

South Central Wisconsin Multiple Listing Service

Monthly Statistical Reports

INDEX

1. Index Page
2. Monthly Statistical Narrative
4. Month and YTD Sold & Active Single Family Listings
5. Monthly Sales by Price Range and Bedrooms
6. Single Family Sold Graph
7. Median Sale Price for Single Family Homes Graph
8. Available Single Family Homes Graph
9. Month's Supply of Inventory for Single Family Homes Graph



South Central Wisconsin MLS Corporation

May 12, 2015

April Home Sales Continue Hot Streak

As has been the case since December 2014, Dane County monthly homes sales once again outpaced those of the previous year. For April, the 722 reported sales in 2015 are 24.7% over last year and are the most since 2005, which holds the record for the highest total annual sales. Year-to-date, sales are up 17.7% over 2014.

Along with the increase in sales, median prices in Dane County continue to rise as well. For the month, the median price stood at \$229,900 compared to \$210,000 one year ago. For the twelve month period of May 2014 through April 2015, as compared to the twelve months prior, the median price has risen 5.5% - from \$213,275 to \$225,000.

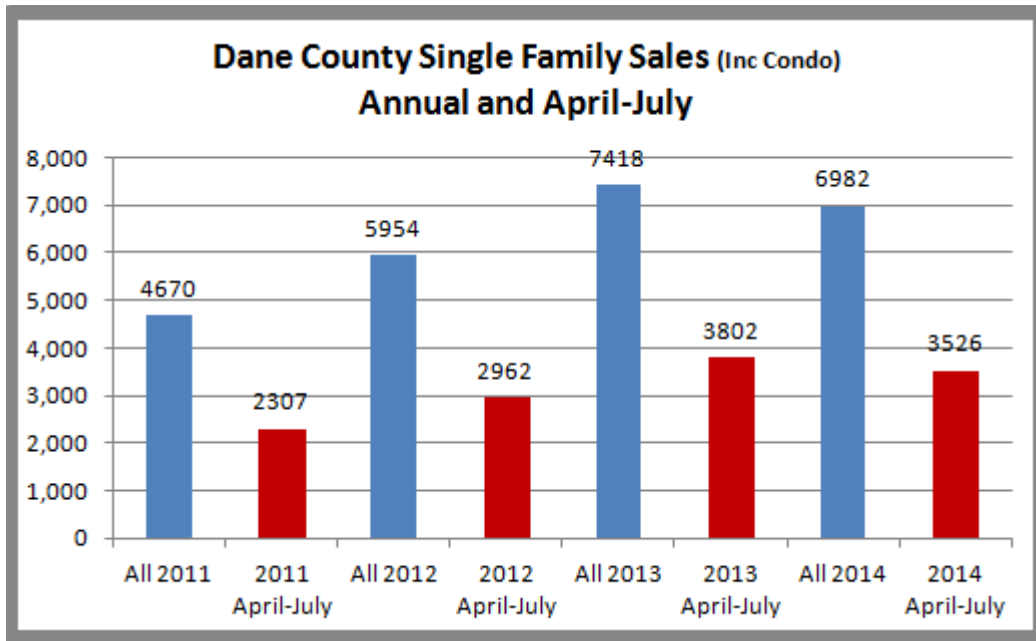
The rise in prices is not surprising as the competition for a lean inventory stays strong – especially as long term mortgage interest rates continue to hold below 4%. While new listings in Dane County are virtually identical to those of the past two years, the increase in sales has once again driven down the available inventory of active homes to 3.12 months, compared to 3.24 months in March and 4.10 months last year.

Throughout the primary market* of the SCWMLS, seven counties are reporting increased median prices since the start of the year (Rock County is the only exception with its median price essentially unchanged). For the first four months, the median price is \$185,000 across the region, compared to \$168,600 last year – representing an 9.7% increase. In addition to Dane County, Green, Rock and Sauk Counties are each reporting increases in year-to-date sales compared to 2014.

With this fast start, home sales are on pace to reach annual levels last seen in 2005. We expect the next three months to be very active as well. Over the past four years, after the last of the impacts of the federal home buyer tax credit programs, the period of April – July has accounted for 51% of the annual sales in Dane County. Now is the time to call your REALTOR®!

4801 Forest Run Road, Suite 101 • Madison, WI 53704-7337
Telephone (608) 240-2800 • Fax (608) 240-2801
<http://www.scwmls.com>

REALTOR® is a registered mark which identifies a professional in real estate who subscribes to a strict Code of Ethics as a member of the National Association of REALTORS®.



* The eight counties comprising the primary market of the South Central Wisconsin MLS are Columbia, Dane, Dodge, Grant, Green, Iowa, Rock and Sauk counties.

South Central Wisconsin MLS Sold & Active Residential Listings (Including Condos)

APRIL & Year-to-date Statistics 2015

Current sales reported as of May 12, 2015

	April			January - April		
	2015	2014	2013	2015	2014	2013
COLUMBIA COUNTY						
# New Listings	161	151	146	448	414	403
# Sales	64	70	59	187	190	163
Average Sale Price	185,465	149,282	158,152	169,037	150,369	137,539
Median Sale Price	155,500	130,700	126,110	149,000	130,700	114,000
Total # Active Residential Listings at end of Period	438	500	547	438	500	547
DANE COUNTY						
# New Listings	1,156	1,159	1,170	3,610	3,473	3,622
# Sales	722	579	685	1,975	1,678	1,843
Average Sale Price	252,264	238,785	237,147	250,216	234,445	228,273
Median Sale Price	229,900	210,000	209,900	222,500	205,000	202,000
Total # Active Residential Listings at end of Period	1,893	2,478	2,748	1,893	2,479	2,748
DODGE COUNTY						
# New Listings	75	96	75	271	294	255
# Sales	53	46	50	143	153	132
Average Sale Price	133,309	127,759	118,028	144,021	121,474	125,351
Median Sale Price	121,000	116,450	100,750	124,000	105,500	104,750
Total # Active Residential Listings at end of Period	331	371	300	331	371	300
GRANT COUNTY						
# New Listings	62	47	60	179	181	210
# Sales	31	37	21	78	95	82
Average Sale Price	126,101	134,366	93,721	129,342	131,616	100,615
Median Sale Price	125,000	105,000	85,000	109,000	110,000	90,000
Total # Active Residential Listings at end of Period	218	259	268	218	259	268
GREEN COUNTY						
# New Listings	89	85	71	235	230	239
# Sales	47	42	41	134	106	114
Average Sale Price	198,882	134,368	166,071	174,948	138,511	158,847
Median Sale Price	173,000	110,500	116,000	152,500	126,250	130,000
Total # Active Residential Listings at end of Period	179	221	223	179	221	223
IOWA COUNTY						
# New Listings	45	81	44	135	181	157
# Sales	18	21	25	61	73	73
Average Sale Price	176,880	169,652	167,648	154,409	155,039	142,148
Median Sale Price	157,450	120,000	145,000	134,000	123,500	120,000
Total # Active Residential Listings at end of Period	180	230	233	180	230	233
ROCK COUNTY						
# New Listings	308	326	292	958	920	969
# Sales	179	159	165	551	501	497
Average Sale Price	122,491	127,506	108,996	123,803	117,083	106,944
Median Sale Price	115,000	115,000	105,000	115,000	104,000	99,900
Total # Active Residential Listings at end of Period	756	869	859	756	869	859
SAUK COUNTY						
# New Listings	141	165	172	465	514	500
# Sales	76	63	57	199	178	193
Average Sale Price	198,152	189,980	164,933	183,516	158,515	160,318
Median Sale Price	166,650	155,000	162,500	152,000	140,450	145,900
Total # Active Residential Listings at end of Period	598	703	720	598	703	720

More MLS statistics are available at www.scwmls.com.

NOTE - This representation is based in whole or in part on data supplied to the South Central Wisconsin MLS Corporation by its Participants. The MLS does not guarantee and is not responsible for its accuracy. Data maintained by the MLS does not reflect all real estate activity in the market.

Whole South Central Wisconsin MLS Region

APRIL STATISTICS

2015

04/01/2015-04/30/2015



CURRENT ACTIVE LISTINGS		
PRICE CLASS/TYPE	Single Family	Condo/ Co-Op
less than 30,000	72	1
30,000 - 39,999	112	8
40,000 - 49,999	167	7
50,000 - 59,999	226	13
60,000 - 69,999	252	33
70,000 - 79,999	298	55
80,000 - 89,999	299	52
90,000 - 99,999	311	70
100,000 - 119,999	605	111
120,000 - 139,999	737	131
140,000 - 159,999	606	104
160,000 - 179,999	606	125
180,000 - 199,999	552	75
200,000 - 249,999	1,026	118
250,000 - 299,999	830	75
300,000 - 399,999	850	88
400,000 - 499,999	441	68
500,000 - 749,999	400	41
750,000 - 999,999	149	7
over 1,000,000	141	2
Total Types	8,680	1,184
Average price	248,719	204,404
Median price	184,900	162,250

TOTALS REPORT SOLD RESIDENTIAL LISTINGS				
PRICE CLASS/TYPE	0-2 Bedroom	3 Bedroom	4+ Bedroom	Condo/ Co-Op
less than 30,000	10	14	5	0
30,000 - 39,999	10	11	3	0
40,000 - 49,999	4	15	4	0
50,000 - 59,999	11	15	5	3
60,000 - 69,999	12	19	3	4
70,000 - 79,999	9	25	10	5
80,000 - 89,999	8	20	6	5
90,000 - 99,999	11	27	6	10
100,000 - 119,999	11	55	10	22
120,000 - 139,999	23	55	16	28
140,000 - 159,999	14	62	17	23
160,000 - 179,999	9	61	22	16
180,000 - 199,999	8	60	32	13
200,000 - 249,999	11	146	57	27
250,000 - 299,999	5	68	55	14
300,000 - 399,999	4	49	73	8
400,000 - 499,999	1	9	35	6
500,000 - 749,999	0	4	16	3
750,000 - 999,999	0	0	3	1
over 1,000,000	0	2	3	1
Total Types	161	717	381	189
AVERAGE PRICE	120,617	181,955	271,664	193,073
MEDIAN PRICE	115,000	173,000	245,000	153,000

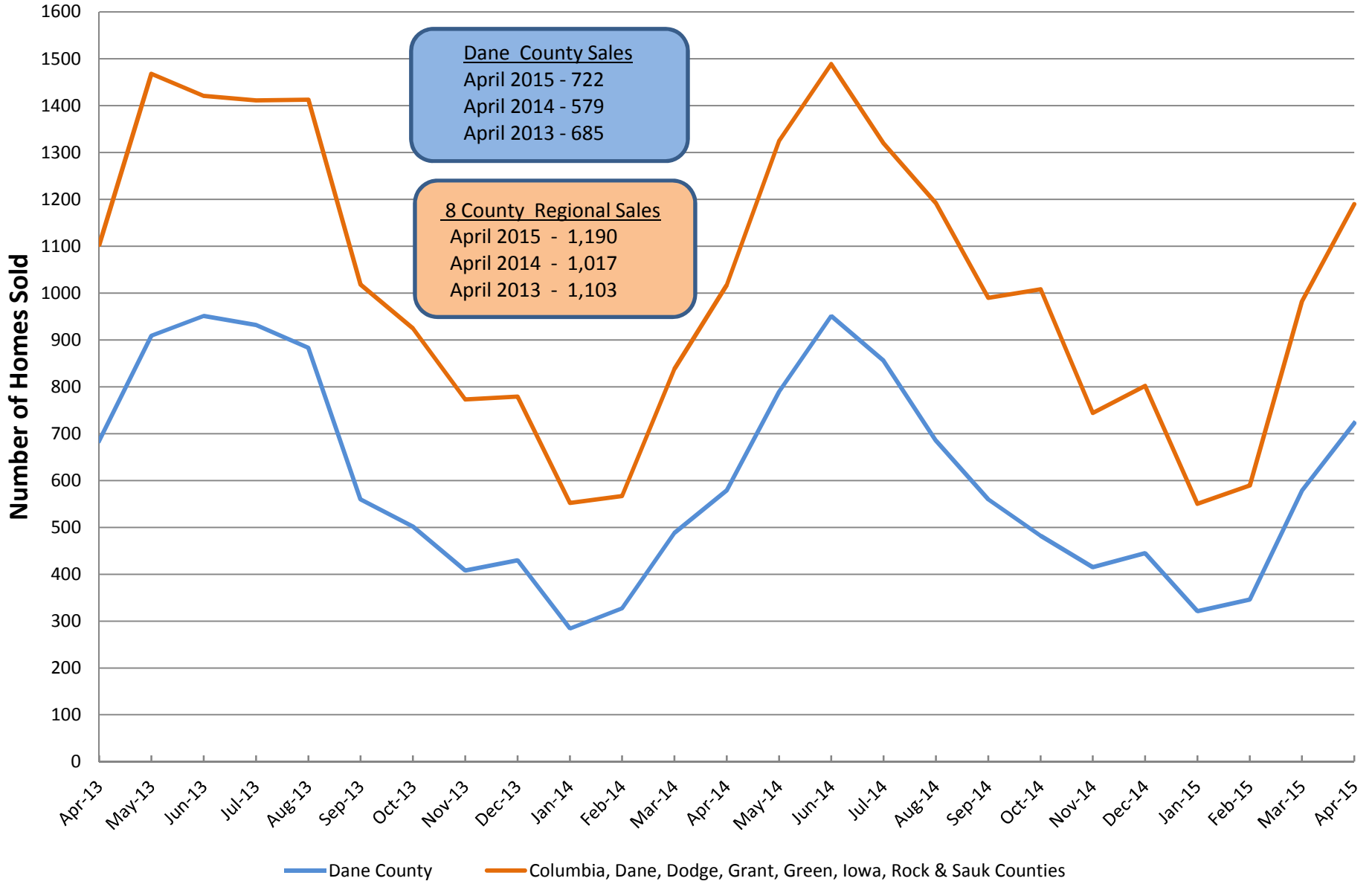
TERMS OF SALE (SALES)	
CASH	265
CONVENTIONAL	1010
FVA	37
FHA	73
WHEDA	8
ASSUMPTION	0
SELLER	4
OTHER	9
USDA	42

*Sales for the month & current active listings are reported as of 5/12/2015. The Current Active Listings Chart includes all listings available for showings, including those with offers to purchase. This representation is based in whole or in part on data supplied to the South Central Wisconsin MLS Corporation by its Participants. The MLS does not guarantee and is not responsible for its accuracy. Data maintained by the MLS does not reflect all real estate activity in the market.

More MLS statistics are available at www.scwmls.com.

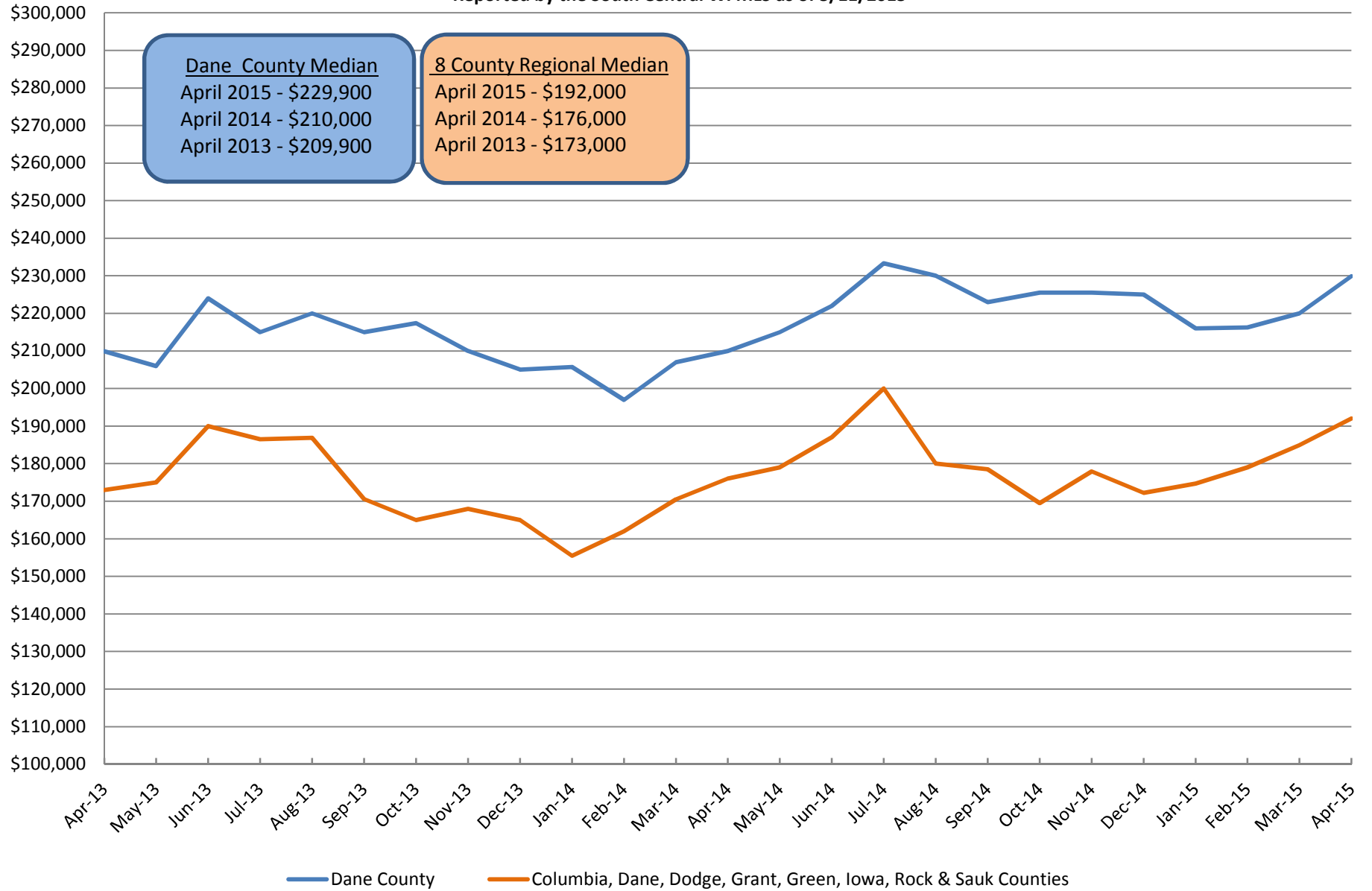
Single Family Solds (Inc Condos)

Reported by the South Central WI MLS as of 5/11/2015



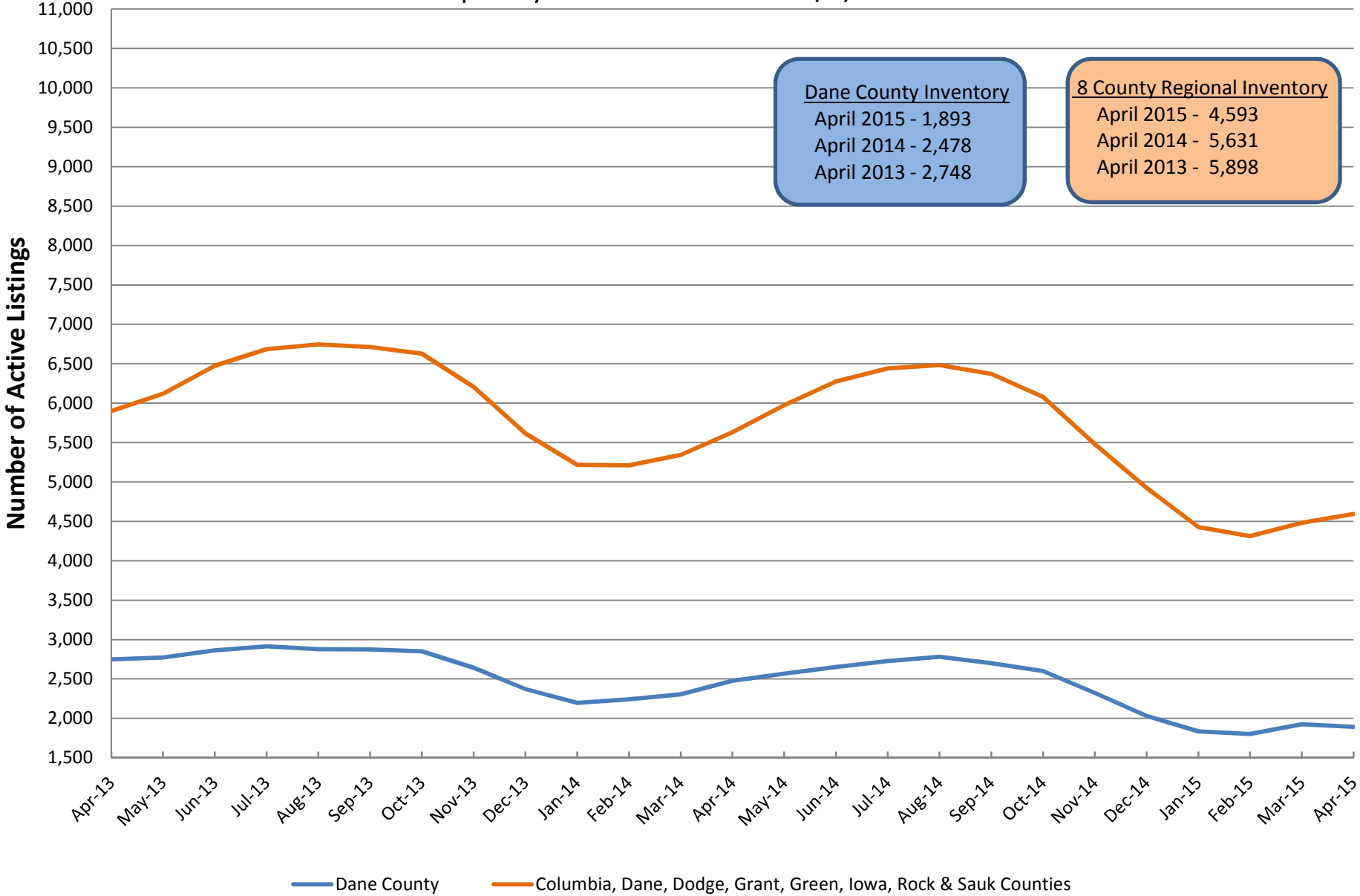
Median Sale Price for Single Family Solds (Inc Condos)

Reported by the South Central WI MLS as of 5/11/2015



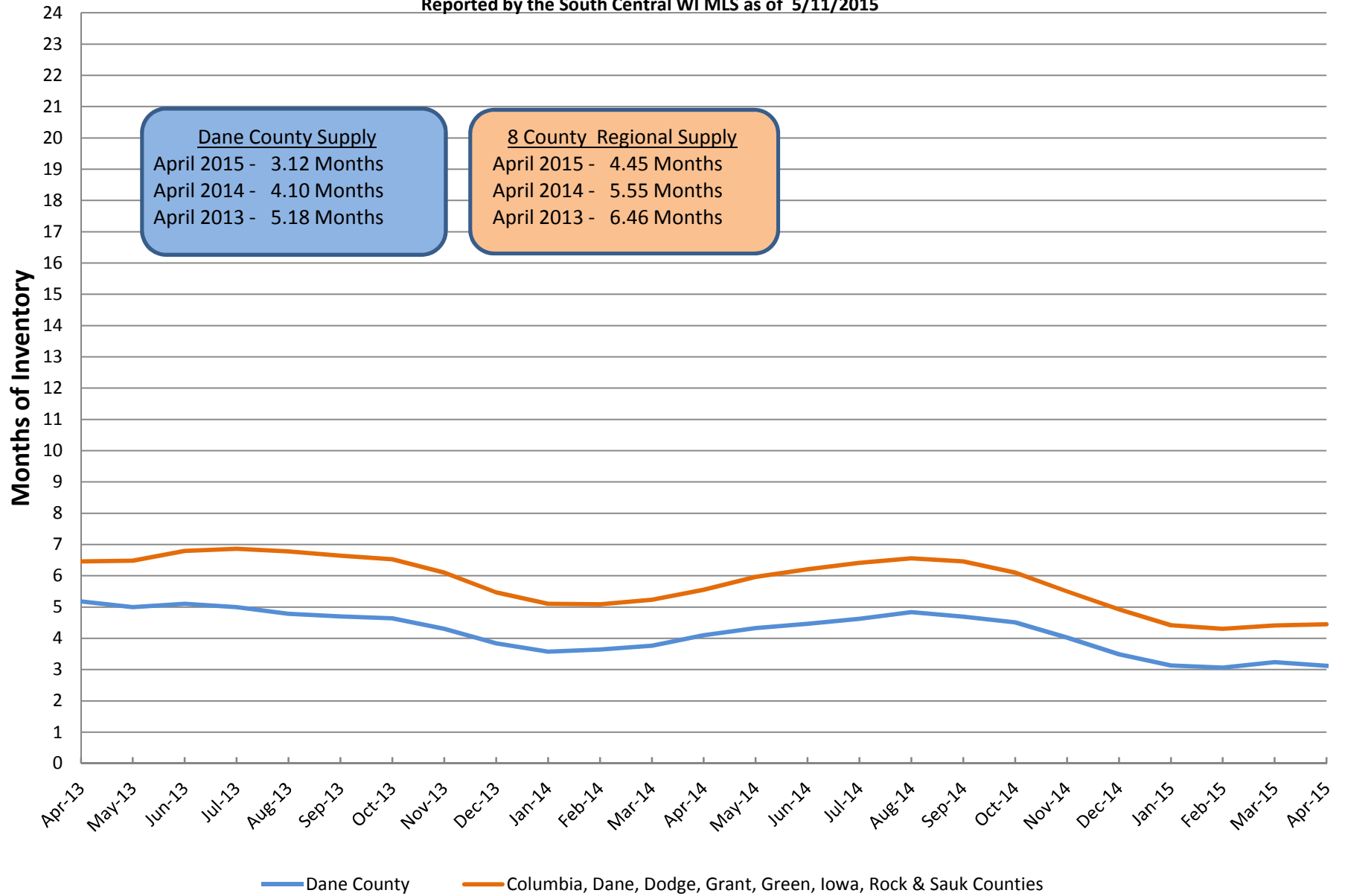
Available Single Family Homes (Inc Condos)

Reported by the South Central WI MLS as of 5/11/2015



Months Supply of Inventory for Single Family Homes (Inc Condos)

Reported by the South Central WI MLS as of 5/11/2015



Months Supply = current inventory divided by the average sales for the most current 12 months