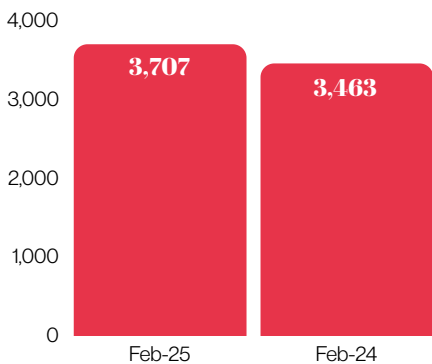


February 2025 Stats



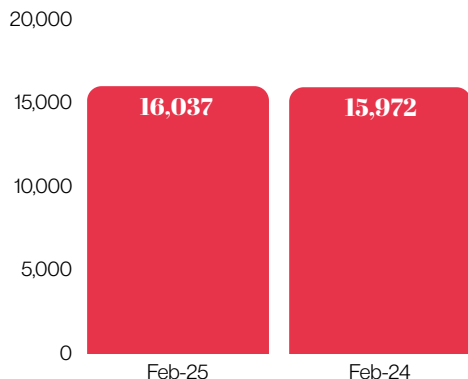
MONTHLY HOME SALES



Feb. 2025	Feb. 2024
3,707	3,463
HOMES SOLD	HOMES SOLD

from last year **7.0%**

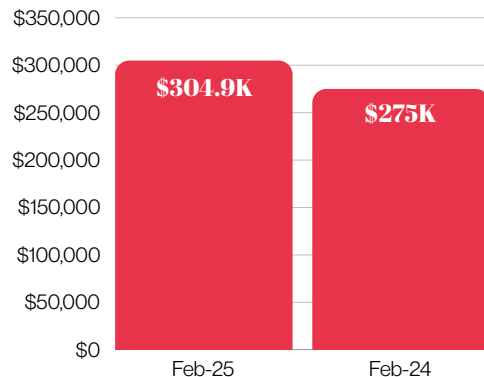
TOTAL STATEWIDE LISTINGS



Feb. 2025	Feb. 2024
16,037	15,972
ACTIVE LISTINGS	ACTIVE LISTINGS

from last year **0.4%**

MEDIAN HOME PRICE



Feb. 2025	Feb. 2024
\$304.9K	\$275K
MEDIAN PRICE IN WI	MEDIAN PRICE IN WI

from last year **10.9%**

FEBRUARY SALES AND MEDIAN PRICES INCREASE AS INVENTORY TIGHTENS SLIGHTLY

Wisconsin existing home sales rebounded in February after modest growth in January. February home sales increased 7.0% compared to that same month in 2024, which is more than three times the rate of growth in January. Inventories tightened, which put strong pressure on prices. The median price increased to \$304,900, which is a 10.9% increase over the last 12 months.

Year-to-date sales rose 4.4% compared to the first two months of 2024, and the median price rose 11.1% to \$300,000 over that same period.

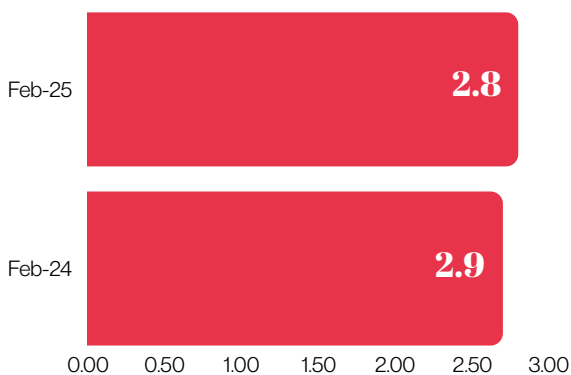
After continuous improvement over the past two years, months of available supply weakened slightly, from 2.9 months in February 2024 to 2.8 months in February 2025. Moreover, months of inventory fell in five of the six regions of the state, with the only exception being the North region, which saw moderate improvement.

With total listings just over 16,000 homes in February, listings would need to increase 113% to reach the six-month benchmark that signals a balanced market.

Although total listings were flat over the past 12 months, new listings of homes dropped 12.2% over that same period.

High mortgage rates and high housing prices have created a persistent affordability problem. The Wisconsin Housing Affordability Index measures the percent of the median-priced home that a typical buyer with median family income qualifies to purchase, assuming 20% down and the remaining balance financed with a 30-year fixed mortgage at current rates.

MONTHS OF INVENTORY



Feb. 2025	Feb. 2024
2.8	2.9
MONTHS	MONTHS

from last year **3.4%**

Wisconsin REALTORS® Association December 2024 WI Real Estate Report

The index stood at 125 in February. This is down from 139 in February 2024, which is a 10.1% reduction in affordability.