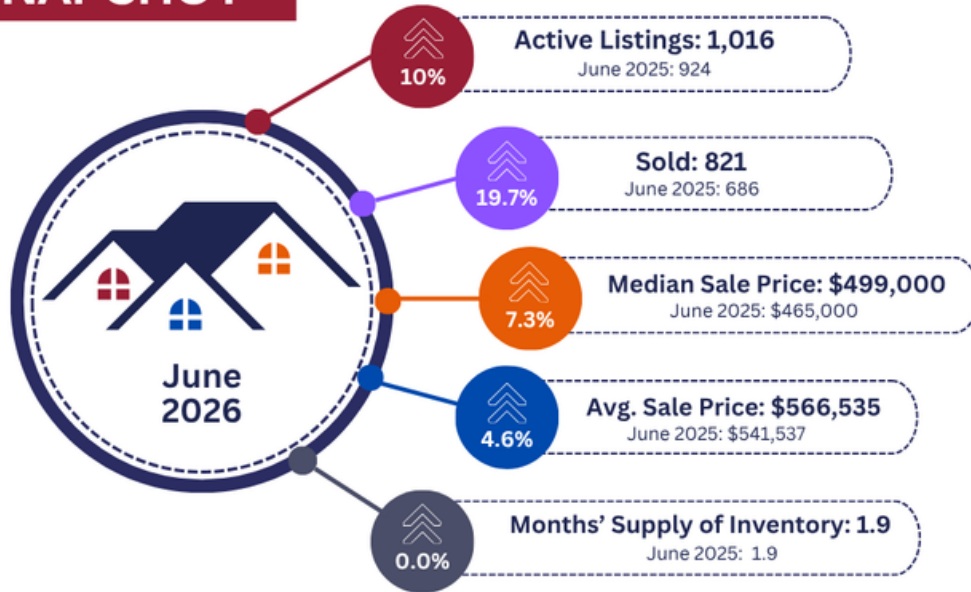


MARKET SNAPSHOT

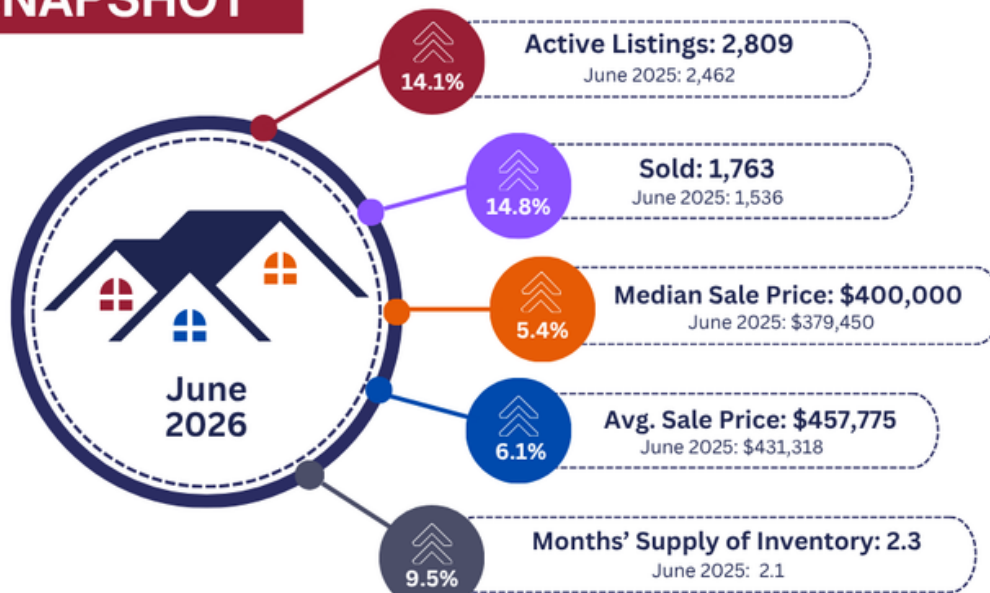
Dane County



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

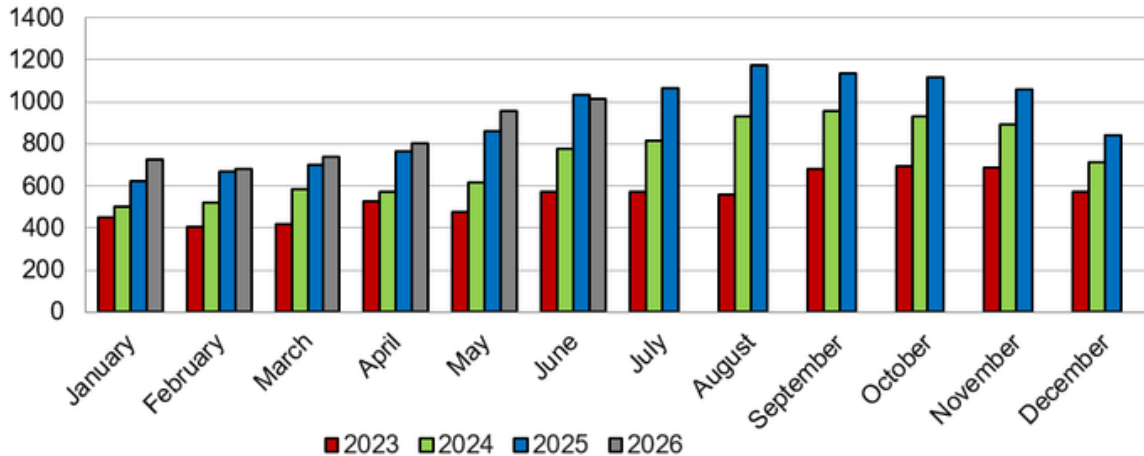
***South Central Wisconsin Region:** Adams, Columbia, Crawford, Dane, Dodge, Grant, Green, Green Lake, Iowa, Juneau, Lafayette, Marquette, Monroe, Richland, Rock, Sauk, Vernon & Waushara Counties



Active Inventory, Dane County

In Dane County, active inventory reached 1,016 listings in June 2026, a slight decrease of 18 listings (-1.7%) compared to 1,034 in June 2025. While inventory remains relatively stable year-over-year, this minor dip suggests conditions are largely consistent with last summer.

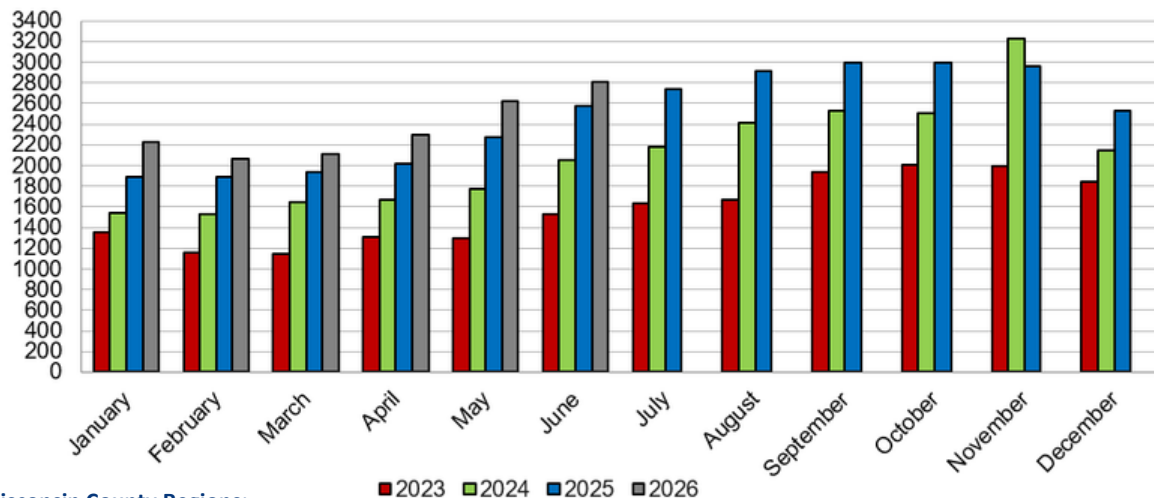
Month-over-month, inventory increased by 60 listings (6.3%) from 956 in May 2026. This gain reflects typical seasonal growth, as more listings enter the market heading into the summer months, helping to modestly expand available housing options.



Active Inventory, South Central Wisconsin Region

Across the South Central Wisconsin region, active inventory rose to 2,809 listings in June 2026, an increase of 237 listings (9.2%) compared to 2,572 in June 2025. This marks a solid year-over-year improvement, indicating continued expansion in housing supply across the region.

Compared to May 2026, inventory increased by 191 listings (7.3%) from 2,618, signaling strong seasonal momentum. The month-over-month growth suggests an active summer market, with more sellers entering and contributing to improved overall supply conditions.



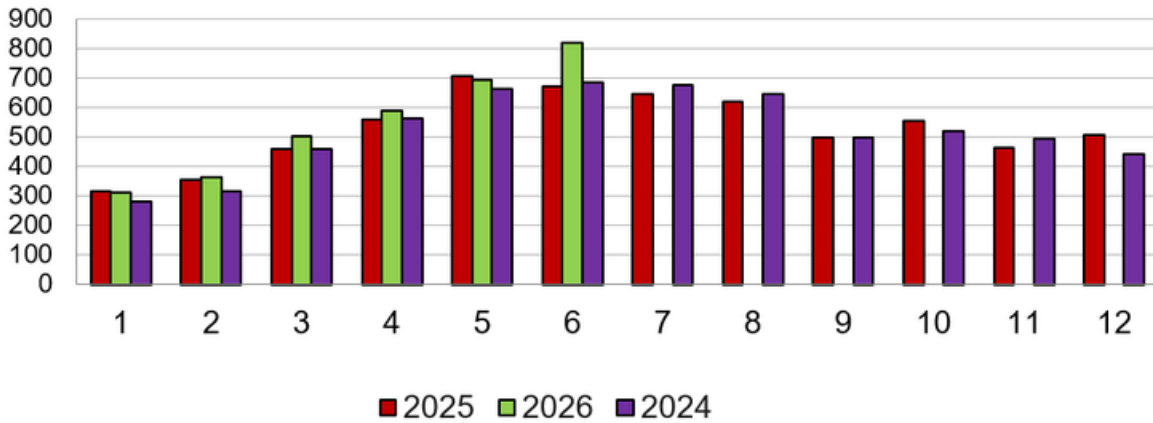
South Central Wisconsin County Regions:

- | | |
|---------------------------------------|--|
| Region 1 – Adams, Juneau, Monroe | Region 6 – Grant, Iowa, Lafayette |
| Region 2 – Columbia | Region 7 – Green |
| Region 3 – Crawford, Richland, Vernon | Region 8 – Green Lake, Marquette, Waushara |
| Region 4 – Dane | Region 9 – Rock |
| Region 5 – Dodge | Region 10 – Sauk |

Home Sales, Dane County

In Dane County, home sales totaled 821 in June 2026, an increase of 149 sales (22.2%) compared to 672 in June 2025. This significant year-over-year gain reflects a strong rebound in closed transactions, signaling increased buyer activity compared to last summer.

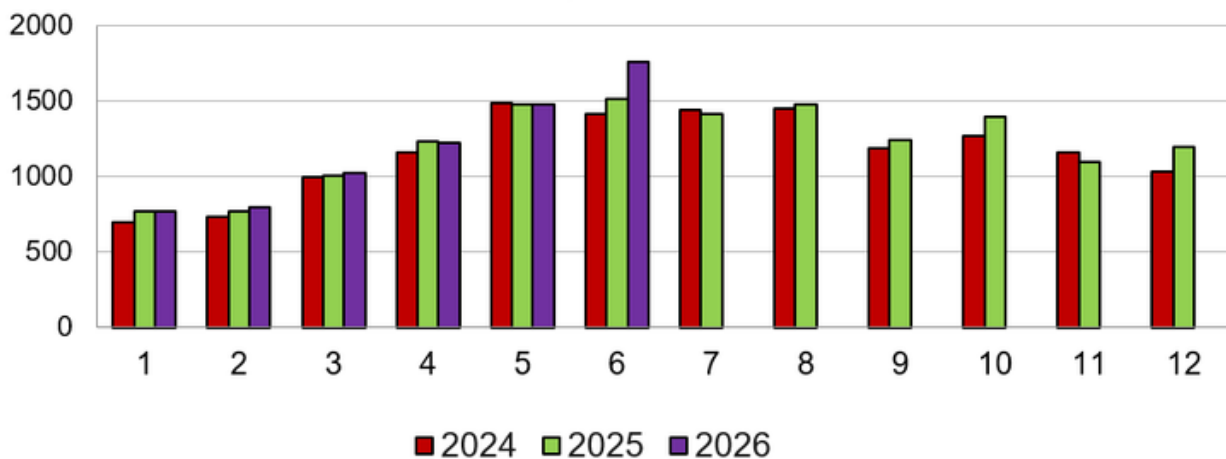
Month-over-month, sales rose by 127 transactions (18.3%) from 694 in May 2026. This sharp increase aligns with typical seasonal trends, as the market accelerates into the peak summer selling season.



Home Sales, South Central Wisconsin Region

Across the South Central Wisconsin region, home sales reached 1,763 in June 2026, up 246 sales (16.2%) from 1,517 in June 2025. This notable year-over-year growth indicates a broad-based strengthening in market activity across the region.

Compared to May 2026, sales increased by 287 transactions (19.4%) from 1,476, highlighting strong month-over-month momentum. The substantial rise suggests an active and competitive summer market, with both buyers and sellers contributing to increased transaction volume.



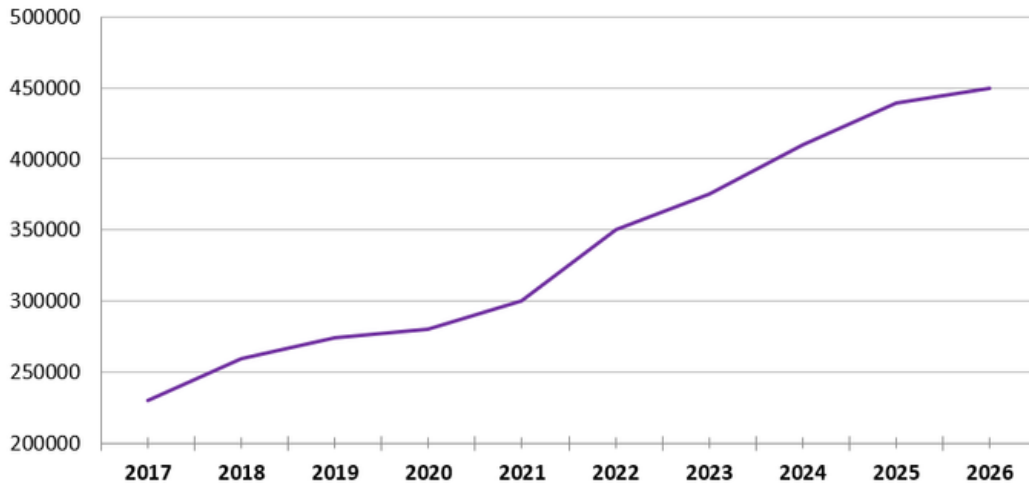
South Central Wisconsin County Regions:

- | | |
|---------------------------------------|--|
| Region 1 – Adams, Juneau, Monroe | Region 6 – Grant, Iowa, Lafayette |
| Region 2 – Columbia | Region 7 – Green |
| Region 3 – Crawford, Richland, Vernon | Region 8 – Green Lake, Marquette, Waushara |
| Region 4 – Dane | Region 9 – Rock |
| Region 5 – Dodge | Region 10 – Sauk |

*The median sale price measures the price at which half of the homes sold for more and half sold for less.

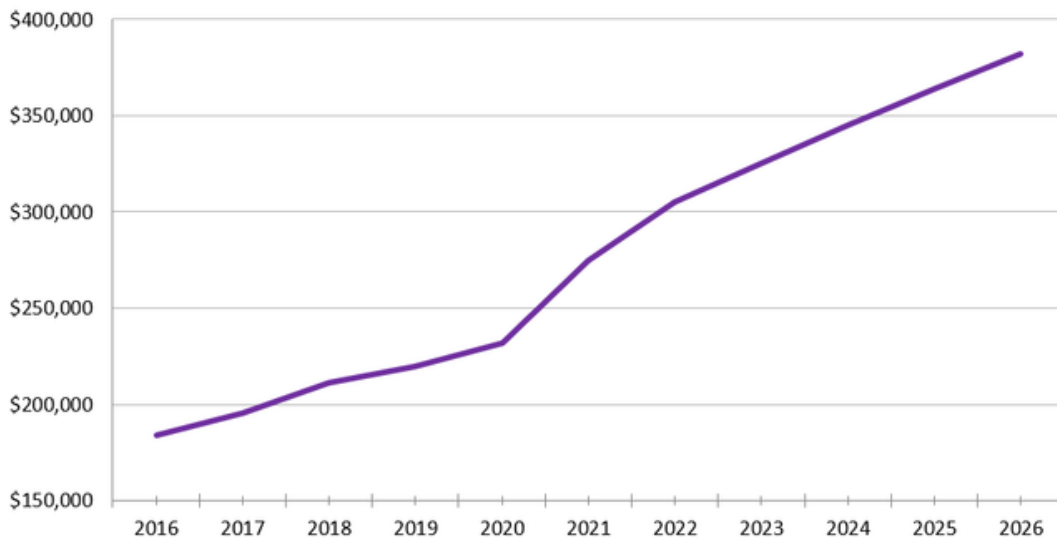
YTD Median Sales Price, Dane County

Year-to-date, the median sales price in Dane County is \$314,950 in 2026, a decrease of \$135,050 (-30.0%) compared to \$450,000 in 2025. This follows a strong increase from \$438,950 in 2024 to \$450,000 in 2025 (+2.5%), before the notable decline seen this year. While 2025 represented a peak in recent years, the drop in 2026 suggests a shift in pricing dynamics, potentially driven by changes in the types of homes sold or broader market conditions.



YTD Median Sales Price, South Central Wisconsin Region

Across the South Central Wisconsin region, the year-to-date median sales price is \$382,000 in 2026, an increase of \$18,000 (4.9%) from \$364,000 in 2025. This builds on continued growth from \$345,000 in 2024 to \$364,000 in 2025 (+5.5%). The consistent upward trend over the past three years highlights steady price appreciation across the region, reflecting ongoing demand and strengthening home values.



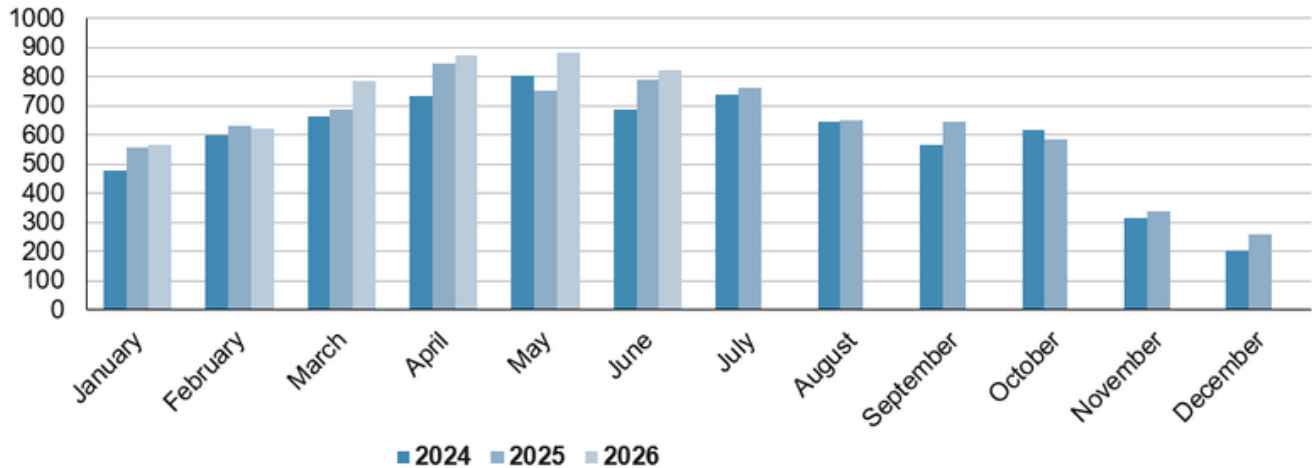
South Central Wisconsin County Regions:

- | | |
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Dane County - New Inventory

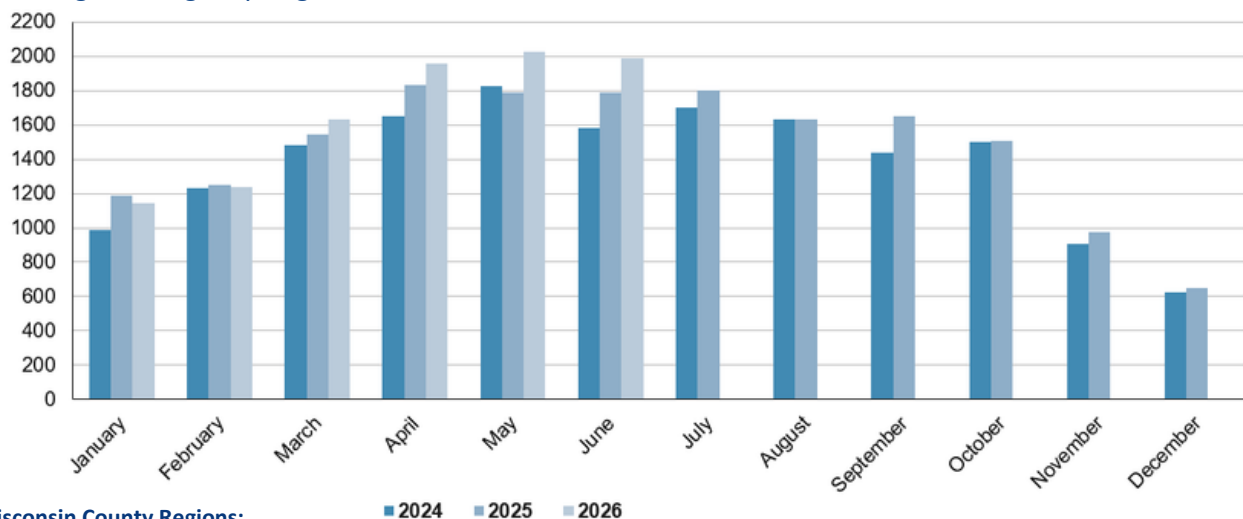
In Dane County, new listings reached 823 in June 2026, an increase of 34 listings (4.3%) compared to 789 in June 2025. This modest year-over-year growth suggests a slight uptick in seller activity compared to last summer. Month-over-month, new inventory declined by 58 listings (-6.6%) from 881 in May 2026. This dip contrasts with typical seasonal patterns and may indicate a brief slowdown in new listings entering the market.



South Central Wisconsin Full Region - New Inventory

Across the South Central Wisconsin region, new listings totaled 1,989 in June 2026, an increase of 202 listings (11.3%) compared to 1,787 in June 2025. This notable year-over-year gain reflects stronger seller participation across the region.

Compared to May 2026, new inventory decreased by 38 listings (-1.9%) from 2,027, showing a slight pullback in listing activity following a stronger spring market.



South Central Wisconsin County Regions:

- | | |
|---------------------------------------|--|
| Region 1 – Adams, Juneau, Monroe | Region 6 – Grant, Iowa, Lafayette |
| Region 2 – Columbia | Region 7 – Green |
| Region 3 – Crawford, Richland, Vernon | Region 8 – Green Lake, Marquette, Waushara |
| Region 4 – Dane | Region 9 – Rock |
| Region 5 – Dodge | 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		
ADAMS / JUNEAU / MONROE COUNTIES	<u>2026</u>	<u>2025</u>	<u>Change</u>	<u>2026</u>	<u>2025</u>	<u>Change</u>
# New Listings	187	210	-11.0%	884	958	-7.7%
# Sales	138	146	-5.5%	599	574	4.4%
Average Sale Price	357,025	293,365	21.7%	323,784	297,671	8.8%
Median Sale Price	272,450	257,500	5.8%	260,000	250,000	4.0%
Total Active Residential Listings	426	380	12.1%	426	380	12.1%
COLUMBIA COUNTY	<u>2026</u>	<u>2025</u>	<u>Change</u>	<u>2026</u>	<u>2025</u>	<u>Change</u>
# New Listings	94	83	13.3%	473	453	4.4%
# Sales	72	74	-2.7%	286	303	-5.6%
Average Sale Price	400,038	406,268	-1.5%	395,498	368,460	7.3%
Median Sale Price	359,500	352,500	2.0%	347,805	344,000	1.1%
Total Active Residential Listings	146	133	9.8%	146	133	9.8%
CRAWFORD / RICHLAND / VERNON COUNTIES	<u>2026</u>	<u>2025</u>	<u>Change</u>	<u>2026</u>	<u>2025</u>	<u>Change</u>
# New Listings	74	73	1.4%	391	375	4.3%
# Sales	68	59	15.3%	265	266	-0.4%
Average Sale Price	330,444	328,476	0.6%	325,817	328,465	-0.8%
Median Sale Price	264,950	270,000	-1.9%	259,500	261,000	-0.6%
Total Active Residential Listings	139	125	11.2%	139	125	11.2%
DANE COUNTY	<u>2026</u>	<u>2025</u>	<u>Change</u>	<u>2026</u>	<u>2025</u>	<u>Change</u>
# New Listings	823	816	0.9%	4,666	4,446	4.9%
# Sales	821	686	19.7%	3,296	3,123	5.5%
Average Sale Price	566,535	541,537	4.6%	533,016	513,026	3.9%
Median Sale Price	499,000	465,000	7.3%	467,200	450,000	3.8%
Total Active Residential Listings	1,016	924	10.0%	1,016	924	10.0%
DODGE COUNTY	<u>2026</u>	<u>2025</u>	<u>Change</u>	<u>2026</u>	<u>2025</u>	<u>Change</u>
# New Listings	129	104	24.0%	563	519	8.5%
# Sales	112	93	20.4%	404	406	-0.5%
Average Sale Price	350,551	350,062	0.1%	351,647	321,576	9.4%
Median Sale Price	327,500	311,000	5.3%	314,950	285,000	10.5%
Total Active Residential Listings	131	81	61.7%	131	81	61.7%
GRANT / IOWA / LAFAYETTE COUNTIES	<u>2026</u>	<u>2025</u>	<u>Change</u>	<u>2026</u>	<u>2025</u>	<u>Change</u>
# New Listings	100	92	8.7%	497	464	7.1%
# Sales	92	73	26.0%	371	331	12.1%
Average Sale Price	289,925	315,332	-8.1%	312,069	328,393	-5.0%
Median Sale Price	247,402	275,000	-10.0%	240,000	260,000	-7.7%
Total Active Residential Listings	127	144	-11.8%	127	144	-11.8%
GREEN COUNTY	<u>2026</u>	<u>2025</u>	<u>Change</u>	<u>2026</u>	<u>2025</u>	<u>Change</u>
# New Listings	79	59	33.9%	286	264	8.3%
# Sales	48	42	14.3%	194	190	2.1%
Average Sale Price	350,026	514,676	-32.0%	367,396	362,852	1.3%
Median Sale Price	317,500	386,000	-17.7%	300,000	275,000	9.1%
Total Active Residential Listings	77	58	32.8%	77	58	32.8%
GREEN LAKE / MARQUETTE / WAUSHARA COUNTIES	<u>2026</u>	<u>2025</u>	<u>Change</u>	<u>2026</u>	<u>2025</u>	<u>Change</u>
# New Listings	136	99	37.4%	614	562	9.3%
# Sales	102	82	24.4%	364	363	0.3%
Average Sale Price	457,248	377,518	21.1%	386,335	341,324	13.2%
Median Sale Price	290,000	280,000	3.6%	269,500	260,000	3.7%
Total Active Residential Listings	238	202	17.8%	238	202	17.8%
ROCK COUNTY	<u>2026</u>	<u>2025</u>	<u>Change</u>	<u>2026</u>	<u>2025</u>	<u>Change</u>
# New Listings	249	219	13.7%	1,252	1,194	4.9%
# Sales	221	206	7.3%	959	961	-0.2%
Average Sale Price	342,609	302,668	13.2%	320,907	291,544	10.1%
Median Sale Price	315,000	285,250	10.4%	295,000	270,000	9.3%
Total Active Residential Listings	292	235	24.3%	292	235	24.3%
SAUK COUNTY	<u>2026</u>	<u>2025</u>	<u>Change</u>	<u>2026</u>	<u>2025</u>	<u>Change</u>
# New Listings	118	103	14.6%	536	526	1.9%
# Sales	89	75	18.7%	334	336	-0.6%
Average Sale Price	407,850	376,499	8.3%	501,201	393,816	27.3%
Median Sale Price	369,180	334,000	10.5%	346,200	330,580	4.7%
Total Active Residential Listings	217	180	20.6%	217	180	20.6%
18 COUNTY TOTAL	<u>2026</u>	<u>2025</u>	<u>Change</u>	<u>2026</u>	<u>2025</u>	<u>Change</u>
# New Listings	1,989	1,858	7.1%	10,162	9,761	4.1%
# Sales	1,763	1,536	14.8%	7,072	6,853	3.2%
Average Sale Price	457,775	431,318	6.1%	437,658	411,010	6.5%
Median Sale Price	400,000	379,450	5.4%	382,000	364,000	4.9%
Total Active Residential Listings	2,809	2,462	14.1%	2,809	2,462	14.1%

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