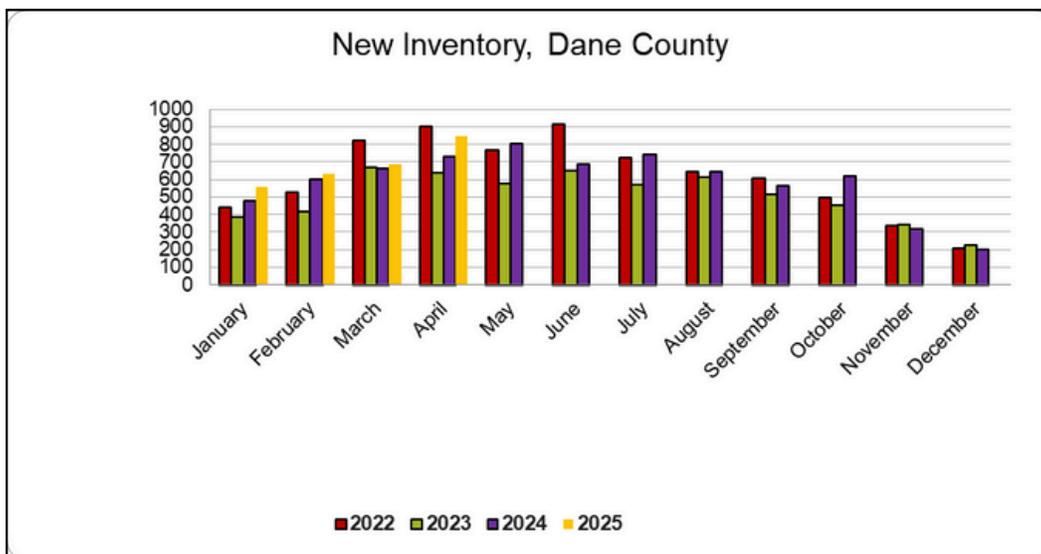
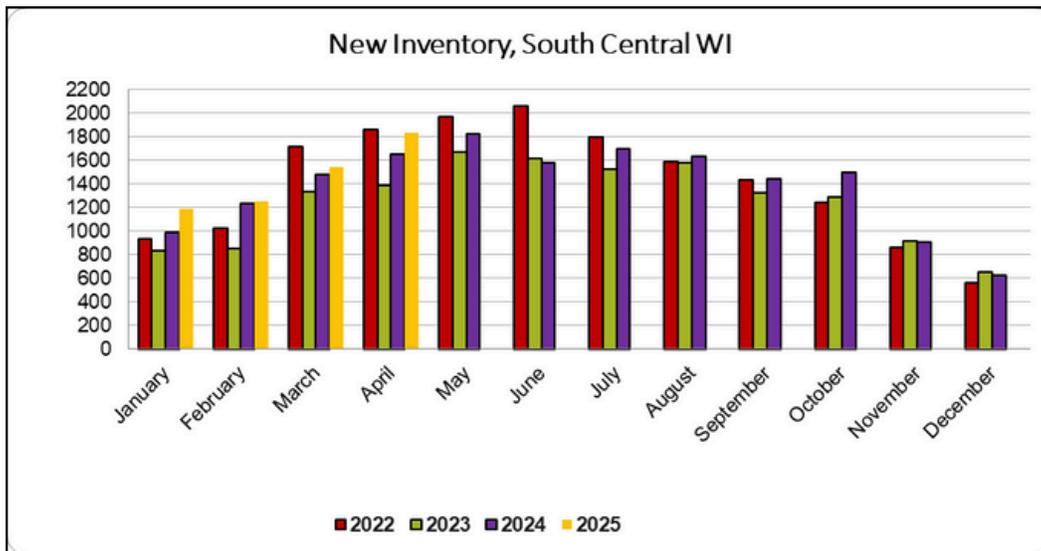


\*South Central Wisconsin Region: Adams, Columbia, Crawford, Dane, Dodge, Grant, Green, Green Lake, Iowa, Juneau, Lafayette, Marquette, Monroe, Richland, Rock, Sauk, Vernon & Waushara Counties

## Inventory/Supply:

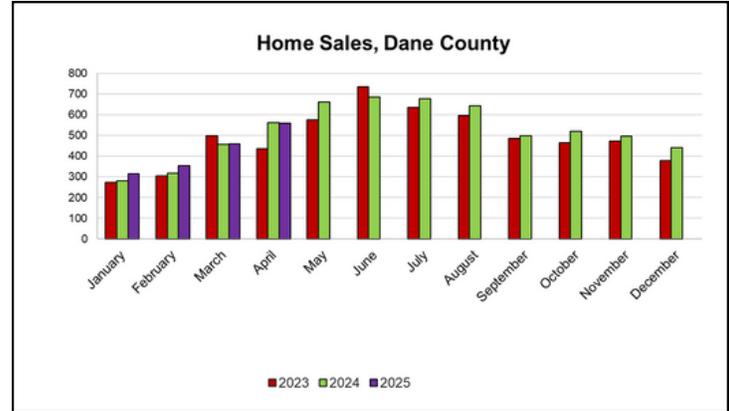
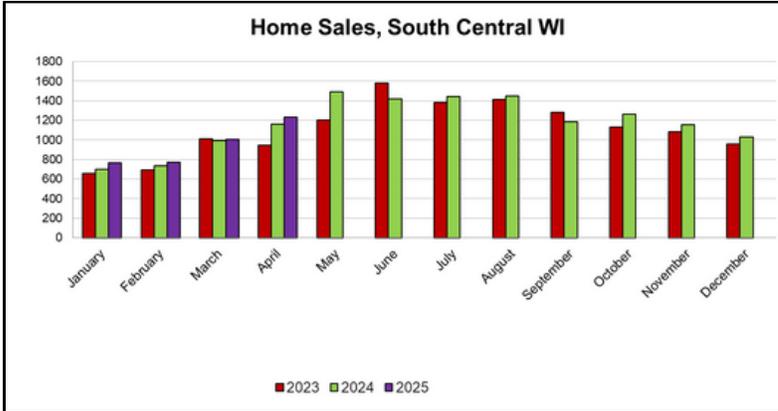
New listings across the South Central Wisconsin Region rose 7.6% in April compared to last year. Year-to-date, new listings are up 5.1%, a continued sign of seller confidence. Total active residential listings reached 2,021, a 21.2% increase over April 2024. Months' supply of inventory was 1.7 months, up from 1.5 months in April 2024 — an 11.3% gain. This growth in inventory is giving buyers more options as we enter the peak of the spring market.



### Home Sales:

Home sales across South Central Wisconsin Region rose 4.1% compared to April 2024. Year-to-date sales are also up 4.1% reflecting solid sales through the first four months of the year.

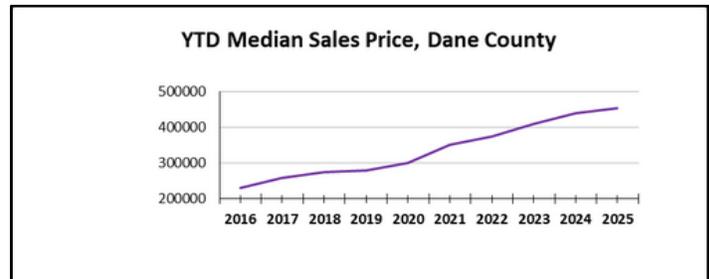
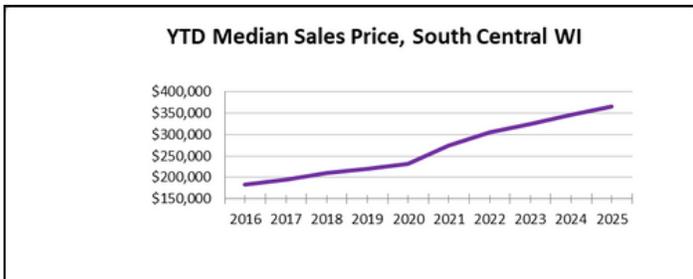
In Dane County, however, April sales dipped slightly by 1.8% compared to April 2024, though year-to-date sales remain positive, up 2.9%.



### Home Prices:

The region’s average sale price in April rose 3.4% to \$412,021, and the median price rose 4.3% to \$364,900. Year-to-date, the regional average price is up 5.9% to \$396,027, and the median is up 5.1% to \$350,000.

In Dane County, the average sale price rose 5.7% year-over-year in April to \$518,475, while the median edged up just 0.3% to \$452,500.



### 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

\*The median sale price measures the price at which half of the homes sold for more and half sold for less.

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

	APRIL			JANUARY - APRIL		
	<u>2025</u>	<u>2024</u>	<u>Change</u>	<u>2025</u>	<u>2024</u>	<u>Change</u>
<b>ADAMS / JUNEAU / MONROE</b>						
# New Listings	181	172	5.2%	523	500	4.6%
# Sales	84	95	-11.6%	309	301	2.7%
Average Sale Price	295,477	283,425	4.3%	297,811	272,014	9.4%
Median Sale Price	252,500	215,000	17.4%	250,000	230,000	8.7%
Total Active Residential Listings	306	247	23.9%	306	247	23.9%
<b>COLUMBIA COUNTY</b>						
# New Listings	85	79	7.6%	273	232	17.7%
# Sales	55	53	3.8%	173	142	21.8%
Average Sale Price	366,759	371,802	-1.4%	339,819	340,209	-0.1%
Median Sale Price	344,000	330,000	4.2%	320,000	307,450	4.1%
Total Active Residential Listings	117	75	56.0%	117	75	56.0%
<b>CRAWFORD / RICHLAND / VERNON COUNTIES</b>						
# New Listings	66	68	-2.9%	214	195	9.7%
# Sales	55	36	52.8%	147	117	25.6%
Average Sale Price	315,396	283,291	11.3%	336,154	284,500	18.2%
Median Sale Price	246,330	249,500	-1.3%	246,330	222,000	11.0%
Total Active Residential Listings	105	107	-1.9%	105	107	-1.9%
<b>DANE COUNTY</b>						
# New Listings	847	787	10.4%	2,727	2,637	3.4%
# Sales	581	571	-1.8%	1,701	1,853	2.9%
Average Sale Price	518,475	490,724	5.7%	494,964	472,699	4.7%
Median Sale Price	452,500	451,000	0.3%	437,000	436,000	0.2%
Total Active Residential Listings	784	574	33.1%	764	574	33.1%
<b>DODGE COUNTY</b>						
# New Listings	96	101	-5.0%	318	297	7.1%
# Sales	69	65	6.2%	229	209	9.6%
Average Sale Price	305,748	294,133	3.9%	307,468	282,438	8.9%
Median Sale Price	280,000	265,000	5.7%	280,000	260,000	7.7%
Total Active Residential Listings	84	72	16.7%	84	72	16.7%
<b>GRANT / IOWA / LAFAYETTE COUNTIES</b>						
# New Listings	83	76	9.2%	265	236	12.3%
# Sales	61	52	17.3%	192	188	2.1%
Average Sale Price	311,770	249,872	24.9%	336,723	266,646	26.3%
Median Sale Price	225,000	254,000	-11.4%	251,000	215,000	16.7%
Total Active Residential Listings	112	110	1.8%	112	110	1.8%
<b>GREEN COUNTY</b>						
# New Listings	43	41	4.9%	169	151	11.9%
# Sales	34	29	17.2%	108	100	8.0%
Average Sale Price	327,511	330,958	-1.0%	320,289	327,553	-2.2%
Median Sale Price	267,500	277,500	-3.6%	265,000	283,450	-6.5%
Total Active Residential Listings	48	42	14.3%	48	42	14.3%
<b>GREEN LAKE / MARQUETTE / WAUSHARA COUNTIES</b>						
# New Listings	124	102	21.6%	334	340	-1.8%
# Sales	68	75	-9.3%	194	229	-15.3%
Average Sale Price	323,477	377,127	-14.2%	304,523	316,355	-3.7%
Median Sale Price	245,000	234,000	4.7%	242,500	235,000	3.2%
Total Active Residential Listings	153	141	8.5%	153	141	8.5%
<b>ROCK COUNTY</b>						
# New Listings	211	217	-2.8%	719	732	-1.8%
# Sales	174	155	12.3%	555	527	5.3%
Average Sale Price	294,416	297,476	-1.0%	287,684	266,402	8.0%
Median Sale Price	260,000	297,000	-12.5%	260,000	255,000	2.0%
Total Active Residential Listings	189	184	2.7%	189	184	2.7%
<b>SAUK COUNTY</b>						
# New Listings	97	81	19.8%	310	247	25.5%
# Sales	72	53	35.8%	195	187	4.3%
Average Sale Price	421,447	350,285	20.3%	387,674	356,052	8.9%
Median Sale Price	328,000	287,000	14.3%	325,000	297,500	9.2%
Total Active Residential Listings	143	115	24.3%	143	115	24.3%
<b>18 COUNTY TOTAL</b>						
# New Listings	1,833	1,704	7.6%	5,852	5,567	5.1%
# Sales	1,233	1,184	4.1%	3,803	3,653	4.1%
Average Sale Price	412,021	398,387	3.4%	396,027	373,988	5.9%
Median Sale Price	364,900	350,000	4.3%	350,000	333,000	5.1%
Total Active Residential Listings	2,021	1,667	21.2%	2,021	1,667	21.2%

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