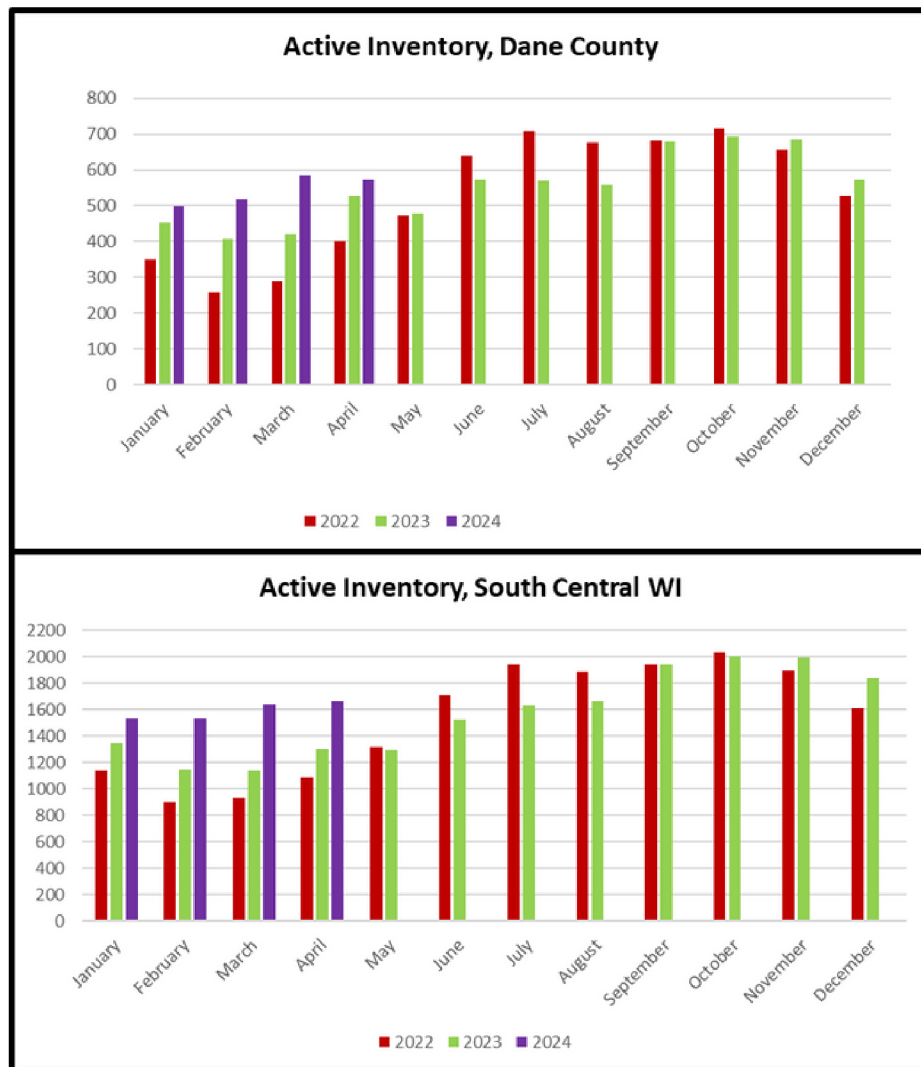


## Market Statistics: April 2024

### Inventory/Supply:

Good news continues for available inventory! For the sixth month in a row, the number of homes for sale in Dane County and the South Central Wisconsin area\* is higher than the same month in 2023 and 2022. While it still remains a strong seller's market, with the months supply of inventory at 1.1 months for Dane County and 1.5 months for the South Central Wisconsin area\*, any increase in inventory is welcome news for buyers experiencing limited choices and intense competition.

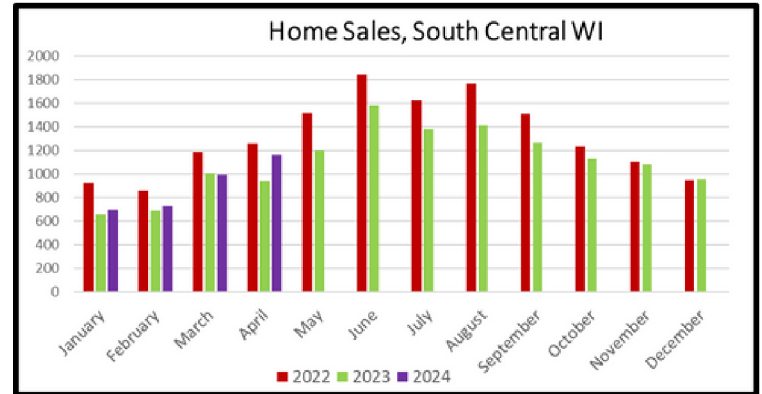
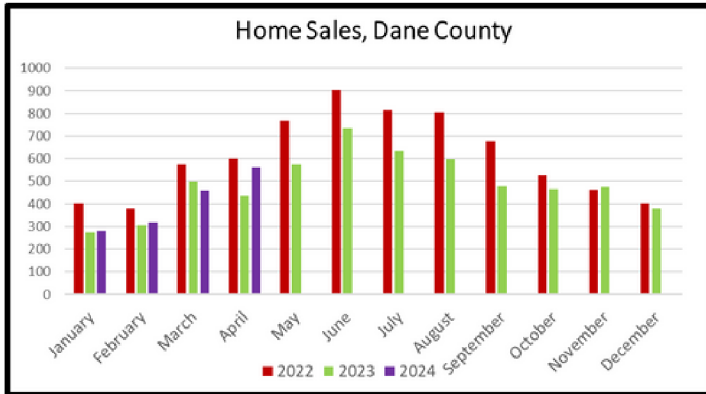


\*South Central Wisconsin Area: Adams, Columbia, Crawford, Dane, Dodge, Grant, Green, Green Lake, Iowa, Juneau, Lafayette, Marquette, Monroe, Richland, Rock, Sauk, Vernon & Waushara Counties



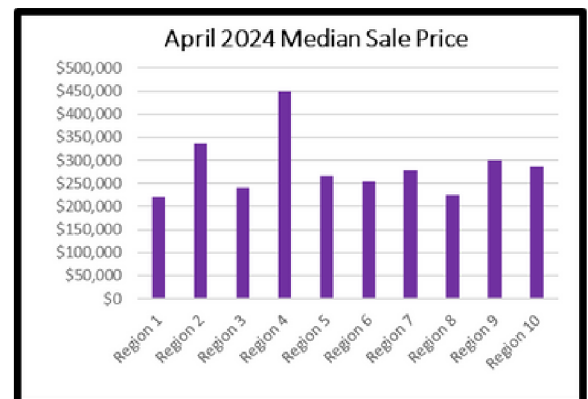
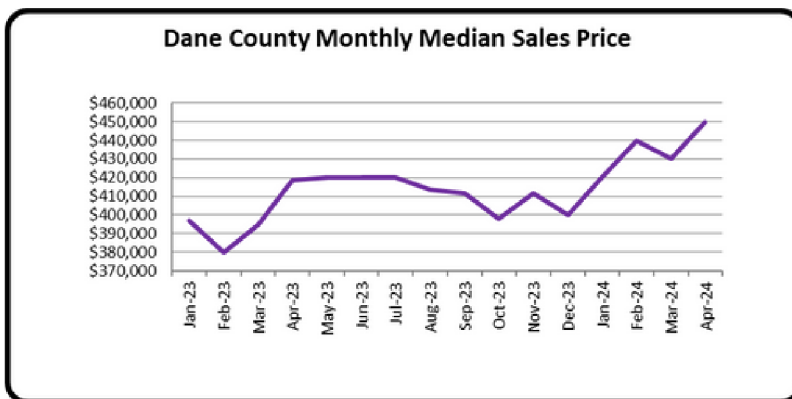
### Home Sales:

Promising news for home sales as well. April is the first month in the last twelve to post a significant increase in sales as compared to the same month the year before. Dane County sales were up 29.1%, and sales in the entire South Central Wisconsin area\* were up 22.9% as compared to April of 2023.



### Home Prices:

The median sale price for Dane County homes sold in April hit an all-time high at \$450,000. The median sale price for surrounding counties ranged from \$220,250 in the Adams/Juneau/Monroe region to \$335,000 in Columbia County. The median sale price measures the price at which half of the homes sold for more and half sold for less.



### South Central Wisconsin County Regions:

- Region 1 – Adams, Juneau, Monroe
- Region 2 – Columbia
- Region 3 – Crawford, Richland, Vernon
- Region 4 – Dane
- Region 5 – Dodge

- Region 6 – Grant, Iowa, Lafayette
- Region 7 – Green
- Region 8 – Green Lake, Marquette, Waushara
- Region 9 – Rock
- Region 10 – Sauk

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

	APRIL			JANUARY - APRIL		
<b>ADAMS / JUNEAU / MONROE</b>	<u>2024</u>	<u>2023</u>	<u>Change</u>	<u>2024</u>	<u>2023</u>	<u>Change</u>
# New Listings	168	132	27.3%	494	365	35.3%
# Sales	94	73	28.8%	301	254	18.5%
Average Sale Price	284,866	230,155	23.8%	272,270	250,190	8.8%
Median Sale Price	220,250	195,000	12.9%	230,000	207,500	10.8%
Total Active Residential Listings	247	146	69.2%	247	146	69.2%
<b>COLUMBIA COUNTY</b>	<u>2024</u>	<u>2023</u>	<u>Change</u>	<u>2024</u>	<u>2023</u>	<u>Change</u>
# New Listings	78	60	30.0%	234	189	23.8%
# Sales	52	42	23.8%	140	135	3.7%
Average Sale Price	373,683	320,470	16.6%	342,675	311,986	9.8%
Median Sale Price	335,000	292,500	14.5%	313,150	275,000	13.9%
Total Active Residential Listings	75	41	82.9%	75	41	82.9%
<b>CRAWFORD / RICHLAND / VERNON COUNTIES</b>	<u>2024</u>	<u>2023</u>	<u>Change</u>	<u>2024</u>	<u>2023</u>	<u>Change</u>
# New Listings	65	40	62.5%	192	162	18.5%
# Sales	35	36	-2.8%	115	136	-15.4%
Average Sale Price	280,957	244,488	14.9%	270,404	276,027	-2.0%
Median Sale Price	240,000	174,950	37.2%	220,000	198,250	11.0%
Total Active Residential Listings	107	64	67.2%	107	64	67.2%
<b>DANE COUNTY</b>	<u>2024</u>	<u>2023</u>	<u>Change</u>	<u>2024</u>	<u>2023</u>	<u>Change</u>
# New Listings	733	637	15.1%	2,474	2,185	13.2%
# Sales	563	436	29.1%	1,636	1,513	8.1%
Average Sale Price	489,175	471,706	3.7%	471,007	442,975	6.3%
Median Sale Price	450,000	418,814	7.4%	436,000	399,900	9.0%
Total Active Residential Listings	574	527	8.9%	574	527	8.9%
<b>DODGE COUNTY</b>	<u>2024</u>	<u>2023</u>	<u>Change</u>	<u>2024</u>	<u>2023</u>	<u>Change</u>
# New Listings	98	69	42.0%	283	232	22.0%
# Sales	64	56	14.3%	206	187	10.2%
Average Sale Price	295,213	265,385	11.2%	283,571	258,679	9.6%
Median Sale Price	266,000	250,000	6.4%	260,000	226,900	14.6%
Total Active Residential Listings	72	66	9.1%	72	66	9.1%
<b>GRANT / IOWA / LAFAYETTE COUNTIES</b>	<u>2024</u>	<u>2023</u>	<u>Change</u>	<u>2024</u>	<u>2023</u>	<u>Change</u>
# New Listings	75	79	-5.1%	231	253	-8.7%
# Sales	50	53	-5.7%	185	183	1.1%
Average Sale Price	249,579	227,076	9.9%	266,408	222,819	19.6%
Median Sale Price	254,000	179,000	41.9%	214,000	187,000	14.4%
Total Active Residential Listings	110	102	7.8%	110	102	7.8%
<b>GREEN COUNTY</b>	<u>2024</u>	<u>2023</u>	<u>Change</u>	<u>2024</u>	<u>2023</u>	<u>Change</u>
# New Listings	41	39	5.1%	146	124	17.7%
# Sales	29	35	-17.1%	99	102	-2.9%
Average Sale Price	330,958	353,881	-6.5%	330,266	276,271	19.5%
Median Sale Price	277,500	265,000	4.7%	289,000	225,000	28.4%
Total Active Residential Listings	42	28	50.0%	42	28	50.0%
<b>GREEN LAKE / MARQUETTE / WAUSHARA COUNTIES</b>	<u>2024</u>	<u>2023</u>	<u>Change</u>	<u>2024</u>	<u>2023</u>	<u>Change</u>
# New Listings	100	83	20.5%	334	206	62.1%
# Sales	72	52	38.5%	226	165	37.0%
Average Sale Price	380,688	317,521	19.9%	316,683	309,057	2.5%
Median Sale Price	225,500	237,500	-5.1%	234,306	240,000	-2.4%
Total Active Residential Listings	141	96	46.9%	141	96	46.9%
<b>ROCK COUNTY</b>	<u>2024</u>	<u>2023</u>	<u>Change</u>	<u>2024</u>	<u>2023</u>	<u>Change</u>
# New Listings	214	187	14.4%	721	610	18.2%
# Sales	153	132	15.9%	525	480	9.4%
Average Sale Price	298,982	254,397	17.5%	266,722	250,007	6.7%
Median Sale Price	299,900	236,000	27.1%	255,000	235,500	8.3%
Total Active Residential Listings	184	151	21.9%	184	151	21.9%
<b>SAUK COUNTY</b>	<u>2024</u>	<u>2023</u>	<u>Change</u>	<u>2024</u>	<u>2023</u>	<u>Change</u>
# New Listings	81	62	30.6%	246	208	18.3%
# Sales	52	32	62.5%	185	153	20.9%
Average Sale Price	346,358	343,102	0.9%	355,336	314,443	13.0%
Median Sale Price	286,000	290,750	-1.6%	297,500	266,500	11.6%
Total Active Residential Listings	115	84	36.9%	115	84	36.9%
<b>18 COUNTY TOTAL</b>	<u>2024</u>	<u>2023</u>	<u>Change</u>	<u>2024</u>	<u>2023</u>	<u>Change</u>
# New Listings	1,653	1,388	19.1%	5,355	4,534	18.1%
# Sales	1,164	947	22.9%	3,618	3,308	9.4%
Average Sale Price	398,267	364,392	9.3%	372,948	347,601	7.3%
Median Sale Price	350,000	320,000	9.4%	331,750	309,450	7.2%
Total Active Residential Listings	1,667	1,305	27.7%	1,667	1,305	27.7%

Active listing numbers are pulled mid-month, and do not include listings in offer-show status.