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November home sales in Dane County were more than double the number reported last November. To be more precise, this November posted sales 111.6% higher than last November! This unusual increase can be attributed to buyers pushing to make the original first-time home buyer tax credit deadline of November 30, which has been extended and expanded to include some existing homeowners. Buyers now have until April 30 to secure an accepted offer, and then until June 30 to close.

November marks five months in a row in which Dane County home sales outpaced last year. While the first half of 2009 started out slow when compared to 2008, the second half of 2009 has shown an increase of 24% over the same five month period last year.

This substantial increase in the number of homes sold was also seen throughout the whole South Central Wisconsin region, which saw an increase of 81.7% as a whole for this November as compared to last. The percentage increase in sales over last year for the second half of 2009 was slightly higher than Dane County, with the South Central region as a whole posting an increase of 25% as compared to July - November of 2008.

The number of homes for sale, although still strong, continues to track behind 2008 as has been the case all year. At the end of November, there were 4,336 homes available for sale in Dane County, which is a decrease of 11.8% as compared to last November. In South Central Wisconsin there were 11,930 homes available which is down 8.8% compared to November of 2008. Almost 60% of the homes available for sale in the South Central WI region are priced below \$200,000.

Home buyers in South Central Wisconsin will continue to benefit from a healthy inventory of reasonably priced homes, historically low interest rates, and the extended and expanded home buyers tax credit as they enter 2010.

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

NOVEMBER & Year-to-date Statistics 2009

* Sales reported as of December 15, 2009

	November			January - November		
	2009	2008	2007	2009	2008	2007
COLUMBIA COUNTY						
# New Listings	96	61	92	1,449	1,565	1,634
# Sales	*57	11	39	509	396	658
Average Sale Price	139,795	204,285	192,205	156,922	181,996	183,967
Median Sale Price	130,900	173,000	158,500	144,330	159,900	163,000
Total # Active Residential Listings at end of Period	735	836	733	735	836	733
DANE COUNTY						
# New Listings	531	593	667	10,173	12,284	12,945
# Sales	*474	224	334	5,171	5,041	6,389
Average Sale Price	224,776	258,971	265,755	227,435	249,785	251,934
Median Sale Price	194,450	215,950	220,000	202,000	215,000	217,900
Total # Active Residential Listings at end of Period	4,336	4,918	5,123	4,336	4,918	5,123
DODGE COUNTY						
# New Listings	85	61	69	1,089	1,166	1,226
# Sales	*50	22	35	*505	442	573
Average Sale Price	108,433	118,995	155,027	128,959	149,078	156,698
Median Sale Price	96,750	103,500	137,500	115,000	130,950	134,900
Total # Active Residential Listings at end of Period	566	621	600	566	621	600
GRANT COUNTY						
# New Listings	32	35	27	535	454	468
# Sales	*29	19	24	*284	216	284
Average Sale Price	81,129	96,643	165,686	113,048	131,602	130,900
Median Sale Price	74,000	71,000	107,000	101,000	101,000	109,950
Total # Active Residential Listings at end of Period	268	294	227	268	294	227
GREEN COUNTY						
# New Listings	40	36	49	683	717	722
# Sales	*20	23	30	*310	284	355
Average Sale Price	134,645	137,709	135,165	151,016	161,147	165,849
Median Sale Price	120,250	123,000	116,250	127,500	131,500	137,900
Total # Active Residential Listings at end of Period	314	371	318	314	371	318
IOWA COUNTY						
# New Listings	34	32	17	462	512	536
# Sales	*20	16	16	*188	172	226
Average Sale Price	157,065	118,973	156,050	160,278	159,929	180,348
Median Sale Price	120,000	126,000	115,500	125,000	135,750	156,500
Total # Active Residential Listings at end of Period	253	249	248	253	249	248
ROCK COUNTY						
# New Listings	231	184	281	3,129	3,750	4,149
# Sales	*148	104	146	*1,503	1,539	2,146
Average Sale Price	124,555	109,267	142,805	120,723	128,345	138,915
Median Sale Price	114,000	110,000	130,500	115,000	122,000	129,900
Total # Active Residential Listings at end of Period	1,382	1,682	1,453	1,382	1,683	1,453
SAUK COUNTY						
# New Listings	73	90	82	1,352	1,417	1,570
# Sales	*47	20	46	*533	480	693
Average Sale Price	131,038	133,165	201,665	154,659	171,511	183,969
Median Sale Price	123,900	122,500	163,250	140,000	151,750	158,000
Total # Active Residential Listings at end of Period	874	883	858	874	883	858

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.

South Central Wisconsin MLS

NOVEMBER STATISTICS

2009

11/1/09 - 11/30/09



CURRENT ACTIVE LISTINGS		
PRICE CLASS/TYPE	Single Family	Condo/Co-Op
less than 30,000	77	3
30,000 - 39,999	109	3
40,000 - 49,999	157	7
50,000 - 59,999	189	46
60,000 - 69,999	258	53
70,000 - 79,999	277	48
80,000 - 89,999	332	74
90,000 - 99,999	302	114
100,000 - 119,999	658	213
120,000 - 139,999	754	314
140,000 - 159,999	747	287
160,000 - 179,999	747	276
180,000 - 199,999	744	253
200,000 - 249,999	1,184	327
250,000 - 299,999	852	179
300,000 - 399,999	861	215
400,000 - 499,999	346	114
500,000 - 749,999	381	68
750,000 - 999,999	157	21
over 1,000,000	119	9
Total Types	9,251	2,624
Average price	251,698	212,430

TOTALS REPORT SOLD RESIDENTIAL LISTINGS				
PRICE CLASS/TYPE	0-2 Bedroom	3 Bedroom	4+ Bedroom	Condo/Co-Op
less than 30,000	10	10	2	1
30,000 - 39,999	8	11	3	0
40,000 - 49,999	4	8	5	1
50,000 - 59,999	10	11	3	3
60,000 - 69,999	8	15	4	2
70,000 - 79,999	12	12	3	3
80,000 - 89,999	15	32	7	3
90,000 - 99,999	7	25	10	12
100,000 - 119,999	18	37	16	11
120,000 - 139,999	13	44	16	28
140,000 - 159,999	10	75	11	20
160,000 - 179,999	10	62	11	20
180,000 - 199,999	7	51	17	14
200,000 - 249,999	12	82	38	7
250,000 - 299,999	1	20	30	8
300,000 - 399,999	1	16	21	3
400,000 - 499,999	2	3	16	1
500,000 - 749,999	0	1	11	3
750,000 - 999,999	0	1	1	0
over 1,000,000	0	0	2	0
Total Types	148	516	227	141
AVERAGE PRICE	114,308	157,468	241,770	166,545

TERMS OF SALE (SALES)	
CASH	148
CONVENTIONAL	667
FVA/FHA	176
WHEDA	0
ASSUMPTION	0
SELLER	5
OTHER	36

*Sales for the month & current active listings are reported as of 12/15/09. 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.

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