



Your Partner For Life

Welcome to March Madness...GO BADGERS!

03.21.2025

This week has been relatively calm with the major event being the Federal Reserve's Federal Open Market Committee deciding to keep their borrowing rate target at 4.25%-4.5%, where it has been since December. This was expected and resulted in very little market movement and mortgage rates remain relatively flat. In other news, affordability and inventory continue to be obstacles in our market but, we did see solid improvement in Wisconsin home sales, increasing about 7% from last winter.

Here are a few articles from the past week about the mortgage market, economy, and real estate market that you might find interesting.

Mortgage Rates

- **Slight Increase in Rates:** The average rate on a 30-year fixed mortgage continues to stay below 7% but edged up slightly this week. The average rate this week was 6.67%, up from 6.65%, but still down from 6.74% one year ago.

[Mortgage Rates - Freddie Mac](#)

Housing and Economic News

- **The Federal Reserve Holds Interest Rates:** Faced with pressing concerns over the impact tariffs will have on a slowing economy, the rate-setting Federal Open Market Committee kept its key borrowing rate targeted in a range between 4.25%-4.5%, where it has been since December. [CNBC](#)
- **Existing Home Sales Accelerated 4.2% in February:** Existing-home sales advanced 4.2% in February to a seasonally adjusted annual rate of 4.26 million and the median existing-home sales price rose 3.8% from February 2024 to \$398,400, the 20th consecutive month of year-over-year price increases. [National Association of Realtors](#)
- **Wisconsin Home Sales rebound in February:** February home sales increased 7.0% compared to that same month in 2024 and the median price increased to \$304,900, which is a 10.9% increase over the last 12 months. [Wisconsin REALTORS® Association: February 2025 Home Sales Report](#)
- **Low Housing Inventory:** Wisconsin continues to experience low housing inventory as we start the year. This scarcity contributes to rising home prices and presents challenges for buyers seeking properties. [Spectrum News 1](#)
- **Luxury Tree Houses:** The Wisconsin Dells area is set to welcome The Treetop Villas at Mirror Lake, a luxury development featuring vacation homes nestled in the trees and cantilevered over sandstone cliffs. This project offers unique lodging options and reflects the region's appeal to tourists seeking distinctive experiences. [Axios](#)
- **Sturgeon Bay:** A developer has proposed transforming a former orchard within the City of Sturgeon Bay into a 75-lot subdivision, indicating ongoing residential development in the region. [Door County Daily News](#)

Welcome to March Madness! Here are a few fun facts about the NCAA men's tournament:

- Since the NCAA began tracking on-line brackets, not a single person has filled out a 100% correct March Madness bracket.
- The odds of predicting all 63 games correctly to record a perfect bracket are 1 in 9,223,372,036,854,775,808.
- Of the more than 34 million entries across major online games, there are only 36,000 that remain unscathed after yesterday's first day.
- Bob Knight, Dean Smith, and Joe B. Hall are the only individuals who have won an NCAA championship as both a player and a head coach.
- The term "March Madness" was first used in reference to basketball by an Illinois high school official, Henry V. Porter, in 1939.
- March Madness wouldn't become associated with the NCAA tournament until Brent Musberger used it during coverage of the 1982 tournament.

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.

Please reply directly to this email if you would like to opt out of receiving these emails

210 W. Madison St. PO Box 96 Waterloo WI 53594

PH: 920-478-2181

550 W. Tyrannena Park Rd. PO Box 830 Lake Mills WI 53551

PH: 920-630-5550

218 W. Main St. PO Box 660 Marshall WI 53559

PH: 608-655-3451



Toll Free: 888-478-3007

FandMstbk.com

