

THE CORCORAN VIEW



2022 ANNUAL REPORT

FROM THE DESK OF KATIE CORCORAN

BAYSIDE | BAY VIEW | BROWN DEER | CEDARBURG | FOX POINT | FRANKLIN | GERMANTOWN
GLENDALE | MEQUON/THIENSVILLE | SHOREWOOD | WAUWATOSA | WHITEFISH BAY

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REALTY & CO.

CLIENT SUCCESS STORIES

We put our trust in Katie to guide us through one of the largest changes in our lives, and she proved to be an absolute powerhouse. She may look nice and friendly, and our children may have grown attached to her, but I'm relieved she was in my corner when we went through the process of selling and then buying a house. Inevitably, risks are going to present themselves along the way, and they did for us on both sides of the equation. None of these things were caused by Katie or her team, and she proved her strength by navigating us through the obstacles that arose time and time again. She was the stronger realtor in every situation and we always came out on top. I can't stress enough that she will fight for you and provide direct, honest, and ethical options for anything that arises. It is a perfect balance of autonomy while ensuring you stay on the tracks to realize your goals.

THE TEAM - We worked a lot with Katie directly, but she is only one person. The level of service provided by Corcoran Realty could only be possible with the support of the amazing team behind it. Special shoutout to Savanna and Cali for the help with open houses, showings, and being incredibly responsive. In the market we were in, when houses were sold over asking price the same day they were listed, we never missed out on an opportunity. Whenever we reached out for anything, we usually heard back within minutes, even late at night.

Thank you Katie and team! I wish you all success and happiness. While I hope I'm not selling for a long time, you know I'll be back if I do :)

Chris & Shina B.



Listed, Staged & Sold in Wauwatosa

Bought in Waukesha



A NOTE FROM KATIE CORCORAN

Welcome to the 2022 Corcoran View Market Recap!

This report is created for you to view all data of single family homes sold in 2022 and highlight trends. Each municipality featured in this report will be found in alphabetical order. Inside you'll find 2021 and 2022 quarterly data related to single-family home sales and average home sale prices since 2018 for 12 popular Milwaukee area municipalities. If you don't see your neighborhood, reach out and we can provide you with that data.

By popular request, I've added the median sale price to the graph for each municipality.

Please remember, closed home data represents market activity from about 30-60 days prior. Meaning a closing in April is the result of activity in February or March. All statistics are gathered from Multiple Listing Service (MLS) as of the date of this report, February 18, 2023. All information is accurate to our knowledge. Home sales that were not recorded in the local MLS are not represented within this report.

I've been putting together these annual reports since the 2015 market. I feel like every year I say it was the craziest market I've seen in my career.

Often times I tell my clients that the only thing I know for sure is that I haven't seen everything in this business. So instead of me telling you how insane last year was (because it was) I'm going to leave you with this. I expect that 2023 will be filled with confusion. There will be some micro-markets that may show a stronger Seller's market, however it's possible with the interest rate hike that we may not see the same trends in numbers. I would welcome a more stable playing field for Buyers & Sellers. But no matter what heads our way, I know that I and my team are ready...we have longevity & proficiency to guide our clients to success..

If you'd like to discuss the market, let's do it! I love "talking shop".

Sincerely,

Katie Corcoran

414.975.7968 call/text

Katie@CorcoranRealtyCo.com

Broker Owner, Corcoran Realty & Co.

Over 500 career transactions

& \$200,000,000 in Sales

Real Trends America's Best List

2019, 2020, 2021, 2022

Licensed since 2006



When you decide to buy or sell, the data presented in this report can be useful to determine your home's value, based upon current market data and trends and dependent on the quarter. To obtain the most accurate value of your home, we always recommend an in-home consultation.

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BAYSIDE



1050 E Wahner Pl.

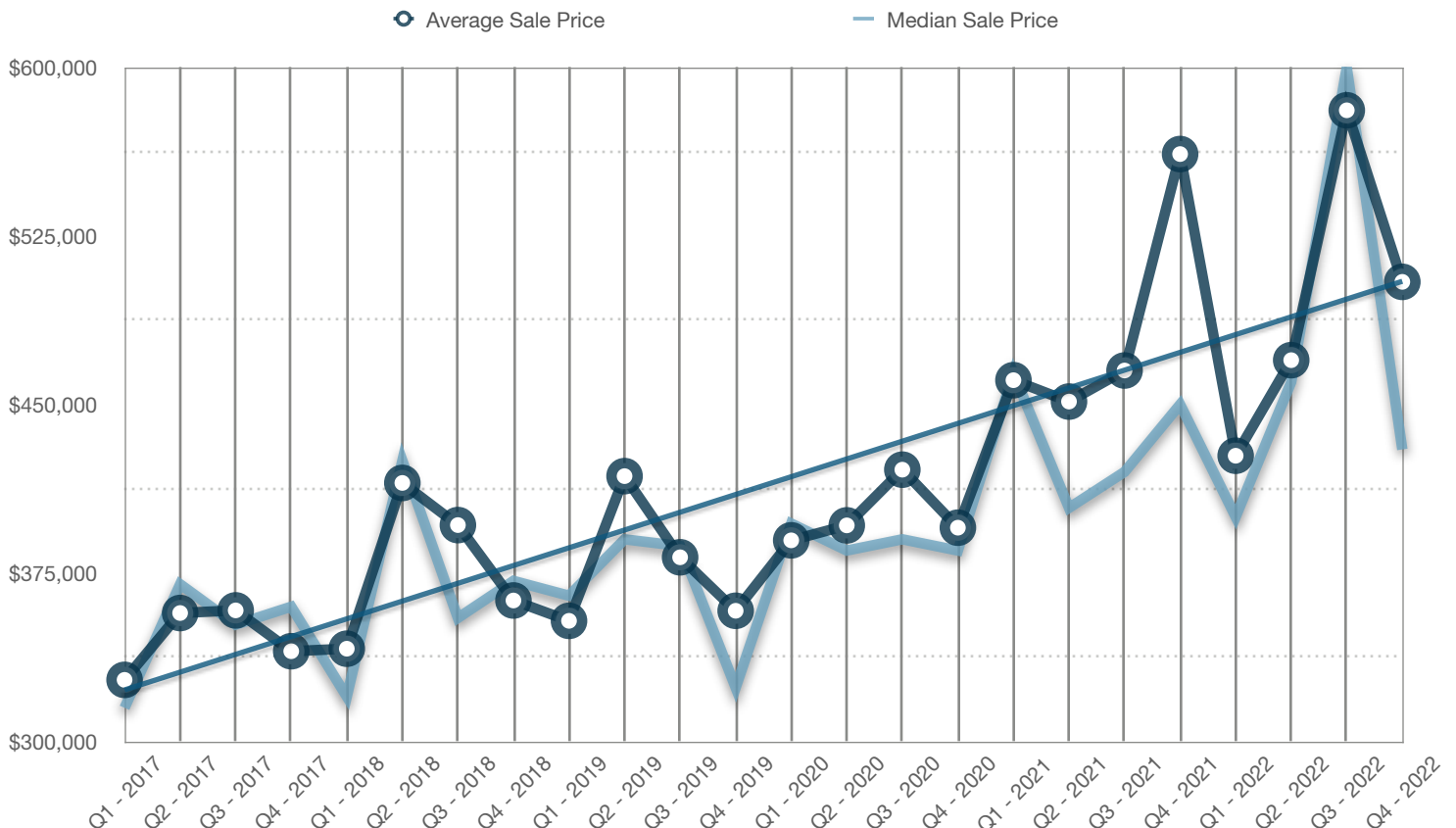
Represented Buyer. Sold in the \$600s

ABOUT THE COMMUNITY:

Bayside is the northernmost municipality in the County of Milwaukee. In fact, a portion of the village of Bayside actually stretches in to Ozaukee County. Rich in nature and the outdoors, places like Doctor's Park and the Schlitz Audubon Nature Center are great spots for a North Shore adventurer. The village is a total of 2.4 square miles and has over 1,800 single family homes.

CURRENT MARKET STATISTICS:

As of February 18, 2023 there are 12 homes for sale in Bayside. This number includes 8 under contract and 0 in delayed status. Delayed status is defined as homes about to "go live" on the market.



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Katie and her teammates are very professional and effective. They know the neighborhoods inside-out. We got a nice house in a sellers' market thanks to Katie's strategies. Highly recommend especially if you are looking to buy or sell in the northern suburbs.

THE HUANG'S
bought in Bayside

YEAR VS. YEAR BY QUARTER

2022

Bayside	Q1	Q2	Q3	Q4	2022
# of homes sold	16	26	20	11	73
total volume in \$	\$6,835,100	12,213,000	\$11,618,900	\$5,550,421	\$36,217,421
average sale price	\$427,194	\$469,731	\$580,945	\$504,584	\$496,129
lowest sale price	\$195,000	\$165,000	\$230,000	\$368,000	\$165,000
highest sale price	\$725,000	\$1,085,000	\$950,000	\$798,000	\$1,085,000
average \$/sq foot	\$198	\$199	\$205	\$210	\$202
average days on market	16	10	13	8	11

2021

Bayside	Q1	Q2	Q3	Q4	2021
# of homes sold	11	18	33	27	89
total volume in \$	\$5,069,000	\$8,123,500	\$15,349,300	\$15,159,532	\$43,701,332
average sale price	\$460,818	\$451,306	\$465,130	\$561,464	\$491,026
lowest sale price	\$268,000	\$261,500	\$229,900	\$170,000	\$170,000
highest sale price	\$715,000	\$809,000	\$820,000	\$2,250,000	\$2,250,000
average \$/sq foot	\$167	\$174	\$183	\$202	\$186
average days on market	31	35	12	38	26

BAY VIEW

ABOUT THE COMMUNITY:

South of downtown and next to Lake Michigan, this vibrant neighborhood is known for a tight-knit community rich in celebrating anything Milwaukee. The shops, bars & restaurants on KK attract people from all over the city. South Shore Park is known for its biergarten, farmer's market and stunning views of the Lake & downtown. It was the very first suburb of Milwaukee in 1879, but later annexed to the city of Milwaukee. Stats are from Bay St. to Howard.

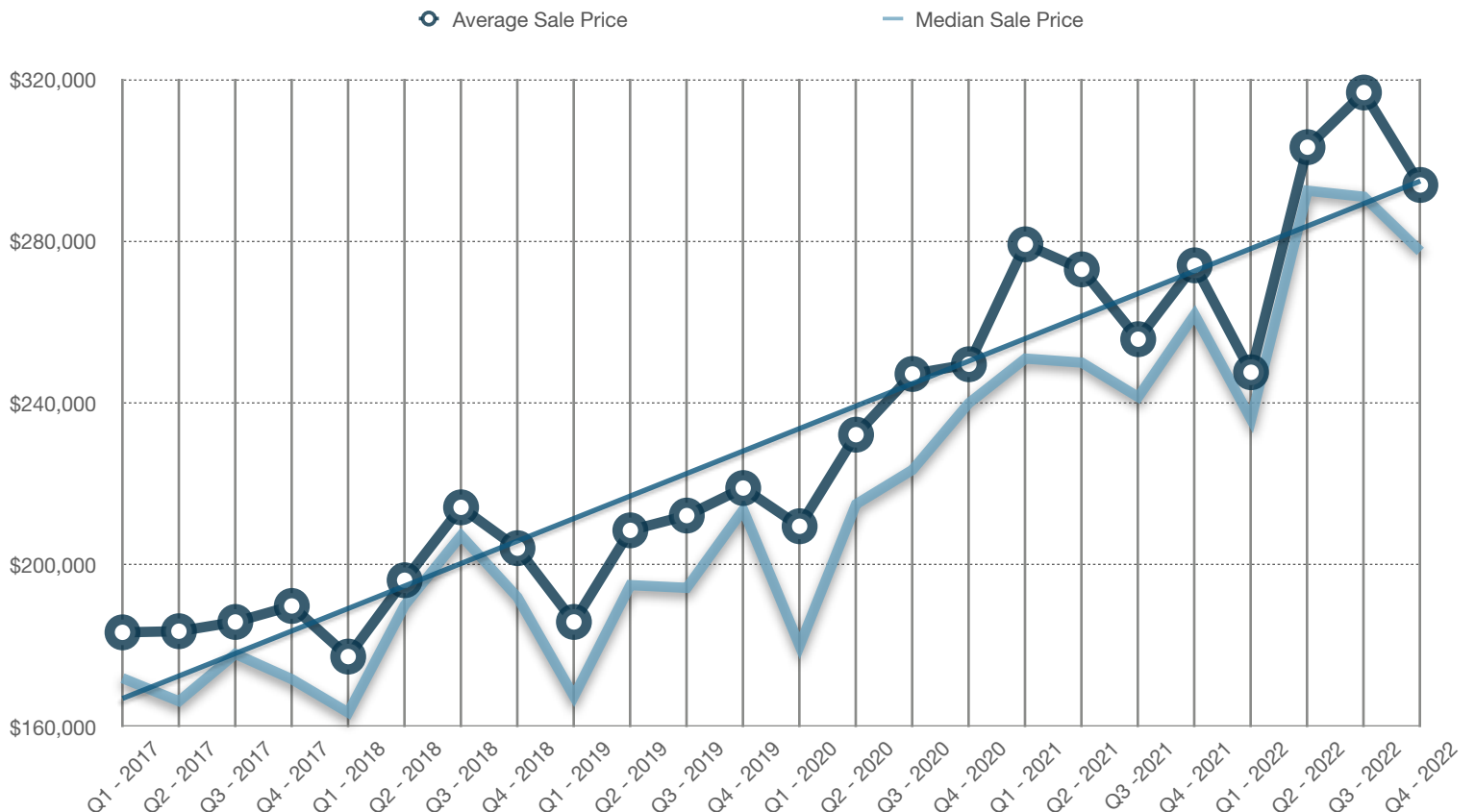


3141 - 3143 S Pine Ave.

Represented the Sellers, Sold in the \$500s

CURRENT MARKET STATISTICS:

As of February 18, 2023, there are 21 homes for sale in Bay View. This number includes 12 under contract and 1 in delayed status. Delayed status is defined as homes about to "go live" on the market.



BAY VIEW



Wholeheartedly recommend Katie, Savanna, and the entire staff at Corcoran Realty. Their expertise and attention to detail made the difference between a good price and great price when selling our family home. Professional and polished in everything they do for the client.

TOM MORDEN
sold in Bay View

YEAR VS. YEAR BY QUARTER

2022

Bay View	Q1	Q2	Q3	Q4	2022
# of homes sold	70	96	79	55	300
total volume in \$	\$17,333,300	\$29,112,577	\$25,024,945	\$16,165,460	\$87,636,282
average sale price	\$247,619	\$303,256	\$316,771	\$293,917	\$292,121
lowest sale price	\$117,500	\$115,000	\$125,000	\$127,000	\$115,000
highest sale price	\$431,000	\$570,000	\$1,292,050	\$775,000	\$1,292,050
average \$/sq foot	\$191	\$214	\$212	\$207	\$207
average days on market	31	9	11	21	17

2021

Bay View	Q1	Q2	Q3	Q4	2021
# of homes sold	59	87	107	98	351
total volume in \$	\$16,475,692	\$23,755,866	\$27,370,104	\$26,856,700	\$94,458,362
average sale price	\$279,249	\$273,056	\$255,795	\$274,048	\$269,112
lowest sale price	\$120,000	\$125,000	\$110,000	\$110,000	\$110,000
highest sale price	\$1,630,000	\$665,000	\$575,000	\$525,000	\$1,630,000
average \$/sq foot	\$181	\$203	\$190	\$196	\$190
average days on market	23	14	13	20	17

BROWN DEER



9585 N. 52st St.

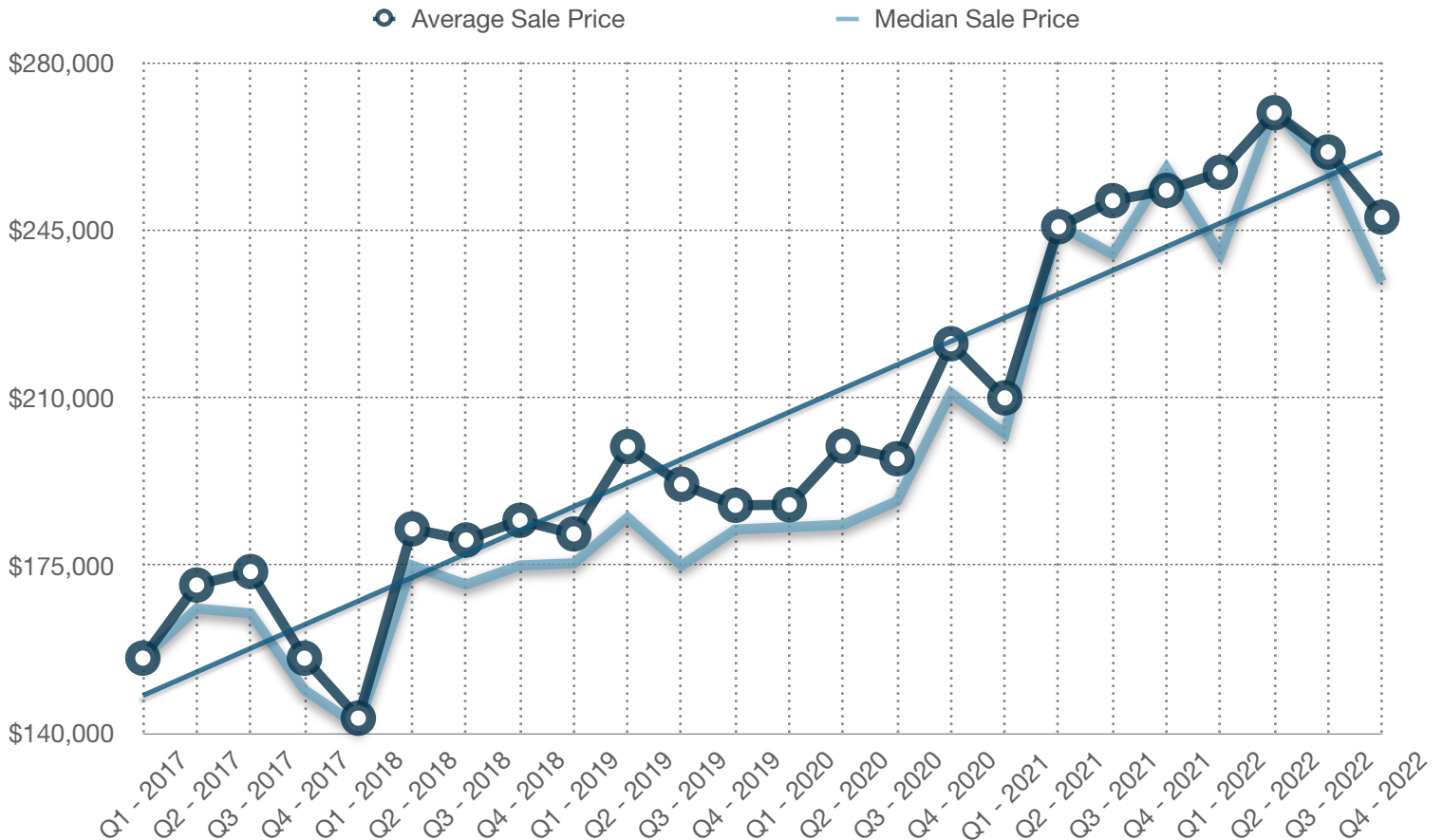
Represented the Seller, Sold for \$365,000

ABOUT THE COMMUNITY:

Brown Deer is a suburb of Milwaukee with a population of 11,965. It's in Milwaukee County and is a great, affordable North Shore option neighboring the shops and restaurants of Mequon and Thiensville. Living in Brown Deer offers residents an urban suburban mix feel and the opportunity to enjoy many parks.

CURRENT MARKET STATISTICS:

As of February 18, 2023 there are 18 homes for sale in Brown Deer. This number includes 8 under contract and 1 in delayed status. Delayed status is defined as homes about to "go live" on the market.



BROWN DEER

YEAR VS. YEAR BY QUARTER

2022

Brown Deer	Q1	Q2	Q3	Q4	2022
# of homes sold	39	45	42	38	164
total volume in \$	\$10,025,790	\$12,127,575	\$10,651,021	\$9,411,846	\$42,216,232
average sale price	\$257,072	\$269,502	\$261,310	\$247,680	\$259,392
lowest sale price	\$160,000	\$100,000	\$150,000	\$185,000	\$100,000
highest sale price	\$432,000	\$445,000	\$374,000	\$337,500	\$445,000
average \$/sq foot	\$156	\$164	\$168	\$155	\$161
average days on market	21	9	15	27	18

2021

Brown Deer	Q1	Q2	Q3	Q4	2021
# of homes sold	38	39	51	51	179
total volume in \$	\$7,979,300	\$9,582,999	\$12,809,077	\$12,918,012	\$43,289,388
average sale price	\$209,982	\$245,718	\$251,158	\$253,294	\$241,840
lowest sale price	\$107,000	\$136,000	\$130,000	\$140,000	\$107,000
highest sale price	\$305,000	\$357,000	\$355,000	\$349,900	\$357,000
average \$/sq foot	\$135	\$145	\$147	\$140	\$142
average days on market	17	10	11	17	14

CEDARBURG



6871 Kingswood Dr.

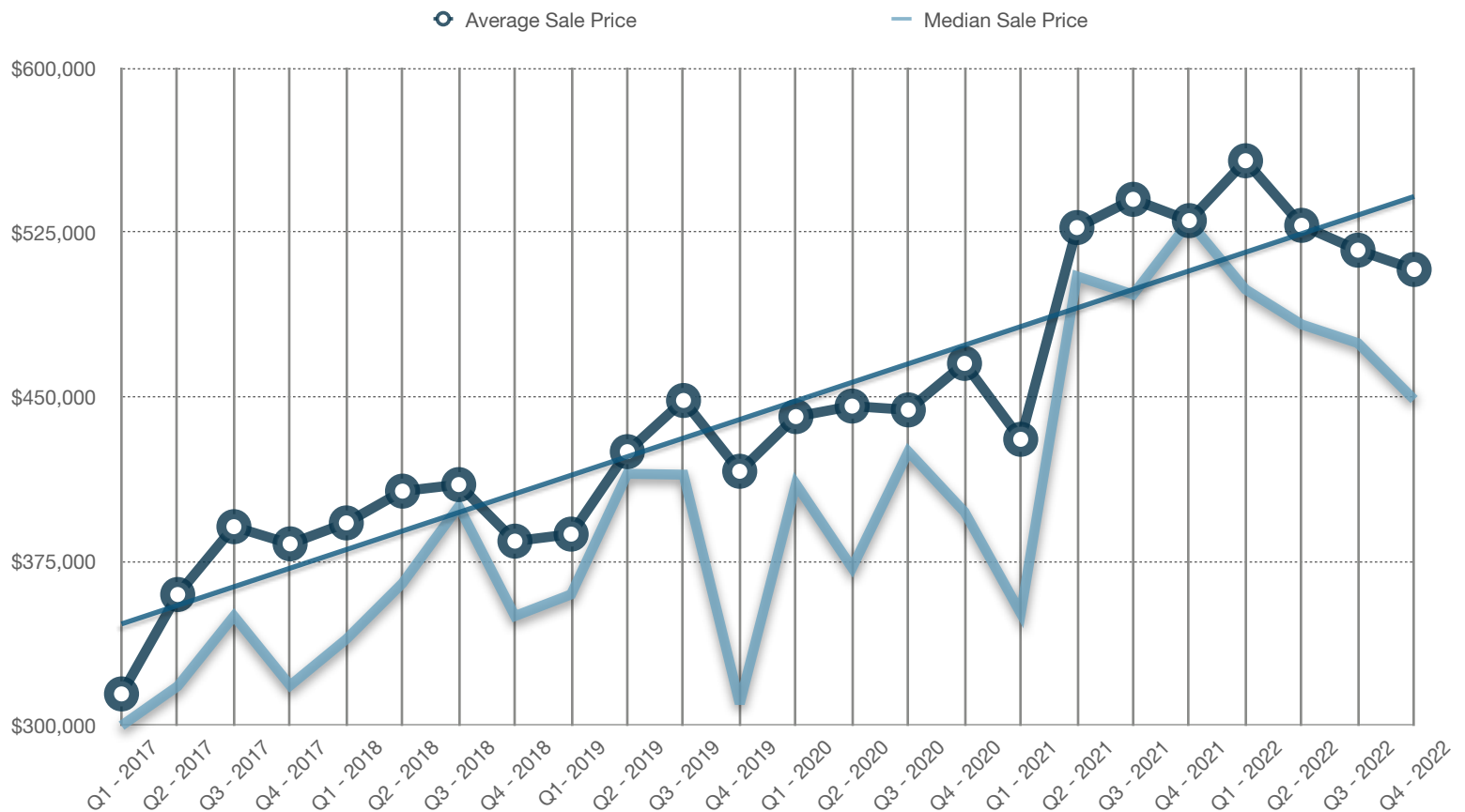
Represented the Buyer, Sold for \$575,000

ABOUT THE COMMUNITY:

Built along Cedar Creek, this charming town has a small town Wisconsin feel, but still close enough to the city (just 20 miles north of downtown Milwaukee). Known for its quaint village lined with inns, cafes and a unique mix of shops, it often attracts tourists and urban city dwellers looking for a hometown vibe. No matter what time of year the village is booming with festivals, this community always has something to offer.

CURRENT MARKET STATISTICS:

As of February 18, 2023, there are 35 homes for sale in Cedarburg. This number includes 13 under contract and 1 in delayed status. Delayed status is defined as homes about to “go live” on the market.



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CEDARBURG

YEAR VS. YEAR BY QUARTER

2022

Cedarburg	Q1	Q2	Q3	Q4	2022
# of homes sold	19	57	60	46	182
total volume in \$	\$10,596,500	\$30,109,850	\$31,014,705	\$23,373,289	\$95,094,344
average sale price	\$557,711	\$528,243	\$516,912	\$508,115	\$522,496
lowest sale price	\$310,000	\$240,000	\$240,000	\$220,000	\$220,000
highest sale price	\$1,300,000	\$1,100,000	\$1,275,000	\$1,080,000	\$1,300,000
average \$/sq foot	\$211	\$227	\$221	\$220	\$221
average days on market	35	8	16	33	21

2021

Cedarburg	Q1	Q2	Q3	Q4	2021
# of homes sold	26	68	73	136	303
total volume in \$	\$11,196,399	\$35,851,285	\$39,427,951	\$32,706,443	\$119,182,078
average sale price	\$430,631	\$527,225	\$540,109	\$530,400	\$393,340
lowest sale price	\$220,000	\$175,000	\$258,000	\$210,000	\$175,000
highest sale price	\$825,000	\$1,126,000	\$1,257,000	\$1,425,000	\$1,425,000
average \$/sq foot	\$196	\$211	\$218	\$216	\$212
average days on market	28	12	18	19	18

FOX POINT



805 E. Green Tree Rd.

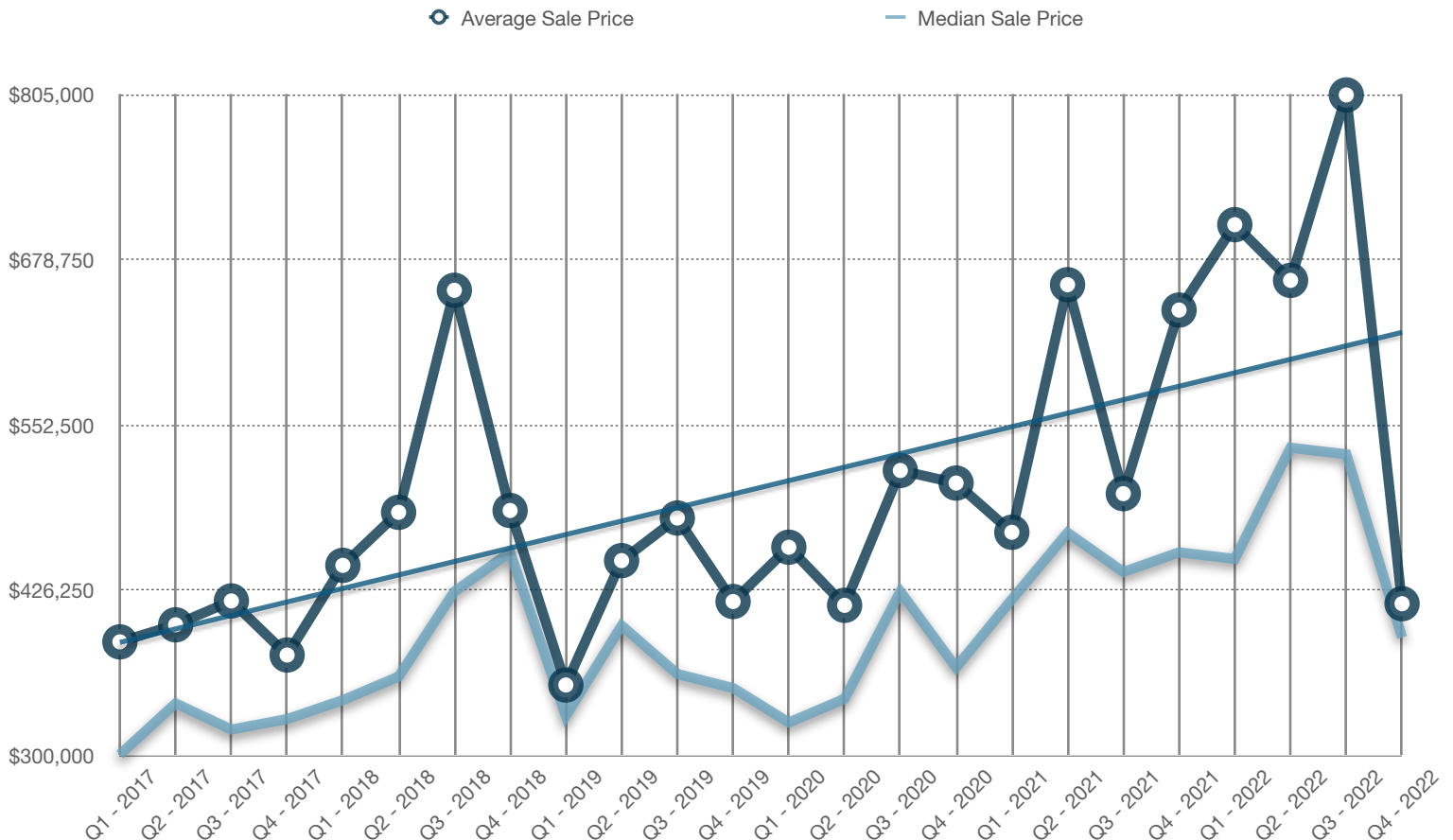
Represented the Sellers, Sold in the \$660s

ABOUT THE COMMUNITY:

Fox Point is nearly 3 square miles nestled in the middle of the North Shore villages with approximately 2400 single family homes. A lively farmer's market in the summer and fall, charming skating rink during the winter and popular community pool in the summer make Fox Point a great place all year long.

CURRENT MARKET STATISTICS:

As of February 18, 2023 there are 19 homes for sale in Fox Point. This number includes 13 under contract and 0 in delayed status. Delayed status is defined as homes about to "go live" on the market.



FOX POINT



We cannot say enough wonderful things about Katie and every person on her team!! She helped us sell and buy 3 homes in less than a year. Every step of the process was seamless and just easy! Katie is the ultimate professional and her knowledge of the market and her want to truly understand us and what we wanted exceeded our expectations!

HEATHER & SHELBY

bought in Fox Point
sold in Wauwatosa

YEAR VS. YEAR BY QUARTER

2022

Fox Point	Q1	Q2	Q3	Q4	2022
# of homes sold	31	36	34	16	117
total volume in \$	\$21,872,517	\$23,866,865	\$27,361,558	\$6,651,900	\$79,752,840
average sale price	\$705,029	\$662,968	\$804,752	\$415,744	\$681,648
lowest sale price	\$195,000	\$282,000	\$305,000	\$244,000	\$195,000
highest sale price	\$3,600,000	\$2,650,000	\$3,372,500	\$739,000	\$3,600,000
average \$/sq foot	\$241	\$235	\$260	\$202	\$239
average days on market	28	12	11	20	17

2021

Fox Point	Q1	Q2	Q3	Q4	2021
# of homes sold	27	46	38	26	137
total volume in \$	\$12,699,400	\$30,344,249	\$18,995,420	\$16,647,100	\$78,686,169
average sale price	\$470,348	\$659,658	\$499,879	\$640,273	\$574,352
lowest sale price	\$203,000	\$264,900	\$255,000	\$250,000	\$203,000
highest sale price	\$1,075,000	\$3,388,457	\$960,000	\$2,550,000	\$3,388,457
average \$/sq foot	\$180	\$232	\$197	\$226	\$211
average days on market	44	11	12	14	18

FRANKLIN



4118 W. Southwood Dr.

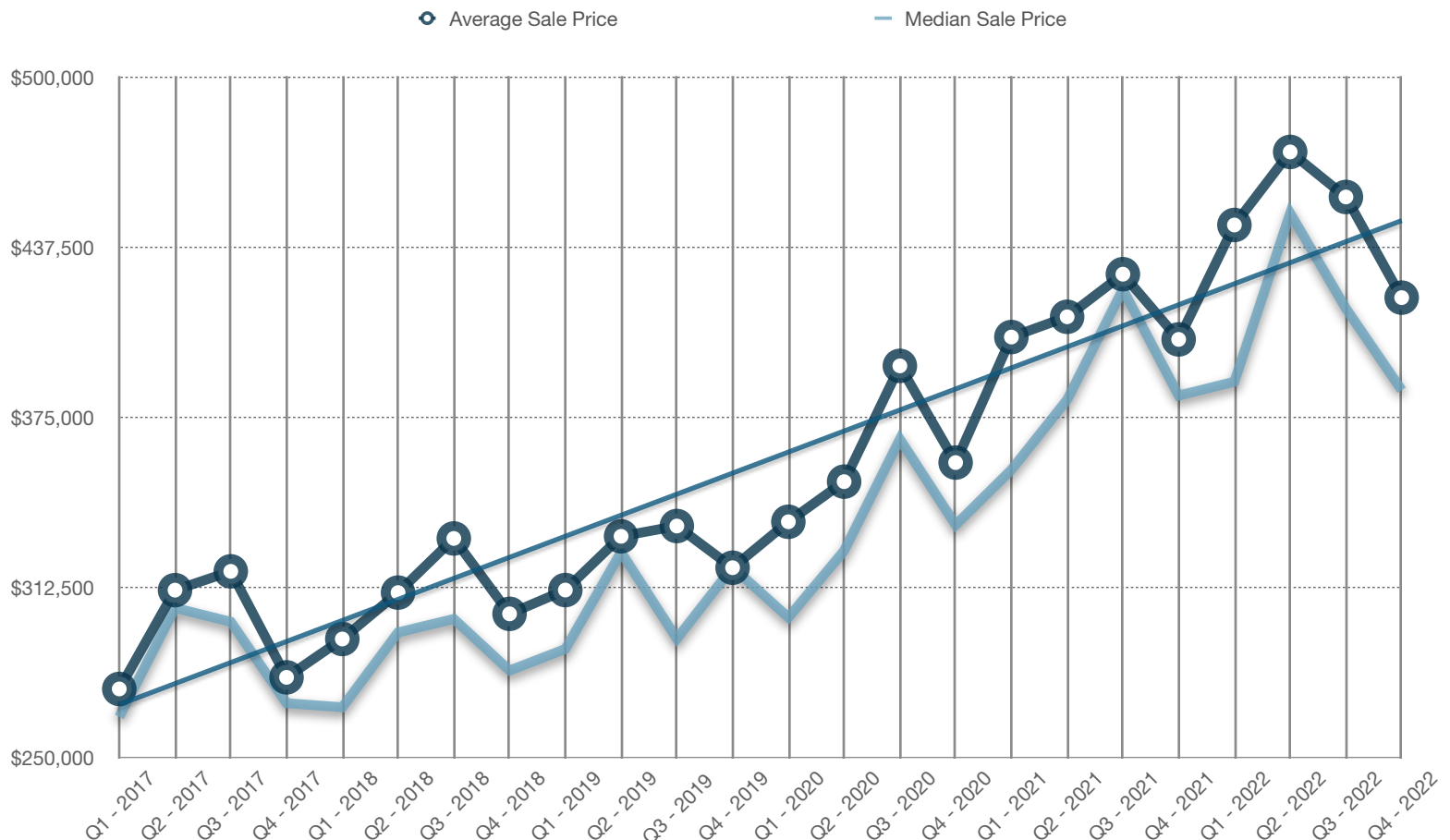
Represented Buyer. Sold in the \$480s

ABOUT THE COMMUNITY:

Franklin is located in the southwest quadrant of Milwaukee County. It offers homes with larger lots, and typically newer construction homes (spanning from the 1970s to today). It is 34.69 square miles with over 8,500 single family homes and is divided by the Root River. The town was named after one of the Founding Fathers, Benjamin Franklin, and was organized as a township in 1841.

CURRENT MARKET STATISTICS:

As of February 18, 2023, there are currently 29 homes for sale in Franklin. This number includes 18 under contract and 0 in delayed status. Delayed status is defined as homes about to “go live” on the market.



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FRANKLIN

YEAR VS. YEAR BY QUARTER

2022

Franklin	Q1	Q2	Q3	Q4	2022
# of homes sold	45	77	91	74	287
total volume in \$	\$20,055,337	\$36,383,431	\$41,492,813	\$31,004,898	\$128,936,479
average sale price	\$445,674	\$472,512	\$455,965	\$418,985	\$449,256
lowest sale price	\$161,000	\$211,000	\$173,101	\$239,000	\$161,000
highest sale price	\$1,190,000	\$896,500	\$990,000	\$900,000	\$1,190,000
average \$/sq foot	\$209	\$209	\$203	\$195	\$203
average days on market	31	18	15	19	19

2021

Franklin	Q1	Q2	Q3	Q4	2021
# of homes sold	72	109	116	81	378
total volume in \$	\$29,124,356	\$44,901,881	\$49,601,193	\$32,694,762	\$156,322,192
average sale price	\$404,505	\$411,944	\$427,596	\$403,639	\$413,551
lowest sale price	\$95,000	\$170,000	\$162,800	\$115,000	\$95,000
highest sale price	\$1,000,000	\$1,025,000	\$919,000	\$1,295,000	\$1,295,000
average \$/sq foot	\$182	\$191	\$180	\$182	\$184
average days on market	27	18	19	18	20

GERMANTOWN



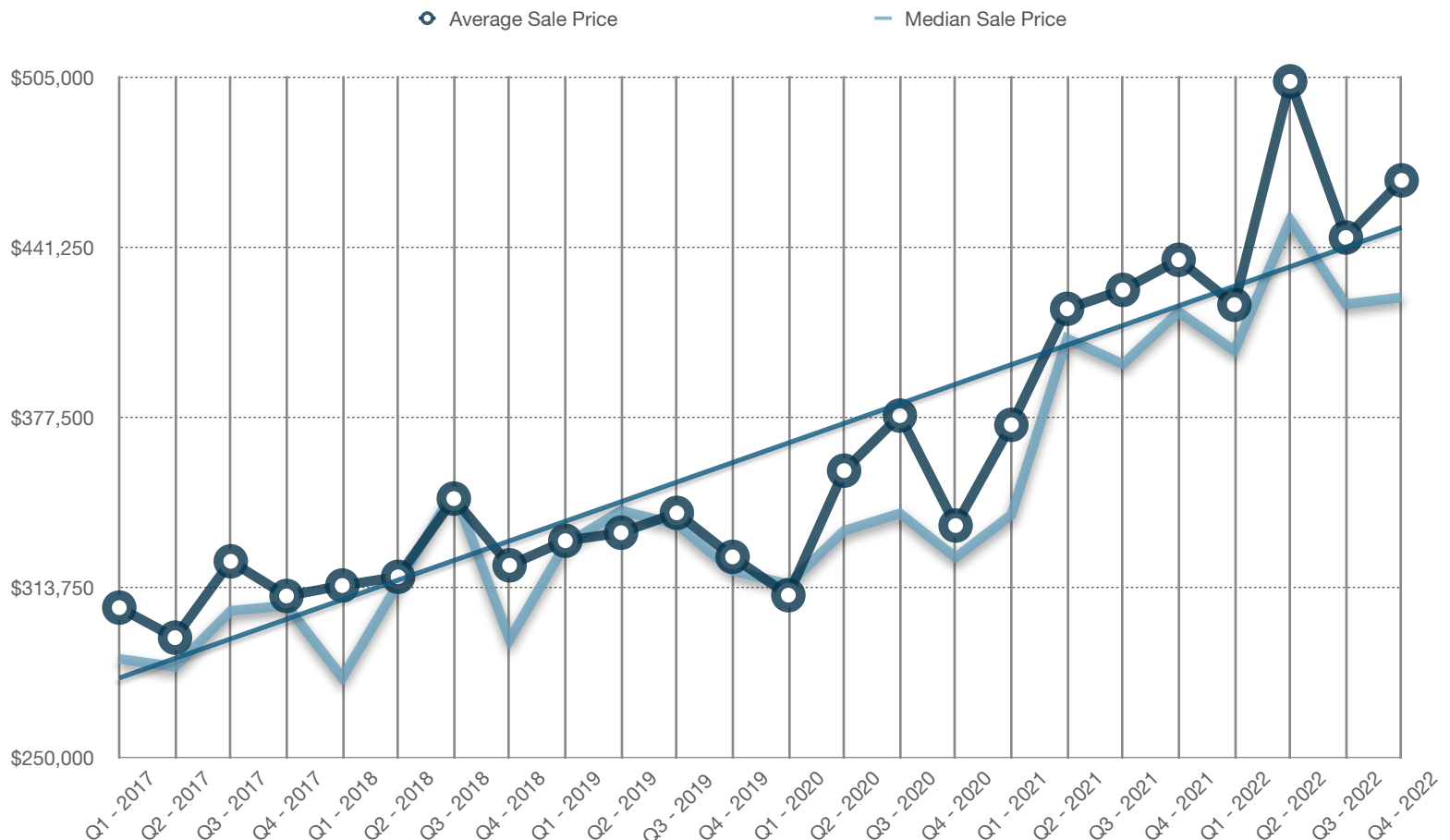
N106W15767 Creek Terrace
Represented Seller. Sold for \$450,000

ABOUT THE COMMUNITY:

Germantown's population was 20,917 in the 2020 census. There are over 7,500 households and 78% of properties are owner occupied. The village surrounds the Town of Germantown. In July 2015, Germantown was ranked the 37th most appealing place to live in the United States by Money Magazine.

CURRENT MARKET STATISTICS:

As of February 18, 2023, there are currently 22 homes for sale in Germantown. This number includes 10 under contract and 1 in delayed status. Delayed status is defined as homes about to "go live" on the market.



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GERMANTOWN



Katie and all of her team are wonderful people to work with. Every aspect of the process of selling my Germantown home were handled with professionalism and above and beyond what was expected. Any and all problems were handled by Katie and her team with ease. I have and will continue to recommend Katie and her team to friends and neighbors.

JIM DUFFY
sold in Germantown

YEAR VS. YEAR BY QUARTER

2022

Germantown	Q1	Q2	Q3	Q4	2022
# of homes sold	38	50	61	42	191
total volume in \$	\$15,949,192	\$25,170,100	\$27,138,755	\$19,584,600	\$87,842,647
average sale price	\$419,715	\$503,402	\$444,897	\$466,300	424900
lowest sale price	\$170,000	\$235,000	\$245,000	\$275,000	\$170,000
highest sale price	\$650,000	\$1,534,000	\$766,855	\$799,900	\$1,534,000
average \$/sq foot	\$192	\$208	\$195	\$191	197
average days on market	20	14	13	22	17

2021

Germantown	Q1	Q2	Q3	Q4	2021
# of homes sold	33	69	74	62	238
total volume in \$	\$12,365,337	\$28,853,600	\$31,470,147	\$27,064,888	\$99,753,972
average sale price	\$374,707	\$418,168	\$425,272	\$436,530	\$419,134
lowest sale price	\$249,000	\$216,500	\$105,000	\$120,000	\$105,000
highest sale price	\$685,000	\$800,000	\$950,000	\$845,670	\$950,000
average \$/sq foot	\$163	\$181	\$179	\$180	\$178
average days on market	20	13	15	26	18

GLENDALE



4620 N. Ironwood Ln.

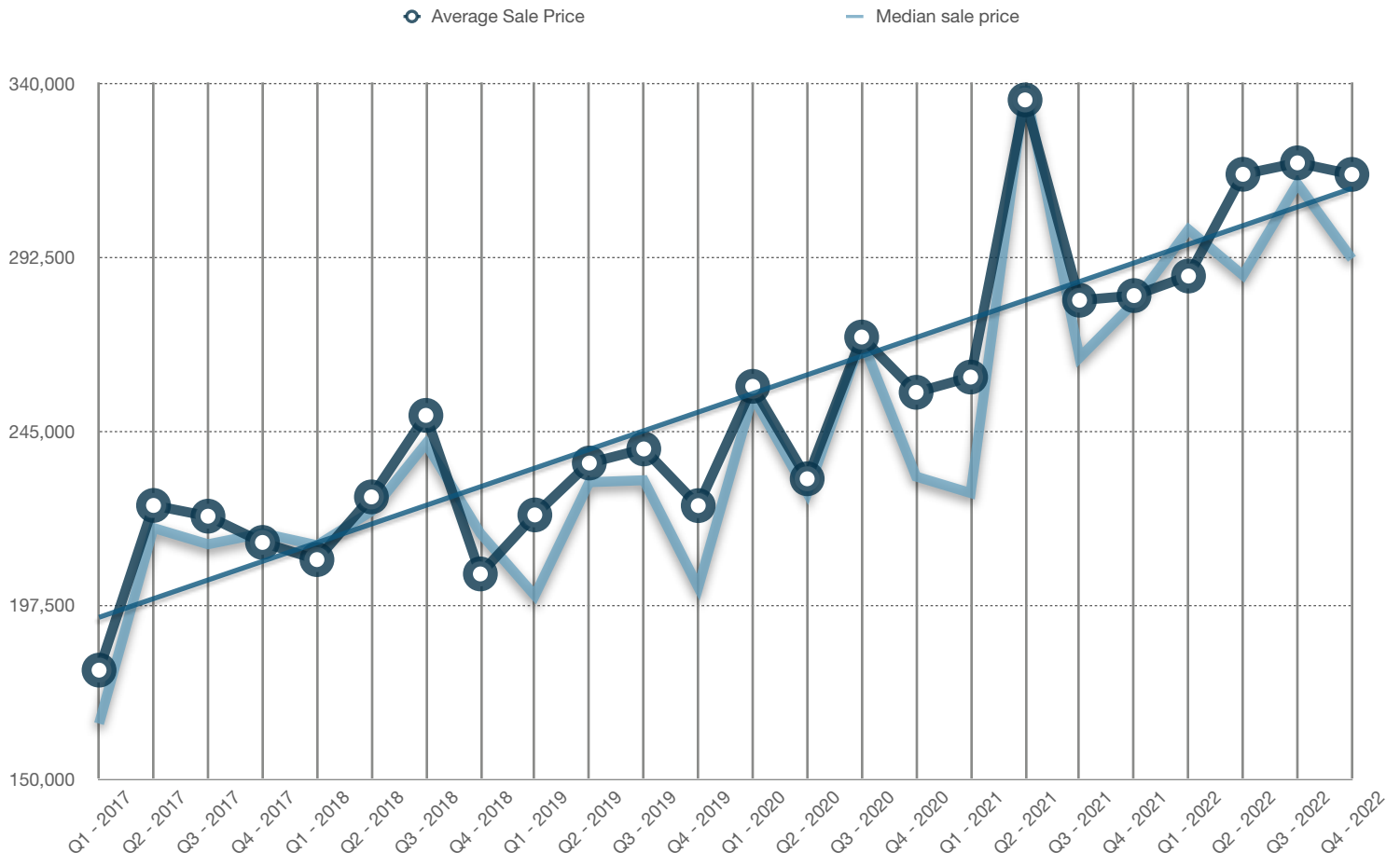
Represented the Seller, sold for \$290k

ABOUT THE COMMUNITY:

The city of Glendale has a broad reach, with nearly 6 square miles, following the Milwaukee River and bordering nearly every municipality in the North Shore. For this reason Glendale is one of the most versatile municipalities in all of the North Shore; each mini-neighborhood is unique. It has 3,885 single family homes.

CURRENT MARKET STATISTICS:

As of February 18, 2023, there are currently 14 homes for sale in Glendale. This number includes 12 under contract and 0 in delayed status. Delayed status is defined as homes about to “go live” on the market.



GLENDALE

YEAR VS. YEAR BY QUARTER

2022

Glendale	Q1	Q2	Q3	Q4	2022
# of homes sold	25	54	56	43	178
total volume in \$	\$7,182,138	\$17,014,400	\$17,819,750	\$13,547,300	\$55,563,588
average sale price	\$287,285	\$315,081	\$318,209	\$315,053	\$312,154
lowest sale price	\$107,500	\$115,000	\$115,000	\$165,000	\$107,500
highest sale price	\$420,000	\$545,000	\$608,000	\$572,000	\$608,000
average \$/sq foot	\$170	\$174	\$185	\$168	\$176
average days on market	20	15	9	19	15

2021

Glendale	Q1	Q2	Q3	Q4	2021
# of homes sold	35	47	66	59	207
total volume in \$	\$9,088,897	\$15,765,700	\$18,524,300	\$16,634,776	\$60,013,673
average sale price	\$259,683	\$335,440	\$280,671	\$281,945	\$289,921
lowest sale price	\$85,500	\$173,000	\$139,900	\$78,000	\$78,000
highest sale price	\$550,000	\$555,000	\$515,000	\$529,900	\$555,000
average \$/sq foot	\$147	\$165	\$161	\$164	\$160
average days on market	27	22	11	16	18

MEQUON/THIENSVILLE



10120 North Vintage Court

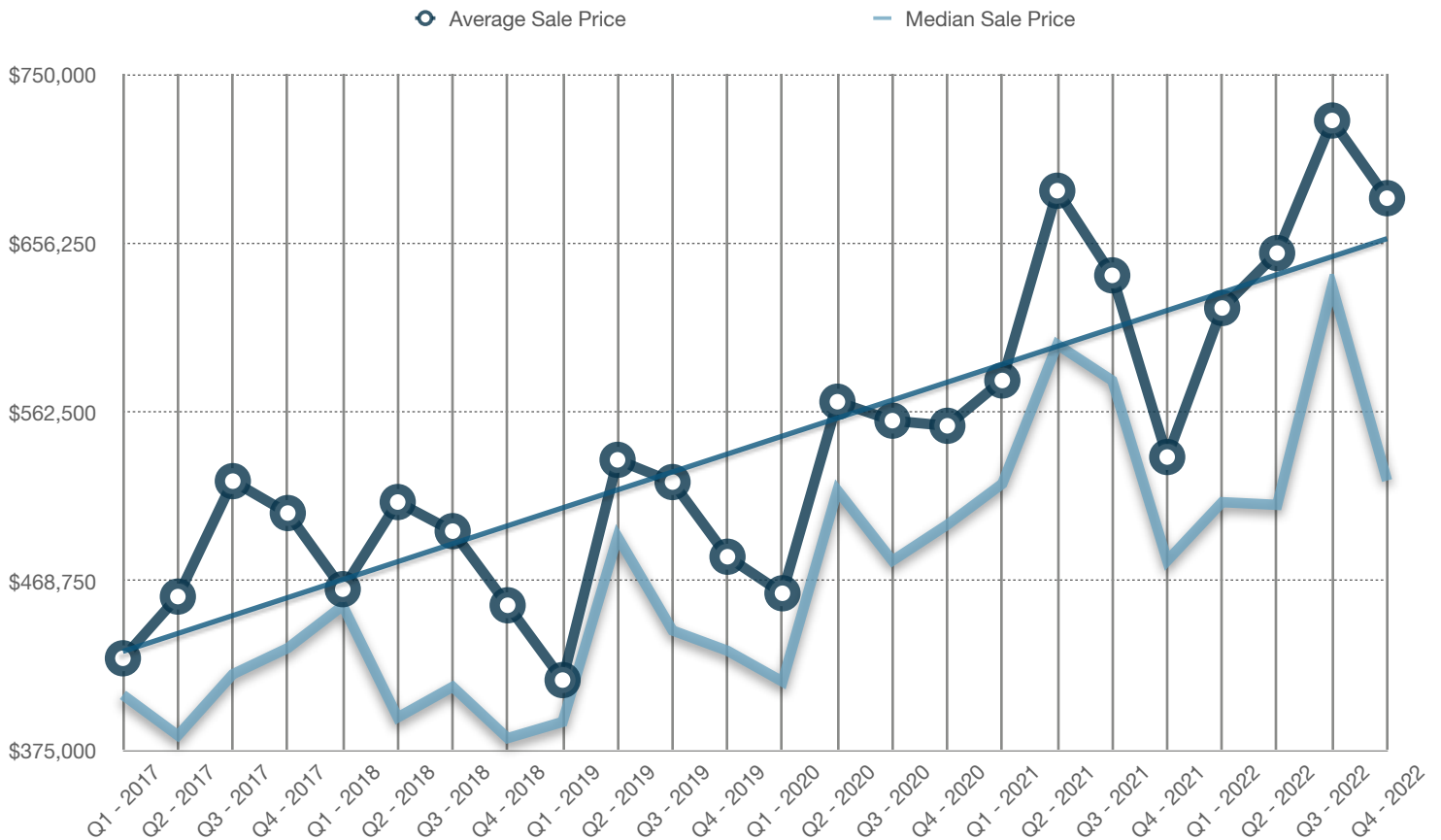
Represented the Seller, Sold for \$1,515,000

ABOUT THE COMMUNITY:

Found just north of Milwaukee county, Mequon/Thiensville offers a “North Shore village” feel but boasts more space and Ozaukee County taxes. Mequon/Thiensville spans nearly 50 square miles.

CURRENT MARKET STATISTICS:

As of February 18, 2023, there are currently 49 homes for sale in Mequon/Thiensville. This number includes 20 under contract and 1 in delayed status. Delayed status is defined as homes about to “go live” on the market.



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MEQUON/THIENSVILLE

YEAR VS. YEAR BY QUARTER

2022

Mequon/Thiensville	Q1	Q2	Q3	Q4	2022
# of homes sold	68	106	92	56	322
total volume in \$	\$42,180,774	\$68,983,852	\$66,645,314	\$38,150,764	\$215,960,704
average sale price	\$620,305	\$650,791	\$724,405	\$681,263	\$670,685
lowest sale price	\$235,000	\$190,000	\$250,000	\$258,000	\$190,000
highest sale price	\$1,628,000	\$1,875,000	\$2,400,000	\$2,688,183	\$2,688,183
average \$/sq foot	\$203	\$209	\$211	\$217	\$210
average days on market	35	10	26	31	23

2021

Mequon/Thiensville	Q1	Q2	Q3	Q4	2021
# of homes sold	82	107	117	94	400
total volume in \$	\$47,564,286	\$73,338,771	\$74,695,866	\$50,531,834	\$246,130,757
average sale price	\$580,052	\$685,409	\$638,426	\$537,573	\$615,327
lowest sale price	\$115,000	\$210,000	\$243,000	\$184,789	\$115,000
highest sale price	\$1,920,000	\$3,025,000	\$1,700,000	\$1,275,000	\$3,025,000
average \$/sq foot	\$194	\$188	\$198	\$200	\$195
average days on market	53	35	20	25	32

SHOREWOOD



2929 E. Jarvis St.

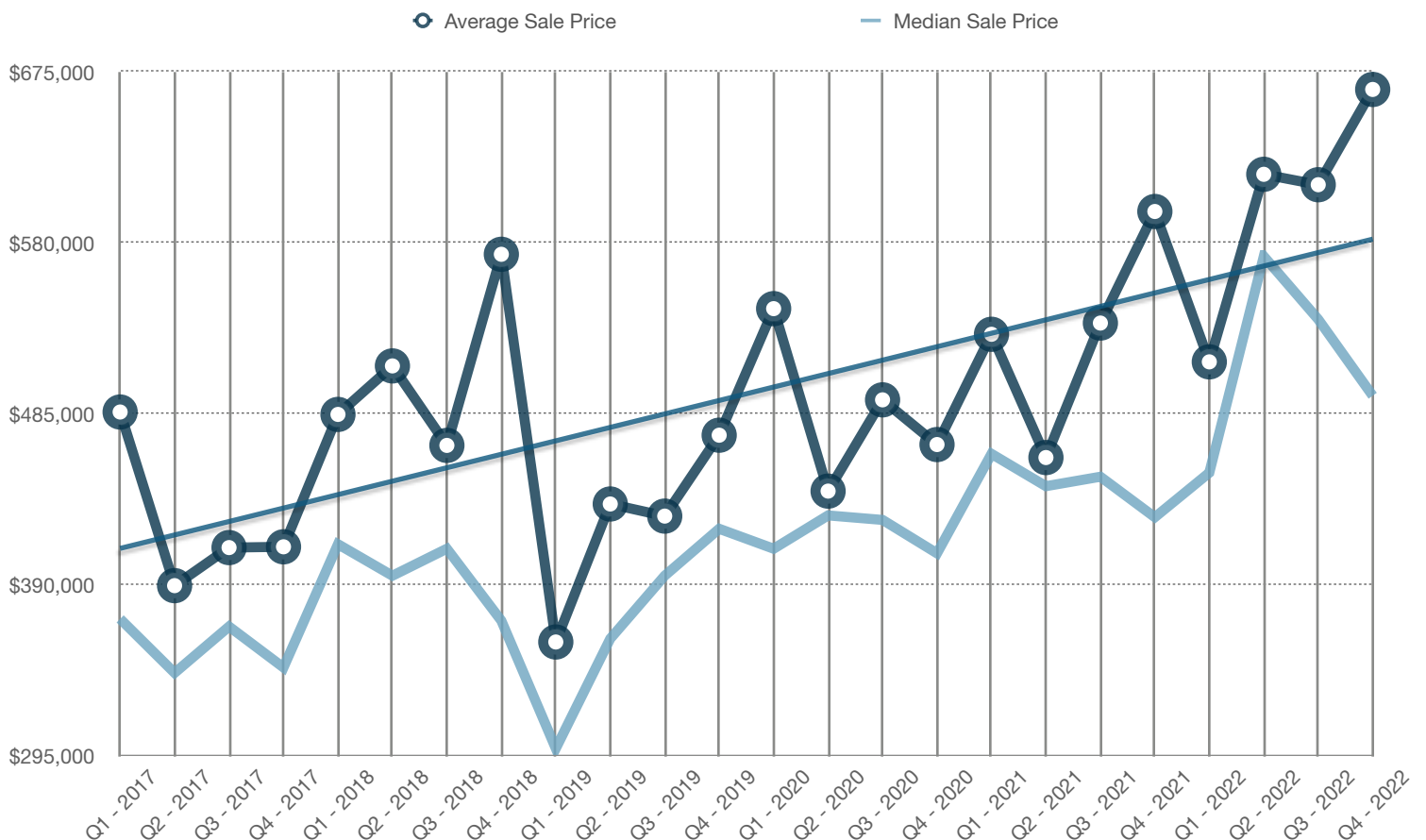
Represented the Sellers, sold for \$480,000

ABOUT THE COMMUNITY:

Shorewood is the first North Shore suburb north of the city, and therefore has a more urban feel than other villages in the North Shore. The sought after school district, progressive business district and close proximity to the lake and downtown are some of the reasons people love this village. Shorewood is a total of 1.5 square miles and has 2,422 single family homes.

CURRENT MARKET STATISTICS:

As of February 18, 2023 there are 11 homes for sale in Shorewood. This number includes 4 under contract and 3 in delayed status. Delayed status is defined as homes about to “go live” on the market.



SHOREWOOD



Everyone at Corcoran Realty and Co. was incredible from start to finish of selling our house. They were responsive and helpful, and made the process as hassle free as possible. Katie Corcoran is professional and smart and has a great feel for the market. They helped us sell our house for a great price after minimal showing time. I would highly recommend them to anyone!!

JONATHAN & CANDICE GREENBERG
sold in Shorewood

YEAR VS. YEAR BY QUARTER

2022

Shorewood	Q1	Q2	Q3	Q4	2022
# of homes sold	24	24	38	13	99
total volume in \$	\$12,331,998	\$14,833,400	\$23,266,237	\$8,647,723	\$59,079,358
average sale price	\$513,833	\$618,058	\$612,269	\$665,209	\$596,761
lowest sale price	\$255,000	\$315,000	\$262,000	\$274,000	\$255,000
highest sale price	\$1,045,000	\$1,175,000	\$1,750,000	\$1,800,000	\$1,800,000
average \$/sq foot	\$233	\$285	\$258	\$253	\$258
average days on market	19	7	15	18	14

2021

Shorewood	Q1	Q2	Q3	Q4	2021
# of homes sold	22	28	35	38	123
total volume in \$	\$11,641,450	\$12,898,521	\$18,738,847	\$22,700,945	\$65,979,763
average sale price	\$529,157	\$460,661	\$535,396	\$597,393	\$536,421
lowest sale price	\$296,000	\$218,000	\$232,600	\$235,000	\$218,000
highest sale price	\$1,175,000	\$1,079,000	\$2,400,000	\$3,594,225	\$3,594,225
average \$/sq foot	\$215	\$229	\$239	\$223	\$230
average days on market	24	9	12	18	16

WAUWATOSA



3134 Menomonee River Parkway.

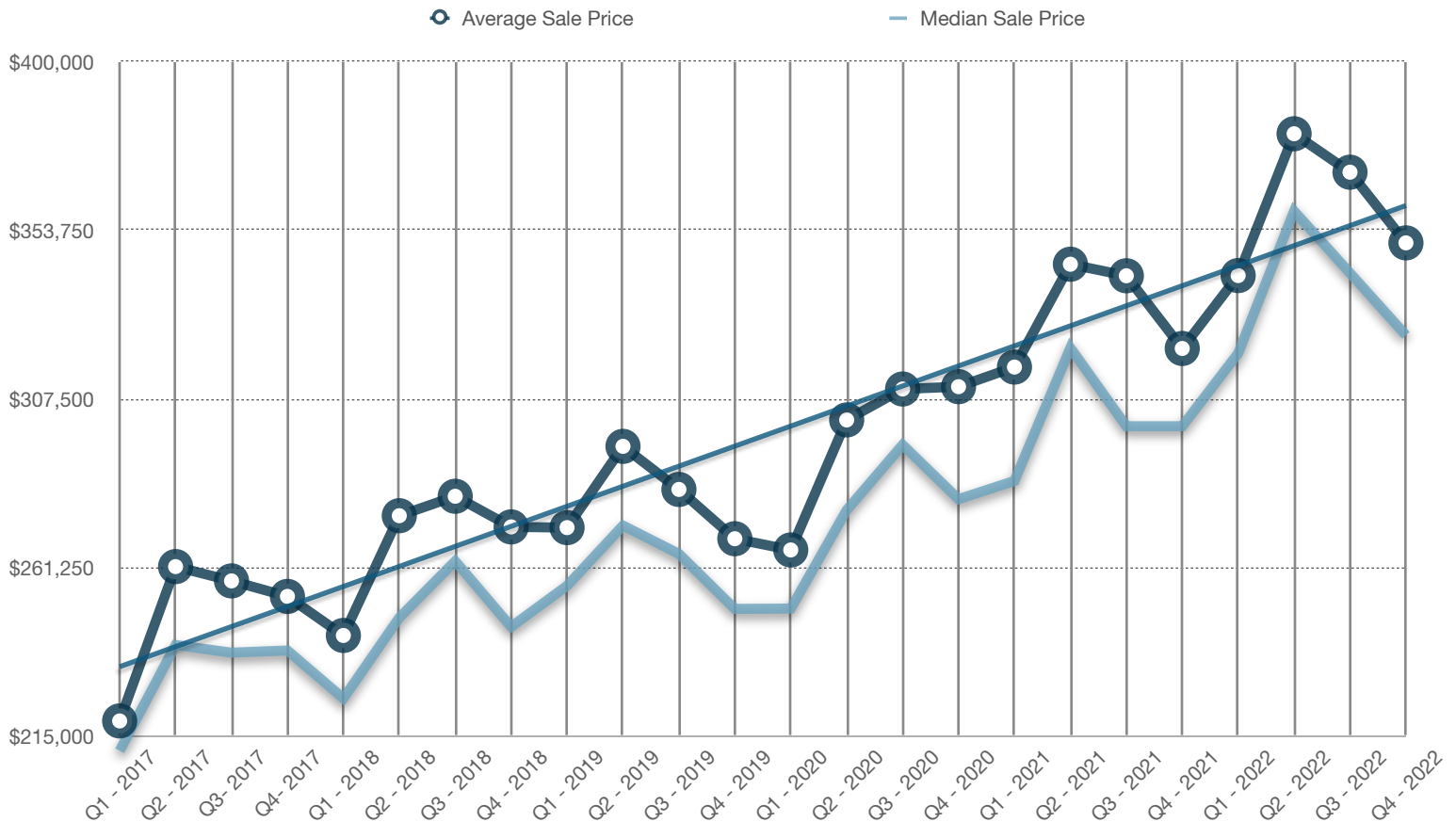
Represented the Seller, Sold for \$484,900

ABOUT THE COMMUNITY:

Wauwatosa spans 13.25 miles and in 2020 boasted a population of 48,387 and approximately 13,542 single family homes. Some single family homes in Tosa offer large lots (out West) while homes closer to the village have a more urban feel. The village is typically bustling with business people and visitors. Many liken the village of Tosa to Whitefish Bay & Shorewood due to its' urban/suburban feel.

CURRENT MARKET STATISTICS:

As of February 18, 2023, there are currently 51 homes for sale in Wauwatosa. This number includes 38 under contract and 3 in delayed status. Delayed status is defined as homes about to "go live" on the market.



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WAUWATOSA

YEAR VS. YEAR BY QUARTER

2022

Wauwatosa	Q1	Q2	Q3	Q4	2022
# of homes sold	134	235	191	126	686
total volume in \$	\$45,738,036	\$89,352,158	\$70,608,568	\$44,137,190	\$249,835,952
average sale price	\$341,328	\$380,221	\$369,678	\$350,295	\$364,192
lowest sale price	\$158,500	\$155,000	\$150,000	\$102,000	\$102,000
highest sale price	\$770,000	\$849,000	\$827,500	\$770,500	\$849,000
average \$/sq foot	\$194	\$211	\$203	\$192	\$202
average days on market	21	8	10	13	12

2021

Wauwatosa	Q1	Q2	Q3	Q4	2021
# of homes sold	121	182	222	222	747
total volume in \$	\$38,263,852	\$62,687,124	\$75,762,666	\$71,335,371	\$248,049,013
average sale price	\$316,230	\$344,435	\$341,273	\$321,330	\$332,060
lowest sale price	\$128,000	\$106,500	\$132,500	\$95,000	\$95,000
highest sale price	\$815,000	\$803,000	\$930,000	\$975,000	\$975,000
average \$/sq foot	\$176	\$193	\$184	\$182	\$185
average days on market	17	11	12	20	15

WHITEFISH BAY



4790 N. Woodburn St.

Represented Buyer & Seller, Sold for \$574,900

ABOUT THE COMMUNITY:

Regardless of overall market trends in the city of Milwaukee, Whitefish Bay has historically held a higher demand than perhaps any other suburb. The sought after school district, small town feel and close proximity to the lake and downtown are a few of the reasons this village remains in high demand. The village has been ranked as the #1 best place to live in Wisconsin by [Niche.com](https://www.niche.com). Whitefish Bay is just over 2 square miles and has over 4,800 single family homes.

CURRENT MARKET STATISTICS:

As of February 18, 2023, there are currently 20 homes for sale in Whitefish Bay, this number includes 14 under contract and 2 in delayed status. Delayed status is defined as homes about to “go live” on the market.



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WHITEFISH BAY



"Katie and her team are **truly exceptional** - so great at what they do and a joy to work with. It took us awhile to find the right next home for us and Katie was **patient and perceptive throughout the process**. When it was time to sell our home, the **staging was exceptional and the process fast**. They were with us for the highs and the occasional bumps in the road. **They're simply the best**. Thanks Corcoran Realty!"

THE MADLOM'S

bought & sold in Whitefish Bay

YEAR VS. YEAR BY QUARTER

2022

Whitefish Bay	Q1	Q2	Q3	Q4	2022
# of homes sold	42	83	70	52	247
total volume in \$	\$23,779,900	\$57,110,841	\$42,538,390	\$37,186,245	\$160,615,376
average sale price	\$566,188	\$688,082	\$607,691	\$715,120	\$650,264
lowest sale price	\$224,000	\$235,000	\$230,000	\$215,000	\$215,000
highest sale price	\$2,000,000	\$1,875,000	\$1,750,000	\$3,200,100	\$3,200,100
average \$/sq foot	\$250	\$281	\$269	\$293	\$275
average days on market	21	4	11	16	11

2021

Whitefish Bay	Q1	Q2	Q3	Q4	2021
# of homes sold	55	76	87	58	276
total volume in \$	\$26,546,330	\$48,515,578	\$54,525,129	\$30,371,678	\$159,958,715
average sale price	\$482,661	\$638,363	\$626,726	\$523,650	\$579,561
lowest sale price	\$215,250	\$235,000	\$210,000	\$260,000	\$210,000
highest sale price	\$2,500,000	\$2,750,000	\$1,495,000	\$1,376,000	\$2,750,000
average \$/sq foot	\$233	\$254	\$258	\$233	\$247
average days on market	13	13	11	12	12

BUYING OR SELLING IN THE NEXT YEAR?

BUYING?

START WITH A BUYER CONSULTATION. If you are planning on buying a home in the next 12 months, it would be advantageous for us to meet, sooner than later. We will talk about your wants & needs, the ins-and-outs of Buyer Agency & strategize a timeframe for your move.

SELLING?

BEGIN WITH A HOME MARKET & STAGING ANALYSIS. If you have a home to sell, let's schedule a time to meet at your house. We will talk about the process of getting your home on the market, current trends in your neighborhood & the best time to list.

READY TO MEET? Buying, selling or have questions about The Corcoran View?
Call or text (414) 214-0335 or email us at hello@CorcoranRealtyCo.com.

Selling Homes in the North Shore & Greater Milwaukee



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Call or Text...

