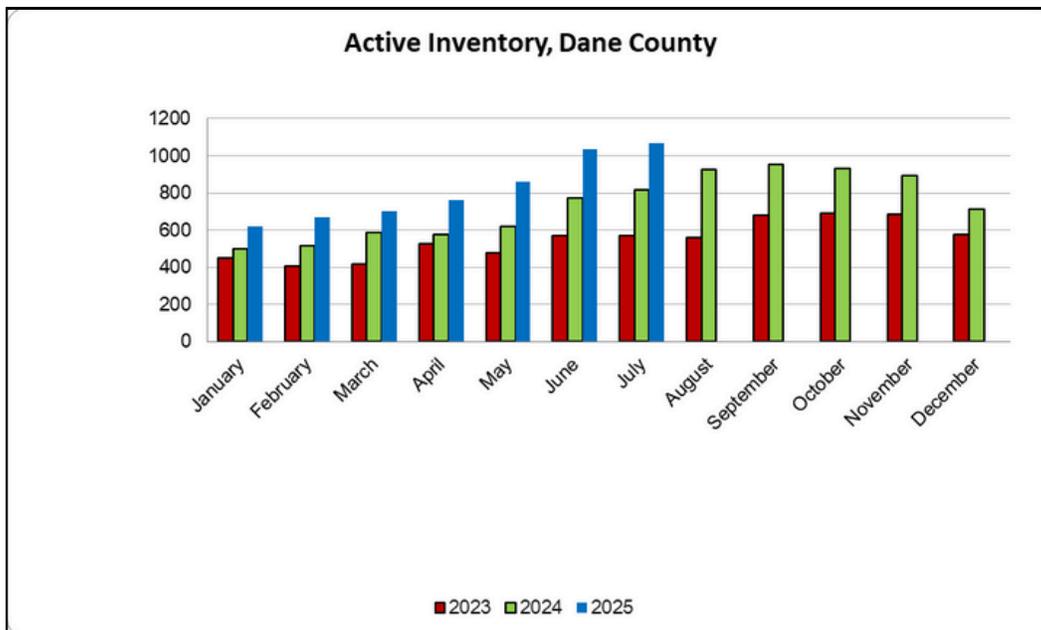
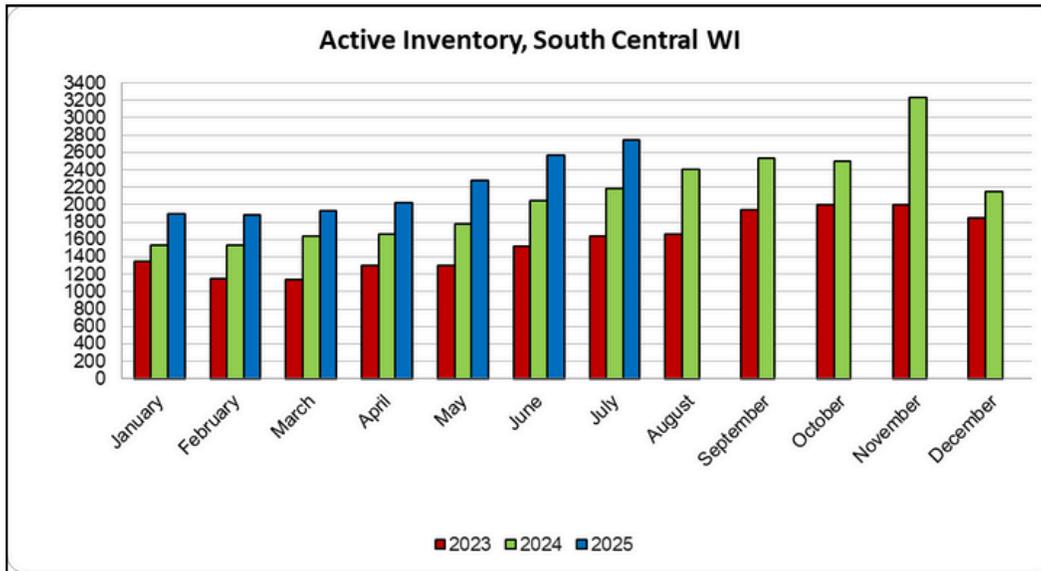


\*South Central Wisconsin Region: Adams, Columbia, Crawford, Dane, Dodge, Grant, Green, Green Lake, Iowa, Juneau, Lafayette, Marquette, Monroe, Richland, Rock, Sauk, Vernon & Waushara Counties

## 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.

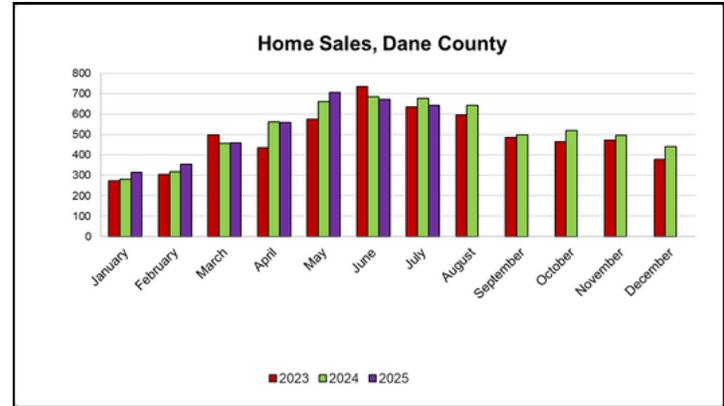
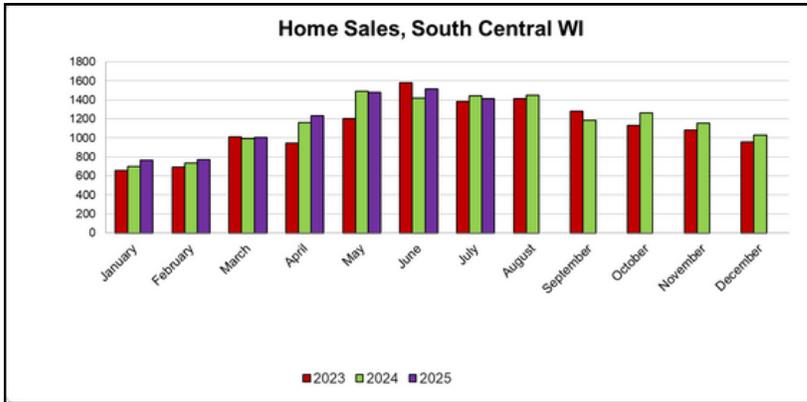
Total active residential listings are up 25.6% year-over-year across the region. Active listings in Dane County also climbed 33.6% compared to June 2024. Months supply was 2.1 in June, a 16.7% increase over June of 2024.



### 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.

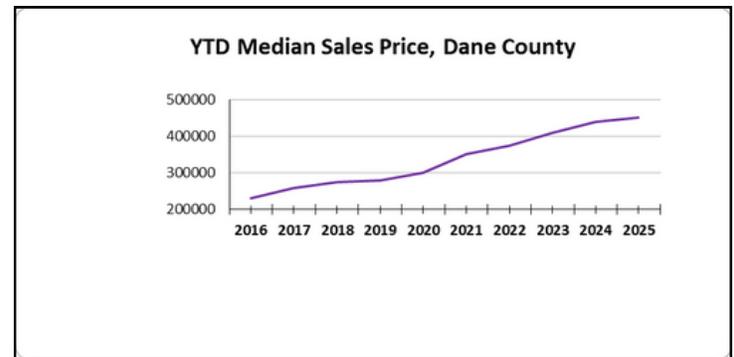
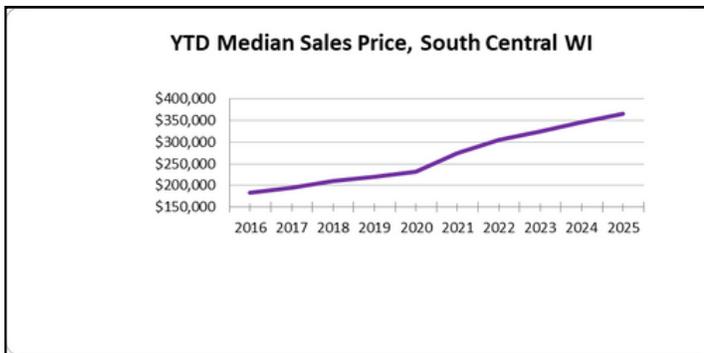
In Dane County, sales dipped 4.0% compared to June of 2024, however year-to-date sales are up 2.2% compared to 2024.



### 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)**

	JULY			JANUARY - JULY		
	<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	177	172	2.9%	1,124	1016	10.6%
# Sales	121	138	-12.3%	703	699	0.6%
Average Sale Price	325,468	284,635	14.3%	299,609	279,395	7.2%
Median Sale Price	280,000	228,000	22.8%	250,000	239,000	4.6%
Total Active Residential Listings	439	308	42.5%	439	308	42.5%
<b>COLUMBIA COUNTY</b>						
# New Listings	108	78	38.5%	552	482	14.5%
# Sales	70	58	20.7%	371	337	10.1%
Average Sale Price	408,895	391,280	4.5%	374,809	354,264	5.8%
Median Sale Price	362,200	332,500	8.9%	345,000	315,000	9.5%
Total Active Residential Listings	152	101	50.5%	152	101	50.5%
<b>CRAWFORD / RICHLAND / VERNON COUNTIES</b>						
# New Listings	57	63	-9.5%	426	378	12.7%
# Sales	52	56	-7.1%	320	268	19.4%
Average Sale Price	339,255	281,550	20.5%	328,837	272,955	20.5%
Median Sale Price	261,500	241,750	8.2%	260,000	224,950	15.6%
Total Active Residential Listings	123	107	15.0%	123	107	15.0%
<b>DANE COUNTY</b>						
# New Listings	760	757	0.4%	5,123	4,951	3.5%
# Sales	645	684	-5.7%	3,751	3,710	1.1%
Average Sale Price	558,599	522,409	6.9%	520,729	492,878	5.7%
Median Sale Price	470,000	453,500	3.6%	450,000	445,950	0.9%
Total Active Residential Listings	1,066	818	30.3%	1,066	818	30.3%
<b>DODGE COUNTY</b>						
# New Listings	97	83	16.9%	610	583	4.6%
# Sales	90	90	0.0%	496	466	6.4%
Average Sale Price	381,919	322,281	18.5%	332,432	300,718	10.5%
Median Sale Price	310,500	328,312	-5.4%	286,605	279,950	2.4%
Total Active Residential Listings	100	103	-2.9%	100	103	-2.9%
<b>GRANT / IOWA / LAFAYETTE COUNTIES</b>						
# New Listings	86	107	-19.6%	546	534	2.2%
# Sales	66	59	11.9%	400	380	5.3%
Average Sale Price	261,460	266,469	-1.9%	315,061	268,758	17.2%
Median Sale Price	227,500	224,500	1.3%	250,000	224,950	11.1%
Total Active Residential Listings	139	153	-9.2%	139	153	-9.2%
<b>GREEN COUNTY</b>						
# New Listings	49	51	-3.9%	310	294	5.4%
# Sales	26	48	-45.8%	215	214	0.5%
Average Sale Price	387,615	356,140	8.8%	366,511	325,616	12.6%
Median Sale Price	302,250	273,500	10.5%	278,000	276,200	0.7%
Total Active Residential Listings	68	50	36.0%	68	50	36.0%
<b>GREEN LAKE / MARQUETTE / WAUSHARA COUNTIES</b>						
# New Listings	118	105	12.4%	681	641	6.2%
# Sales	67	66	1.5%	432	456	-5.3%
Average Sale Price	308,397	347,414	-11.2%	334,892	320,275	4.6%
Median Sale Price	279,000	270,000	3.3%	260,000	250,000	4.0%
Total Active Residential Listings	206	172	19.8%	206	172	19.8%
<b>ROCK COUNTY</b>						
# New Listings	255	245	4.1%	1,445	1,458	-0.9%
# Sales	205	214	-4.2%	1,164	1,152	1.0%
Average Sale Price	311,106	292,179	6.5%	295,836	280,241	5.6%
Median Sale Price	295,000	282,500	4.4%	275,000	270,000	1.9%
Total Active Residential Listings	269	241	11.6%	269	241	11.6%
<b>SAUK COUNTY</b>						
# New Listings	96	87	10.3%	610	495	23.2%
# Sales	70	50	40.0%	420	389	8.0%
Average Sale Price	361,576	422,231	-14.4%	379,117	364,915	3.9%
Median Sale Price	324,750	360,000	-9.8%	326,750	307,500	6.3%
Total Active Residential Listings	181	127	42.5%	181	127	42.5%
<b>18 COUNTY TOTAL</b>						
# New Listings	1,803	1,748	3.1%	11,427	10,832	5.5%
# Sales	1,412	1,463	-3.5%	8,272	8,071	2.5%
Average Sale Price	437,251	412,479	6.0%	414,184	388,947	6.5%
Median Sale Price	379,450	365,500	3.8%	365,000	349,800	4.3%
Total Active Residential Listings	2,743	2,180	25.8%	2,743	2,180	25.8%

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