

South Central Wisconsin Multiple Listing Service

Monthly Statistical Reports

INDEX

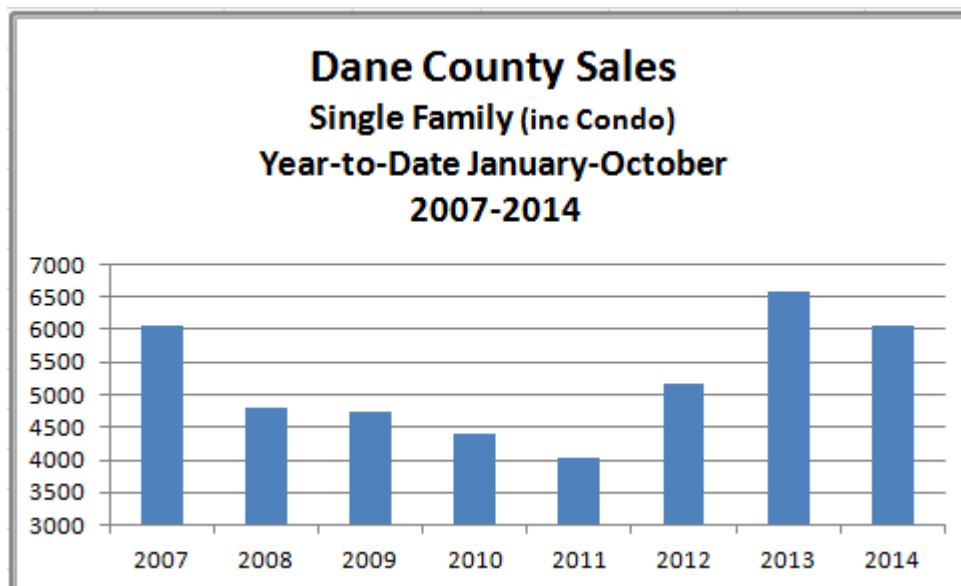
1. Index Page
2. Monthly Statistical Narrative
4. Month and YTD Sold & Active Single Family Listings
5. Monthly Sales by Price Range and Bedrooms
6. Single Family Sold Graph
7. Median Sale Price for Single Family Homes Graph
8. Available Single Family Homes Graph
9. Month's Supply of Inventory for Single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



South Central Wisconsin MLS Corporation

October: Sales Mixed, Prices Up

October sales of single family homes and condominiums in Dane County were only slightly behind the torrid pace set in 2013, with 482 reported compared to 502, while sales for the eight county SCWMLS region enjoyed a modest increase for the first time this year. Year-to-date, Dane County sales trail only 2013 over the last seven years and are on pace to end the year at approximately 6880, which would be the highest total since 2006.



Throughout the SCWMLS region, six of eight counties reported increased sales for October. For the year, only Dane, Green and Sauk Counties trail 2013. Total sales in the region are off just 3.3% compared to one year ago.

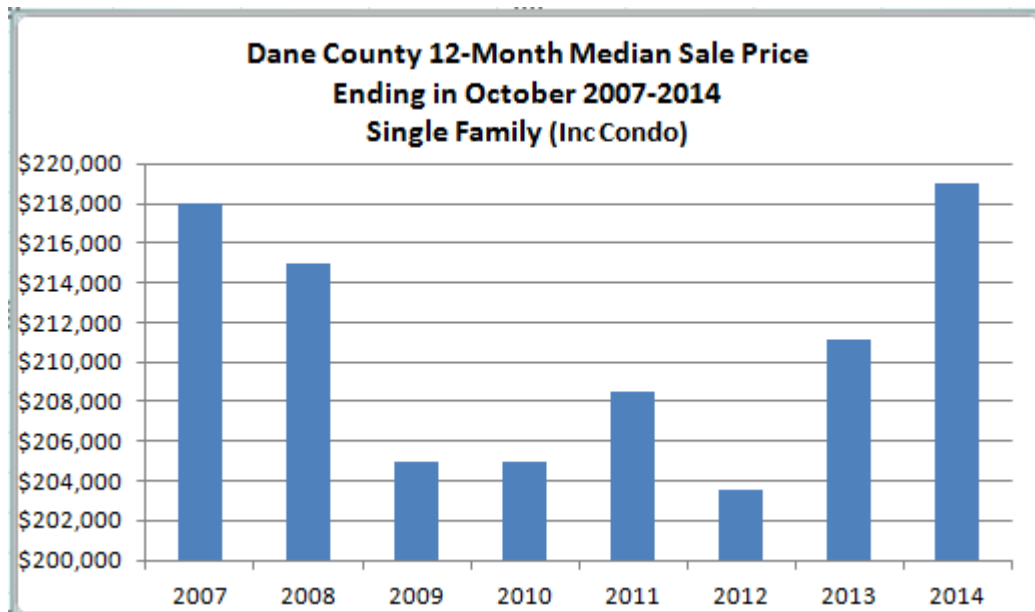
The number of active listings in Dane County dropped almost 9% since last year, resulting in a small decrease in supply of inventory. Now standing at 4.5 months, down from 4.8 months in August and 4.7 in September, this number is on the lean side and tends to moderately favor sellers. With new home construction still struggling to return to normal, we expect continued lean supplies of re-sale inventory.

[Continued]

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 median sale price in Dane County continues to rise – up 3.8% for the month and 3.3% for the year. With the 12-month median sale price now at \$219,000, we have regained the peak established in 2007 at \$218,000.



Even though winter is threatening an early arrival and historically only a bit more than ten percent of annual sales take place in the last two months of the year, we are reminded that there are still historically low interest rates and perhaps a bit less competition in the marketplace. This may be a very good time to beat the rush and contact a Realtor®.

Best wishes for a very Happy Thanksgiving.

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

OCTOBER & Year-to-date Statistics 2014

Current sales reported as of November 12, 2014

	October			January - October		
COLUMBIA COUNTY	2014	2013	2012	2014	2013	2012
# New Listings	87	87	82	1,066	1,093	1,048
# Sales	67	60	62	589	589	560
Average Sale Price	169,587	130,308	125,231	166,221	149,297	144,981
Median Sale Price	157,000	115,750	116,250	149,000	134,000	126,250
Total # Active Residential Listings at end of Period	555	589	601	555	589	601
DANE COUNTY	2014	2013	2012	2014	2013	2012
# New Listings	639	670	662	8,729	9,076	8,321
# Sales	482	502	475	6,075	6,582	5,170
Average Sale Price	256,791	247,174	229,297	249,819	242,328	230,967
Median Sale Price	225,500	217,398	199,800	219,900	212,950	203,000
Total # Active Residential Listings at end of Period	2,600	2,852	3,396	2,600	2,852	3,396
DODGE COUNTY	2014	2013	2012	2014	2013	2012
# New Listings	60	83	69	824	771	760
# Sales	66	34	45	483	416	463
Average Sale Price	136,092	123,505	137,266	132,136	129,020	116,096
Median Sale Price	120,000	118,000	105,000	114,500	114,575	101,500
Total # Active Residential Listings at end of Period	426	434	379	426	434	379
GRANT COUNTY	2014	2013	2012	2014	2013	2012
# New Listings	49	54	35	523	583	541
# Sales	32	43	38	306	284	293
Average Sale Price	128,203	111,490	119,898	128,806	113,662	124,142
Median Sale Price	103,000	92,000	123,000	105,000	101,500	107,000
Total # Active Residential Listings at end of Period	271	327	279	271	327	279
GREEN COUNTY	2014	2013	2012	2014	2013	2012
# New Listings	61	46	56	625	633	563
# Sales	57	43	22	391	403	345
Average Sale Price	160,787	148,058	171,431	159,934	154,958	150,494
Median Sale Price	134,900	125,000	126,500	134,000	131,000	125,000
Total # Active Residential Listings at end of Period	253	253	249	253	253	249
IOWA COUNTY	2014	2013	2012	2014	2013	2012
# New Listings	32	30	31	461	442	415
# Sales	27	15	23	220	202	174
Average Sale Price	139,830	144,986	187,521	162,296	146,199	148,388
Median Sale Price	121,500	159,000	151,900	134,175	127,000	123,750
Total # Active Residential Listings at end of Period	257	282	273	257	282	273
ROCK COUNTY	2014	2013	2012	2014	2013	2012
# New Listings	205	254	235	2,537	2,688	2,418
# Sales	195	158	140	1,634	1,566	1,534
Average Sale Price	135,359	129,428	97,348	127,469	118,961	110,296
Median Sale Price	123,000	116,000	86,000	119,900	109,000	97,950
Total # Active Residential Listings at end of Period	998	1,115	1,071	998	1,115	1,071
SAUK COUNTY	2014	2013	2012	2014	2013	2012
# New Listings	96	113	98	1,268	1,328	1,174
# Sales	82	70	54	701	713	597
Average Sale Price	161,977	153,855	146,337	167,629	167,663	151,859
Median Sale Price	144,950	138,950	125,800	148,500	147,000	134,000
Total # Active Residential Listings at end of Period	720	775	745	720	775	745

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

OCTOBER STATISTICS

2014

10/01/2014-10/31/2014



CURRENT ACTIVE LISTINGS		
PRICE CLASS/TYPE	Single Family	Condo/ Co-Op
less than 30,000	107	1
30,000 - 39,999	133	5
40,000 - 49,999	180	9
50,000 - 59,999	212	16
60,000 - 69,999	274	23
70,000 - 79,999	304	44
80,000 - 89,999	324	54
90,000 - 99,999	314	49
100,000 - 119,999	663	94
120,000 - 139,999	723	144
140,000 - 159,999	597	107
160,000 - 179,999	638	100
180,000 - 199,999	565	63
200,000 - 249,999	962	115
250,000 - 299,999	731	54
300,000 - 399,999	782	87
400,000 - 499,999	360	58
500,000 - 749,999	337	39
750,000 - 999,999	113	8
over 1,000,000	129	4
Total Types	8,448	1,074
Average price	236,637	210,516
Median price	174,900	159,900

TOTALS REPORT SOLD RESIDENTIAL LISTINGS				
PRICE CLASS/TYPE	0-2 Bedroom	3 Bedroom	4+ Bedroom	Condo/ Co-Op
less than 30,000	18	8	4	1
30,000 - 39,999	19	10	2	5
40,000 - 49,999	8	16	2	1
50,000 - 59,999	9	20	7	3
60,000 - 69,999	17	20	3	5
70,000 - 79,999	12	23	7	9
80,000 - 89,999	10	30	5	5
90,000 - 99,999	8	23	8	3
100,000 - 119,999	11	44	17	20
120,000 - 139,999	24	77	18	26
140,000 - 159,999	9	66	17	19
160,000 - 179,999	6	72	22	15
180,000 - 199,999	7	42	12	7
200,000 - 249,999	13	79	42	15
250,000 - 299,999	6	59	44	10
300,000 - 399,999	6	40	51	9
400,000 - 499,999	2	9	28	3
500,000 - 749,999	1	3	20	2
750,000 - 999,999	0	0	2	1
over 1,000,000	0	0	2	1
Total Types	186	641	313	160
AVERAGE PRICE	115,685	167,284	263,451	178,788
MEDIAN PRICE	89,000	155,900	237,000	140,000

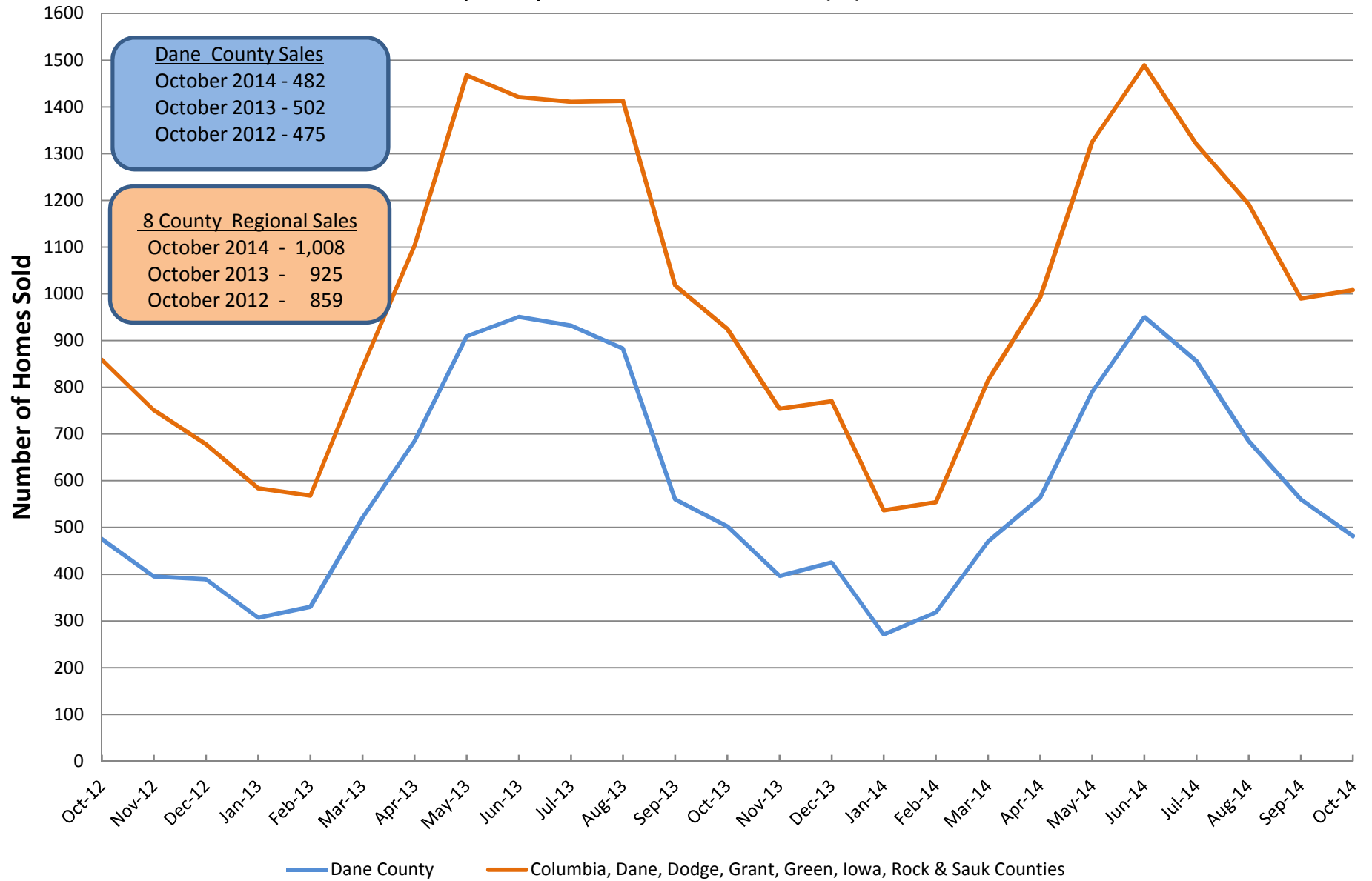
TERMS OF SALE (SALES)	
CASH	268
CONVENTIONAL	876
FVA	24
FHA	64
WHEDA	6
ASSUMPTION	0
SELLER	4
OTHER	12
USDA	46

*Sales for the month & current active listings are reported as of 11/12/2014. 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.

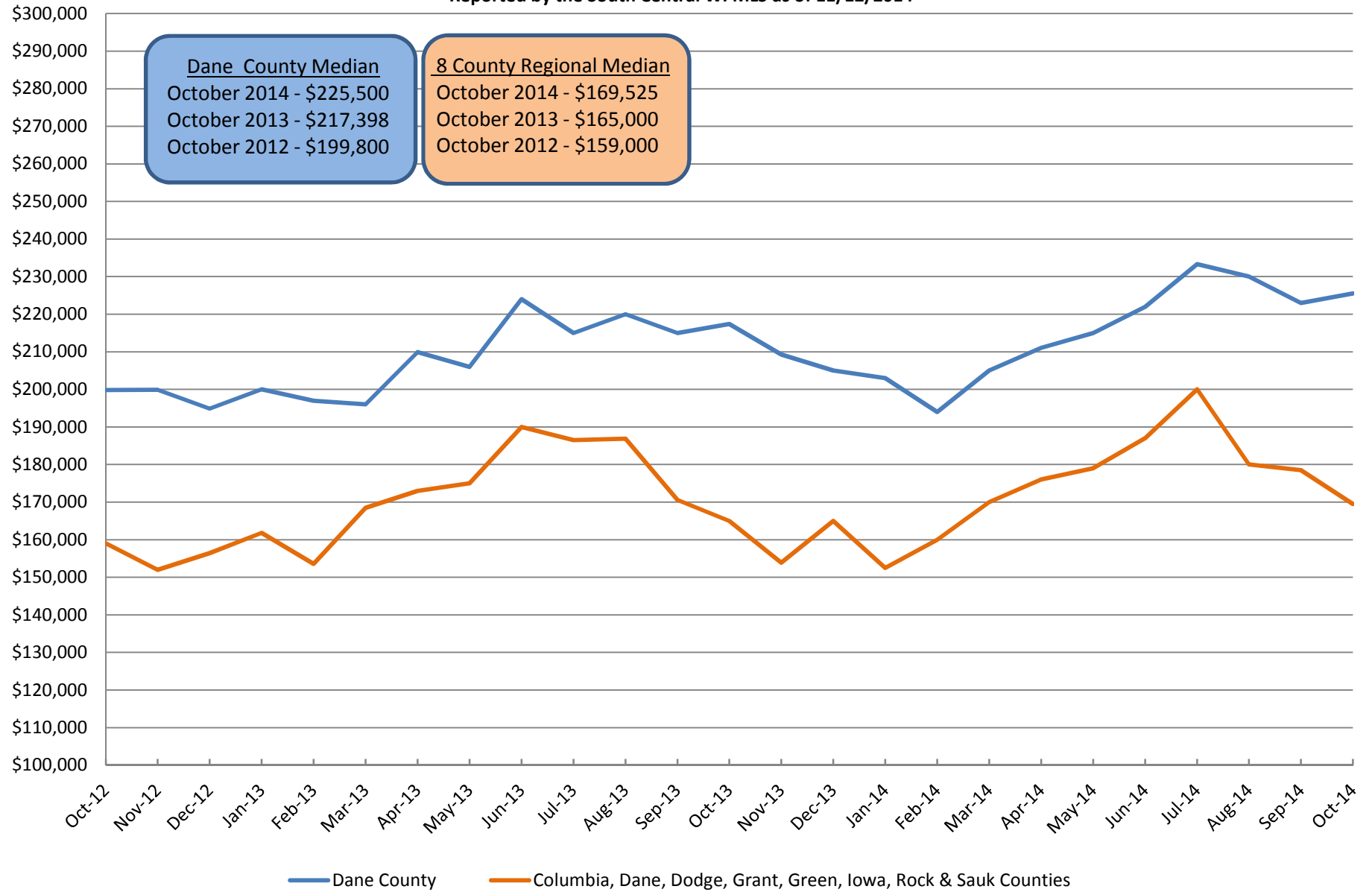
Single Family Solds (Inc Condos)

Reported by the South Central WI MLS as of 11/12/2014



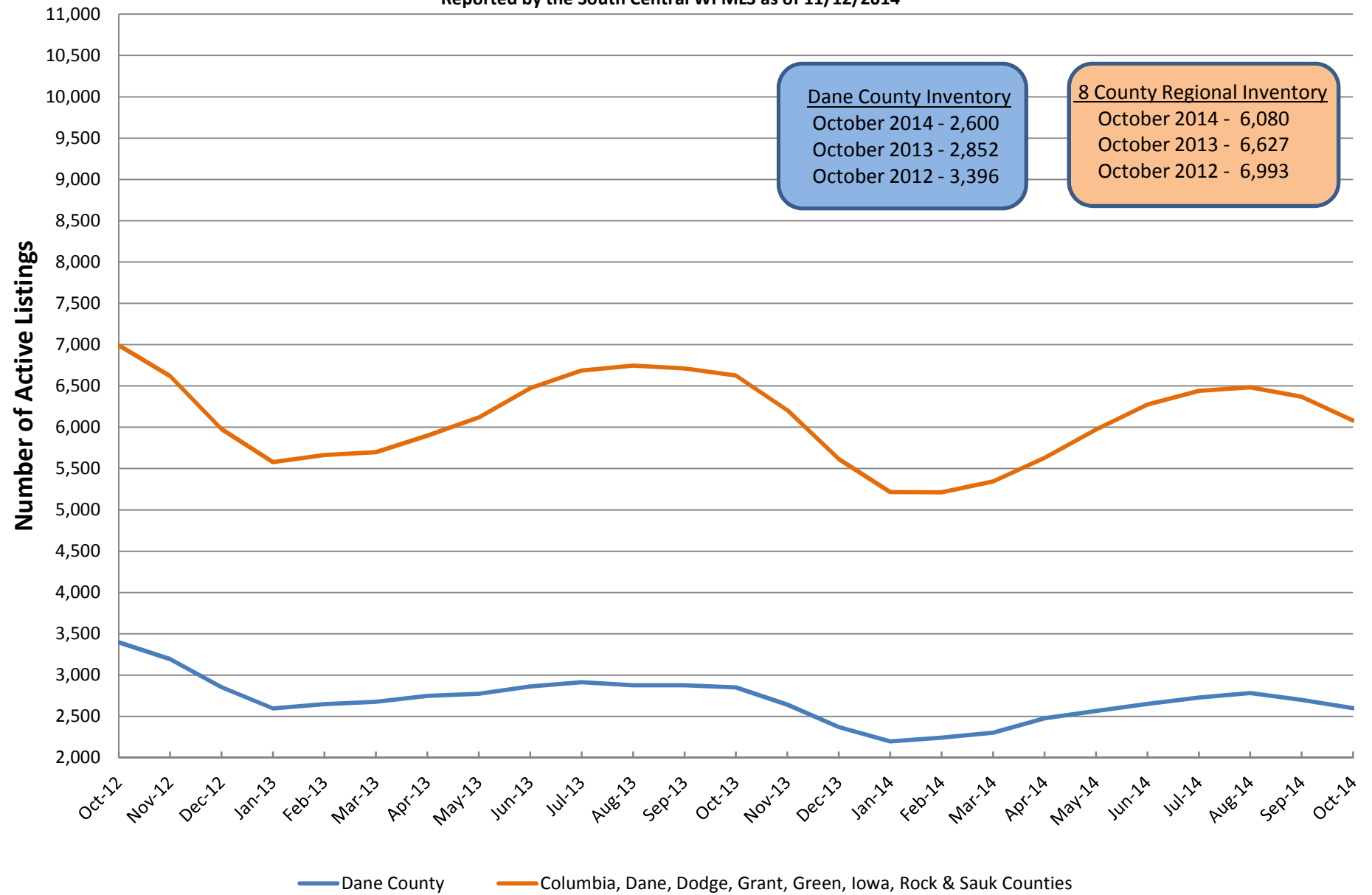
Median Sale Price for Single Family Solds (Inc Condos)

Reported by the South Central WI MLS as of 11/12/2014



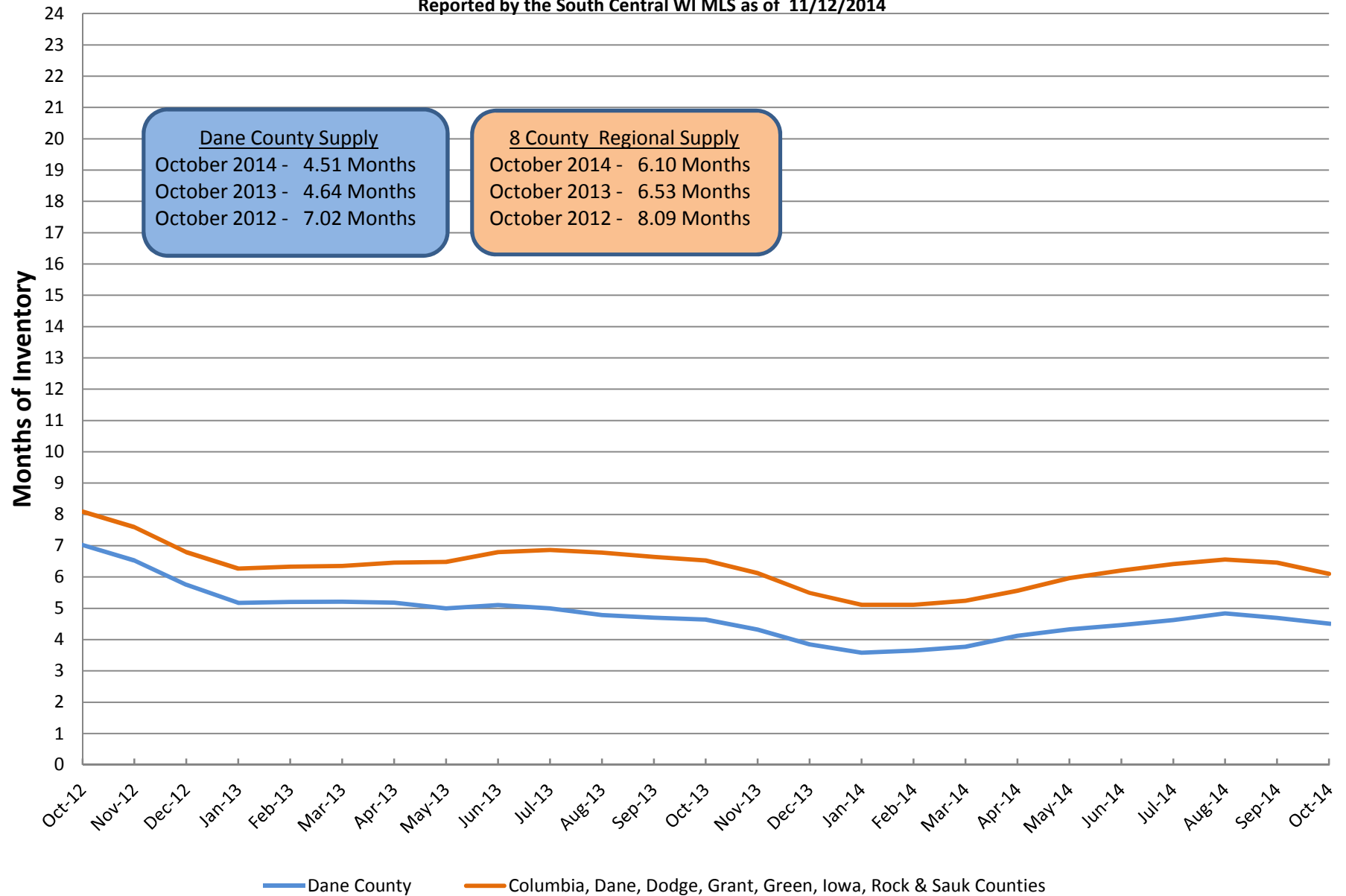
Available Single Family Homes (Inc Condos)

Reported by the South Central WI MLS as of 11/12/2014



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

Reported by the South Central WI MLS as of 11/12/2014



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