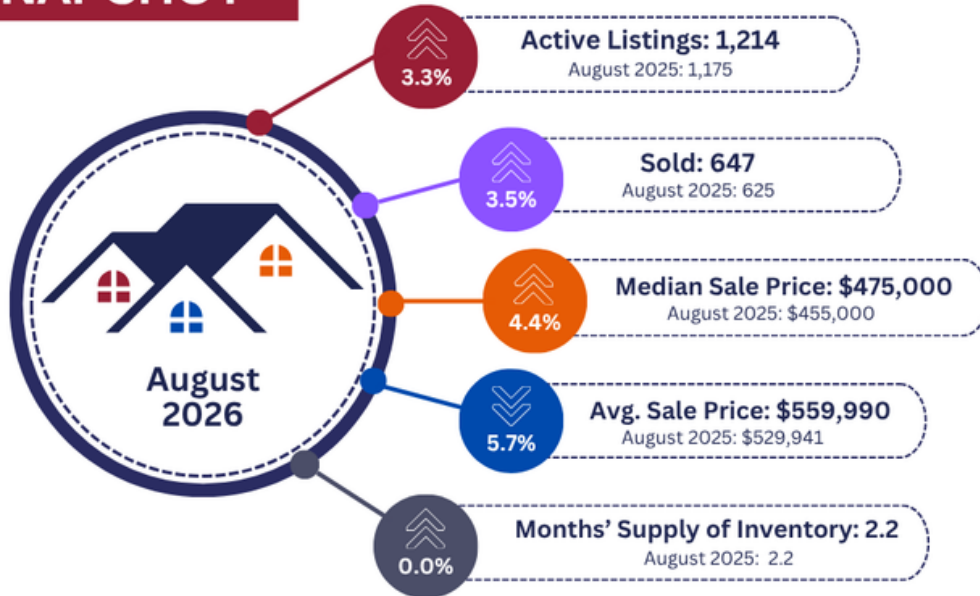


MARKET SNAPSHOT

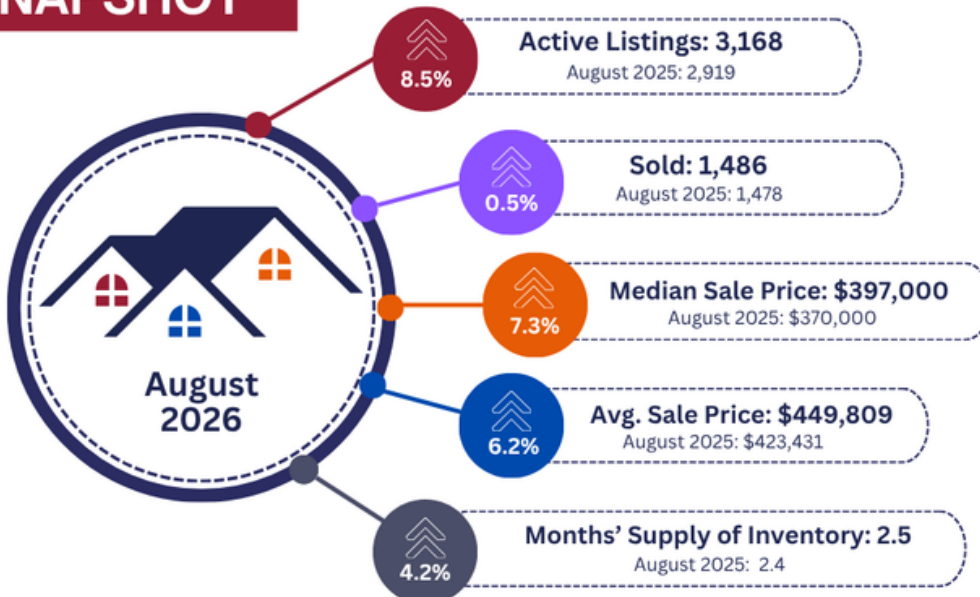
Dane County



Data for Single Family & Condo Properties in Dane County Wisconsin

MARKET SNAPSHOT

SCWMLS 18-County Region



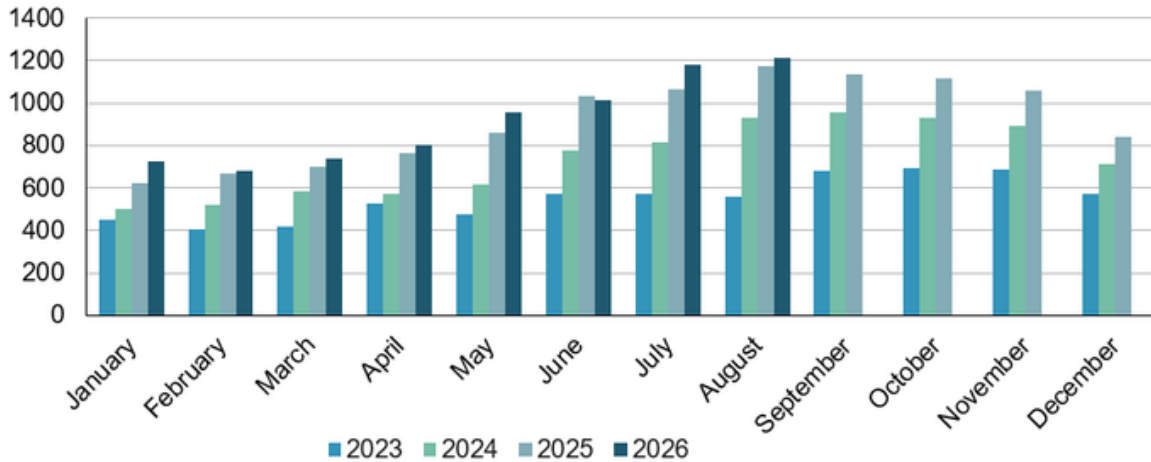
Data for Single Family & Condo Properties in the South Central Wisconsin MLS Region

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



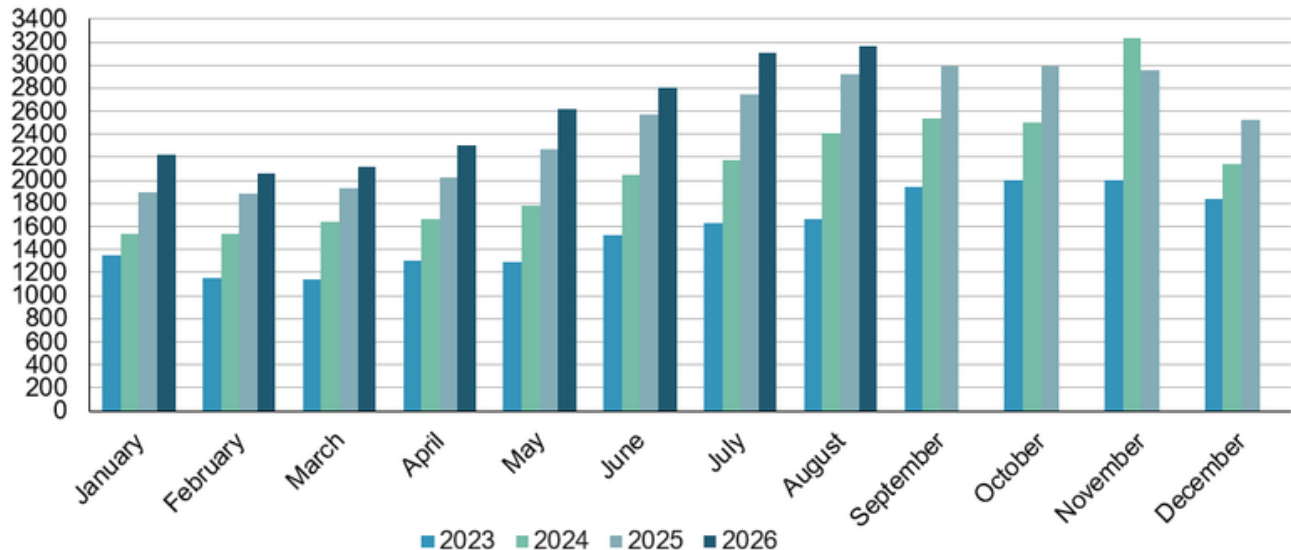
Active Inventory, Dane County

In Dane County, active inventory reached 1,214 listings in August 2026, an increase of 39 listings (3.3%) compared to 1,175 in August 2025. This continued year-over-year growth reflects improved housing availability compared to last summer. Month-over-month, inventory increased by 35 listings (3.0%) from 1,179 in July 2026. The continued increase indicates sustained availability as the summer selling season progresses.



Active Inventory, South Central Wisconsin Region

Across the South Central Wisconsin region, active inventory reached 3,168 listings in August 2026, an increase of 249 listings (8.5%) compared to 2,919 in August 2025. This year-over-year gain reflects continued expansion in housing supply across the region. Compared to July 2026, inventory increased by 65 listings (2.1%) from 3,103. The month-over-month increase indicates continued growth in available inventory as the market moves toward the fall selling season.

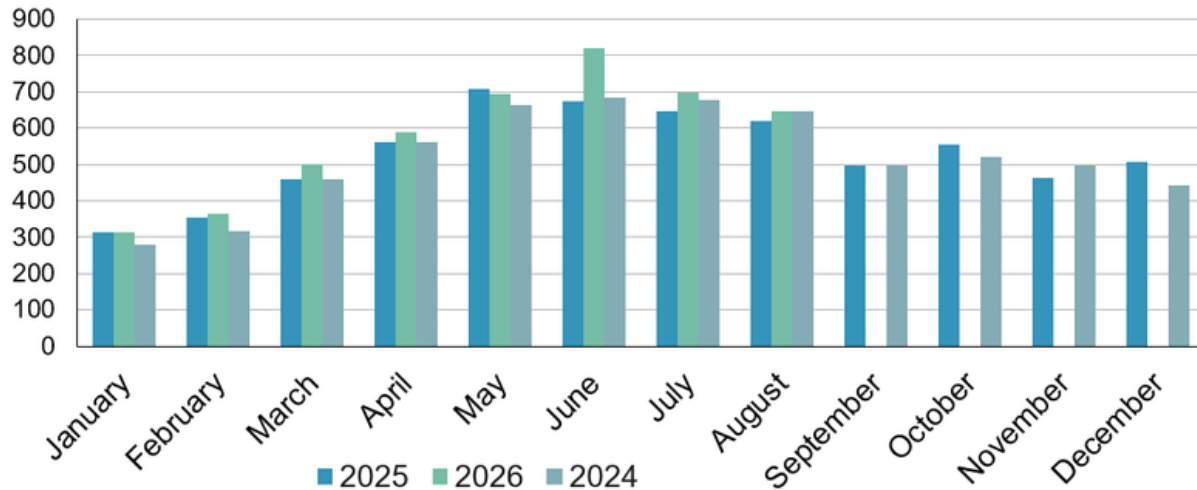


South Central Wisconsin County Regions:

- | | |
|---------------------------------------|--|
| 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 |

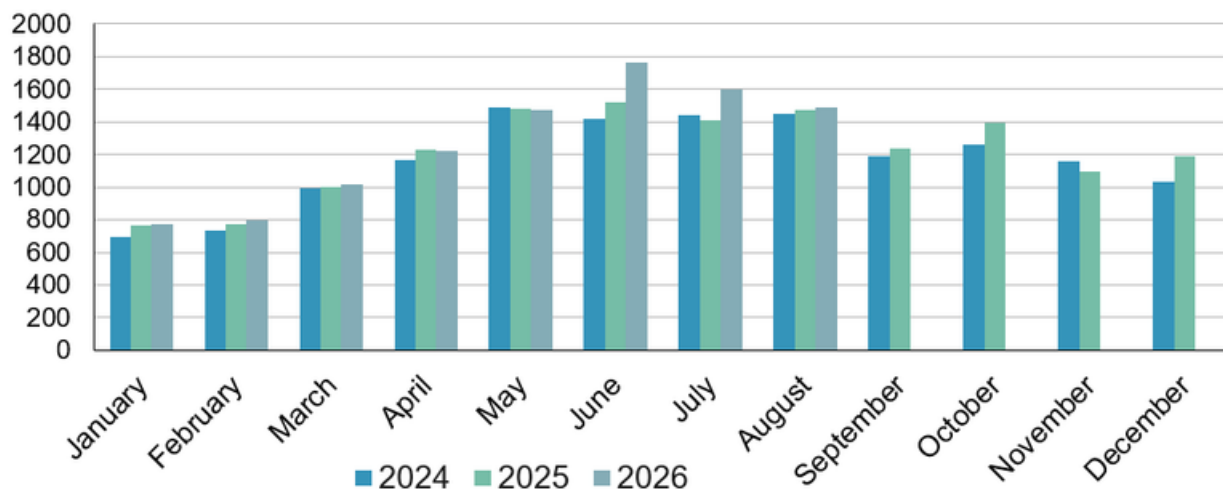
Home Sales, Dane County

In Dane County, home sales reached 647 in August 2026, an increase of 28 sales (4.5%) compared to 619 in August 2025. This year-over-year increase reflects continued growth in home sales compared to last summer. Month-over-month, sales decreased by 52 sales (7.4%) from 699 in July 2026. The decline from July reflects a seasonal shift in sales activity as the summer selling season begins to slow.



Home Sales, South Central Wisconsin Region

Across the South Central Wisconsin region, home sales reached 1,486 in August 2026, an increase of 11 sales (0.7%) compared to 1,475 in August 2025. This modest year-over-year increase reflects relatively stable sales activity compared to last August. Compared to July 2026, home sales decreased by 112 sales (7.0%) from 1,598. The month-over-month decline reflects a seasonal slowdown in sales activity as the market moves toward the fall selling season.



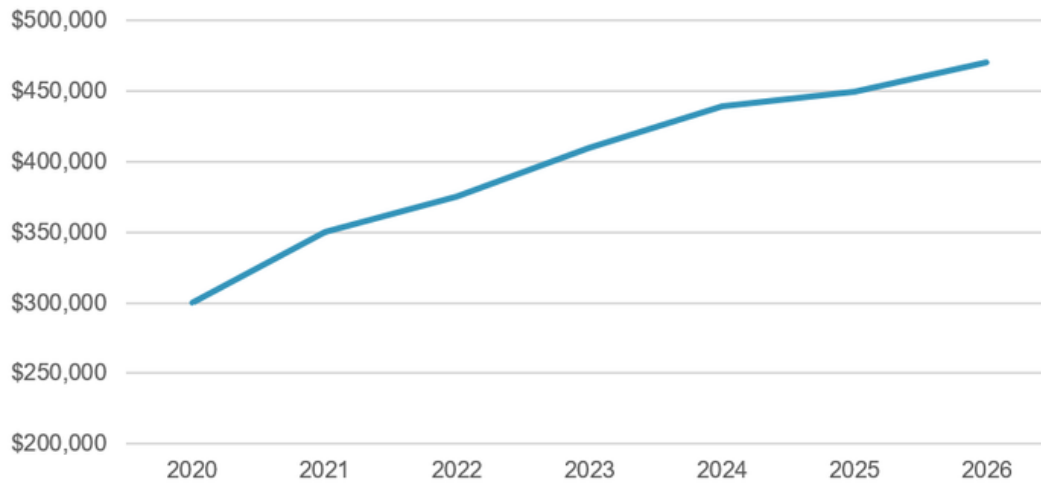
South Central Wisconsin County Regions:

- | | |
|---------------------------------------|--|
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| 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.

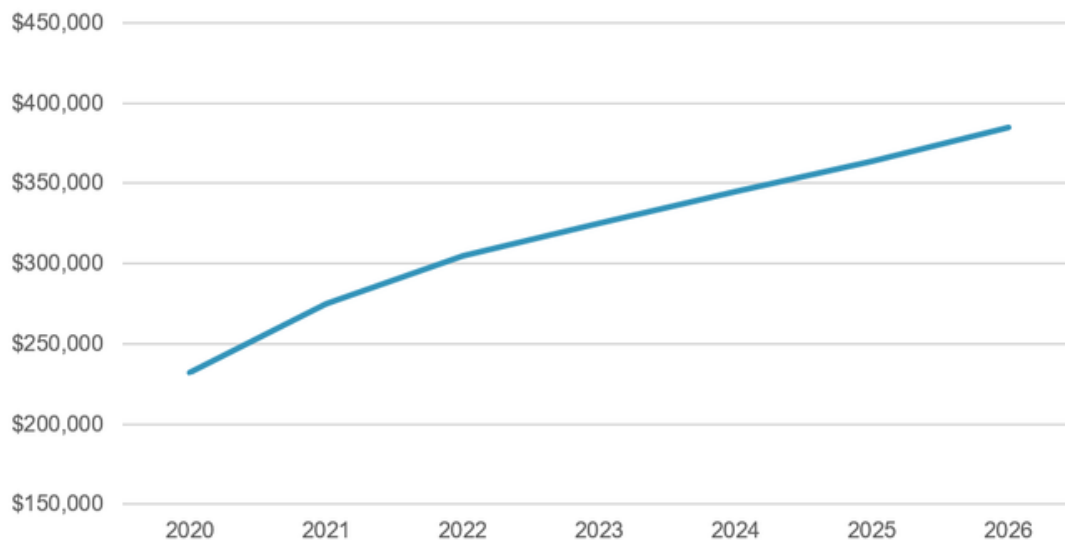
YTD Median Sales Price, Dane County

Year-to-date, the median sales price in Dane County is \$470,000 in 2026, an increase of \$20,000 (+4.4%) compared to \$450,000 in 2025. This follows a continued upward trend from \$438,950 in 2024 (+2.5%), reflecting continued growth in median home prices and sustained strength in the local housing market.



YTD Median Sales Price, South Central Wisconsin Region

Across the South Central Wisconsin region, the year-to-date median sales price is \$385,020 in 2026, an increase of \$21,020 (+5.8%) from \$364,000 in 2025. This continues the growth from \$345,000 in 2024 (+5.5%), highlighting continued price appreciation across the region and ongoing strength in housing demand.



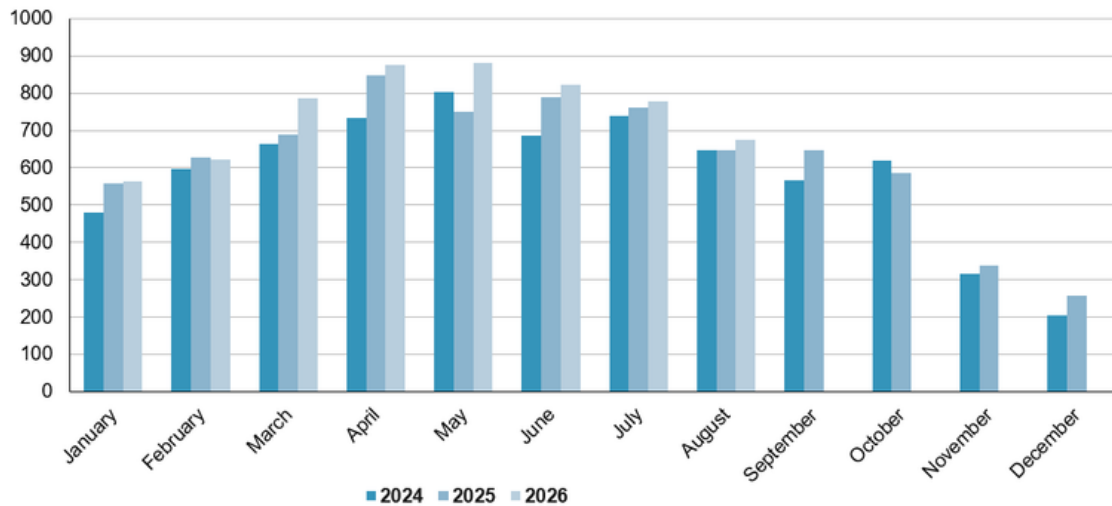
South Central Wisconsin County Regions:

- | | |
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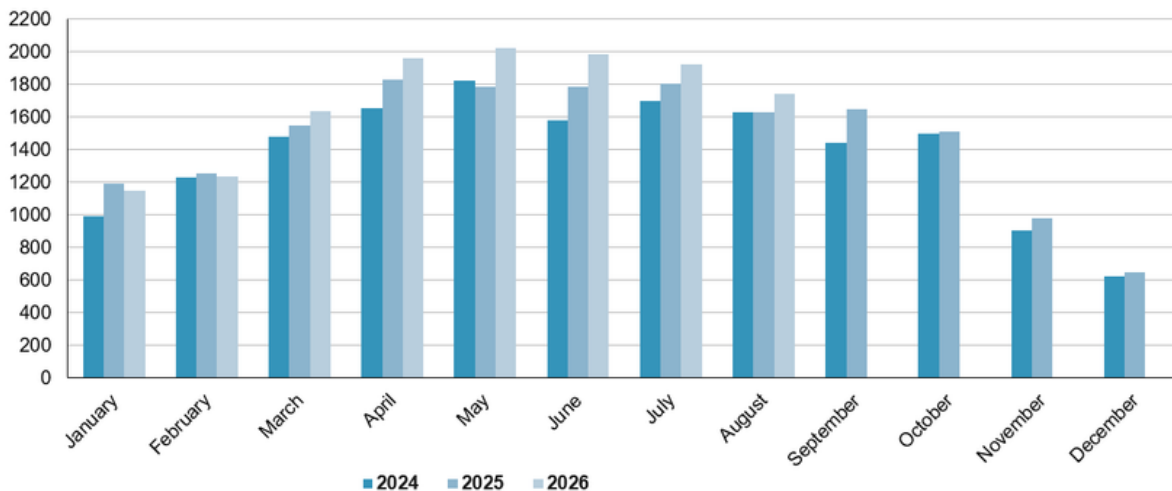
Dane County - New Inventory

In Dane County, new inventory reached 675 listings in August 2026, an increase of 27 listings (4.2%) compared to 648 in August 2025. This year-over-year increase reflects continued growth in the number of new listings entering the market compared to last summer. Month-over-month, new inventory decreased by 102 listings (13.1%) from 777 in July 2026. The decline reflects a seasonal slowdown in new listing activity as the summer selling season begins to taper.



South Central Wisconsin Full Region - New Inventory

Across the South Central Wisconsin region, new inventory reached 1,743 listings in August 2026, an increase of 112 listings (6.9%) compared to 1,631 in August 2025. This year-over-year gain indicates continued growth in new listings entering the market across the region. Compared to July 2026, new inventory decreased by 180 listings (9.4%) from 1,923. The month-over-month decline reflects a seasonal slowdown in new listing activity as the market moves toward the fall selling season.



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)

	AUGUST			JANUARY - AUGUST		
ADAMS / JUNEAU / MONROE COUNTIES	<u>2026</u>	<u>2025</u>	<u>Change</u>	<u>2026</u>	<u>2025</u>	<u>Change</u>
# New Listings	186	202	-7.9%	1,368	1,346	1.6%
# Sales	142	155	-8.4%	893	848	5.3%
Average Sale Price	338,049	330,816	2.2%	331,217	308,065	7.5%
Median Sale Price	270,500	285,000	-5.1%	269,900	260,000	3.8%
Total Active Residential Listings	448	445	0.7%	448	445	0.7%
COLUMBIA COUNTY	<u>2026</u>	<u>2025</u>	<u>Change</u>	<u>2026</u>	<u>2025</u>	<u>Change</u>
# New Listings	90	83	8.4%	654	646	1.2%
# Sales	69	70	-1.4%	436	444	-1.8%
Average Sale Price	446,510	387,694	15.2%	404,057	377,846	6.9%
Median Sale Price	395,000	340,500	16.0%	358,900	345,000	4.0%
Total Active Residential Listings	158	156	1.3%	158	156	1.3%
CRAWFORD / RICHLAND / VERNON COUNTIES	<u>2026</u>	<u>2025</u>	<u>Change</u>	<u>2026</u>	<u>2025</u>	<u>Change</u>
# New Listings	84	58	44.8%	564	492	14.6%
# Sales	63	57	10.5%	379	377	0.5%
Average Sale Price	298,148	382,599	-22.1%	332,569	339,592	-2.1%
Median Sale Price	250,000	291,000	-14.1%	260,000	263,000	-1.1%
Total Active Residential Listings	164	134	22.4%	164	134	22.4%
DANE COUNTY	<u>2026</u>	<u>2025</u>	<u>Change</u>	<u>2026</u>	<u>2025</u>	<u>Change</u>
# New Listings	675	678	-0.4%	6,203	5,913	4.9%
# Sales	647	625	3.5%	4,660	4,400	5.9%
Average Sale Price	559,990	529,941	5.7%	540,060	521,506	3.6%
Median Sale Price	475,000	455,000	4.4%	470,000	450,000	4.4%
Total Active Residential Listings	1,214	1,175	3.3%	1,214	1,175	3.3%
DODGE COUNTY	<u>2026</u>	<u>2025</u>	<u>Change</u>	<u>2026</u>	<u>2025</u>	<u>Change</u>
# New Listings	85	79	7.6%	768	697	10.2%
# Sales	91	80	13.8%	603	575	4.9%
Average Sale Price	360,931	360,681	0.1%	355,694	336,829	5.6%
Median Sale Price	324,900	325,500	-0.2%	315,000	290,000	8.6%
Total Active Residential Listings	140	100	40.0%	140	100	40.0%
GRANT / IOWA / LAFAYETTE COUNTIES	<u>2026</u>	<u>2025</u>	<u>Change</u>	<u>2026</u>	<u>2025</u>	<u>Change</u>
# New Listings	107	99	8.1%	699	656	6.6%
# Sales	69	78	-11.5%	523	476	9.9%
Average Sale Price	333,247	260,026	28.2%	314,878	307,848	2.3%
Median Sale Price	295,000	225,000	31.1%	246,855	247,625	-0.3%
Total Active Residential Listings	164	152	7.9%	164	152	7.9%
GREEN COUNTY	<u>2026</u>	<u>2025</u>	<u>Change</u>	<u>2026</u>	<u>2025</u>	<u>Change</u>
# New Listings	45	49	-8.2%	400	367	9.0%
# Sales	49	38	28.9%	291	254	14.6%
Average Sale Price	369,712	350,889	5.4%	370,328	363,597	1.9%
Median Sale Price	299,000	287,450	4.0%	300,000	279,000	7.5%
Total Active Residential Listings	89	77	15.6%	89	77	15.6%
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	108	107	0.9%	829	789	5.1%
# Sales	80	101	-20.8%	551	533	3.4%
Average Sale Price	446,680	412,682	8.2%	391,996	352,117	11.3%
Median Sale Price	269,000	300,000	-10.3%	270,000	279,000	-3.2%
Total Active Residential Listings	257	198	29.8%	257	198	29.8%
ROCK COUNTY	<u>2026</u>	<u>2025</u>	<u>Change</u>	<u>2026</u>	<u>2025</u>	<u>Change</u>
# New Listings	275	247	11.3%	1,793	1,701	5.4%
# Sales	192	190	1.1%	1,372	1,360	0.9%
Average Sale Price	331,298	321,974	2.9%	324,496	298,966	8.5%
Median Sale Price	305,500	307,450	-0.6%	300,000	280,000	7.1%
Total Active Residential Listings	315	299	5.4%	315	299	5.4%
SAUK COUNTY	<u>2026</u>	<u>2025</u>	<u>Change</u>	<u>2026</u>	<u>2025</u>	<u>Change</u>
# New Listings	88	87	1.1%	724	713	1.5%
# Sales	84	84	0.0%	498	491	1.4%
Average Sale Price	419,154	346,047	21.1%	474,863	380,887	24.7%
Median Sale Price	394,950	297,450	32.8%	355,000	326,000	8.9%
Total Active Residential Listings	219	183	19.7%	219	183	19.7%
18 COUNTY TOTAL	<u>2026</u>	<u>2025</u>	<u>Change</u>	<u>2026</u>	<u>2025</u>	<u>Change</u>
# New Listings	1,743	1,689	3.2%	14,002	13,320	5.1%
# Sales	1,486	1,478	0.5%	10,206	9,758	4.6%
Average Sale Price	449,809	423,431	6.2%	440,847	416,633	5.8%
Median Sale Price	397,000	370,000	7.3%	385,020	366,875	4.9%
Total Active Residential Listings	3,168	2,919	8.5%	3,168	2,919	8.5%

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