



SEPTEMBER 2024
**WISCONSIN
REAL ESTATE REPORT**



**ADVOCATE.
EDUCATE.
ELEVATE.**

September 2024 Wisconsin Real Estate Report

September Home Sales Declined as Prices Increased at Robust Pace

TALKING POINTS

- The existing home market saw fewer sales in September 2024 relative to that same month last year, with 8.7% fewer sales over the most recent 12-month period. The median price rose 6% to \$310,000 over that same period.
- Thanks to a strong start to the year, year-to-date home sales are up 3.8% compared to the first nine months of 2023. The median price for the first three quarters of 2024 was up 7.6% to \$310,000 when compared to the first nine months of 2023.
- Although both total listings and new listings rose in September indicating a slight improvement in inventory levels, the housing market remained tight. With just 3.8 months of available supply, the existing home market continued to signal a strong seller's advantage, with supply well below the six-month benchmark that indicates a balanced housing market.
- There were very few listings below \$200,000 in September. Specifically, only 18.2% of total listings were below that price point. In contrast, 31.4% of listings were in the \$200,000 to \$349,999 range, and the remaining 50.4% of listings exceeded \$350,000.
- The trend of declining mortgage rates has improved affordability in the state. The average 30-year fixed mortgage rate fell to 6.18%, which is 102 basis points lower than the rate in September 2023. Combined with a slight increase in predicted median family income at just over a half percent since September 2023, the rate decline helped offset the 6% increase in the median home price. Overall, housing affordability improved 5.7% over the past 12 months.

ADDITIONAL ANALYSIS



Continued Improvement on Mortgage Rates

"Mortgage rates are more than a percent lower compared to this time last year, and this is the fourth straight month they've fallen since averaging a little over 7% last May. This has really helped improve affordability in the state."

Mary Jo Bowe

2024 Chair of the Board of Directors, Wisconsin REALTORS® Association



Listings Remain an Ongoing Challenge for First-time Buyers

"We did see an improvement in overall listings in September, but this is still a very challenging market for first-time buyers who are traditionally looking for starter homes at lower price points. There's a lot of unmet millennial demand, which unfortunately will keep pressure on prices and further shrink the inventory of starter homes."

Tom Larson

President & CEO, Wisconsin REALTORS® Association



Signals on the Economy Are Mixed

"The Fed's actions in September to lower short-term interest rates by a half percent sent a clear signal that it was concerned that recession was a greater risk than inflation. While core inflation did uptick slightly in September, the Conference Board's Leading Economic Indicator, which tends to trend downward as the economy weakens, fell again in September, which is the sixth consecutive monthly decline. The Fed meets two more times this year to decide whether additional cuts are warranted. If inflation pressures don't further strengthen, we can expect additional interest rate cuts this year."

Dave Clark

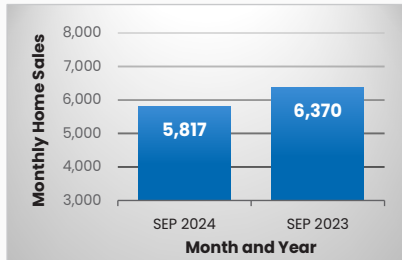
Professor Emeritus of Economics and WRA Consultant

September 2024 Wisconsin Real Estate Report

September Home Sales Declined as Prices Increased at Robust Pace

This page: Reflecting data for September 2024. State: WI. Type: Residential.

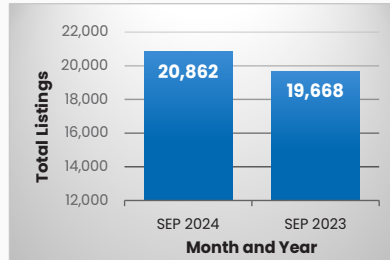
MONTHLY HOME SALES



September 2024 | September 2023
5,817 | **6,370**

from last year **↓ 8.7%**

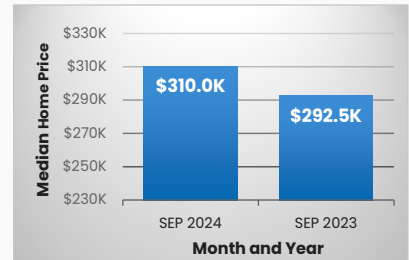
TOTAL STATEWIDE LISTINGS



September 2024 | September 2023
20,862 | **19,668**

from last year **↑ 6.1%**

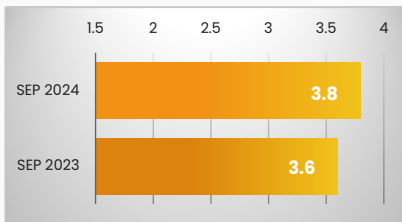
MEDIAN HOME PRICE



September 2024 | September 2023
\$310,000 | **\$292,500**

from last year **↑ 6.0%**

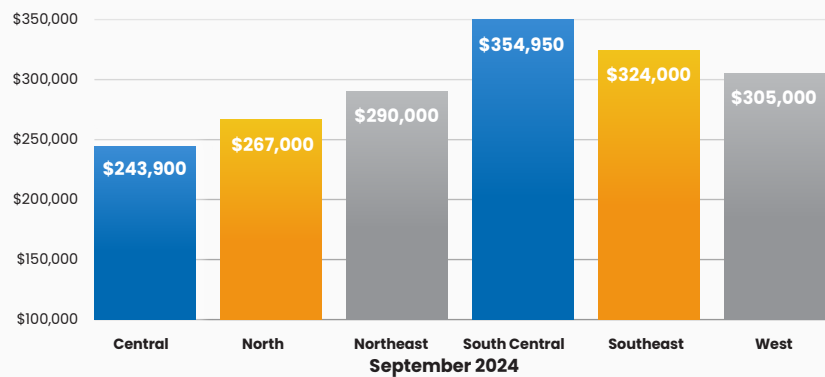
MONTHS OF INVENTORY



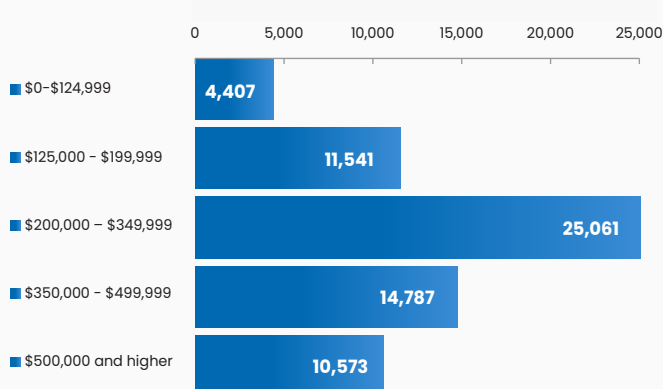
September 2024 | September 2023
3.8 | **3.6**

from last year **↑ 5.6%**

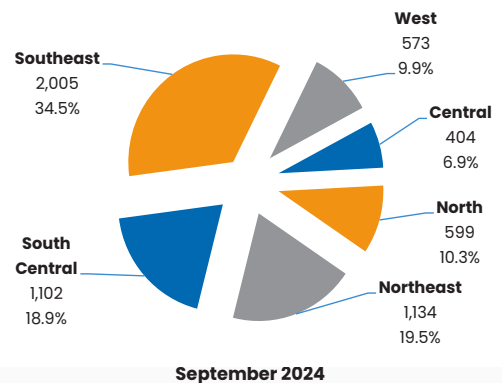
MEDIAN PRICES BY REGION



HOMES SOLD BY PRICE RANGE IN PAST 12 MONTHS



HOME SALES BY REGION



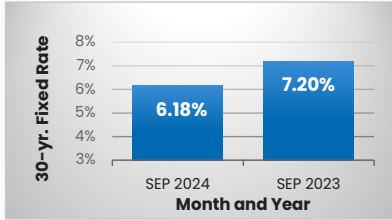


September 2024 Wisconsin Real Estate Report

September Home Sales Declined as Prices Increased at Robust Pace

This page: Reflecting data for September 2024. State: WI. Type: Residential.

MORTGAGE INTEREST RATES*

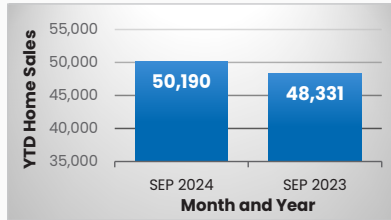


| September 2024 | September 2023 |
|----------------|----------------|
| 6.18% | 7.20% |

from last year **↓ 102**
basis points

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

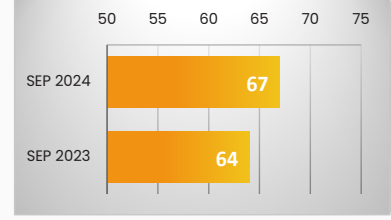
YEAR-TO-DATE HOME SALES



| Year to Date 2024 | Year to Date 2023 |
|-------------------|-------------------|
| 50,190 | 48,331 |

from last year **↑ 3.8%**

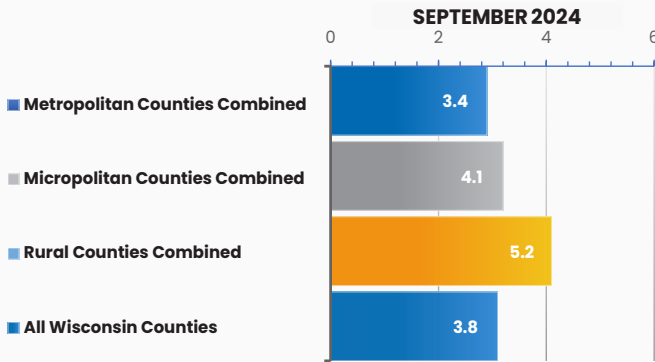
AVERAGE DAYS ON MARKET



| September 2024 | September 2023 |
|----------------|----------------|
| 67 | 64 |

from last year **↑ 4.7%**

MONTHS OF INVENTORY BY URBAN CLASSIFICATION

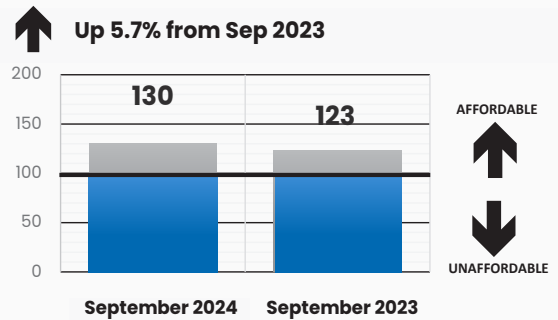


Metropolitan counties include: Brown, Calumet, Chippewa, Columbia, Dane, Douglas, Eau Claire, Fond du Lac, Green, Iowa, Kenosha, Kewaunee, La Crosse, Lincoln, Marathon, Milwaukee, Oconto, Ozaukee, Outagamie, Pierce, Racine, Rock, Sheboygan, St. Croix, Washington, Waukesha and Winnebago.

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.



September 2024 Wisconsin Real Estate Report

September Home Sales Declined as Prices Increased at Robust Pace

This page: Reflecting data for September 2024. State: WI. Type: Residential.

| Region | County | Median Price | | | Sales | | | Months Inventory | | | Avg Days On Market | | |
|-------------------------------|-----------|----------------|----------------|--------------|------------|------------|---------------|------------------|------------|---------------|--------------------|-----------|---------------|
| | | 9/2024 | 9/2023 | % Change | 9/2024 | 9/2023 | % Change | 9/2024 | 9/2023 | % Change | 9/2024 | 9/2023 | % Change |
| Central | Adams | 247,500 | 219,950 | +12.5% | 42 | 66 | -36.4% | 5.5 | 4.3 | +27.9% | 94 | 72 | +30.6% |
| | Clark | 167,500 | 199,000 | -15.8% | 15 | 21 | -28.6% | 5.3 | 4.9 | +8.2% | 95 | 67 | +41.8% |
| | Juneau | 250,000 | 203,000 | +23.2% | 29 | 30 | -3.3% | 5.2 | 5.0 | +4.0% | 85 | 80 | +6.3% |
| | Marathon | 236,250 | 243,000 | -2.8% | 124 | 163 | -23.9% | 3.8 | 3.5 | +8.6% | 66 | 61 | +8.2% |
| | Marquette | 334,500 | 247,000 | +35.4% | 26 | 21 | +23.8% | 5.4 | 4.7 | +14.9% | 92 | 79 | +16.5% |
| | Portage | 306,450 | 275,000 | +11.4% | 48 | 69 | -30.4% | 3.9 | 3.7 | +5.4% | 85 | 57 | +49.1% |
| | Waushara | 255,000 | 235,000 | +8.5% | 41 | 43 | -4.7% | 4.7 | 3.4 | +38.2% | 84 | 62 | +35.5% |
| | Wood | 224,900 | 219,000 | +2.7% | 79 | 75 | +5.3% | 3.2 | 3.2 | 0.0% | 59 | 63 | -6.3% |
| Central Regional Total | | 243,900 | 235,000 | +3.8% | 404 | 488 | -17.2% | 4.2 | 3.8 | +10.5% | 76 | 65 | +16.9% |

| Region | County | Median Price | | | Sales | | | Months Inventory | | | Avg Days On Market | | |
|-----------------------------|----------|----------------|----------------|--------------|------------|------------|---------------|------------------|------------|--------------|--------------------|-----------|---------------|
| | | 9/2024 | 9/2023 | % Change | 9/2024 | 9/2023 | % Change | 9/2024 | 9/2023 | % Change | 9/2024 | 9/2023 | % Change |
| North | Ashland | 151,450 | 245,000 | -38.2% | 18 | 17 | +5.9% | 6.3 | 7.7 | -18.2% | 87 | 80 | +8.8% |
| | Barron | 262,000 | 277,500 | -5.6% | 76 | 84 | -9.5% | 5.0 | 4.3 | +16.3% | 79 | 75 | +5.3% |
| | Bayfield | 280,000 | 348,250 | -19.6% | 32 | 26 | +23.1% | 7.7 | 7.6 | +1.3% | 83 | 100 | -17.0% |
| | Burnett | 305,000 | 309,450 | -1.4% | 38 | 50 | -24.0% | 5.5 | 4.1 | +34.1% | 51 | 62 | -17.7% |
| | Douglas | 219,500 | 232,000 | -5.4% | 55 | 57 | -3.5% | 4.3 | 4.1 | +4.9% | 61 | 68 | -10.3% |
| | Florence | NA | NA | NA | 1 | 2 | -50.0% | 6.9 | 4.8 | +43.8% | 19 | 80 | -76.3% |
| | Forest | 157,500 | 355,000 | -55.6% | 10 | 19 | -47.4% | 4.9 | 9.5 | -48.4% | 110 | 84 | +31.0% |
| | Iron | NA | 199,900 | NA | 8 | 15 | -46.7% | 6.5 | 6.3 | +3.2% | 77 | 82 | -6.1% |
| | Langlade | 161,500 | 195,000 | -17.2% | 35 | 32 | +9.4% | 4.7 | 3.9 | +20.5% | 76 | 48 | +58.3% |
| | Lincoln | 263,500 | 240,500 | +9.6% | 40 | 60 | -33.3% | 4.6 | 4.2 | +9.5% | 68 | 72 | -5.6% |
| | Oneida | 361,000 | 240,000 | +50.4% | 62 | 75 | -17.3% | 4.6 | 5.1 | -9.8% | 68 | 77 | -11.7% |
| | Polk | 327,500 | 320,000 | +2.3% | 54 | 67 | -19.4% | 5.0 | 3.4 | +47.1% | 69 | 61 | +13.1% |
| | Price | 185,000 | 189,900 | -2.6% | 26 | 43 | -39.5% | 7.2 | 7.0 | +2.9% | 96 | 78 | +23.1% |
| | Rusk | 295,000 | 210,000 | +40.5% | 15 | 19 | -21.1% | 5.5 | 6.1 | -9.8% | 305 | 76 | +301.3% |
| | Sawyer | 331,900 | 355,900 | -6.7% | 34 | 39 | -12.8% | 5.2 | 6.4 | -18.8% | 139 | 77 | +80.5% |
| | Taylor | 206,250 | 200,000 | +3.1% | 10 | 14 | -28.6% | 6.4 | 4.6 | +39.1% | 81 | 73 | +11.0% |
| | Vilas | 439,450 | 499,000 | -11.9% | 52 | 82 | -36.6% | 6.1 | 5.3 | +15.1% | 81 | 79 | +2.5% |
| Washburn | 408,000 | 392,000 | +4.1% | 33 | 30 | +10.0% | 5.8 | 6.0 | -3.3% | 77 | 85 | -9.4% | |
| North Regional Total | | 267,000 | 285,000 | -6.3% | 599 | 731 | -18.1% | 5.4 | 5.1 | +5.9% | 83 | 74 | +12.2% |



September 2024 Wisconsin Real Estate Report

September Home Sales Declined as Prices Increased at Robust Pace

This page: Reflecting data for September 2024. State: WI. Type: Residential.

| Region | County | Median Price | | | Sales | | | Months Inventory | | | Avg Days On Market | | |
|-----------|---------------------------------|--------------|----------------|----------------|--------------|--------------|--------------|------------------|------------|------------|--------------------|-----------|-----------|
| | | 9/2024 | 9/2023 | % Change | 9/2024 | 9/2023 | % Change | 9/2024 | 9/2023 | % Change | 9/2024 | 9/2023 | % Change |
| Northeast | Brown | 335,000 | 315,000 | +6.3% | 243 | 283 | -14.1% | 3.4 | 3.1 | +9.7% | 59 | 59 | 0.0% |
| | Calumet | 311,500 | 348,483 | -10.6% | 44 | 56 | -21.4% | 4.8 | 4.3 | +11.6% | 76 | 87 | -12.6% |
| | Door | 467,500 | 462,500 | +1.1% | 92 | 79 | +16.5% | 7.6 | 8.5 | -10.6% | 96 | 109 | -11.9% |
| | Fond du Lac | 250,200 | 242,000 | +3.4% | 109 | 90 | +21.1% | 3.9 | 3.1 | +25.8% | 62 | 55 | +12.7% |
| | Green Lake | 225,000 | 213,000 | +5.6% | 17 | 39 | -56.4% | 4.0 | 4.2 | -4.8% | 81 | 85 | -4.7% |
| | Kewaunee | 291,000 | 290,000 | +0.3% | 12 | 15 | -20.0% | 4.8 | 4.8 | 0.0% | 53 | 91 | -41.8% |
| | Manitowoc | 224,000 | 192,500 | +16.4% | 80 | 72 | +11.1% | 3.0 | 2.6 | +15.4% | 60 | 58 | +3.4% |
| | Marinette | 200,000 | 205,000 | -2.4% | 57 | 49 | +16.3% | 6.0 | 4.1 | +46.3% | 71 | 72 | -1.4% |
| | Menominee | NA | NA | NA | 2 | 3 | -33.3% | 6.4 | 5.6 | +14.3% | 74 | 104 | -28.8% |
| | Oconto | 240,000 | 220,000 | +9.1% | 48 | 59 | -18.6% | 4.4 | 4.2 | +4.8% | 64 | 61 | +4.9% |
| | Outagamie | 324,900 | 288,000 | +12.8% | 181 | 186 | -2.7% | 3.2 | 3.3 | -3.0% | 62 | 60 | +3.3% |
| | Shawano | 262,500 | 200,000 | +31.3% | 48 | 52 | -7.7% | 4.0 | 3.4 | +17.6% | 73 | 76 | -3.9% |
| | Waupaca | 243,900 | 195,000 | +25.1% | 37 | 52 | -28.8% | 4.0 | 3.5 | +14.3% | 76 | 67 | +13.4% |
| | Winnebago | 263,750 | 248,875 | +6.0% | 164 | 192 | -14.6% | 3.0 | 2.7 | +11.1% | 58 | 54 | +7.4% |
| | Northeast Regional Total | | 290,000 | 270,000 | +7.4% | 1,134 | 1,227 | -7.6% | 3.8 | 3.6 | +5.6% | 66 | 65 |

| Region | County | Median Price | | | Sales | | | Months Inventory | | | Avg Days On Market | | |
|-------------------------------------|-----------|----------------|----------------|--------------|--------------|--------------|--------------|------------------|------------|--------------|--------------------|-----------|---------------|
| | | 9/2024 | 9/2023 | % Change | 9/2024 | 9/2023 | % Change | 9/2024 | 9/2023 | % Change | 9/2024 | 9/2023 | % Change |
| South Central | Columbia | 309,500 | 315,000 | -1.7% | 58 | 75 | -22.7% | 4.8 | 3.6 | +33.3% | 87 | 61 | +42.6% |
| | Crawford | NA | 207,500 | NA | 7 | 18 | -61.1% | 4.6 | 3.9 | +17.9% | 73 | 79 | -7.6% |
| | Dane | 430,000 | 412,900 | +4.1% | 517 | 501 | +3.2% | 3.6 | 3.4 | +5.9% | 76 | 75 | +1.3% |
| | Dodge | 280,500 | 275,000 | +2.0% | 82 | 86 | -4.7% | 3.7 | 3.4 | +8.8% | 62 | 61 | +1.6% |
| | Grant | 235,000 | 200,000 | +17.5% | 40 | 50 | -20.0% | 4.6 | 4.2 | +9.5% | 71 | 77 | -7.8% |
| | Green | 272,450 | 325,500 | -16.3% | 28 | 34 | -17.6% | 4.6 | 3.3 | +39.4% | 65 | 63 | +3.2% |
| | Iowa | 329,750 | 307,250 | +7.3% | 22 | 22 | 0.0% | 6.6 | 3.6 | +83.3% | 91 | 85 | +7.1% |
| | Jefferson | 330,625 | 325,000 | +1.7% | 66 | 92 | -28.3% | 3.7 | 3.1 | +19.4% | 61 | 75 | -18.7% |
| | Lafayette | NA | 167,500 | NA | 8 | 16 | -50.0% | 4.6 | 3.6 | +27.8% | 127 | 52 | +144.2% |
| | Richland | 291,700 | NA | NA | 12 | 6 | +100.0% | 4.8 | 4.2 | +14.3% | 88 | 76 | +15.8% |
| | Rock | 270,000 | 250,000 | +8.0% | 189 | 198 | -4.5% | 3.5 | 3.3 | +6.1% | 80 | 58 | +37.9% |
| | Sauk | 340,000 | 282,450 | +20.4% | 73 | 76 | -3.9% | 4.5 | 4.9 | -8.2% | 73 | 66 | +10.6% |
| South Central Regional Total | | 354,950 | 335,000 | +6.0% | 1,102 | 1,174 | -6.1% | 3.8 | 3.5 | +8.6% | 76 | 69 | +10.1% |



September 2024 Wisconsin Real Estate Report

September Home Sales Declined as Prices Increased at Robust Pace

This page: Reflecting data for September 2024. State: WI. Type: Residential.

| Region | County | Median Price | | | Sales | | | Months Inventory | | | Avg Days On Market | | |
|---------------------------------|------------|----------------|----------------|--------------|--------------|--------------|--------------|------------------|------------|--------------|--------------------|-----------|--------------|
| | | 9/2024 | 9/2023 | % Change | 9/2024 | 9/2023 | % Change | 9/2024 | 9/2023 | % Change | 9/2024 | 9/2023 | % Change |
| Southeast | Kenosha | 289,450 | 275,000 | +5.3% | 126 | 151 | -16.6% | 3.0 | 2.7 | +11.1% | 52 | 51 | +2.0% |
| | Milwaukee | 260,000 | 245,000 | +6.1% | 780 | 869 | -10.2% | 2.9 | 3.2 | -9.4% | 49 | 50 | -2.0% |
| | Ozaukee | 469,900 | 437,500 | +7.4% | 105 | 101 | +4.0% | 3.2 | 3.1 | +3.2% | 78 | 67 | +16.4% |
| | Racine | 286,000 | 250,000 | +14.4% | 216 | 213 | +1.4% | 3.1 | 2.9 | +6.9% | 54 | 57 | -5.3% |
| | Sheboygan | 290,000 | 264,000 | +9.8% | 121 | 110 | +10.0% | 3.2 | 2.9 | +10.3% | 63 | 71 | -11.3% |
| | Walworth | 365,000 | 354,900 | +2.8% | 125 | 155 | -19.4% | 5.0 | 4.0 | +25.0% | 67 | 75 | -10.7% |
| | Washington | 370,000 | 377,250 | -1.9% | 140 | 154 | -9.1% | 3.9 | 3.1 | +25.8% | 66 | 61 | +8.2% |
| | Waukesha | 447,000 | 438,000 | +2.1% | 392 | 387 | +1.3% | 3.2 | 3.0 | +6.7% | 56 | 60 | -6.7% |
| Southeast Regional Total | | 324,000 | 300,000 | +8.0% | 2,005 | 2,140 | -6.3% | 3.2 | 3.1 | +3.2% | 56 | 57 | -1.8% |

| Region | County | Median Price | | | Sales | | | Months Inventory | | | Avg Days On Market | | |
|--------|----------------------------|--------------|----------------|----------------|--------------|------------|------------|------------------|------------|------------|--------------------|-----------|-----------|
| | | 9/2024 | 9/2023 | % Change | 9/2024 | 9/2023 | % Change | 9/2024 | 9/2023 | % Change | 9/2024 | 9/2023 | % Change |
| West | Buffalo | NA | 237,500 | NA | 9 | 10 | -10.0% | 4.0 | 4.8 | -16.7% | 53 | 65 | -18.5% |
| | Chippewa | 342,500 | 322,500 | +6.2% | 64 | 78 | -17.9% | 4.6 | 3.9 | +17.9% | 81 | 63 | +28.6% |
| | Dunn | 339,388 | 252,450 | +34.4% | 38 | 60 | -36.7% | 4.6 | 4.1 | +12.2% | 77 | 86 | -10.5% |
| | Eau Claire | 297,450 | 285,000 | +4.4% | 98 | 102 | -3.9% | 4.6 | 4.0 | +15.0% | 68 | 54 | +25.9% |
| | Jackson | 200,000 | 260,000 | -23.1% | 27 | 22 | +22.7% | 4.1 | 4.7 | -12.8% | 54 | 117 | -53.8% |
| | La Crosse | 320,500 | 295,900 | +8.3% | 136 | 131 | +3.8% | 2.9 | 2.5 | +16.0% | 60 | 63 | -4.8% |
| | Monroe | 270,000 | 225,000 | +20.0% | 48 | 34 | +41.2% | 3.6 | 3.9 | -7.7% | 66 | 65 | +1.5% |
| | Pepin | 197,500 | NA | NA | 10 | 6 | +66.7% | 4.0 | 5.6 | -28.6% | 57 | 150 | -62.0% |
| | Pierce | 354,950 | 289,000 | +22.8% | 34 | 33 | +3.0% | 4.4 | 2.9 | +51.7% | 67 | 58 | +15.5% |
| | St. Croix | 375,000 | 364,000 | +3.0% | 65 | 82 | -20.7% | 4.4 | 3.8 | +15.8% | 68 | 70 | -2.9% |
| | Trempealeau | 260,000 | 222,000 | +17.1% | 29 | 18 | +61.1% | 4.1 | 4.6 | -10.9% | 86 | 61 | +41.0% |
| | Vernon | 325,000 | 227,500 | +42.9% | 15 | 34 | -55.9% | 5.9 | 3.7 | +59.5% | 61 | 60 | +1.7% |
| | West Regional Total | | 305,000 | 295,000 | +3.4% | 573 | 610 | -6.1% | 4.1 | 3.7 | +10.8% | 68 | 67 |



September 2024 Wisconsin Real Estate Report

September Home Sales Declined as Prices Increased at Robust Pace

This page: Reflecting data for September 2024. State: WI. Type: Residential.

| Statewide Median Price | | | Statewide Sales | | | Statewide Avg Days On Market | | |
|------------------------|---------|----------|-----------------|--------|----------|------------------------------|--------|----------|
| 9/2024 | 9/2023 | % Change | 9/2024 | 9/2023 | % Change | 9/2024 | 9/2023 | % Change |
| 310,000 | 292,500 | +6.0% | 5,817 | 6,370 | -8.7% | 67 | 64 | +4.7% |

| Statewide Months Inventory | | | Statewide New Listings | | | Statewide Total Listings | | |
|----------------------------|--------|----------|------------------------|--------|----------|--------------------------|--------|----------|
| 9/2024 | 9/2023 | % Change | 9/2024 | 9/2023 | % Change | 9/2024 | 9/2023 | % Change |
| 3.8 | 3.6 | +5.6% | 7,498 | 7,393 | +1.4% | 20,862 | 19,668 | +6.1% |

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 | 1,078 | 235 | 4,407 | 383,129,397 | 2.9 |
| \$125,000 - \$199,999 | 2,721 | 141 | 11,541 | 1,954,852,760 | 2.8 |
| \$200,000 - \$349,999 | 6,544 | 109 | 25,061 | 6,902,934,419 | 3.1 |
| \$350,000 - \$499,999 | 5,212 | 118 | 14,787 | 6,199,556,521 | 4.2 |
| \$500,000+ | 5,297 | 124 | 10,573 | 8,097,410,856 | 6.0 |

Months of Inventory by Broad Urban-Rural Classification

| Category | September 2024 | September 2023 |
|--------------------------------|----------------|----------------|
| Metropolitan Counties Combined | 3.4 | 3.2 |
| Micropolitan Counties Combined | 4.1 | 3.7 |
| Rural Counties Combined | 5.2 | 4.8 |
| State Total | 3.8 | 3.6 |

September 2024 Wisconsin Real Estate Report

September Home Sales Declined as Prices Increased at Robust Pace

This page: Reflecting YTD data through September 2024. State: WI. Type: Residential.

| Region | County | YTD Median Price | | | YTD Sales | | |
|--------|----------|------------------|----------------|----------|----------------|----------------|----------|
| | | Through 9/2024 | Through 9/2023 | % Change | Through 9/2024 | Through 9/2023 | % Change |
| North | Ashland | 183,000 | 190,000 | -3.7% | 173 | 135 | +28.1% |
| | Barron | 260,000 | 259,450 | +0.2% | 603 | 500 | +20.6% |
| | Bayfield | 292,500 | 267,000 | +9.6% | 192 | 147 | +30.6% |
| | Burnett | 305,000 | 300,000 | +1.7% | 280 | 315 | -11.1% |
| | Douglas | 226,050 | 225,000 | +0.5% | 392 | 390 | +0.5% |
| | Florence | 146,950 | 300,000 | -51.0% | 14 | 13 | +7.7% |
| | Forest | 230,000 | 200,000 | +15.0% | 112 | 97 | +15.5% |
| | Iron | 265,000 | 260,000 | +1.9% | 76 | 83 | -8.4% |
| | Langlade | 180,000 | 155,000 | +16.1% | 243 | 221 | +10.0% |
| | Lincoln | 218,000 | 205,000 | +6.3% | 326 | 319 | +2.2% |
| | Oneida | 337,000 | 269,000 | +25.3% | 472 | 435 | +8.5% |
| | Polk | 300,000 | 285,000 | +5.3% | 387 | 440 | -12.0% |
| | Price | 199,900 | 175,000 | +14.2% | 230 | 238 | -3.4% |
| | Rusk | 210,000 | 189,000 | +11.1% | 133 | 118 | +12.7% |
| | Sawyer | 335,382 | 326,000 | +2.9% | 270 | 260 | +3.8% |
| | Taylor | 200,000 | 200,000 | 0.0% | 144 | 150 | -4.0% |
| Vilas | 406,700 | 385,000 | +5.6% | 386 | 383 | +0.8% | |

| Region | County | YTD Median Price | | | YTD Sales | | |
|---------------------------------|-------------|------------------|----------------|--------------|----------------|----------------|--------------|
| | | Through 9/2024 | Through 9/2023 | % Change | Through 9/2024 | Through 9/2023 | % Change |
| Northeast | Brown | 330,000 | 308,750 | +6.9% | 2,118 | 2,074 | +2.1% |
| | Calumet | 349,900 | 324,950 | +7.7% | 382 | 400 | -4.5% |
| | Door | 439,900 | 390,500 | +12.7% | 536 | 466 | +15.0% |
| | Fond du Lac | 245,000 | 231,000 | +6.1% | 833 | 719 | +15.9% |
| | Green Lake | 250,000 | 224,900 | +11.2% | 208 | 187 | +11.2% |
| | Kewaunee | 284,900 | 240,000 | +18.7% | 146 | 149 | -2.0% |
| | Manitowoc | 215,000 | 193,000 | +11.4% | 667 | 599 | +11.4% |
| | Marinette | 185,000 | 169,200 | +9.3% | 402 | 414 | -2.9% |
| | Menominee | 519,000 | 485,000 | +7.0% | 22 | 23 | -4.3% |
| | Oconto | 260,000 | 229,000 | +13.5% | 368 | 342 | +7.6% |
| | Outagamie | 310,526 | 281,500 | +10.3% | 1,555 | 1,262 | +23.2% |
| | Shawano | 225,000 | 200,000 | +12.5% | 297 | 297 | 0.0% |
| | Waupaca | 235,000 | 211,000 | +11.4% | 397 | 419 | -5.3% |
| | Winnebago | 260,250 | 250,000 | +4.1% | 1,462 | 1,387 | +5.4% |
| Northeast Regional Total | | 284,900 | 265,000 | +7.5% | 9,393 | 8,738 | +7.5% |

September 2024 Wisconsin Real Estate Report

September Home Sales Declined as Prices Increased at Robust Pace

This page: Reflecting YTD data through September 2024. State: WI. Type: Residential.

| Region | County | YTD Median Price | | | YTD Sales | | |
|-------------------------------------|-----------|------------------|----------------|--------------|----------------|----------------|--------------|
| | | Through 9/2024 | Through 9/2023 | % Change | Through 9/2024 | Through 9/2023 | % Change |
| South Central | Columbia | 312,500 | 296,250 | +5.5% | 476 | 480 | -0.8% |
| | Crawford | 210,000 | 189,000 | +11.1% | 125 | 119 | +5.0% |
| | Dane | 445,394 | 413,654 | +7.7% | 5,024 | 4,771 | +5.3% |
| | Dodge | 278,499 | 245,000 | +13.7% | 664 | 643 | +3.3% |
| | Grant | 204,000 | 190,000 | +7.4% | 304 | 329 | -7.6% |
| | Green | 277,000 | 258,250 | +7.3% | 285 | 290 | -1.7% |
| | Iowa | 299,900 | 245,000 | +22.4% | 155 | 176 | -11.9% |
| | Jefferson | 330,000 | 325,000 | +1.5% | 726 | 707 | +2.7% |
| | Lafayette | 200,000 | 187,000 | +7.0% | 79 | 97 | -18.6% |
| | Richland | 230,000 | 215,000 | +7.0% | 107 | 95 | +12.6% |
| | Rock | 267,500 | 248,000 | +7.9% | 1,660 | 1,517 | +9.4% |
| Sauk | 308,500 | 285,000 | +8.2% | 566 | 539 | +5.0% | |
| South Central Regional Total | | 363,000 | 340,000 | +6.8% | 10,171 | 9,763 | +4.2% |

| Region | County | YTD Median Price | | | YTD Sales | | |
|---------------------------------|------------|------------------|----------------|--------------|----------------|----------------|--------------|
| | | Through 9/2024 | Through 9/2023 | % Change | Through 9/2024 | Through 9/2023 | % Change |
| Southeast | Kenosha | 282,000 | 263,200 | +7.1% | 1,288 | 1,302 | -1.1% |
| | Milwaukee | 257,500 | 240,000 | +7.3% | 7,327 | 7,146 | +2.5% |
| | Ozaukee | 471,217 | 425,000 | +10.9% | 854 | 867 | -1.5% |
| | Racine | 270,750 | 237,000 | +14.2% | 1,732 | 1,743 | -0.6% |
| | Sheboygan | 275,000 | 244,500 | +12.5% | 885 | 854 | +3.6% |
| | Walworth | 370,000 | 330,000 | +12.1% | 1,113 | 1,126 | -1.2% |
| | Washington | 370,000 | 365,000 | +1.4% | 1,194 | 1,101 | +8.4% |
| | Waukesha | 460,000 | 435,000 | +5.7% | 3,498 | 3,471 | +0.8% |
| Southeast Regional Total | | 320,000 | 295,000 | +8.5% | 17,891 | 17,610 | +1.6% |

September 2024 Wisconsin Real Estate Report

September Home Sales Declined as Prices Increased at Robust Pace

This page: Reflecting YTD data through September 2024. State: WI. Type: Residential.

| Region | County | YTD Median Price | | | YTD Sales | | |
|----------------------------|-------------|------------------|----------------|--------------|----------------|----------------|--------------|
| | | Through 9/2024 | Through 9/2023 | % Change | Through 9/2024 | Through 9/2023 | % Change |
| West | Buffalo | 242,500 | 208,000 | +16.6% | 96 | 83 | +15.7% |
| | Chippewa | 325,700 | 300,500 | +8.4% | 492 | 529 | -7.0% |
| | Dunn | 283,750 | 278,450 | +1.9% | 362 | 364 | -0.5% |
| | Eau Claire | 313,925 | 290,000 | +8.3% | 900 | 851 | +5.8% |
| | Jackson | 212,000 | 190,000 | +11.6% | 161 | 134 | +20.1% |
| | La Crosse | 309,000 | 285,000 | +8.4% | 965 | 926 | +4.2% |
| | Monroe | 245,000 | 225,000 | +8.9% | 342 | 304 | +12.5% |
| | Pepin | 227,500 | 225,000 | +1.1% | 66 | 57 | +15.8% |
| | Pierce | 350,000 | 315,000 | +11.1% | 207 | 211 | -1.9% |
| | St. Croix | 385,000 | 365,250 | +5.4% | 605 | 584 | +3.6% |
| | Trempealeau | 249,900 | 223,500 | +11.8% | 240 | 174 | +37.9% |
| | Vernon | 247,000 | 226,000 | +9.3% | 160 | 179 | -10.6% |
| West Regional Total | | 305,000 | 286,250 | +6.6% | 4,596 | 4,396 | +4.5% |

| Region | County | YTD Median Price | | | YTD Sales | | |
|-------------------------------|-----------|------------------|----------------|--------------|----------------|----------------|--------------|
| | | Through 9/2024 | Through 9/2023 | % Change | Through 9/2024 | Through 9/2023 | % Change |
| Central | Adams | 230,000 | 225,000 | +2.2% | 416 | 398 | +4.5% |
| | Clark | 170,000 | 166,450 | +2.1% | 194 | 190 | +2.1% |
| | Juneau | 227,000 | 207,000 | +9.7% | 268 | 241 | +11.2% |
| | Marathon | 251,000 | 240,000 | +4.6% | 1,023 | 981 | +4.3% |
| | Marquette | 245,000 | 239,450 | +2.3% | 195 | 184 | +6.0% |
| | Portage | 284,500 | 269,950 | +5.4% | 466 | 484 | -3.7% |
| | Waushara | 260,000 | 230,000 | +13.0% | 250 | 228 | +9.6% |
| | Wood | 200,000 | 177,889 | +12.4% | 654 | 650 | +0.6% |
| Central Regional Total | | 240,000 | 222,750 | +7.7% | 3,466 | 3,356 | +3.3% |

YTD Statewide Median Price

| Through 9/2024 | Through 9/2023 | % Change |
|----------------|----------------|----------|
| 310,000 | 288,000 | +7.6% |

YTD Statewide Sales

| Through 9/2024 | Through 9/2023 | % Change |
|----------------|----------------|----------|
| 50,190 | 48,331 | +3.8% |

SEPTEMBER 2024
**WISCONSIN
REAL ESTATE REPORT**



4801 Forest Run Road
Madison, Wisconsin 53704
608-241-2047
www.wra.org