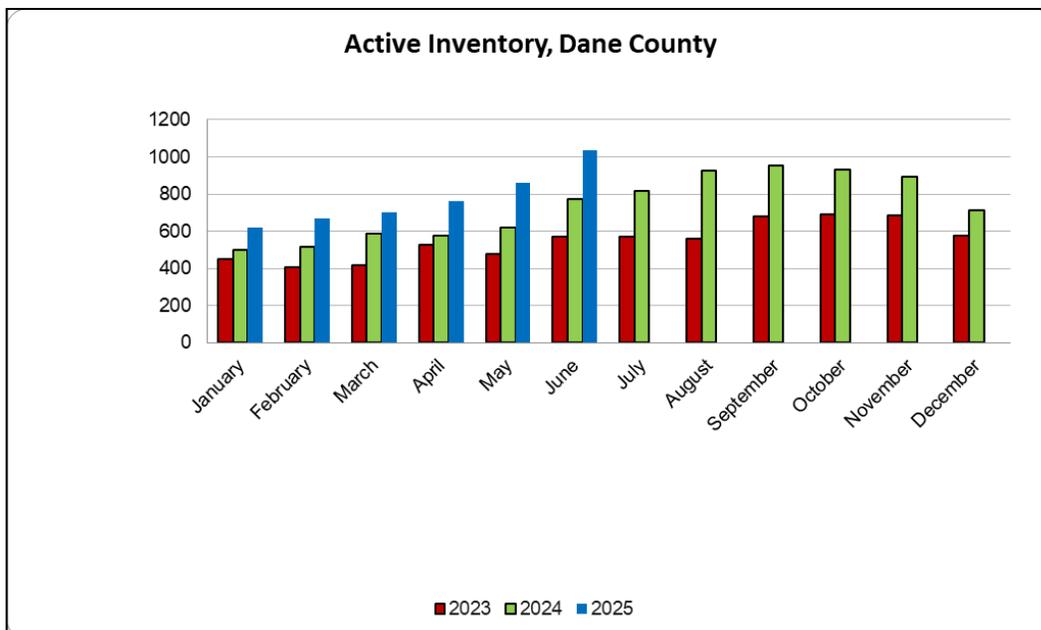
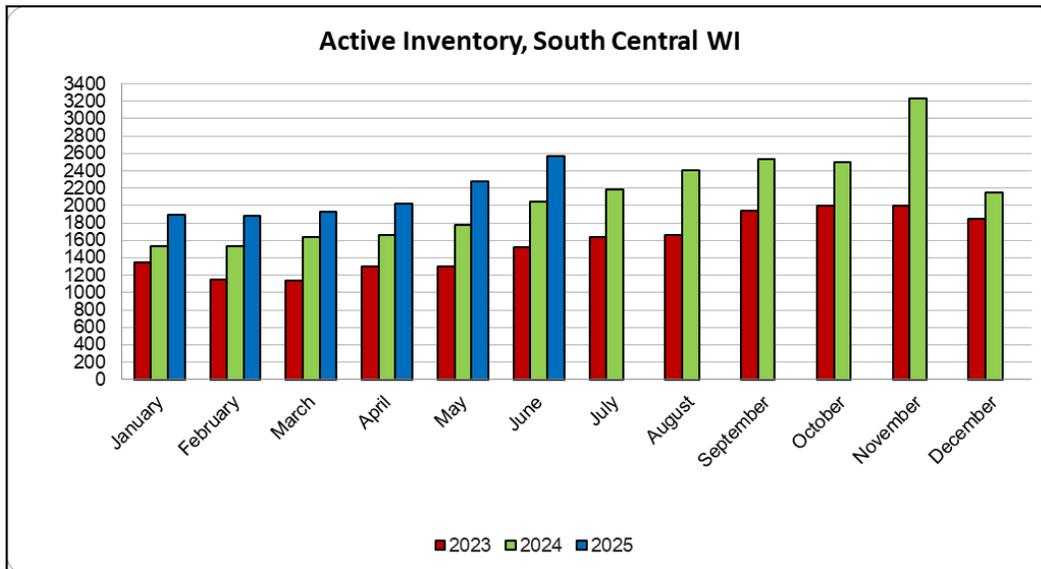


*South Central Wisconsin Region: Adams, Columbia, Crawford, Dane, Dodge, Grant, Green, Green Lake, Iowa, Juneau, Lafayette, Marquette, Monroe, Richland, Rock, Sauk, Vernon & Waushara Counties

Inventory/Supply:

The South Central Wisconsin housing market remained strong in June, with regional new listings rising 9.4% over last year and total active residential listings up 25.6% offering buyers more options as summer begins.

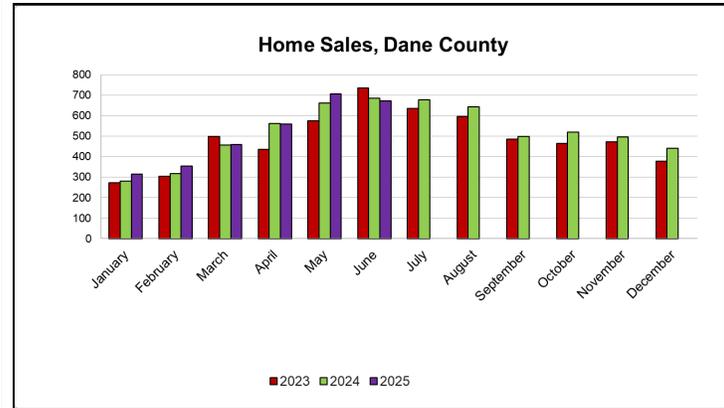
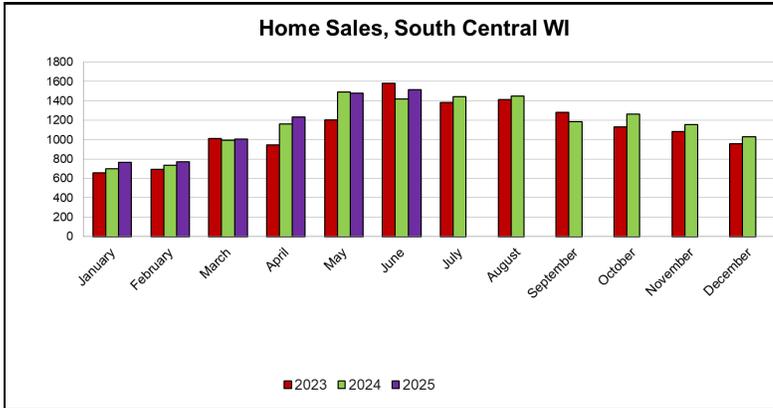
Total active residential listings are up 25.6% year-over-year across the region. Active listings in Dane County also climbed 33.6% compared to June 2024. Months supply was 2.1 in June, a 16.7% increase over June of 2024.



Home Sales:

Closed sales across the South Central Wisconsin Region increased 5.1% compared to June 2024, contributing to a 3.3% year-to-date gain.

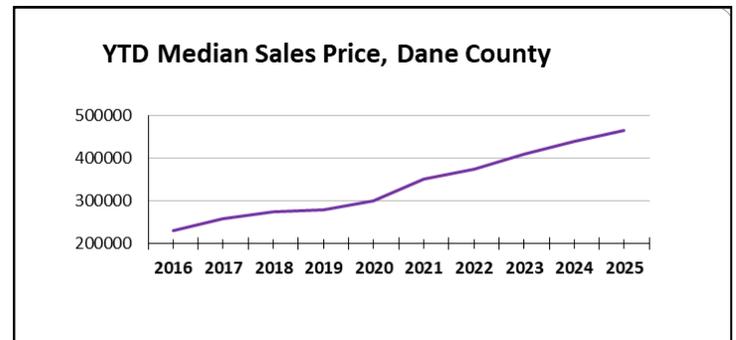
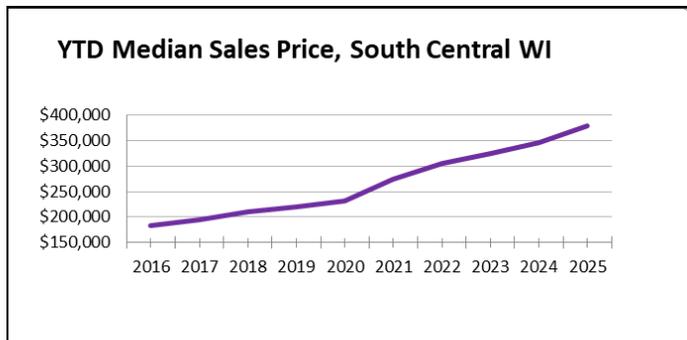
In Dane County, sales dipped 4.0% compared to June of 2024, however year-to-date sales are up 2.2% compared to 2024.



Home Prices:

Prices continued to trend upward, with the average sale price climbing 6.6% to \$429,275 and the median rising 5.1% to \$378,500.

In Dane County, prices remain strong, with the average sale price up 6.9% to \$541,412 and the median up 1.3% to \$466,000.



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)

	JUNE			JANUARY - JUNE		
	<u>2025</u>	<u>2024</u>	<u>Change</u>	<u>2025</u>	<u>2024</u>	<u>Change</u>
ADAMS / JUNEAU / MONROE						
# New Listings	200	154	29.9%	938	844	11.1%
# Sales	145	103	40.8%	577	561	2.9%
Average Sale Price	289,936	283,130	2.4%	294,432	278,106	5.9%
Median Sale Price	252,375	250,000	1.0%	250,000	239,900	4.2%
Total Active Residential Listings	380	285	33.3%	380	285	33.3%
COLUMBIA COUNTY						
# New Listings	79	76	3.9%	444	404	9.9%
# Sales	73	60	21.7%	300	279	7.5%
Average Sale Price	399,258	355,811	12.2%	366,121	346,569	5.6%
Median Sale Price	350,000	298,500	17.3%	337,786	305,000	10.7%
Total Active Residential Listings	133	107	24.3%	133	107	24.3%
CRAWFORD / RICHLAND / VERNON COUNTIES						
# New Listings	69	68	1.5%	365	315	15.9%
# Sales	58	42	38.1%	265	212	25.0%
Average Sale Price	322,580	266,862	20.9%	327,163	270,684	20.9%
Median Sale Price	261,500	236,500	10.6%	260,000	222,000	17.1%
Total Active Residential Listings	125	110	13.6%	125	110	13.6%
DANE COUNTY						
# New Listings	789	720	9.6%	4,321	4,194	3.0%
# Sales	672	700	-4.0%	3,093	3,026	2.2%
Average Sale Price	541,412	506,529	6.9%	512,910	486,203	5.5%
Median Sale Price	466,000	460,000	1.3%	450,000	443,050	1.6%
Total Active Residential Listings	1,034	774	33.6%	1,034	774	33.6%
DODGE COUNTY						
# New Listings	97	100	-3.0%	510	500	2.0%
# Sales	93	72	29.2%	405	376	7.7%
Average Sale Price	348,448	303,114	15.0%	321,193	295,557	8.7%
Median Sale Price	310,000	265,000	17.0%	285,000	270,000	5.6%
Total Active Residential Listings	81	101	-19.8%	81	101	-19.8%
GRANT / IOWA / LAFAYETTE COUNTIES						
# New Listings	87	90	-3.3%	457	427	7.0%
# Sales	73	74	-1.4%	334	321	4.0%
Average Sale Price	313,605	281,246	11.5%	325,653	269,179	21.0%
Median Sale Price	262,600	239,950	9.4%	257,750	225,000	14.6%
Total Active Residential Listings	144	116	24.1%	144	116	24.1%
GREEN COUNTY						
# New Listings	55	43	27.9%	257	243	5.8%
# Sales	40	37	8.1%	188	166	13.3%
Average Sale Price	528,435	305,343	73.1%	364,164	316,790	15.0%
Median Sale Price	407,500	262,000	55.5%	275,000	276,200	-0.4%
Total Active Residential Listings	58	57	1.8%	58	57	1.8%
GREEN LAKE / MARQUETTE / WAUSHARA COUNTIES						
# New Listings	96	95	1.1%	558	536	4.1%
# Sales	83	78	6.4%	363	390	-6.9%
Average Sale Price	370,619	312,883	18.5%	339,823	315,683	7.6%
Median Sale Price	275,000	279,950	-1.8%	259,900	247,000	5.2%
Total Active Residential Listings	202	157	28.7%	202	157	28.7%
ROCK COUNTY						
# New Listings	217	220	-1.4%	1,186	1,213	-2.2%
# Sales	201	211	-4.7%	954	938	1.7%
Average Sale Price	306,820	295,942	3.7%	292,860	277,517	5.5%
Median Sale Price	287,000	287,500	-0.2%	271,900	265,000	2.6%
Total Active Residential Listings	235	215	9.3%	235	215	9.3%
SAUK COUNTY						
# New Listings	98	68	44.1%	508	408	24.5%
# Sales	79	67	17.9%	350	339	3.2%
Average Sale Price	362,233	368,373	-1.7%	382,626	356,462	7.3%
Median Sale Price	331,160	300,000	10.4%	327,087	300,000	9.0%
Total Active Residential Listings	180	125	44.0%	180	125	44.0%
18 COUNTY TOTAL						
# New Listings	1,787	1,634	9.4%	9,544	9,084	5.1%
# Sales	1,517	1,444	5.1%	6,829	6,608	3.3%
Average Sale Price	429,275	402,867	6.6%	409,552	383,738	6.7%
Median Sale Price	378,500	360,000	5.1%	362,300	342,500	5.8%
Total Active Residential Listings	2,572	2,047	25.6%	2,572	2,047	25.6%

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