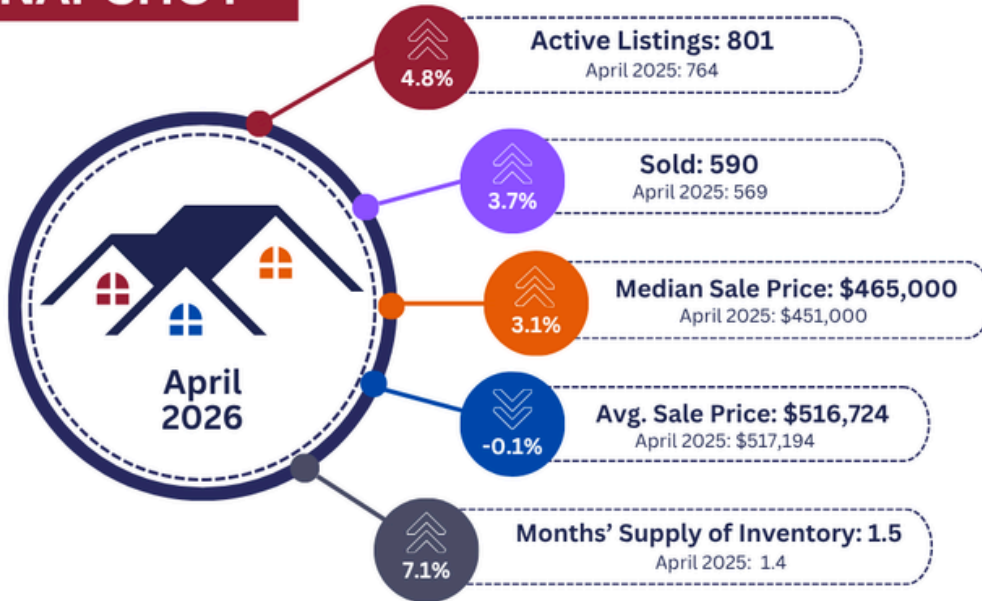
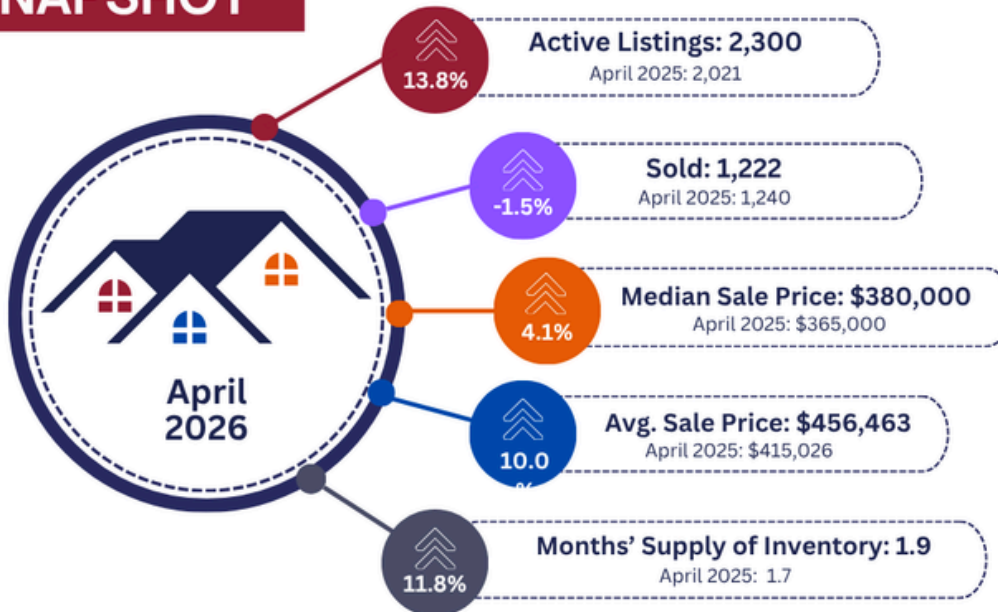


MARKET SNAPSHOT
Dane County


Data for Single Family & Condo Properties in Dane County Wisconsin

MARKET SNAPSHOT
SCWMLS 18-County Region


Data for Single Family & Condo Properties in the South Central Wisconsin MLS Region

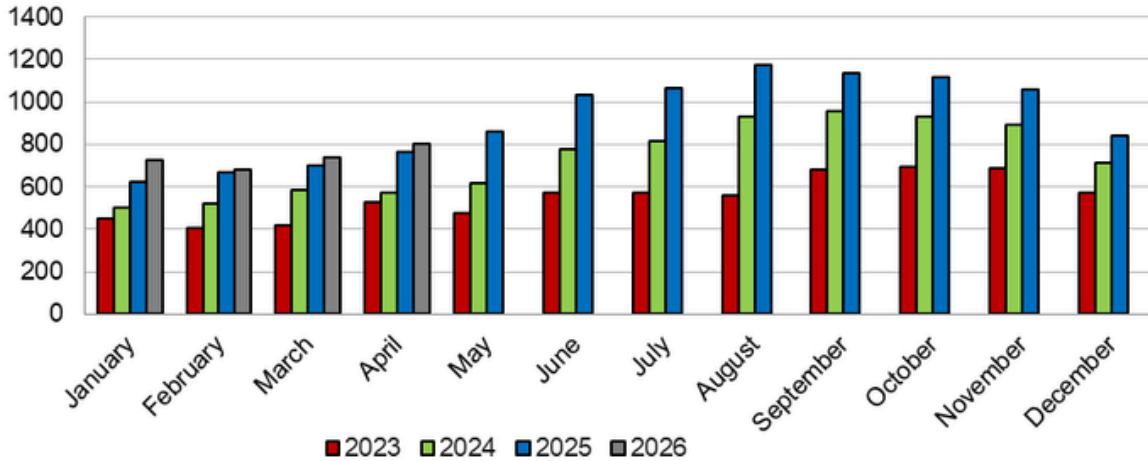


*South Central Wisconsin Region: Adams, Columbia, Crawford, Dane, Dodge, Grant, Green, Green Lake, Iowa, Juneau, Lafayette, Marquette, Monroe, Richland, Rock, Sauk, Vernon & Waushara Counties



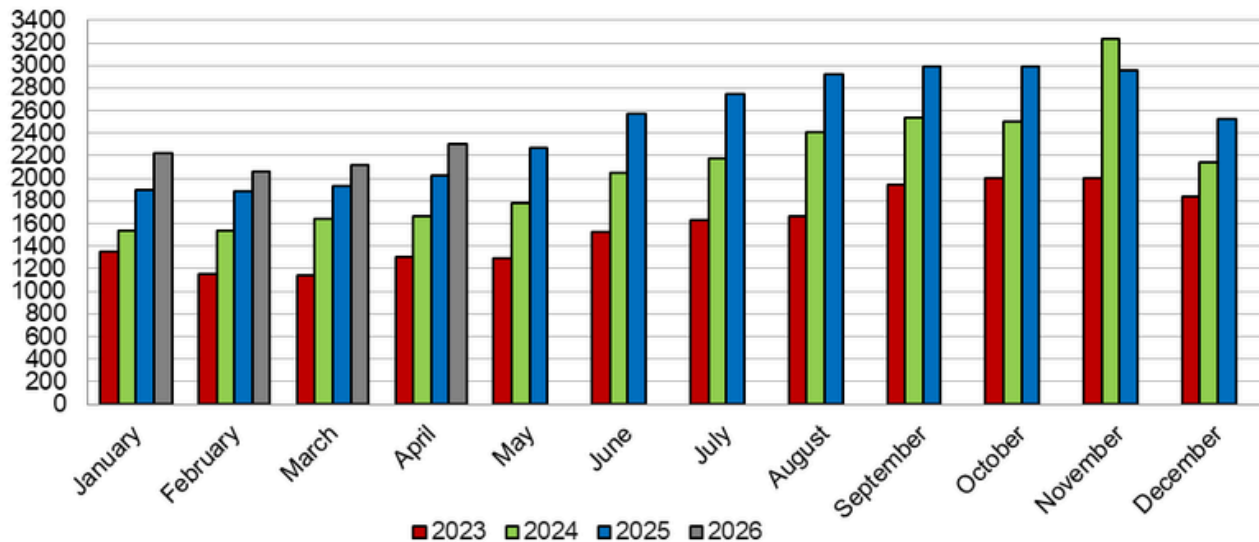
Active Inventory, Dane County

In Dane County, active inventory climbed to 801 homes in April 2026, up 4.8% from April 2025 (764), indicating modest year-over-year growth in supply. Compared to March 2026 (737), inventory increased 8.7%, showing a typical seasonal rise as more listings enter the market. Despite these gains, inventory remains relatively constrained, continuing to support competitive conditions for buyers.



Active Inventory, South Central Wisconsin Region

Active inventory across the South Central Wisconsin region reached 2,300 homes in April 2026, a 13.8% increase compared to April 2025 (2,021), marking a notable year-over-year gain in available supply. Month-over-month, inventory rose 8.7% from March 2026 (2,116), reflecting a strong seasonal expansion as the spring market continues to build. While inventory levels are improving at a healthy pace, overall market conditions remain competitive.

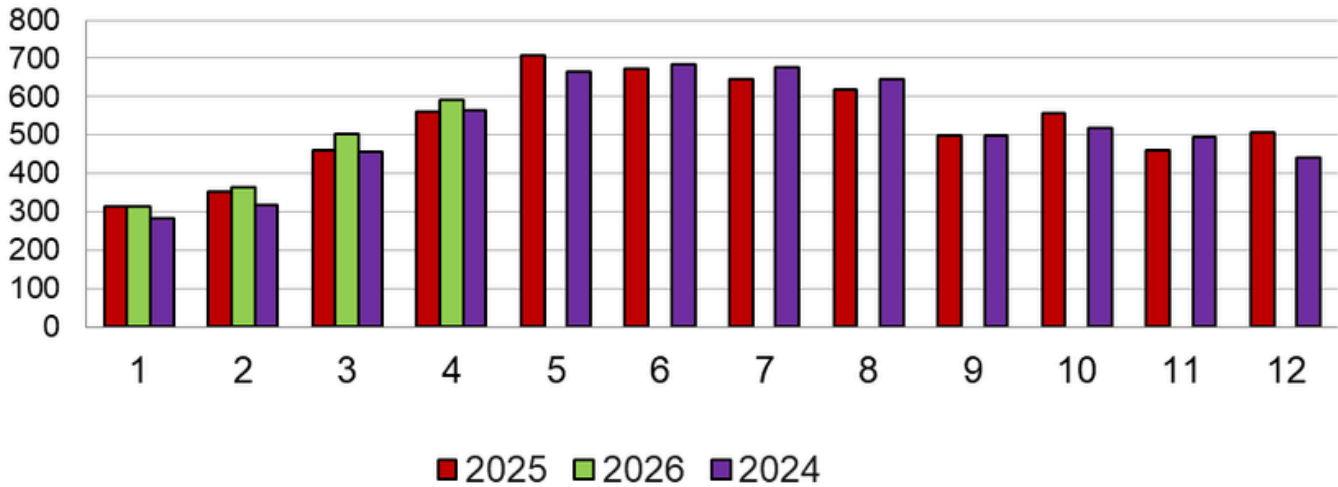


South Central Wisconsin County Regions:

- 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

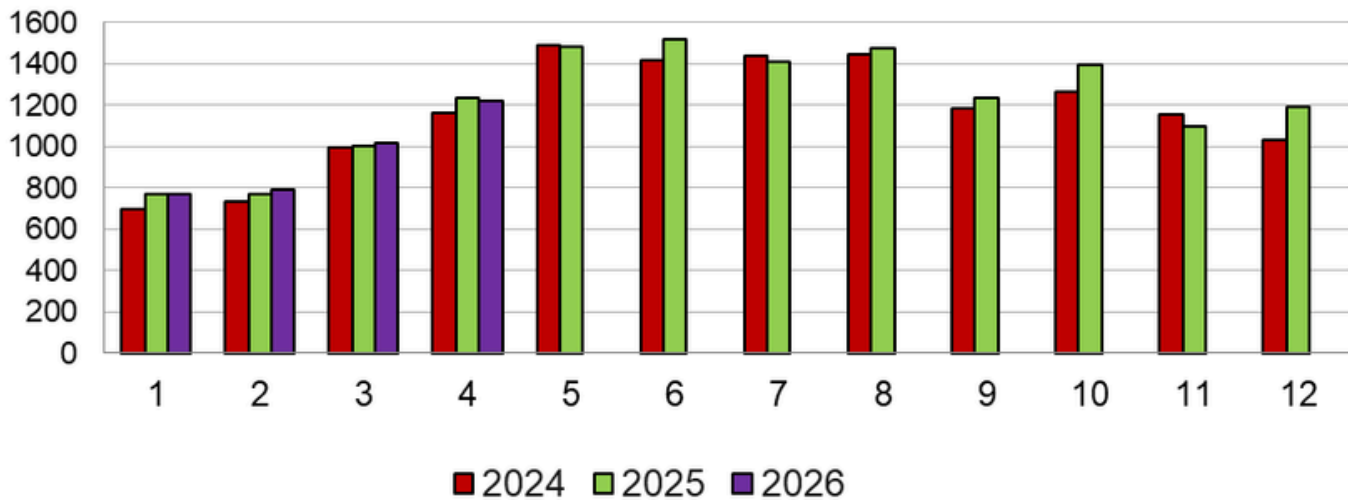
Home Sales, Dane County

In Dane County, April 2026 recorded 590 home sales, a 5.2% increase from April 2025 (561), showing moderate year-over-year growth in buyer activity. Month-over-month, sales rose 17.8% from March 2026 (501), highlighting continued seasonal momentum. This suggests demand remains solid as the market moves further into the spring season.



Home Sales, South Central Wisconsin Region

Home sales across the South Central Wisconsin region totaled 1,222 in April 2026, a slight 0.9% decrease compared to April 2025 (1,233), indicating relatively stable year-over-year demand. Compared to March 2026 (1,020), sales increased 19.8%, reflecting the expected seasonal rise as the spring market continues to gain traction. Overall, buyer activity remains steady despite increased inventory.



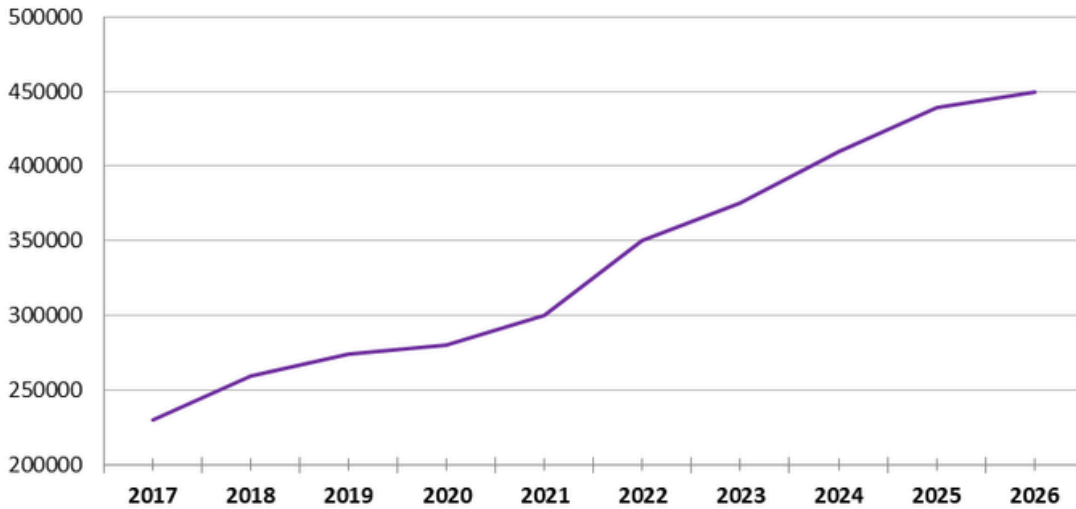
South Central Wisconsin County Regions:

- 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.

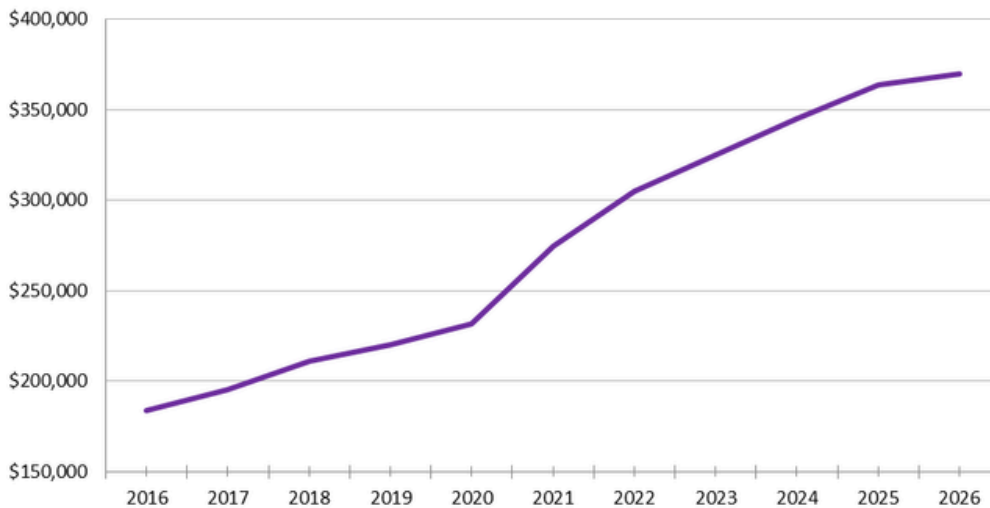
YTD Median Sales Price, Dane County

For Dane County, the year-to-date median sales price in 2026 stands at \$455,000, showing a slight increase from \$450,000 in 2025. This 1.1% rise reflects continued growth in home values, though at a more moderate pace than in prior years. The modest increase suggests the market remains stable, with steady demand supporting prices while overall appreciation begins to level out into a more sustainable trend.



YTD Median Sales Price, South Central Wisconsin Region

For the South Central Wisconsin region, the year-to-date median sales price in 2026 reached \$370,000, up from \$364,000 in 2025. This represents an increase of approximately 1.6%, indicating continued price growth across the region. While gains remain positive, the slower pace of appreciation points to a market that is stabilizing after several years of stronger increases, with prices continuing to hold firm overall.



South Central Wisconsin County Regions:

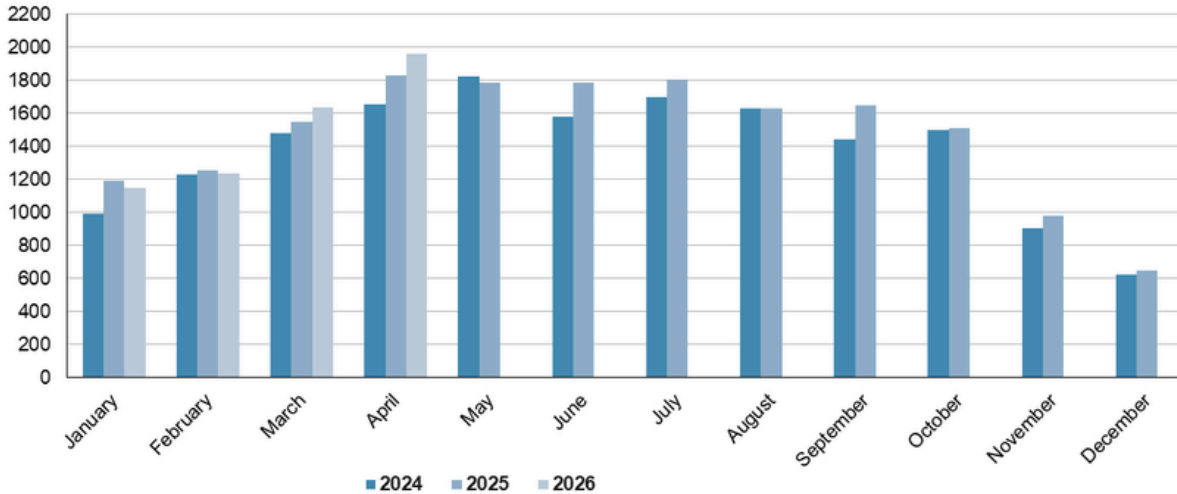
- Region 1 – Adams, Juneau, Monroe
- Region 2 – Columbia
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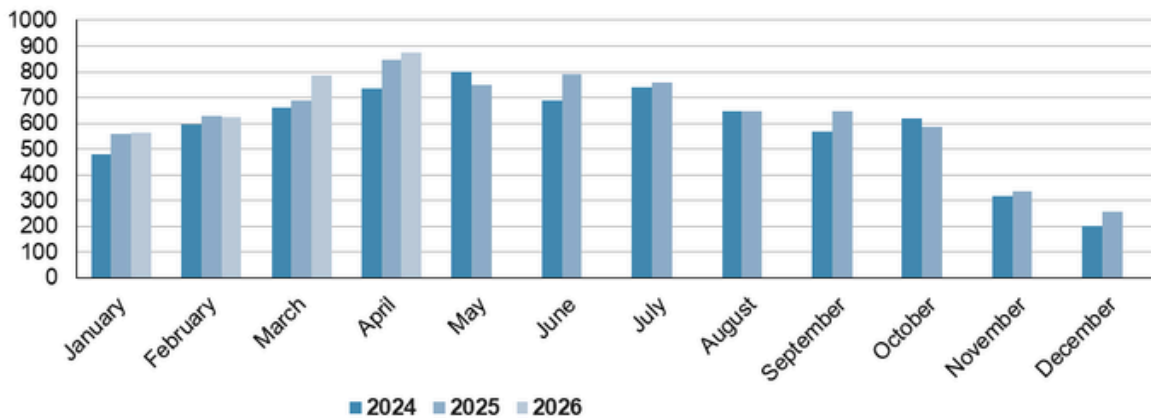
South Central Wisconsin Full Region - New Inventory

In April 2026, the South Central Wisconsin Full Region saw new market inventory rise to 1,960 listings, up from 1,635 listings in March 2026. This represents a month-over-month increase of 325 homes, reflecting continued momentum heading deeper into the spring market. Compared to April 2025, which recorded 1,833 listings, inventory increased by 127 homes, or approximately 6.9%. The steady growth in listings suggests an active market environment with expanding opportunities for both buyers and REALTORS across the region.



Dane County - New Inventory

Dane County's real estate market also posted strong inventory growth in April 2026, with 875 new homes listed for sale. This marked an increase of 253 listings from March 2026, when 622 homes were listed. Compared to April 2025, which had 847 listings, April 2026 saw an increase of 28 homes, or about 3.3%. The rise in available inventory points to a healthy spring market, providing buyers with more options while supporting continued market activity throughout Dane County.



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>2026</u>	<u>2025</u>	<u>Change</u>	<u>2026</u>	<u>2025</u>	<u>Change</u>
ADAMS / JUNEAU / MONROE COUNTIES						
# New Listings	201	189	6.3%	567	539	5.2%
# Sales	105	85	23.5%	320	311	2.9%
Average Sale Price	295,548	302,464	-2.3%	308,591	299,692	3.0%
Median Sale Price	265,000	255,000	3.9%	250,000	250,000	0.0%
Total Active Residential Listings	352	306	15.0%	352	306	15.0%
COLUMBIA COUNTY						
# New Listings	100	88	13.6%	285	281	1.4%
# Sales	50	54	-7.4%	157	173	-9.2%
Average Sale Price	375,812	371,775	1.1%	372,982	341,375	9.3%
Median Sale Price	342,500	344,500	-0.6%	335,000	325,000	3.1%
Total Active Residential Listings	132	117	12.8%	132	117	12.8%
CRAWFORD / RICHLAND / VERNON COUNTIES						
# New Listings	80	68	17.6%	221	178	24.2%
# Sales	42	55	-23.6%	140	148	-5.4%
Average Sale Price	333,900	315,398	5.9%	317,778	334,358	-5.0%
Median Sale Price	245,000	248,330	-0.5%	247,500	245,685	0.7%
Total Active Residential Listings	125	105	19.0%	125	105	19.0%
DANE COUNTY						
# New Listings	875	881	-0.7%	2,896	2,842	1.9%
# Sales	590	569	3.7%	1,770	1,720	2.9%
Average Sale Price	516,724	517,194	-0.1%	508,457	494,228	2.9%
Median Sale Price	465,000	451,000	3.1%	455,000	435,221	4.5%
Total Active Residential Listings	801	764	4.8%	801	764	4.8%
DODGE COUNTY						
# New Listings	106	100	6.0%	308	325	-5.2%
# Sales	58	68	-14.7%	215	228	-5.7%
Average Sale Price	317,738	308,334	3.0%	337,806	308,754	9.4%
Median Sale Price	285,000	280,000	1.8%	291,000	280,000	3.9%
Total Active Residential Listings	84	84	0.0%	84	84	0.0%
GRANT / IOWA / LAFAYETTE COUNTIES						
# New Listings	103	87	18.4%	297	272	9.2%
# Sales	62	61	1.6%	199	192	3.6%
Average Sale Price	324,756	318,664	1.9%	319,147	338,913	-5.8%
Median Sale Price	237,500	230,000	3.3%	235,000	254,750	-7.8%
Total Active Residential Listings	111	112	-0.9%	111	112	-0.9%
GREEN COUNTY						
# New Listings	47	44	6.8%	143	172	-16.9%
# Sales	28	34	-17.6%	109	108	0.9%
Average Sale Price	338,939	327,511	3.5%	349,739	320,289	9.2%
Median Sale Price	254,500	267,500	-4.9%	270,000	265,000	1.9%
Total Active Residential Listings	63	48	31.3%	63	48	31.3%
GREEN LAKE / MARQUETTE / WAUSHARA COUNTIES						
# New Listings	125	128	-0.8%	327	336	-2.7%
# Sales	54	69	-21.7%	180	195	-7.7%
Average Sale Price	414,181	338,354	22.4%	357,590	309,885	15.4%
Median Sale Price	241,100	250,000	-3.6%	260,000	245,000	6.1%
Total Active Residential Listings	212	153	38.6%	212	153	38.6%
ROCK COUNTY						
# New Listings	207	218	-5.0%	752	728	3.3%
# Sales	171	178	-3.9%	546	561	-2.7%
Average Sale Price	315,621	293,971	7.4%	307,514	287,130	7.1%
Median Sale Price	302,000	260,000	16.2%	285,000	260,000	9.6%
Total Active Residential Listings	241	189	27.5%	241	189	27.5%
SAUK COUNTY						
# New Listings	116	103	12.6%	307	327	-6.1%
# Sales	62	67	-7.5%	177	189	-6.3%
Average Sale Price	1,043,437	447,795	133.0%	598,255	395,012	51.5%
Median Sale Price	339,950	345,000	-1.5%	335,625	325,000	3.3%
Total Active Residential Listings	179	143	25.2%	179	143	25.2%
18 COUNTY TOTAL						
# New Listings	1,960	1,904	2.9%	6,103	6,000	1.7%
# Sales	1,222	1,240	-1.5%	3,813	3,825	-0.3%
Average Sale Price	456,463	415,026	10.0%	423,337	396,874	6.7%
Median Sale Price	380,000	365,000	4.1%	370,000	350,900	5.4%
Total Active Residential Listings	2,300	2,021	13.8%	2,300	2,021	13.8%

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