FEBRUARY 2025

WISCONSIN REAL ESTATE REPORT

ADVOCATE.
EDUCATE.
ELEVATE.

February 2025 Wisconsin Real Estate Report

February Sales and Median Prices Increase as Inventory Tightens Slightly

This page: Reflecting data for February 2025. State: WI. Type: Residential.

TALKING POINTS

- 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.
- Mortgage rates remained high. The average 30-year fixed mortgage rate was 6.84% in February, only slightly higher than the February 2024 average of 6.78%.
- 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. The index stood at 125 in February. This is down from 139 in February 2024, which is a 10.1% reduction in affordability.

ADDITIONAL ANALYSIS

Solid Sales Volume During Off-peak Season

"We saw solid improvement in sales for December through February, which is the off-peak season for home sales in Wisconsin. In fact, sales are up about 7% compared to last winter, which is remarkable given the affordability challenges in the market."

Chris DeVincentis
2025 Chair of the Board of Directors, Wisconsin REALTORS® Association

Continued Headwinds for Housing

"There continues to be significant unmet millennial demand for housing, and unfortunately these buyers face significant headwinds with rising prices and high mortgage rates taking a toll on affordability. Given the weakness in inventories, we can expect strong price pressure for the foreseeable future. Hopefully mortgage rates moderate this spring to improve affordability."

Tom Larson
President & CEO, Wisconsin REALTORS® Association

Tariffs Can Fuel Inflation

"The Fed kept short-term interest rates high the last couple of years to keep the economy from overheating and further fueling inflation, and it made enough progress to justify rate cuts in the second half of 2024. However, another source of inflationary pressure is tariffs, which are taxes on imports. While the threat of tariffs can lead to concessions with trading partners, if they generate a trade war, that will fuel inflation. Unfortunately, higher inflationary expectations keep mortgage rates elevated. Hopefully successful negotiations with our key trading partners will avoid more inflationary pressures."

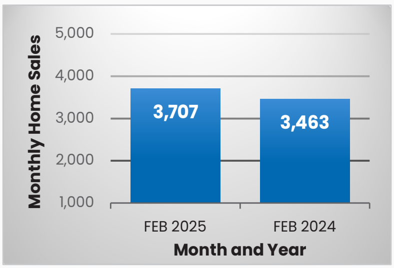
Dave Clark
Professor Emeritus of Economics and WRA Consultant

February 2025 Wisconsin Real Estate Report

February Sales and Median Prices Increase as Inventory Tightens Slightly

This page: Reflecting data for February 2025. State: WI. Type: Residential.

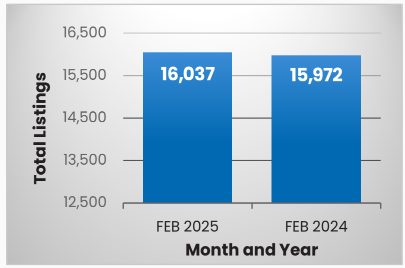
MONTHLY HOME SALES



February 2025	February 2024
3,707	3,463

from last year ↑ 7.0%

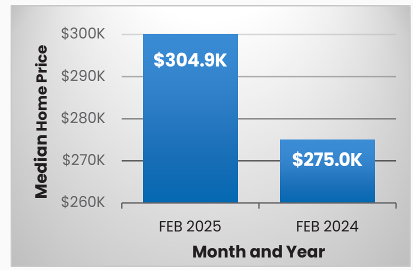
TOTAL STATEWIDE LISTINGS



February 2025	February 2024
16,037	15,972

from last year ↑ 0.4%

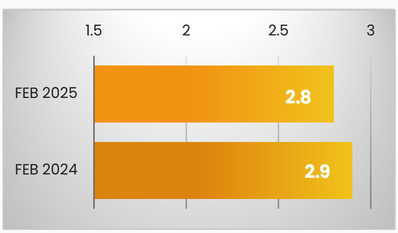
MEDIAN HOME PRICE



February 2025	February 2024
$304,900	$275,000

from last year ↑ 10.9%

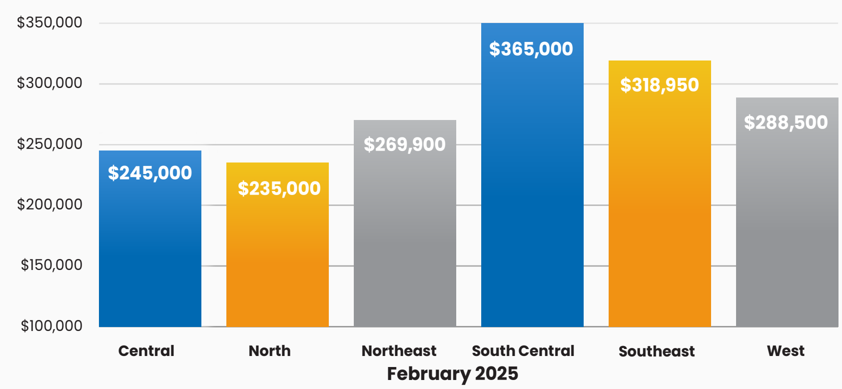
MONTHS OF INVENTORY



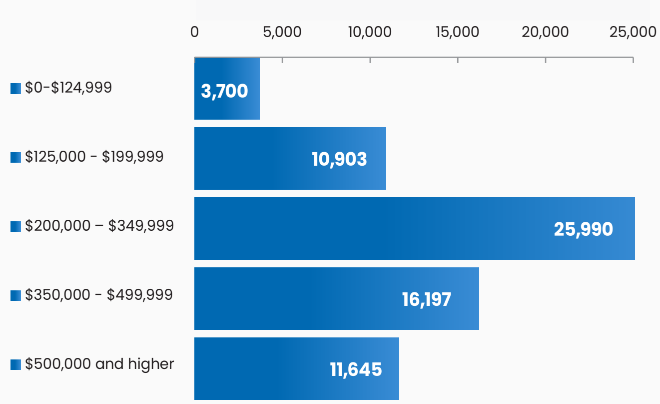
February 2025	February 2024
2.8	2.9

from last year ↓ 3.4%

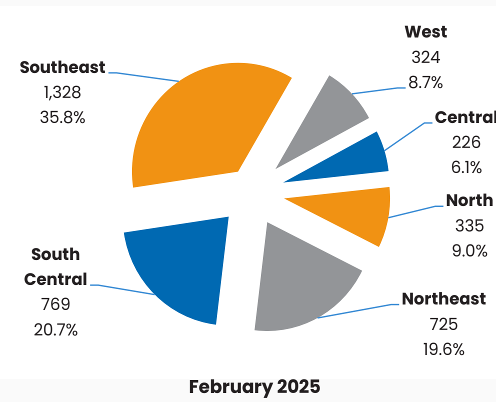
MEDIAN PRICES BY REGION



HOMES SOLD BY PRICE RANGE IN PAST 12 MONTHS



HOME SALES BY REGION

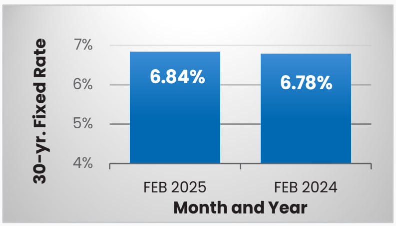


February 2025 Wisconsin Real Estate Report

February Sales and Median Prices Increase as Inventory Tightens Slightly

This page: Reflecting data for February 2025. State: WI. Type: Residential.

MORTGAGE INTEREST RATES*

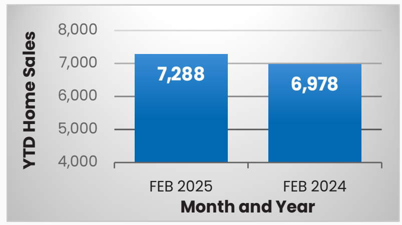


February 2025	February 2024
6.84%	6.78%

from last year ↑ **6** basis points

** Data based on Freddie Mac 30-year fixed mortgage rates.*

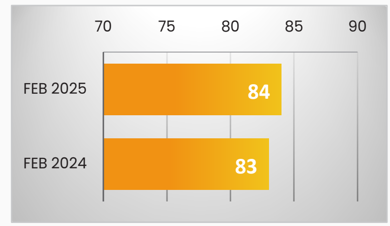
YEAR-TO-DATE HOME SALES



Year to Date 2024	Year to Date 2023
7,288	6,978

from last year ↑ **4.4%**

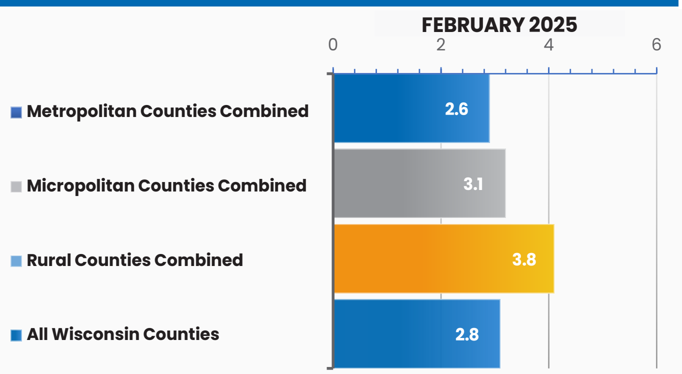
AVERAGE DAYS ON MARKET



February 2025	February 2024
84	83

from last year ↑ **1.2%**

MONTHS OF INVENTORY BY URBAN CLASSIFICATION

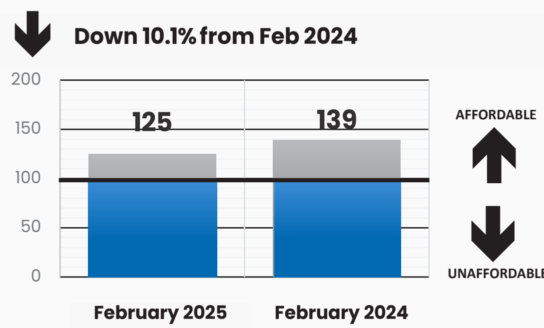


Metropolitan counties include: Brown, Calumet, Chippewa, Columbia, Dane, Douglas, Eau Claire, Fond du Lac, Green, Iowa, Kenosha, Kewaunee, La Crosse, Lincoln, Marathon, Milwaukee, Oconto, Ozaukee, Outagamie, Pierce, Racine, Rock, Sheboygan, St. Croix, Washington, Waukesha and Winnebago.

Micropolitan counties include: Dodge, Dunn, Florence, Grant, Jefferson, Manitowoc, Marinette, Menominee, Portage, Sauk, Shawano, Walworth and Wood.

Rural counties include: Adams, Ashland, Barron, Bayfield, Buffalo, Burnett, Clark, Crawford, Door, Forest, Green Lake, Iron, Jackson, Juneau, Lafayette, Langlade, Marquette, Monroe, Oneida, Pepin, Polk, Price, Rusk, Richland, Sawyer, Taylor, Trempealeau, Vernon, Vilas, Washburn, Waupaca and Waushara.

HOUSING AFFORDABILITY INDEX



This index shows the portion of the median-priced home that a qualified buyer with median family income can afford to buy, assuming 20% down and the remaining balance financed with a 30-year fixed mortgage at current rates. A value of 100 means a buyer with median income has enough to qualify for a mortgage on the median-priced home.

February 2025 Wisconsin Real Estate Report

February Sales and Median Prices Increase as Inventory Tightens Slightly

This page: Reflecting data for February 2025. State: WI. Type: Residential.

Region	County	Median Price 2/2025	Median Price 2/2024	Median Price % Change	Sales 2/2025	Sales 2/2024	Sales % Change	Months Inventory 2/2025	Months Inventory 2/2024	Months Inventory % Change	Avg Days On Market 2/2025	Avg Days On Market 2/2024	Avg Days On Market % Change
Central	Adams	325,000	246,500	+31.8%	22	24	-8.3%	4.0	4.0	0.0%	111	139	-20.1%
	Clark	172,500	148,000	+16.6%	12	13	-7.7%	4.3	3.8	+13.2%	118	122	-3.3%
	Juneau	235,000	265,000	-11.3%	21	20	+5.0%	4.9	4.3	+14.0%	92	95	-3.2%
	Marathon	245,000	227,000	+7.9%	70	60	+16.7%	2.4	2.5	-4.0%	86	78	+10.3%
	Marquette	NA	188,000	NA	9	10	-10.0%	3.8	4.9	-22.4%	116	76	+52.6%
	Portage	317,450	314,000	+1.1%	32	33	-3.0%	2.4	2.9	-17.2%	80	82	-2.4%
	Waushara	330,000	282,500	+16.8%	12	17	-29.4%	2.6	3.2	-18.8%	106	94	+12.8%
	Wood	199,200	151,000	+31.9%	48	37	+29.7%	2.1	2.3	-8.7%	83	69	+20.3%
	Central Regional Total	**245,000**	**225,000**	**+8.9%**	**226**	**214**	**+5.6%**	**2.9**	**3.1**	**-6.5%**	**91**	**89**	**+2.2%**

Region	County	Median Price 2/2025	Median Price 2/2024	Median Price % Change	Sales 2/2025	Sales 2/2024	Sales % Change	Months Inventory 2/2025	Months Inventory 2/2024	Months Inventory % Change	Avg Days On Market 2/2025	Avg Days On Market 2/2024	Avg Days On Market % Change
North	Ashland	167,750	172,000	-2.5%	12	14	-14.3%	5.6	6.6	-15.2%	188	108	+74.1%
	Barron	275,000	250,000	+10.0%	42	45	-6.7%	3.4	3.3	+3.0%	143	86	+66.3%
	Bayfield	266,001	270,000	-1.5%	12	11	+9.1%	5.0	5.5	-9.1%	111	114	-2.6%
	Burnett	341,000	285,000	+19.6%	17	25	-32.0%	3.8	2.9	+31.0%	125	156	-19.9%
	Douglas	190,000	217,000	-12.4%	20	23	-13.0%	2.8	2.7	+3.7%	75	84	-10.7%
	Florence	NA	NA	NA	1	NA	NA	4.9	7.1	-31.0%	86	NA	NA
	Forest	NA	260,000	NA	7	13	-46.2%	5.4	4.1	+31.7%	85	163	-47.9%
	Iron	NA	NA	NA	5	5	0.0%	3.0	3.7	-18.9%	232	160	+45.0%
	Langlade	122,800	174,025	-29.4%	21	22	-4.5%	3.4	2.9	+17.2%	65	106	-38.7%
	Lincoln	156,000	258,750	-39.7%	36	22	+63.6%	3.2	3.5	-8.6%	97	81	+19.8%
	Oneida	410,000	299,900	+36.7%	31	32	-3.1%	2.9	3.3	-12.1%	107	65	+64.6%
	Polk	320,250	300,000	+6.8%	34	23	+47.8%	2.9	2.5	+16.0%	96	80	+20.0%
	Price	180,000	175,000	+2.9%	31	22	+40.9%	5.2	4.0	+30.0%	149	107	+39.3%
	Rusk	234,900	NA	NA	11	8	+37.5%	4.1	4.3	-4.7%	104	125	-16.8%
	Sawyer	262,500	255,500	+2.7%	10	14	-28.6%	4.7	5.0	-6.0%	133	93	+43.0%
	Taylor	NA	NA	NA	6	9	-33.3%	4.7	4.3	+9.3%	89	108	-17.6%
	Vilas	562,925	305,000	+84.6%	18	24	-25.0%	3.3	3.6	-8.3%	100	94	+6.4%
	Washburn	224,900	160,000	+40.6%	21	17	+23.5%	4.2	3.7	+13.5%	136	94	+44.7%
	North Regional Total	**235,000**	**247,000**	**-4.9%**	**335**	**329**	**+1.8%**	**3.7**	**3.6**	**+2.8%**	**116**	**100**	**+16.0%**

February 2025 Wisconsin Real Estate Report

February Sales and Median Prices Increase as Inventory Tightens Slightly

This page: Reflecting data for February 2025. State: WI. Type: Residential.

		Median Price			Sales			Months Inventory			Avg Days On Market		
Region	**County**	**2/2025**	**2/2024**	**% Change**	**2/2025**	**2/2024**	**% Change**	**2/2025**	**2/2024**	**% Change**	**2/2025**	**2/2024**	**% Change**
Northeast	Brown	329,900	305,000	+8.2%	151	133	+13.5%	2.7	2.7	0.0%	67	72	-6.9%
	Calumet	354,950	435,000	-18.4%	26	19	+36.8%	3.4	3.4	0.0%	72	85	-15.3%
	Door	390,000	443,600	-12.1%	31	29	+6.9%	5.6	7.4	-24.3%	98	170	-42.4%
	Fond du Lac	235,000	238,000	-1.3%	74	57	+29.8%	2.6	2.7	-3.7%	69	85	-18.8%
	Green Lake	245,000	181,000	+35.4%	17	18	-5.6%	3.5	4.1	-14.6%	112	110	+1.8%
	Kewaunee	237,250	NA	NA	16	7	+128.6%	2.2	4.4	-50.0%	70	62	+12.9%
	Manitowoc	192,000	186,250	+3.1%	58	38	+52.6%	2.4	2.7	-11.1%	65	103	-36.9%
	Marinette	185,000	145,000	+27.6%	31	22	+40.9%	3.8	3.2	+18.8%	109	66	+65.2%
	Menominee	NA	NA	NA	1	NA	NA	3.8	5.1	-25.5%	39	NA	NA
	Oconto	220,000	257,450	-14.5%	20	30	-33.3%	2.5	3.4	-26.5%	76	91	-16.5%
	Outagamie	328,425	282,450	+16.3%	118	114	+3.5%	2.4	2.9	-17.2%	88	78	+12.8%
	Shawano	237,450	185,000	+28.4%	22	25	-12.0%	3.0	3.0	0.0%	89	85	+4.7%
	Waupaca	242,500	204,000	+18.9%	28	38	-26.3%	3.0	3.0	0.0%	76	83	-8.4%
	Winnebago	238,950	230,000	+3.9%	132	105	+25.7%	2.3	2.1	+9.5%	81	74	+9.5%
	Northeast Regional Total	**269,900**	**250,000**	**+8.0%**	**725**	**635**	**+14.2%**	**2.8**	**3.1**	**-9.7%**	**79**	**84**	**-6.0%**

		Median Price			Sales			Months Inventory			Avg Days On Market		
Region	**County**	**2/2025**	**2/2024**	**% Change**	**2/2025**	**2/2024**	**% Change**	**2/2025**	**2/2024**	**% Change**	**2/2025**	**2/2024**	**% Change**
South Central	Columbia	320,000	285,000	+12.3%	39	21	+85.7%	3.8	3.2	+18.8%	97	80	+21.3%
	Crawford	NA	170,000	NA	8	10	-20.0%	4.1	3.9	+5.1%	144	121	+19.0%
	Dane	444,900	439,900	+1.1%	367	317	+15.8%	2.9	3.4	-14.7%	92	99	-7.1%
	Dodge	272,500	262,500	+3.8%	62	58	+6.9%	2.7	2.2	+22.7%	88	75	+17.3%
	Grant	180,000	175,000	+2.9%	15	26	-42.3%	4.3	3.3	+30.3%	99	113	-12.4%
	Green	250,000	274,900	-9.1%	27	21	+28.6%	3.3	3.1	+6.5%	82	63	+30.2%
	Iowa	352,000	NA	NA	22	8	+175.0%	4.1	2.9	+41.4%	94	114	-17.5%
	Jefferson	304,900	335,000	-9.0%	69	55	+25.5%	2.6	2.4	+8.3%	92	89	+3.4%
	Lafayette	NA	NA	NA	2	8	-75.0%	3.3	3.3	0.0%	193	83	+132.5%
	Richland	NA	NA	NA	7	8	-12.5%	4.1	5.1	-19.6%	63	82	-23.2%
	Rock	283,950	245,000	+15.9%	122	115	+6.1%	2.7	3.1	-12.9%	90	74	+21.6%
	Sauk	333,500	285,000	+17.0%	29	41	-29.3%	3.9	4.0	-2.5%	107	98	+9.2%
	South Central Regional Total	**365,000**	**330,500**	**+10.4%**	**769**	**688**	**+11.8%**	**3.0**	**3.2**	**-6.3%**	**93**	**91**	**+2.2%**

February 2025 Wisconsin Real Estate Report

February Sales and Median Prices Increase as Inventory Tightens Slightly

This page: Reflecting data for February 2025. State: WI. Type: Residential.

		Median Price			Sales			Months Inventory			Avg Days On Market		
Region	County	2/2025	2/2024	% Change	2/2025	2/2024	% Change	2/2025	2/2024	% Change	2/2025	2/2024	% Change
Southeast	Kenosha	280,000	253,000	+10.7%	99	81	+22.2%	2.0	2.2	-9.1%	80	66	+21.2%
	Milwaukee	265,000	230,000	+15.2%	554	613	-9.6%	2.3	2.4	-4.2%	64	64	0.0%
	Ozaukee	455,500	455,000	+0.1%	50	43	+16.3%	2.6	2.8	-7.1%	75	93	-19.4%
	Racine	283,000	230,000	+23.0%	126	145	-13.1%	2.5	2.3	+8.7%	66	71	-7.0%
	Sheboygan	271,250	279,950	-3.1%	82	56	+46.4%	2.4	2.2	+9.1%	78	73	+6.8%
	Walworth	349,900	330,000	+6.0%	77	81	-4.9%	3.9	4.0	-2.5%	103	84	+22.6%
	Washington	365,000	350,000	+4.3%	95	83	+14.5%	2.6	3.0	-13.3%	77	72	+6.9%
	Waukesha	456,000	439,230	+3.8%	245	217	+12.9%	2.2	2.3	-4.3%	79	91	-13.2%
	Southeast Regional Total	**318,950**	**275,000**	**+16.0%**	**1,328**	**1,319**	**+0.7%**	**2.4**	**2.5**	**-4.0%**	**73**	**72**	**+1.4%**

		Median Price			Sales			Months Inventory			Avg Days On Market		
Region	County	2/2025	2/2024	% Change	2/2025	2/2024	% Change	2/2025	2/2024	% Change	2/2025	2/2024	% Change
West	Buffalo	NA	NA	NA	6	2	+200.0%	5.1	3.8	+34.2%	115	56	+105.4%
	Chippewa	299,900	255,450	+17.4%	39	30	+30.0%	3.2	3.3	-3.0%	74	74	0.0%
	Dunn	247,400	245,000	+1.0%	34	26	+30.8%	3.3	3.1	+6.5%	95	150	-36.7%
	Eau Claire	307,200	272,000	+12.9%	50	49	+2.0%	3.0	3.2	-6.3%	98	99	-1.0%
	Jackson	NA	159,000	NA	8	11	-27.3%	3.6	3.1	+16.1%	73	80	-8.8%
	La Crosse	294,950	270,000	+9.2%	80	59	+35.6%	2.1	2.0	+5.0%	73	75	-2.7%
	Monroe	256,500	217,450	+18.0%	29	22	+31.8%	3.3	3.2	+3.1%	70	75	-6.7%
	Pepin	NA	NA	NA	4	1	+300.0%	3.0	2.3	+30.4%	76	43	+76.7%
	Pierce	369,900	352,000	+5.1%	13	15	-13.3%	2.3	4.0	-42.5%	96	71	+35.2%
	St. Croix	334,000	363,750	-8.2%	40	40	0.0%	3.3	3.0	+10.0%	89	99	-10.1%
	Trempealeau	209,900	276,000	-23.9%	13	13	0.0%	3.1	5.9	-47.5%	76	84	-9.5%
	Vernon	NA	202,500	NA	8	10	-20.0%	4.6	2.9	+58.6%	79	134	-41.0%
	West Regional Total	**288,500**	**272,000**	**+6.1%**	**324**	**278**	**+16.5%**	**3.0**	**3.1**	**-3.2%**	**83**	**92**	**-9.8%**

February 2025 Wisconsin Real Estate Report

February Sales and Median Prices Increase as Inventory Tightens Slightly

This page: Reflecting data for February 2025. State: WI. Type: Residential.

Statewide Median Price

2/2025	2/2024	% Change
304,900	275,000	+10.9%

Statewide Sales

2/2025	2/2024	% Change
3,707	3,463	+7.0%

Statewide Avg Days On Market

2/2025	2/2024	% Change
84	83	+1.2%

Statewide Months Inventory

2/2025	2/2024	% Change
2.8	2.9	-3.4%

Statewide New Listings

2/2025	2/2024	% Change
4,986	5,682	-12.2%

Statewide Total Listings

2/2025	2/2024	% Change
16,037	15,972	+0.4%

Price Range Stats

Listing Price Range	Current Properties For Sale	Avg Days On Market (sold listings)	Number of Sales in Prev 12 months	Total Sales in Prev 12 Months	Months Inventory
$0 - $124,999	950	299	3,700	326,651,375	3.1
$125,000 - $199,999	2,214	198	10,903	1,846,896,002	2.4
$200,000 - $349,999	4,848	159	25,990	7,164,384,120	2.2
$350,000 - $499,999	3,904	157	16,197	6,792,778,022	2.9
$500,000+	4,132	160	11,645	8,891,196,004	4.3

Months of Inventory by Broad Urban-Rural Classification

Category	February 2025	February 2024
Metropolitan Counties Combined	2.6	2.7
Micropolitan Counties Combined	3.1	3.1
Rural Counties Combined	3.8	3.8
State Total	2.8	2.9

February 2025 Wisconsin Real Estate Report

February Sales and Median Prices Increase as Inventory Tightens Slightly

This page: Reflecting data for February 2025. State: WI. Type: Residential.

		YTD Median Price			YTD Sales		
Region	**County**	**Through 2/2025**	**Through 2/2024**	**% Change**	**Through 2/2025**	**Through 2/2024**	**% Change**
Central	Adams	250,250	230,000	+8.8%	50	43	+16.3%
	Clark	172,500	156,750	+10.0%	28	30	-6.7%
	Juneau	235,000	260,000	-9.6%	45	41	+9.8%
	Marathon	240,000	215,000	+11.6%	137	139	-1.4%
	Marquette	239,900	190,000	+26.3%	25	25	0.0%
	Portage	299,900	244,900	+22.5%	67	71	-5.6%
	Waushara	250,000	257,500	-2.9%	31	32	-3.1%
	Wood	200,000	175,500	+14.0%	97	96	+1.0%
	Central Regional Total	**239,450**	**220,000**	**+8.8%**	**480**	**477**	**+0.6%**

		YTD Median Price			YTD Sales		
Region	**County**	**Through 2/2025**	**Through 2/2024**	**% Change**	**Through 2/2025**	**Through 2/2024**	**% Change**
North	Ashland	165,250	167,000	-1.0%	22	27	-18.5%
	Barron	280,000	240,000	+16.7%	72	87	-17.2%
	Bayfield	289,000	300,000	-3.7%	31	30	+3.3%
	Burnett	255,000	297,500	-14.3%	29	33	-12.1%
	Douglas	179,900	210,000	-14.3%	53	55	-3.6%
	Florence	NA	NA	NA	2	NA	NA
	Forest	237,500	230,000	+3.3%	12	21	-42.9%
	Iron	302,100	212,500	+42.2%	11	14	-21.4%
	Langlade	134,250	173,600	-22.7%	38	32	+18.8%
	Lincoln	169,000	220,000	-23.2%	59	39	+51.3%
	Oneida	340,000	265,000	+28.3%	63	58	+8.6%
	Polk	252,000	284,500	-11.4%	60	54	+11.1%
	Price	185,000	177,250	+4.4%	42	46	-8.7%
	Rusk	289,000	229,500	+25.9%	21	15	+40.0%
	Sawyer	262,500	232,500	+12.9%	25	22	+13.6%
	Taylor	NA	180,000	NA	9	21	-57.1%
	Vilas	404,725	325,000	+24.5%	37	57	-35.1%
	Washburn	280,000	185,000	+51.4%	35	28	+25.0%
	North Regional Total	**240,000**	**234,000**	**+2.6%**	**621**	**639**	**-2.8%**

February 2025 Wisconsin Real Estate Report

February Sales and Median Prices Increase as Inventory Tightens Slightly

This page: Reflecting data for February 2025. State: WI. Type: Residential.

Region	County	YTD Median Price Through 2/2025	YTD Median Price Through 2/2024	YTD Median Price % Change	YTD Sales Through 2/2025	YTD Sales Through 2/2024	YTD Sales % Change
Northeast	Brown	322,500	295,500	+9.1%	302	290	+4.1%
	Calumet	322,850	340,000	-5.0%	52	49	+6.1%
	Door	424,200	446,300	-5.0%	64	62	+3.2%
	Fond du Lac	236,000	230,000	+2.6%	137	112	+22.3%
	Green Lake	245,000	202,500	+21.0%	33	34	-2.9%
	Kewaunee	243,500	425,000	-42.7%	27	15	+80.0%
	Manitowoc	208,000	189,700	+9.6%	111	94	+18.1%
	Marinette	220,000	152,500	+44.3%	57	48	+18.8%
	Menominee	NA	NA	NA	1	NA	NA
	Oconto	290,000	250,000	+16.0%	45	55	-18.2%
	Outagamie	320,250	279,000	+14.8%	266	240	+10.8%
	Shawano	215,000	202,000	+6.4%	47	36	+30.6%
	Waupaca	229,400	203,000	+13.0%	60	75	-20.0%
	Winnebago	250,000	225,000	+11.1%	237	224	+5.8%
	Northeast Regional Total	**278,000**	**255,000**	**+9.0%**	**1,439**	**1,334**	**+7.9%**

Region	County	YTD Median Price Through 2/2025	YTD Median Price Through 2/2024	YTD Median Price % Change	YTD Sales Through 2/2025	YTD Sales Through 2/2024	YTD Sales % Change
South Central	Columbia	320,000	285,000	+12.3%	73	55	+32.7%
	Crawford	184,900	180,000	+2.7%	17	14	+21.4%
	Dane	431,500	430,700	+0.2%	690	620	+11.3%
	Dodge	275,000	252,000	+9.1%	113	115	-1.7%
	Grant	185,000	175,000	+5.7%	38	56	-32.1%
	Green	269,000	255,000	+5.5%	50	47	+6.4%
	Iowa	350,000	275,000	+27.3%	33	25	+32.0%
	Jefferson	314,750	335,000	-6.0%	128	105	+21.9%
	Lafayette	NA	208,750	NA	4	14	-71.4%
	Richland	304,950	160,500	+90.0%	18	13	+38.5%
	Rock	265,000	240,000	+10.4%	239	233	+2.6%
	Sauk	325,000	299,000	+8.7%	74	85	-12.9%
	South Central Regional Total	**360,000**	**328,700**	**+9.5%**	**1,477**	**1,382**	**+6.9%**

February 2025 Wisconsin Real Estate Report

February Sales and Median Prices Increase as Inventory Tightens Slightly

This page: Reflecting data for February 2025. State: WI. Type: Residential.

Region	County	YTD Median Price			YTD Sales		
		Through 2/2025	Through 2/2024	% Change	Through 2/2025	Through 2/2024	% Change
Southeast	Kenosha	270,000	262,000	+3.1%	186	189	-1.6%
	Milwaukee	255,500	224,950	+13.6%	1,093	1,160	-5.8%
	Ozaukee	450,500	436,852	+3.1%	116	94	+23.4%
	Racine	272,000	232,500	+17.0%	255	260	-1.9%
	Sheboygan	270,500	279,900	-3.4%	147	137	+7.3%
	Walworth	330,000	314,950	+4.8%	153	162	-5.6%
	Washington	352,500	329,950	+6.8%	180	150	+20.0%
	Waukesha	457,000	425,000	+7.5%	474	424	+11.8%
	Southeast Regional Total	**307,250**	**270,000**	**+13.8%**	**2,604**	**2,576**	**+1.1%**

Region	County	YTD Median Price			YTD Sales		
		Through 2/2025	Through 2/2024	% Change	Through 2/2025	Through 2/2024	% Change
West	Buffalo	NA	159,900	NA	9	12	-25.0%
	Chippewa	299,900	267,050	+12.3%	65	54	+20.4%
	Dunn	249,450	215,000	+16.0%	52	59	-11.9%
	Eau Claire	301,950	275,000	+9.8%	124	107	+15.9%
	Jackson	258,000	159,000	+62.3%	15	19	-21.1%
	La Crosse	288,000	270,000	+6.7%	153	124	+23.4%
	Monroe	232,000	215,000	+7.9%	53	49	+8.2%
	Pepin	NA	NA	NA	7	4	+75.0%
	Pierce	344,000	327,500	+5.0%	37	24	+54.2%
	St. Croix	354,063	358,750	-1.3%	92	74	+24.3%
	Trempealeau	220,000	217,900	+1.0%	33	24	+37.5%
	Vernon	232,000	207,500	+11.8%	27	20	+35.0%
	West Regional Total	**287,000**	**267,050**	**+7.5%**	**667**	**570**	**+17.0%**

YTD Statewide Median Price			YTD Statewide Sales		
Through 2/2025	Through 2/2024	% Change	Through 2/2025	Through 2/2024	% Change
300,000	270,000	+11.1%	7,288	6,978	+4.4%

FEBRUARY 2025

WISCONSIN REAL ESTATE REPORT

4801 Forest Run Road
Madison, Wisconsin 53704
608-241-2047
www.wra.org