



Wisconsin REALTORS® Association
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Summary of Wisconsin Housing Statistics

	Monthly			Year to Date		
	Dec 2023	Dec 2022	% Change	Dec 2023	Dec 2022	% Change
Unit Sales	4,615	4,918	-6.2%	64,330	77,979	-17.5%
Median Price	\$271,000	\$251,000	+8.0%	\$285,000	\$265,000	+7.5%
New Listings	3,083	2,899	+6.3%	X	X	X
Total Listings	13,285	13,167	+0.9%	X	X	X
Months of Inventory	2.5	2.0	+25.0%	X	X	X
Average Days on Market	71	73	-2.7%	X	X	X
WI Housing Affordability Index	139	154	-9.7%	X	X	X

Housing Price Range Statistics

Price Range	Total Dec 2023 Listings	Average Days on Market (Jan 2023 - Dec 2023)	Total Sold (Jan 2023 - Dec 2023)	Total Volume Sold (Jan 2023 - Dec 2023)	Months of Inventory (Jan 2023 - Dec 2023)
\$0-\$124,999	1,138	210	5,259	\$461,220,060	2.6
\$125,000 - \$199,999	2,161	151	12,974	\$2,211,619,228	2.0
\$200,000 – \$349,999	4,101	129	23,899	\$6,603,299,679	2.1
\$350,000 - \$499,999	2,933	157	13,312	\$5,573,678,191	2.6
\$500,000 and higher	3,129	167	8,886	\$6,854,611,577	4.2

Inventory by Urban Classification

County type	Dec 2023	Dec 2022
Metropolitan Counties Combined	2.2	1.8
Micropolitan Counties Combined	2.7	2.1
Rural Counties Combined	3.6	2.9
All Wisconsin Counties	2.5	2.0

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.



Wisconsin
REALTORS®
Association

Wisconsin Regional Report

Provided by the Wisconsin REALTORS® Association

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

Region	County	Median Price			Sales			Months Inventory			Avg Days On Market		
		12/2023	12/2022	% Change	12/2023	12/2022	% Change	12/2023	12/2022	% Change	12/2023	12/2022	% Change
Central	Adams	194,950	212,450	-8.2%	36	36	0.0%	3.2	2.4	+33.3%	86	106	-18.9%
	Clark	183,750	139,000	+32.2%	21	21	0.0%	3.7	3.0	+23.3%	106	122	-13.1%
	Juneau	263,450	221,500	+18.9%	32	20	+60.0%	3.6	3.1	+16.1%	105	89	+18.0%
	Marathon	200,000	220,000	-9.1%	87	95	-8.4%	2.1	1.5	+40.0%	65	72	-9.7%
	Marquette	197,000	193,200	+2.0%	16	14	+14.3%	3.8	3.6	+5.6%	81	71	+14.1%
	Portage	272,000	239,900	+13.4%	42	32	+31.3%	2.5	1.7	+47.1%	72	64	+12.5%
	Waushara	200,000	204,950	-2.4%	23	24	-4.2%	2.8	2.1	+33.3%	91	82	+11.0%
	Wood	176,000	170,000	+3.5%	49	55	-10.9%	2.1	2.0	+5.0%	62	64	-3.1%
Central Regional Total		205,000	199,900	+2.6%	306	297	+3.0%	2.6	2.1	+23.8%	78	79	-1.3%

Region	County	Median Price			Sales			Months Inventory			Avg Days On Market		
		12/2023	12/2022	% Change	12/2023	12/2022	% Change	12/2023	12/2022	% Change	12/2023	12/2022	% Change
North	Ashland	196,000	156,000	+25.6%	16	11	+45.5%	6.0	3.7	+62.2%	84	89	-5.6%
	Barron	260,000	223,000	+16.6%	26	41	-36.6%	2.9	2.6	+11.5%	109	77	+41.6%
	Bayfield	258,250	250,000	+3.3%	18	18	0.0%	5.5	3.4	+61.8%	89	83	+7.2%
	Burnett	250,000	220,000	+13.6%	13	25	-48.0%	2.5	1.7	+47.1%	105	83	+26.5%
	Douglas	226,000	210,000	+7.6%	49	38	+28.9%	2.7	1.7	+58.8%	75	59	+27.1%
	Florence	NA	NA	NA	NA	4	-100.0%	2.7	3.1	-12.9%	NA	91	-100.0%
	Forest	125,000	NA	NA	13	5	+160.0%	5.1	3.9	+30.8%	113	38	+197.4%
	Iron	NA	NA	NA	8	8	0.0%	4.4	4.1	+7.3%	79	170	-53.5%
	Langlade	104,450	192,325	-45.7%	22	18	+22.2%	2.3	2.8	-17.9%	83	71	+16.9%
	Lincoln	166,000	170,000	-2.4%	47	28	+67.9%	2.9	2.5	+16.0%	89	68	+30.9%
	Oneida	255,000	225,000	+13.3%	42	50	-16.0%	2.7	2.7	0.0%	70	69	+1.4%
	Polk	244,000	295,000	-17.3%	41	47	-12.8%	2.3	1.7	+35.3%	76	79	-3.8%
	Price	170,000	157,500	+7.9%	19	18	+5.6%	4.8	3.1	+54.8%	144	108	+33.3%
	Rusk	276,000	NA	NA	15	5	+200.0%	3.3	2.3	+43.5%	70	80	-12.5%
	Sawyer	225,000	289,450	-22.3%	25	35	-28.6%	3.0	3.8	-21.1%	120	131	-8.4%
Taylor	190,000	154,950	+22.6%	14	20	-30.0%	4.0	3.3	+21.2%	72	76	-5.3%	
Vilas	242,500	365,000	-33.6%	24	36	-33.3%	3.5	2.9	+20.7%	96	103	-6.8%	
Washburn	160,000	205,000	-22.0%	15	16	-6.3%	3.2	3.3	-3.0%	89	72	+23.6%	
North Regional Total		213,500	225,000	-5.1%	407	423	-3.8%	3.2	2.7	+18.5%	89	84	+6.0%

Region	County	Median Price			Sales			Months Inventory			Avg Days On Market		
		12/2023	12/2022	% Change	12/2023	12/2022	% Change	12/2023	12/2022	% Change	12/2023	12/2022	% Change
Northeast	Brown	300,000	265,500	+13.0%	211	208	+1.4%	2.1	2.1	0.0%	61	58	+5.2%
	Calumet	341,000	256,250	+33.1%	44	48	-8.3%	2.7	1.9	+42.1%	75	70	+7.1%
	Door	374,200	449,900	-16.8%	43	45	-4.4%	7.1	5.1	+39.2%	127	116	+9.5%
	Fond du Lac	230,000	181,000	+27.1%	85	103	-17.5%	2.4	1.8	+33.3%	66	72	-8.3%
	Green Lake	260,000	268,000	-3.0%	14	18	-22.2%	3.4	3.3	+3.0%	103	63	+63.5%
	Kewaunee	178,000	290,000	-38.6%	14	20	-30.0%	3.8	2.7	+40.7%	55	163	-66.3%
	Manitowoc	184,400	190,000	-2.9%	78	82	-4.9%	2.1	1.6	+31.3%	54	78	-30.8%
	Marinette	165,000	159,000	+3.8%	35	46	-23.9%	2.8	2.5	+12.0%	66	89	-25.8%
	Menominee	NA	NA	NA	1	2	-50.0%	1.4	3.5	-60.0%	101	141	-28.4%
	Oconto	190,000	210,000	-9.5%	41	31	+32.3%	3.2	2.2	+45.5%	63	66	-4.5%
	Outagamie	278,500	265,000	+5.1%	152	150	+1.3%	2.7	1.3	+107.7%	62	66	-6.1%
	Shawano	183,450	174,700	+5.0%	42	22	+90.9%	2.5	2.1	+19.0%	73	59	+23.7%
	Waupaca	190,000	234,950	-19.1%	39	40	-2.5%	3.1	2.7	+14.8%	64	75	-14.7%
	Winnebago	239,950	219,500	+9.3%	120	155	-22.6%	1.9	1.6	+18.8%	59	59	0.0%
Northeast Regional Total		250,000	230,250	+8.6%	919	970	-5.3%	2.7	2.0	+35.0%	66	71	-7.0%

Region	County	Median Price			Sales			Months Inventory			Avg Days On Market		
		12/2023	12/2022	% Change	12/2023	12/2022	% Change	12/2023	12/2022	% Change	12/2023	12/2022	% Change
South Central	Columbia	299,900	235,000	+27.6%	57	48	+18.8%	2.7	2.3	+17.4%	61	77	-20.8%
	Crawford	191,000	117,500	+62.6%	15	12	+25.0%	3.2	2.8	+14.3%	72	72	0.0%
	Dane	399,900	364,900	+9.6%	393	415	-5.3%	2.0	1.7	+17.6%	80	86	-7.0%
	Dodge	250,000	212,700	+17.5%	83	44	+88.6%	2.4	1.9	+26.3%	70	53	+32.1%
	Grant	180,000	175,950	+2.3%	27	28	-3.6%	3.3	3.3	0.0%	88	106	-17.0%
	Green	240,000	262,000	-8.4%	26	25	+4.0%	2.2	2.6	-15.4%	60	68	-11.8%
	Iowa	265,000	207,250	+27.9%	15	22	-31.8%	2.9	2.8	+3.6%	95	68	+39.7%
	Jefferson	320,000	312,500	+2.4%	79	70	+12.9%	2.2	1.7	+29.4%	71	70	+1.4%
	Lafayette	NA	157,000	NA	7	18	-61.1%	2.9	2.1	+38.1%	61	82	-25.6%
	Richland	192,500	155,000	+24.2%	16	13	+23.1%	4.5	3.1	+45.2%	82	114	-28.1%
	Rock	233,250	232,000	+0.5%	146	159	-8.2%	2.5	2.0	+25.0%	66	68	-2.9%
	Sauk	282,000	250,000	+12.8%	55	54	+1.9%	3.7	2.5	+48.0%	74	74	0.0%
South Central Regional Total		325,000	300,000	+8.3%	919	908	+1.2%	2.3	2.0	+15.0%	74	79	-6.3%

Region	County	Median Price			Sales			Months Inventory			Avg Days On Market		
		12/2023	12/2022	% Change	12/2023	12/2022	% Change	12/2023	12/2022	% Change	12/2023	12/2022	% Change
Southeast	Kenosha	279,900	235,000	+19.1%	127	137	-7.3%	1.7	1.8	-5.6%	64	61	+4.9%
	Milwaukee	225,000	214,000	+5.1%	679	765	-11.2%	2.2	1.7	+29.4%	62	59	+5.1%
	Ozaukee	445,000	413,450	+7.6%	54	80	-32.5%	2.3	2.2	+4.5%	71	83	-14.5%
	Racine	246,000	235,000	+4.7%	176	189	-6.9%	2.2	1.9	+15.8%	58	65	-10.8%
	Sheboygan	250,000	214,000	+16.8%	83	86	-3.5%	2.2	2.0	+10.0%	67	73	-8.2%
	Walworth	370,000	310,000	+19.4%	99	105	-5.7%	3.3	2.4	+37.5%	85	82	+3.7%
	Washington	320,000	329,000	-2.7%	115	109	+5.5%	2.4	1.8	+33.3%	59	65	-9.2%
	Waukesha	420,000	385,750	+8.9%	299	352	-15.1%	2.0	1.9	+5.3%	68	70	-2.9%
Southeast Regional Total		279,000	258,000	+8.1%	1,632	1,823	-10.5%	2.2	1.8	+22.2%	65	65	0.0%

Region	County	Median Price			Sales			Months Inventory			Avg Days On Market		
		12/2023	12/2022	% Change	12/2023	12/2022	% Change	12/2023	12/2022	% Change	12/2023	12/2022	% Change
West	Buffalo	282,000	232,500	+21.3%	10	10	0.0%	3.4	3.5	-2.9%	82	94	-12.8%
	Chippewa	214,500	286,840	-25.2%	45	57	-21.1%	2.4	2.7	-11.1%	68	73	-6.8%
	Dunn	269,500	255,000	+5.7%	44	35	+25.7%	3.3	2.5	+32.0%	75	94	-20.2%
	Eau Claire	287,500	245,000	+17.3%	75	109	-31.2%	2.5	1.9	+31.6%	76	83	-8.4%
	Jackson	152,500	176,000	-13.4%	18	25	-28.0%	2.9	3.0	-3.3%	72	87	-17.2%
	La Crosse	259,175	255,000	+1.6%	94	89	+5.6%	1.8	1.4	+28.6%	55	68	-19.1%
	Monroe	212,000	165,000	+28.5%	30	29	+3.4%	3.2	2.1	+52.4%	105	92	+14.1%
	Pepin	NA	NA	NA	2	1	+100.0%	1.7	5.1	-66.7%	55	62	-11.3%
	Pierce	237,000	335,312	-29.3%	12	26	-53.8%	3.2	2.1	+52.4%	54	194	-72.2%
	St. Croix	351,450	340,000	+3.4%	58	70	-17.1%	2.9	2.3	+26.1%	94	94	0.0%
	Trempealeau	230,000	170,000	+35.3%	23	19	+21.1%	3.8	2.5	+52.0%	86	71	+21.1%
	Vernon	242,000	225,000	+7.6%	21	27	-22.2%	2.9	2.2	+31.8%	66	64	+3.1%
West Regional Total		256,950	255,000	+0.8%	432	497	-13.1%	2.6	2.1	+23.8%	74	87	-14.9%

Statewide Median Price			Statewide Sales			Statewide Avg Days On Market		
12/2023	12/2022	% Change	12/2023	12/2022	% Change	12/2023	12/2022	% Change
271,000	251,000	+8.0%	4,615	4,918	-6.2%	71	73	-2.7%

Statewide Months Inventory			Statewide New Listings			Statewide Total Listings		
12/2023	12/2022	% Change	12/2023	12/2022	% Change	12/2023	12/2022	% Change
2.5	2.0	+25.0%	3,083	2,899	+6.3%	13,285	13,167	+0.9%

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	1,138	210	5,259	461,220,060	2.6
\$125,000 - \$199,999	2,161	151	12,974	2,211,619,228	2.0
\$200,000 - \$349,999	4,101	129	23,899	6,603,299,679	2.1
\$350,000 - \$499,999	2,933	157	13,312	5,573,678,191	2.6
\$500,000+	3,129	167	8,886	6,854,611,577	4.2

Months of Inventory by Broad Urban-Rural Classification

Category	December 2023	December 2022
Metropolitan Counties Combined	2.2	1.8
Micropolitan Counties Combined	2.7	2.1
Rural Counties Combined	3.6	2.9
State Total	2.5	2.0



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

Region	County	YTD Median Price			YTD Sales		
		Through 12/2023	Through 12/2022	% Change	Through 12/2023	Through 12/2022	% Change
Central	Adams	221,000	195,000	+13.3%	531	577	-8.0%
	Clark	170,000	162,000	+4.9%	251	321	-21.8%
	Juneau	220,000	175,000	+25.7%	331	381	-13.1%
	Marathon	235,000	220,000	+6.8%	1,309	1,566	-16.4%
	Marquette	226,500	214,000	+5.8%	231	246	-6.1%
	Portage	265,000	245,000	+8.2%	641	695	-7.8%
	Waushara	230,000	200,000	+15.0%	301	362	-16.9%
	Wood	179,900	174,950	+2.8%	887	938	-5.4%
Central Regional Total		220,000	202,000	+8.9%	4,482	5,086	-11.9%

Region	County	YTD Median Price			YTD Sales		
		Through 12/2023	Through 12/2022	% Change	Through 12/2023	Through 12/2022	% Change
Northeast	Brown	305,000	270,000	+13.0%	2,762	3,235	-14.6%
	Calumet	325,000	285,000	+14.0%	550	687	-19.9%
	Door	401,000	374,950	+6.9%	635	724	-12.3%
	Fond du Lac	235,000	194,950	+20.5%	1,001	1,296	-22.8%
	Green Lake	235,000	226,500	+3.8%	245	294	-16.7%
	Kewaunee	235,000	219,500	+7.1%	211	263	-19.8%
	Manitowoc	190,500	174,900	+8.9%	843	1,097	-23.2%
	Marinette	165,250	169,900	-2.7%	555	659	-15.8%
	Menominee	490,000	474,612	+3.2%	34	31	+9.7%
	Oconto	221,250	211,800	+4.5%	466	550	-15.3%
	Outagamie	279,000	261,239	+6.8%	1,795	2,232	-19.6%
	Shawano	199,900	175,000	+14.2%	405	478	-15.3%
	Waupaca	219,000	195,000	+12.3%	557	613	-9.1%
	Winnebago	250,000	220,000	+13.6%	1,843	2,221	-17.0%
Northeast Regional Total		264,202	236,598	+11.7%	11,902	14,380	-17.2%

Region	County	YTD Median Price			YTD Sales		
		Through 12/2023	Through 12/2022	% Change	Through 12/2023	Through 12/2022	% Change
South Central	Columbia	298,700	268,950	+11.1%	634	676	-6.2%
	Crawford	189,500	172,500	+9.9%	160	186	-14.0%
	Dane	410,000	385,000	+6.5%	6,152	7,671	-19.8%
	Dodge	249,900	220,000	+13.6%	866	1,026	-15.6%
	Grant	189,000	177,500	+6.5%	425	418	+1.7%
	Green	255,000	270,000	-5.6%	379	428	-11.4%
	Iowa	252,000	252,500	-0.2%	228	276	-17.4%
	Jefferson	324,900	298,950	+8.7%	939	1,204	-22.0%
	Lafayette	191,777	164,900	+16.3%	125	151	-17.2%
	Richland	203,900	184,000	+10.8%	135	196	-31.1%
	Rock	247,900	228,645	+8.4%	2,031	2,310	-12.1%
	Sauk	285,000	272,900	+4.4%	735	833	-11.8%
South Central Regional Total		337,000	318,610	+5.8%	12,809	15,375	-16.7%

Region	County	YTD Median Price			YTD Sales		
		Through 12/2023	Through 12/2022	% Change	Through 12/2023	Through 12/2022	% Change
Southeast	Kenosha	265,000	250,000	+6.0%	1,697	2,132	-20.4%
	Milwaukee	239,000	222,500	+7.4%	9,582	11,992	-20.1%
	Ozaukee	425,000	407,500	+4.3%	1,106	1,280	-13.6%
	Racine	240,000	230,000	+4.3%	2,289	2,957	-22.6%
	Sheboygan	243,250	220,167	+10.5%	1,124	1,332	-15.6%
	Walworth	337,750	316,500	+6.7%	1,448	1,779	-18.6%
	Washington	360,000	335,000	+7.5%	1,444	1,793	-19.5%
	Waukesha	431,300	405,000	+6.5%	4,566	5,444	-16.1%
Southeast Regional Total		292,000	270,000	+8.1%	23,256	28,709	-19.0%

Region	County	YTD Median Price			YTD Sales		
		Through 12/2023	Through 12/2022	% Change	Through 12/2023	Through 12/2022	% Change
North	Ashland	190,000	148,250	+28.2%	197	264	-25.4%
	Barron	250,000	238,700	+4.7%	661	816	-19.0%
	Bayfield	266,000	253,949	+4.7%	204	268	-23.9%
	Burnett	290,000	273,000	+6.2%	405	496	-18.3%
	Douglas	219,700	200,500	+9.6%	524	589	-11.0%
	Florence	312,500	250,000	+25.0%	18	27	-33.3%
	Forest	231,000	190,000	+21.6%	151	164	-7.9%
	Iron	251,000	240,000	+4.6%	110	109	+0.9%
	Langlade	160,000	155,000	+3.2%	300	381	-21.3%
	Lincoln	201,500	175,000	+15.1%	442	483	-8.5%
	Oneida	275,000	265,000	+3.8%	614	754	-18.6%
	Polk	281,000	269,500	+4.3%	564	774	-27.1%
	Price	178,750	151,700	+17.8%	320	374	-14.4%
	Rusk	189,000	173,750	+8.8%	177	206	-14.1%
	Sawyer	320,000	293,750	+8.9%	370	440	-15.9%
	Taylor	196,500	176,000	+11.6%	197	210	-6.2%
	Vilas	374,950	339,950	+10.3%	512	618	-17.2%
	Washburn	300,000	241,000	+24.5%	293	340	-13.8%
North Regional Total		249,900	232,937	+7.3%	6,059	7,313	-17.1%

Region	County	YTD Median Price			YTD Sales		
		Through 12/2023	Through 12/2022	% Change	Through 12/2023	Through 12/2022	% Change
West	Buffalo	210,000	177,950	+18.0%	112	120	-6.7%
	Chippewa	291,478	260,000	+12.1%	690	789	-12.5%
	Dunn	279,900	260,000	+7.7%	475	574	-17.2%
	Eau Claire	290,000	277,500	+4.5%	1,144	1,446	-20.9%
	Jackson	190,000	178,000	+6.7%	201	215	-6.5%
	La Crosse	280,000	265,000	+5.7%	1,231	1,521	-19.1%
	Monroe	225,250	214,000	+5.3%	404	478	-15.5%
	Pepin	225,000	201,250	+11.8%	79	62	+27.4%
	Pierce	312,000	290,000	+7.6%	252	332	-24.1%
	St. Croix	367,988	340,000	+8.2%	757	992	-23.7%
	Trempealeau	221,500	205,000	+8.0%	226	328	-31.1%
	Vernon	229,000	215,000	+6.5%	251	259	-3.1%
	West Regional Total		285,000	265,000	+7.5%	5,822	7,116

YTD Statewide Median Price

YTD Statewide Sales

Through 12/2023	Through 12/2022	% Change
285,000	265,000	+7.5%

Through 12/2023	Through 12/2022	% Change
64,330	77,979	-17.5%