AUGUST 2024

WISCONSIN REAL ESTATE REPORT

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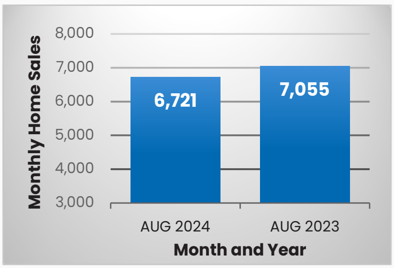
August 2024 Wisconsin Real Estate Report

Tighter Inventories Led to Higher Prices and Weaker Sales in August

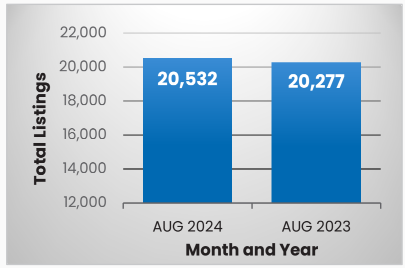
MONTHLY HOME SALES



August 2024	August 2023
6,721	7,055

from last year ↓ 4.7%

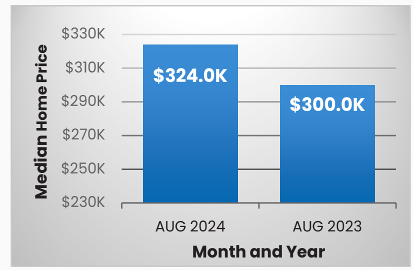
TOTAL STATEWIDE LISTINGS



August 2024	August 2023
20,532	20,277

from last year ↑ 1.3%

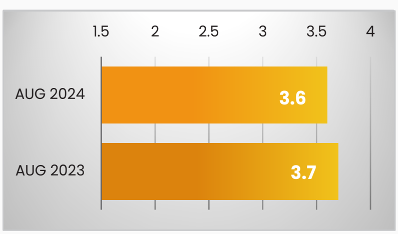
MEDIAN HOME PRICE



August 2024	August 2023
$324,000	$300,000

from last year ↑ 8.0%

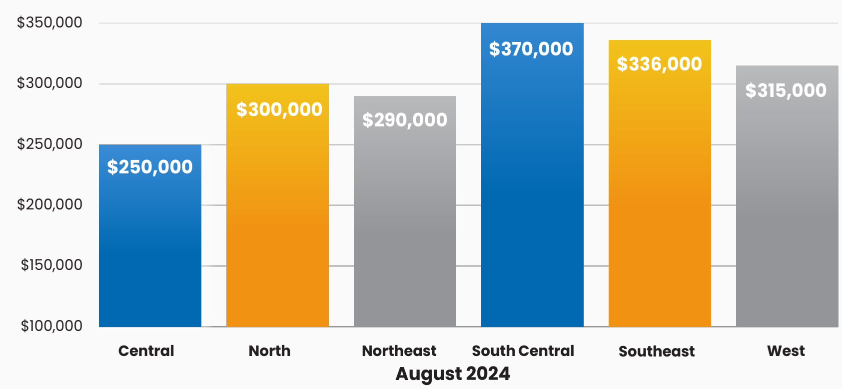
MONTHS OF INVENTORY



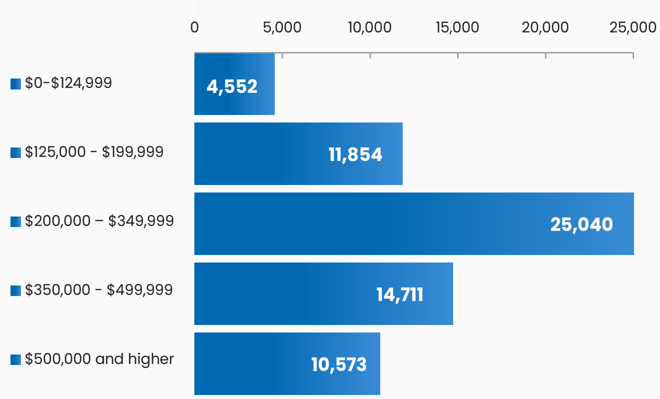
August 2024	August 2023
3.6	3.7

from last year ↓ 2.7%

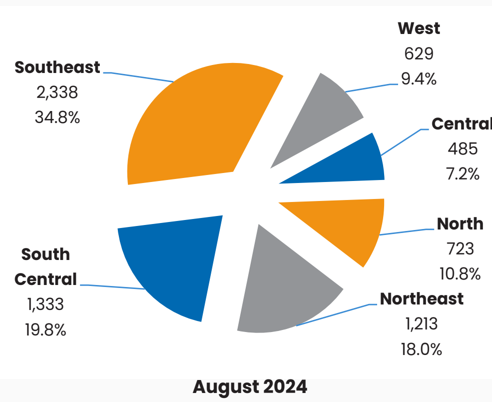
MEDIAN PRICES BY REGION



HOMES SOLD BY PRICE RANGE IN PAST 12 MONTHS



HOME SALES BY REGION



Charts on this page reflect residential housing data in Wisconsin for August 2024.

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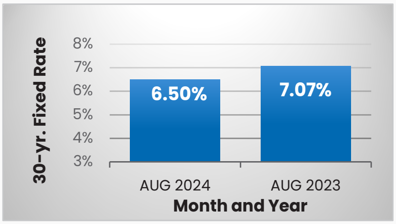
MORTGAGE INTEREST RATES*

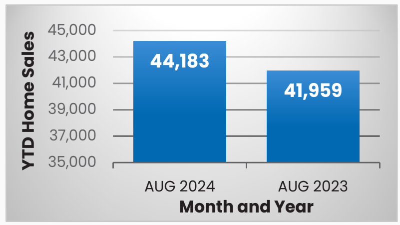


August 2024	August 2023
6.50%	7.07%

from last year ↓ **57** basis points

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

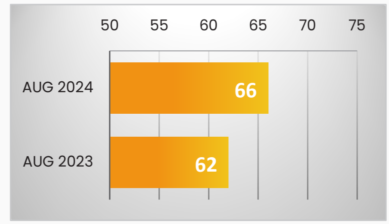
YEAR-TO-DATE HOME SALES



Year to Date 2024	Year to Date 2023
44,183	41,959

from last year ↑ **5.3%**

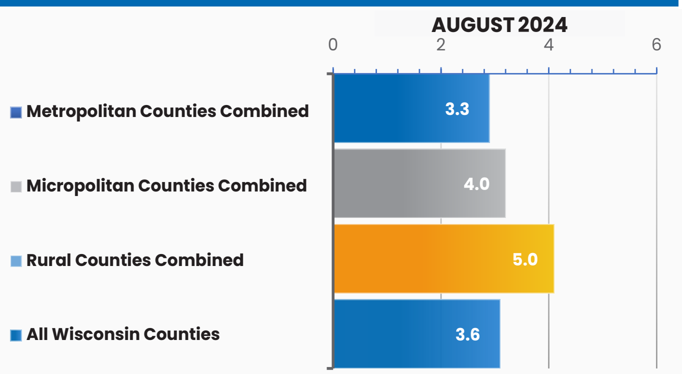
AVERAGE DAYS ON MARKET



August 2024	August 2023
66	62

from last year ↑ **6.5%**

MONTHS OF INVENTORY BY URBAN CLASSIFICATION

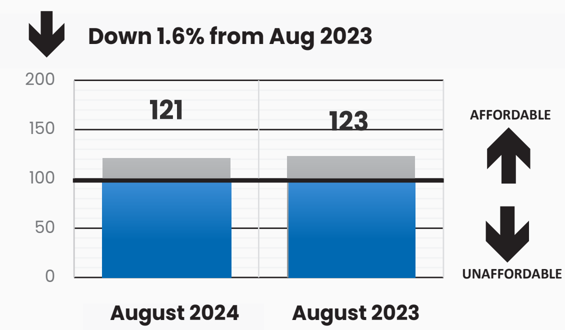


Metropolitan counties include: Brown, Calumet, Chippewa, Columbia, Dane, Douglas, Eau Claire, Fond du Lac, Green, Iowa, Kenosha, Kewaunee, La Crosse, Lincoln, Marathon, Milwaukee, Oconto, Ozaukee, Outagamie, Pierce, Racine, Rock, Sheboygan, St. Croix, Washington, Waukesha and Winnebago.

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.

Charts on this page reflect residential housing data in Wisconsin for August 2024.

August 2024 Wisconsin Real Estate Report

Tighter Inventories Led to Higher Prices and Weaker Sales in August

TALKING POINTS

- For the second month this summer, new listings tightened in August compared to that same month last year. Relative to their levels a year earlier, new listings also fell in June.
- The decline in inventories pushed the statewide median price up 8% to $324,000 and led to a 4.7% decline in existing home sales during the last 12 months.
- Still, the year-to-date picture reflects solid sales growth and strong price appreciation. Home sales through August 2024 were 5.3% stronger than the first eight months of 2023, and the median price rose 8.4% to $309,900 over that same period.
- The 30-year fixed-rate mortgage continued to improve, falling just over a third of a percent in August. Specifically, the average rate dropped from 6.85% in July to 6.5% in August, which is a decline of 35 basis points. Compared to August 2023 when the average rate was 7.07%, the August 2024 rate was 57 basis points lower.
- Even though mortgage rates improved over the last 12 months, the significant price appreciation combined with only slight gains in median family income kept statewide affordability low. The Wisconsin Housing Affordability Index shows the percent of the median-priced home that a buyer with median family income would qualify to purchase, assuming a 20% down payment with the remaining balance financed with a 30-year fixed-rate mortgage at current rates. The index was 121 in August 2024, down slightly from its level of 123 a year earlier.

ADDITIONAL ANALYSIS

Progress on Mortgage Rates

“High mortgage rates make it really tough for first-time buyers to buy a home because they rely more heavily on financing than those trading up. So it’s good to see mortgage rates come down, and hopefully these trends continue.”

Mary Jo Bowe
2024 Chair of the Board of Directors, Wisconsin REALTORS® Association

Slowdown in New Listings

“Growth in new listings was solid during the first five months of the year, but the summer has been a different story. New listings weakened in June, had a small rebound in July, but fell back again in August. We do think new listings will improve if the downward trend in mortgage rates continues.”

Tom Larson
President & CEO, Wisconsin REALTORS® Association

Stars Aligning on Rate Cuts

“The Fed has a dual mandate, meaning it is charged with simultaneously avoiding recessions while also controlling inflationary pressures. In its September meeting, the Federal Open Market Committee (FOMC), which is the Fed committee that sets short-term interest rate targets, lowered the target for the Federal Funds rate by a half percentage point. This is the first cut since March 2020, and it signals the Fed is now more concerned with a weakening labor market than inflationary risks. As long as inflation remains controlled, expect additional cuts when the FOMC meets in November and December.”

Dave Clark
Professor Emeritus of Economics and WRA Consultant

WISCONSIN REGIONAL REPORT
Provided by the Wisconsin REALTORS® Association

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

		Median Price			Sales			Months Inventory			Avg Days On Market		
Region	**County**	**8/2024**	**8/2023**	**% Change**	**8/2024**	**8/2023**	**% Change**	**8/2024**	**8/2023**	**% Change**	**8/2024**	**8/2023**	**% Change**
Central	Adams	260,000	250,000	+4.0%	57	71	-19.7%	4.7	4.3	+9.3%	66	72	-8.3%
	Clark	192,500	166,000	+16.0%	26	32	-18.8%	4.5	4.4	+2.3%	72	74	-2.7%
	Juneau	245,000	280,000	-12.5%	33	39	-15.4%	5.4	4.8	+12.5%	102	54	+88.9%
	Marathon	259,000	255,000	+1.6%	151	157	-3.8%	3.4	3.8	-10.5%	62	62	0.0%
	Marquette	256,500	236,000	+8.7%	28	32	-12.5%	5.6	4.7	+19.1%	95	66	+43.9%
	Portage	279,900	267,500	+4.6%	65	83	-21.7%	3.6	4.1	-12.2%	68	67	+1.5%
	Waushara	283,700	185,500	+52.9%	34	34	0.0%	4.9	4.0	+22.5%	77	69	+11.6%
	Wood	225,000	178,529	+26.0%	91	84	+8.3%	3.2	2.9	+10.3%	70	81	-13.6%
	Central Regional Total	**250,000**	**230,250**	**+8.6%**	**485**	**532**	**-8.8%**	**4.0**	**3.9**	**+2.6%**	**71**	**68**	**+4.4%**

		Median Price			Sales			Months Inventory			Avg Days On Market		
Region	**County**	**8/2024**	**8/2023**	**% Change**	**8/2024**	**8/2023**	**% Change**	**8/2024**	**8/2023**	**% Change**	**8/2024**	**8/2023**	**% Change**
North	Ashland	175,000	157,000	+11.5%	19	27	-29.6%	6.2	7.1	-12.7%	137	80	+71.3%
	Barron	270,000	278,000	-2.9%	109	71	+53.5%	4.6	4.9	-6.1%	72	67	+7.5%
	Bayfield	400,500	222,700	+79.8%	18	34	-47.1%	8.0	7.5	+6.7%	101	59	+71.2%
	Burnett	305,000	345,000	-11.6%	41	59	-30.5%	5.4	4.7	+14.9%	48	77	-37.7%
	Douglas	242,000	244,750	-1.1%	61	68	-10.3%	4.4	4.1	+7.3%	63	55	+14.5%
	Florence	NA	NA	NA	1	3	-66.7%	4.6	5.5	-16.4%	83	176	-52.8%
	Forest	291,000	187,000	+55.6%	25	17	+47.1%	4.6	9.0	-48.9%	107	161	-33.5%
	Iron	300,500	315,000	-4.6%	10	13	-23.1%	5.7	7.4	-23.0%	67	55	+21.8%
	Langlade	187,500	202,500	-7.4%	38	36	+5.6%	4.3	3.8	+13.2%	56	76	-26.3%
	Lincoln	280,000	240,000	+16.7%	35	60	-41.7%	3.9	5.3	-26.4%	102	60	+70.0%
	Oneida	376,404	307,500	+22.4%	82	80	+2.5%	4.6	5.3	-13.2%	80	63	+27.0%
	Polk	320,000	290,000	+10.3%	64	79	-19.0%	4.8	3.8	+26.3%	63	64	-1.6%
	Price	219,750	175,000	+25.6%	34	39	-12.8%	6.3	8.0	-21.3%	78	73	+6.8%
	Rusk	260,000	197,000	+32.0%	13	16	-18.8%	4.8	6.1	-21.3%	89	67	+32.8%
	Sawyer	425,000	382,500	+11.1%	37	48	-22.9%	5.0	6.5	-23.1%	86	106	-18.9%
	Taylor	175,000	205,000	-14.6%	23	20	+15.0%	5.6	3.9	+43.6%	95	95	0.0%
	Vilas	397,500	438,500	-9.4%	74	56	+32.1%	5.6	5.8	-3.4%	73	65	+12.3%
	Washburn	276,500	294,950	-6.3%	39	52	-25.0%	6.0	6.6	-9.1%	73	69	+5.8%
	North Regional Total	**300,000**	**270,500**	**+10.9%**	**723**	**778**	**-7.1%**	**5.1**	**5.4**	**-5.6%**	**76**	**71**	**+7.0%**

		Median Price			Sales			Months Inventory			Avg Days On Market		
Region	**County**	**8/2024**	**8/2023**	**% Change**	**8/2024**	**8/2023**	**% Change**	**8/2024**	**8/2023**	**% Change**	**8/2024**	**8/2023**	**% Change**
Northeast	Brown	330,000	319,000	+3.4%	261	281	-7.1%	3.4	3.1	+9.7%	58	53	+9.4%
	Calumet	369,950	317,500	+16.5%	48	58	-17.2%	4.3	3.9	+10.3%	74	63	+17.5%
	Door	392,950	422,450	-7.0%	86	76	+13.2%	8.1	19.1	-57.6%	99	120	-17.5%
	Fond du Lac	255,000	238,500	+6.9%	100	114	-12.3%	3.8	2.9	+31.0%	52	53	-1.9%
	Green Lake	370,000	274,950	+34.6%	28	24	+16.7%	3.3	5.6	-41.1%	81	90	-10.0%
	Kewaunee	221,000	225,000	-1.8%	18	15	+20.0%	4.2	7.1	-40.8%	62	97	-36.1%
	Manitowoc	224,450	191,000	+17.5%	86	76	+13.2%	2.9	2.5	+16.0%	69	61	+13.1%
	Marinette	195,000	159,900	+22.0%	62	41	+51.2%	6.0	3.6	+66.7%	70	67	+4.5%
	Menominee	NA	NA	NA	2	7	-71.4%	2.7	4.8	-43.8%	67	114	-41.2%
	Oconto	269,500	271,000	-0.6%	49	51	-3.9%	4.4	4.3	+2.3%	68	65	+4.6%
	Outagamie	330,000	288,000	+14.6%	197	192	+2.6%	3.2	3.3	-3.0%	62	53	+17.0%
	Shawano	207,500	240,000	-13.5%	34	47	-27.7%	4.5	3.9	+15.4%	62	65	-4.6%
	Waupaca	244,900	194,900	+25.7%	45	57	-21.1%	3.8	3.3	+15.2%	62	58	+6.9%
	Winnebago	280,000	255,000	+9.8%	197	199	-1.0%	2.9	2.7	+7.4%	65	57	+14.0%
	Northeast Regional Total	**290,000**	**273,250**	**+6.1%**	**1,213**	**1,238**	**-2.0%**	**3.8**	**4.1**	**-7.3%**	**65**	**62**	**+4.8%**

		Median Price			Sales			Months Inventory			Avg Days On Market		
Region	**County**	**8/2024**	**8/2023**	**% Change**	**8/2024**	**8/2023**	**% Change**	**8/2024**	**8/2023**	**% Change**	**8/2024**	**8/2023**	**% Change**
South Central	Columbia	344,000	306,500	+12.2%	68	66	+3.0%	4.5	4.1	+9.8%	71	61	+16.4%
	Crawford	255,000	152,900	+66.8%	19	14	+35.7%	3.8	4.0	-5.0%	104	47	+121.3%
	Dane	440,000	417,000	+5.5%	652	638	+2.2%	3.4	3.3	+3.0%	72	67	+7.5%
	Dodge	287,500	260,000	+10.6%	80	103	-22.3%	3.7	3.4	+8.8%	70	52	+34.6%
	Grant	200,000	203,000	-1.5%	34	59	-42.4%	4.5	4.6	-2.2%	80	91	-12.1%
	Green	360,000	308,300	+16.8%	39	41	-4.9%	3.9	3.1	+25.8%	70	73	-4.1%
	Iowa	235,000	211,000	+11.4%	25	14	+78.6%	6.3	2.9	+117.2%	81	51	+58.8%
	Jefferson	325,000	331,000	-1.8%	99	104	-4.8%	3.0	3.1	-3.2%	62	60	+3.3%
	Lafayette	NA	196,000	NA	7	13	-46.2%	3.8	4.0	-5.0%	52	45	+15.6%
	Richland	225,000	198,000	+13.6%	13	10	+30.0%	4.8	3.8	+26.3%	117	63	+85.7%
	Rock	272,000	250,000	+8.8%	218	206	+5.8%	3.4	3.3	+3.0%	61	56	+8.9%
	Sauk	308,000	271,950	+13.3%	79	82	-3.7%	4.3	4.7	-8.5%	77	59	+30.5%
	South Central Regional Total	**370,000**	**342,745**	**+8.0%**	**1,333**	**1,350**	**-1.3%**	**3.6**	**3.4**	**+5.9%**	**71**	**64**	**+10.9%**

Region	County	Median Price 8/2024	Median Price 8/2023	Median Price % Change	Sales 8/2024	Sales 8/2023	Sales % Change	Months Inventory 8/2024	Months Inventory 8/2023	Months Inventory % Change	Avg Days On Market 8/2024	Avg Days On Market 8/2023	Avg Days On Market % Change
Southeast	Kenosha	290,000	277,250	+4.6%	167	184	-9.2%	2.6	2.6	0.0%	50	50	0.0%
	Milwaukee	265,500	250,000	+6.2%	880	959	-8.2%	2.7	3.1	-12.9%	49	50	-2.0%
	Ozaukee	450,500	425,973	+5.8%	118	116	+1.7%	3.4	3.2	+6.3%	72	71	+1.4%
	Racine	287,450	241,300	+19.1%	232	243	-4.5%	3.1	2.7	+14.8%	55	51	+7.8%
	Sheboygan	284,500	245,000	+16.1%	116	140	-17.1%	3.4	3.1	+9.7%	63	54	+16.7%
	Walworth	385,000	385,000	0.0%	169	170	-0.6%	4.8	4.4	+9.1%	89	66	+34.8%
	Washington	401,000	362,450	+10.6%	156	166	-6.0%	3.7	3.2	+15.6%	71	65	+9.2%
	Waukesha	491,450	435,000	+13.0%	500	523	-4.4%	3.0	2.8	+7.1%	58	58	0.0%
	Southeast Regional Total	**336,000**	**305,000**	**+10.2%**	**2,338**	**2,501**	**-6.5%**	**3.0**	**3.0**	**0.0%**	**58**	**55**	**+5.5%**

Region	County	Median Price 8/2024	Median Price 8/2023	Median Price % Change	Sales 8/2024	Sales 8/2023	Sales % Change	Months Inventory 8/2024	Months Inventory 8/2023	Months Inventory % Change	Avg Days On Market 8/2024	Avg Days On Market 8/2023	Avg Days On Market % Change
West	Buffalo	261,200	257,000	+1.6%	13	11	+18.2%	4.0	4.3	-7.0%	65	92	-29.3%
	Chippewa	330,194	325,000	+1.6%	64	85	-24.7%	4.3	4.1	+4.9%	83	67	+23.9%
	Dunn	305,000	277,000	+10.1%	58	61	-4.9%	4.0	4.5	-11.1%	84	60	+40.0%
	Eau Claire	304,500	322,500	-5.6%	134	120	+11.7%	4.4	3.8	+15.8%	63	58	+8.6%
	Jackson	270,000	177,000	+52.5%	22	14	+57.1%	4.7	4.1	+14.6%	64	79	-19.0%
	La Crosse	315,000	322,500	-2.3%	133	138	-3.6%	3.0	2.7	+11.1%	56	69	-18.8%
	Monroe	220,000	260,500	-15.5%	45	44	+2.3%	4.1	3.7	+10.8%	78	71	+9.9%
	Pepin	NA	310,000	NA	9	11	-18.2%	4.9	5.3	-7.5%	85	83	+2.4%
	Pierce	332,000	383,000	-13.3%	20	32	-37.5%	4.2	3.3	+27.3%	61	66	-7.6%
	St. Croix	395,500	370,000	+6.9%	80	91	-12.1%	3.9	3.9	0.0%	71	62	+14.5%
	Trempealeau	285,000	209,000	+36.4%	27	30	-10.0%	3.8	3.9	-2.6%	74	68	+8.8%
	Vernon	269,500	201,000	+34.1%	24	19	+26.3%	5.3	4.3	+23.3%	73	65	+12.3%
	West Regional Total	**315,000**	**315,000**	**0.0%**	**629**	**656**	**-4.1%**	**4.0**	**3.7**	**+8.1%**	**69**	**66**	**+4.5%**

Statewide Median Price

8/2024	8/2023	% Change
324,000	300,000	+8.0%

Statewide Sales

8/2024	8/2023	% Change
6,721	7,055	-4.7%

Statewide Avg Days On Market

8/2024	8/2023	% Change
66	62	+6.5%

Statewide Months Inventory

8/2024	8/2023	% Change
3.6	3.7	-2.7%

Statewide New Listings

8/2024	8/2023	% Change
8,210	8,520	-3.6%

Statewide Total Listings

8/2024	8/2023	% Change
20,532	20,277	+1.3%

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	1,100	225	4,552	396,608,241	2.9
$125,000 - $199,999	2,618	138	11,854	2,008,889,567	2.7
$200,000 - $349,999	6,445	105	25,040	6,899,967,590	3.1
$350,000 - $499,999	5,048	115	14,711	6,169,839,797	4.1
$500,000+	5,305	118	10,573	8,106,474,217	6.0

Months of Inventory by Broad Urban-Rural Classification

Category	August 2024	August 2023
Metropolitan Counties Combined	3.3	3.1
Micropolitan Counties Combined	4.0	3.7
Rural Counties Combined	5.0	5.0
State Total	3.6	3.7

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

		YTD Median Price			YTD Sales		
Region	**County**	**Through 8/2024**	**Through 8/2023**	**% Change**	**Through 8/2024**	**Through 8/2023**	**% Change**
Central	Adams	230,000	225,000	+2.2%	374	332	+12.7%
	Clark	170,000	164,500	+3.3%	178	169	+5.3%
	Juneau	225,000	207,000	+8.7%	239	211	+13.3%
	Marathon	255,000	240,000	+6.3%	899	818	+9.9%
	Marquette	240,000	237,400	+1.1%	169	163	+3.7%
	Portage	281,000	267,000	+5.2%	418	415	+0.7%
	Waushara	266,000	230,000	+15.7%	208	185	+12.4%
	Wood	199,900	175,000	+14.2%	573	575	-0.3%
	Central Regional Total	**240,000**	**220,000**	**+9.1%**	**3,058**	**2,868**	**+6.6%**

		YTD Median Price			YTD Sales		
Region	**County**	**Through 8/2024**	**Through 8/2023**	**% Change**	**Through 8/2024**	**Through 8/2023**	**% Change**
North	Ashland	192,750	178,000	+8.3%	154	118	+30.5%
	Barron	260,000	250,550	+3.8%	526	416	+26.4%
	Bayfield	295,000	260,000	+13.5%	159	121	+31.4%
	Burnett	305,000	299,000	+2.0%	242	265	-8.7%
	Douglas	227,000	225,000	+0.9%	337	333	+1.2%
	Florence	148,900	277,500	-46.3%	13	11	+18.2%
	Forest	235,000	185,000	+27.0%	102	78	+30.8%
	Iron	280,000	261,000	+7.3%	67	68	-1.5%
	Langlade	180,000	152,500	+18.0%	205	189	+8.5%
	Lincoln	216,000	200,000	+8.0%	286	259	+10.4%
	Oneida	332,000	271,500	+22.3%	409	360	+13.6%
	Polk	300,000	280,000	+7.1%	333	373	-10.7%
	Price	199,950	166,500	+20.1%	204	195	+4.6%
	Rusk	203,800	185,000	+10.2%	118	99	+19.2%
	Sawyer	350,000	320,000	+9.4%	236	221	+6.8%
	Taylor	200,000	198,250	+0.9%	134	136	-1.5%
	Vilas	404,000	374,900	+7.8%	333	301	+10.6%
	Washburn	276,500	309,500	-10.7%	207	194	+6.7%
	North Regional Total	**265,000**	**249,000**	**+6.4%**	**4,065**	**3,737**	**+8.8%**

Region	County	YTD Median Price Through 8/2024	YTD Median Price Through 8/2023	YTD Median Price % Change	YTD Sales Through 8/2024	YTD Sales Through 8/2023	YTD Sales % Change
Northeast	Brown	330,000	305,000	+8.2%	1,857	1,790	+3.7%
	Calumet	353,750	320,000	+10.5%	336	344	-2.3%
	Door	429,900	378,000	+13.7%	441	387	+14.0%
	Fond du Lac	242,500	230,000	+5.4%	713	629	+13.4%
	Green Lake	254,000	224,900	+12.9%	191	148	+29.1%
	Kewaunee	284,000	232,000	+22.4%	134	134	0.0%
	Manitowoc	215,000	193,000	+11.4%	583	527	+10.6%
	Marinette	180,500	164,900	+9.5%	344	365	-5.8%
	Menominee	519,000	490,000	+5.9%	20	20	0.0%
	Oconto	260,000	237,900	+9.3%	318	283	+12.4%
	Outagamie	309,450	280,000	+10.5%	1,360	1,076	+26.4%
	Shawano	220,000	205,000	+7.3%	249	245	+1.6%
	Waupaca	235,000	212,200	+10.7%	357	367	-2.7%
	Winnebago	260,000	250,000	+4.0%	1,283	1,195	+7.4%
	Northeast Regional Total	**281,600**	**262,500**	**+7.3%**	**8,186**	**7,510**	**+9.0%**

Region	County	YTD Median Price Through 8/2024	YTD Median Price Through 8/2023	YTD Median Price % Change	YTD Sales Through 8/2024	YTD Sales Through 8/2023	YTD Sales % Change
South Central	Columbia	315,700	295,000	+7.0%	418	405	+3.2%
	Crawford	216,000	186,000	+16.1%	116	101	+14.9%
	Dane	449,008	413,679	+8.5%	4,492	4,270	+5.2%
	Dodge	276,250	240,000	+15.1%	578	557	+3.8%
	Grant	200,000	187,250	+6.8%	264	279	-5.4%
	Green	277,900	252,750	+10.0%	257	256	+0.4%
	Iowa	289,900	242,750	+19.4%	131	154	-14.9%
	Jefferson	330,000	325,000	+1.5%	659	615	+7.2%
	Lafayette	201,000	191,777	+4.8%	71	81	-12.3%
	Richland	225,000	214,000	+5.1%	95	89	+6.7%
	Rock	265,500	246,000	+7.9%	1,462	1,319	+10.8%
	Sauk	303,050	285,000	+6.3%	492	463	+6.3%
	South Central Regional Total	**365,000**	**340,000**	**+7.4%**	**9,035**	**8,589**	**+5.2%**

Region	County	YTD Median Price Through 8/2024	YTD Median Price Through 8/2023	YTD Median Price % Change	YTD Sales Through 8/2024	YTD Sales Through 8/2023	YTD Sales % Change
Southeast	Kenosha	282,000	262,000	+7.6%	1,157	1,151	+0.5%
	Milwaukee	258,000	240,000	+7.5%	6,529	6,276	+4.0%
	Ozaukee	471,384	423,750	+11.2%	747	766	-2.5%
	Racine	267,000	233,500	+14.3%	1,507	1,530	-1.5%
	Sheboygan	275,000	240,500	+14.3%	762	744	+2.4%
	Walworth	370,000	329,000	+12.5%	986	971	+1.5%
	Washington	370,000	362,000	+2.2%	1,047	947	+10.6%
	Waukesha	460,000	435,000	+5.7%	3,100	3,084	+0.5%
	Southeast Regional Total	**320,000**	**294,000**	**+8.8%**	**15,835**	**15,469**	**+2.4%**

Region	County	YTD Median Price Through 8/2024	YTD Median Price Through 8/2023	YTD Median Price % Change	YTD Sales Through 8/2024	YTD Sales Through 8/2023	YTD Sales % Change
West	Buffalo	245,000	205,000	+19.5%	87	73	+19.2%
	Chippewa	324,950	299,900	+8.4%	424	451	-6.0%
	Dunn	283,500	282,250	+0.4%	323	304	+6.3%
	Eau Claire	315,000	291,954	+7.9%	799	749	+6.7%
	Jackson	212,500	183,000	+16.1%	131	112	+17.0%
	La Crosse	305,900	282,000	+8.5%	827	795	+4.0%
	Monroe	240,000	225,000	+6.7%	292	270	+8.1%
	Pepin	230,000	225,000	+2.2%	56	51	+9.8%
	Pierce	350,000	322,500	+8.5%	172	178	-3.4%
	St. Croix	385,250	365,250	+5.5%	540	502	+7.6%
	Trempealeau	240,000	223,500	+7.4%	209	156	+34.0%
	Vernon	242,500	226,000	+7.3%	144	145	-0.7%
	West Regional Total	**305,950**	**285,000**	**+7.4%**	**4,004**	**3,786**	**+5.8%**

YTD Statewide Median Price Through 8/2024	YTD Statewide Median Price Through 8/2023	YTD Statewide Median Price % Change
309,900	286,000	+8.4%

YTD Statewide Sales Through 8/2024	YTD Statewide Sales Through 8/2023	YTD Statewide Sales % Change
44,183	41,959	+5.3%

AUGUST 2024

WISCONSIN REAL ESTATE REPORT

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