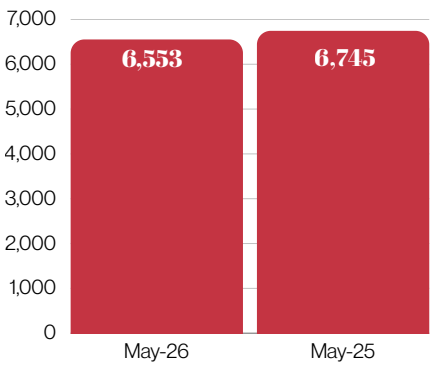


May 2026 Stats

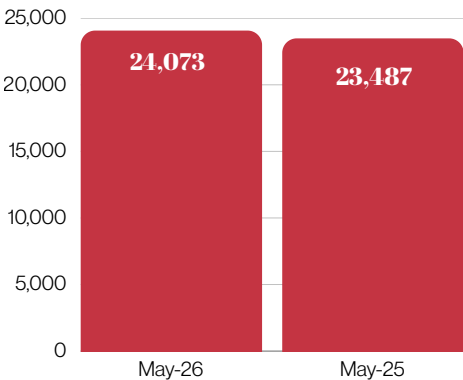
MONTHLY HOME SALES



May 2026	May 2025
6,553	6,745
HOMES SOLD	HOMES SOLD

from last year  2.8%

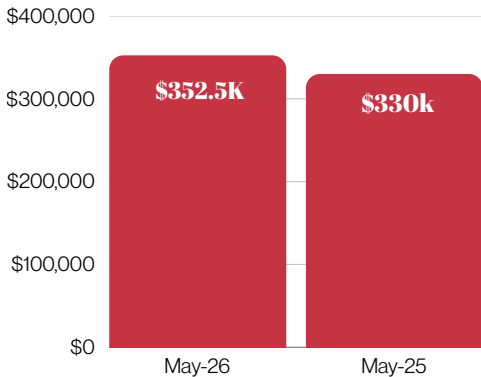
TOTAL STATEWIDE LISTINGS



May 2026	May 2025
24,073	23,487
ACTIVE LISTINGS	ACTIVE LISTINGS

from last year  2.5%

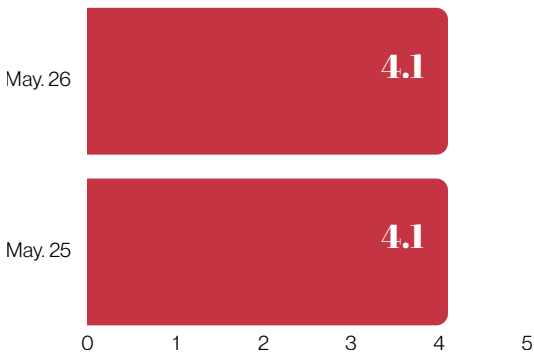
MEDIAN HOME PRICE



May 2026	May 2025
\$352.5K	\$330K
MEDIAN PRICE IN WI	MEDIAN PRICE IN WI

from last year  6.8%

MONTHS OF INVENTORY



May 2026	May 2025
4.1	4.1
MONTHS	MONTHS

from last year 0.0%

MAY HOME SALES SLIP AS PRICES CONTINUE TO RISE

Wisconsin existing home sales fell by a modest 2.8% margin in May relative to their levels a year earlier, and the median price rose 6.8% to \$352,500 over that same 12-month period.

Year to date, home sales grew 2.6% compared to the first five months of 2025, and the median price rose to \$334,000, which is an increase of 6% compared to the January-through-May time frame of 2025.

Available statewide supply is unchanged at 4.1 months compared to May 2025, which is below the six-month benchmark that characterizes a balanced existing home market.

Average monthly mortgage rates have been increasing since February when the 30-year fixed rate fell to just 6.05%. The May average was 6.44%, and while this is 38 basis points lower than May 2025 when rates stood at 6.82%, the upward drift in rates this year has created challenges for affordability.

Reviewing the available supply by price range, the tightest price points are between listings of \$125,000 and just under \$350,000, which had between 3.3 and 3.4 months of supply. This accounts for just over 40% of all listings statewide. In contrast, there were 4.2 months of supply in the \$350,000 to \$499,999 price range, accounting for about 25% of listings, and there 4.7 months in the below \$125,000 range of listings, but this was less than 4% of listings for May. Finally, the \$500,000 and above price range was balanced at six months, and nearly 30% of all listings were at this price point.

Wisconsin housing affordability fell 2.4% over the last 12 months. Rising home prices, the recent upward drift in mortgage rates and very weak income growth have pushed affordability to its lowest level in the last 12 months.