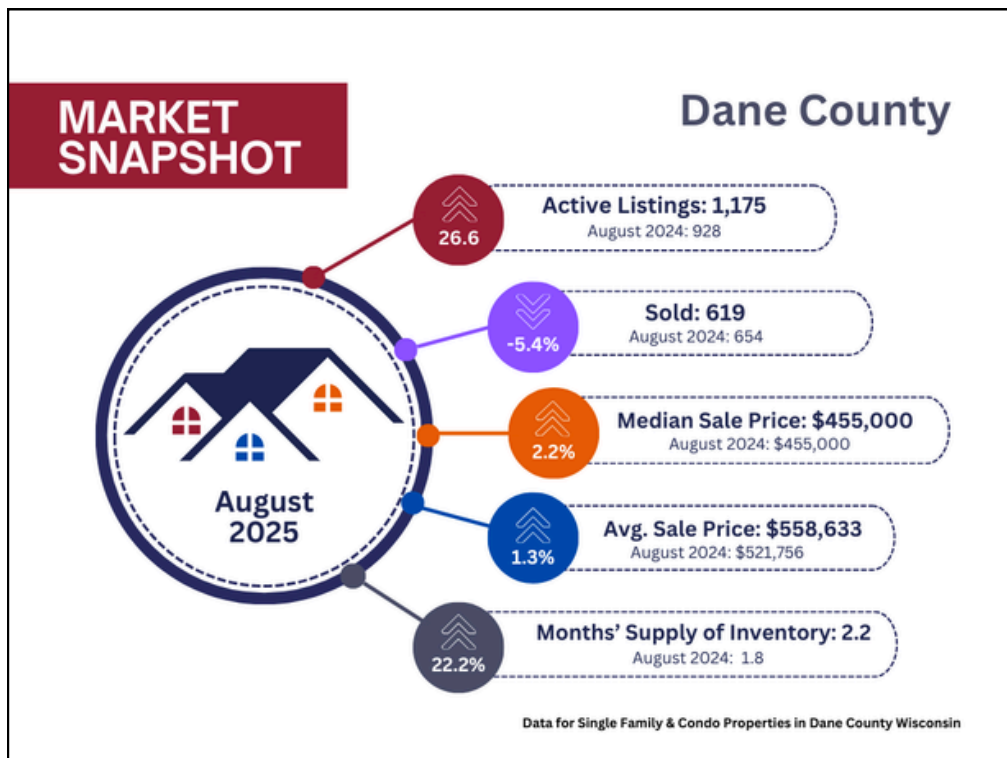
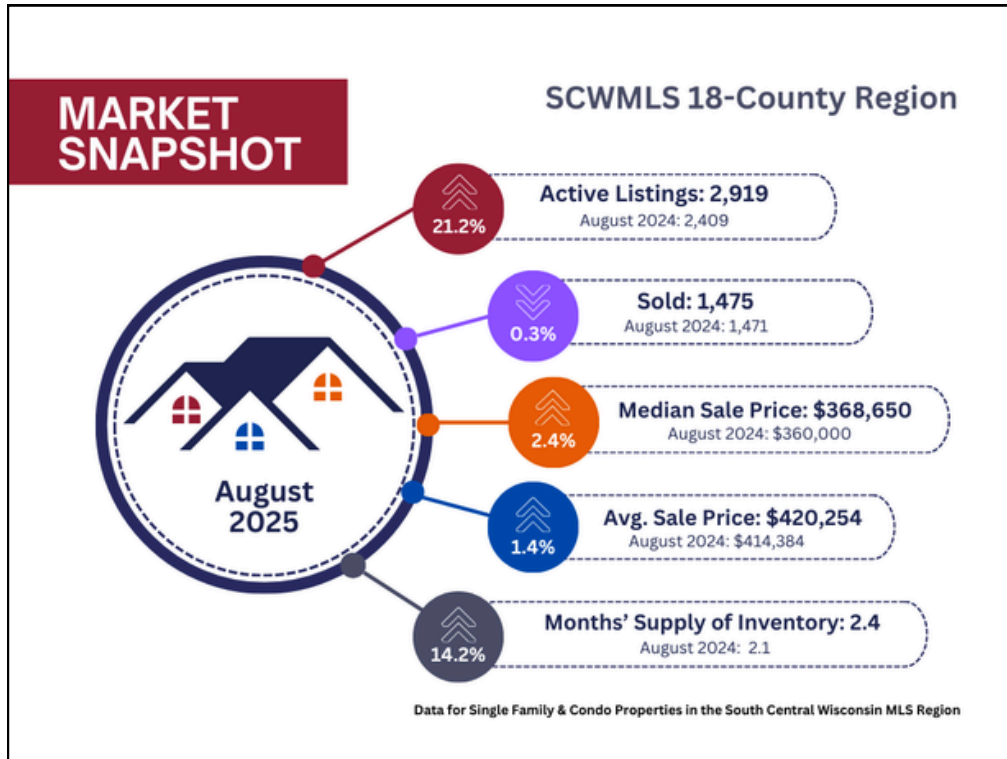


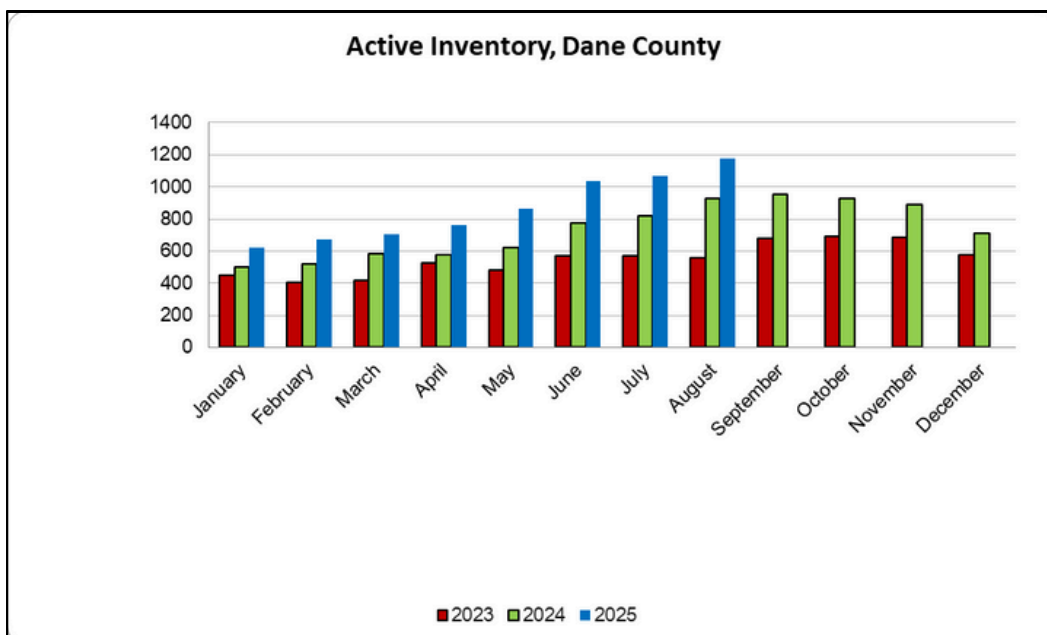
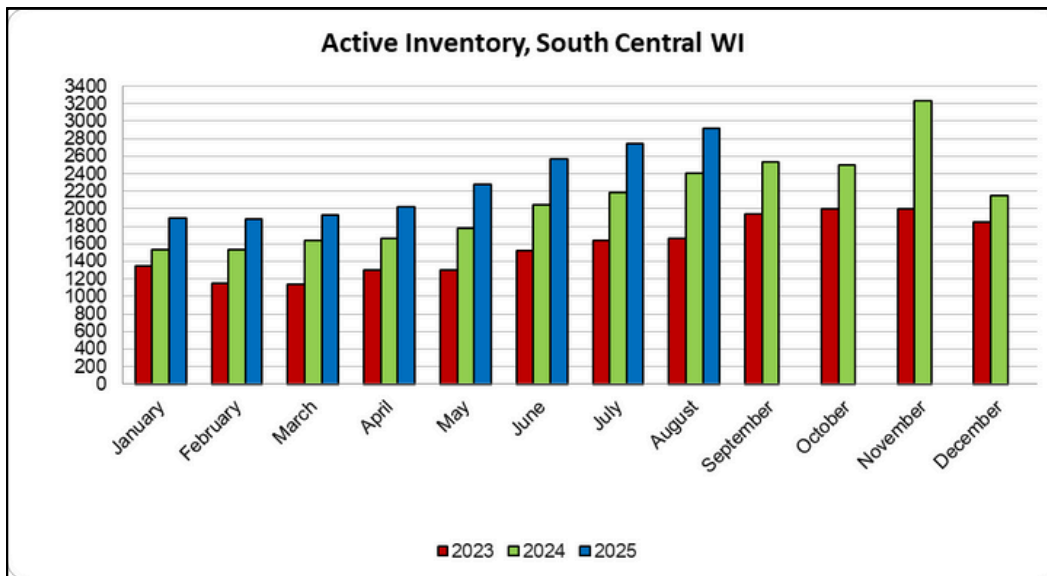


*South Central Wisconsin Region: Adams, Columbia, Crawford, Dane, Dodge, Grant, Green, Green Lake, Iowa, Juneau, Lafayette, Marquette, Monroe, Richland, Rock, Sauk, Vernon & Waushara Counties



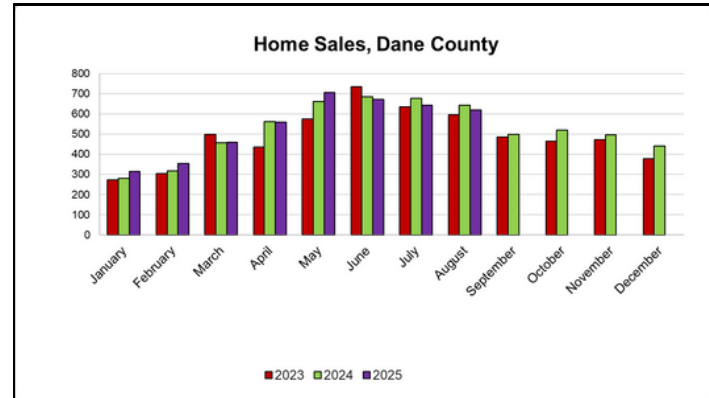
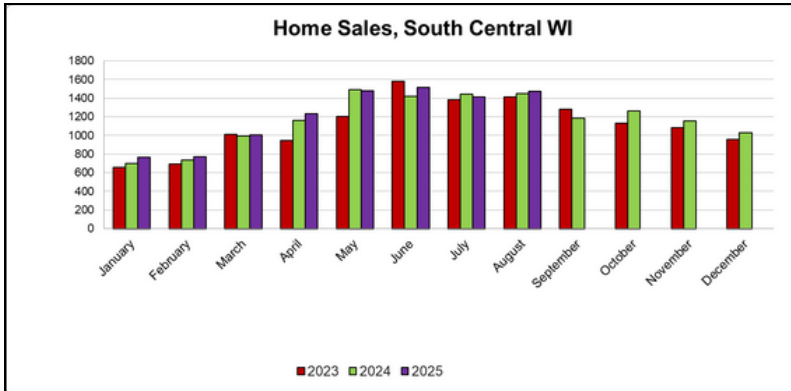
Inventory/Supply:

The regional housing market in South Central Wisconsin continued to show resilience in August. New listings across the 18-county area contributed to year-to-date gains, while active inventory remains well above 2024 levels, helping balance supply and demand. Sales trends have softened slightly compared to last August, but year-to-date transactions remain ahead of 2024. Prices continue to show steady appreciation, underscoring buyer demand even as inventory expands.



Home Sales:

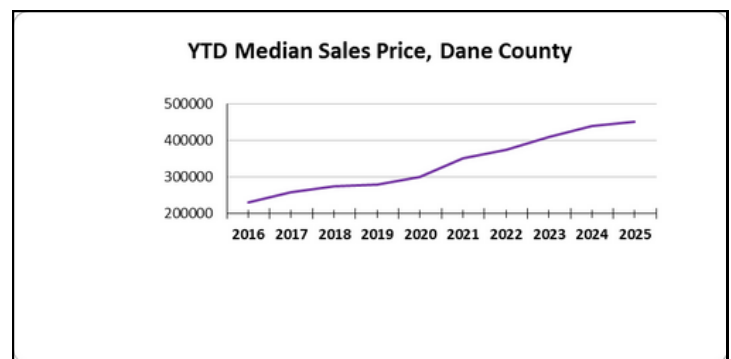
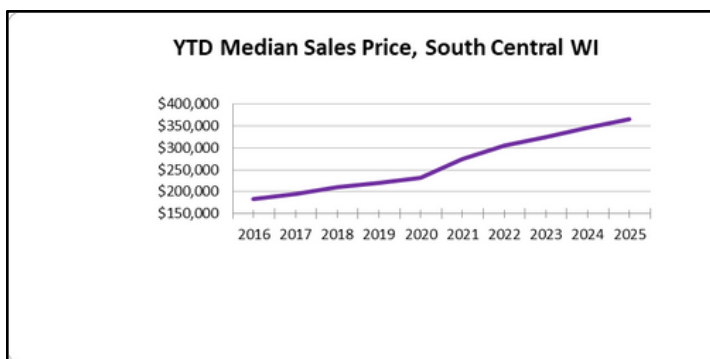
18 county: Home sales in the South Central Wisconsin region were stable in August, with 1,475 closings, a 0.3% increase over August 2024. Year-to-date, sales are up 2.4%, showing steady buyer activity despite shifts in inventory. Dane County: Closed sales in Dane County decreased 5.4% compared to August 2025, however, year-to-date sales are holding steady.



Home Prices:

18 county: Prices posted modest gains, with the average sale price rising 1.4% year-over-year to \$420,254, and the median price up 2.4% to \$368,650. Through the first eight months of 2025, the average price has increased 5.5%, while the median has climbed 4.3%, reflecting continued price appreciation across the region.

Dane county: The average sale price in Dane County reached \$528,633 in August, a 1.3% increase compared to last year. The median price rose 2.2% to \$455,000, reflecting steady price growth. Year-to-date, the average sale price is \$520,952, up 4.8%, while the median holds at \$450,000, a 1.1% gain from the same period in 2024.



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)

	AUGUST			JANUARY - AUGUST		
ADAMS / JUNEAU / MONROE	<u>2025</u>	<u>2024</u>	<u>Change</u>	<u>2025</u>	<u>2024</u>	<u>Change</u>
# New Listings	195	155	25.8%	1,326	1171	13.2%
# Sales	159	126	26.2%	863	825	4.6%
Average Sale Price	325,161	284,535	14.3%	304,028	280,180	8.5%
Median Sale Price	280,000	240,000	16.7%	255,000	239,900	6.3%
Total Active Residential Listings	445	324	37.3%	445	324	37.3%
COLUMBIA COUNTY	<u>2025</u>	<u>2024</u>	<u>Change</u>	<u>2025</u>	<u>2024</u>	<u>Change</u>
# New Listings	81	84	-3.6%	634	566	12.0%
# Sales	67	67	0.0%	439	404	8.7%
Average Sale Price	387,561	399,292	-2.9%	376,910	361,731	4.2%
Median Sale Price	345,000	340,000	1.5%	345,000	320,000	7.8%
Total Active Residential Listings	156	113	38.1%	156	113	38.1%
CRAWFORD / RICHLAND / VERNON COUNTIES	<u>2025</u>	<u>2024</u>	<u>Change</u>	<u>2025</u>	<u>2024</u>	<u>Change</u>
# New Listings	56	77	-27.3%	485	455	6.6%
# Sales	57	52	9.6%	378	320	18.1%
Average Sale Price	378,547	315,302	20.1%	336,058	279,836	20.1%
Median Sale Price	291,000	281,000	3.6%	262,250	230,375	13.8%
Total Active Residential Listings	134	123	8.9%	134	123	8.9%
DANE COUNTY	<u>2025</u>	<u>2024</u>	<u>Change</u>	<u>2025</u>	<u>2024</u>	<u>Change</u>
# New Listings	648	678	-4.4%	5,803	5,628	3.1%
# Sales	619	654	-5.4%	4,378	4,364	0.3%
Average Sale Price	528,633	521,756	1.3%	520,952	497,206	4.8%
Median Sale Price	455,000	445,000	2.2%	450,000	445,143	1.1%
Total Active Residential Listings	1,175	928	26.6%	1,175	928	26.6%
DODGE COUNTY	<u>2025</u>	<u>2024</u>	<u>Change</u>	<u>2025</u>	<u>2024</u>	<u>Change</u>
# New Listings	77	113	-31.9%	693	696	-0.4%
# Sales	81	78	3.8%	578	544	6.3%
Average Sale Price	352,901	364,133	-3.1%	334,770	309,811	8.1%
Median Sale Price	305,000	292,500	4.3%	289,950	280,000	3.6%
Total Active Residential Listings	100	122	-18.0%	100	122	-18.0%
GRANT / IOWA / LAFAYETTE COUNTIES	<u>2025</u>	<u>2024</u>	<u>Change</u>	<u>2025</u>	<u>2024</u>	<u>Change</u>
# New Listings	97	83	16.9%	651	617	5.5%
# Sales	78	70	11.4%	478	450	6.2%
Average Sale Price	260,026	234,361	11.0%	306,081	263,407	16.2%
Median Sale Price	225,000	208,750	7.8%	245,000	221,250	10.7%
Total Active Residential Listings	152	171	-11.1%	152	171	-11.1%
GREEN COUNTY	<u>2025</u>	<u>2024</u>	<u>Change</u>	<u>2025</u>	<u>2024</u>	<u>Change</u>
# New Listings	45	49	-8.2%	359	343	4.7%
# Sales	36	43	-16.3%	251	257	-2.3%
Average Sale Price	357,744	415,030	-13.8%	365,253	340,577	7.2%
Median Sale Price	292,950	360,000	-18.6%	280,000	289,000	-3.1%
Total Active Residential Listings	77	53	45.3%	77	53	45.3%
GREEN LAKE / MARQUETTE / WAUSHARA COUNTIES	<u>2025</u>	<u>2024</u>	<u>Change</u>	<u>2025</u>	<u>2024</u>	<u>Change</u>
# New Listings	104	115	-9.6%	785	756	3.8%
# Sales	103	90	14.4%	540	546	-1.1%
Average Sale Price	403,076	423,632	-4.9%	347,909	337,312	3.1%
Median Sale Price	300,000	292,450	2.6%	275,000	255,000	7.8%
Total Active Residential Listings	198	176	12.5%	198	176	12.5%
ROCK COUNTY	<u>2025</u>	<u>2024</u>	<u>Change</u>	<u>2025</u>	<u>2024</u>	<u>Change</u>
# New Listings	243	212	14.6%	1,691	1,670	1.3%
# Sales	187	211	-11.4%	1,355	1,363	-0.6%
Average Sale Price	324,286	293,930	10.3%	299,499	282,360	6.1%
Median Sale Price	309,900	275,000	12.7%	280,000	272,050	2.9%
Total Active Residential Listings	299	267	12.0%	299	267	12.0%
SAUK COUNTY	<u>2025</u>	<u>2024</u>	<u>Change</u>	<u>2025</u>	<u>2024</u>	<u>Change</u>
# New Listings	85	109	-22.0%	699	604	15.7%
# Sales	88	80	10.0%	509	469	8.5%
Average Sale Price	335,249	331,639	1.1%	371,407	359,230	3.4%
Median Sale Price	288,750	317,450	-9.0%	322,500	310,000	4.0%
Total Active Residential Listings	183	132	38.6%	183	132	38.6%
18 COUNTY TOTAL	<u>2025</u>	<u>2024</u>	<u>Change</u>	<u>2025</u>	<u>2024</u>	<u>Change</u>
# New Listings	1,631	1,675	-2.6%	13,126	12,506	5.0%
# Sales	1,475	1,471	0.3%	9,769	9,542	2.4%
Average Sale Price	420,254	414,384	1.4%	414,558	392,869	5.5%
Median Sale Price	368,650	360,000	2.4%	365,000	350,000	4.3%
Total Active Residential Listings	2,919	2,409	21.2%	2,919	2,409	21.2%

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