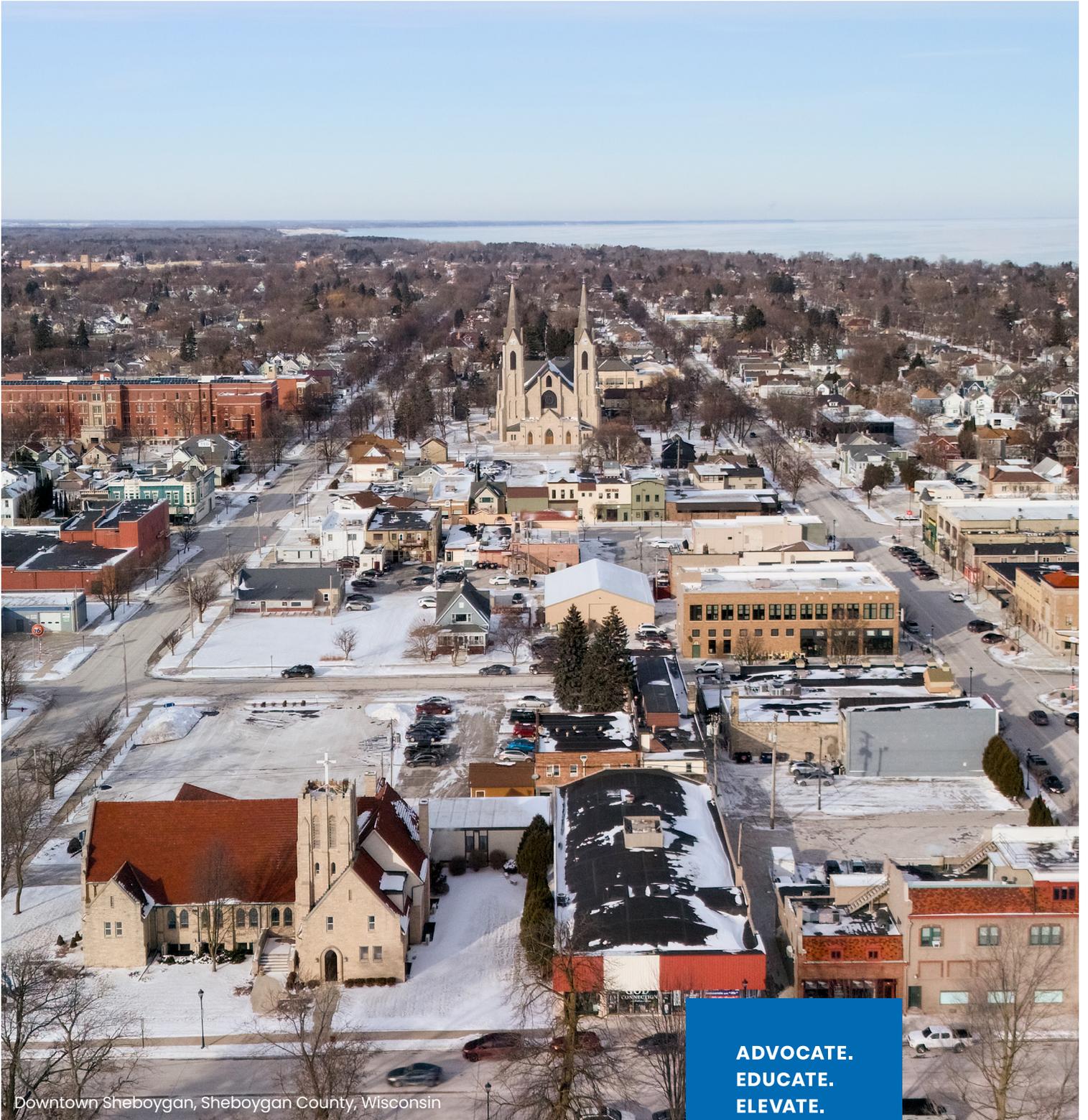




FEBRUARY 2026
**WISCONSIN
REAL ESTATE REPORT**



Downtown Sheboygan, Sheboygan County, Wisconsin

**ADVOCATE.
EDUCATE.
ELEVATE.**

TALKING POINTS

- The average monthly 30-year fixed mortgage rate fell to 6.05% in February 2026, which is 79 basis points lower than the average rate of 6.84% a year earlier. This, combined with improvements in both new and total listings, helped moderate the rate of home price appreciation and drove statewide housing affordability to its highest level in more than two years.
- New listings rose 4.6% over the last 12 months, which pushed the annual growth in total listings back into positive territory in February. Recall that total listings fell slightly in January, ending 28 straight months of growth prior to that point. Still, this remains a strong seller's market with just 3.1 months of available supply in February, which is well below the six-month benchmark that signals a balanced existing home market.
- February 2026 home sales fell 1.2% to \$315,000 compared to February 2025. On a year-to-date basis, home sales fell 1.8% compared to the first two months of 2025, and the median price rose 5% to \$315,000.
- Homes that sold in February 2026 remained on the market longer than those that sold in February 2025. Specifically, the average days on the market rose 6% over the last 12 months from an average of 84 days in February 2025 to 89 days in February 2026. Regionally, all areas of the state experienced growth in days on the market compared to February 2025, ranging from just 1.4% growth in the Southeast region to between 6.5% and 6.9% increases in the South Central, Central and North regions. Stronger annual growth rates of days on the market were seen in the Northeast region, which grew 10.1%, and the West region, which increased 23.8%.

ADDITIONAL ANALYSIS



Inventories Rebound

"New listings increased 4.6% in February. This led to a moderate improvement in total listings, which increased 1.2% relative to February 2025. It's still a seller's market, but it was good to see a return to the trend of improved annual growth of total listings first seen in September 2024."

Amy Curler

2026 Chair of the Board of Directors, Wisconsin REALTORS® Association



Affordability Improvements Continue

"The Wisconsin Housing Affordability Index grew at a healthy pace in February. Compared to a year ago, family income was up slightly, and home prices grew at a modest pace, but the key factor was the ongoing reduction in the 30-year fixed mortgage rate. That rate fell just over three quarters of a percent compared to a year earlier and averaged just 6.05% in February 2026. In fact, the rate fell below 6% in early March, which is good news going into the spring market."

Tom Larson

President & CEO, Wisconsin REALTORS® Association



The Mortgage Rate Trap

"Lower mortgage rates certainly affect housing demand since lower rates make housing more affordable for buyers. However, they also have an important impact on the supply side because there are many current owners who locked in mortgage rates ranging from 2.68% to 3.10% during the period between August 2020 and December 2021. For homeowners looking to right-size their homes, trading those very favorable rates for rates in the 6% to 7% range has been a tough pill to swallow. However, if rates continue to drift downward, some owners will be incentivized to use the accumulated equity in their current home to buy a different property, which will help grow inventories for first-time buyers."

Dave Clark

Professor Emeritus of Economics and WRA Consultant

February 2026 Wisconsin Real Estate Report

Lower Mortgage Rates and Inventory Improvements Increase Affordability

This page: Reflecting data for February 2026. State: WI. Type: Residential.

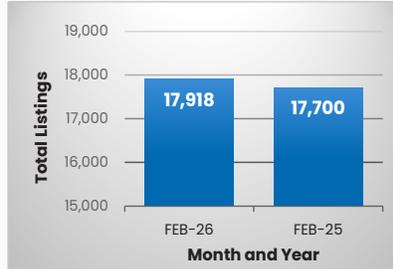
MONTHLY HOME SALES



February 2026	February 2025
3,750	3,795

from last year **↓ 1.2%**

TOTAL STATEWIDE LISTINGS



February 2026	February 2025
17,918	17,700

from last year **↑ 1.2%**

MEDIAN HOME PRICE



February 2026	February 2025
\$315,000	\$303,900

from last year **↑ 3.7%**

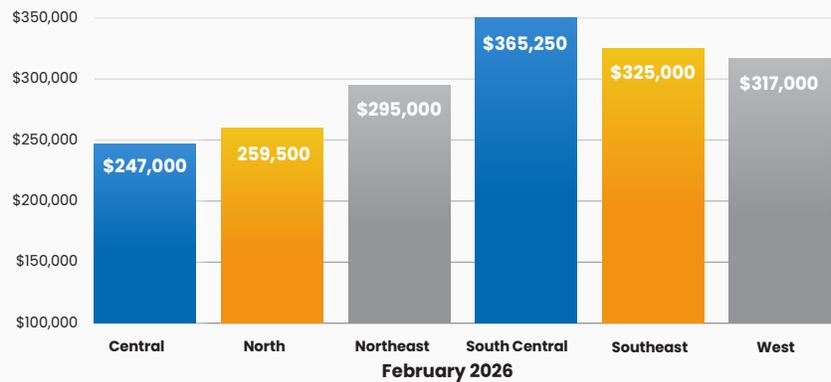
MONTHS OF INVENTORY



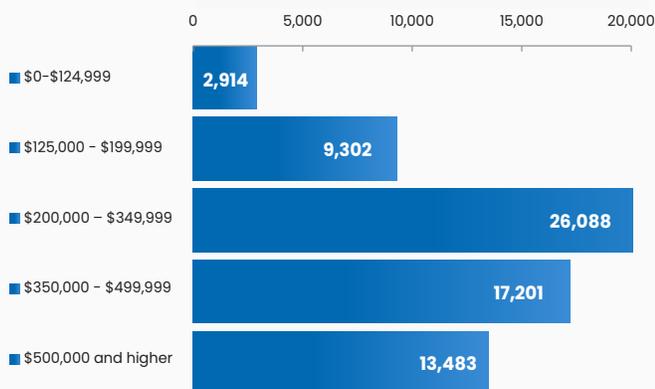
February 2026	February 2025
3.1	3.1

from last year **0.0%**

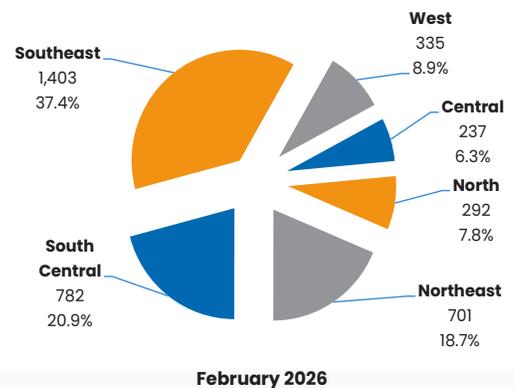
MEDIAN PRICES BY REGION



HOMES SOLD BY PRICE RANGE IN PAST 12 MONTHS



HOME SALES BY REGION





February 2026 Wisconsin Real Estate Report

Lower Mortgage Rates and Inventory Improvements Increase Affordability

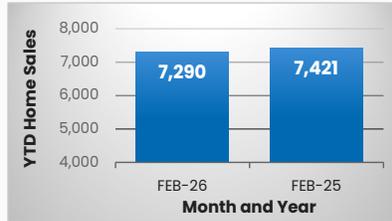
This page: Reflecting data for February 2026. State: WI. Type: Residential.

MORTGAGE INTEREST RATES*



February 2026	February 2025
6.05%	6.84%
from last year ↓ 79 <small>basis points</small>	

YEAR-TO-DATE HOME SALES



Year to Date 2025	Year to Date 2024
7,290	7,421
from last year ↓ 1.8%	

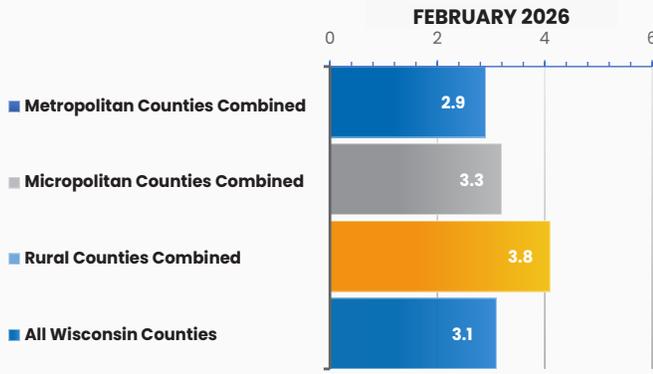
AVERAGE DAYS ON MARKET*



February 2026	February 2025
89	84
from last year ↑ 6.0%	

* Interest rate data based on Freddie Mac 30-year fixed mortgage rates.

MONTHS OF INVENTORY BY URBAN CLASSIFICATION

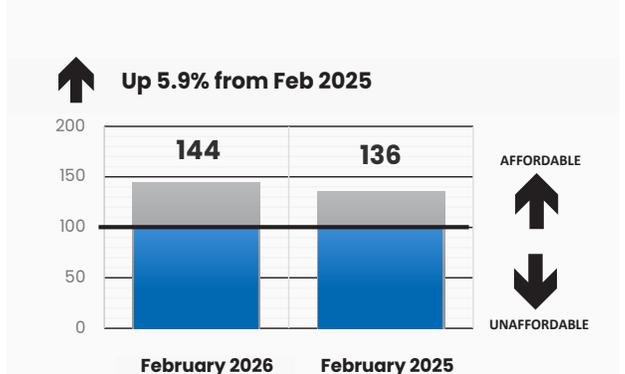


Metropolitan counties include: Brown, Calumet, Chippewa, Columbia, Dane, Douglas, Eau Claire, Fond du Lac, Green, Iowa, Kenosha, Kewaunee, La Crosse, Lincoln, Marathon, Milwaukee, Oconto, Ozaukee, Outagamie, Pierce, Racine, Rock, Sheboygan, St. Croix, Washington, Waukesha and Winnebago.

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.



February 2026 Wisconsin Real Estate Report

Lower Mortgage Rates and Inventory Improvements Increase Affordability

This page: Reflecting data for February 2026. State: WI. Type: Residential.

Region	County	Median Price			Sales			Months Inventory			Avg Days On Market		
		2/2026	2/2025	% Change	2/2026	2/2025	% Change	2/2026	2/2025	% Change	2/2026	2/2025	% Change
Central	Adams	245,000	325,000	-24.6%	25	22	+13.6%	5.1	4.2	+21.4%	114	111	+2.7%
	Clark	190,000	172,500	+10.1%	25	12	+108.3%	3.9	4.4	-11.4%	174	118	+47.5%
	Juneau	247,000	235,000	+5.1%	18	21	-14.3%	4.6	5.3	-13.2%	123	92	+33.7%
	Marathon	268,000	245,000	+9.4%	61	70	-12.9%	2.8	2.5	+12.0%	83	86	-3.5%
	Marquette	NA	NA	NA	3	9	-66.7%	4.5	4.2	+7.1%	30	116	-74.1%
	Portage	280,000	315,000	-11.1%	38	33	+15.2%	3.4	2.7	+25.9%	66	79	-16.5%
	Waushara	265,000	330,000	-19.7%	15	12	+25.0%	3.2	2.9	+10.3%	84	106	-20.8%
	Wood	216,950	199,200	+8.9%	52	48	+8.3%	2.7	2.3	+17.4%	91	83	+9.6%
Central Regional Total		247,000	245,000	+0.8%	237	227	+4.4%	3.5	3.1	+12.9%	97	91	+6.6%

Region	County	Median Price			Sales			Months Inventory			Avg Days On Market		
		2/2026	2/2025	% Change	2/2026	2/2025	% Change	2/2026	2/2025	% Change	2/2026	2/2025	% Change
North	Ashland	222,450	165,500	+34.4%	10	13	-23.1%	5.8	5.9	-1.7%	125	176	-29.0%
	Barron	274,125	265,000	+3.4%	46	43	+7.0%	3.3	3.8	-13.2%	134	141	-5.0%
	Bayfield	325,000	291,001	+11.7%	13	13	0.0%	5.5	5.5	0.0%	147	112	+31.3%
	Burnett	230,000	298,000	-22.8%	22	18	+22.2%	3.0	4.1	-26.8%	116	122	-4.9%
	Douglas	255,000	190,000	+34.2%	24	20	+20.0%	3.1	2.9	+6.9%	92	75	+22.7%
	Florence	NA	NA	NA	NA	1	-100.0%	6.7	5.5	+21.8%	NA	86	-100.0%
	Forest	NA	NA	NA	6	9	-33.3%	5.3	5.4	-1.9%	159	102	+55.9%
	Iron	NA	NA	NA	4	6	-33.3%	3.8	3.4	+11.8%	98	202	-51.5%
	Langlade	NA	122,800	NA	8	21	-61.9%	3.3	3.5	-5.7%	57	65	-12.3%
	Lincoln	220,000	156,000	+41.0%	24	36	-33.3%	2.9	3.3	-12.1%	118	97	+21.6%
	Oneida	300,000	410,000	-26.8%	23	31	-25.8%	3.1	3.3	-6.1%	114	107	+6.5%
	Polk	259,000	320,250	-19.1%	25	34	-26.5%	2.5	3.2	-21.9%	114	96	+18.8%
	Price	307,500	180,000	+70.8%	18	31	-41.9%	4.9	5.7	-14.0%	202	149	+35.6%
	Rusk	198,000	234,900	-15.7%	11	11	0.0%	2.9	4.6	-37.0%	95	104	-8.7%
	Sawyer	300,000	262,500	+14.3%	17	10	+70.0%	4.2	6.0	-30.0%	149	133	+12.0%
	Taylor	NA	NA	NA	8	6	+33.3%	4.6	5.1	-9.8%	122	89	+37.1%
Vilas	420,000	562,925	-25.4%	23	18	+27.8%	3.0	3.4	-11.8%	119	100	+19.0%	
Washburn	192,450	227,450	-15.4%	10	22	-54.5%	3.2	4.8	-33.3%	108	140	-22.9%	
North Regional Total		259,500	235,000	+10.4%	292	343	-14.9%	3.5	4.1	-14.6%	124	116	+6.9%



February 2026 Wisconsin Real Estate Report

Lower Mortgage Rates and Inventory Improvements Increase Affordability

This page: Reflecting data for February 2026. State: WI. Type: Residential.

Region	County	Median Price			Sales			Months Inventory			Avg Days On Market		
		2/2026	2/2025	% Change	2/2026	2/2025	% Change	2/2026	2/2025	% Change	2/2026	2/2025	% Change
Northeast	Brown	315,000	323,500	-2.6%	129	154	-16.2%	2.9	2.7	+7.4%	84	67	+25.4%
	Calumet	412,450	339,900	+21.3%	34	27	+25.9%	3.2	3.6	-11.1%	90	70	+28.6%
	Door	492,450	395,500	+24.5%	30	32	-6.3%	4.3	8.6	-50.0%	145	104	+39.4%
	Fond du Lac	247,500	235,000	+5.3%	64	74	-13.5%	2.9	2.8	+3.6%	103	69	+49.3%
	Green Lake	229,500	245,000	-6.3%	17	17	0.0%	4.9	3.7	+32.4%	117	112	+4.5%
	Kewaunee	244,950	231,000	+6.0%	18	17	+5.9%	2.0	2.9	-31.0%	63	67	-6.0%
	Manitowoc	231,000	190,000	+21.6%	56	59	-5.1%	2.5	2.7	-7.4%	78	65	+20.0%
	Marinette	190,000	185,000	+2.7%	25	31	-19.4%	3.5	4.0	-12.5%	65	109	-40.4%
	Menominee	NA	NA	NA	2	1	+100.0%	2.9	4.9	-40.8%	129	39	+230.8%
	Oconto	297,500	240,000	+24.0%	17	21	-19.0%	3.5	2.7	+29.6%	93	76	+22.4%
	Outagamie	329,900	320,000	+3.1%	135	123	+9.8%	2.4	2.8	-14.3%	79	87	-9.2%
	Shawano	227,000	237,450	-4.4%	25	22	+13.6%	3.0	3.3	-9.1%	81	89	-9.0%
	Waupaca	231,000	242,500	-4.7%	24	30	-20.0%	3.3	3.2	+3.1%	75	80	-6.3%
	Winnebago	275,000	238,000	+15.5%	125	136	-8.1%	2.5	2.7	-7.4%	84	81	+3.7%
Northeast Regional Total		295,000	265,500	+11.1%	701	744	-5.8%	2.9	3.2	-9.4%	87	79	+10.1%

Region	County	Median Price			Sales			Months Inventory			Avg Days On Market		
		2/2026	2/2025	% Change	2/2026	2/2025	% Change	2/2026	2/2025	% Change	2/2026	2/2025	% Change
South Central	Columbia	300,000	320,000	-6.3%	41	40	+2.5%	3.9	4.1	-4.9%	85	96	-11.5%
	Crawford	NA	NA	NA	8	8	0.0%	4.6	4.4	+4.5%	137	144	-4.9%
	Dane	449,900	445,000	+1.1%	371	378	-1.9%	3.3	3.5	-5.7%	102	92	+10.9%
	Dodge	300,000	270,000	+11.1%	57	63	-9.5%	2.5	3.1	-19.4%	82	87	-5.7%
	Grant	220,000	185,000	+18.9%	22	16	+37.5%	3.3	4.6	-28.3%	113	98	+15.3%
	Green	260,000	245,000	+6.1%	24	27	-11.1%	3.1	4.1	-24.4%	153	83	+84.3%
	Iowa	311,250	354,000	-12.1%	14	21	-33.3%	3.6	4.7	-23.4%	143	95	+50.5%
	Jefferson	343,500	306,500	+12.1%	72	71	+1.4%	3.2	2.8	+14.3%	82	92	-10.9%
	Lafayette	NA	NA	NA	8	2	+300.0%	3.1	3.4	-8.8%	96	193	-50.3%
	Richland	NA	NA	NA	7	7	0.0%	4.1	5.0	-18.0%	158	63	+150.8%
	Rock	271,000	272,120	-0.4%	125	128	-2.3%	3.3	2.8	+17.9%	83	87	-4.6%
	Sauk	316,000	374,900	-15.7%	33	27	+22.2%	4.3	4.5	-4.4%	91	105	-13.3%
	South Central Regional Total		365,250	370,000	-1.3%	782	788	-0.8%	3.3	3.5	-5.7%	98	92



February 2026 Wisconsin Real Estate Report

Lower Mortgage Rates and Inventory Improvements Increase Affordability

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Region	County	Median Price			Sales			Months Inventory			Avg Days On Market		
		2/2026	2/2025	% Change	2/2026	2/2025	% Change	2/2026	2/2025	% Change	2/2026	2/2025	% Change
Southeast	Kenosha	298,000	280,000	+6.4%	109	104	+4.8%	2.1	2.0	+5.0%	60	80	-25.0%
	Milwaukee	265,000	265,000	0.0%	575	568	+1.2%	2.9	2.5	+16.0%	69	64	+7.8%
	Ozaukee	443,950	455,500	-2.5%	66	50	+32.0%	3.1	2.8	+10.7%	84	75	+12.0%
	Racine	315,000	275,000	+14.5%	155	133	+16.5%	2.5	2.5	0.0%	65	66	-1.5%
	Sheboygan	285,000	271,250	+5.1%	83	82	+1.2%	2.7	2.6	+3.8%	88	78	+12.8%
	Walworth	415,850	341,950	+21.6%	80	78	+2.6%	4.0	4.2	-4.8%	116	103	+12.6%
	Washington	382,500	369,500	+3.5%	71	96	-26.0%	2.9	2.7	+7.4%	85	78	+9.0%
	Waukesha	477,800	460,000	+3.9%	264	250	+5.6%	2.5	2.4	+4.2%	74	78	-5.1%
Southeast Regional Total		325,000	317,000	+2.5%	1,403	1,361	+3.1%	2.8	2.6	+7.7%	74	73	+1.4%

Region	County	Median Price			Sales			Months Inventory			Avg Days On Market		
		2/2026	2/2025	% Change	2/2026	2/2025	% Change	2/2026	2/2025	% Change	2/2026	2/2025	% Change
West	Buffalo	NA	NA	NA	6	6	0.0%	4.2	5.5	-23.6%	142	115	+23.5%
	Chippewa	296,450	299,900	-1.2%	38	39	-2.6%	3.4	3.3	+3.0%	113	74	+52.7%
	Dunn	255,500	247,400	+3.3%	28	34	-17.6%	3.2	3.4	-5.9%	105	95	+10.5%
	Eau Claire	304,426	319,874	-4.8%	63	52	+21.2%	2.9	3.3	-12.1%	109	105	+3.8%
	Jackson	332,500	NA	NA	18	8	+125.0%	3.0	4.0	-25.0%	100	73	+37.0%
	La Crosse	330,000	314,950	+4.8%	69	84	-17.9%	2.8	2.2	+27.3%	79	75	+5.3%
	Monroe	200,000	256,500	-22.0%	20	29	-31.0%	3.9	3.7	+5.4%	111	70	+58.6%
	Pepin	NA	NA	NA	6	4	+50.0%	4.0	3.5	+14.3%	148	76	+94.7%
	Pierce	367,450	369,900	-0.7%	12	13	-7.7%	3.0	2.5	+20.0%	90	96	-6.3%
	St. Croix	377,500	338,000	+11.7%	52	41	+26.8%	3.3	3.4	-2.9%	111	88	+26.1%
	Trempealeau	340,000	209,900	+62.0%	11	14	-21.4%	3.6	3.4	+5.9%	81	71	+14.1%
	Vernon	342,500	NA	NA	12	8	+50.0%	5.2	5.0	+4.0%	145	79	+83.5%
	West Regional Total		317,000	290,000	+9.3%	335	332	+0.9%	3.3	3.2	+3.1%	104	84



February 2026 Wisconsin Real Estate Report

Lower Mortgage Rates and Inventory Improvements Increase Affordability

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Statewide Median Price			Statewide Sales			Statewide Avg Days On Market		
2/2026	2/2025	% Change	2/2026	2/2025	% Change	2/2026	2/2025	% Change
315,000	303,900	+3.7%	3,750	3,795	-1.2%	89	84	+6.0%

Statewide Months Inventory			Statewide New Listings			Statewide Total Listings		
2/2026	2/2025	% Change	2/2026	2/2025	% Change	2/2026	2/2025	% Change
3.1	3.1	0.0%	5,579	5,336	+4.6%	17,918	17,700	+1.2%

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	942	74	2,914	268,000,955	3.9
\$125,000 - \$199,999	2,248	67	9,302	1,566,215,912	2.9
\$200,000 - \$349,999	5,511	64	26,088	7,217,459,612	2.5
\$350,000 - \$499,999	4,335	77	17,201	7,214,600,072	3.0
\$500,000+	4,858	93	13,483	10,562,156,977	4.3

*As of December 2025, annualized average days on market are based solely on closed listings over the past 12 months. Previous reports included both closed and active listings in the computation of average days on the market by price range.

Months of Inventory by Broad Urban-Rural Classification

Category	February 2026	February 2025
Metropolitan Counties Combined	2.9	2.8
Micropolitan Counties Combined	3.3	3.4
Rural Counties Combined	3.8	4.2
State Total	3.1	3.1

February 2026 Wisconsin Real Estate Report

Lower Mortgage Rates and Inventory Improvements Increase Affordability

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Region	County	YTD Median Price			YTD Sales		
		Through 2/2026	Through 2/2025	% Change	Through 2/2026	Through 2/2025	% Change
Central	Adams	240,000	250,250	-4.1%	55	50	+10.0%
	Clark	188,000	172,500	+9.0%	48	28	+71.4%
	Juneau	277,450	235,000	+18.1%	36	45	-20.0%
	Marathon	251,800	240,000	+4.9%	137	139	-1.4%
	Marquette	210,000	239,900	-12.5%	21	25	-16.0%
	Portage	279,450	299,900	-6.8%	80	68	+17.6%
	Waushara	315,000	250,000	+26.0%	31	31	0.0%
	Wood	214,500	200,000	+7.3%	100	97	+3.1%
	Central Regional Total		246,000	239,900	+2.5%	508	483

Region	County	YTD Median Price			YTD Sales		
		Through 2/2026	Through 2/2025	% Change	Through 2/2026	Through 2/2025	% Change
North	Ashland	176,000	165,000	+6.7%	22	23	-4.3%
	Barron	255,000	280,000	-8.9%	74	73	+1.4%
	Bayfield	299,000	290,001	+3.1%	25	32	-21.9%
	Burnett	245,000	237,500	+3.2%	51	32	+59.4%
	Douglas	227,000	179,900	+26.2%	57	53	+7.5%
	Florence	NA	NA	NA	NA	2	-100.0%
	Forest	190,000	231,750	-18.0%	13	14	-7.1%
	Iron	NA	281,050	NA	9	12	-25.0%
	Langlade	212,791	134,250	+58.5%	19	38	-50.0%
	Lincoln	209,900	172,500	+21.7%	47	60	-21.7%
	Oneida	299,900	345,000	-13.1%	63	64	-1.6%
	Polk	252,500	252,000	+0.2%	56	60	-6.7%
	Price	223,000	185,000	+20.5%	40	42	-4.8%
	Rusk	179,900	289,000	-37.8%	19	21	-9.5%
	Sawyer	280,000	262,500	+6.7%	35	27	+29.6%
	Taylor	190,000	NA	NA	12	9	+33.3%
	Vilas	419,500	404,725	+3.7%	44	37	+18.9%
	Washburn	317,500	267,500	+18.7%	26	38	-31.6%
North Regional Total		250,000	237,000	+5.5%	612	637	-3.9%

February 2026 Wisconsin Real Estate Report

Lower Mortgage Rates and Inventory Improvements Increase Affordability

This page: Reflecting data for February 2026. State: WI. Type: Residential.

Region	County	YTD Median Price			YTD Sales		
		Through 2/2026	Through 2/2025	% Change	Through 2/2026	Through 2/2025	% Change
Northeast	Brown	332,500	319,850	+4.0%	306	306	0.0%
	Calumet	375,000	322,850	+16.2%	77	54	+42.6%
	Door	500,000	447,400	+11.8%	66	65	+1.5%
	Fond du Lac	258,000	236,000	+9.3%	126	137	-8.0%
	Green Lake	262,500	245,000	+7.1%	32	33	-3.0%
	Kewaunee	253,950	237,250	+7.0%	26	28	-7.1%
	Manitowoc	239,000	208,000	+14.9%	118	113	+4.4%
	Marinette	195,000	220,000	-11.4%	47	57	-17.5%
	Menominee	NA	NA	NA	4	1	+300.0%
	Oconto	290,000	290,000	0.0%	38	46	-17.4%
	Outagamie	329,900	316,000	+4.4%	261	272	-4.0%
	Shawano	225,000	212,500	+5.9%	48	48	0.0%
	Waupaca	250,000	229,400	+9.0%	59	62	-4.8%
	Winnebago	289,500	250,000	+15.8%	242	241	+0.4%
Northeast Regional Total		300,050	275,000	+9.1%	1,450	1,463	-0.9%

Region	County	YTD Median Price			YTD Sales		
		Through 2/2026	Through 2/2025	% Change	Through 2/2026	Through 2/2025	% Change
South Central	Columbia	316,500	320,000	-1.1%	68	74	-8.1%
	Crawford	234,900	184,900	+27.0%	19	17	+11.8%
	Dane	445,000	434,900	+2.3%	699	705	-0.9%
	Dodge	290,700	278,060	+4.5%	102	116	-12.1%
	Grant	212,095	190,000	+11.6%	42	39	+7.7%
	Green	265,000	269,000	-1.5%	57	50	+14.0%
	Iowa	422,500	352,000	+20.0%	26	32	-18.8%
	Jefferson	342,000	315,000	+8.6%	135	131	+3.1%
	Lafayette	229,500	NA	NA	18	5	+260.0%
	Richland	290,000	304,950	-4.9%	15	18	-16.7%
	Rock	275,000	262,900	+4.6%	257	247	+4.0%
	Sauk	325,000	330,000	-1.5%	83	72	+15.3%
	South Central Regional Total		370,000	360,000	+2.8%	1,521	1,506

February 2026 Wisconsin Real Estate Report

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Region	County	YTD Median Price			YTD Sales		
		Through 2/2026	Through 2/2025	% Change	Through 2/2026	Through 2/2025	% Change
West	Buffalo	285,000	NA	NA	13	9	+44.4%
	Chippewa	280,000	304,450	-8.0%	68	68	0.0%
	Dunn	290,000	249,450	+16.3%	54	52	+3.8%
	Eau Claire	278,000	305,000	-8.9%	123	129	-4.7%
	Jackson	315,000	235,500	+33.8%	27	16	+68.8%
	La Crosse	318,750	290,000	+9.9%	138	159	-13.2%
	Monroe	215,000	230,500	-6.7%	43	54	-20.4%
	Pepin	NA	NA	NA	8	7	+14.3%
	Pierce	380,000	344,000	+10.5%	25	37	-32.4%
	St. Croix	380,000	353,125	+7.6%	103	93	+10.8%
	Trempealeau	256,000	214,950	+19.1%	30	36	-16.7%
	Vernon	307,500	232,000	+32.5%	26	27	-3.7%
	West Regional Total		310,125	289,000	+7.3%	658	687

Region	County	YTD Median Price			YTD Sales		
		Through 2/2026	Through 2/2025	% Change	Through 2/2026	Through 2/2025	% Change
Southeast	Kenosha	298,950	273,500	+9.3%	182	193	-5.7%
	Milwaukee	265,000	255,000	+3.9%	1,030	1,109	-7.1%
	Ozaukee	489,900	451,000	+8.6%	121	117	+3.4%
	Racine	288,000	267,750	+7.6%	263	262	+0.4%
	Sheboygan	271,000	270,500	+0.2%	158	148	+6.8%
	Walworth	420,000	330,000	+27.3%	144	154	-6.5%
	Washington	396,000	352,500	+12.3%	150	182	-17.6%
	Waukesha	481,000	460,000	+4.6%	493	480	+2.7%
Southeast Regional Total		325,000	306,000	+6.2%	2,541	2,645	-3.9%

YTD Statewide Median Price

Through 2/2026	Through 2/2025	% Change
315,000	300,000	+5.0%

YTD Statewide Sales

Through 2/2026	Through 2/2025	% Change
7,290	7,421	-1.8%

FEBRUARY 2026

WISCONSIN REAL ESTATE REPORT



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