



DECEMBER 2024
**WISCONSIN
REAL ESTATE REPORT**



**ADVOCATE.
EDUCATE.
ELEVATE.**

December 2024 Wisconsin Real Estate Report

December Housing Market Closes Strong Even Though Inventory Remains Very Tight

TALKING POINTS

- The existing home market heated up in December with a substantial spike in sales and very strong price appreciation. December home closings jumped 9.2% compared to their levels 12 months earlier, and the median price rose 13% to \$305,000. December growth in sales was stronger than any month since May 2024, and the median price appreciation in December was the strongest of the year.
- A review of year-end data shows sales for all of 2024 were up 4.7% from their 2023 levels, and the median price rose 8.8% to \$310,000.
- Total statewide listings of homes in December were 3.8% higher than December 2023. However, new listings in December 2024 fell 3.7% compared to their level 12 months earlier, even as sales increased 9.2% over that same period. In fact, December closings were 62% higher than new listings.
- Strong demand and weak supply created a strong seller's market with just 2.7 months of available supply, which is unchanged from December 2023. This is well below the six-month benchmark that indicates a balanced housing market.
- The average 30-year fixed mortgage rate was 6.72% in December, which is only slightly lower than the 6.82% average rate of December 2023.
- Persistently high mortgage rates, robust appreciation of median home prices, and relatively flat levels of median family income led to a 10% decline in statewide housing affordability over the last 12 months. The Wisconsin Housing Affordability Index measures the percent of the median-priced home that a potential buyer with median family income qualifies to purchase, assuming 20% down with the remaining balance financed with a 30-year fixed mortgage at current rates. The index fell from 140 in December 2023 to 126 in December 2024.

ADDITIONAL ANALYSIS



Off-season Strategy

"We saw the strongest December sales since 2021 even as affordability fell over that period. This good sign indicates that buyers who work with a REALTOR® during winter may find opportunities that would be unavailable during the peak season. Sellers in the winter are often highly motivated to sell and likely open to price concessions compared to peak months."

Chris DeVincentis

2025 Chair of the Board of Directors, Wisconsin REALTORS® Association



Midwest Affordability Advantages

"There is no doubt that Wisconsin's housing affordability has been declining since mortgage rates bottomed out in 2020. However, the Midwest fortunately has higher affordability than all other regions of the country. This is primarily due to the Midwest's lower housing prices, which averaged just under \$305,000 in November. By comparison, National Association of REALTORS® data showed November prices 21% higher in the South, 60% higher in the Northeast, and 110% higher in the West."

Tom Larson

President & CEO, Wisconsin REALTORS® Association



The Mortgage Rate Problem

"Declining affordability closely ties to mortgage rates, which ended 2024 at levels similar to January 2024. Although the Fed lowered the short-term Federal Funds rate by 1% in the fall, mortgage rates more closely track the yield of 10-year treasury bonds. Think of the bond yield as the guaranteed annual interest rate paid when purchasing a bond. Those yields rose a full percentage point during Q4, corresponding with a half percent increase in the 30-year fixed mortgage rate in that time span. The treasury bond yields will likely stay high as long as there are large deficits that need to be financed with treasury bonds. Hopefully federal deficits are reduced in the next administration."

Dave Clark

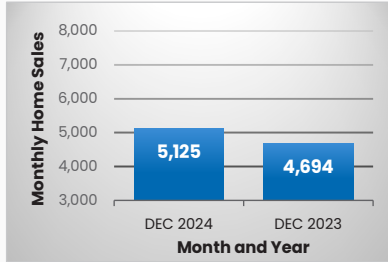
Professor Emeritus of Economics and WRA Consultant

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

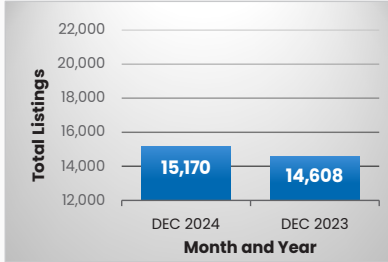
MONTHLY HOME SALES



December 2024
5,125 | **December 2023**
4,694

from last year **↑ 9.2%**

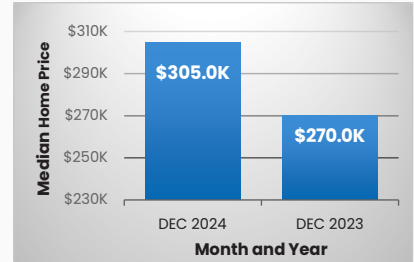
TOTAL STATEWIDE LISTINGS



December 2024
15,170 | **December 2023**
14,608

from last year **↑ 3.8%**

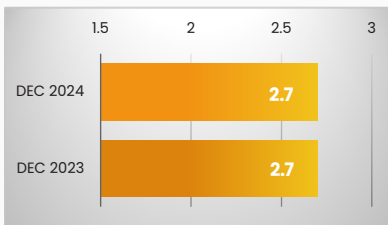
MEDIAN HOME PRICE



December 2024
\$305,000 | **December 2023**
\$270,000

from last year **↑ 13.0%**

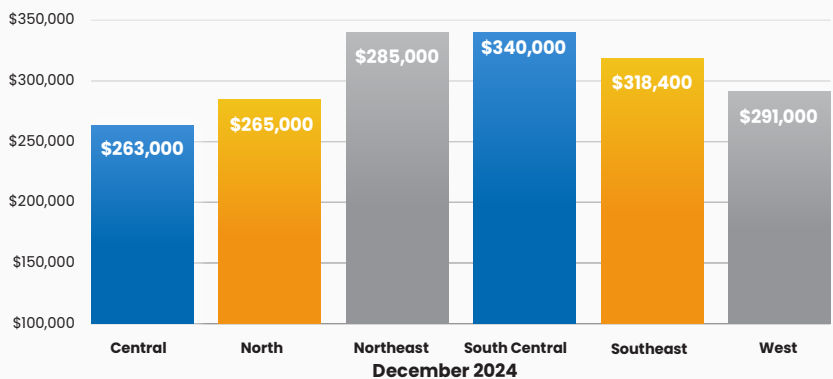
MONTHS OF INVENTORY



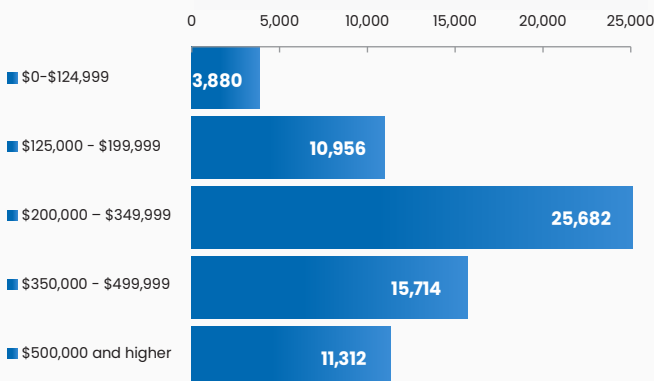
December 2024
2.7 | **December 2023**
2.7

from last year **0.0%**

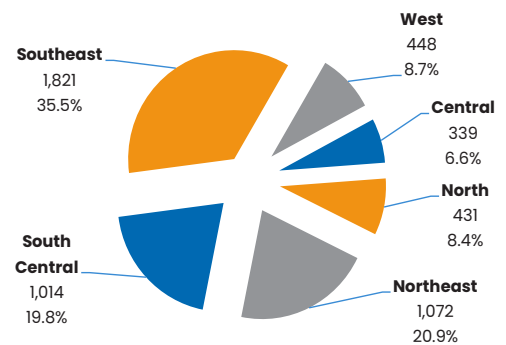
MEDIAN PRICES BY REGION



HOMES SOLD BY PRICE RANGE IN PAST 12 MONTHS



HOME SALES BY REGION



December 2024

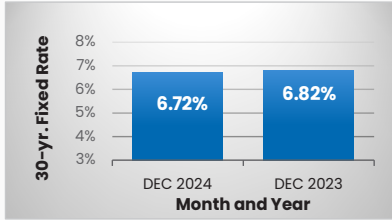


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MORTGAGE INTEREST RATES*

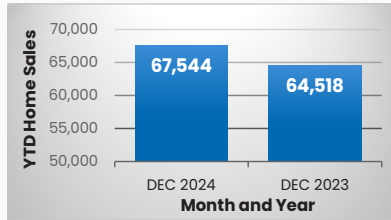


December 2024 | December 2023
6.72% | **6.82%**

from last year **↓ 10**
 basis points

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

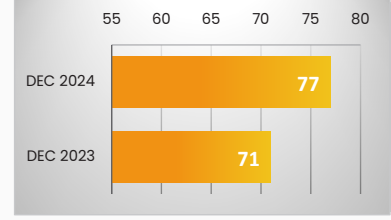
YEAR-TO-DATE HOME SALES



Year to Date 2024 | Year to Date 2023
67,544 | **64,518**

from last year **↑ 4.7%**

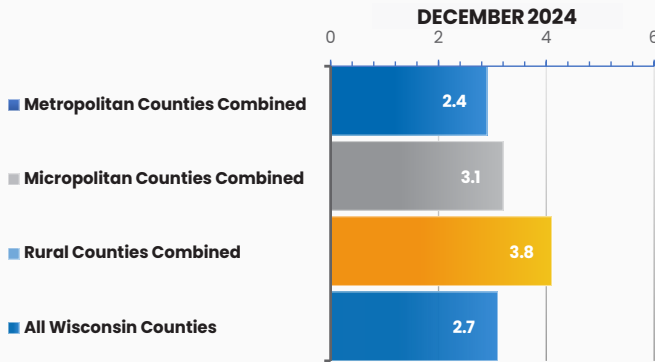
AVERAGE DAYS ON MARKET



December 2024 | December 2023
77 | **71**

from last year **↑ 8.5%**

MONTHS OF INVENTORY BY URBAN CLASSIFICATION

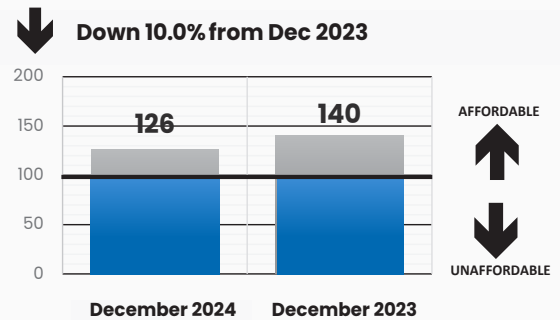


Metropolitan counties include: Brown, Calumet, Chippewa, Columbia, Dane, Douglas, Eau Claire, Fond du Lac, Green, Iowa, Kenosha, Kewaunee, La Crosse, Lincoln, Marathon, Milwaukee, Oconto, Ozaukee, Outagamie, Pierce, Racine, Rock, Sheboygan, St. Croix, Washington, Waukesha and Winnebago.

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.



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| Region | County | Median Price | | | Sales | | | Months Inventory | | | Avg Days On Market | | |
|-------------------------------|-----------|----------------|----------------|---------------|------------|------------|---------------|------------------|------------|--------------|--------------------|-----------|--------------|
| | | 12/2024 | 12/2023 | % Change | 12/2024 | 12/2023 | % Change | 12/2024 | 12/2023 | % Change | 12/2024 | 12/2023 | % Change |
| Central | Adams | 310,000 | 194,950 | +59.0% | 45 | 36 | +25.0% | 3.9 | 3.4 | +14.7% | 95 | 86 | +10.5% |
| | Clark | 185,000 | 183,750 | +0.7% | 21 | 21 | 0.0% | 4.5 | 3.9 | +15.4% | 91 | 106 | -14.2% |
| | Juneau | 264,000 | 263,450 | +0.2% | 26 | 32 | -18.8% | 4.7 | 3.8 | +23.7% | 84 | 105 | -20.0% |
| | Marathon | 270,000 | 200,000 | +35.0% | 97 | 87 | +11.5% | 2.2 | 2.2 | 0.0% | 86 | 65 | +32.3% |
| | Marquette | 285,000 | 197,000 | +44.7% | 17 | 16 | +6.3% | 3.6 | 4.1 | -12.2% | 93 | 81 | +14.8% |
| | Portage | 273,500 | 272,000 | +0.6% | 50 | 42 | +19.0% | 2.6 | 2.7 | -3.7% | 67 | 72 | -6.9% |
| | Waushara | 376,500 | 200,000 | +88.3% | 20 | 23 | -13.0% | 3.1 | 3.0 | +3.3% | 96 | 91 | +5.5% |
| | Wood | 216,900 | 179,500 | +20.8% | 63 | 50 | +26.0% | 2.5 | 2.3 | +8.7% | 79 | 63 | +25.4% |
| Central Regional Total | | 263,000 | 205,000 | +28.3% | 339 | 307 | +10.4% | 3.0 | 2.8 | +7.1% | 84 | 78 | +7.7% |

| Region | County | Median Price | | | Sales | | | Months Inventory | | | Avg Days On Market | | |
|-----------------------------|----------|----------------|----------------|---------------|------------|------------|--------------|------------------|------------|--------------|--------------------|-----------|--------------|
| | | 12/2024 | 12/2023 | % Change | 12/2024 | 12/2023 | % Change | 12/2024 | 12/2023 | % Change | 12/2024 | 12/2023 | % Change |
| North | Ashland | 155,000 | 196,000 | -20.9% | 15 | 16 | -6.3% | 5.6 | 7.1 | -21.1% | 102 | 84 | +21.4% |
| | Barron | 299,863 | 260,000 | +15.3% | 51 | 26 | +96.2% | 3.3 | 3.3 | 0.0% | 112 | 109 | +2.8% |
| | Bayfield | 320,000 | 258,250 | +23.9% | 12 | 18 | -33.3% | 5.5 | 6.2 | -11.3% | 84 | 89 | -5.6% |
| | Burnett | 240,000 | 250,000 | -4.0% | 30 | 13 | +130.8% | 3.7 | 2.6 | +42.3% | 109 | 105 | +3.8% |
| | Douglas | 258,000 | 225,500 | +14.4% | 34 | 50 | -32.0% | 3.0 | 2.7 | +11.1% | 75 | 74 | +1.4% |
| | Florence | NA | NA | NA | 2 | NA | NA | 5.4 | 2.7 | +100.0% | 84 | NA | NA |
| | Forest | NA | 125,000 | NA | 8 | 13 | -38.5% | 4.5 | 5.5 | -18.2% | 85 | 113 | -24.8% |
| | Iron | NA | NA | NA | 7 | 8 | -12.5% | 4.0 | 4.6 | -13.0% | 107 | 79 | +35.4% |
| | Langlade | 218,000 | 104,450 | +108.7% | 25 | 22 | +13.6% | 3.3 | 2.5 | +32.0% | 72 | 83 | -13.3% |
| | Lincoln | 260,000 | 166,000 | +56.6% | 41 | 47 | -12.8% | 3.7 | 3.3 | +12.1% | 86 | 89 | -3.4% |
| | Oneida | 292,450 | 265,000 | +10.4% | 40 | 44 | -9.1% | 3.4 | 2.9 | +17.2% | 89 | 68 | +30.9% |
| | Polk | 307,500 | 244,000 | +26.0% | 42 | 41 | +2.4% | 2.9 | 2.5 | +16.0% | 95 | 76 | +25.0% |
| | Price | 345,000 | 170,000 | +102.9% | 15 | 20 | -25.0% | 6.1 | 5.1 | +19.6% | 124 | 143 | -13.3% |
| | Rusk | 210,000 | 276,000 | -23.9% | 13 | 15 | -13.3% | 4.0 | 3.6 | +11.1% | 120 | 70 | +71.4% |
| | Sawyer | 270,000 | 225,000 | +20.0% | 21 | 26 | -19.2% | 3.8 | 4.1 | -7.3% | 123 | 117 | +5.1% |
| | Taylor | 213,000 | 190,000 | +12.1% | 24 | 14 | +71.4% | 3.9 | 4.4 | -11.4% | 108 | 72 | +50.0% |
| Vilas | 422,500 | 267,500 | +57.9% | 33 | 26 | +26.9% | 3.2 | 3.8 | -15.8% | 104 | 93 | +11.8% | |
| Washburn | 282,500 | 160,000 | +76.6% | 18 | 15 | +20.0% | 4.9 | 3.8 | +28.9% | 79 | 89 | -11.2% | |
| North Regional Total | | 265,000 | 215,000 | +23.3% | 431 | 414 | +4.1% | 3.8 | 3.6 | +5.6% | 97 | 89 | +9.0% |



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|---------------------------------|-------------|----------------|----------------|---------------|--------------|------------|---------------|------------------|------------|-------------|--------------------|-----------|---------------|
| | | 12/2024 | 12/2023 | % Change | 12/2024 | 12/2023 | % Change | 12/2024 | 12/2023 | % Change | 12/2024 | 12/2023 | % Change |
| Northeast | Brown | 335,000 | 299,950 | +11.7% | 241 | 216 | +11.6% | 2.5 | 2.2 | +13.6% | 69 | 61 | +13.1% |
| | Calumet | 350,000 | 340,000 | +2.9% | 55 | 45 | +22.2% | 3.0 | 2.9 | +3.4% | 78 | 74 | +5.4% |
| | Door | 448,000 | 374,200 | +19.7% | 50 | 43 | +16.3% | 5.0 | 7.2 | -30.6% | 214 | 127 | +68.5% |
| | Fond du Lac | 275,241 | 230,000 | +19.7% | 82 | 85 | -3.5% | 2.8 | 2.6 | +7.7% | 67 | 66 | +1.5% |
| | Green Lake | 202,000 | 260,000 | -22.3% | 21 | 14 | +50.0% | 3.6 | 3.7 | -2.7% | 76 | 103 | -26.2% |
| | Kewaunee | 350,000 | 178,000 | +96.6% | 21 | 14 | +50.0% | 2.3 | 3.9 | -41.0% | 66 | 55 | +20.0% |
| | Manitowoc | 228,000 | 184,400 | +23.6% | 89 | 78 | +14.1% | 2.5 | 2.2 | +13.6% | 61 | 54 | +13.0% |
| | Marinette | 239,500 | 164,000 | +46.0% | 47 | 36 | +30.6% | 4.0 | 2.9 | +37.9% | 98 | 66 | +48.5% |
| | Menominee | NA | NA | NA | 4 | 2 | +100.0% | 3.0 | 1.4 | +114.3% | 58 | 71 | -18.3% |
| | Oconto | 250,000 | 190,000 | +31.6% | 36 | 41 | -12.2% | 2.3 | 3.3 | -30.3% | 86 | 63 | +36.5% |
| | Outagamie | 320,000 | 274,900 | +16.4% | 184 | 155 | +18.7% | 2.3 | 2.7 | -14.8% | 73 | 61 | +19.7% |
| | Shawano | 196,950 | 183,450 | +7.4% | 24 | 42 | -42.9% | 3.4 | 2.6 | +30.8% | 91 | 73 | +24.7% |
| | Waupaca | 235,000 | 200,000 | +17.5% | 46 | 43 | +7.0% | 3.0 | 3.3 | -9.1% | 87 | 64 | +35.9% |
| | Winnebago | 251,500 | 240,000 | +4.8% | 172 | 127 | +35.4% | 2.3 | 2.0 | +15.0% | 63 | 60 | +5.0% |
| Northeast Regional Total | | 285,000 | 250,000 | +14.0% | 1,072 | 941 | +13.9% | 2.8 | 2.8 | 0.0% | 78 | 66 | +18.2% |

| Region | County | Median Price | | | Sales | | | Months Inventory | | | Avg Days On Market | | |
|---------------|-------------------------------------|--------------|----------------|----------------|--------------|--------------|------------|------------------|------------|------------|--------------------|-----------|-----------|
| | | 12/2024 | 12/2023 | % Change | 12/2024 | 12/2023 | % Change | 12/2024 | 12/2023 | % Change | 12/2024 | 12/2023 | % Change |
| South Central | Columbia | 266,500 | 299,900 | -11.1% | 38 | 57 | -33.3% | 3.5 | 3.0 | +16.7% | 83 | 61 | +36.1% |
| | Crawford | 160,000 | 191,000 | -16.2% | 12 | 15 | -20.0% | 3.7 | 3.7 | 0.0% | 88 | 72 | +22.2% |
| | Dane | 420,651 | 399,900 | +5.2% | 457 | 399 | +14.5% | 2.3 | 2.6 | -11.5% | 87 | 80 | +8.8% |
| | Dodge | 281,000 | 250,000 | +12.4% | 73 | 85 | -14.1% | 2.7 | 2.5 | +8.0% | 94 | 70 | +34.3% |
| | Grant | 226,000 | 180,000 | +25.6% | 35 | 27 | +29.6% | 3.9 | 3.8 | +2.6% | 86 | 88 | -2.3% |
| | Green | 362,500 | 240,000 | +51.0% | 30 | 27 | +11.1% | 3.0 | 2.5 | +20.0% | 74 | 60 | +23.3% |
| | Iowa | 292,200 | 265,000 | +10.3% | 20 | 15 | +33.3% | 4.5 | 3.1 | +45.2% | 88 | 95 | -7.4% |
| | Jefferson | 324,000 | 320,500 | +1.1% | 106 | 80 | +32.5% | 2.6 | 2.4 | +8.3% | 76 | 71 | +7.0% |
| | Lafayette | NA | NA | NA | 7 | 7 | 0.0% | 3.4 | 3.6 | -5.6% | 95 | 61 | +55.7% |
| | Richland | NA | 195,000 | NA | 8 | 17 | -52.9% | 4.2 | 5.0 | -16.0% | 78 | 79 | -1.3% |
| | Rock | 256,500 | 231,000 | +11.0% | 183 | 149 | +22.8% | 2.5 | 2.7 | -7.4% | 74 | 66 | +12.1% |
| | Sauk | 275,000 | 288,500 | -4.7% | 45 | 56 | -19.6% | 3.6 | 4.1 | -12.2% | 82 | 77 | +6.5% |
| | South Central Regional Total | | 340,000 | 325,000 | +4.6% | 1,014 | 934 | +8.6% | 2.7 | 2.8 | -3.6% | 83 | 75 |



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| Region | County | Median Price | | | Sales | | | Months Inventory | | | Avg Days On Market | | |
|---------------------------------|------------|----------------|----------------|---------------|--------------|--------------|--------------|------------------|------------|--------------|--------------------|-----------|--------------|
| | | 12/2024 | 12/2023 | % Change | 12/2024 | 12/2023 | % Change | 12/2024 | 12/2023 | % Change | 12/2024 | 12/2023 | % Change |
| Southeast | Kenosha | 295,000 | 279,900 | +5.4% | 137 | 127 | +7.9% | 2.0 | 1.9 | +5.3% | 63 | 64 | -1.6% |
| | Milwaukee | 260,000 | 225,000 | +15.6% | 763 | 701 | +8.8% | 2.2 | 2.4 | -8.3% | 59 | 62 | -4.8% |
| | Ozaukee | 469,950 | 445,000 | +5.6% | 84 | 54 | +55.6% | 2.2 | 2.4 | -8.3% | 78 | 71 | +9.9% |
| | Racine | 311,000 | 250,000 | +24.4% | 169 | 177 | -4.5% | 2.2 | 2.3 | -4.3% | 63 | 57 | +10.5% |
| | Sheboygan | 260,000 | 250,000 | +4.0% | 87 | 83 | +4.8% | 2.6 | 2.4 | +8.3% | 61 | 67 | -9.0% |
| | Walworth | 381,000 | 370,000 | +3.0% | 108 | 100 | +8.0% | 3.5 | 3.6 | -2.8% | 80 | 86 | -7.0% |
| | Washington | 377,500 | 320,000 | +18.0% | 118 | 116 | +1.7% | 2.5 | 2.6 | -3.8% | 83 | 59 | +40.7% |
| | Waukesha | 442,000 | 415,000 | +6.5% | 355 | 300 | +18.3% | 2.1 | 2.2 | -4.5% | 75 | 68 | +10.3% |
| Southeast Regional Total | | 318,400 | 275,750 | +15.5% | 1,821 | 1,658 | +9.8% | 2.3 | 2.4 | -4.2% | 67 | 65 | +3.1% |

| Region | County | Median Price | | | Sales | | | Months Inventory | | | Avg Days On Market | | |
|--------|----------------------------|--------------|----------------|----------------|---------------|------------|------------|------------------|------------|------------|--------------------|-----------|-----------|
| | | 12/2024 | 12/2023 | % Change | 12/2024 | 12/2023 | % Change | 12/2024 | 12/2023 | % Change | 12/2024 | 12/2023 | % Change |
| West | Buffalo | NA | 282,000 | NA | 7 | 10 | -30.0% | 4.7 | 3.8 | +23.7% | 130 | 82 | +58.5% |
| | Chippewa | 279,000 | 214,500 | +30.1% | 59 | 45 | +31.1% | 3.2 | 2.9 | +10.3% | 91 | 68 | +33.8% |
| | Dunn | 250,000 | 269,500 | -7.2% | 39 | 44 | -11.4% | 3.6 | 3.4 | +5.9% | 90 | 75 | +20.0% |
| | Eau Claire | 299,500 | 287,750 | +4.1% | 86 | 78 | +10.3% | 3.1 | 2.9 | +6.9% | 75 | 76 | -1.3% |
| | Jackson | 220,000 | 150,000 | +46.7% | 12 | 19 | -36.8% | 3.0 | 3.3 | -9.1% | 138 | 71 | +94.4% |
| | La Crosse | 295,000 | 259,175 | +13.8% | 105 | 96 | +9.4% | 2.2 | 2.0 | +10.0% | 70 | 55 | +27.3% |
| | Monroe | 274,900 | 215,000 | +27.9% | 36 | 31 | +16.1% | 3.1 | 3.4 | -8.8% | 71 | 103 | -31.1% |
| | Pepin | NA | NA | NA | 6 | 2 | +200.0% | 3.0 | 2.0 | +50.0% | 105 | 55 | +90.9% |
| | Pierce | 307,500 | 237,000 | +29.7% | 21 | 12 | +75.0% | 3.0 | 3.2 | -6.3% | 90 | 54 | +66.7% |
| | St. Croix | 422,500 | 351,450 | +20.2% | 51 | 58 | -12.1% | 3.0 | 2.8 | +7.1% | 91 | 94 | -3.2% |
| | Trempealeau | 175,000 | 232,500 | -24.7% | 13 | 24 | -45.8% | 2.8 | 4.6 | -39.1% | 66 | 86 | -23.3% |
| | Vernon | 399,900 | 242,000 | +65.2% | 13 | 21 | -38.1% | 4.6 | 3.1 | +48.4% | 69 | 66 | +4.5% |
| | West Regional Total | | 291,000 | 256,200 | +13.6% | 448 | 440 | +1.8% | 3.0 | 2.9 | +3.4% | 82 | 74 |



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Statewide Median Price

| 12/2024 | 12/2023 | % Change |
|---------|---------|----------|
| 305,000 | 270,000 | +13.0% |

Statewide Sales

| 12/2024 | 12/2023 | % Change |
|---------|---------|----------|
| 5,125 | 4,694 | +9.2% |

Statewide Avg Days On Market

| 12/2024 | 12/2023 | % Change |
|---------|---------|----------|
| 77 | 71 | +8.5% |

Statewide Months Inventory

| 12/2024 | 12/2023 | % Change |
|---------|---------|----------|
| 2.7 | 2.7 | 0.0% |

Statewide New Listings

| 12/2024 | 12/2023 | % Change |
|---------|---------|----------|
| 3,158 | 3,279 | -3.7% |

Statewide Total Listings

| 12/2024 | 12/2023 | % Change |
|---------|---------|----------|
| 15,170 | 14,608 | +3.8% |

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 | 983 | 282 | 3,880 | 341,548,823 | 3.0 |
| \$125,000 - \$199,999 | 2,241 | 191 | 10,956 | 1,853,019,379 | 2.5 |
| \$200,000 - \$349,999 | 4,785 | 160 | 25,682 | 7,075,646,769 | 2.2 |
| \$350,000 - \$499,999 | 3,644 | 171 | 15,714 | 6,592,706,743 | 2.8 |
| \$500,000+ | 3,772 | 174 | 11,312 | 8,629,583,923 | 4.0 |

Months of Inventory by Broad Urban-Rural Classification

| Category | December 2024 | December 2023 |
|--------------------------------|---------------|---------------|
| Metropolitan Counties Combined | 2.4 | 2.4 |
| Micropolitan Counties Combined | 3.1 | 2.9 |
| Rural Counties Combined | 3.8 | 3.7 |
| State Total | 2.7 | 2.7 |



December 2024 Wisconsin Real Estate Report

December Housing Market Closes Strong Even Though Inventory Remains Very Tight

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

YTD Statewide Median Price

| Through 12/2024 | Through 12/2023 | % Change |
|-----------------|-----------------|----------|
| 310,000 | 285,000 | +8.8% |

YTD Statewide Sales

| Through 12/2024 | Through 12/2023 | % Change |
|-----------------|-----------------|----------|
| 67,544 | 64,518 | +4.7% |

YTD Median Price

YTD Sales

| Region | County | YTD Median Price | | | YTD Sales | | |
|-------------------------------|-----------|------------------|-----------------|---------------|-----------------|-----------------|--------------|
| | | Through 12/2024 | Through 12/2023 | % Change | Through 12/2024 | Through 12/2023 | % Change |
| Central | Adams | 239,950 | 221,000 | +8.6% | 558 | 531 | +5.1% |
| | Clark | 168,000 | 170,000 | -1.2% | 265 | 252 | +5.2% |
| | Juneau | 235,000 | 220,000 | +6.8% | 357 | 331 | +7.9% |
| | Marathon | 255,500 | 235,000 | +8.7% | 1,412 | 1,310 | +7.8% |
| | Marquette | 250,000 | 226,500 | +10.4% | 262 | 231 | +13.4% |
| | Portage | 281,000 | 265,450 | +5.9% | 646 | 642 | +0.6% |
| | Waushara | 265,000 | 227,500 | +16.5% | 337 | 302 | +11.6% |
| | Wood | 208,000 | 179,900 | +15.6% | 878 | 888 | -1.1% |
| Central Regional Total | | 245,000 | 220,000 | +11.4% | 4,715 | 4,487 | +5.1% |

YTD Median Price

YTD Sales

| Region | County | YTD Median Price | | | YTD Sales | | |
|-------------------------------------|-----------|------------------|-----------------|--------------|-----------------|-----------------|--------------|
| | | Through 12/2024 | Through 12/2023 | % Change | Through 12/2024 | Through 12/2023 | % Change |
| South Central | Columbia | 315,000 | 298,700 | +5.5% | 649 | 634 | +2.4% |
| | Crawford | 210,000 | 189,500 | +10.8% | 167 | 160 | +4.4% |
| | Dane | 443,000 | 410,000 | +8.0% | 6,574 | 6,168 | +6.6% |
| | Dodge | 280,000 | 249,900 | +12.0% | 909 | 869 | +4.6% |
| | Grant | 207,500 | 189,000 | +9.8% | 401 | 425 | -5.6% |
| | Green | 279,500 | 255,000 | +9.6% | 388 | 380 | +2.1% |
| | Iowa | 297,162 | 252,000 | +17.9% | 229 | 228 | +0.4% |
| | Jefferson | 330,000 | 324,900 | +1.6% | 1,010 | 941 | +7.3% |
| | Lafayette | 200,000 | 191,777 | +4.3% | 106 | 125 | -15.2% |
| | Richland | 226,250 | 204,450 | +10.7% | 142 | 136 | +4.4% |
| | Rock | 265,000 | 247,000 | +7.3% | 2,223 | 2,035 | +9.2% |
| | Sauk | 310,000 | 285,500 | +8.6% | 763 | 736 | +3.7% |
| South Central Regional Total | | 360,000 | 337,000 | +6.8% | 13,561 | 12,837 | +5.6% |



December 2024 Wisconsin Real Estate Report

December Housing Market Closes Strong Even Though Inventory Remains Very Tight

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

| Region | County | YTD Median Price | | | YTD Sales | | |
|---------------------------------|------------|------------------|-----------------|--------------|-----------------|-----------------|--------------|
| | | Through 12/2024 | Through 12/2023 | % Change | Through 12/2024 | Through 12/2023 | % Change |
| Southeast | Kenosha | 285,000 | 265,000 | +7.5% | 1,738 | 1,697 | +2.4% |
| | Milwaukee | 260,000 | 238,000 | +9.2% | 9,705 | 9,617 | +0.9% |
| | Ozaukee | 465,699 | 425,000 | +9.6% | 1,126 | 1,106 | +1.8% |
| | Racine | 275,000 | 240,262 | +14.5% | 2,341 | 2,292 | +2.1% |
| | Sheboygan | 270,000 | 243,250 | +11.0% | 1,176 | 1,126 | +4.4% |
| | Walworth | 370,000 | 338,000 | +9.5% | 1,475 | 1,452 | +1.6% |
| | Washington | 375,000 | 360,000 | +4.2% | 1,606 | 1,448 | +10.9% |
| | Waukesha | 456,000 | 431,000 | +5.8% | 4,731 | 4,572 | +3.5% |
| Southeast Regional Total | | 320,000 | 291,750 | +9.7% | 23,898 | 23,310 | +2.5% |

| Region | County | YTD Median Price | | | YTD Sales | | |
|----------------------------|-------------|------------------|-----------------|--------------|-----------------|-----------------|--------------|
| | | Through 12/2024 | Through 12/2023 | % Change | Through 12/2024 | Through 12/2023 | % Change |
| West | Buffalo | 245,000 | 210,000 | +16.7% | 116 | 112 | +3.6% |
| | Chippewa | 315,500 | 292,000 | +8.0% | 686 | 691 | -0.7% |
| | Dunn | 284,000 | 279,900 | +1.5% | 483 | 479 | +0.8% |
| | Eau Claire | 305,000 | 290,000 | +5.2% | 1,231 | 1,149 | +7.1% |
| | Jackson | 210,000 | 190,000 | +10.5% | 218 | 203 | +7.4% |
| | La Crosse | 305,000 | 280,000 | +8.9% | 1,306 | 1,234 | +5.8% |
| | Monroe | 245,000 | 225,500 | +8.6% | 447 | 405 | +10.4% |
| | Pepin | 225,000 | 225,000 | 0.0% | 84 | 79 | +6.3% |
| | Pierce | 350,000 | 312,000 | +12.2% | 285 | 255 | +11.8% |
| | St. Croix | 381,000 | 366,000 | +4.1% | 825 | 767 | +7.6% |
| | Trempealeau | 240,000 | 223,000 | +7.6% | 311 | 227 | +37.0% |
| | Vernon | 251,000 | 229,000 | +9.6% | 240 | 251 | -4.4% |
| West Regional Total | | 302,000 | 285,000 | +6.0% | 6,232 | 5,852 | +6.5% |

December 2024 Wisconsin Real Estate Report

December Housing Market Closes Strong Even Though Inventory Remains Very Tight

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

| Region | County | YTD Median Price | | | YTD Sales | | |
|-----------------------------|----------|------------------|-----------------|--------------|-----------------|-----------------|--------------|
| | | Through 12/2024 | Through 12/2023 | % Change | Through 12/2024 | Through 12/2023 | % Change |
| North | Ashland | 181,500 | 190,000 | -4.5% | 220 | 197 | +11.7% |
| | Barron | 269,900 | 250,000 | +8.0% | 811 | 662 | +22.5% |
| | Bayfield | 310,000 | 266,000 | +16.5% | 252 | 204 | +23.5% |
| | Burnett | 301,250 | 290,000 | +3.9% | 372 | 406 | -8.4% |
| | Douglas | 230,000 | 219,500 | +4.8% | 524 | 525 | -0.2% |
| | Florence | 146,950 | 312,500 | -53.0% | 20 | 18 | +11.1% |
| | Forest | 217,500 | 231,500 | -6.0% | 144 | 152 | -5.3% |
| | Iron | 255,000 | 251,000 | +1.6% | 103 | 110 | -6.4% |
| | Langlade | 185,000 | 160,000 | +15.6% | 348 | 300 | +16.0% |
| | Lincoln | 238,500 | 203,000 | +17.5% | 436 | 443 | -1.6% |
| | Oneida | 335,000 | 275,000 | +21.8% | 646 | 616 | +4.9% |
| | Polk | 300,000 | 284,000 | +5.6% | 549 | 570 | -3.7% |
| | Price | 222,000 | 176,250 | +26.0% | 307 | 322 | -4.7% |
| | Rusk | 210,000 | 189,000 | +11.1% | 195 | 177 | +10.2% |
| | Sawyer | 330,000 | 320,000 | +3.1% | 362 | 371 | -2.4% |
| | Taylor | 209,500 | 196,500 | +6.6% | 202 | 197 | +2.5% |
| | Vilas | 422,500 | 374,950 | +12.7% | 533 | 514 | +3.7% |
| Washburn | 285,000 | 300,000 | -5.0% | 310 | 294 | +5.4% | |
| North Regional Total | | 270,000 | 249,900 | +8.0% | 6,334 | 6,078 | +4.2% |

| Region | County | YTD Median Price | | | YTD Sales | | |
|---------------------------------|-------------|------------------|-----------------|--------------|-----------------|-----------------|--------------|
| | | Through 12/2024 | Through 12/2023 | % Change | Through 12/2024 | Through 12/2023 | % Change |
| Northeast | Brown | 333,000 | 305,000 | +9.2% | 2,819 | 2,773 | +1.7% |
| | Calumet | 350,000 | 325,000 | +7.7% | 560 | 552 | +1.4% |
| | Door | 440,000 | 400,250 | +9.9% | 752 | 642 | +17.1% |
| | Fond du Lac | 249,700 | 235,000 | +6.3% | 1,124 | 1,002 | +12.2% |
| | Green Lake | 244,950 | 235,000 | +4.2% | 262 | 245 | +6.9% |
| | Kewaunee | 280,000 | 235,000 | +19.1% | 227 | 211 | +7.6% |
| | Manitowoc | 215,500 | 190,500 | +13.1% | 920 | 844 | +9.0% |
| | Marinette | 185,000 | 165,125 | +12.0% | 554 | 558 | -0.7% |
| | Menominee | 476,500 | 495,000 | -3.7% | 32 | 35 | -8.6% |
| | Oconto | 253,450 | 220,000 | +15.2% | 512 | 467 | +9.6% |
| | Outagamie | 310,000 | 278,000 | +11.5% | 2,107 | 1,800 | +17.1% |
| | Shawano | 227,250 | 198,000 | +14.8% | 390 | 407 | -4.2% |
| | Waupaca | 235,000 | 219,900 | +6.9% | 542 | 561 | -3.4% |
| | Winnebago | 260,000 | 250,000 | +4.0% | 2,003 | 1,857 | +7.9% |
| Northeast Regional Total | | 285,000 | 263,450 | +8.2% | 12,804 | 11,954 | +7.1% |

DECEMBER 2024
WISCONSIN
REAL ESTATE REPORT



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