



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

- 19.9%	+ 8.6%	- 24.4%
Change in Closed Sales	Change in Median Sales Price	Change in Inventory

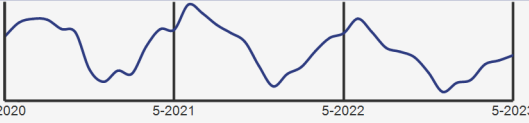
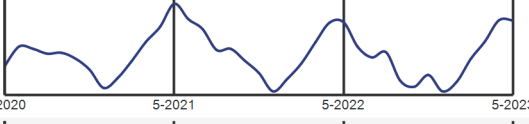
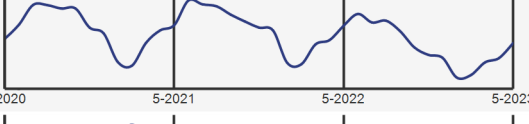
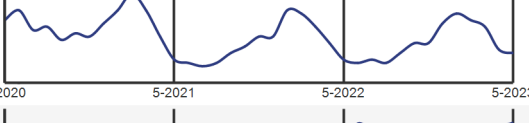
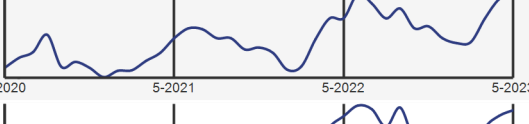
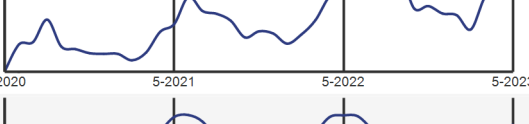



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Market Overview - May 2023

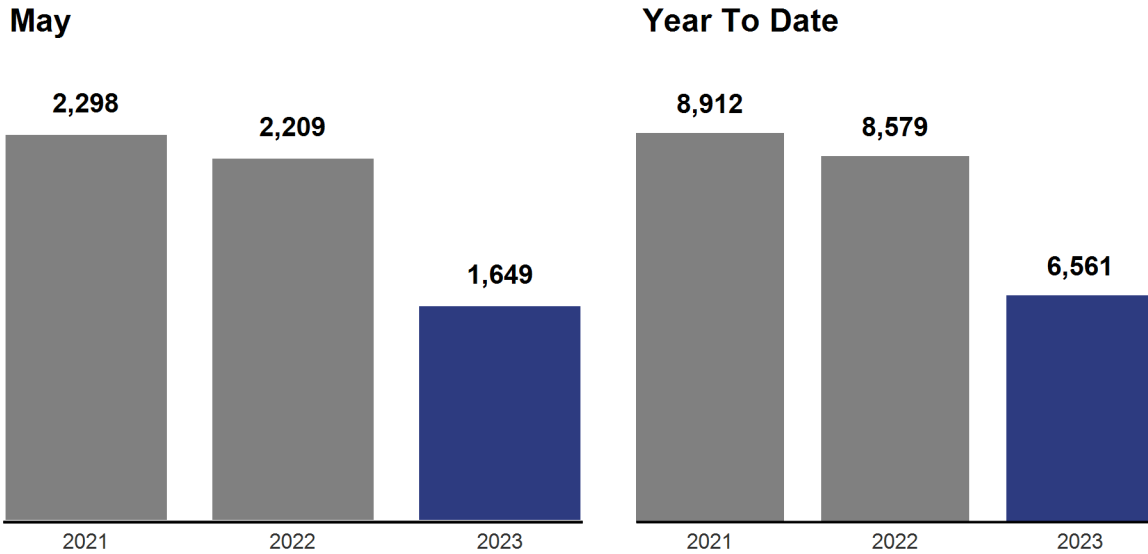
Key market metrics for the current month and year-to-date figures



Key Metrics	Historical Sparklines	5-2022	5-2023	+/-	YTD 2022	YTD 2023	+/-
New Listings		2,209	1,649	- 25.4%	8,579	6,561	- 23.5%
Pending Sales		596	603	+ 1.2%	--	--	--
Closed Sales		1,776	1,423	- 19.9%	6,674	5,071	- 24.0%
Days on Market Until Sale		17	19	+ 11.8%	25	24	- 4.0%
Median Sales Price		\$300,250	\$326,000	+ 8.6%	\$280,000	\$305,000	+ 8.9%
Average Sales Price		\$367,625	\$373,610	+ 1.6%	\$341,218	\$355,716	+ 4.3%
Percent of Original List Price Received		104.2%	103.3%	- 0.9%	102.2%	100.8%	- 1.4%
Inventory of Homes for Sale		2,902	2,195	- 24.4%	--	--	--
Months Supply of Inventory		1.6	1.5	- 5.6%	--	--	--

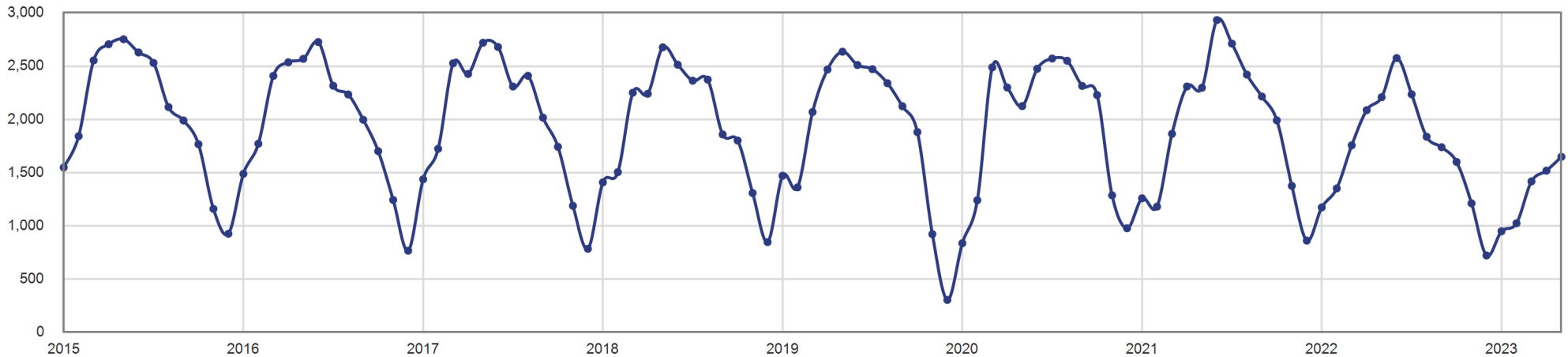
New Listings - May 2023

The number of listings that are new during the month.



Month	Prior Year	Current Year	+/-
June	2,933	2,576	- 12.2%
July	2,712	2,236	- 17.6%
August	2,421	1,838	- 24.1%
September	2,215	1,739	- 21.5%
October	1,991	1,601	- 19.6%
November	1,376	1,212	- 11.9%
December	862	722	- 16.2%
January	1,174	950	- 19.1%
February	1,352	1,025	- 24.2%
March	1,757	1,418	- 19.3%
April	2,087	1,519	- 27.2%
May	2,209	1,649	- 25.4%
12-Month Avg	1,924	1,540	- 19.9%

Historical New Listings

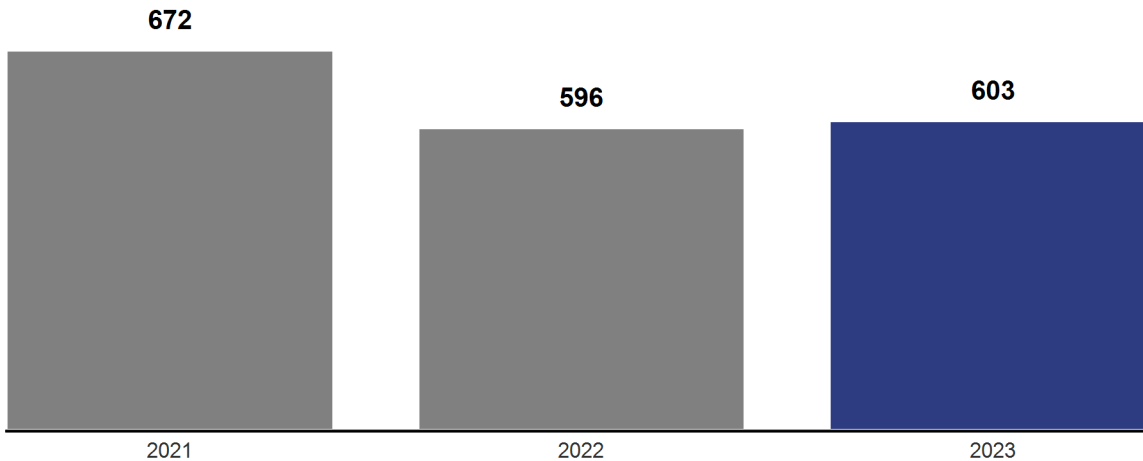


Pending Sales - May 2023

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

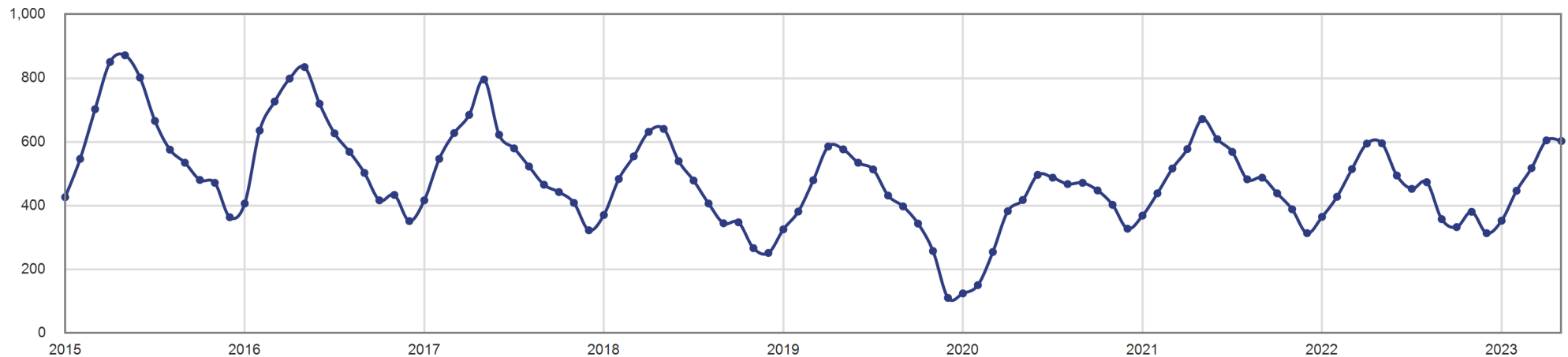


May



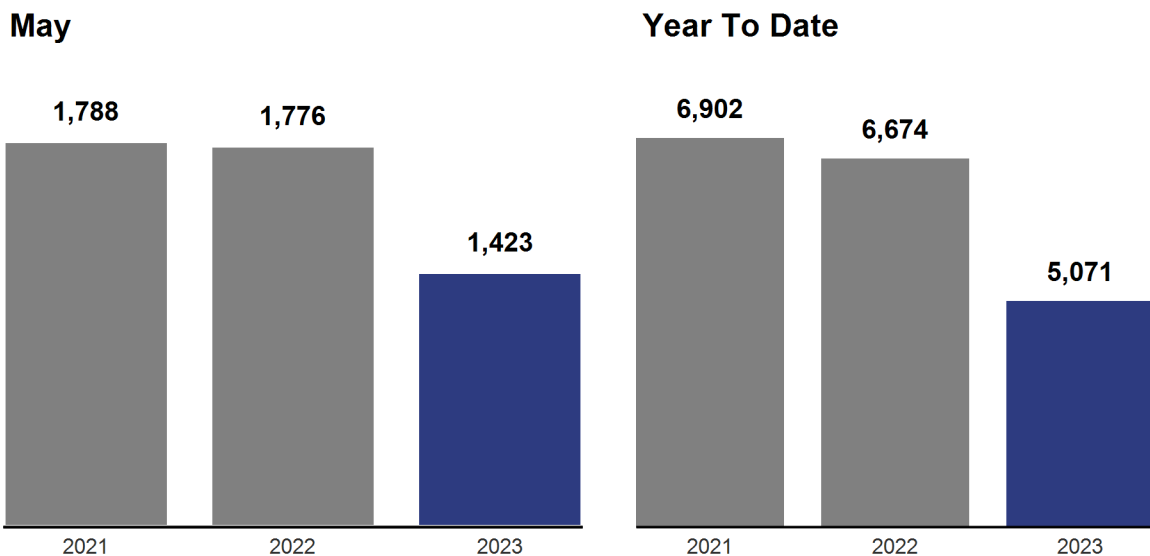
Month	Prior Year	Current Year	+/-
June	609	495	- 18.7%
July	569	453	- 20.4%
August	483	474	- 1.9%
September	488	358	- 26.6%
October	439	333	- 24.1%
November	389	381	- 2.1%
December	314	314	0.0%
January	365	353	- 3.3%
February	428	447	+ 4.4%
March	515	518	+ 0.6%
April	595	605	+ 1.7%
May	596	603	+ 1.2%
12-Month Avg	483	445	- 7.9%

Historical Pending Sales



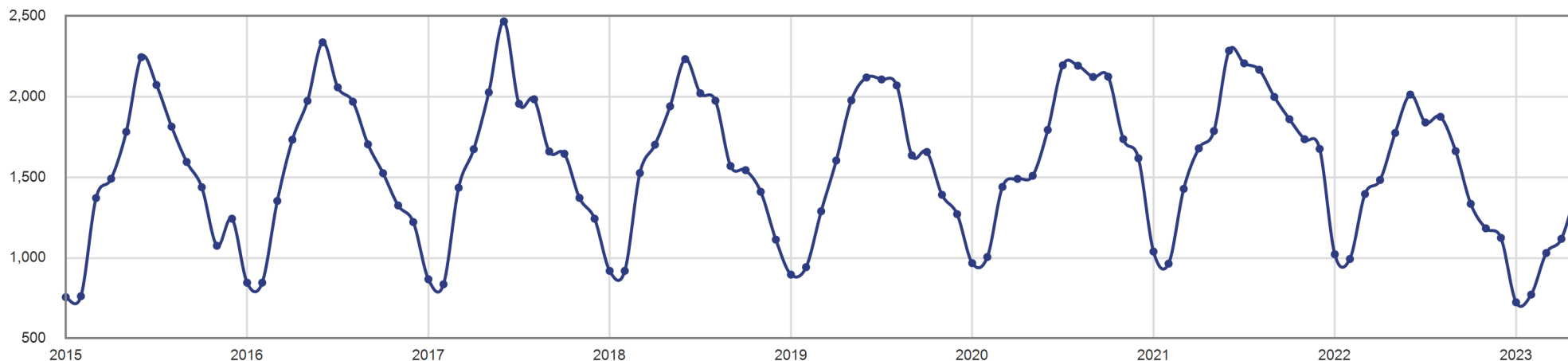
Closed Sales - May 2023

The number of listings that closed during the month.



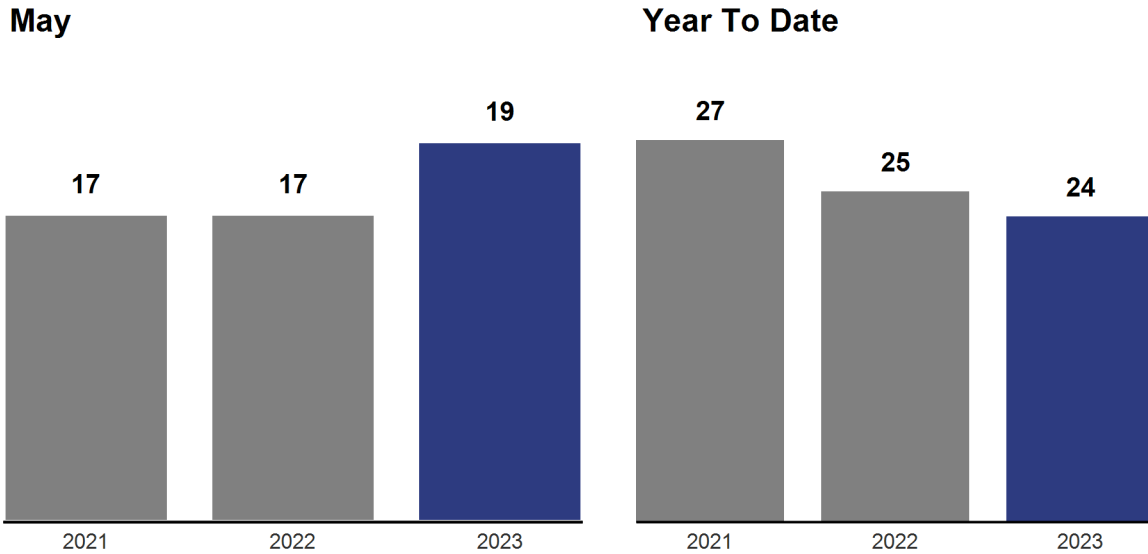
Month	Prior Year	Current Year	+/-
June	2,286	2,014	- 11.9%
July	2,208	1,841	- 16.6%
August	2,168	1,876	- 13.5%
September	1,999	1,663	- 16.8%
October	1,861	1,336	- 28.2%
November	1,737	1,184	- 31.8%
December	1,677	1,125	- 32.9%
January	1,023	725	- 29.1%
February	994	773	- 22.2%
March	1,397	1,031	- 26.2%
April	1,484	1,119	- 24.6%
May	1,776	1,423	- 19.9%
12-Month Avg	1,718	1,343	- 21.8%

Historical Closed Sales



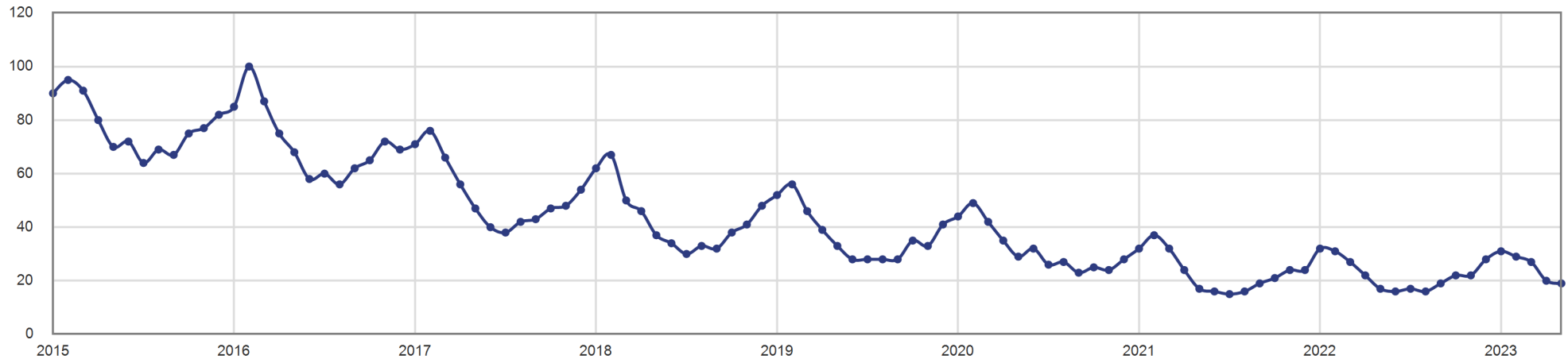
Days on Market Until Sale - May 2023

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



Month	Prior Year	Current Year	+/-
June	16	16	0.0%
July	15	17	+ 13.3%
August	16	16	0.0%
September	19	19	0.0%
October	21	22	+ 4.8%
November	24	22	- 8.3%
December	24	28	+ 16.7%
January	32	31	- 3.1%
February	31	29	- 6.5%
March	27	27	0.0%
April	22	20	- 9.1%
May	17	19	+ 11.8%
12-Month Avg	21	21	0.0%

Historical Days on Market Until Sale

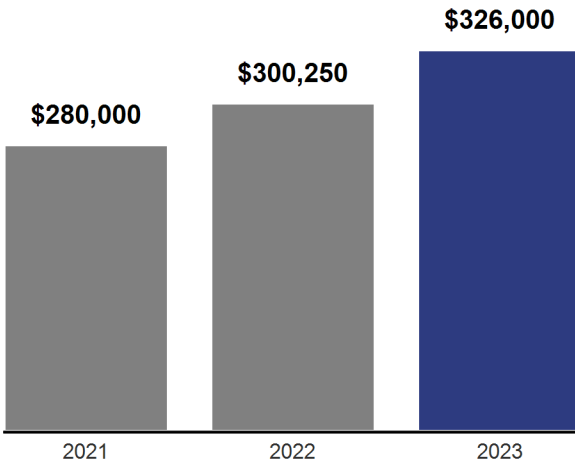


Median Sales Price - May 2023

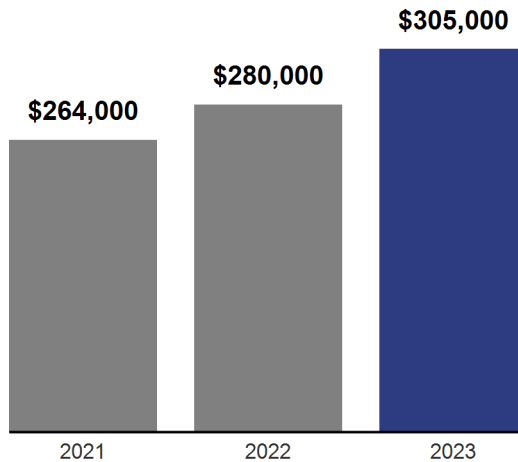
The median sales price of all listings that closed during the month.



May

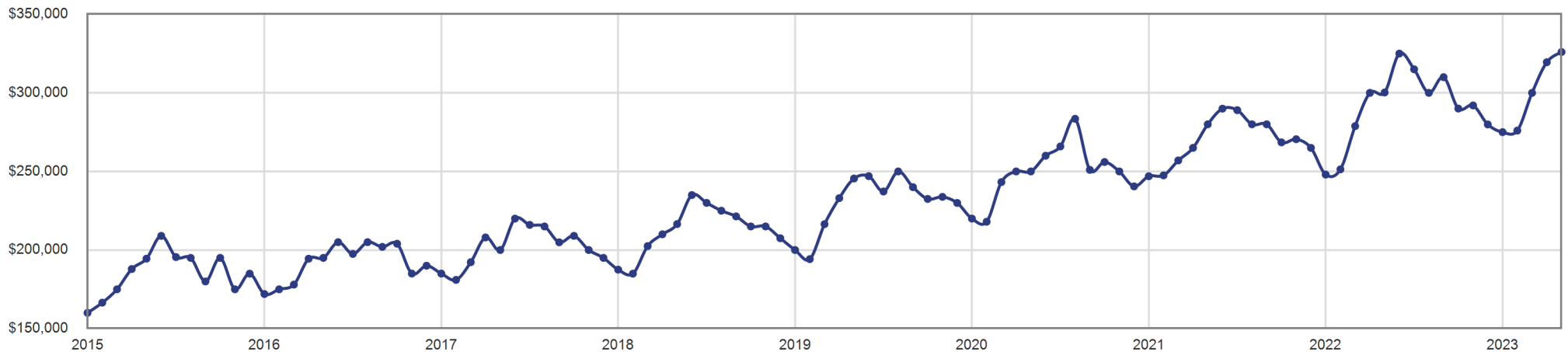


Year To Date



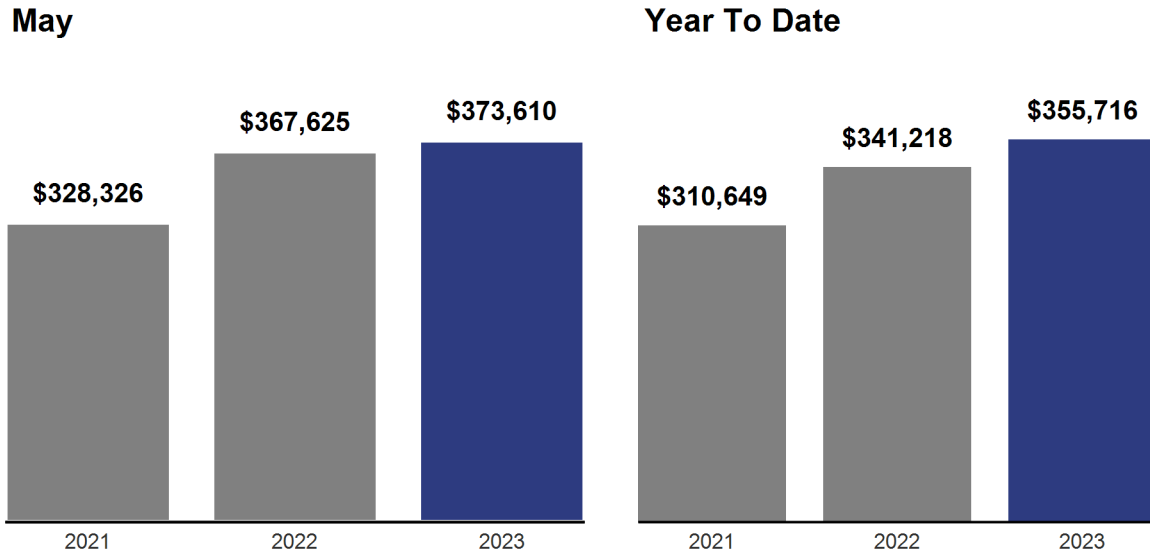
Month	Prior Year	Current Year	+/-
June	\$289,950	\$325,000	+ 12.1%
July	\$289,000	\$315,000	+ 9.0%
August	\$280,000	\$300,000	+ 7.1%
September	\$280,000	\$310,000	+ 10.7%
October	\$268,500	\$290,000	+ 8.0%
November	\$270,500	\$292,000	+ 7.9%
December	\$265,000	\$279,900	+ 5.6%
January	\$248,000	\$275,000	+ 10.9%
February	\$251,330	\$276,000	+ 9.8%
March	\$278,850	\$300,000	+ 7.6%
April	\$300,000	\$319,500	+ 6.5%
May	\$300,250	\$326,000	+ 8.6%
12-Month Med	\$278,000	\$304,150	+ 9.4%

Historical Median Sales Price



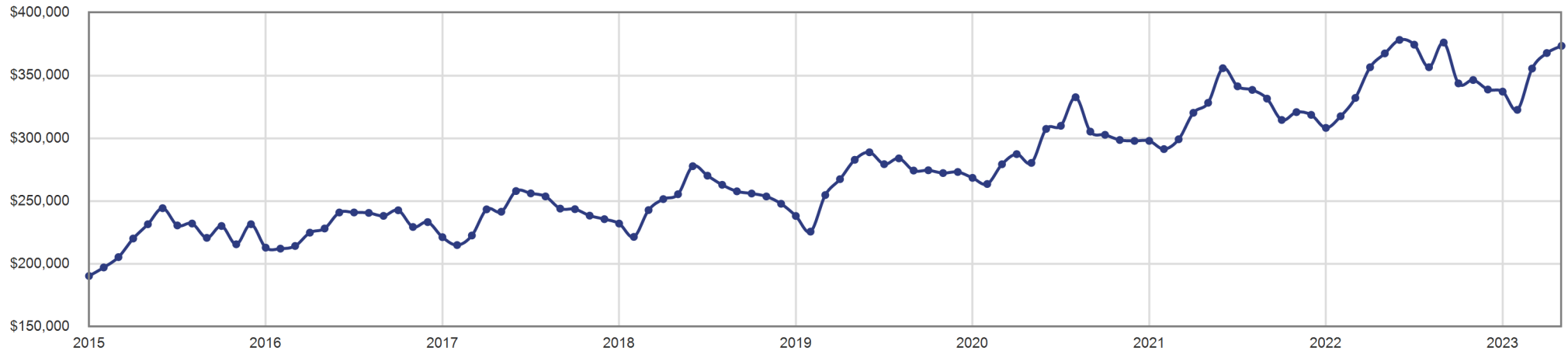
Average Sales Price - May 2023

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



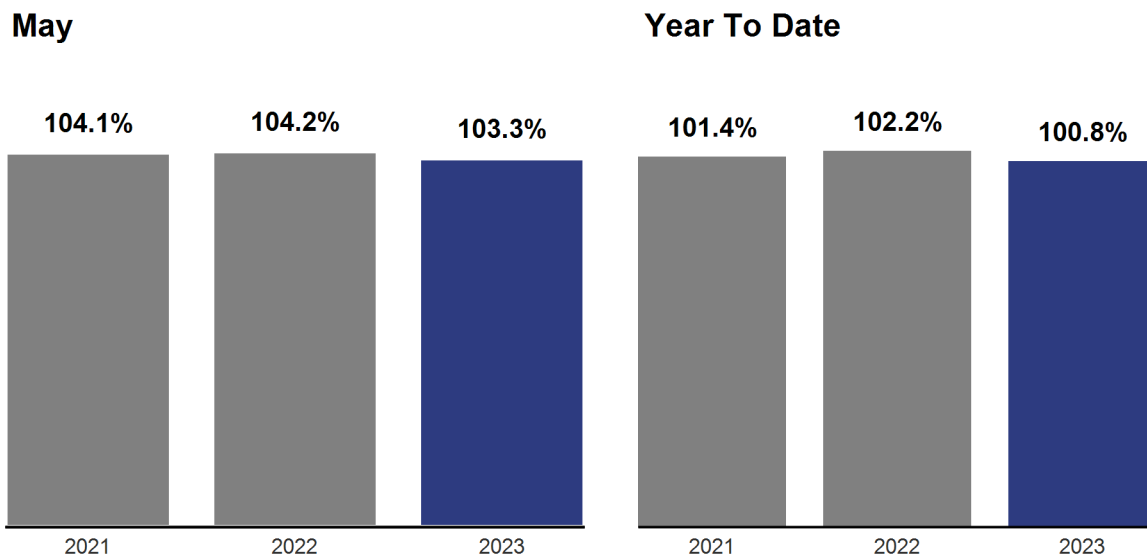
Month	Prior Year	Current Year	+/-
June	\$355,821	\$378,372	+ 6.3%
July	\$341,429	\$374,579	+ 9.7%
August	\$338,585	\$356,618	+ 5.3%
September	\$331,622	\$376,281	+ 13.5%
October	\$314,660	\$343,762	+ 9.2%
November	\$320,884	\$346,442	+ 8.0%
December	\$318,713	\$338,872	+ 6.3%
January	\$308,340	\$337,210	+ 9.4%
February	\$317,595	\$322,699	+ 1.6%
March	\$332,183	\$355,559	+ 7.0%
April	\$356,606	\$367,905	+ 3.2%
May	\$367,625	\$373,610	+ 1.6%
12-Month Avg	\$335,710	\$360,083	+ 7.3%

Historical Average Sales Price



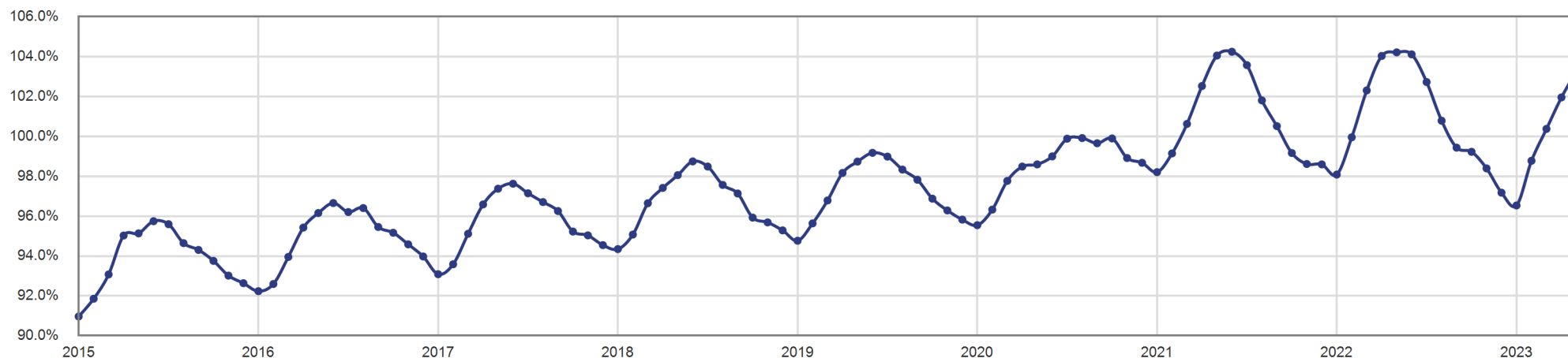
Percent of Original List Price Received - May 2023

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



Month	Prior Year	Current Year	+/-
June	104.3%	104.1%	- 0.1%
July	103.6%	102.7%	- 0.8%
August	101.8%	100.8%	- 1.0%
September	100.5%	99.4%	- 1.1%
October	99.2%	99.2%	+ 0.1%
November	98.6%	98.4%	- 0.2%
December	98.6%	97.2%	- 1.4%
January	98.1%	96.5%	- 1.6%
February	100.0%	98.8%	- 1.2%
March	102.3%	100.4%	- 1.9%
April	104.0%	102.0%	- 2.0%
May	104.2%	103.3%	- 0.9%
12-Month Avg	101.5%	100.7%	- 0.8%

Historical Percent of Original List Price Received

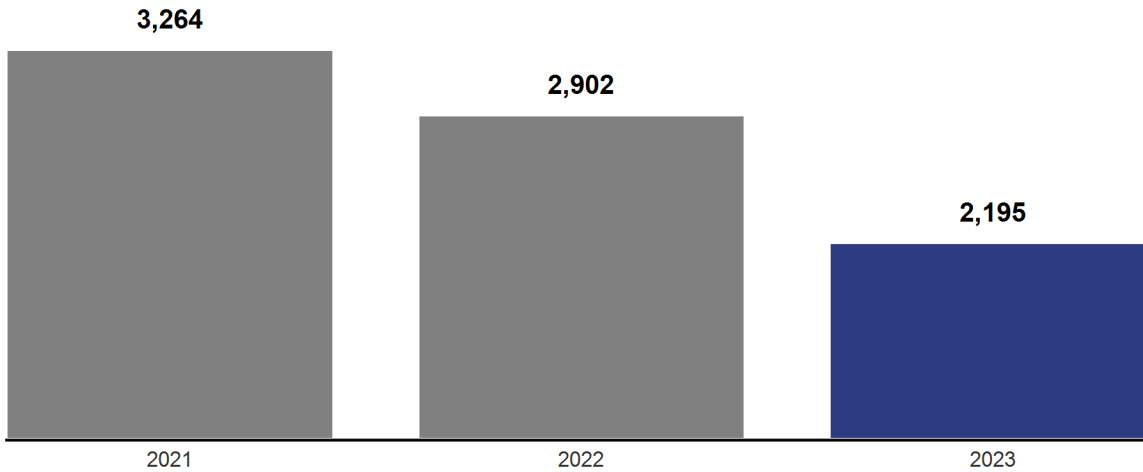


Inventory of Homes for Sale - May 2023

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

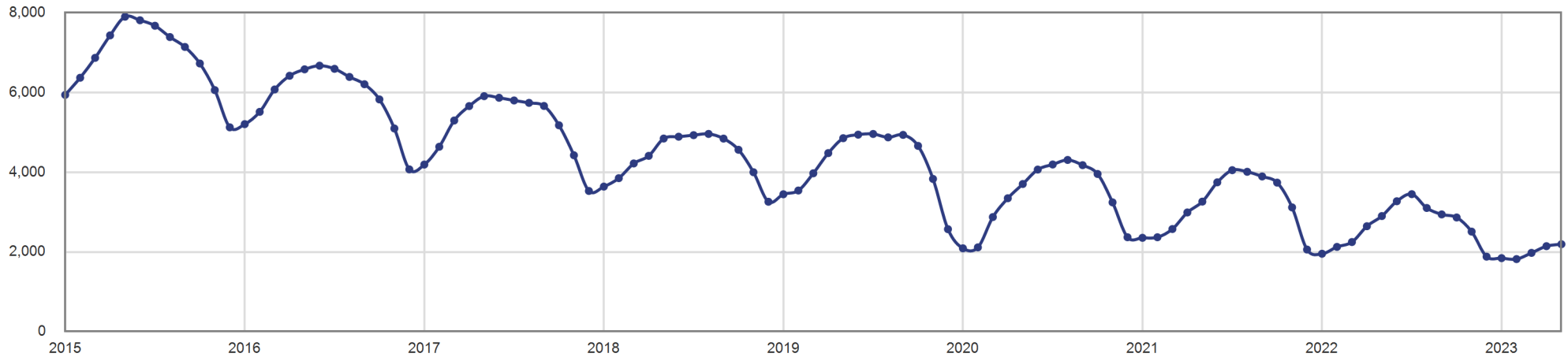


May



Month	Prior Year	Current Year	+/-
June	3,748	3,274	- 12.6%
July	4,053	3,451	- 14.9%
August	4,013	3,105	- 22.6%
September	3,896	2,943	- 24.5%
October	3,741	2,866	- 23.4%
November	3,119	2,511	- 19.5%
December	2,061	1,883	- 8.6%
January	1,956	1,846	- 5.6%
February	2,128	1,822	- 14.4%
March	2,250	1,978	- 12.1%
April	2,647	2,146	- 18.9%
May	2,902	2,195	- 24.4%
12-Month Avg	3,043	2,502	- 17.8%

Historical Inventory of Homes for Sale

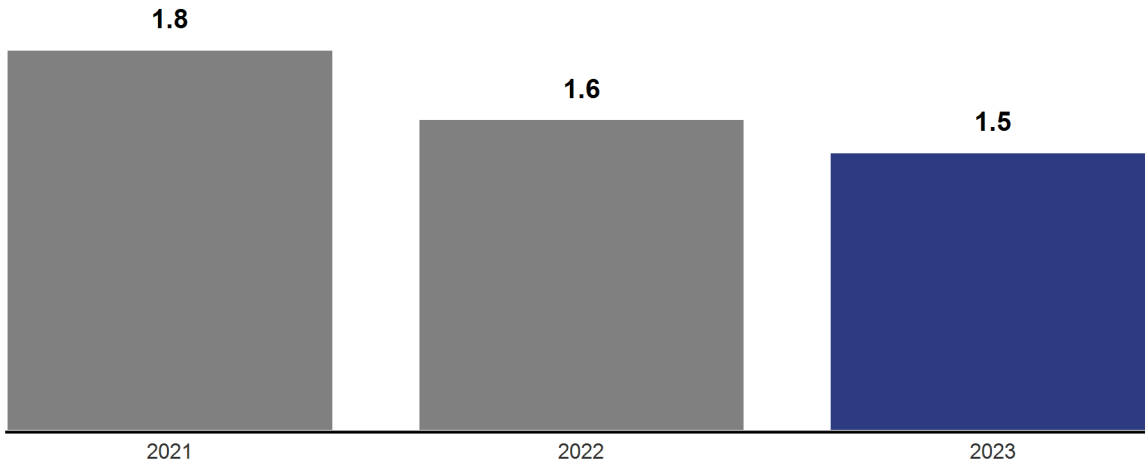


Months Supply of Inventory - May 2023

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



May



Month	Prior Year	Current Year	+/-
June	1.6	1.6	- 0.8%
July	1.8	1.9	+ 2.1%
August	1.9	1.7	- 10.6%
September	1.9	1.8	- 9.2%
October	2.0	2.1	+ 6.7%
November	1.8	2.1	+ 18.1%
December	1.2	1.7	+ 36.2%
January	1.9	2.5	+ 33.2%
February	2.1	2.4	+ 10.1%
March	1.6	1.9	+ 19.1%
April	1.8	1.9	+ 7.5%
May	1.6	1.5	- 5.6%
12-Month Avg	1.8	1.9	+ 8.2%

Historical Months Supply of Inventory

