**For Immediate Release**
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GREATER MILWAUKEE ASSOCIATION OF REALTORS®
Celebrating 130 Years

**June 15, 2026**

# June Home Sales Up 9.8%
# 2nd Quarter Home Sales Up 6.2%

Highlights

- **Strong Increase in Sales**
- **Metro Prices Up, Average of $483,551**
- **Lisings Increasing, But More Needed**

## Market Summary

Home sales jumped 9.8% in June in the Metropolitan Milwaukee market. Sales were also up a brisk 6.2% through the second quarter of 2026.

June marked the fifth month in a row of positive sales for 2026. And through the second quarter the market saw 501 additional sales compared to 2025. Both measures are solid trends that we hope will continue.

There is also positive news on the listing side. The four-county area saw a 7.3% increase in listings in June and 10.6% through the second quarter, 1,187 more units.

**Prices in the four-county area were up 5.7% through the second quarter, yielding an average price of $483,551, a $25,978 change.**

For the first half of 2026, Milwaukee and Waukesha Counties lead the way with an 11.5% and 10.5% increase in listings, respectively, amid an overall increase of 10.6% in the four-county area.

**2nd Qtr Sales** (Jan 1 – Jun 30)

| County | 2025 | 2026 | % Change |
|---|---|---|---|
| Milwaukee | 4,568 | 4,782 | 4.7% |
| Waukesha | 2,200 | 2,388 | 8.5% |
| Ozaukee | 525 | 568 | 8.2% |
| Washington | 768 | 824 | 7.3% |
| Metro Area | 8,061 | 8,562 | 6.2% |
| | | | |
| Sheboygan | 503 | 565 | 12.3% |
| Racine | 1,086 | 1,096 | 0.9% |
| Kenosha | 749 | 788 | 5.2% |
| Walworth | 641 | 663 | 3.4% |
| SE WI Area | 11,040 | 11,674 | 5.7% |

**June Sales**

| County | 2025 | 2026 | % Change |
|---|---|---|---|
| Milwaukee | 987 | 1075 | 8.9% |
| Waukesha | 542 | 582 | 7.4% |
| Ozaukee | 125 | 137 | 9.6% |
| Washington | 186 | 226 | 21.5% |
| Metro Area | 1,840 | 2,020 | 9.8% |
| | | | |
| Sheboygan | 115 | 147 | 27.8% |
| Racine | 227 | 246 | 8.4% |
| Kenosha | 160 | 179 | 11.9% |
| Walworth | 134 | 185 | 38.1% |
| SE WI Area | 2,476 | 2,777 | 12.2% |

Through the second quarter of 2022 (before interest rates increased), there were 12,621 new listings in the metropolitan market. This year there were 12,353 listings – just 2.1% behind. The market is slowly clawing its way back.

While more listings are welcome news, the increase was absorbed into the market right away - with no relief on pricing.

We can tell that by looking at the "days on market" (DOM), the time between when a listing contract is signed to when a seller accepts an offer. In the second quarter, DOM in Metropolitan Milwaukee was 29 days compared to 28 days in 2025. DOM equal to six-months would be 180 days, a sign of a more balanced market.

With listings being absorbed into the market almost immediately, there is no downward pressure on prices. Prices in the four-county area were up 5.7% through the second quarter, yielding an average price of $483,551, a $25,978 change.

Prices in the seven-county SE Wisconsin market area were up as well, 6%, through the second quarter, averaging $514,867.

**2nd Qtr Listings** (Jan 1 – Jun 30)

| County | 2025 | 2026 | % Change |
|---|---|---|---|
| Milwaukee | 6,411 | 7,150 | 11.5% |
| Waukesha | 3,026 | 3,344 | 10.5% |
| Ozaukee | 693 | 761 | 9.8% |
| Washington | 1,036 | 1,098 | 6.0% |
| Metro Area | 11,166 | 12,353 | 10.6% |
| | | | |
| Sheboygan | 687 | 756 | 10.0% |
| Racine | 1,483 | 1,557 | 5.0% |
| Kenosha | 998 | 1,101 | 10.3% |
| Walworth | 1,070 | 1,083 | 1.2% |
| SE WI Area | 15,404 | 16,850 | 9.4% |

**June Listings**

| County | 2025 | 2026 | % Change |
|---|---|---|---|
| Milwaukee | 1260 | 1336 | 6.0% |
| Waukesha | 625 | 691 | 10.6% |
| Ozaukee | 124 | 155 | 25.0% |
| Washington | 200 | 189 | -5.5% |
| Metro Area | 2,209 | 2,371 | 7.3% |
| | | | |
| Sheboygan | 121 | 180 | 48.8% |
| Racine | 293 | 322 | 9.9% |
| Kenosha | 190 | 243 | 27.9% |
| Walworth | 208 | 182 | -12.5% |
| SE WI Area | 3,021 | 3,298 | 9.2% |

Increasing prices and low DOM show that there is strong demand for homes. The current market has no shortage of buyers; instead, buyers are competing for too few available listings.

**2nd Qtr Sale Prices** (Jan 1 – Jun 30)

| County | 2025 | 2026 | $ Change | % Change |
|---|---|---|---|---|
| Milwaukee | $316,595 | $331,063 | $14,468 | 4.6% |
| Waukesha | $551,298 | $563,178 | $11,880 | 2.2% |
| Ozaukee | $545,130 | $601,313 | $56,183 | 10.3% |
| Washington | $417,268 | $438,649 | $21,381 | 5.1% |
| Metro Area Avg | $457,573 | $483,551 | $25,978 | 5.7% |
| | | | | |
| Sheboygan | $329,371 | $348,779 | $19,408 | 5.9% |
| Racine | $325,761 | $351,549 | $25,788 | 7.9% |
| Kenosha | $339,535 | $391,288 | $51,753 | 15.2% |
| Walworth | $574,628 | $578,252 | $3,624 | 0.6% |
| SE WI Area Avg | $485,655 | $514,867 | $29,212 | 6.0% |

The only effective way to ease current market conditions is to increase housing supply.

Additional supply would help slow the pace of price increases, though it would not cause prices to decline.

The market needs about 8,000 units to meet current demand and allow price growth to moderate. However, in June there were only 4,864 new listings, highlighting the depth of the supply shortage.

On the demand side, the market is influenced by generational pressures. Millennial and Gen Z second-time buyers are competing directly with Baby Boomer empty nesters, all seeking housing at the same time.

As we have emphasized for *several years*, REALTORS® have faced extreme challenges in helping buyers secure ownership opportunities such as condominiums and single-family homes.

There is a significant long-term risk if additional supply is not created, especially in the form of single-family and condominium units. Thousands of potential homeowners will be pushed into rental housing, limiting their ability to save for down payments and forcing them to miss out on building wealth through home equity and the broader benefits of homeownership.

Over time, this will create serious downstream consequences. Families may lack sufficient home equity to help pay for college, invest in home improvements, or cover unexpected emergencies later in life.

## Where to go

Buyers should seek the counsel of a REALTOR® in determining their best housing options, and sellers need a REALTORS® expert advice in making correct marketing decisions for their home.

The Greater Milwaukee Association of REALTORS® is a 5,500-member strong professional organization dedicated to providing information, services, and products to help REALTORS® help their clients buy and sell real estate. Data for this report was collected by Metro MLS, Inc., a wholly owned subsidiary of GMAR.

* Sales and Listing figures differ between the "Monthly Stats" and quarter or year-end numbers, because the collection of Monthly Stats ends on the 10th of each month, whereas quarters are a continuous tally to 12/31. For example, if a sale occurred on the 29th of the month, but an agent does not record the sale until the 5th of the next month, that sale would not be included in the sales figures of the reported month (or any subsequent month's total) but would be added to the quarterly and annual total sales figures.

** All references to the "metropolitan" area denotes the four counties of Milwaukee, Waukesha, Ozaukee, and Washington Counties. The "region" or "Southeast Wisconsin" refers to the four metropolitan counties (Milwaukee, Waukesha, Ozaukee, and Washington), plus Racine, Kenosha, and Walworth Counties, to the south.

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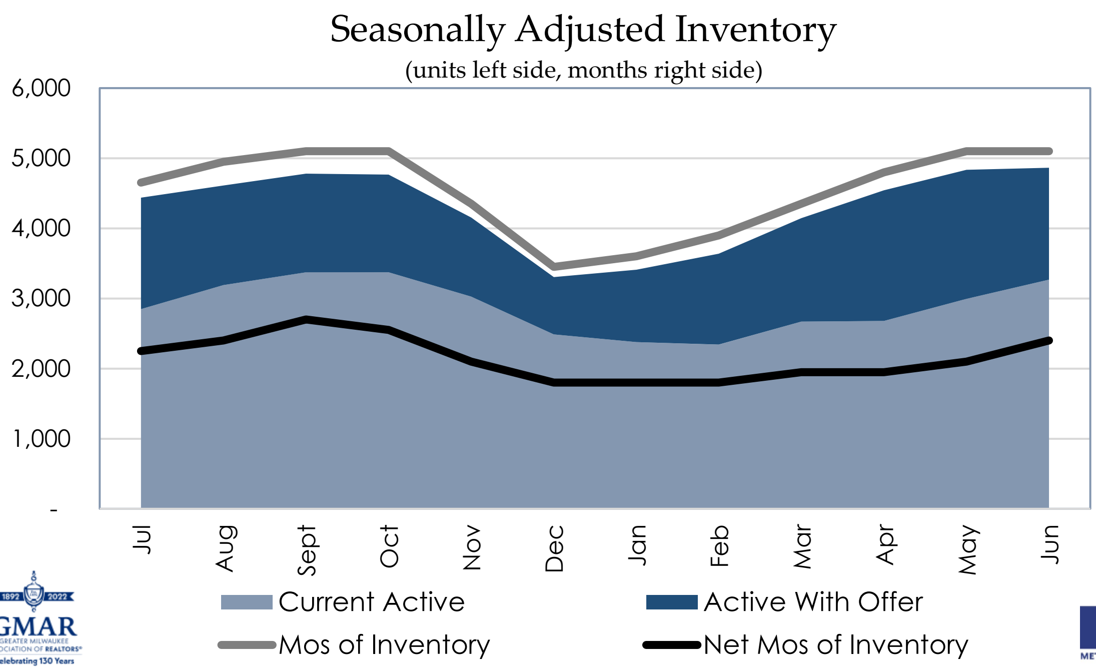
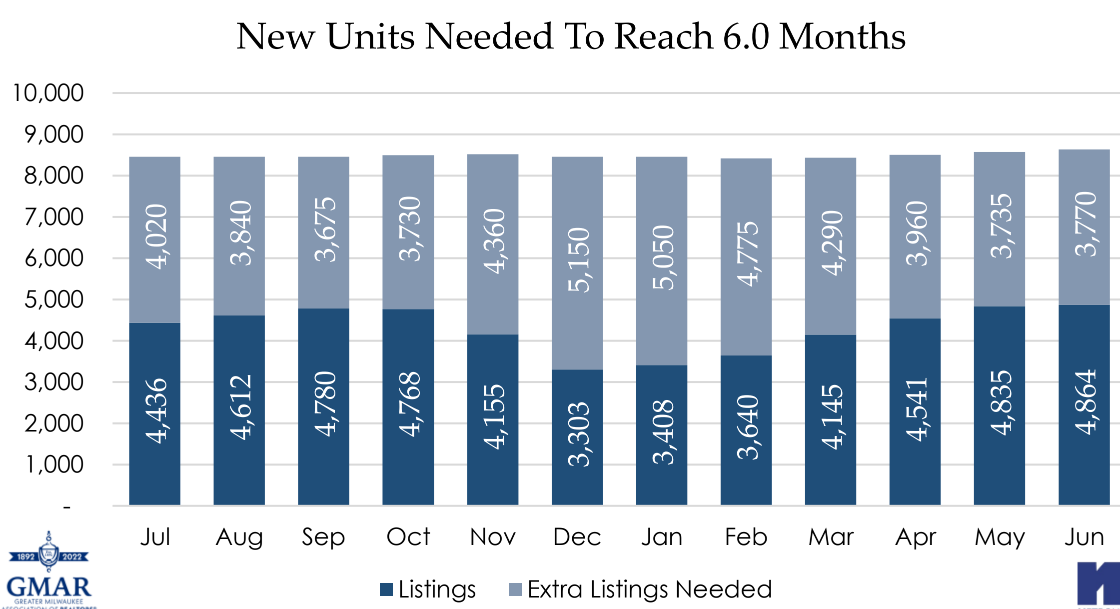
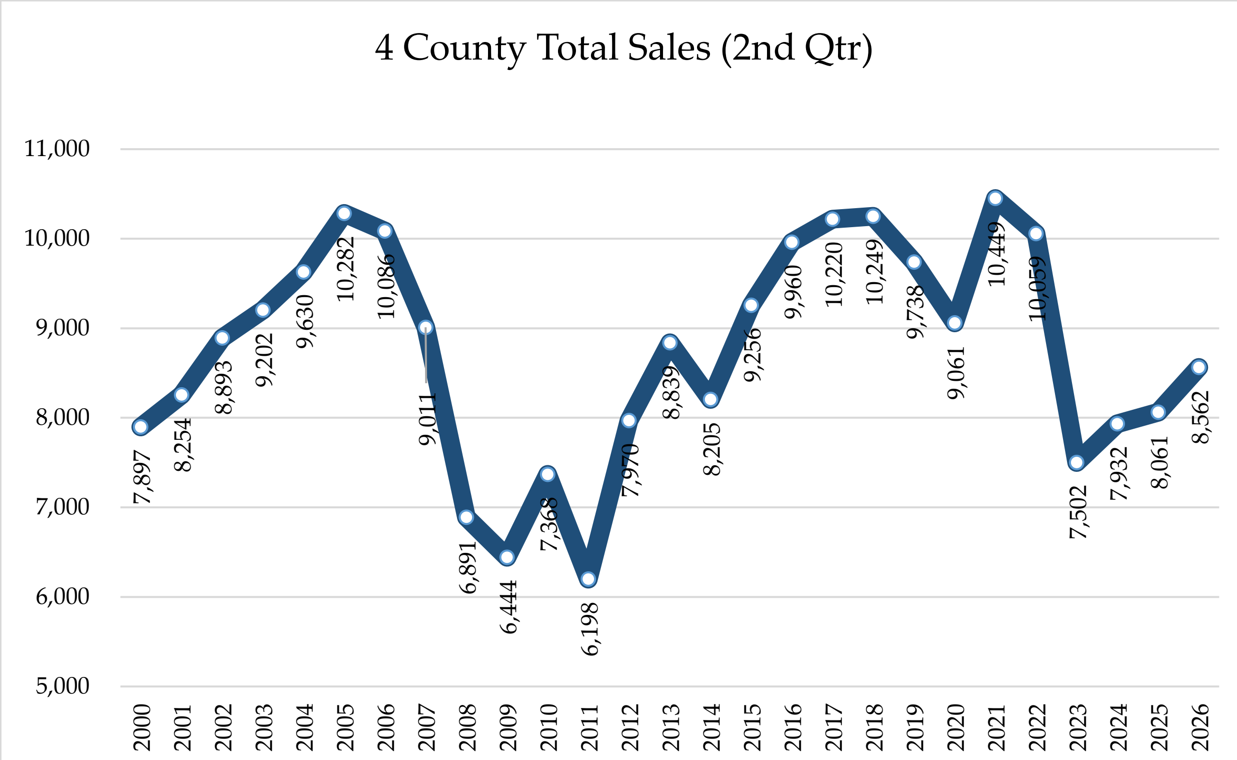



Seasonally adjusted inventory tells us how many months it would take to sell the existing homes on the market. The seasonally adjusted **inventory level for June was 3.4 months.** Subtracting listings that have an "active offer" from those available for sale (about 80% of listings with an offer sell) yields **3,858 listings, which equals 1.6 months of inventory.**




With 4,864 current listings providing 3.4 months of inventory, **the market would need an additional 3,770 units to push inventory to six months.** Six months of inventory is considered a "balanced" market. If inventory falls below six months, the market favors sellers, and when inventory exceeds six months, it is a buyer's market.



4 County Total Sales (2nd Qtr)
11,000
10,000
9,000
8,000
7,000
6,000
5,000
7,897
8,254
8,893
9,202
9,630
10,282
10,086
9,011
6,891
6,444
7,368
6,198
7,970
8,839
8,205
9,256
9,960
10,220
10,249
9,738
9,061
10,449
10,059
7,502
7,932
8,061
8,562
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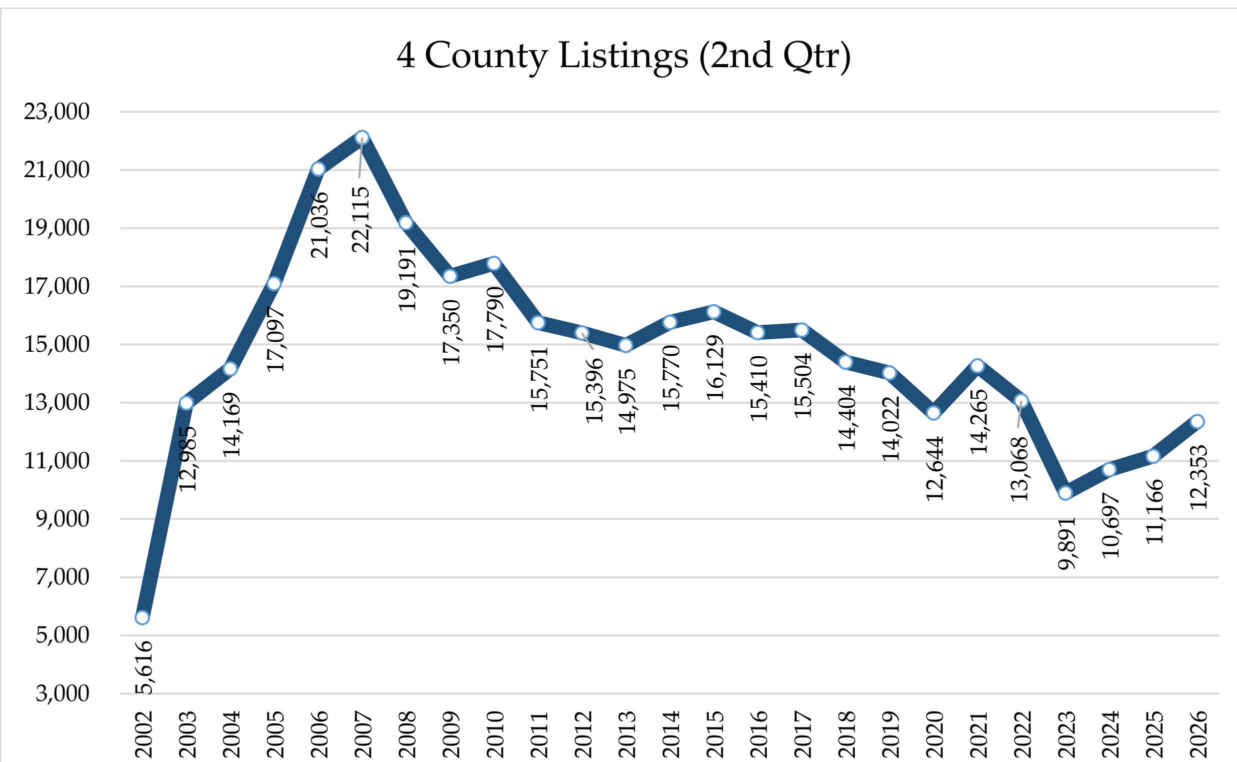

4 County Listings (2nd Qtr)
23,000
21,000
19,000
17,000
15,000
13,000
11,000
9,000
7,000
5,000
3,000
5,616
12,985
14,169
17,097
21,036
22,115
19,191
17,350
17,790
15,751
15,396
14,975
15,770
16,129
15,410
15,504
14,404
14,022
12,644
14,265
13,068
9,891
10,697
11,166
12,353
2002
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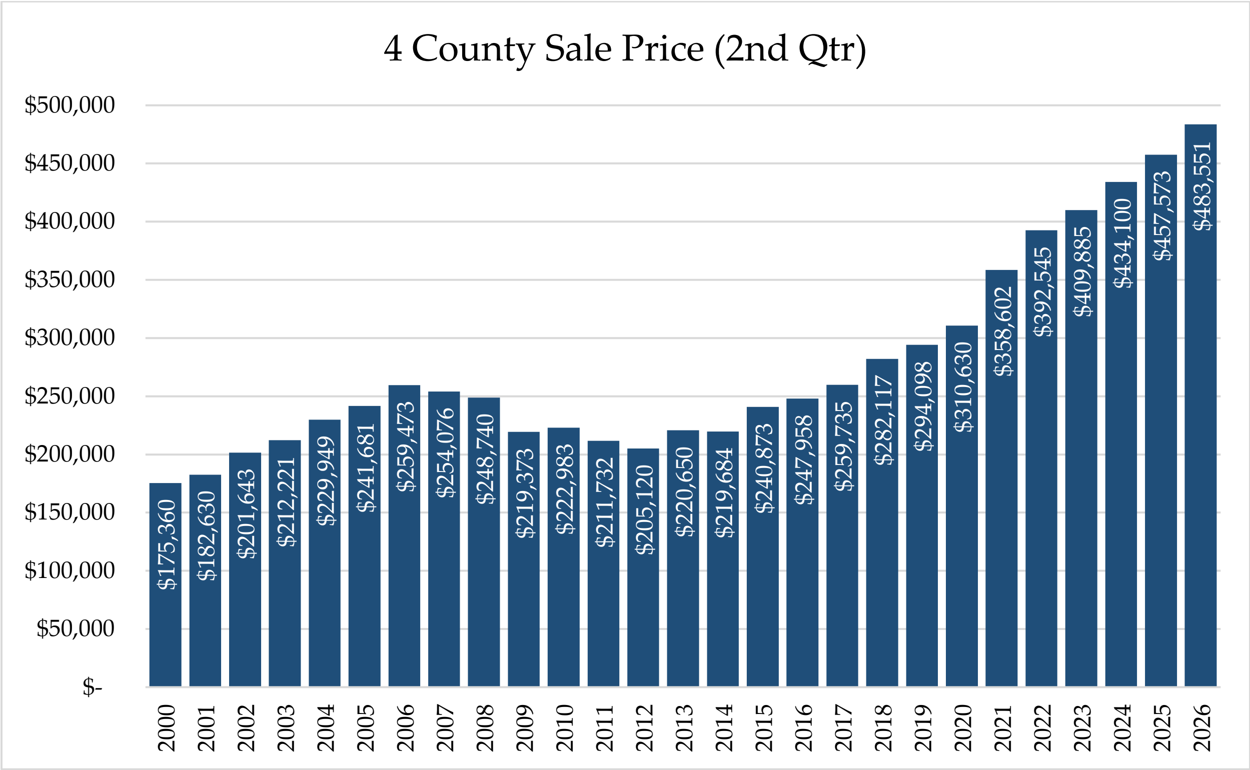

4 County Sale Price (2nd Qtr)
$500,000
$450,000
$400,000
$350,000
$300,000
$250,000
$200,000
$150,000
$100,000
$50,000
$-
$175,360
$182,630
$201,643
$212,221
$229,949
$241,681
$259,473
$254,076
$248,740
$219,373
$222,983
$211,732
$205,120
$220,650
$219,684
$240,873
$247,958
$259,735
$282,117
$294,098
$310,630
$358,602
$392,545
$409,885
$434,100
$457,573
$483,551
2000
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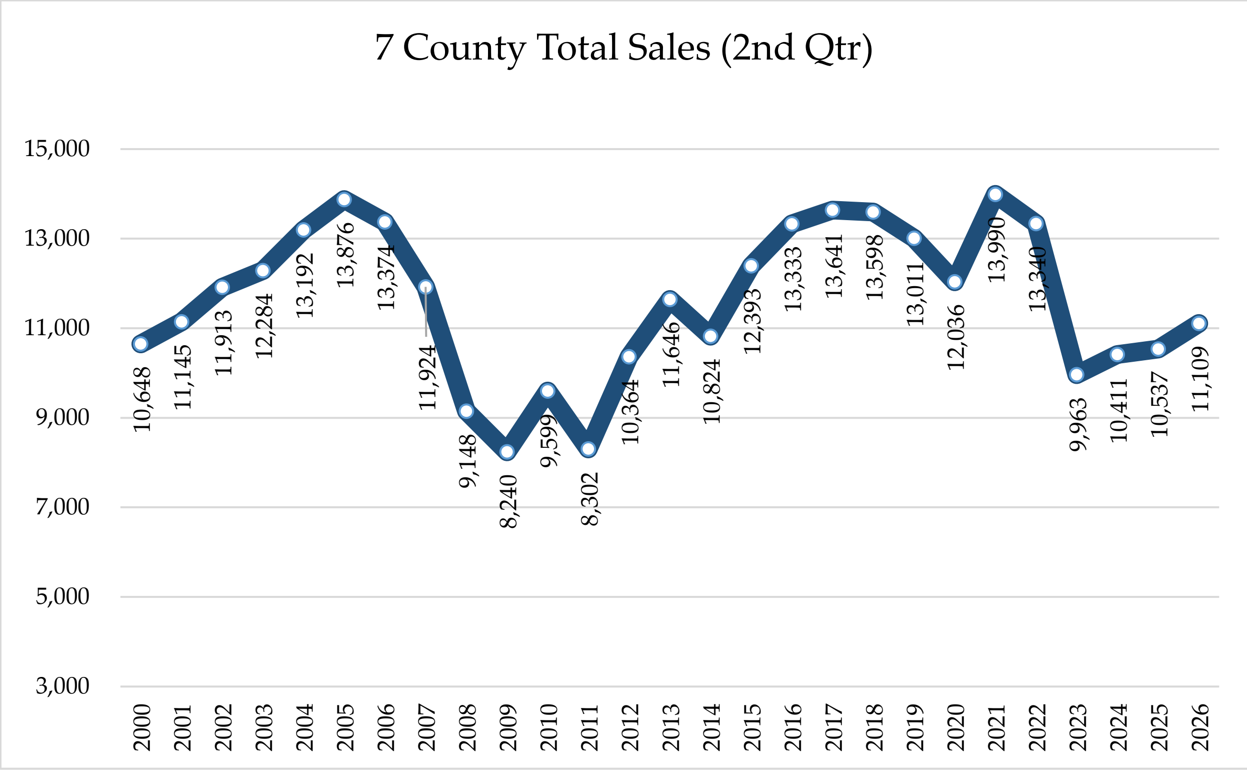
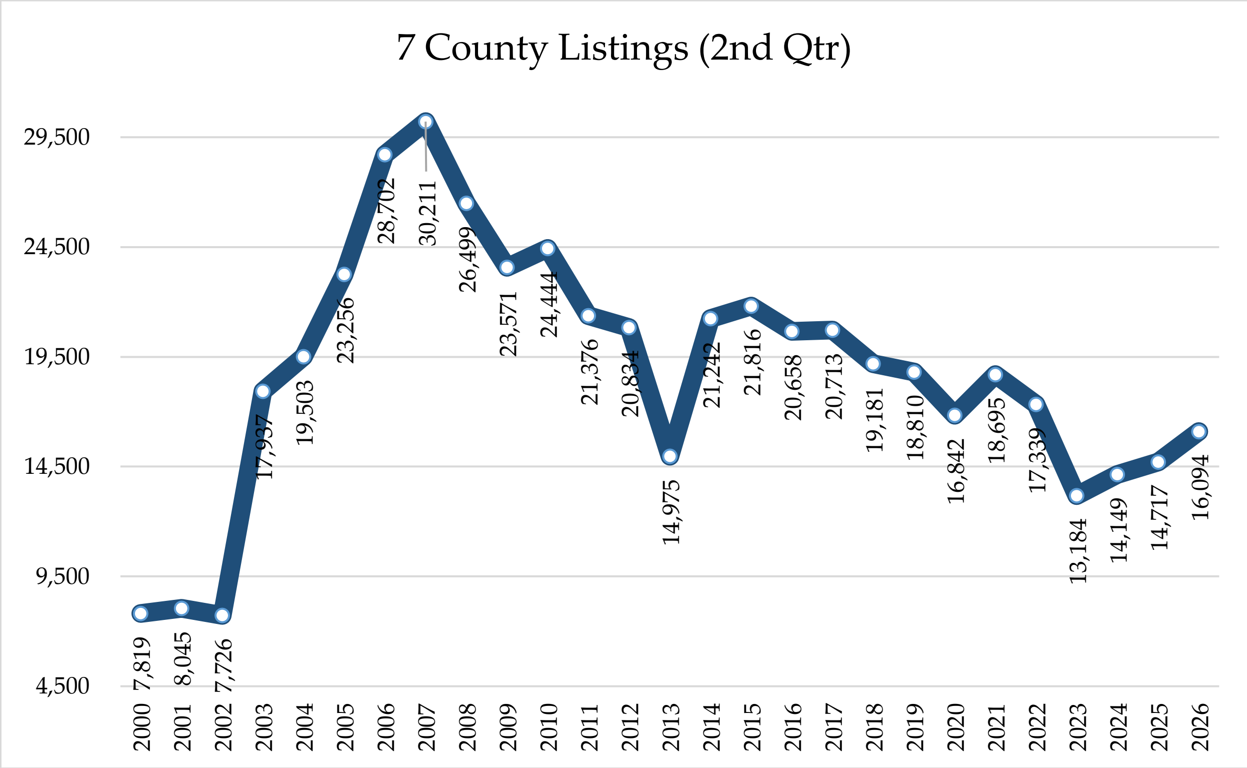
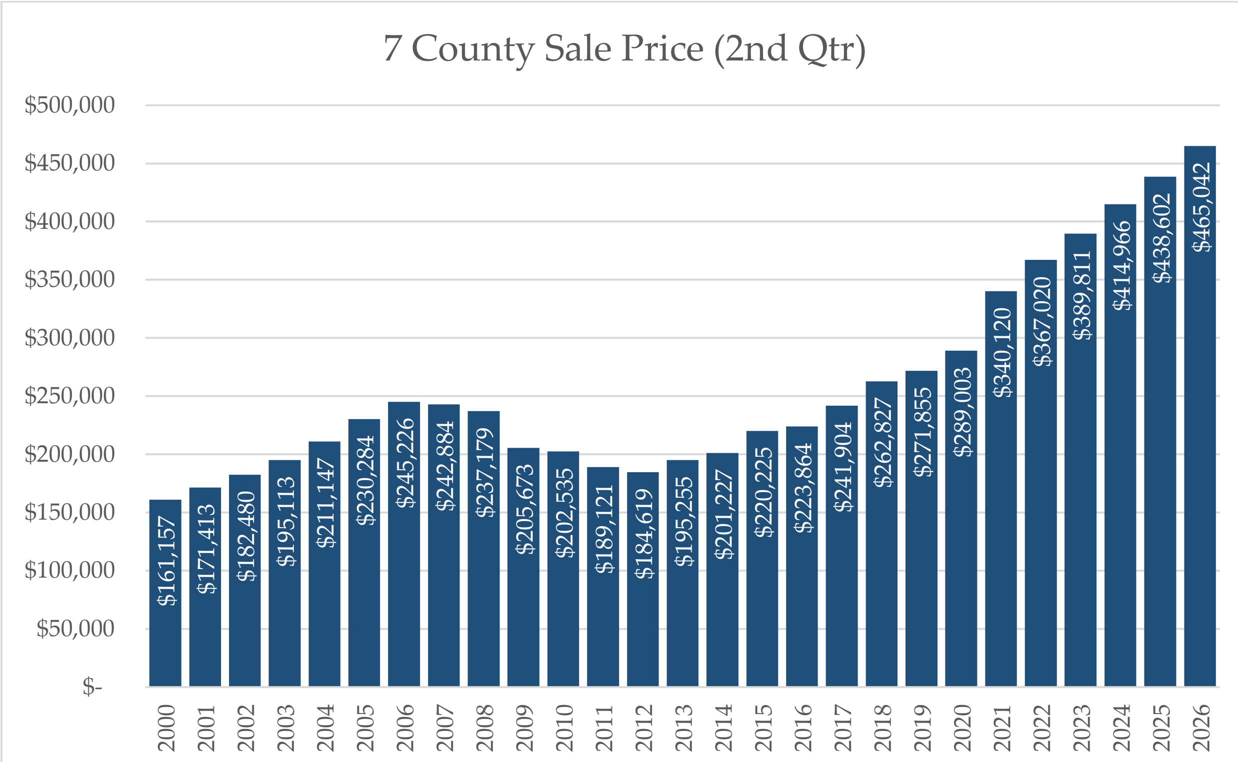

7 County Total Sales (2nd Qtr)
15,000
13,000
11,000
9,000
7,000
5,000
3,000
10,648
11,145
11,913
12,284
13,192
13,876
13,374
11,924
9,148
8,240
9,599
8,302
10,364
11,646
10,824
12,393
13,333
13,641
13,598
13,011
12,036
13,990
13,340
9,963
10,411
10,537
11,109
2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026


7 County Listings (2nd Qtr)
29,500
24,500
19,500
14,500
9,500
4,500
7,819
8,045
7,726
17,937
19,503
23,256
28,702
30,211
26,499
23,571
24,444
21,376
20,834
14,975
21,242
21,816
20,658
20,713
19,181
18,810
16,842
18,695
17,339
13,184
14,149
14,717
16,094
2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026


7 County Sale Price (2nd Qtr)
$500,000
$450,000
$400,000
$350,000
$300,000
$250,000
$200,000
$150,000
$100,000
$50,000
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2000 $161,157
2001 $171,413
2002 $182,480
2003 $195,113
2004 $211,147
2005 $230,284
2006 $245,226
2007 $242,884
2008 $237,179
2009 $205,673
2010 $202,535
2011 $189,121
2012 $184,619
2013 $195,255
2014 $201,227
2015 $220,225
2016 $223,864
2017 $241,904
2018 $262,827
2019 $271,855
2020 $289,003
2021 $340,120
2022 $367,020
2023 $389,811
2024 $414,966
2025 $438,602
2026 $465,042