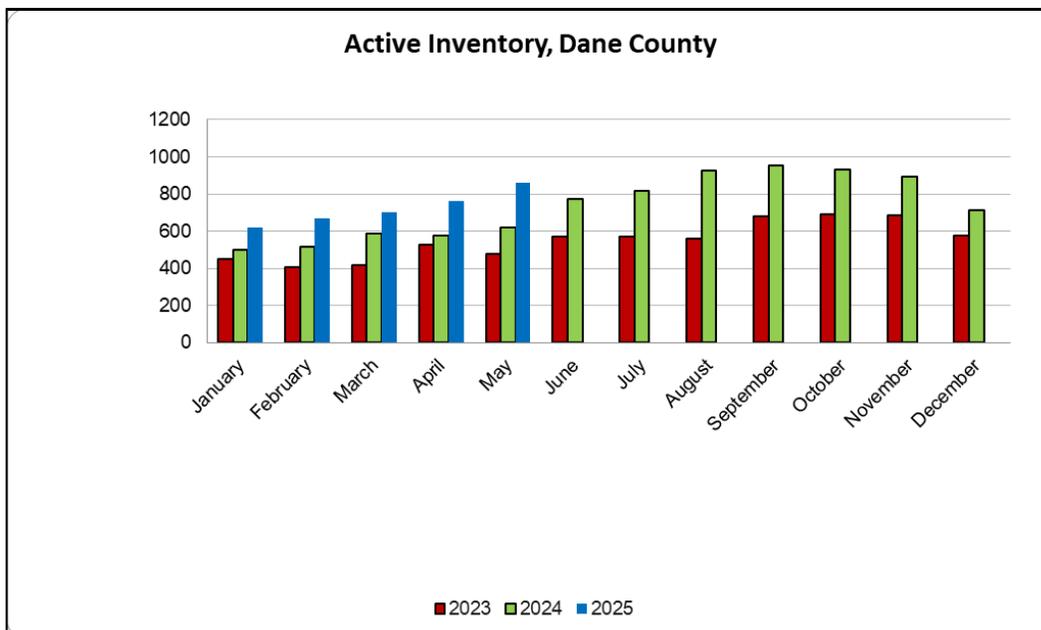
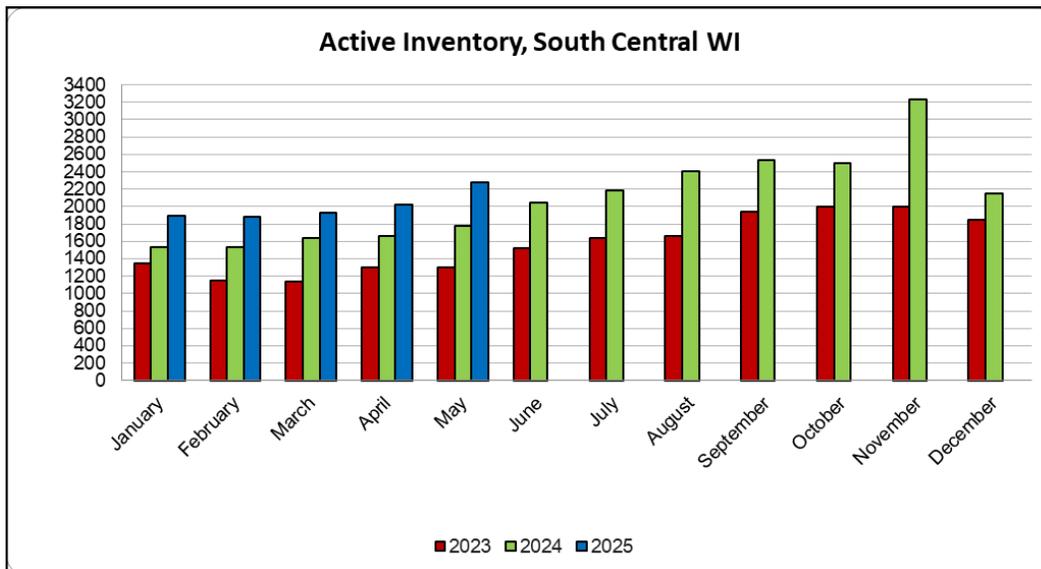


*South Central Wisconsin Region: Adams, Columbia, Crawford, Dane, Dodge, Grant, Green, Green Lake, Iowa, Juneau, Lafayette, Marquette, Monroe, Richland, Rock, Sauk, Vernon & Waushara Counties

Inventory/Supply:

New listings across the South Central Wisconsin Region dipped in most counties resulting in an overall decrease of 3.1% from May 2024. However, year-to-date, new listings are up 6.2% compared to 2024.

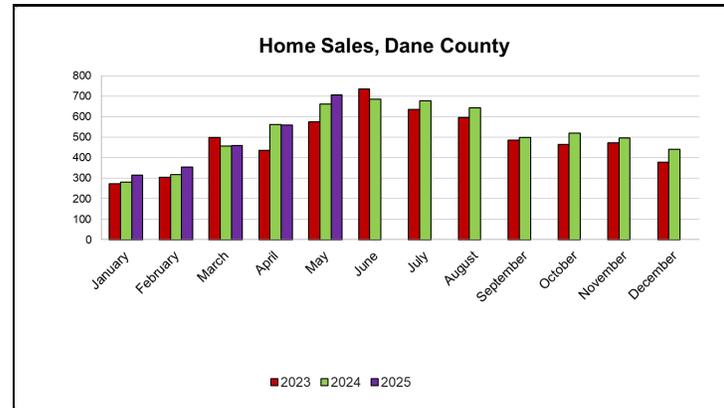
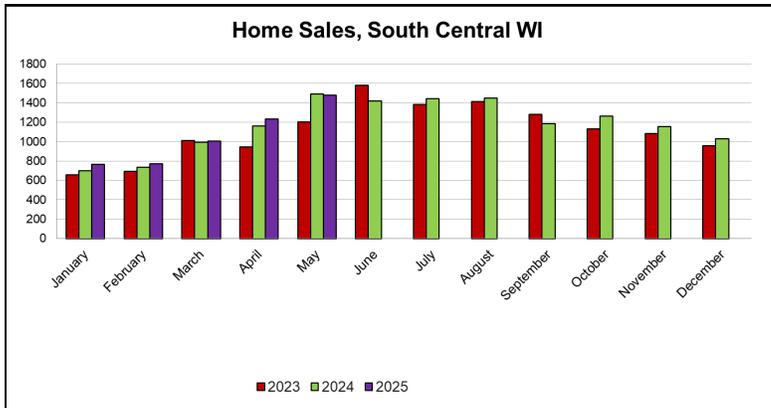
Total active residential listings rose, marking a 28.0% year-over-year increase across the region, offering buyers more options as inventory builds. Active listings in Dane County also climbed sharply to a 39.4% increase compared to May 2024. Months supply was 1.9 in May, a 26.7% increase over May of 2024.



Home Sales:

Home sales across South Central Wisconsin Region dipped 2.1% from last year. However, year-to-date sales are up 2.5% through the first five months of the year.

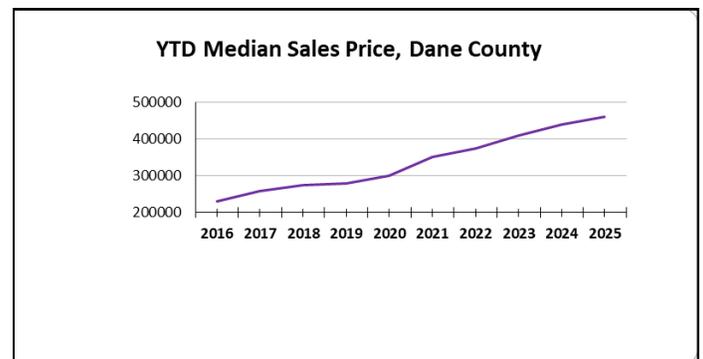
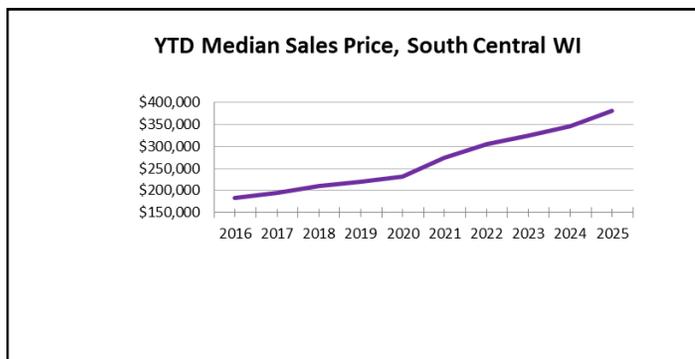
May sales also rose in Dane County, up 4.9% over May of 2024. Year-to-date, sales are up 3.6%, indicating strong buyer engagement despite tighter new listing numbers.



Home Prices:

The average sale price across the region increased 9.1% year-over-year to \$424,391. The median price rose 8.5%, reaching \$379,900. Year-to-date, the region's average sales price is up 6.8% to \$403,994. The median sales price is 6.5% higher year-over-year at \$359,900.

The average sale price also rose 6.5% in Dane County year-over-year. The median price increased 3.4% to \$459,950. Year-to-date, Dane's average price is up 5.2% to \$505,182 and median price is \$445,125, up 1.2%.



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)

	MAY			JANUARY - MAY		
	<u>2025</u>	<u>2024</u>	<u>Change</u>	<u>2025</u>	<u>2024</u>	<u>Change</u>
ADAMS / JUNEAU / MONROE						
# New Listings	202	188	7.4%	736	690	6.7%
# Sales	117	157	-25.5%	429	458	-6.3%
Average Sale Price	289,788	286,492	1.2%	295,511	276,977	6.7%
Median Sale Price	249,900	243,000	2.8%	249,900	235,000	6.3%
Total Active Residential Listings	356	262	35.9%	356	262	35.9%
COLUMBIA COUNTY						
# New Listings	87	96	-9.4%	364	328	11.0%
# Sales	54	77	-29.9%	227	219	3.7%
Average Sale Price	405,590	351,095	15.5%	355,465	344,037	3.3%
Median Sale Price	350,000	306,100	14.3%	331,000	306,100	8.1%
Total Active Residential Listings	129	100	29.0%	129	100	29.0%
CRAWFORD / RICHLAND / VERNON COUNTIES						
# New Listings	74	52	42.3%	293	247	18.6%
# Sales	60	53	13.2%	207	170	21.8%
Average Sale Price	309,565	243,216	27.3%	328,447	271,629	20.9%
Median Sale Price	271,000	215,000	26.0%	259,900	216,500	20.0%
Total Active Residential Listings	104	99	5.1%	104	99	5.1%
DANE COUNTY						
# New Listings	751	802	-6.4%	3,501	3,276	6.9%
# Sales	706	673	4.9%	2,410	2,326	3.6%
Average Sale Price	530,442	498,230	6.5%	505,182	480,087	5.2%
Median Sale Price	459,950	445,000	3.4%	445,125	440,000	1.2%
Total Active Residential Listings	863	619	39.4%	863	619	39.4%
DODGE COUNTY						
# New Listings	87	103	-15.5%	407	400	1.8%
# Sales	84	95	-11.6%	312	304	2.6%
Average Sale Price	328,358	318,690	3.0%	313,068	293,767	6.6%
Median Sale Price	287,450	308,000	-6.7%	280,000	275,000	1.8%
Total Active Residential Listings	90	85	5.9%	90	85	5.9%
GRANT / IOWA / LAFAYETTE COUNTIES						
# New Listings	99	101	-2.0%	366	337	8.6%
# Sales	65	59	10.2%	257	247	4.0%
Average Sale Price	312,725	262,113	19.3%	330,653	265,563	24.5%
Median Sale Price	260,000	240,000	8.3%	257,500	217,000	18.7%
Total Active Residential Listings	107	121	-11.6%	107	121	-11.6%
GREEN COUNTY						
# New Listings	30	49	-38.8%	201	200	0.5%
# Sales	40	29	37.9%	148	129	14.7%
Average Sale Price	318,356	294,281	8.2%	319,766	320,074	-0.1%
Median Sale Price	280,500	269,500	4.1%	267,375	277,900	-3.8%
Total Active Residential Listings	59	54	9.3%	59	54	9.3%
GREEN LAKE / MARQUETTE / WAUSHARA COUNTIES						
# New Listings	126	101	24.8%	463	441	5.0%
# Sales	85	83	2.4%	280	312	-10.3%
Average Sale Price	379,491	316,457	19.9%	331,015	316,382	4.6%
Median Sale Price	282,000	260,000	8.5%	255,750	240,000	6.6%
Total Active Residential Listings	193	145	33.1%	193	145	33.1%
ROCK COUNTY						
# New Listings	241	261	-7.7%	967	993	-2.6%
# Sales	194	200	-3.0%	753	727	3.6%
Average Sale Price	293,295	287,368	2.1%	289,127	272,170	6.2%
Median Sale Price	275,999	261,648	5.5%	268,500	258,800	3.7%
Total Active Residential Listings	202	187	8.0%	202	187	8.0%
SAUK COUNTY						
# New Listings	91	93	-2.2%	405	340	19.1%
# Sales	75	85	-11.8%	270	272	-0.7%
Average Sale Price	392,348	347,975	12.8%	388,972	353,528	10.0%
Median Sale Price	339,900	320,000	6.2%	325,000	300,000	8.3%
Total Active Residential Listings	172	105	63.8%	172	105	63.8%
18 COUNTY TOTAL						
# New Listings	1,788	1,846	-3.1%	7,703	7,252	6.2%
# Sales	1,480	1,511	-2.1%	5,293	5,164	2.5%
Average Sale Price	424,391	389,017	9.1%	403,994	378,386	6.8%
Median Sale Price	379,900	350,000	8.5%	359,900	338,000	6.5%
Total Active Residential Listings	2,275	1,777	28.0%	2,275	1,777	28.0%

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