JULY 2024

WISCONSIN REAL ESTATE REPORT

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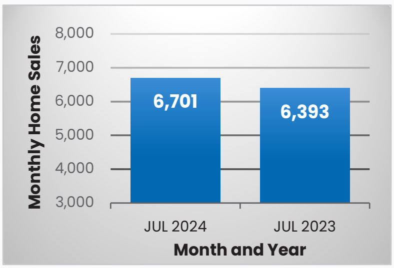
July 2024 Wisconsin Real Estate Report

New Listings Rebound in July, Increasing Both Sales and Home Prices

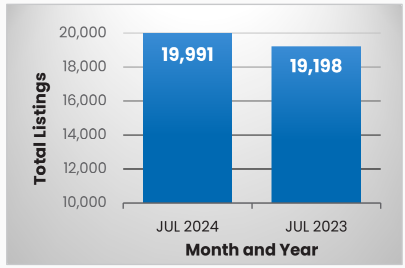
MONTHLY HOME SALES



July 2024	July 2023
6,701	6,393

from last year ↑ **4.8%**

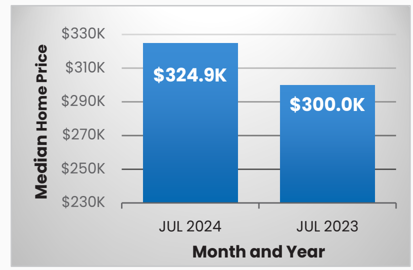
TOTAL STATEWIDE LISTINGS



July 2024	July 2023
19,991	19,198

from last year ↑ **4.1%**

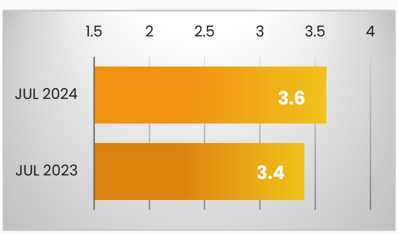
MEDIAN HOME PRICE



July 2024	July 2023
$324,900	$300,000

from last year ↑ **8.3%**

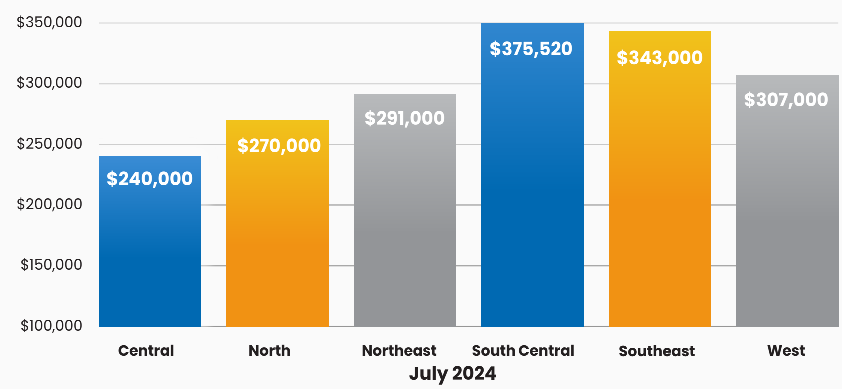
MONTHS OF INVENTORY



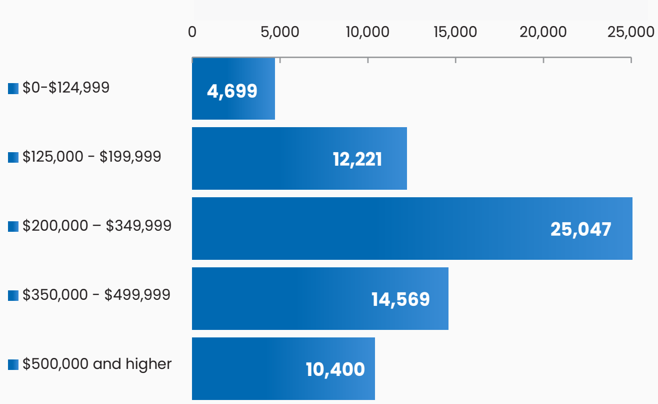
July 2024	July 2023
3.6	3.4

from last year ↑ **5.9%**

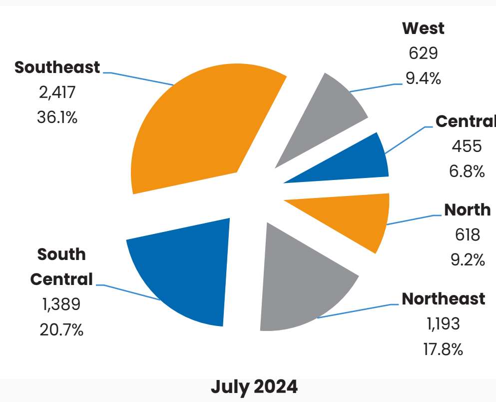
MEDIAN PRICES BY REGION



HOMES SOLD BY PRICE RANGE IN PAST 12 MONTHS



HOME SALES BY REGION



Charts on this page reflect residential housing data in Wisconsin for July 2024.

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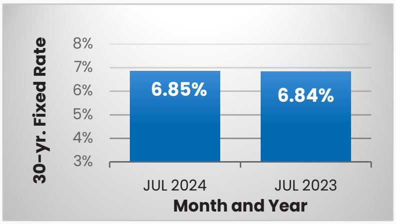
New Listings Rebound in July, Increasing Both Sales and Home Prices

MORTGAGE INTEREST RATES*

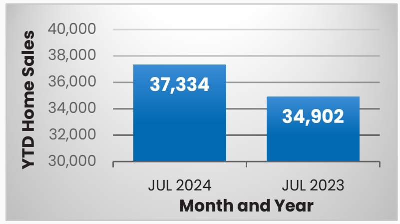


July 2024	July 2023
6.85%	6.84%

from last year **1** basis points

** Data based on Freddie Mac 30-year fixed mortgage rates.*

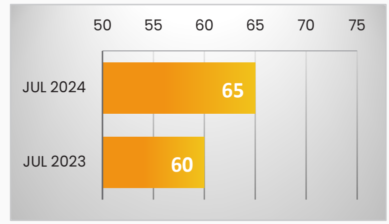
YEAR-TO-DATE HOME SALES



Year to Date 2024	Year to Date 2023
37,334	34,902

from last year **7.0%**

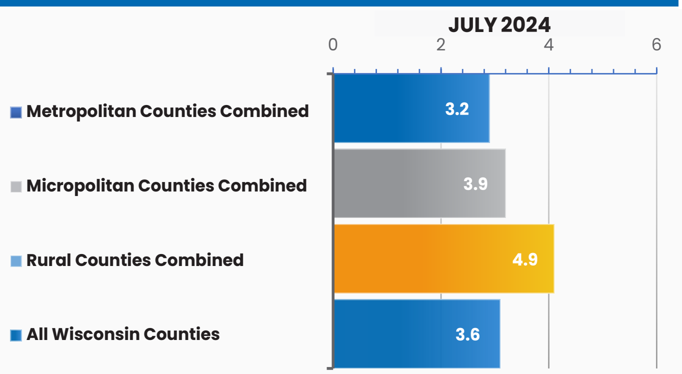
AVERAGE DAYS ON MARKET



July 2024	July 2023
65	60

from last year **8.3%**

MONTHS OF INVENTORY BY URBAN CLASSIFICATION

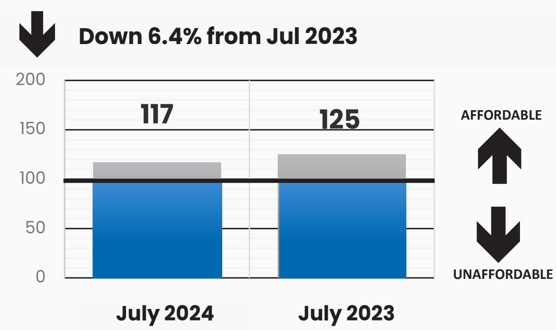


Metropolitan counties include: Brown, Calumet, Chippewa, Columbia, Dane, Douglas, Eau Claire, Fond du Lac, Green, Iowa, Kenosha, Kewaunee, La Crosse, Lincoln, Marathon, Milwaukee, Oconto, Ozaukee, Outagamie, Pierce, Racine, Rock, Sheboygan, St. Croix, Washington, Waukesha and Winnebago.

Micropolitan counties include: Dodge, Dunn, Florence, Grant, Jefferson, Manitowoc, Marinette, Menominee, Portage, Sauk, Shawano, Walworth and Wood.

Rural counties include: Adams, Ashland, Barron, Bayfield, Buffalo, Burnett, Clark, Crawford, Door, Forest, Green Lake, Iron, Jackson, Juneau, Lafayette, Langlade, Marquette, Monroe, Oneida, Pepin, Polk, Price, Rusk, Richland, Sawyer, Taylor, Trempealeau, Vernon, Vilas, Washburn, Waupaca and Waushara.

HOUSING AFFORDABILITY INDEX



This index shows the portion of the median-priced home that a qualified buyer with median family income can afford to buy, assuming 20% down and the remaining balance financed with a 30-year fixed mortgage at current rates. A value of 100 means a buyer with median income has enough to qualify for a mortgage on the median-priced home.

Charts on this page reflect residential housing data in Wisconsin for July 2024.

July 2024 Wisconsin Real Estate Report

New Listings Rebound in July, Increasing Both Sales and Home Prices

TALKING POINTS

- New listings bounced back in July after an unexpected decline in June listings and home sales. July's bounce back helped grow existing home sales statewide. Specifically, new listings rose 2.7% over the past 12 months, which led to 4.8% growth in sales over that same period. This pushed the median price up to $324,900, which is an 8.3% increase compared to July 2023.

- On a year-to-date basis, both sales and prices rose 7% compared to the first seven months of 2023. Total sales increased to 37,334 closed homes, and the median price rose to $305,000.

- Every region saw year-to-date sales grow, with growth in the range of 10% to 12.6% in the North, Northeast and Central regions. Growth ranged between 6.1% and 7.3% in the West and South Central regions, and growth was moderate at 3.8% in the Southeast region. Year-to-date median price increases were more consistent across the regions, rising between 6.5% and 8.9% compared to the first seven months of 2023.

- For the second straight month, the 30-year fixed-rate mortgage improved. After rising to an average of 7.06% in May, it fell to 6.92% in June and 6.85% in July. This puts the July 2024 rate just one basis point above its level in July 2023.

- Weak inventory continues to show a strong seller's advantage statewide with just 3.6 months of supply, which is well below the six-month benchmark signaling a balanced market. Homes at lower price points below $350,000 had less than 3 months of supply. Inventory was higher for homes selling in the $350,000 to $499,999 price points at 4.1 months, and those $500,000 and higher have enough supply to be considered balanced.

ADDITIONAL ANALYSIS

New Listings Rebound in July

"It was good to see new listings rebound in July after falling unexpectedly in June. Even though our inventory growth has been modest, it is vital if we are to achieve sustained growth in existing home sales."

Mary Jo Bowe
2024 Chair of the Board of Directors, Wisconsin REALTORS® Association

Affordability Remains Low but Some Reason for Optimism

"Rising home prices and higher mortgage rates are primary reasons that affordability has suffered the last couple of years. The recent increase in new listings has led to a slight moderation in our price appreciation over the last year, and although mortgage rates have remained stubbornly high, we've seen the 30-year fixed mortgage rate fall for a second straight month. Hopefully these trends continue and lead to improved affordability."

Tom Larson
President & CEO, Wisconsin REALTORS® Association

More Signals of Moderating Inflation

"The Fed's preferred indicator of inflation is core inflation measured using a broad index of prices called the Personal Consumption Expenditure (PCE) index. The May and June PCE annualized inflation rates came in at just 2.6%. While this is still above the Fed's target rate of 2%, it has improved significantly over the last year. Given the weak job growth in July, the prospect of one or more short-term rate cuts has likely increased."

Dave Clark
Professor Emeritus of Economics and WRA Consultant

Report Criteria: Reflecting data for: July 2024 | State: WI | Type: Residential

		Median Price			Sales			Months Inventory			Avg Days On Market		
Region	**County**	**7/2024**	**7/2023**	**% Change**	**7/2024**	**7/2023**	**% Change**	**7/2024**	**7/2023**	**% Change**	**7/2024**	**7/2023**	**% Change**
Central	Adams	179,000	210,000	-14.8%	68	43	+58.1%	4.7	4.4	+6.8%	76	53	+43.4%
	Clark	170,000	190,000	-10.5%	30	16	+87.5%	4.4	4.1	+7.3%	102	61	+67.2%
	Juneau	220,500	248,500	-11.3%	34	33	+3.0%	4.9	5.0	-2.0%	75	88	-14.8%
	Marathon	266,500	247,500	+7.7%	136	130	+4.6%	3.4	3.6	-5.6%	56	52	+7.7%
	Marquette	264,000	202,900	+30.1%	11	25	-56.0%	5.5	4.5	+22.2%	67	76	-11.8%
	Portage	286,500	250,000	+14.6%	58	59	-1.7%	3.4	3.8	-10.5%	59	60	-1.7%
	Waushara	277,500	207,500	+33.7%	32	28	+14.3%	4.4	3.9	+12.8%	48	65	-26.2%
	Wood	193,000	186,500	+3.5%	86	78	+10.3%	3.2	2.6	+23.1%	64	49	+30.6%
	Central Regional Total	**240,000**	**220,500**	**+8.8%**	**455**	**412**	**+10.4%**	**3.9**	**3.7**	**+5.4%**	**65**	**58**	**+12.1%**

		Median Price			Sales			Months Inventory			Avg Days On Market		
Region	**County**	**7/2024**	**7/2023**	**% Change**	**7/2024**	**7/2023**	**% Change**	**7/2024**	**7/2023**	**% Change**	**7/2024**	**7/2023**	**% Change**
North	Ashland	243,500	168,000	+44.9%	20	20	0.0%	6.2	7.0	-11.4%	87	105	-17.1%
	Barron	240,000	249,900	-4.0%	90	43	+109.3%	5.3	4.5	+17.8%	63	78	-19.2%
	Bayfield	256,100	280,000	-8.5%	19	18	+5.6%	6.3	7.4	-14.9%	72	51	+41.2%
	Burnett	310,000	305,000	+1.6%	36	55	-34.5%	4.2	5.3	-20.8%	51	54	-5.6%
	Douglas	239,075	197,450	+21.1%	54	56	-3.6%	4.0	4.5	-11.1%	62	45	+37.8%
	Florence	NA	NA	NA	6	1	+500.0%	5.5	5.5	0.0%	49	50	-2.0%
	Forest	NA	260,000	NA	4	11	-63.6%	5.3	6.3	-15.9%	52	87	-40.2%
	Iron	375,000	257,000	+45.9%	13	14	-7.1%	5.3	6.9	-23.2%	65	111	-41.4%
	Langlade	205,000	215,500	-4.9%	23	20	+15.0%	4.1	3.5	+17.1%	51	88	-42.0%
	Lincoln	217,000	203,000	+6.9%	54	39	+38.5%	3.6	5.1	-29.4%	50	75	-33.3%
	Oneida	374,950	260,000	+44.2%	66	61	+8.2%	5.0	5.0	0.0%	74	62	+19.4%
	Polk	285,000	299,000	-4.7%	56	71	-21.1%	4.5	3.6	+25.0%	58	67	-13.4%
	Price	349,950	206,500	+69.5%	30	30	0.0%	6.5	7.8	-16.7%	110	107	+2.8%
	Rusk	185,000	180,000	+2.8%	25	19	+31.6%	4.5	5.7	-21.1%	61	55	+10.9%
	Sawyer	365,000	325,000	+12.3%	35	39	-10.3%	5.4	6.1	-11.5%	70	95	-26.3%
	Taylor	215,000	241,250	-10.9%	20	16	+25.0%	5.6	4.4	+27.3%	80	54	+48.1%
	Vilas	395,000	392,000	+0.8%	45	55	-18.2%	6.0	5.4	+11.1%	71	51	+39.2%
	Washburn	302,500	315,000	-4.0%	22	31	-29.0%	5.5	7.6	-27.6%	71	51	+39.2%
	North Regional Total	**270,000**	**261,000**	**+3.4%**	**618**	**599**	**+3.2%**	**5.0**	**5.3**	**-5.7%**	**66**	**68**	**-2.9%**

Region	County	Median Price 7/2024	Median Price 7/2023	Median Price % Change	Sales 7/2024	Sales 7/2023	Sales % Change	Months Inventory 7/2024	Months Inventory 7/2023	Months Inventory % Change	Avg Days On Market 7/2024	Avg Days On Market 7/2023	Avg Days On Market % Change
Northeast	Brown	350,000	305,000	+14.8%	291	277	+5.1%	3.4	2.9	+17.2%	62	54	+14.8%
	Calumet	347,000	330,000	+5.2%	53	57	-7.0%	4.1	3.6	+13.9%	80	90	-11.1%
	Door	455,000	385,500	+18.0%	71	50	+42.0%	8.3	8.2	+1.2%	110	79	+39.2%
	Fond du Lac	245,000	256,700	-4.6%	95	96	-1.0%	3.7	2.8	+32.1%	55	66	-16.7%
	Green Lake	245,000	205,000	+19.5%	23	20	+15.0%	3.6	4.9	-26.5%	76	92	-17.4%
	Kewaunee	329,900	266,000	+24.0%	23	21	+9.5%	3.4	3.8	-10.5%	118	51	+131.4%
	Manitowoc	231,000	195,000	+18.5%	85	69	+23.2%	3.0	2.2	+36.4%	53	53	0.0%
	Marinette	189,000	175,000	+8.0%	44	62	-29.0%	6.1	2.9	+110.3%	69	64	+7.8%
	Menominee	NA	NA	NA	6	NA	NA	2.7	5.3	-49.1%	51	NA	NA
	Oconto	260,000	288,550	-9.9%	54	46	+17.4%	4.1	4.4	-6.8%	69	45	+53.3%
	Outagamie	315,000	287,500	+9.6%	157	160	-1.9%	3.2	3.1	+3.2%	55	57	-3.5%
	Shawano	220,000	182,000	+20.9%	41	37	+10.8%	3.8	3.6	+5.6%	71	46	+54.3%
	Waupaca	199,900	295,000	-32.2%	45	55	-18.2%	3.4	3.3	+3.0%	61	59	+3.4%
	Winnebago	275,000	247,600	+11.1%	205	161	+27.3%	2.7	2.5	+8.0%	66	56	+17.9%
	Northeast Regional Total	**291,000**	**275,000**	**+5.8%**	**1,193**	**1,111**	**+7.4%**	**3.7**	**3.3**	**+12.1%**	**66**	**60**	**+10.0%**

Region	County	Median Price 7/2024	Median Price 7/2023	Median Price % Change	Sales 7/2024	Sales 7/2023	Sales % Change	Months Inventory 7/2024	Months Inventory 7/2023	Months Inventory % Change	Avg Days On Market 7/2024	Avg Days On Market 7/2023	Avg Days On Market % Change
South Central	Columbia	330,000	305,000	+8.2%	59	61	-3.3%	4.4	3.7	+18.9%	58	66	-12.1%
	Crawford	210,000	179,000	+17.3%	19	17	+11.8%	3.7	3.5	+5.7%	88	66	+33.3%
	Dane	451,000	422,023	+6.9%	710	666	+6.6%	3.6	3.2	+12.5%	74	69	+7.2%
	Dodge	310,000	242,500	+27.8%	95	83	+14.5%	3.1	3.7	-16.2%	64	58	+10.3%
	Grant	260,000	180,500	+44.0%	33	54	-38.9%	4.5	5.1	-11.8%	77	64	+20.3%
	Green	273,500	225,000	+21.6%	48	29	+65.5%	3.7	3.4	+8.8%	71	63	+12.7%
	Iowa	232,000	290,000	-20.0%	11	24	-54.2%	5.9	2.4	+145.8%	74	63	+17.5%
	Jefferson	315,000	349,950	-10.0%	102	90	+13.3%	3.1	3.0	+3.3%	65	58	+12.1%
	Lafayette	200,000	159,000	+25.8%	15	16	-6.3%	3.5	4.1	-14.6%	62	69	-10.1%
	Richland	217,000	214,000	+1.4%	20	15	+33.3%	4.9	2.9	+69.0%	120	126	-4.8%
	Rock	276,500	245,500	+12.6%	226	198	+14.1%	3.5	3.2	+9.4%	72	63	+14.3%
	Sauk	360,000	290,000	+24.1%	51	73	-30.1%	3.9	4.3	-9.3%	73	54	+35.2%
	South Central Regional Total	**375,520**	**350,000**	**+7.3%**	**1,389**	**1,326**	**+4.8%**	**3.6**	**3.4**	**+5.9%**	**72**	**66**	**+9.1%**

Region	County	Median Price 7/2024	Median Price 7/2023	Median Price % Change	Sales 7/2024	Sales 7/2023	Sales % Change	Months Inventory 7/2024	Months Inventory 7/2023	Months Inventory % Change	Avg Days On Market 7/2024	Avg Days On Market 7/2023	Avg Days On Market % Change
Southeast	Kenosha	300,000	283,950	+5.7%	178	160	+11.3%	2.5	2.7	-7.4%	56	49	+14.3%
	Milwaukee	279,950	250,000	+12.0%	908	927	-2.0%	2.5	2.8	-10.7%	51	50	+2.0%
	Ozaukee	491,000	413,000	+18.9%	135	108	+25.0%	3.4	3.1	+9.7%	70	62	+12.9%
	Racine	269,500	250,000	+7.8%	238	236	+0.8%	2.9	2.7	+7.4%	51	55	-7.3%
	Sheboygan	265,000	245,000	+8.2%	134	104	+28.8%	3.2	3.3	-3.0%	55	53	+3.8%
	Walworth	373,000	313,850	+18.8%	129	138	-6.5%	4.9	4.3	+14.0%	64	62	+3.2%
	Washington	387,500	365,000	+6.2%	158	161	-1.9%	3.6	3.1	+16.1%	63	59	+6.8%
	Waukesha	480,000	455,000	+5.5%	537	494	+8.7%	3.1	2.9	+6.9%	61	59	+3.4%
	Southeast Regional Total	**343,000**	**309,305**	**+10.9%**	**2,417**	**2,328**	**+3.8%**	**3.0**	**3.0**	**0.0%**	**56**	**54**	**+3.7%**

Region	County	Median Price 7/2024	Median Price 7/2023	Median Price % Change	Sales 7/2024	Sales 7/2023	Sales % Change	Months Inventory 7/2024	Months Inventory 7/2023	Months Inventory % Change	Avg Days On Market 7/2024	Avg Days On Market 7/2023	Avg Days On Market % Change
West	Buffalo	340,500	210,000	+62.1%	12	15	-20.0%	3.6	3.9	-7.7%	122	80	+52.5%
	Chippewa	335,000	286,250	+17.0%	76	64	+18.8%	4.2	4.3	-2.3%	89	65	+36.9%
	Dunn	278,250	325,000	-14.4%	38	52	-26.9%	4.1	4.7	-12.8%	77	60	+28.3%
	Eau Claire	298,277	309,950	-3.8%	113	134	-15.7%	4.3	3.6	+19.4%	80	68	+17.6%
	Jackson	185,000	180,000	+2.8%	26	15	+73.3%	4.1	3.7	+10.8%	90	46	+95.7%
	La Crosse	306,000	290,250	+5.4%	133	130	+2.3%	2.9	2.8	+3.6%	57	61	-6.6%
	Monroe	255,000	235,000	+8.5%	51	45	+13.3%	4.1	3.7	+10.8%	75	63	+19.0%
	Pepin	280,000	NA	NA	21	9	+133.3%	5.0	5.6	-10.7%	69	61	+13.1%
	Pierce	363,750	230,000	+58.2%	20	26	-23.1%	3.2	3.4	-5.9%	94	54	+74.1%
	St. Croix	386,000	380,000	+1.6%	91	66	+37.9%	3.9	3.8	+2.6%	61	78	-21.8%
	Trempealeau	240,000	191,000	+25.7%	25	36	-30.6%	4.0	4.1	-2.4%	68	64	+6.3%
	Vernon	249,000	243,000	+2.5%	23	25	-8.0%	4.7	3.7	+27.0%	94	118	-20.3%
	West Regional Total	**307,000**	**287,500**	**+6.8%**	**629**	**617**	**+1.9%**	**3.9**	**3.7**	**+5.4%**	**74**	**67**	**+10.4%**

Statewide Median Price

7/2024	7/2023	% Change
324,900	300,000	+8.3%

Statewide Sales

7/2024	7/2023	% Change
6,701	6,393	+4.8%

Statewide Avg Days On Market

7/2024	7/2023	% Change
65	60	+8.3%

Statewide Months Inventory

7/2024	7/2023	% Change
3.6	3.4	+5.9%

Statewide New Listings

7/2024	7/2023	% Change
8,167	7,956	+2.7%

Statewide Total Listings

7/2024	7/2023	% Change
19,991	19,198	+4.1%

Price Range Stats

Listing Price Range	Current Properties For Sale	Avg Days On Market (sold listings)	Number of Sales in Prev 12 months	Total Sales in Prev 12 Months	Months Inventory
$0 - $124,999	1,102	227	4,699	409,848,313	2.8
$125,000 - $199,999	2,445	141	12,221	2,074,683,000	2.4
$200,000 - $349,999	6,141	104	25,047	6,909,280,165	2.9
$350,000 - $499,999	4,957	113	14,569	6,111,162,884	4.1
$500,000+	5,328	117	10,400	7,928,311,533	6.1

Months of Inventory by Broad Urban-Rural Classification

Category	July 2024	July 2023
Metropolitan Counties Combined	3.2	3.1
Micropolitan Counties Combined	3.9	3.6
Rural Counties Combined	4.9	4.8
State Total	3.6	3.4

Report Criteria: Reflecting YTD data through: July 2024 | State: WI | Type: Residential

		YTD Median Price			YTD Sales		
Region	**County**	**Through 7/2024**	**Through 7/2023**	**% Change**	**Through 7/2024**	**Through 7/2023**	**% Change**
Central	Adams	227,000	225,000	+0.9%	317	261	+21.5%
	Clark	164,500	160,000	+2.8%	151	137	+10.2%
	Juneau	225,000	200,000	+12.5%	206	172	+19.8%
	Marathon	255,000	235,000	+8.5%	747	661	+13.0%
	Marquette	230,000	237,400	-3.1%	141	131	+7.6%
	Portage	282,000	266,500	+5.8%	353	332	+6.3%
	Waushara	260,000	250,000	+4.0%	174	151	+15.2%
	Wood	195,000	174,900	+11.5%	481	491	-2.0%
	Central Regional Total	**236,000**	**217,329**	**+8.6%**	**2,570**	**2,336**	**+10.0%**

		YTD Median Price			YTD Sales		
Region	**County**	**Through 7/2024**	**Through 7/2023**	**% Change**	**Through 7/2024**	**Through 7/2023**	**% Change**
North	Ashland	199,000	180,000	+10.6%	135	91	+48.4%
	Barron	254,000	249,900	+1.6%	417	345	+20.9%
	Bayfield	285,000	275,000	+3.6%	141	87	+62.1%
	Burnett	310,000	289,500	+7.1%	201	206	-2.4%
	Douglas	225,000	216,000	+4.2%	276	265	+4.2%
	Florence	146,950	NA	NA	12	8	+50.0%
	Forest	230,000	185,000	+24.3%	76	61	+24.6%
	Iron	275,000	250,000	+10.0%	57	55	+3.6%
	Langlade	174,450	150,000	+16.3%	167	153	+9.2%
	Lincoln	207,000	191,000	+8.4%	249	199	+25.1%
	Oneida	318,750	255,750	+24.6%	324	280	+15.7%
	Polk	295,000	280,000	+5.4%	267	294	-9.2%
	Price	199,950	165,000	+21.2%	170	156	+9.0%
	Rusk	200,050	184,000	+8.7%	104	83	+25.3%
	Sawyer	329,450	310,000	+6.3%	199	173	+15.0%
	Taylor	206,000	191,500	+7.6%	111	116	-4.3%
	Vilas	404,500	368,500	+9.8%	258	245	+5.3%
	Washburn	274,900	312,500	-12.0%	167	142	+17.6%
	North Regional Total	**260,000**	**240,000**	**+8.3%**	**3,331**	**2,959**	**+12.6%**

Region	County	YTD Median Price			YTD Sales		
		Through 7/2024	Through 7/2023	% Change	Through 7/2024	Through 7/2023	% Change
Northeast	Brown	329,000	305,000	+7.9%	1,585	1,509	+5.0%
	Calumet	350,000	320,000	+9.4%	285	286	-0.3%
	Door	429,900	369,000	+16.5%	354	311	+13.8%
	Fond du Lac	240,500	230,000	+4.6%	610	515	+18.4%
	Green Lake	245,000	217,500	+12.6%	162	124	+30.6%
	Kewaunee	292,500	234,000	+25.0%	116	119	-2.5%
	Manitowoc	215,000	195,000	+10.3%	493	451	+9.3%
	Marinette	178,450	165,000	+8.2%	280	324	-13.6%
	Menominee	530,000	485,000	+9.3%	18	13	+38.5%
	Oconto	250,000	225,500	+10.9%	269	232	+15.9%
	Outagamie	305,000	280,000	+8.9%	1,158	884	+31.0%
	Shawano	225,000	198,950	+13.1%	215	198	+8.6%
	Waupaca	231,500	228,500	+1.3%	310	310	0.0%
	Winnebago	256,000	246,000	+4.1%	1,080	996	+8.4%
	Northeast Regional Total	**280,000**	**260,000**	**+7.7%**	**6,935**	**6,272**	**+10.6%**

Region	County	YTD Median Price			YTD Sales		
		Through 7/2024	Through 7/2023	% Change	Through 7/2024	Through 7/2023	% Change
Southeast	Kenosha	281,900	260,000	+8.4%	985	967	+1.9%
	Milwaukee	255,000	237,000	+7.6%	5,627	5,317	+5.8%
	Ozaukee	475,000	420,250	+13.0%	629	650	-3.2%
	Racine	263,950	230,000	+14.8%	1,272	1,287	-1.2%
	Sheboygan	270,000	240,000	+12.5%	646	604	+7.0%
	Walworth	369,900	325,000	+13.8%	815	801	+1.7%
	Washington	365,000	361,000	+1.1%	891	780	+14.2%
	Waukesha	455,150	435,000	+4.6%	2,592	2,560	+1.3%
	Southeast Regional Total	**315,000**	**290,000**	**+8.6%**	**13,457**	**12,966**	**+3.8%**

Region	County	YTD Median Price Through 7/2024	YTD Median Price Through 7/2023	YTD Median Price % Change	YTD Sales Through 7/2024	YTD Sales Through 7/2023	YTD Sales % Change
West	Buffalo	240,000	202,500	+18.5%	74	62	+19.4%
	Chippewa	319,900	293,000	+9.2%	359	366	-1.9%
	Dunn	275,000	287,000	-4.2%	263	243	+8.2%
	Eau Claire	319,575	287,000	+11.4%	660	629	+4.9%
	Jackson	205,000	187,500	+9.3%	109	98	+11.2%
	La Crosse	301,500	275,000	+9.6%	690	657	+5.0%
	Monroe	249,900	222,450	+12.3%	245	226	+8.4%
	Pepin	230,000	220,000	+4.5%	47	40	+17.5%
	Pierce	350,000	317,500	+10.2%	152	146	+4.1%
	St. Croix	385,000	365,000	+5.5%	459	411	+11.7%
	Trempealeau	240,000	224,000	+7.1%	180	126	+42.9%
	Vernon	239,900	229,450	+4.6%	119	126	-5.6%
	West Regional Total	**305,000**	**280,000**	**+8.9%**	**3,357**	**3,130**	**+7.3%**

Region	County	YTD Median Price Through 7/2024	YTD Median Price Through 7/2023	YTD Median Price % Change	YTD Sales Through 7/2024	YTD Sales Through 7/2023	YTD Sales % Change
South Central	Columbia	297,889	290,000	+2.7%	348	339	+2.7%
	Crawford	201,000	189,000	+6.3%	96	87	+10.3%
	Dane	450,000	411,750	+9.3%	3,831	3,632	+5.5%
	Dodge	275,000	230,000	+19.6%	497	454	+9.5%
	Grant	200,000	175,050	+14.3%	228	220	+3.6%
	Green	268,750	239,900	+12.0%	218	215	+1.4%
	Iowa	301,000	244,750	+23.0%	106	140	-24.3%
	Jefferson	330,000	325,000	+1.5%	559	511	+9.4%
	Lafayette	210,000	189,389	+10.9%	63	68	-7.4%
	Richland	224,950	214,000	+5.1%	82	79	+3.8%
	Rock	265,000	245,000	+8.2%	1,243	1,113	+11.7%
	Sauk	300,000	290,000	+3.4%	413	381	+8.4%
	South Central Regional Total	**361,950**	**340,000**	**+6.5%**	**7,684**	**7,239**	**+6.1%**

YTD Statewide Median Price Through 7/2024	YTD Statewide Median Price Through 7/2023	YTD Statewide Median Price % Change	YTD Statewide Sales Through 7/2024	YTD Statewide Sales Through 7/2023	YTD Statewide Sales % Change
305,000	285,000	+7.0%	37,334	34,902	+7.0%

JULY 2024

WISCONSIN REAL ESTATE REPORT

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