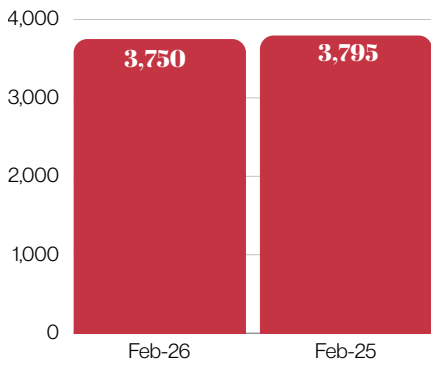


February 2026 Stats



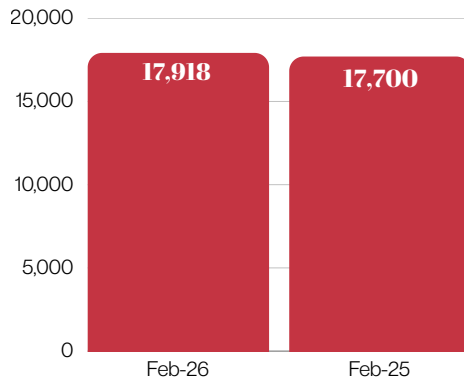
MONTHLY HOME SALES



Feb. 2026 3,750 HOMES SOLD	Feb. 2025 3,375 HOMES SOLD
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from last year 1.2%

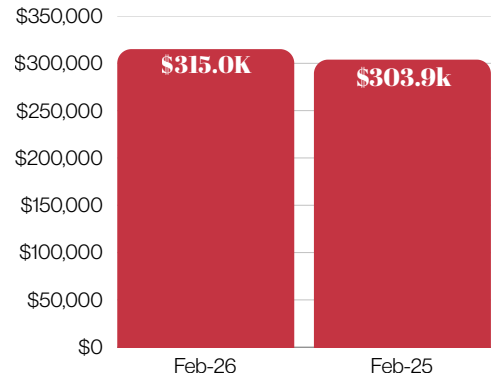
TOTAL STATEWIDE LISTINGS



Feb. 2026 17,918 ACTIVE LISTINGS	Feb. 2025 17,700 ACTIVE LISTINGS
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from last year 1.2%

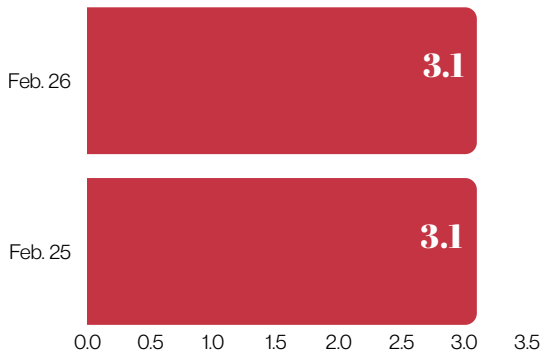
MEDIAN HOME PRICE



Feb. 2026 \$315K MEDIAN PRICE IN WI	Feb. 2025 \$303.9K MEDIAN PRICE IN WI
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from last year 3.7%

MONTHS OF INVENTORY



Feb. 2026 3.1 MONTHS	Feb. 2025 3.1 MONTHS
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from last year 0.0%

Wisconsin REALTORS® Association February 2026 WI Real Estate Report

LOWER MORTGAGE RATES AND INVENTORY IMPROVEMENTS INCREASE AFFORDABILITY

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%.