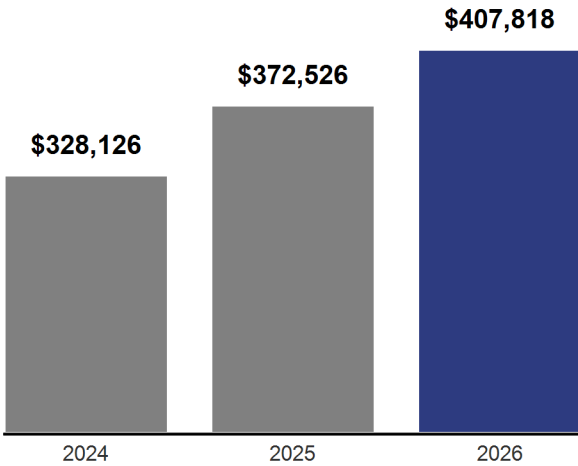


# Average Sales Price - January 2026

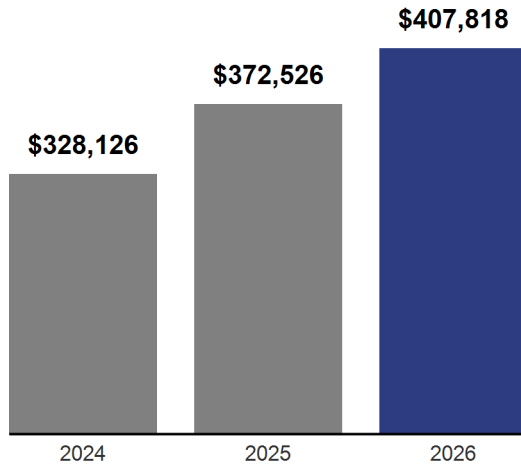
The average sales price of all listings that closed during the month.



## January

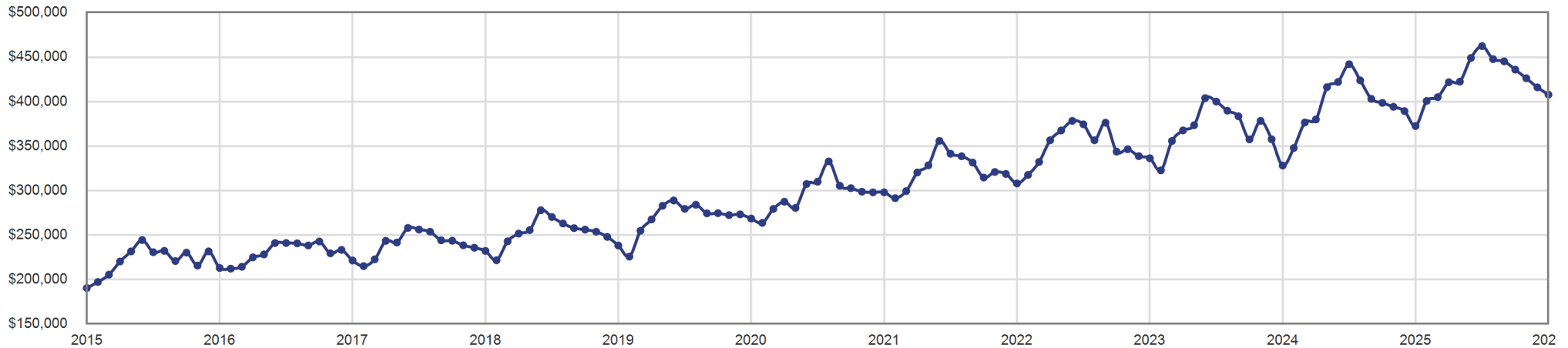


## Year To Date



Month	Prior Year	Current Year	+/-
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	\$435,897	+ 9.4%
November	\$394,129	\$426,232	+ 8.1%
December	\$389,336	\$415,981	+ 6.8%
January	\$372,526	\$407,818	+ 9.5%
<b>12-Month Avg</b>	<b>\$401,586</b>	<b>\$431,984</b>	<b>+ 7.6%</b>

## Historical Average Sales Price

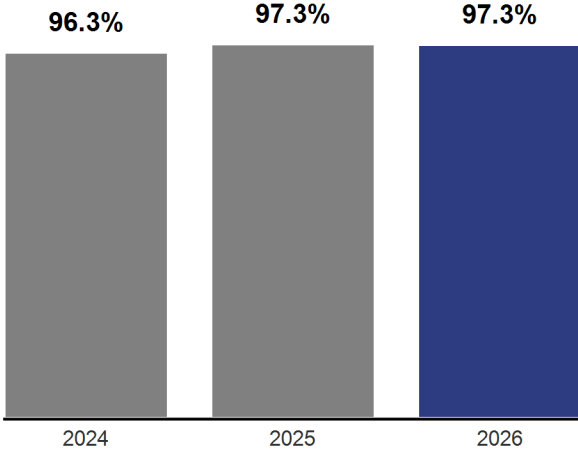


# Percent of Original List Price Received - January 2026

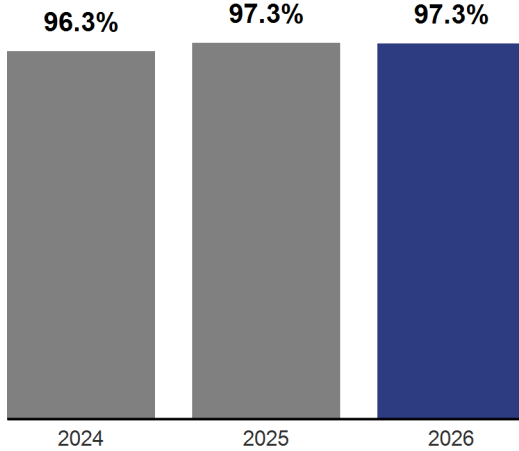
The average sales to original list price ratio for all listings that closed during the month.



## January

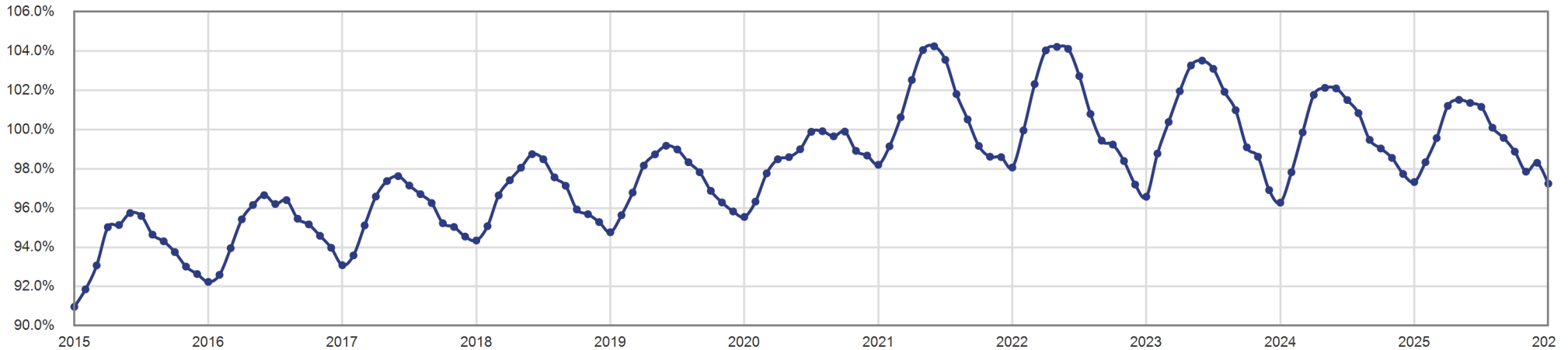


## Year To Date



Month	Prior Year	Current Year	+/-
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%
January	97.3%	97.3%	- 0.1%
<b>12-Month Avg</b>	<b>100.1%</b>	<b>99.9%</b>	<b>- 0.3%</b>

## Historical Percent of Original List Price Received

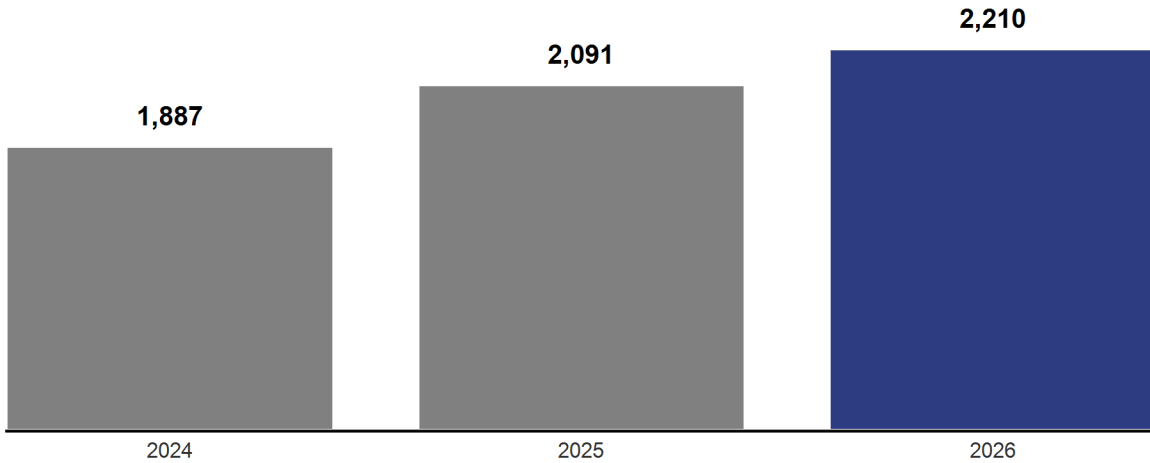


# Inventory of Homes for Sale - January 2026

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

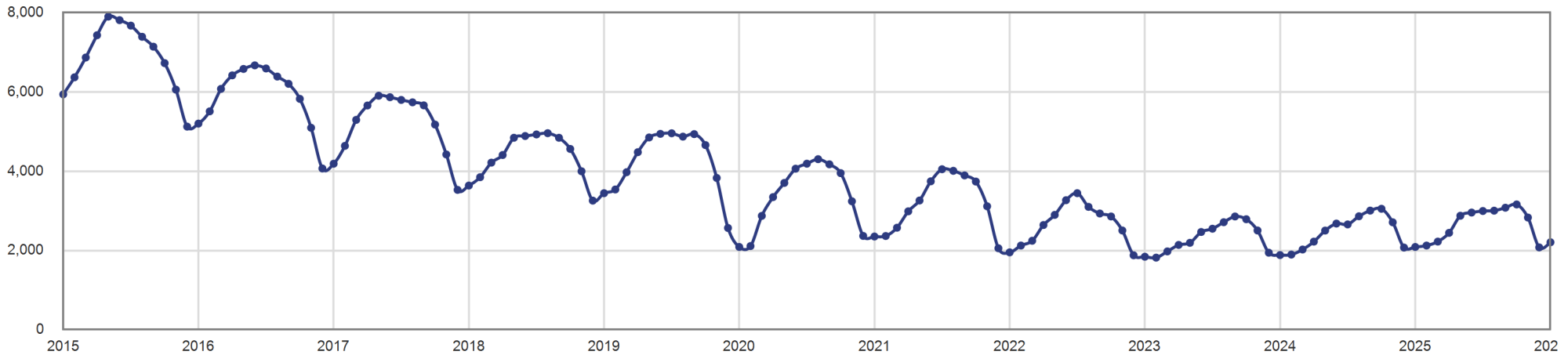


## January



Month	Prior Year	Current Year	+/-
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	2,999	+ 12.7%
August	2,866	3,007	+ 4.9%
September	3,009	3,082	+ 2.4%
October	3,055	3,164	+ 3.6%
November	2,713	2,834	+ 4.5%
December	2,076	2,080	+ 0.2%
January	2,091	2,210	+ 5.7%
<b>12-Month Avg</b>	<b>2,484</b>	<b>2,668</b>	<b>+ 7.4%</b>

## Historical Inventory of Homes for Sale

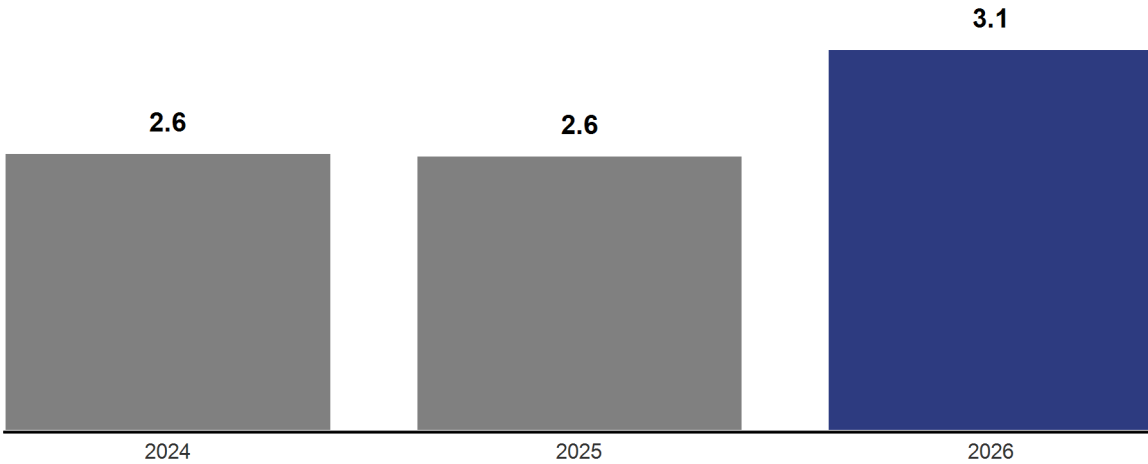


# Months Supply of Inventory - January 2026

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

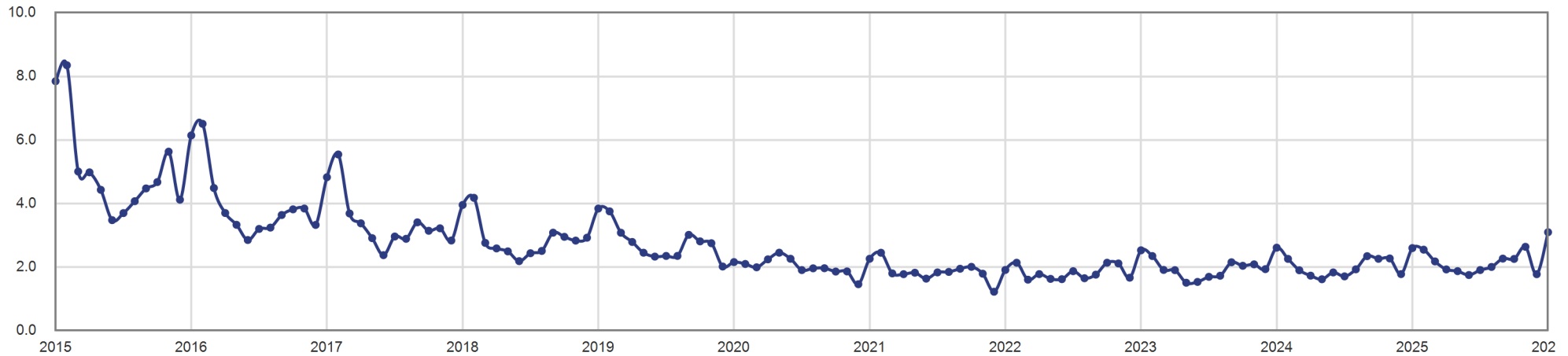


## January



Month	Prior Year	Current Year	+/-
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	+ 11.7%
August	1.9	2.0	+ 3.9%
September	2.3	2.3	- 3.3%
October	2.3	2.3	- 0.1%
November	2.3	2.6	+ 16.1%
December	1.8	1.8	- 0.2%
January	2.6	3.1	+ 19.2%
<b>12-Month Avg</b>	2.0	2.2	+ 8.2%

## 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