



02.21.2025

### Mortgage Rates

- **Fifth Consecutive Decline:** The average rate for a 30-year fixed-rate mortgage in the U.S. decreased for the fifth straight week, reaching 6.85%, down from 6.87% the previous week. This marks the lowest level since late December 2024. [Freddie Mac](#)

### Wisconsin Housing Market Trends

- **Home Price Appreciation:** In January 2025, Wisconsin's housing market experienced a 10.4% year-over-year increase in home prices. Concurrently, the number of homes sold rose by 3.5%, and the number of homes for sale increased by 6.7%. [Redfin](#)
- **Declining Affordability:** Affordability in Wisconsin's housing market has continued to decline over the past year, falling by 10%. This trend is attributed to high mortgage rates, rising median home prices, and stagnant income levels. [Spectrum News 1](#)

### Looking Ahead to March

- **Mortgage Rate Projections:** Analysts anticipate that mortgage rates will remain relatively stable in March 2025, with the 30-year fixed-rate mortgage averaging around 6.6%. This stability is expected to support a gradual increase in homebuying activity as we enter the spring season. [The Mortgage Reports](#)
- **Market Activity:** The spring season traditionally brings heightened real estate activity. With stable mortgage rates and increasing inventory, both buyers and sellers in Wisconsin can expect a more dynamic market. However, affordability challenges persist due to rising home prices, necessitating strategic planning for prospective buyers. [Fox 11 Online](#)

Staying informed on these trends will help us navigate the evolving market effectively. If you have any questions or would like to discuss these developments further, please feel free to reach out.