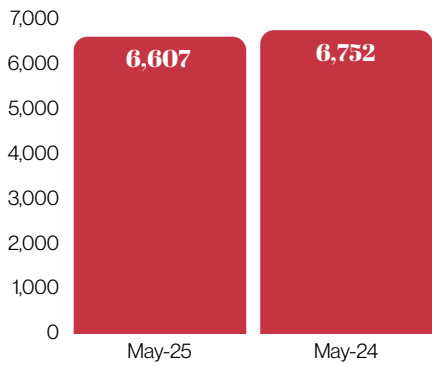


May 2025 Stats



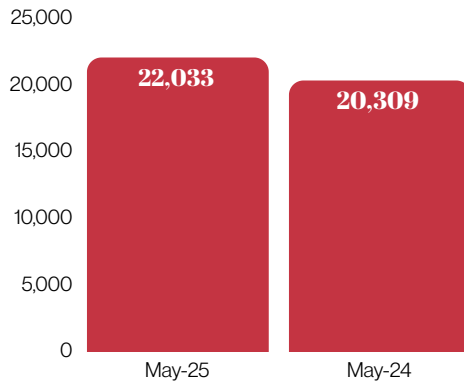
MONTHLY HOME SALES



May 2025 6,607 HOMES SOLD	May 2024 6,752 HOMES SOLD
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from last year 2.1%

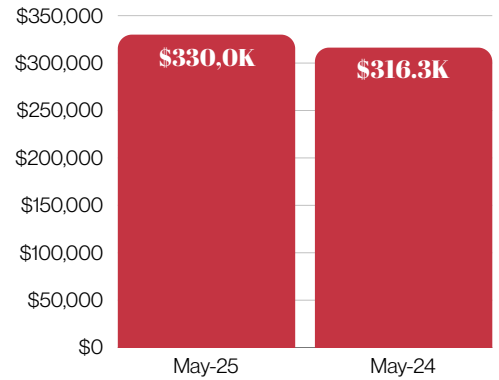
TOTAL STATEWIDE LISTINGS



May 2025 22,033 ACTIVE LISTINGS	May 2024 20,309 ACTIVE LISTINGS
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from last year 8.5%

MEDIAN HOME PRICE



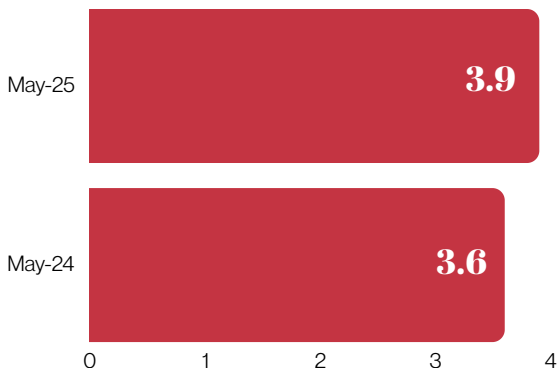
May 2025 \$330K MEDIAN PRICE IN WI	May 2024 \$316,250 MEDIAN PRICE IN WI
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from last year 4.3%

MAY HOME SALES DECLINE BY MODEST MARGIN AS PRICES RISE

- Existing home sales fell for a third straight month, but the pace of decline moderated in May. Specifically, closed sales fell just 2.1% over the past 12 months, which is well below the annual slide in home sales seen in recent months: March sales declined 8.6%, and April sales declined 9% year over year. Relative to May 2024, the median price rose 4.3% to \$330,000.
- Year to date, home sales fell 2.7% compared to the first five months of 2024, and the median price rose 6.8% to \$315,000 over that same period.
- The average 30-year fixed mortgage rate fell 24 basis points to 6.82% over the last 12 months.
- The statewide inventory picture has improved. While new listings fell 1.5% in May compared to that same month last year, total listings rose 8.5% to just over 22,000 homes on the market, and months of available supply increased 8.3% to 3.9 months of supply.
- All urban classifications saw improvement in months of supply. Metropolitan counties with large cities as well as micropolitan counties with smaller cities and towns remained strong seller's markets, with just 3.5 and 4.1 months of supply, respectively. However, rural counties improved to 5.7 months of supply in May 2025, which is close to the six-month benchmark indicating a balanced market.
- Affordability improved 5.1% over the past 12 months but remains low by historical standards. The Wisconsin Housing Affordability Index measures the percent of the median-priced home that a 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



May 2025 3.9 MONTHS	May 2024 3.6 MONTHS
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from last year 8.3%

Wisconsin REALTORS® Association December 2024 WI Real Estate Report

The index value was 124 in May 2025. The WRA has tracked affordability since 2009, and the lowest value for the index was 116, recorded in June 2024.