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MARKET UPDATE

The Latest Statistics



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Waukesha County, Wisconsin

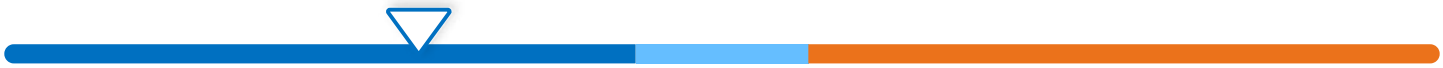
Market Trends

Market Trends for Waukesha County, Wisconsin

Single Family Residence

September 2026

Market Type



Seller's Market | Balanced Market | Buyer's Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
3.46	100.9%	41	$550,000
↑ 8.46% MoM	↓ 0.1% MoM	↑ 2.5% MoM	↓ 3% MoM

October 2026 Median Estimated Property Value

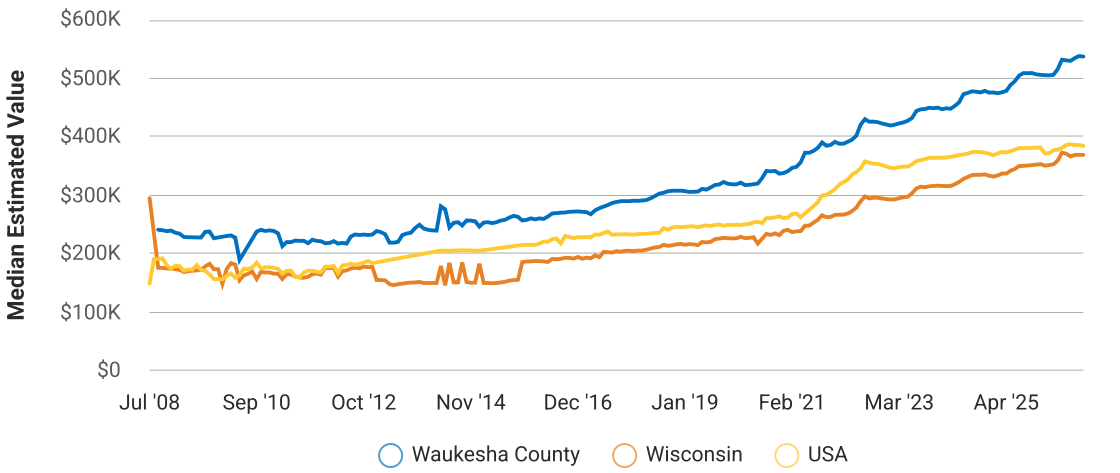
Single Family Residence

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value	Last Month Change	12 Month Change
$537,330	-0.1%	+5.5%



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Waukesha County, Wisconsin

September 2026 Active Listings

Waukesha County, Wisconsin

Single Family Residence

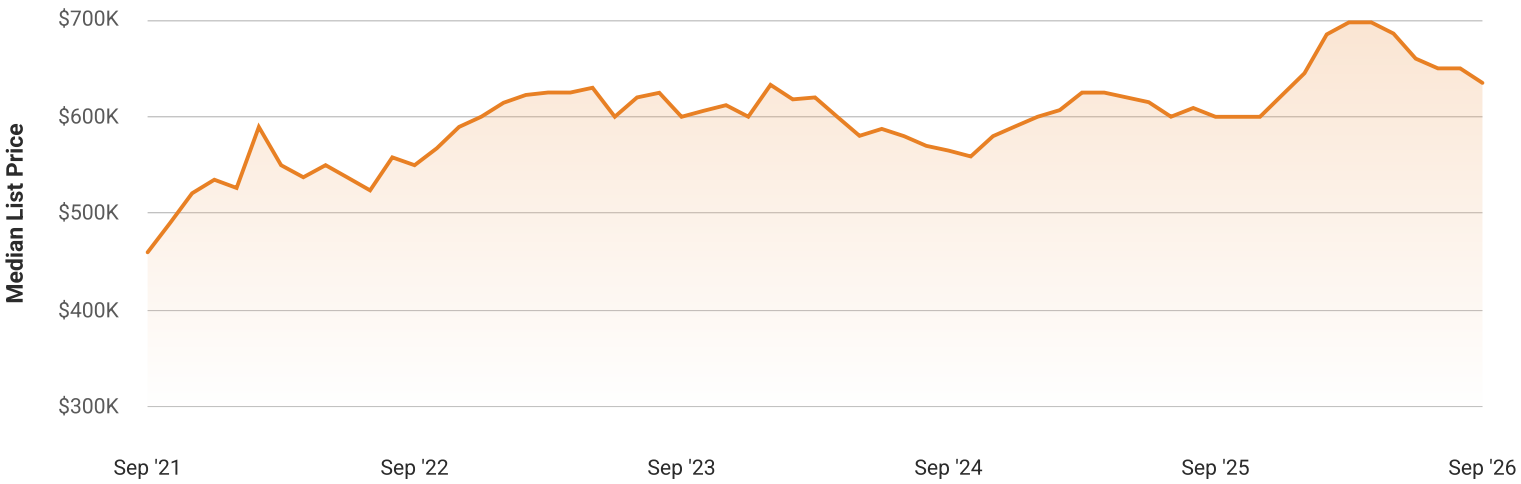
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

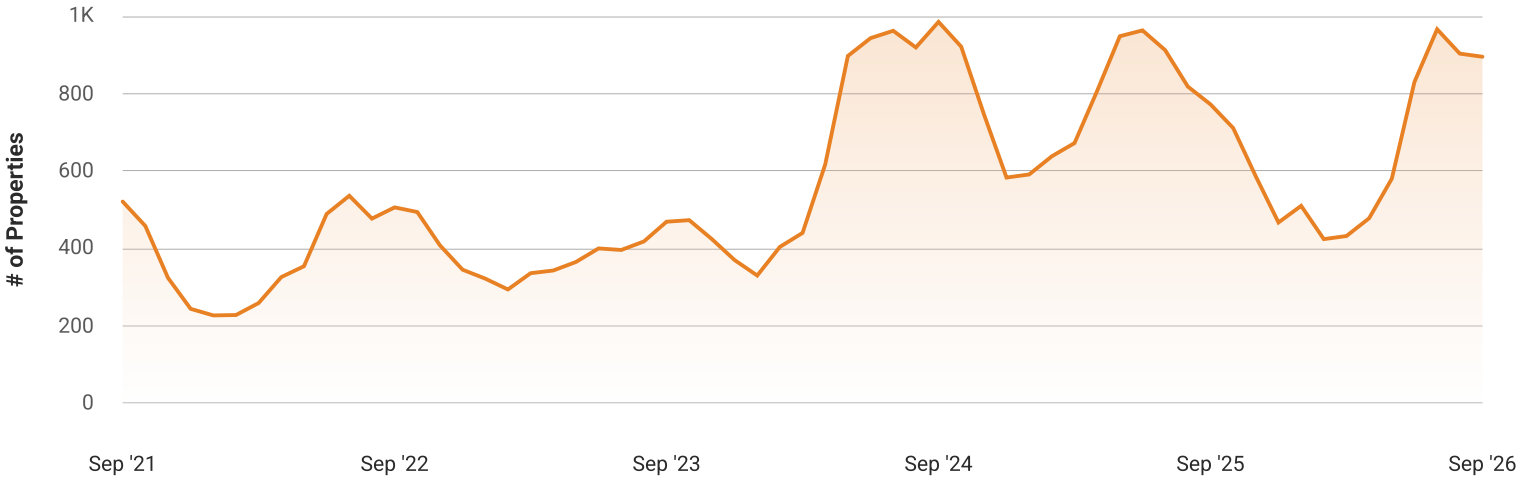
Median List Price - $634,900

2.3% Month over Month



of Properties - 895

0.9% Month over Month



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Waukesha County, Wisconsin

September 2026 Pending Listings

Waukesha County, Wisconsin

Single Family Residence

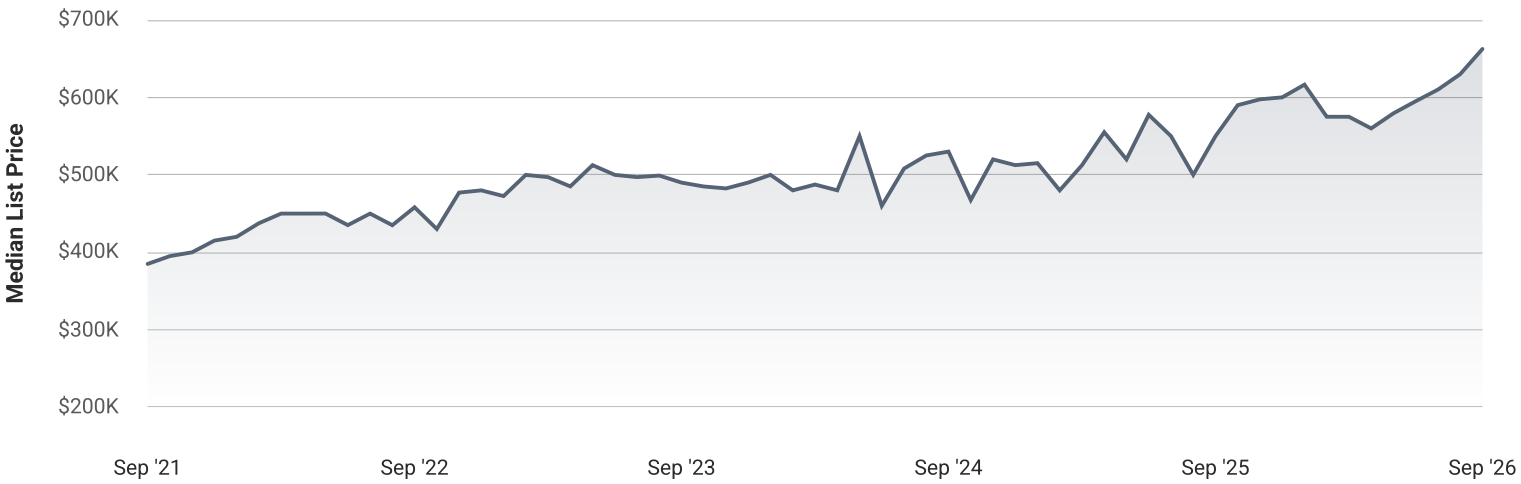
This graphic summarizes key statistics for properties that were in a pending status on the last day of the month. RPR uses the list date, a derived pending date and a derived off-market status date to determine if the listing was in a pending status on the last day of the month. An end-of-month snapshot of pending listings helps to understand inventory that is waiting to close, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

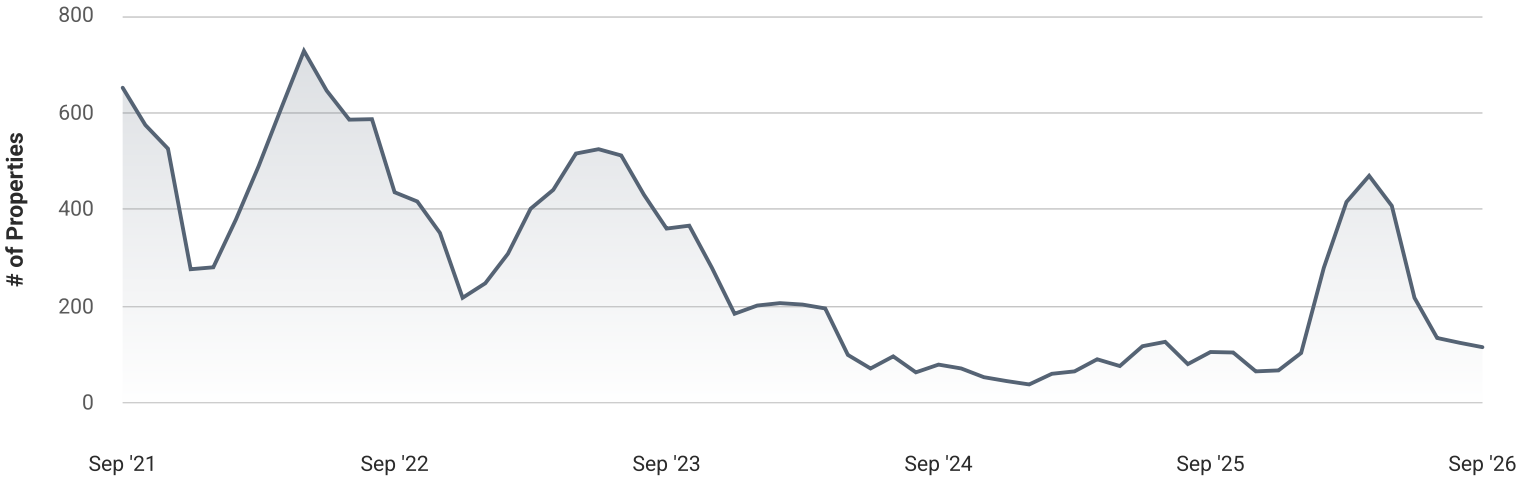
Median List Price - $662,494

↑ 5.2% Month over Month



of Properties - 116

↓ 7.2% Month over Month



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Waukesha County, Wisconsin

September 2026 Sold Listings

Waukesha County, Wisconsin

Single Family Residence

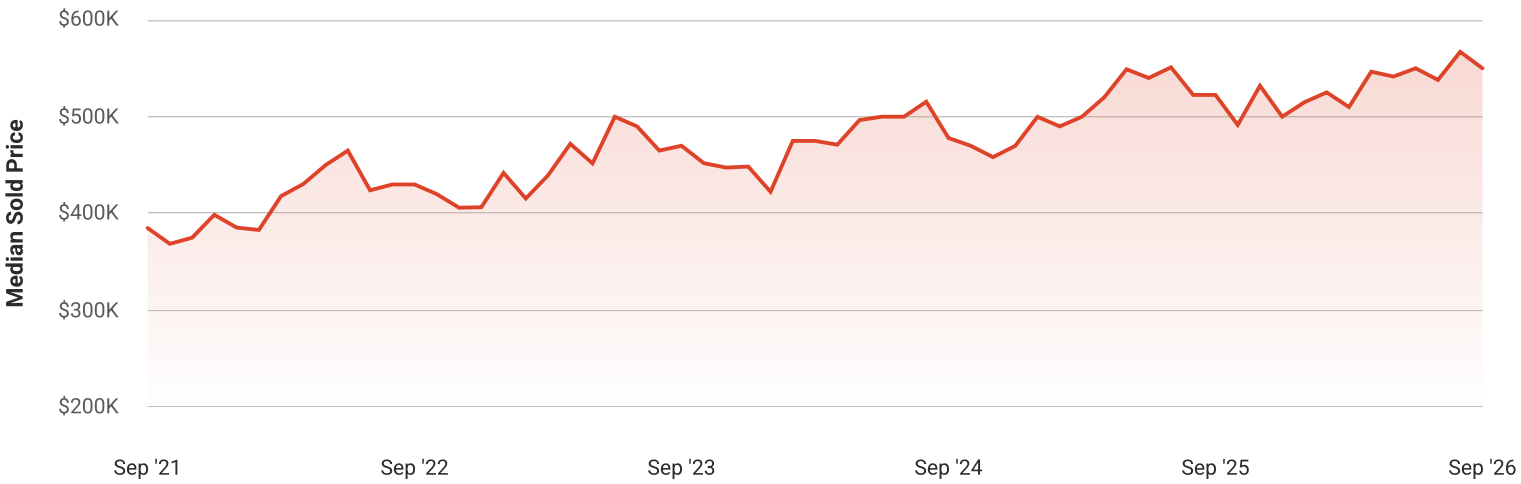
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

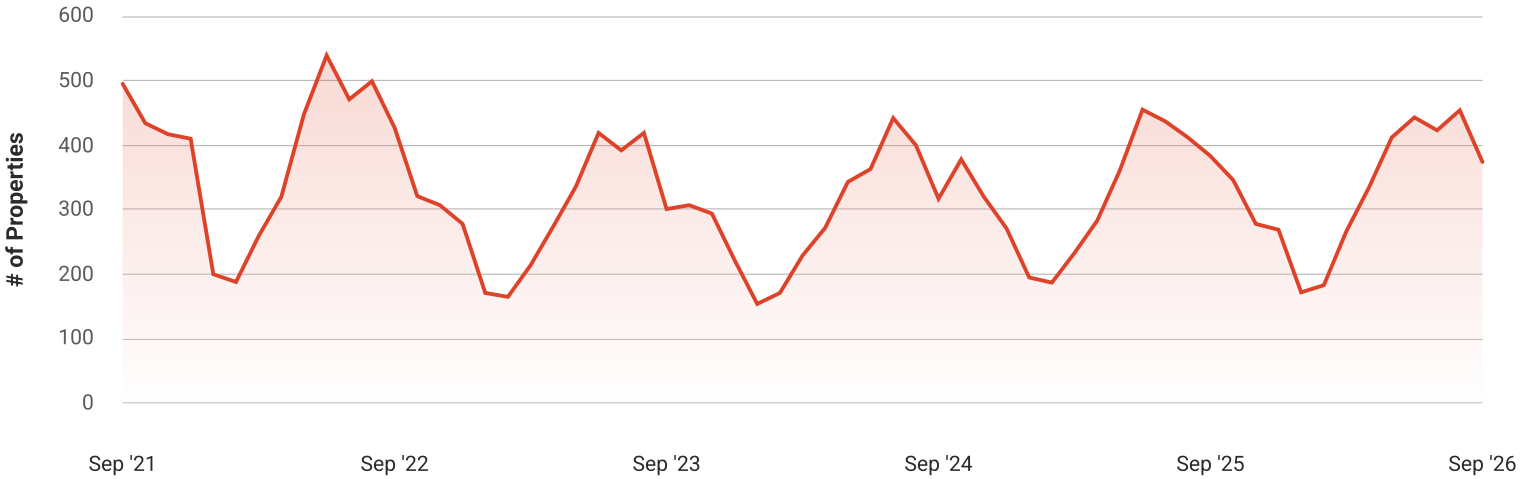
Median Sold Price - $550,000

3% Month over Month



of Properties - 374

17.6% Month over Month



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Waukesha County, Wisconsin

September 2026 Months Supply of Inv.

Waukesha County, Wisconsin

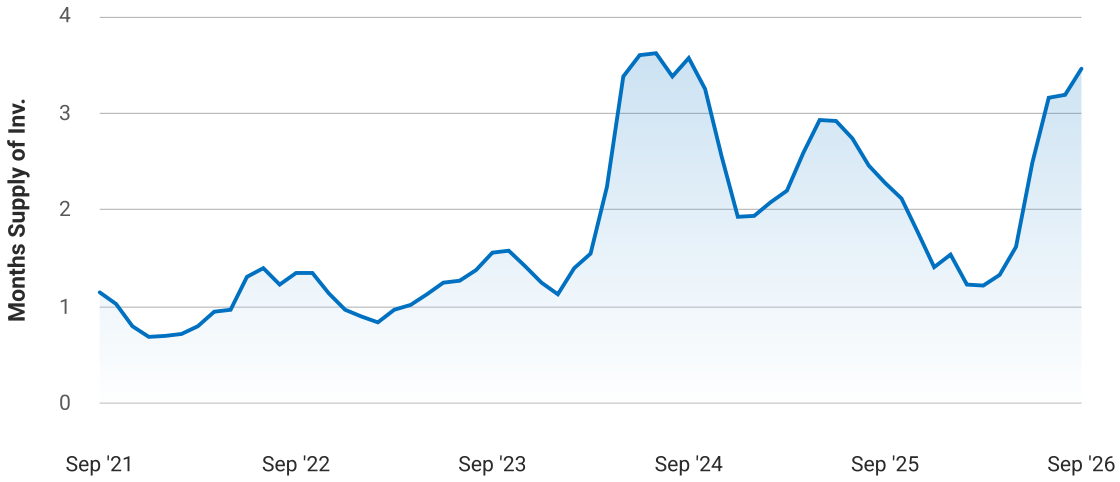
Single Family Residence

This graphic summarizes key statistics that describe the given month's inventory level and the percentage change in the last month and year. Months of inventory is the number of months it will take a market to absorb the inventory that's available at the end of the month, based on the number of properties that typically go into pending each month. RPR calculates months of inventory by dividing the count of listings that were active on the last day of the month by a rolling 12-month average of newly pending listings.

Source: Listing sources

Update Frequency: Monthly

Months Supply of Inv.	Last Month Change	12 Month Change
3.46	+8.5%	+51.8%



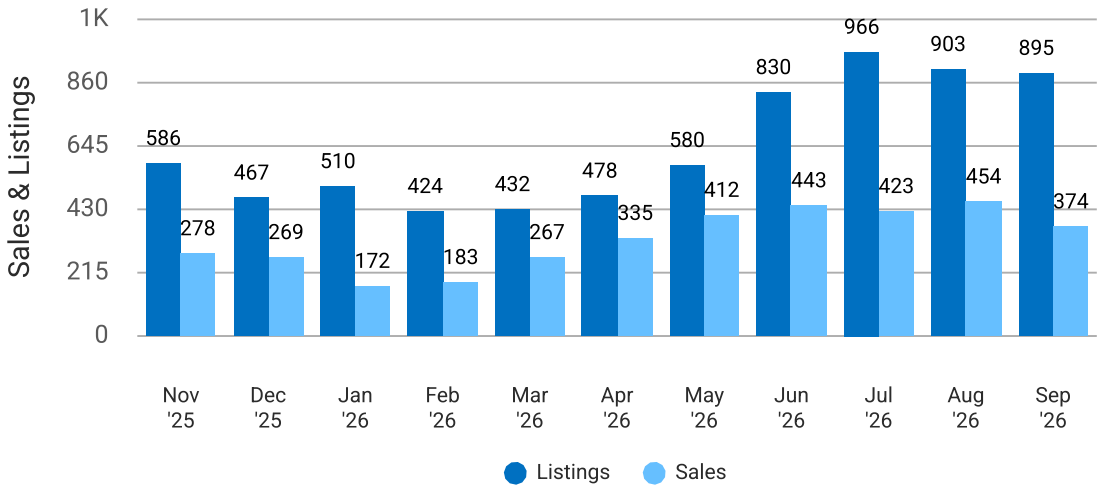
Total Sales and Active Listings in Waukesha County, Wisconsin

Single Family Residence

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



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Waukesha County, Wisconsin

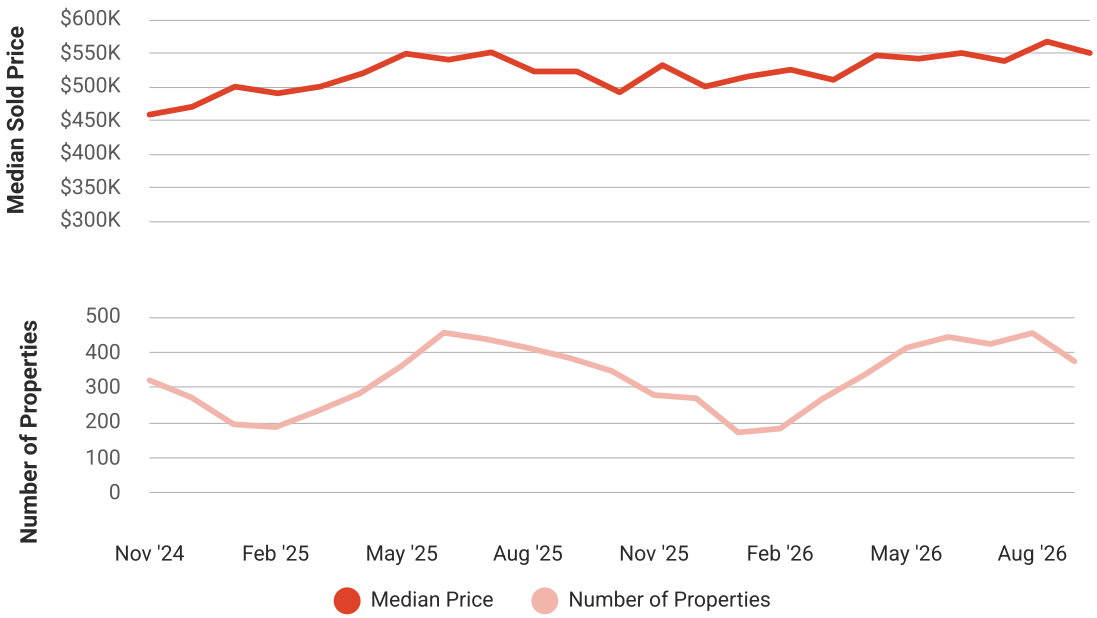
Median Sold Price vs Sold Listings in Waukesha County, Wisconsin

Single Family Residence

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



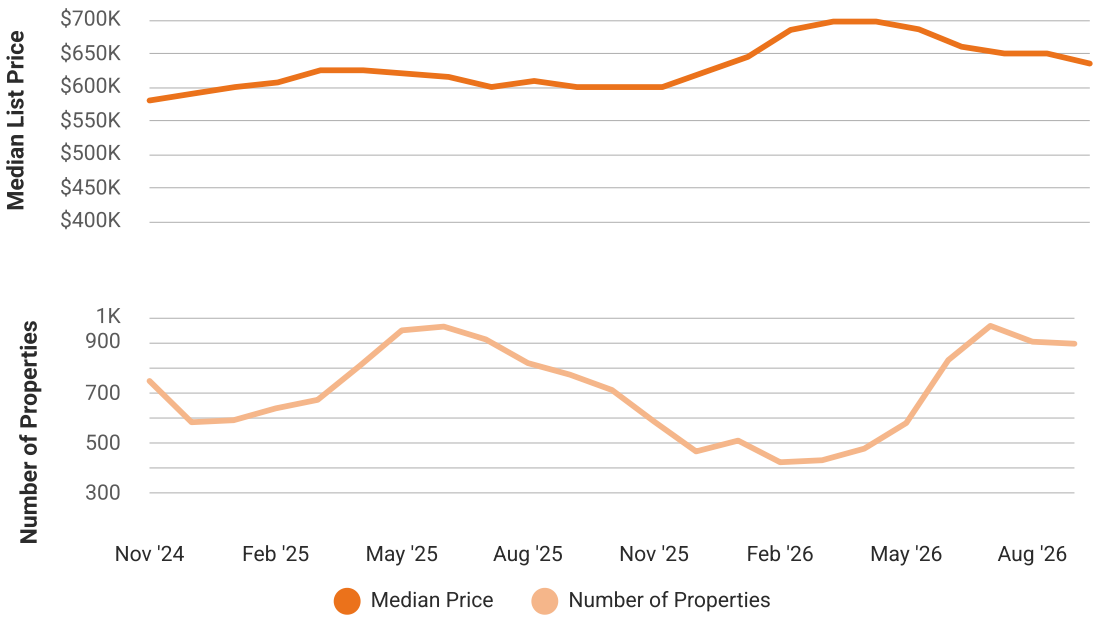
Median List Price vs Active Listings in Waukesha County, Wisconsin

Single Family Residence

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



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Waukesha County, Wisconsin

Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 10/31/2026	$537,330	$538,130 -0.15%	$530,000 +1.38%	$509,130 +5.54%	$476,000 +12.88%	$449,770 +19.47%
Median Sold Price Last Updated: 9/30/2026	$550,000	$567,000 -3%	$550,000 0%	$522,500 +5.26%	$478,000 +15.06%	$470,000 +17.02%
Median List Price Last Updated: 9/30/2026	$634,900	$649,900 -2.31%	$659,990 -3.8%	$599,900 +5.83%	$565,000 +12.37%	$599,900 +5.83%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.
Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **Residential Single Family properties** data.

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BUYERS GUIDE:

Our comprehensive 25 page Buyers Guide flipbook to learn all about buying a home in Waukesha County and Southeastern Wisconsin.

View Guide

SELLERS GUIDE:

Our 36 page Sellers Guide flipbook discusses everything you need to know about selling your Waukesha County and Southeastern Wisconsin home.

View Guide

Hi there!

I help buyers and sellers across Waukesha County and Southeast Wisconsin make confident moves using real-time market data and straight talk. I'm Josh Werner - a residential Realtor with Realty ONE Group Luminous in Waukesha, a retired teacher, and a Wisconsin Army National Guard veteran. Service, clarity, and follow-through are my lane.

I'm not a big team. When you hire me, you work with me start to finish. I bring in trusted local partners when needed - lenders, inspectors, stagers, photographers - but your calls and texts come to my phone, and your strategy never gets handed off.

My approach is simple and disciplined. I combine live market stats with on-the-ground insight to price well, write strong offers, and negotiate cleanly. Whether you're buying your first home, moving up or downsizing, or picking up an investment, I'll map the steps, set expectations, and keep the process calm and organized.

If you want an honest read on today's market in your neighborhood - and a plan that fits your goals - let's talk.

Sincerely,

Josh Werner



Call/Text: 414.759.7925
josh.werner@rogluminous.com
joshwerner.homes

A PLACE TO FIND YOUR HOME

Five-Star Reviews

HELPFUL



Josh Werner is an excellent realtor.
I bought and sold my condo thru him and he was fantastic at both.
On the buying side, I was coming from out of state. Josh made lots of time for me to see properties the one weekend I was in town, then did multiple virtual tours.
On the selling side, his marketing is exceptional. Josh is professional, knows his stuff, and is genuinely good, trustworthy person to work with.

_____Lisa, Oak Creek

Josh made a difficult situation, selling my deceased parent's home, a smooth transaction. He was kind and helpful, always available for questions. The listing was by far the best one in the area with great photos, layouts, etc.

He had good recommendations and helped get problems solved.

He did a wonderful job and I would definitely recommend him to anyone looking to sell a home.

_____Karen M, Mukwonago

Josh is a wonderful realtor. He was knowledgeable and very helpful. He was honest, and great at guiding me through the sales process. He continually went above and beyond for us and I couldn't recommend him enough!

_____Karen, Waukesha

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Five-Star Reviews

SUPPORTED



Josh was very knowledgeable and helpful throughout the entire home buying process, and I recommend working with him.

_____Brandon, Horicon

Josh Werner was extremely helpful in giving me tips on what I should do to ready my condo for showing it. Kept me posted on progress and answered my questions promptly.

_____Peggy, Waterford



From the beginning to the end I felt protected and supported. Josh Werner really made me feel safe. I've not sold a home before.

Josh Werner was recommended by my daughter. He helped them buy a perfect home. I wouldn't hesitate to recommend him for an excellent and professional Realtor.

Josh Werner had access to equipment to help clean the property. Josh Werner had fast contacts to help with painting and floor refinishing.

Josh Werner was an amazing support through the sale of our parents house. He listened and guided us through the tough parts of selling a loved ones tired home. We tackled the tough stuff together. He had great charts to reinforce the choices we were making! I will actually miss talking to him. I recommend Josh Werner to everyone.

_____Susan, Whitefish Bay

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