

Wisconsin Real Estate Cheat Sheet 2026

The night-before summary, built like the exam.

140 Questions	4h Time limit	Scaled 75 on a 0-100 scale Passing score
\$65 Exam fee	Wisconsin Department o... Governing body	

The numbers to remember

- 140 scored items on the state portion, plus 5-10 unscored pretest items
- 4 hours total time limit
- 75 passing score, scaled 0-100
- \$65 exam fee
- Delivered only through Pearson VUE testing centers
- 24-hour wait required before a retake
- Passing scores are valid for 1 year before you must apply for licensure
- 72-hour Board-approved pre-license program required, completed within 4 years of your application
- Alternate path: 10 semester-hour credits in real estate or related law
- Renewal date: December 14 of even-numbered years; 18 hours of continuing education every two-year biennium
- Official Pearson VUE practice test: \$19.95

Content domains and weights

- Agency — 32 items
- Contract Law and Approved Forms — 22 items
- Valuing and Financing Property; Calculations — 20 items
- Business Ethics — 14 items
- Ownership and Transfer of Property — 14 items
- Disclosures — 13 items
- Miscellaneous — 12 items
- Fair Housing — 6 items
- Land Use Controls and Regulations — 5 items
- Federal Anti-Trust Law — 2 items

High-yield review areas

Agency, Contract Law, and Valuing/Financing together account for roughly half of all scored items — spend the bulk of your final review there. Within Agency, review fiduciary duty types and disclosure obligations. Within Contract Law, review the required elements of a valid contract and how contingencies are handled. Within Valuing and Financing, run through loan-to-value, proration, and appraisal-style calculations until the steps feel automatic. Don't skip the smaller domains entirely — Fair Housing, Land Use Controls, and Federal Anti-Trust Law are worth fewer items each, but a quick final pass keeps easy points from slipping away.

Top traps

- Assuming every question counts toward your score — a handful of unscored pretest items are mixed in and you cannot identify which ones, so treat every item as if it counts.

- Rushing to finish early. You have 4 hours for 140 scored items — pace yourself and use the full window if you need it.
- Booking a retake immediately after a fail without a required 24-hour wait — plan your review time around that gap instead of fighting it.
- Letting a passing score expire. You must submit your license application within 1 year of passing, so don't sit on a passing result.
- Confusing calculation-heavy Valuing and Financing items with simple memorization — these items reward practiced math, not just recalled definitions.

Official sources

- Wisconsin Department of Safety and Professional Services (DSPS) / Real Estate Examining Board (REEB) — Wisconsin Real Estate Candidate Handbook (Pearson VUE, #095000, June 2026):
<https://www.pearsonvue.com/content/dam/VUE/vue/en/documents/publications/095000.pdf>
- Wisconsin Department of Safety and Professional Services (DSPS) / Real Estate Examining Board (REEB) — Wisconsin Real Estate Content Outlines (Pearson VUE, #095006, effective July 1, 2016):
<https://www.pearsonvue.com/content/dam/VUE/vue/en/documents/publications/095006.pdf>
- Wisconsin Department of Safety and Professional Services (DSPS) / Real Estate Examining Board (REEB) — Real Estate Salesperson - DSPS - Wisconsin.gov: <https://dsps.wi.gov/Pages/Professions/RESalesperson/Default.aspx>

Free practice questions for this exam: www.everyexamprep.com/exams/wisconsin-real-estate-salesperson/practice-test