



Wisconsin REALTORS® Association
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Summary of Wisconsin Housing Statistics						
	Monthly			Year to Date		
	Jan 2024	Jan 2023	% Change	Jan 2024	Jan 2023	% Change
Unit Sales	3,436	3,200	+7.4%	3,436	3,200	+7.4%
Median Price	\$265,000	\$250,000	+6.0%	\$265,000	\$250,000	+6.0%
New Listings	4,580	4,159	+10.1%	X	X	X
Total Listings	13,352	13,087	+2.0%	X	X	X
Months of Inventory	2.5	2.1	+19.0%	X	X	X
Average Days on Market	78	80	-2.5%	X	X	X
WI Housing Affordability Index	145	156	-7.1%	X	X	X

Housing Price Range Statistics					
Price Range	Total Jan 2024 Listings	Average Days on Market (Feb 2023 - Jan 2024)	Total Sold (Feb 2023 - Jan 2024)	Total Volume Sold (Feb 2023 - Jan 2024)	Months of Inventory (Feb 2023 - Jan 2024)
\$0-\$124,999	1,113	213	5,219	\$458,630,855	2.6
\$125,000 - \$199,999	2,028	160	12,941	\$2,207,345,052	1.9
\$200,000 – \$349,999	3,954	135	24,162	\$6,672,656,248	2.0
\$350,000 - \$499,999	3,029	156	13,414	\$5,616,477,527	2.7
\$500,000 and higher	3,219	161	8,930	\$6,874,135,723	4.3

Inventory by Urban Classification		
County type	Jan 2024	Jan 2023
Metropolitan Counties Combined	2.2	1.9
Micropolitan Counties Combined	2.6	2.2
Rural Counties Combined	3.4	2.9
All Wisconsin Counties	2.5	2.1

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.



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Wisconsin Regional Report

Provided by the Wisconsin REALTORS® Association

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

Region	County	Median Price			Sales			Months Inventory			Avg Days On Market		
		1/2024	1/2023	% Change	1/2024	1/2023	% Change	1/2024	1/2023	% Change	1/2024	1/2023	% Change
Central	Adams	227,000	270,000	-15.9%	19	17	+11.8%	3.5	2.3	+52.2%	90	98	-8.2%
	Clark	160,000	132,500	+20.8%	17	17	0.0%	3.7	2.8	+32.1%	79	85	-7.1%
	Juneau	260,000	199,500	+30.3%	21	14	+50.0%	3.5	3.2	+9.4%	71	85	-16.5%
	Marathon	205,000	229,900	-10.8%	79	57	+38.6%	2.1	1.6	+31.3%	79	67	+17.9%
	Marquette	190,000	250,000	-24.0%	15	11	+36.4%	3.6	3.7	-2.7%	90	99	-9.1%
	Portage	242,500	238,000	+1.9%	37	24	+54.2%	2.4	1.7	+41.2%	78	67	+16.4%
	Waushara	252,500	225,000	+12.2%	15	17	-11.8%	2.8	1.7	+64.7%	85	86	-1.2%
	Wood	200,000	161,000	+24.2%	58	53	+9.4%	2.1	2.0	+5.0%	65	86	-24.4%
Central Regional Total		217,800	209,250	+4.1%	261	210	+24.3%	2.6	2.1	+23.8%	77	80	-3.8%

Region	County	Median Price			Sales			Months Inventory			Avg Days On Market		
		1/2024	1/2023	% Change	1/2024	1/2023	% Change	1/2024	1/2023	% Change	1/2024	1/2023	% Change
North	Ashland	167,000	NA	NA	13	8	+62.5%	5.9	3.6	+63.9%	93	123	-24.4%
	Barron	215,000	236,720	-9.2%	39	31	+25.8%	2.8	2.6	+7.7%	71	62	+14.5%
	Bayfield	335,000	NA	NA	19	5	+280.0%	5.1	3.6	+41.7%	114	156	-26.9%
	Burnett	NA	145,000	NA	8	11	-27.3%	2.6	2.0	+30.0%	99	67	+47.8%
	Douglas	210,000	240,000	-12.5%	32	15	+113.3%	2.4	1.8	+33.3%	58	86	-32.6%
	Florence	NA	NA	NA	NA	1	-100.0%	2.8	3.7	-24.3%	NA	111	-100.0%
	Forest	NA	NA	NA	8	5	+60.0%	4.0	3.8	+5.3%	66	118	-44.1%
	Iron	NA	NA	NA	9	6	+50.0%	3.6	4.1	-12.2%	136	154	-11.7%
	Langlade	159,000	102,250	+55.5%	10	18	-44.4%	2.5	2.4	+4.2%	78	89	-12.4%
	Lincoln	220,000	176,000	+25.0%	15	33	-54.5%	3.4	1.8	+88.9%	217	113	+92.0%
	Oneida	209,500	274,450	-23.7%	26	34	-23.5%	2.9	2.3	+26.1%	116	104	+11.5%
	Polk	255,000	261,225	-2.4%	29	18	+61.1%	2.0	1.9	+5.3%	68	94	-27.7%
	Price	181,750	NA	NA	24	6	+300.0%	3.8	3.6	+5.6%	105	74	+41.9%
	Rusk	NA	113,950	NA	7	12	-41.7%	3.7	2.4	+54.2%	79	74	+6.8%
	Sawyer	NA	NA	NA	8	9	-11.1%	3.4	4.0	-15.0%	80	141	-43.3%
Taylor	162,750	152,500	+6.7%	12	10	+20.0%	3.5	3.3	+6.1%	103	75	+37.3%	
Vilas	325,000	467,500	-30.5%	33	22	+50.0%	2.9	2.8	+3.6%	84	92	-8.7%	
Washburn	230,000	265,000	-13.2%	11	11	0.0%	3.4	3.1	+9.7%	120	118	+1.7%	
North Regional Total		226,100	203,000	+11.4%	303	255	+18.8%	3.1	2.6	+19.2%	94	96	-2.1%

Region	County	Median Price			Sales			Months Inventory			Avg Days On Market		
		1/2024	1/2023	% Change	1/2024	1/2023	% Change	1/2024	1/2023	% Change	1/2024	1/2023	% Change
Northeast	Brown	297,500	262,500	+13.3%	150	137	+9.5%	2.1	2.2	-4.5%	75	65	+15.4%
	Calumet	276,900	284,000	-2.5%	29	22	+31.8%	2.7	2.1	+28.6%	68	101	-32.7%
	Door	422,500	386,500	+9.3%	30	22	+36.4%	7.1	4.8	+47.9%	144	97	+48.5%
	Fond du Lac	229,500	210,000	+9.3%	54	60	-10.0%	2.5	1.5	+66.7%	76	83	-8.4%
	Green Lake	246,500	NA	NA	16	8	+100.0%	3.5	3.4	+2.9%	86	148	-41.9%
	Kewaunee	NA	185,000	NA	7	12	-41.7%	4.0	2.7	+48.1%	100	61	+63.9%
	Manitowoc	189,900	154,000	+23.3%	53	50	+6.0%	2.0	1.6	+25.0%	63	66	-4.5%
	Marinette	162,350	160,000	+1.5%	26	31	-16.1%	2.6	2.2	+18.2%	86	69	+24.6%
	Menominee	NA	NA	NA	NA	1	-100.0%	2.1	3.0	-30.0%	NA	248	-100.0%
	Oconto	234,250	200,950	+16.6%	24	28	-14.3%	3.5	2.0	+75.0%	59	85	-30.6%
	Outagamie	279,000	286,250	-2.5%	123	74	+66.2%	2.7	1.5	+80.0%	68	73	-6.8%
	Shawano	215,000	152,000	+41.4%	11	21	-47.6%	2.7	2.1	+28.6%	74	66	+12.1%
	Waupaca	189,900	175,000	+8.5%	37	29	+27.6%	2.9	2.7	+7.4%	85	88	-3.4%
	Winnebago	215,000	222,500	-3.4%	113	96	+17.7%	1.8	1.6	+12.5%	68	69	-1.4%
Northeast Regional Total		259,900	230,000	+13.0%	673	591	+13.9%	2.7	2.1	+28.6%	75	75	0.0%

Region	County	Median Price			Sales			Months Inventory			Avg Days On Market		
		1/2024	1/2023	% Change	1/2024	1/2023	% Change	1/2024	1/2023	% Change	1/2024	1/2023	% Change
South Central	Columbia	282,750	306,000	-7.6%	34	30	+13.3%	2.5	2.2	+13.6%	85	113	-24.8%
	Crawford	NA	NA	NA	4	9	-55.6%	3.5	3.0	+16.7%	60	125	-52.0%
	Dane	419,950	397,500	+5.6%	292	289	+1.0%	2.2	1.9	+15.8%	100	94	+6.4%
	Dodge	244,950	210,000	+16.6%	56	55	+1.8%	2.1	1.9	+10.5%	76	81	-6.2%
	Grant	174,250	152,000	+14.6%	30	25	+20.0%	3.1	3.5	-11.4%	83	80	+3.8%
	Green	250,000	190,000	+31.6%	25	19	+31.6%	2.3	2.3	0.0%	70	79	-11.4%
	Iowa	322,400	289,000	+11.6%	17	11	+54.5%	2.4	2.8	-14.3%	94	95	-1.1%
	Jefferson	337,000	275,500	+22.3%	48	34	+41.2%	2.1	1.9	+10.5%	85	80	+6.3%
	Lafayette	NA	NA	NA	5	4	+25.0%	3.3	2.3	+43.5%	75	91	-17.6%
	Richland	NA	188,250	NA	5	10	-50.0%	4.3	2.9	+48.3%	74	101	-26.7%
	Rock	237,450	236,250	+0.5%	118	120	-1.7%	2.5	1.8	+38.9%	77	74	+4.1%
	Sauk	299,500	260,000	+15.2%	43	35	+22.9%	3.3	2.5	+32.0%	82	78	+5.1%
South Central Regional Total		322,000	300,000	+7.3%	677	641	+5.6%	2.4	2.1	+14.3%	88	88	0.0%

Region	County	Median Price			Sales			Months Inventory			Avg Days On Market		
		1/2024	1/2023	% Change	1/2024	1/2023	% Change	1/2024	1/2023	% Change	1/2024	1/2023	% Change
Southeast	Kenosha	265,000	234,450	+13.0%	107	98	+9.2%	1.7	1.7	0.0%	66	78	-15.4%
	Milwaukee	220,000	214,950	+2.3%	538	506	+6.3%	2.2	1.7	+29.4%	68	69	-1.4%
	Ozaukee	389,900	383,000	+1.8%	51	61	-16.4%	2.2	2.2	0.0%	78	85	-8.2%
	Racine	239,900	211,000	+13.7%	113	118	-4.2%	2.2	2.0	+10.0%	76	63	+20.6%
	Sheboygan	279,900	210,000	+33.3%	81	62	+30.6%	1.9	1.9	0.0%	74	79	-6.3%
	Walworth	312,000	300,000	+4.0%	79	79	0.0%	3.4	2.4	+41.7%	77	92	-16.3%
	Washington	313,500	322,500	-2.8%	66	64	+3.1%	2.6	1.9	+36.8%	66	77	-14.3%
	Waukesha	400,000	410,000	-2.4%	203	207	-1.9%	2.0	1.9	+5.3%	73	72	+1.4%
Southeast Regional Total		267,000	256,500	+4.1%	1,238	1,195	+3.6%	2.2	1.9	+15.8%	71	73	-2.7%

Region	County	Median Price			Sales			Months Inventory			Avg Days On Market		
		1/2024	1/2023	% Change	1/2024	1/2023	% Change	1/2024	1/2023	% Change	1/2024	1/2023	% Change
West	Buffalo	159,900	142,500	+12.2%	10	10	0.0%	1.9	3.3	-42.4%	75	97	-22.7%
	Chippewa	280,000	287,450	-2.6%	23	44	-47.7%	2.6	2.5	+4.0%	86	101	-14.9%
	Dunn	202,000	216,000	-6.5%	32	27	+18.5%	2.8	2.5	+12.0%	84	98	-14.3%
	Eau Claire	290,000	265,000	+9.4%	57	54	+5.6%	2.3	2.0	+15.0%	82	65	+26.2%
	Jackson	NA	170,000	NA	8	15	-46.7%	3.0	2.7	+11.1%	94	83	+13.3%
	La Crosse	272,500	230,000	+18.5%	63	54	+16.7%	1.7	1.4	+21.4%	68	73	-6.8%
	Monroe	191,000	189,900	+0.6%	27	25	+8.0%	2.6	2.1	+23.8%	72	88	-18.2%
	Pepin	NA	NA	NA	3	4	-25.0%	2.3	4.6	-50.0%	94	104	-9.6%
	Pierce	NA	342,476	NA	9	18	-50.0%	3.3	2.1	+57.1%	51	148	-65.5%
	St. Croix	357,500	353,950	+1.0%	34	36	-5.6%	2.9	2.4	+20.8%	101	82	+23.2%
	Trempealeau	167,000	181,450	-8.0%	11	10	+10.0%	4.6	2.6	+76.9%	89	83	+7.2%
	Vernon	NA	245,000	NA	7	11	-36.4%	2.7	2.4	+12.5%	65	119	-45.4%
West Regional Total		265,000	243,000	+9.1%	284	308	-7.8%	2.5	2.2	+13.6%	80	88	-9.1%

Statewide Median Price			Statewide Sales			Statewide Avg Days On Market		
1/2024	1/2023	% Change	1/2024	1/2023	% Change	1/2024	1/2023	% Change
265,000	250,000	+6.0%	3,436	3,200	+7.4%	78	80	-2.5%

Statewide Months Inventory			Statewide New Listings			Statewide Total Listings		
1/2024	1/2023	% Change	1/2024	1/2023	% Change	1/2024	1/2023	% Change
2.5	2.1	+19.0%	4,580	4,159	+10.1%	13,352	13,087	+2.0%

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	1,113	213	5,219	458,630,855	2.6
\$125,000 - \$199,999	2,028	160	12,941	2,207,345,052	1.9
\$200,000 - \$349,999	3,954	135	24,162	6,672,656,248	2.0
\$350,000 - \$499,999	3,029	156	13,414	5,616,477,527	2.7
\$500,000+	3,219	161	8,930	6,874,135,723	4.3

Months of Inventory by Broad Urban-Rural Classification

Category	January 2024	January 2023
Metropolitan Counties Combined	2.2	1.9
Micropolitan Counties Combined	2.6	2.2
Rural Counties Combined	3.4	2.9
State Total	2.5	2.1



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

Region	County	YTD Median Price			YTD Sales		
		Through 1/2024	Through 1/2023	% Change	Through 1/2024	Through 1/2023	% Change
Central	Adams	227,000	270,000	-15.9%	19	17	+11.8%
	Clark	160,000	132,500	+20.8%	17	17	0.0%
	Juneau	260,000	199,500	+30.3%	21	14	+50.0%
	Marathon	205,000	229,900	-10.8%	79	57	+38.6%
	Marquette	190,000	250,000	-24.0%	15	11	+36.4%
	Portage	242,500	238,000	+1.9%	37	24	+54.2%
	Waushara	252,500	225,000	+12.2%	15	17	-11.8%
	Wood	200,000	161,000	+24.2%	58	53	+9.4%
Central Regional Total		217,800	209,250	+4.1%	261	210	+24.3%

Region	County	YTD Median Price			YTD Sales		
		Through 1/2024	Through 1/2023	% Change	Through 1/2024	Through 1/2023	% Change
North	Ashland	167,000	NA	NA	13	8	+62.5%
	Barron	215,000	236,720	-9.2%	39	31	+25.8%
	Bayfield	335,000	NA	NA	19	5	+280.0%
	Burnett	NA	145,000	NA	8	11	-27.3%
	Douglas	210,000	240,000	-12.5%	32	15	+113.3%
	Florence	NA	NA	NA	NA	1	-100.0%
	Forest	NA	NA	NA	8	5	+60.0%
	Iron	NA	NA	NA	9	6	+50.0%
	Langlade	159,000	102,250	+55.5%	10	18	-44.4%
	Lincoln	220,000	176,000	+25.0%	15	33	-54.5%
	Oneida	209,500	274,450	-23.7%	26	34	-23.5%
	Polk	255,000	261,225	-2.4%	29	18	+61.1%
	Price	181,750	NA	NA	24	6	+300.0%
	Rusk	NA	113,950	NA	7	12	-41.7%
	Sawyer	NA	NA	NA	8	9	-11.1%
	Taylor	162,750	152,500	+6.7%	12	10	+20.0%
	Vilas	325,000	467,500	-30.5%	33	22	+50.0%
Washburn	230,000	265,000	-13.2%	11	11	0.0%	
North Regional Total		226,100	203,000	+11.4%	303	255	+18.8%

Region	County	YTD Median Price			YTD Sales		
		Through 1/2024	Through 1/2023	% Change	Through 1/2024	Through 1/2023	% Change
South Central	Columbia	282,750	306,000	-7.6%	34	30	+13.3%
	Crawford	NA	NA	NA	4	9	-55.6%
	Dane	419,950	397,500	+5.6%	292	289	+1.0%
	Dodge	244,950	210,000	+16.6%	56	55	+1.8%
	Grant	174,250	152,000	+14.6%	30	25	+20.0%
	Green	250,000	190,000	+31.6%	25	19	+31.6%
	Iowa	322,400	289,000	+11.6%	17	11	+54.5%
	Jefferson	337,000	275,500	+22.3%	48	34	+41.2%
	Lafayette	NA	NA	NA	5	4	+25.0%
	Richland	NA	188,250	NA	5	10	-50.0%
	Rock	237,450	236,250	+0.5%	118	120	-1.7%
	Sauk	299,500	260,000	+15.2%	43	35	+22.9%
South Central Regional Total		322,000	300,000	+7.3%	677	641	+5.6%

Region	County	YTD Median Price			YTD Sales		
		Through 1/2024	Through 1/2023	% Change	Through 1/2024	Through 1/2023	% Change
Southeast	Kenosha	265,000	234,450	+13.0%	107	98	+9.2%
	Milwaukee	220,000	214,950	+2.3%	538	506	+6.3%
	Ozaukee	389,900	383,000	+1.8%	51	61	-16.4%
	Racine	239,900	211,000	+13.7%	113	118	-4.2%
	Sheboygan	279,900	210,000	+33.3%	81	62	+30.6%
	Walworth	312,000	300,000	+4.0%	79	79	0.0%
	Washington	313,500	322,500	-2.8%	66	64	+3.1%
	Waukesha	400,000	410,000	-2.4%	203	207	-1.9%
Southeast Regional Total		267,000	256,500	+4.1%	1,238	1,195	+3.6%

Region	County	YTD Median Price			YTD Sales		
		Through 1/2024	Through 1/2023	% Change	Through 1/2024	Through 1/2023	% Change
West	Buffalo	159,900	142,500	+12.2%	10	10	0.0%
	Chippewa	280,000	287,450	-2.6%	23	44	-47.7%
	Dunn	202,000	216,000	-6.5%	32	27	+18.5%
	Eau Claire	290,000	265,000	+9.4%	57	54	+5.6%
	Jackson	NA	170,000	NA	8	15	-46.7%
	La Crosse	272,500	230,000	+18.5%	63	54	+16.7%
	Monroe	191,000	189,900	+0.6%	27	25	+8.0%
	Pepin	NA	NA	NA	3	4	-25.0%
	Pierce	NA	342,476	NA	9	18	-50.0%
	St. Croix	357,500	353,950	+1.0%	34	36	-5.6%
	Trempealeau	167,000	181,450	-8.0%	11	10	+10.0%
	Vernon	NA	245,000	NA	7	11	-36.4%
West Regional Total		265,000	243,000	+9.1%	284	308	-7.8%

Region	County	YTD Median Price			YTD Sales		
		Through 1/2024	Through 1/2023	% Change	Through 1/2024	Through 1/2023	% Change
Northeast	Brown	297,500	262,500	+13.3%	150	137	+9.5%
	Calumet	276,900	284,000	-2.5%	29	22	+31.8%
	Door	422,500	386,500	+9.3%	30	22	+36.4%
	Fond du Lac	229,500	210,000	+9.3%	54	60	-10.0%
	Green Lake	246,500	NA	NA	16	8	+100.0%
	Kewaunee	NA	185,000	NA	7	12	-41.7%
	Manitowoc	189,900	154,000	+23.3%	53	50	+6.0%
	Marinette	162,350	160,000	+1.5%	26	31	-16.1%
	Menominee	NA	NA	NA	NA	1	-100.0%
	Oconto	234,250	200,950	+16.6%	24	28	-14.3%
	Outagamie	279,000	286,250	-2.5%	123	74	+66.2%
	Shawano	215,000	152,000	+41.4%	11	21	-47.6%
	Waupaca	189,900	175,000	+8.5%	37	29	+27.6%
	Winnebago	215,000	222,500	-3.4%	113	96	+17.7%
Northeast Regional Total		259,900	230,000	+13.0%	673	591	+13.9%

YTD Statewide Median Price

Through 1/2024	Through 1/2023	% Change
265,000	250,000	+6.0%

YTD Statewide Sales

Through 1/2024	Through 1/2023	% Change
3,436	3,200	+7.4%