

Summary of Wisconsin Housing Statistics

	Monthly			Year-to-Date		
	Feb 2023	Feb 2022	% Change	Feb 2023	Feb 2022	% Change
Unit Sales	3,184	4,431	-28.1%	6,348	9,133	-30.5%
Median Price	\$262,500	\$235,000	+11.7%	\$256,500	\$232,900	+10.1%
New Listings	4,042	5,617	-28.0%	X	X	X
Total Listings	12,582	15,194	-17.2%	X	X	X
Months of Inventory	2.0	2.0	0.0%	X	X	X
Average Days on Market	81	83	-2.4%	X	X	X
WI Housing Affordability Index	142	203	-30.1%	X	X	X

Housing Price Range Statistics

Price Range	Total Feb 2023 Listings	Average Days on Market (Mar 2022 - Feb 2023)	Total Sold (Mar 2022 - Feb 2023)	Total Volume Sold (Mar 2022 - Feb 2023)	Months of Inventory (Mar 2022 - Feb 2023)
\$0-\$124,999	1,141	191	7,272	\$642,312,006	1.9
\$125,000 - \$199,999	2,218	138	17,574	\$2,986,554,653	1.5
\$200,000 - \$349,999	3,541	130	27,819	\$7,692,044,537	1.5
\$350,000 - \$499,999	2,822	154	14,176	\$5,945,819,857	2.4
\$500,000 and higher	2,860	164	8,681	\$6,722,074,292	4.0

Inventory by Urban Classification

County type	Feb 2023	Feb 2022
Metropolitan Counties Combined	1.9	1.9
Micropolitan Counties Combined	2.0	2.0
Rural Counties Combined	2.7	2.3
All Wisconsin Counties	2.0	2.0

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

Micropolitan counties include: Dodge, Dunn, Florence, Grant, Jefferson, Lincoln, 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.



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Wisconsin Regional Report

Provided by the Wisconsin REALTORS® Association

Report Criteria: Reflecting data for: February 2023 | State: WI | Type: Residential

Region	County	Median Price			Sales			Months Inventory			Avg Days On Market		
		2/2023	2/2022	% Change	2/2023	2/2022	% Change	2/2023	2/2022	% Change	2/2023	2/2022	% Change
Central	Adams	245,200	192,000	+27.7%	26	33	-21.2%	2.2	2.4	-8.3%	89	103	-13.6%
	Clark	NA	128,250	NA	8	16	-50.0%	2.8	2.4	+16.7%	105	93	+12.9%
	Juneau	219,500	171,000	+28.4%	24	28	-14.3%	2.6	3.0	-13.3%	102	101	+1.0%
	Marathon	250,000	200,950	+24.4%	61	88	-30.7%	1.5	1.7	-11.8%	72	78	-7.7%
	Marquette	172,000	207,950	-17.3%	13	14	-7.1%	3.5	2.9	+20.7%	122	75	+62.7%
	Portage	255,000	229,900	+10.9%	33	33	0.0%	1.4	1.8	-22.2%	75	85	-11.8%
	Waushara	300,000	180,000	+66.7%	13	19	-31.6%	1.4	1.6	-12.5%	145	94	+54.3%
	Wood	165,000	187,500	-12.0%	45	58	-22.4%	1.7	1.6	+6.3%	73	86	-15.1%
Central Regional Total		210,000	195,000	+7.7%	223	289	-22.8%	1.9	2.0	-5.0%	86	87	-1.1%

Region	County	Median Price			Sales			Months Inventory			Avg Days On Market		
		2/2023	2/2022	% Change	2/2023	2/2022	% Change	2/2023	2/2022	% Change	2/2023	2/2022	% Change
North	Ashland	NA	140,500	NA	9	12	-25.0%	3.5	3.0	+16.7%	121	151	-19.9%
	Barron	265,500	205,000	+29.5%	27	34	-20.6%	2.3	2.0	+15.0%	90	74	+21.6%
	Bayfield	NA	325,000	NA	9	21	-57.1%	3.0	2.3	+30.4%	109	147	-25.9%
	Burnett	299,500	230,000	+30.2%	14	32	-56.3%	2.2	1.2	+83.3%	82	84	-2.4%
	Douglas	199,375	162,500	+22.7%	16	25	-36.0%	1.9	1.4	+35.7%	63	93	-32.3%
	Florence	NA	NA	NA	NA	3	-100.0%	4.7	2.0	+135.0%	NA	417	-100.0%
	Forest	NA	NA	NA	6	8	-25.0%	3.5	3.2	+9.4%	109	164	-33.5%
	Iron	NA	NA	NA	4	6	-33.3%	3.7	2.2	+68.2%	54	82	-34.1%
	Langlade	157,000	165,300	-5.0%	15	22	-31.8%	2.6	2.4	+8.3%	188	145	+29.7%
	Lincoln	169,500	165,500	+2.4%	20	26	-23.1%	1.6	2.5	-36.0%	89	132	-32.6%
	Oneida	185,000	245,000	-24.5%	27	45	-40.0%	2.1	1.7	+23.5%	87	101	-13.9%
	Polk	242,000	247,500	-2.2%	11	48	-77.1%	2.1	1.8	+16.7%	88	109	-19.3%
	Price	115,500	98,950	+16.7%	14	22	-36.4%	3.2	2.8	+14.3%	84	128	-34.4%
	Rusk	NA	NA	NA	3	4	-25.0%	2.2	3.0	-26.7%	74	97	-23.7%
	Sawyer	292,500	259,500	+12.7%	16	21	-23.8%	2.8	2.6	+7.7%	99	109	-9.2%
	Taylor	NA	NA	NA	7	7	0.0%	3.4	2.7	+25.9%	108	83	+30.1%
	Vilas	257,500	277,450	-7.2%	27	42	-35.7%	2.4	2.5	-4.0%	117	98	+19.4%
	Washburn	NA	188,200	NA	9	14	-35.7%	2.8	2.2	+27.3%	151	90	+67.8%
North Regional Total		235,000	213,500	+10.1%	234	392	-40.3%	2.5	2.1	+19.0%	101	110	-8.2%

Region	County	Median Price			Sales			Months Inventory			Avg Days On Market		
		2/2023	2/2022	% Change	2/2023	2/2022	% Change	2/2023	2/2022	% Change	2/2023	2/2022	% Change
Northeast	Brown	279,900	255,000	+9.8%	143	159	-10.1%	2.1	1.7	+23.5%	74	85	-12.9%
	Calumet	352,500	304,850	+15.6%	20	22	-9.1%	2.2	2.1	+4.8%	85	95	-10.5%
	Door	299,900	399,900	-25.0%	30	39	-23.1%	4.6	3.7	+24.3%	117	166	-29.5%
	Fond du Lac	205,000	160,000	+28.1%	46	69	-33.3%	1.6	1.7	-5.9%	75	88	-14.8%
	Green Lake	267,000	150,000	+78.0%	13	17	-23.5%	2.9	2.5	+16.0%	133	111	+19.8%
	Kewaunee	NA	148,900	NA	7	12	-41.7%	3.3	2.1	+57.1%	105	86	+22.1%
	Manitowoc	200,000	153,000	+30.7%	47	61	-23.0%	1.3	1.7	-23.5%	74	80	-7.5%
	Marinette	146,500	139,900	+4.7%	26	35	-25.7%	2.3	1.8	+27.8%	107	92	+16.3%
	Menominee	NA	NA	NA	1	NA	NA	3.6	2.9	+24.1%	125	NA	NA
	Oconto	177,450	185,000	-4.1%	22	35	-37.1%	1.9	1.5	+26.7%	61	74	-17.6%
	Outagamie	257,000	225,000	+14.2%	73	118	-38.1%	1.7	1.5	+13.3%	73	73	0.0%
	Shawano	300,000	116,000	+158.6%	13	32	-59.4%	2.1	2.3	-8.7%	86	96	-10.4%
	Waupaca	247,000	179,000	+38.0%	29	33	-12.1%	2.3	2.0	+15.0%	90	98	-8.2%
	Winnebago	228,000	177,750	+28.3%	73	126	-42.1%	1.6	1.5	+6.7%	75	64	+17.2%
	Northeast Regional Total	240,000	200,000	+20.0%	543	758	-28.4%	2.0	1.8	+11.1%	81	86	-5.8%

Region	County	Median Price			Sales			Months Inventory			Avg Days On Market		
		2/2023	2/2022	% Change	2/2023	2/2022	% Change	2/2023	2/2022	% Change	2/2023	2/2022	% Change
South Central	Columbia	262,500	234,000	+12.2%	20	33	-39.4%	2.5	1.8	+38.9%	74	82	-9.8%
	Crawford	NA	141,000	NA	3	10	-70.0%	3.3	3.1	+6.5%	88	125	-29.6%
	Dane	383,000	377,250	+1.5%	320	404	-20.8%	1.9	2.2	-13.6%	90	88	+2.3%
	Dodge	205,000	207,000	-1.0%	45	72	-37.5%	1.7	1.6	+6.3%	98	68	+44.1%
	Grant	180,000	190,500	-5.5%	22	28	-21.4%	3.2	3.3	-3.0%	90	112	-19.6%
	Green	235,000	285,000	-17.5%	26	21	+23.8%	2.2	2.3	-4.3%	113	88	+28.4%
	Iowa	212,875	172,000	+23.8%	14	15	-6.7%	2.8	2.8	0.0%	102	92	+10.9%
	Jefferson	305,000	250,000	+22.0%	48	77	-37.7%	1.7	2.1	-19.0%	76	75	+1.3%
	Lafayette	NA	151,750	NA	6	12	-50.0%	2.3	2.0	+15.0%	76	237	-67.9%
	Richland	395,000	NA	NA	13	8	+62.5%	2.6	3.9	-33.3%	105	72	+45.8%
	Rock	240,000	195,000	+23.1%	101	134	-24.6%	1.9	1.9	0.0%	78	81	-3.7%
	Sauk	257,500	230,000	+12.0%	54	47	+14.9%	2.3	2.2	+4.5%	80	78	+2.6%
	South Central Regional Total	310,000	286,500	+8.2%	672	861	-22.0%	2.0	2.2	-9.1%	88	87	+1.1%

Region	County	Median Price			Sales			Months Inventory			Avg Days On Market		
		2/2023	2/2022	% Change	2/2023	2/2022	% Change	2/2023	2/2022	% Change	2/2023	2/2022	% Change
Southeast	Kenosha	233,500	212,000	+10.1%	97	135	-28.1%	1.7	1.7	0.0%	77	73	+5.5%
	Milwaukee	215,000	200,000	+7.5%	538	766	-29.8%	1.7	2.2	-22.7%	67	70	-4.3%
	Ozaukee	391,250	368,971	+6.0%	58	78	-25.6%	2.2	2.4	-8.3%	79	90	-12.2%
	Racine	196,250	193,450	+1.4%	142	212	-33.0%	1.9	1.7	+11.8%	67	79	-15.2%
	Sheboygan	195,500	217,225	-10.0%	59	74	-20.3%	2.0	1.9	+5.3%	66	75	-12.0%
	Walworth	312,500	265,900	+17.5%	63	123	-48.8%	2.5	2.2	+13.6%	94	86	+9.3%
	Washington	332,700	350,000	-4.9%	66	81	-18.5%	1.9	1.7	+11.8%	78	67	+16.4%
	Waukesha	395,000	365,900	+8.0%	225	257	-12.5%	1.9	1.7	+11.8%	67	68	-1.5%
Southeast Regional Total		255,000	235,000	+8.5%	1,248	1,726	-27.7%	1.8	2.0	-10.0%	70	73	-4.1%

Region	County	Median Price			Sales			Months Inventory			Avg Days On Market		
		2/2023	2/2022	% Change	2/2023	2/2022	% Change	2/2023	2/2022	% Change	2/2023	2/2022	% Change
West	Buffalo	NA	NA	NA	4	7	-42.9%	3.1	2.4	+29.2%	107	71	+50.7%
	Chippewa	275,000	232,000	+18.5%	29	48	-39.6%	2.3	2.7	-14.8%	110	78	+41.0%
	Dunn	220,000	250,000	-12.0%	13	35	-62.9%	2.5	1.9	+31.6%	98	73	+34.2%
	Eau Claire	277,500	286,500	-3.1%	66	80	-17.5%	1.6	2.0	-20.0%	93	93	0.0%
	Jackson	NA	143,000	NA	5	20	-75.0%	2.7	2.3	+17.4%	63	51	+23.5%
	La Crosse	273,500	250,000	+9.4%	55	74	-25.7%	1.5	1.6	-6.3%	74	72	+2.8%
	Monroe	192,500	230,000	-16.3%	12	31	-61.3%	2.3	2.1	+9.5%	94	64	+46.9%
	Pepin	NA	NA	NA	3	7	-57.1%	5.4	2.0	+170.0%	125	79	+58.2%
	Pierce	320,000	280,000	+14.3%	19	16	+18.8%	1.7	2.3	-26.1%	87	93	-6.5%
	St. Croix	356,500	327,000	+9.0%	34	52	-34.6%	2.4	2.1	+14.3%	115	80	+43.8%
	Trempealeau	258,000	197,450	+30.7%	12	20	-40.0%	2.5	2.1	+19.0%	113	98	+15.3%
	Vernon	221,200	235,000	-5.9%	12	15	-20.0%	2.5	2.0	+25.0%	110	68	+61.8%
West Regional Total		271,750	255,000	+6.6%	264	405	-34.8%	2.1	2.1	0.0%	95	78	+21.8%

Statewide Median Price			Statewide Sales			Statewide Avg Days On Market		
2/2023	2/2022	% Change	2/2023	2/2022	% Change	2/2023	2/2022	% Change
262,500	235,000	+11.7%	3,184	4,431	-28.1%	81	83	-2.4%

Statewide Months Inventory			Statewide New Listings			Statewide Total Listings		
2/2023	2/2022	% Change	2/2023	2/2022	% Change	2/2023	2/2022	% Change
2.0	2.0	0.0%	4,042	5,617	-28.0%	12,582	15,194	-17.2%

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	1,141	191	7,272	642,312,006	1.9
\$125,000 - \$199,999	2,218	138	17,574	2,986,554,653	1.5
\$200,000 - \$349,999	3,541	130	27,819	7,692,044,537	1.5
\$350,000 - \$499,999	2,822	154	14,176	5,945,819,857	2.4
\$500,000+	2,860	164	8,681	6,722,074,292	4.0

Months of Inventory by Broad Urban-Rural Classification		
Category	February 2023	February 2022
Metropolitan Counties Combined	1.9	1.9
Micropolitan Counties Combined	2.0	2.0
Rural Counties Combined	2.7	2.3
State Total	2.0	2.0



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Report Criteria: Reflecting YTD data through: February 2023 | State: WI | Type: Residential

Region	County	YTD Median Price			YTD Sales		
		Through 2/2023	Through 2/2022	% Change	Through 2/2023	Through 2/2022	% Change
Central	Adams	261,000	200,000	+30.5%	42	59	-28.8%
	Clark	132,500	141,450	-6.3%	25	40	-37.5%
	Juneau	208,500	157,500	+32.4%	38	53	-28.3%
	Marathon	234,950	195,000	+20.5%	120	172	-30.2%
	Marquette	193,500	217,000	-10.8%	24	29	-17.2%
	Portage	252,500	230,000	+9.8%	58	67	-13.4%
	Waushara	263,000	220,000	+19.5%	30	28	+7.1%
	Wood	161,000	163,250	-1.4%	99	114	-13.2%
Central Regional Total		210,000	189,800	+10.6%	436	562	-22.4%

Region	County	YTD Median Price			YTD Sales		
		Through 2/2023	Through 2/2022	% Change	Through 2/2023	Through 2/2022	% Change
North	Ashland	174,000	115,000	+51.3%	17	24	-29.2%
	Barron	250,000	175,000	+42.9%	57	81	-29.6%
	Bayfield	245,000	320,000	-23.4%	14	32	-56.3%
	Burnett	194,500	230,000	-15.4%	25	59	-57.6%
	Douglas	233,000	162,500	+43.4%	29	56	-48.2%
	Florence	NA	NA	NA	1	5	-80.0%
	Forest	127,000	129,500	-1.9%	11	17	-35.3%
	Iron	NA	260,000	NA	9	17	-47.1%
	Langlade	117,000	168,100	-30.4%	33	44	-25.0%
	Lincoln	178,000	150,000	+18.7%	52	52	0.0%
	Oneida	245,000	235,000	+4.3%	61	96	-36.5%
	Polk	247,450	262,500	-5.7%	29	88	-67.0%
	Price	127,750	116,000	+10.1%	20	45	-55.6%
	Rusk	125,000	163,000	-23.3%	15	13	+15.4%
	Sawyer	309,450	220,000	+40.7%	25	63	-60.3%
	Taylor	180,500	160,000	+12.8%	17	26	-34.6%
	Vilas	330,000	285,000	+15.8%	48	68	-29.4%
	Washburn	329,500	190,000	+73.4%	20	28	-28.6%
North Regional Total		220,000	199,000	+10.6%	483	814	-40.7%

Region	County	YTD Median Price			YTD Sales		
		Through 2/2023	Through 2/2022	% Change	Through 2/2023	Through 2/2022	% Change
Southeast	Kenosha	233,500	225,000	+3.8%	195	274	-28.8%
	Milwaukee	215,000	199,000	+8.0%	1,035	1,546	-33.1%
	Ozaukee	390,000	365,721	+6.6%	117	152	-23.0%
	Racine	202,500	200,000	+1.3%	258	383	-32.6%
	Sheboygan	200,000	208,500	-4.1%	121	159	-23.9%
	Walworth	300,000	274,500	+9.3%	141	222	-36.5%
	Washington	333,400	307,213	+8.5%	129	204	-36.8%
	Waukesha	400,000	367,500	+8.8%	432	516	-16.3%
Southeast Regional Total		257,600	235,000	+9.6%	2,428	3,456	-29.7%

Region	County	YTD Median Price			YTD Sales		
		Through 2/2023	Through 2/2022	% Change	Through 2/2023	Through 2/2022	% Change
Northeast	Brown	269,900	251,000	+7.5%	275	361	-23.8%
	Calumet	292,700	260,000	+12.6%	42	55	-23.6%
	Door	357,500	399,900	-10.6%	52	68	-23.5%
	Fond du Lac	208,000	160,000	+30.0%	105	147	-28.6%
	Green Lake	190,000	163,000	+16.6%	21	34	-38.2%
	Kewaunee	212,500	164,900	+28.9%	19	38	-50.0%
	Manitowoc	160,000	151,000	+6.0%	96	138	-30.4%
	Marinette	148,950	141,450	+5.3%	57	76	-25.0%
	Menominee	NA	NA	NA	2	NA	NA
	Oconto	192,500	185,000	+4.1%	50	66	-24.2%
	Outagamie	278,500	232,500	+19.8%	146	259	-43.6%
	Shawano	172,500	155,000	+11.3%	34	61	-44.3%
	Waupaca	190,875	187,500	+1.8%	58	85	-31.8%
	Winnebago	226,500	185,000	+22.4%	168	278	-39.6%
Northeast Regional Total		235,000	205,000	+14.6%	1,125	1,666	-32.5%

Region	County	YTD Median Price			YTD Sales		
		Through 2/2023	Through 2/2022	% Change	Through 2/2023	Through 2/2022	% Change
South Central	Columbia	280,000	242,750	+15.3%	49	68	-27.9%
	Crawford	178,750	148,000	+20.8%	12	22	-45.5%
	Dane	389,900	365,000	+6.8%	609	839	-27.4%
	Dodge	217,500	195,000	+11.5%	96	163	-41.1%
	Grant	160,000	177,000	-9.6%	47	53	-11.3%
	Green	215,500	291,000	-25.9%	46	48	-4.2%
	Iowa	245,000	225,000	+8.9%	25	33	-24.2%
	Jefferson	286,000	245,000	+16.7%	82	142	-42.3%
	Lafayette	227,950	152,500	+49.5%	10	17	-41.2%
	Richland	205,000	240,000	-14.6%	24	19	+26.3%
	Rock	236,250	185,000	+27.7%	220	295	-25.4%
	Sauk	260,000	225,000	+15.6%	89	91	-2.2%
South Central Regional Total		305,000	281,750	+8.3%	1,309	1,790	-26.9%

Region	County	YTD Median Price			YTD Sales		
		Through 2/2023	Through 2/2022	% Change	Through 2/2023	Through 2/2022	% Change
West	Buffalo	142,500	123,900	+15.0%	14	12	+16.7%
	Chippewa	275,000	210,000	+31.0%	73	101	-27.7%
	Dunn	218,000	247,000	-11.7%	40	77	-48.1%
	Eau Claire	270,000	259,900	+3.9%	119	165	-27.9%
	Jackson	170,000	160,000	+6.3%	19	35	-45.7%
	La Crosse	249,000	240,000	+3.8%	108	168	-35.7%
	Monroe	189,900	230,000	-17.4%	35	67	-47.8%
	Pepin	NA	NA	NA	7	9	-22.2%
	Pierce	334,952	255,000	+31.4%	37	40	-7.5%
	St. Croix	354,950	310,000	+14.5%	70	99	-29.3%
	Trempealeau	202,500	176,500	+14.7%	22	44	-50.0%
	Vernon	234,900	179,950	+30.5%	23	28	-17.9%
West Regional Total		257,900	240,000	+7.5%	567	845	-32.9%

YTD Statewide Median Price		
Through 2/2023	Through 2/2022	% Change
256,500	232,900	+10.1%

YTD Statewide Sales		
Through 2/2023	Through 2/2022	% Change
6,348	9,133	-30.5%