



Wisconsin REALTORS® Association
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Summary of Wisconsin Housing Statistics						
	Monthly			Year to Date		
	Aug 2023	Aug 2022	% Change	Aug 2023	Aug 2022	% Change
Unit Sales	6,889	8,432	-18.3%	41,715	53,876	-22.6%
Median Price	\$300,000	\$272,725	+10.0%	\$286,000	\$265,000	+7.9%
New Listings	8,176	8,421	-2.9%	X	X	X
Total Listings	18,766	21,762	-13.8%	X	X	X
Months of Inventory	3.4	3.0	+13.3%	X	X	X
Average Days on Market	62	61	+1.6%	X	X	X
WI Housing Affordability Index	123	155	-20.6%	X	X	X

Housing Price Range Statistics					
Price Range	Total Aug 2023 Listings	Average Days on Market (Sep 2022 - Aug 2023)	Total Sold (Sep 2022 - Aug 2023)	Total Volume Sold (Sep 2022 - Aug 2023)	Months of Inventory (Sep 2022 - Aug 2023)
\$0-\$124,999	1,449	174	5,750	\$502,814,466	3.0
\$125,000 - \$199,999	3,034	117	14,268	\$2,416,785,363	2.6
\$200,000 - \$349,999	5,689	101	24,419	\$6,725,244,373	2.8
\$350,000 - \$499,999	4,223	115	13,265	\$5,541,945,690	3.8
\$500,000 and higher	4,377	126	8,506	\$6,628,384,173	6.2

Inventory by Urban Classification		
County type	Aug 2023	Aug 2022
Metropolitan Counties Combined	3.0	2.7
Micropolitan Counties Combined	3.6	3.1
Rural Counties Combined	5.0	4.3
All Wisconsin Counties	3.4	3.0

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: August 2023 | State: WI | Type: Residential

Region	County	Median Price			Sales			Months Inventory			Avg Days On Market		
		8/2023	8/2022	% Change	8/2023	8/2022	% Change	8/2023	8/2022	% Change	8/2023	8/2022	% Change
Central	Adams	215,000	172,450	+24.7%	69	60	+15.0%	4.3	4.1	+4.9%	71	60	+18.3%
	Clark	166,000	174,000	-4.6%	32	41	-22.0%	4.0	3.8	+5.3%	74	62	+19.4%
	Juneau	280,000	215,000	+30.2%	40	51	-21.6%	4.7	4.2	+11.9%	54	64	-15.6%
	Marathon	256,500	225,000	+14.0%	156	188	-17.0%	3.5	2.6	+34.6%	63	61	+3.3%
	Marquette	236,000	229,700	+2.7%	34	19	+78.9%	4.7	4.5	+4.4%	64	59	+8.5%
	Portage	266,250	259,500	+2.6%	82	84	-2.4%	3.5	2.7	+29.6%	68	58	+17.2%
	Waushara	185,000	199,000	-7.0%	31	46	-32.6%	4.0	3.4	+17.6%	72	57	+26.3%
	Wood	175,525	175,000	+0.3%	85	109	-22.0%	2.8	2.7	+3.7%	81	58	+39.7%
Central Regional Total		230,000	210,250	+9.4%	529	598	-11.5%	3.7	3.1	+19.4%	68	60	+13.3%

Region	County	Median Price			Sales			Months Inventory			Avg Days On Market		
		8/2023	8/2022	% Change	8/2023	8/2022	% Change	8/2023	8/2022	% Change	8/2023	8/2022	% Change
North	Ashland	157,000	160,050	-1.9%	27	30	-10.0%	7.2	6.3	+14.3%	80	64	+25.0%
	Barron	278,000	240,000	+15.8%	69	89	-22.5%	4.4	4.4	0.0%	66	57	+15.8%
	Bayfield	216,900	250,000	-13.2%	35	37	-5.4%	7.6	5.9	+28.8%	69	67	+3.0%
	Burnett	342,500	229,950	+48.9%	58	54	+7.4%	4.6	3.6	+27.8%	77	59	+30.5%
	Douglas	244,750	198,000	+23.6%	68	73	-6.8%	4.0	3.5	+14.3%	55	58	-5.2%
	Florence	NA	NA	NA	3	2	+50.0%	4.4	9.7	-54.6%	176	43	+309.3%
	Forest	226,000	280,000	-19.3%	16	33	-51.5%	8.8	6.6	+33.3%	123	89	+38.2%
	Iron	315,000	233,000	+35.2%	13	11	+18.2%	7.3	5.3	+37.7%	55	103	-46.6%
	Langlade	202,500	155,000	+30.6%	36	55	-34.5%	3.4	4.1	-17.1%	76	70	+8.6%
	Lincoln	240,000	168,500	+42.4%	59	60	-1.7%	5.1	3.5	+45.7%	60	64	-6.3%
	Oneida	310,000	279,000	+11.1%	79	92	-14.1%	5.0	3.9	+28.2%	63	63	0.0%
	Polk	299,500	275,000	+8.9%	76	95	-20.0%	3.9	3.0	+30.0%	64	66	-3.0%
	Price	188,750	214,950	-12.2%	36	34	+5.9%	7.7	4.3	+79.1%	74	68	+8.8%
	Rusk	197,000	230,000	-14.3%	16	29	-44.8%	5.5	4.4	+25.0%	67	75	-10.7%
	Sawyer	385,000	390,000	-1.3%	47	59	-20.3%	5.9	5.4	+9.3%	108	60	+80.0%
	Taylor	205,000	170,000	+20.6%	20	16	+25.0%	3.5	4.1	-14.6%	95	97	-2.1%
Vilas	427,000	357,500	+19.4%	55	74	-25.7%	5.5	4.8	+14.6%	65	58	+12.1%	
Washburn	317,450	250,000	+27.0%	50	37	+35.1%	6.1	4.3	+41.9%	69	84	-17.9%	
North Regional Total		275,000	245,000	+12.2%	763	880	-13.3%	5.2	4.3	+20.9%	71	66	+7.6%

Region	County	Median Price			Sales			Months Inventory			Avg Days On Market		
		8/2023	8/2022	% Change	8/2023	8/2022	% Change	8/2023	8/2022	% Change	8/2023	8/2022	% Change
Northeast	Brown	318,000	275,000	+15.6%	265	354	-25.1%	3.2	3.0	+6.7%	53	55	-3.6%
	Calumet	322,000	302,500	+6.4%	55	78	-29.5%	3.6	3.5	+2.9%	63	66	-4.5%
	Door	422,450	345,000	+22.4%	76	73	+4.1%	8.0	6.8	+17.6%	120	84	+42.9%
	Fond du Lac	240,000	215,000	+11.6%	107	139	-23.0%	2.9	2.8	+3.6%	53	57	-7.0%
	Green Lake	274,950	320,000	-14.1%	24	33	-27.3%	5.5	4.4	+25.0%	90	68	+32.4%
	Kewaunee	225,000	296,500	-24.1%	14	28	-50.0%	4.0	4.3	-7.0%	57	65	-12.3%
	Manitowoc	191,000	185,000	+3.2%	74	123	-39.8%	2.3	2.6	-11.5%	62	56	+10.7%
	Marinette	154,950	176,000	-12.0%	42	71	-40.8%	3.5	3.4	+2.9%	68	57	+19.3%
	Menominee	NA	NA	NA	7	4	+75.0%	4.1	7.8	-47.4%	114	48	+137.5%
	Oconto	270,500	224,900	+20.3%	50	47	+6.4%	4.3	3.4	+26.5%	67	62	+8.1%
	Outagamie	286,000	261,000	+9.6%	189	238	-20.6%	3.2	2.4	+33.3%	53	58	-8.6%
	Shawano	240,000	207,450	+15.7%	45	60	-25.0%	3.9	2.9	+34.5%	66	76	-13.2%
	Waupaca	194,950	177,500	+9.8%	54	66	-18.2%	3.3	3.2	+3.1%	58	70	-17.1%
	Winnebago	257,500	226,000	+13.9%	190	224	-15.2%	2.6	2.7	-3.7%	57	57	0.0%
Northeast Regional Total		271,000	249,900	+8.4%	1,192	1,538	-22.5%	3.4	3.1	+9.7%	62	60	+3.3%

Region	County	Median Price			Sales			Months Inventory			Avg Days On Market		
		8/2023	8/2022	% Change	8/2023	8/2022	% Change	8/2023	8/2022	% Change	8/2023	8/2022	% Change
South Central	Columbia	303,000	293,250	+3.3%	67	102	-34.3%	3.8	3.4	+11.8%	61	69	-11.6%
	Crawford	152,900	177,000	-13.6%	14	14	0.0%	3.9	4.5	-13.3%	47	80	-41.3%
	Dane	415,000	399,900	+3.8%	631	843	-25.1%	2.8	2.8	0.0%	67	71	-5.6%
	Dodge	260,000	225,000	+15.6%	103	95	+8.4%	3.2	2.4	+33.3%	52	57	-8.8%
	Grant	205,000	178,250	+15.0%	62	38	+63.2%	4.4	3.9	+12.8%	97	94	+3.2%
	Green	312,150	295,000	+5.8%	40	47	-14.9%	3.0	3.7	-18.9%	72	69	+4.3%
	Iowa	211,000	261,800	-19.4%	14	26	-46.2%	2.8	4.0	-30.0%	51	61	-16.4%
	Jefferson	325,000	313,750	+3.6%	103	124	-16.9%	3.0	2.9	+3.4%	60	84	-28.6%
	Lafayette	196,000	164,900	+18.9%	13	15	-13.3%	3.6	4.2	-14.3%	45	55	-18.2%
	Richland	198,000	205,000	-3.4%	10	24	-58.3%	3.6	4.4	-18.2%	63	76	-17.1%
	Rock	250,000	245,000	+2.0%	205	265	-22.6%	3.2	2.8	+14.3%	55	61	-9.8%
	Sauk	267,500	290,000	-7.8%	82	89	-7.9%	4.5	3.2	+40.6%	59	58	+1.7%
South Central Regional Total		341,000	327,500	+4.1%	1,344	1,682	-20.1%	3.1	3.0	+3.3%	64	69	-7.2%

Region	County	Median Price			Sales			Months Inventory			Avg Days On Market		
		8/2023	8/2022	% Change	8/2023	8/2022	% Change	8/2023	8/2022	% Change	8/2023	8/2022	% Change
Southeast	Kenosha	285,150	263,750	+8.1%	182	206	-11.7%	2.7	2.5	+8.0%	50	52	-3.8%
	Milwaukee	250,000	228,250	+9.5%	928	1,182	-21.5%	3.0	2.4	+25.0%	50	53	-5.7%
	Ozaukee	425,000	406,745	+4.5%	111	138	-19.6%	3.1	2.9	+6.9%	71	65	+9.2%
	Racine	242,650	242,000	+0.3%	238	305	-22.0%	2.6	2.8	-7.1%	51	59	-13.6%
	Sheboygan	251,000	240,000	+4.6%	129	140	-7.9%	2.9	2.5	+16.0%	55	55	0.0%
	Walworth	385,000	302,500	+27.3%	167	178	-6.2%	4.2	3.5	+20.0%	67	61	+9.8%
	Washington	365,000	321,000	+13.7%	162	204	-20.6%	3.2	2.6	+23.1%	66	56	+17.9%
	Waukesha	433,956	415,000	+4.6%	509	598	-14.9%	2.8	2.7	+3.7%	56	56	0.0%
Southeast Regional Total		310,000	280,000	+10.7%	2,426	2,951	-17.8%	3.0	2.6	+15.4%	55	56	-1.8%

Region	County	Median Price			Sales			Months Inventory			Avg Days On Market		
		8/2023	8/2022	% Change	8/2023	8/2022	% Change	8/2023	8/2022	% Change	8/2023	8/2022	% Change
West	Buffalo	257,000	NA	NA	11	9	+22.2%	4.3	3.9	+10.3%	92	85	+8.2%
	Chippewa	325,000	275,000	+18.2%	81	83	-2.4%	3.8	3.5	+8.6%	67	68	-1.5%
	Dunn	277,000	260,000	+6.5%	61	63	-3.2%	4.3	3.8	+13.2%	60	63	-4.8%
	Eau Claire	320,000	275,000	+16.4%	117	160	-26.9%	3.5	3.2	+9.4%	56	55	+1.8%
	Jackson	177,000	178,000	-0.6%	14	17	-17.6%	3.9	3.7	+5.4%	79	87	-9.2%
	La Crosse	317,000	266,500	+18.9%	130	174	-25.3%	2.7	2.4	+12.5%	70	56	+25.0%
	Monroe	250,500	210,000	+19.3%	46	49	-6.1%	3.6	3.0	+20.0%	69	57	+21.1%
	Pepin	310,000	NA	NA	11	6	+83.3%	4.6	3.8	+21.1%	83	73	+13.7%
	Pierce	385,000	294,900	+30.6%	31	35	-11.4%	3.6	3.2	+12.5%	67	82	-18.3%
	St. Croix	369,900	320,400	+15.4%	89	119	-25.2%	4.3	3.1	+38.7%	62	69	-10.1%
	Trempealeau	218,000	200,000	+9.0%	25	39	-35.9%	3.8	3.4	+11.8%	68	62	+9.7%
	Vernon	201,000	225,000	-10.7%	19	29	-34.5%	4.0	4.7	-14.9%	65	72	-9.7%
West Regional Total		314,000	265,000	+18.5%	635	783	-18.9%	3.6	3.2	+12.5%	65	63	+3.2%

Statewide Median Price			Statewide Sales			Statewide Avg Days On Market		
8/2023	8/2022	% Change	8/2023	8/2022	% Change	8/2023	8/2022	% Change
300,000	272,725	+10.0%	6,889	8,432	-18.3%	62	61	+1.6%

Statewide Months Inventory			Statewide New Listings			Statewide Total Listings		
8/2023	8/2022	% Change	8/2023	8/2022	% Change	8/2023	8/2022	% Change
3.4	3.0	+13.3%	8,176	8,421	-2.9%	18,766	21,762	-13.8%

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	1,449	174	5,750	502,814,466	3.0
\$125,000 - \$199,999	3,034	117	14,268	2,416,785,363	2.6
\$200,000 - \$349,999	5,689	101	24,419	6,725,244,373	2.8
\$350,000 - \$499,999	4,223	115	13,265	5,541,945,690	3.8
\$500,000+	4,377	126	8,506	6,628,384,173	6.2

Months of Inventory by Broad Urban-Rural Classification

Category	August 2023	August 2022
Metropolitan Counties Combined	3.0	2.7
Micropolitan Counties Combined	3.6	3.1
Rural Counties Combined	5.0	4.3
State Total	3.4	3.0



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Wisconsin Regional Report

Provided by the Wisconsin REALTORS® Association

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

Region	County	YTD Median Price			YTD Sales		
		Through 8/2023	Through 8/2022	% Change	Through 8/2023	Through 8/2022	% Change
Central	Adams	225,000	197,500	+13.9%	331	385	-14.0%
	Clark	163,750	163,750	0.0%	168	224	-25.0%
	Juneau	205,000	170,000	+20.6%	215	269	-20.1%
	Marathon	239,900	220,000	+9.0%	825	1,082	-23.8%
	Marquette	223,250	216,500	+3.1%	170	172	-1.2%
	Portage	265,000	248,450	+6.7%	415	480	-13.5%
	Waushara	230,000	200,000	+15.0%	181	231	-21.6%
	Wood	174,950	172,000	+1.7%	576	650	-11.4%
Central Regional Total		219,900	205,000	+7.3%	2,881	3,493	-17.5%

Region	County	YTD Median Price			YTD Sales		
		Through 8/2023	Through 8/2022	% Change	Through 8/2023	Through 8/2022	% Change
North	Ashland	178,000	143,000	+24.5%	118	160	-26.3%
	Barron	251,100	239,000	+5.1%	409	529	-22.7%
	Bayfield	259,950	259,000	+0.4%	122	171	-28.7%
	Burnett	299,000	285,000	+4.9%	263	333	-21.0%
	Douglas	225,000	200,000	+12.5%	333	382	-12.8%
	Florence	277,500	222,000	+25.0%	11	15	-26.7%
	Forest	186,000	218,000	-14.7%	76	107	-29.0%
	Iron	261,000	250,000	+4.4%	68	73	-6.8%
	Langlade	152,250	154,500	-1.5%	186	263	-29.3%
	Lincoln	199,000	170,000	+17.1%	254	337	-24.6%
	Oneida	269,950	263,000	+2.6%	354	481	-26.4%
	Polk	280,000	265,000	+5.7%	360	537	-33.0%
	Price	166,000	156,000	+6.4%	191	265	-27.9%
	Rusk	187,000	181,750	+2.9%	98	132	-25.8%
	Sawyer	320,000	299,900	+6.7%	220	285	-22.8%
	Taylor	198,250	173,500	+14.3%	136	140	-2.9%
	Vilas	370,000	352,350	+5.0%	297	394	-24.6%
Washburn	310,000	250,000	+24.0%	191	220	-13.2%	
North Regional Total		249,000	235,000	+6.0%	3,687	4,824	-23.6%

Region	County	YTD Median Price			YTD Sales		
		Through 8/2023	Through 8/2022	% Change	Through 8/2023	Through 8/2022	% Change
Northeast	Brown	305,000	273,250	+11.6%	1,770	2,260	-21.7%
	Calumet	321,000	297,000	+8.1%	336	449	-25.2%
	Door	375,000	350,000	+7.1%	381	446	-14.6%
	Fond du Lac	230,100	190,000	+21.1%	621	859	-27.7%
	Green Lake	224,900	222,500	+1.1%	148	198	-25.3%
	Kewaunee	230,000	212,000	+8.5%	134	167	-19.8%
	Manitowoc	192,500	170,000	+13.2%	524	725	-27.7%
	Marinette	164,400	173,000	-5.0%	364	425	-14.4%
	Menominee	490,000	470,114	+4.2%	20	16	+25.0%
	Oconto	233,950	216,000	+8.3%	282	372	-24.2%
	Outagamie	280,000	260,000	+7.7%	1,061	1,500	-29.3%
	Shawano	205,000	175,000	+17.1%	243	334	-27.2%
	Waupaca	213,600	190,000	+12.4%	364	414	-12.1%
	Winnebago	250,000	218,500	+14.4%	1,181	1,468	-19.6%
Northeast Regional Total		262,000	235,000	+11.5%	7,429	9,633	-22.9%

Region	County	YTD Median Price			YTD Sales		
		Through 8/2023	Through 8/2022	% Change	Through 8/2023	Through 8/2022	% Change
South Central	Columbia	293,500	275,000	+6.7%	410	455	-9.9%
	Crawford	182,000	162,418	+12.1%	104	126	-17.5%
	Dane	412,000	389,900	+5.7%	4,289	5,560	-22.9%
	Dodge	240,500	220,000	+9.3%	556	732	-24.0%
	Grant	187,250	176,000	+6.4%	285	282	+1.1%
	Green	244,900	278,000	-11.9%	255	301	-15.3%
	Iowa	242,750	250,000	-2.9%	154	187	-17.6%
	Jefferson	325,000	300,000	+8.3%	613	831	-26.2%
	Lafayette	193,889	165,000	+17.5%	80	96	-16.7%
	Richland	210,000	199,500	+5.3%	91	124	-26.6%
	Rock	246,000	225,000	+9.3%	1,322	1,593	-17.0%
	Sauk	285,000	268,000	+6.3%	472	587	-19.6%
South Central Regional Total		340,000	320,000	+6.3%	8,631	10,874	-20.6%

Region	County	YTD Median Price			YTD Sales		
		Through 8/2023	Through 8/2022	% Change	Through 8/2023	Through 8/2022	% Change
Southeast	Kenosha	262,000	250,000	+4.8%	1,149	1,508	-23.8%
	Milwaukee	240,000	222,807	+7.7%	6,223	8,586	-27.5%
	Ozaukee	422,250	410,000	+3.0%	760	902	-15.7%
	Racine	234,000	226,000	+3.5%	1,523	2,015	-24.4%
	Sheboygan	242,000	221,000	+9.5%	733	927	-20.9%
	Walworth	329,000	310,000	+6.1%	965	1,193	-19.1%
	Washington	362,000	335,000	+8.1%	939	1,259	-25.4%
	Waukesha	434,900	405,000	+7.4%	3,058	3,752	-18.5%
Southeast Regional Total		295,000	270,000	+9.3%	15,350	20,142	-23.8%

Region	County	YTD Median Price			YTD Sales		
		Through 8/2023	Through 8/2022	% Change	Through 8/2023	Through 8/2022	% Change
West	Buffalo	205,000	169,900	+20.7%	73	81	-9.9%
	Chippewa	299,550	259,000	+15.7%	446	563	-20.8%
	Dunn	282,250	264,250	+6.8%	300	384	-21.9%
	Eau Claire	290,000	280,000	+3.6%	740	982	-24.6%
	Jackson	183,000	180,000	+1.7%	112	141	-20.6%
	La Crosse	280,000	266,500	+5.1%	785	1,047	-25.0%
	Monroe	222,000	219,000	+1.4%	273	349	-21.8%
	Pepin	225,000	215,000	+4.7%	51	45	+13.3%
	Pierce	322,500	279,900	+15.2%	174	235	-26.0%
	St. Croix	365,750	334,900	+9.2%	488	700	-30.3%
	Trempealeau	224,000	210,000	+6.7%	150	232	-35.3%
	Vernon	225,000	215,000	+4.7%	145	151	-4.0%
West Regional Total		285,000	266,950	+6.8%	3,737	4,910	-23.9%

YTD Statewide Median Price

Through 8/2023	Through 8/2022	% Change
286,000	265,000	+7.9%

YTD Statewide Sales

Through 8/2023	Through 8/2022	% Change
41,715	53,876	-22.6%