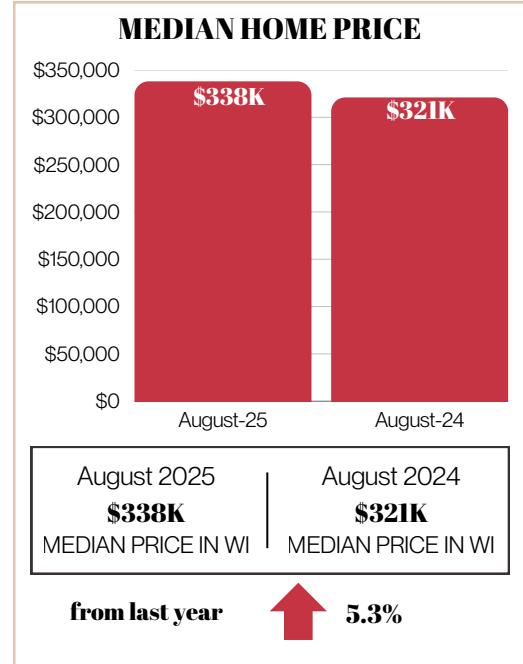
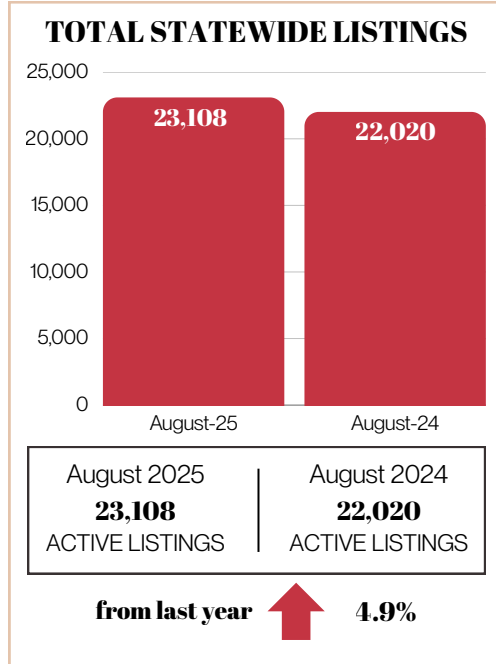
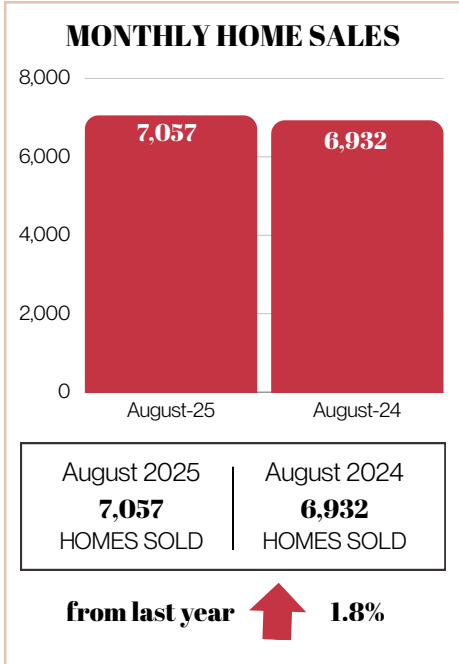
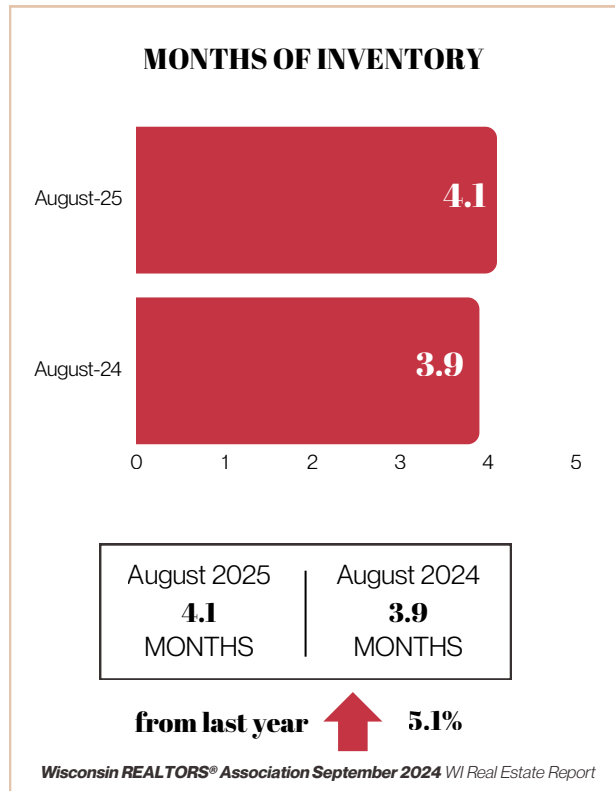


# August 2025 Stats



## WISCONSIN HOME SALES AND MEDIAN PRICES INCREASE IN AUGUST



Wisconsin existing home sales in August increased by a modest 1.8% relative to August 2024, and the statewide median price rose to \$338,000 over that same period, which is an annualized 5.3% increase.

The year-to-date picture was similar, with home sales increasing 1.1% compared to the first eight months of 2024, and the median price was up 5.2% to \$325,000.

The peak months for Wisconsin home sales are May through August, with approximately 43% of annual closings occurring during those four months in atypical year. Home sales rose 3.3% compared to the peak sales period in 2024.

Statewide inventory improvements continued in August with total listings up 4.9% and months of supply up 5.1% over the last 12 months. Still, this remains a seller's market with 4.1 months of supply, which is below the six-month benchmark that signals a balanced housing market.

The 30-year fixed mortgage rate remained elevated, rising 9 basis points from 6.50% in August 2024 to 6.59% in August 2025.

Homes were on the market an average of 69 days, up 4.5% from August 2024. Regionally, there is considerable variability in both the level and annual rate of change in this measure. For example, the North region saw the average home on the market for 86 days in August, up 13.2% over the last 12 months, and the West region had 81 days on the market, up 17.4% over the past year. Other regions had lower levels and lower rates of change.

**Affordability was essentially unchanged, falling 0.1% over the last 12 months. Although statewide median family income is estimated to have grown 4.8% since August 2024, this was offset by higher sales prices and the slight increase in mortgage rates over the last year.**