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August statistics for residential properties in Dane County showed the second straight month of increases in both average selling price and median selling price. Although both indicators are down for year to date numbers, we have seen two consecutive months of increases, indicating that we may have seen some recovery in the mid to upper priced home market. Residential sales also showed a slight increase over last August's totals, marking the second straight month that 2009 exceeded 2008. On August 31st, the total active residential listings in Dane County were over 11% less than August 31st, of 2008. When taken individually, these statistics aren't particularly impressive; but they are encouraging when we look at where our market has been for the last two years. In four of our eight primary reporting counties, the median price was actually higher than in 2008.

Most economists now agree that we are in a recovery mode. Although nearly all concede that the recovery will be slow and prolonged, just getting some positive news back in the media will go a long way towards instilling confidence in the market. Foreclosures and short sales have, and will continue to be issues in our market, but with more stability in the financial market, and continued low mortgage rates, some of the fence sitting buyers are more eager to commit.

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

AUGUST & Year-to-date Statistics 2009

* Sales reported as of September 15, 2009

	August			January - August		
	2009	2008	2007	2009	2008	2007
COLUMBIA COUNTY						
# New Listings	122	151	155	1,108	1,256	1,288
# Sales	*40	47	63	*332	304	522
Average Sale Price	157,414	158,575	182,975	158,345	184,562	185,134
Median Sale Price	144,000	132,500	163,000	145,000	159,900	164,950
Total # Active Residential Listings at end of Period	846	867	789	846	867	789
DANE COUNTY						
# New Listings	921	1,034	1,124	7,963	9,750	10,359
# Sales	*581	577	765	*3,716	4,084	5,236
Average Sale Price	235,975	252,705	256,920	229,130	247,768	249,604
Median Sale Price	212,352	221,500	223,347	205,000	215,000	216,000
Total # Active Residential Listings at end of Period	4,655	5,231	5,342	4,655	5,231	5,342
DODGE COUNTY						
# New Listings	113	120	117	799	903	952
# Sales	*52	33	73	*341	321	449
Average Sale Price	141,097	157,015	163,095	132,252	156,261	157,412
Median Sale Price	123,000	131,000	137,000	119,000	135,000	135,000
Total # Active Residential Listings at end of Period	610	656	642	610	656	642
GRANT COUNTY						
# New Listings	39	49	51	397	325	373
# Sales	*31	34	30	*206	167	217
Average Sale Price	130,293	107,313	140,827	120,576	139,882	126,576
Median Sale Price	126,950	100,000	117,500	110,000	105,200	108,000
Total # Active Residential Listings at end of Period	293	302	254	293	302	254
GREEN COUNTY						
# New Listings	62	64	79	530	546	537
# Sales	*38	37	36	*214	224	267
Average Sale Price	147,362	138,887	161,126	154,669	159,456	165,958
Median Sale Price	146,500	125,000	136,950	128,200	130,737	139,000
Total # Active Residential Listings at end of Period	359	381	278	359	381	278
IOWA COUNTY						
# New Listings	38	42	58	344	407	434
# Sales	*23	17	27	*134	136	176
Average Sale Price	159,978	180,538	172,011	164,956	158,606	179,135
Median Sale Price	135,000	148,000	164,500	126,500	139,200	157,450
Total # Active Residential Listings at end of Period	261	284	265	261	284	265
ROCK COUNTY						
# New Listings	308	330	365	2,314	2,916	3,191
# Sales	*151	148	207	*1,037	1,142	1,633
Average Sale Price	119,175	136,175	133,508	120,870	129,456	139,216
Median Sale Price	115,000	122,600	127,500	115,000	122,000	130,000
Total # Active Residential Listings at end of Period	1,442	1,732	1,514	1,442	1,732	1,514
SAUK COUNTY						
# New Listings	131	139	159	1,035	1,055	1,226
# Sales	*50	74	79	*362	379	539
Average Sale Price	159,666	160,759	196,576	159,367	178,066	183,134
Median Sale Price	156,000	155,000	169,900	143,000	158,000	157,500
Total # Active Residential Listings at end of Period	993	908	879	993	908	879

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.

South Central Wisconsin MLS

AUGUST STATISTICS

2009

8/1/09 - 8/31/09



CURRENT ACTIVE LISTINGS		
PRICE CLASS/TYPE	Single Family	Condo/Co-Op
less than 30,000	83	3
30,000 - 39,999	91	4
40,000 - 49,999	155	8
50,000 - 59,999	187	46
60,000 - 69,999	265	33
70,000 - 79,999	300	59
80,000 - 89,999	374	76
90,000 - 99,999	351	114
100,000 - 119,999	687	232
120,000 - 139,999	913	362
140,000 - 159,999	816	337
160,000 - 179,999	911	307
180,000 - 199,999	830	280
200,000 - 249,999	1,439	375
250,000 - 299,999	975	230
300,000 - 399,999	1,052	218
400,000 - 499,999	402	123
500,000 - 749,999	492	76
750,000 - 999,999	183	17
over 1,000,000	125	7
Total Types	10,631	2,907
Average price	254,502	210,211

TOTALS REPORT SOLD RESIDENTIAL LISTINGS				
PRICE CLASS/TYPE	0-2 Bedroom	3 Bedroom	4+ Bedroom	Condo/Co-Op
less than 30,000	7	12	4	1
30,000 - 39,999	8	4	2	1
40,000 - 49,999	8	5	2	0
50,000 - 59,999	12	14	5	5
60,000 - 69,999	8	10	6	7
70,000 - 79,999	10	14	7	6
80,000 - 89,999	8	13	6	8
90,000 - 99,999	6	19	3	9
100,000 - 119,999	23	38	15	24
120,000 - 139,999	15	54	14	37
140,000 - 159,999	9	51	15	25
160,000 - 179,999	12	61	14	17
180,000 - 199,999	10	49	26	15
200,000 - 249,999	16	103	47	16
250,000 - 299,999	3	45	33	5
300,000 - 399,999	0	28	49	6
400,000 - 499,999	2	5	26	1
500,000 - 749,999	0	1	17	2
750,000 - 999,999	0	0	2	0
over 1,000,000	0	1	1	0
Total Types	157	527	294	185
AVERAGE PRICE	120,170	176,561	260,762	152,460

TERMS OF SALE (SALES)	
CASH	158
CONVENTIONAL	825
FVA/FHA	141
WHEDA	0
ASSUMPTION	0
SELLER	2
OTHER	37

*Sales for the month & current active listings are reported as of 9/15/09. 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.