



RASCW

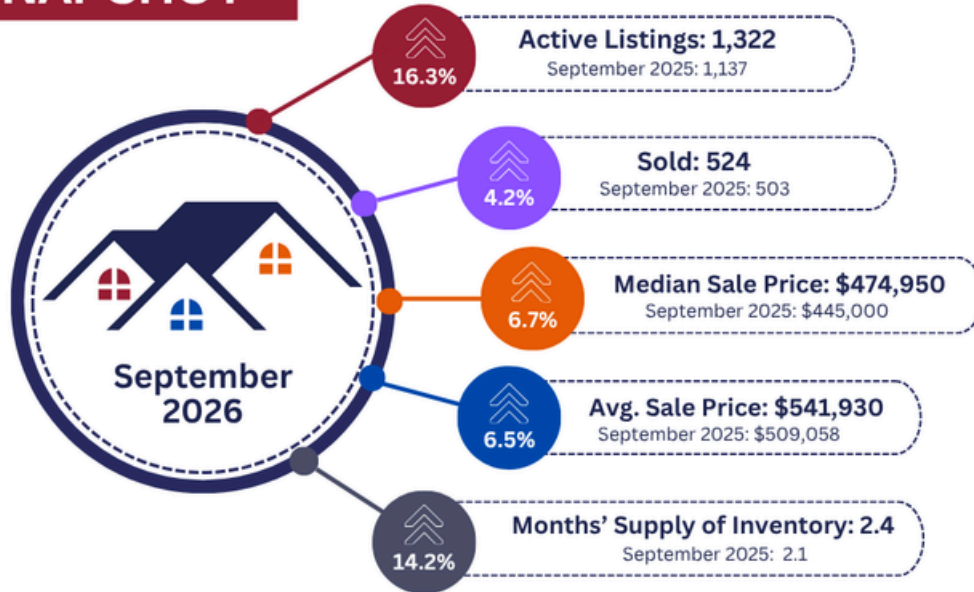
REALTORS' ASSOCIATION OF SOUTH CENTRAL WISCONSIN

SCWMLS

South Central Wisconsin MLS

MARKET SNAPSHOT

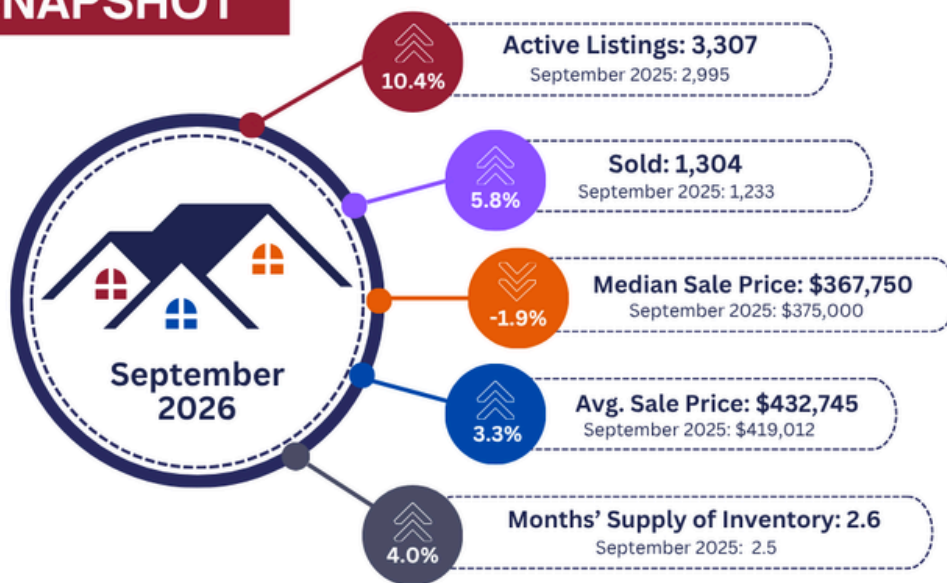
Dane County



Data for Single Family & Condo Properties in Dane County Wisconsin

MARKET SNAPSHOT

SCWMLS 18-County Region



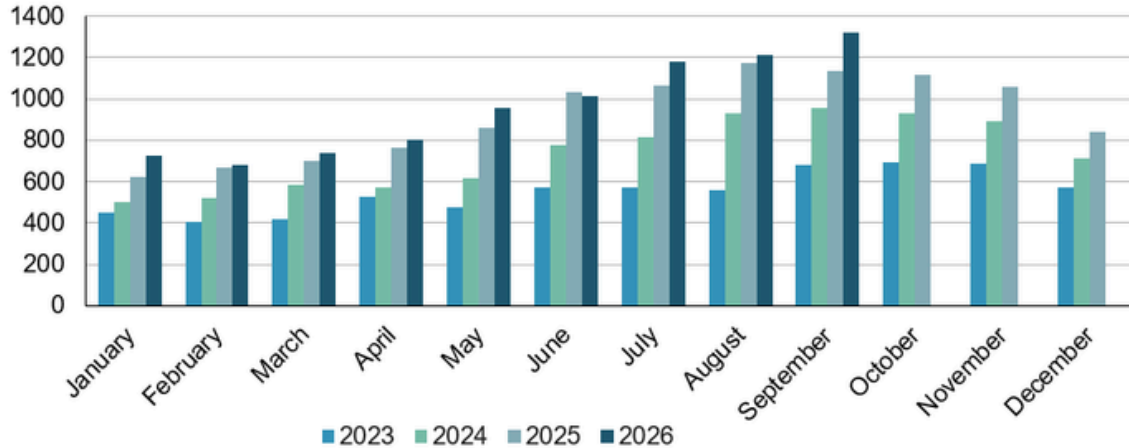
Data for Single Family & Condo Properties in the South Central Wisconsin MLS Region

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



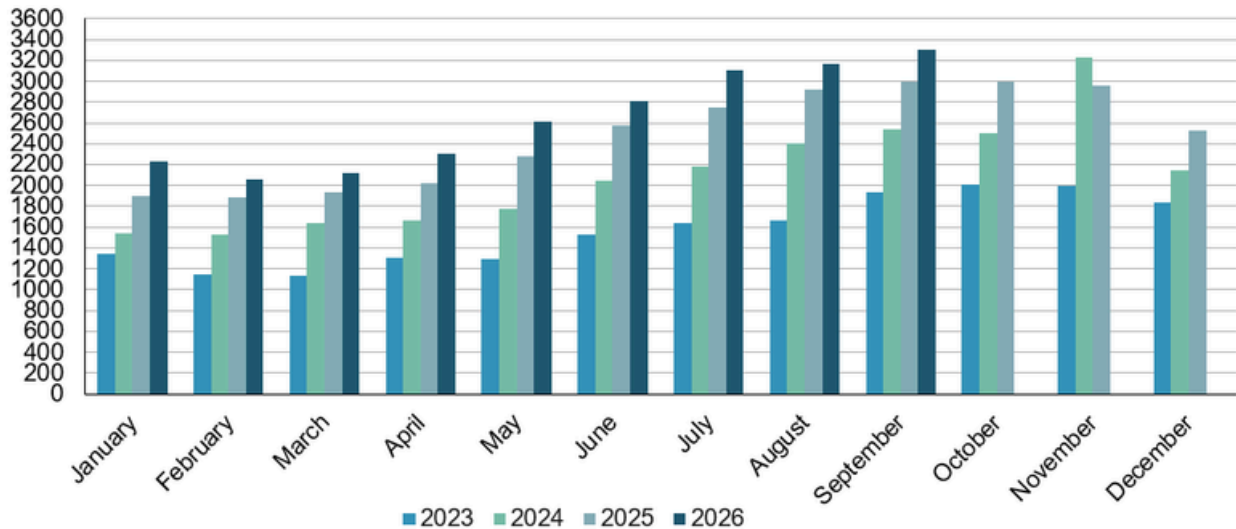
Active Inventory, Dane County

In Dane County, active inventory reached 1,322 listings in September 2026, an increase of 185 listings (16.3%) compared to 1,137 in September 2025. This year-over-year growth reflects improved housing availability compared to last fall. Month-over-month, inventory increased by 108 listings (8.9%) from 1,214 in August 2026, indicating continued growth in available inventory as the market moves into the fall selling season.



Active Inventory, South Central Wisconsin Region

Across the South Central Wisconsin region, active inventory reached 3,307 listings in September 2026, an increase of 312 listings (10.4%) compared to 2,995 in September 2025. This year-over-year growth reflects increased housing availability across the region. Compared to August 2026, inventory increased by 139 listings (4.4%) from 3,168, indicating continued growth in available inventory as the market moves into the fall selling season.

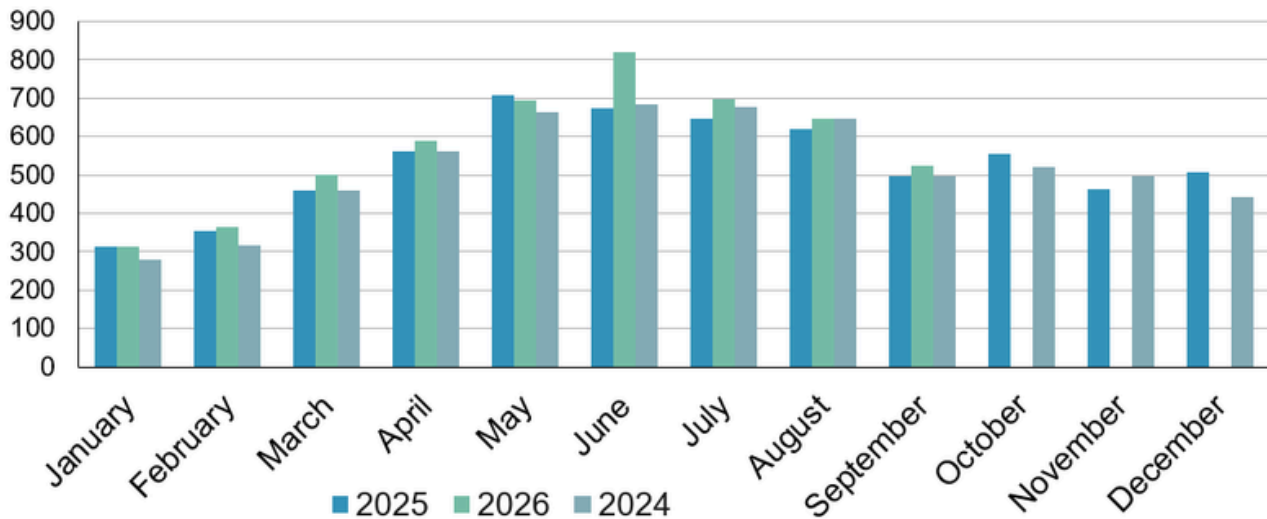


South Central Wisconsin County Regions:

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

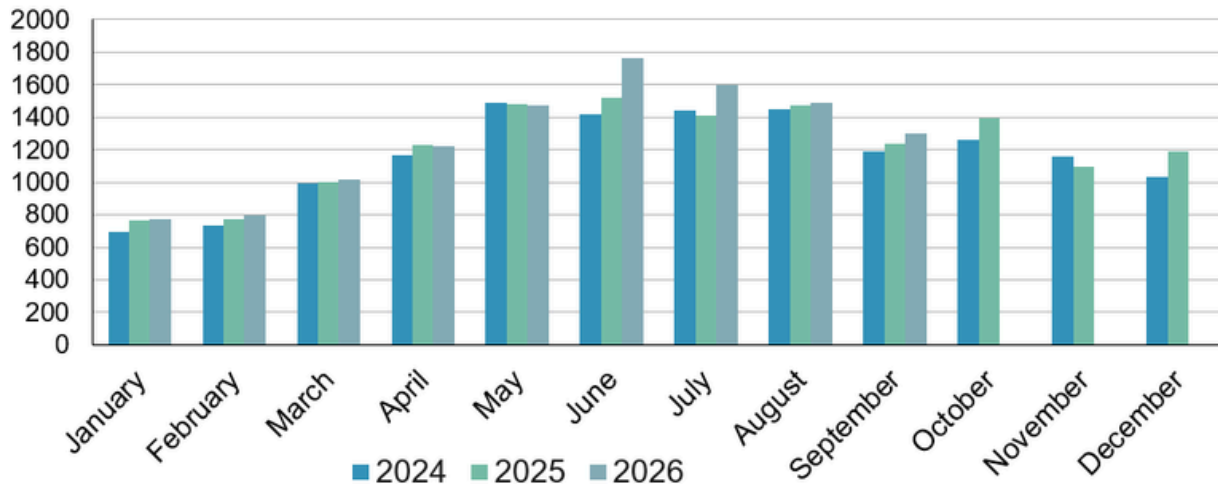
Home Sales, Dane County

In Dane County, home sales reached 524 in September 2026, an increase of 26 sales (5.2%) compared to 498 in September 2025. This year-over-year growth reflects an increase in home sales compared to last fall. Month-over-month, sales decreased by 123 (19.0%) from 647 in August 2026, reflecting a seasonal slowdown in market activity.



Home Sales, South Central Wisconsin Region

Across the South Central Wisconsin region, home sales reached 1,304 in September 2026, an increase of 66 sales (5.3%) compared to 1,238 in September 2025. This year-over-year growth reflects increased sales activity across the region. Compared to August 2026, sales decreased by 182 (12.2%) from 1,486, reflecting a seasonal slowdown as the market moves into fall.



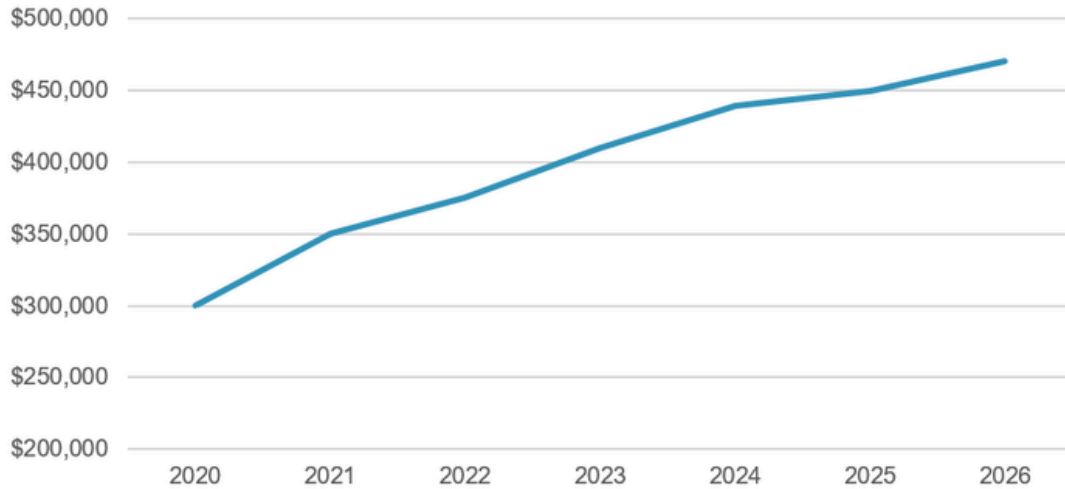
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| Region 5 – Dodge | Region 10 – Sauk |

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

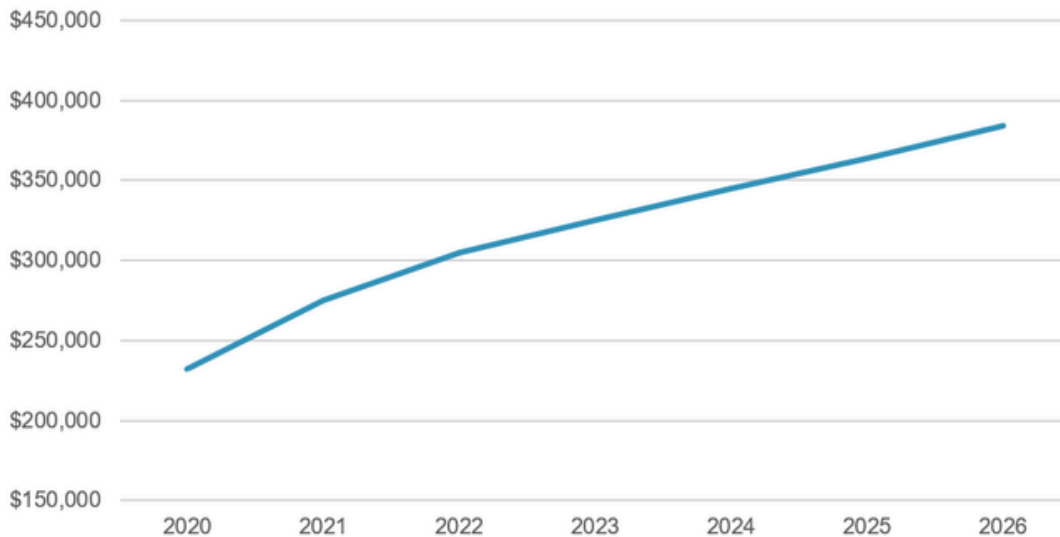
YTD Median Sales Price, Dane County

In Dane County, the year-to-date median sales price reached \$470,000 in 2026, an increase of \$20,000 (4.4%) compared to \$450,000 in 2025. This continued growth reflects rising median home prices in the local market.



YTD Median Sales Price, South Central Wisconsin Region

Across the South Central Wisconsin region, the year-to-date median sales price reached \$384,000 in 2026, an increase of \$20,000 (5.5%) compared to \$364,000 in 2025. This year-over-year growth reflects continued appreciation in home prices across the region.



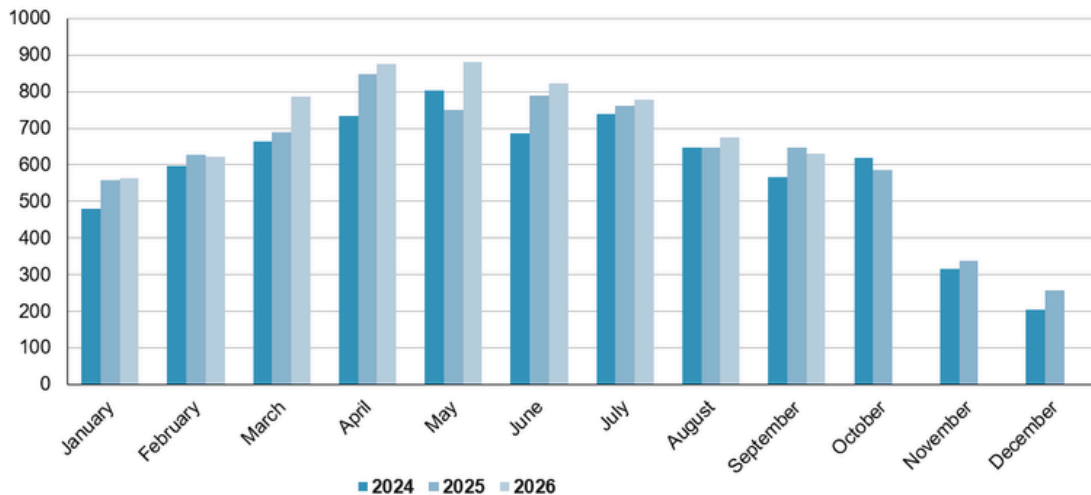
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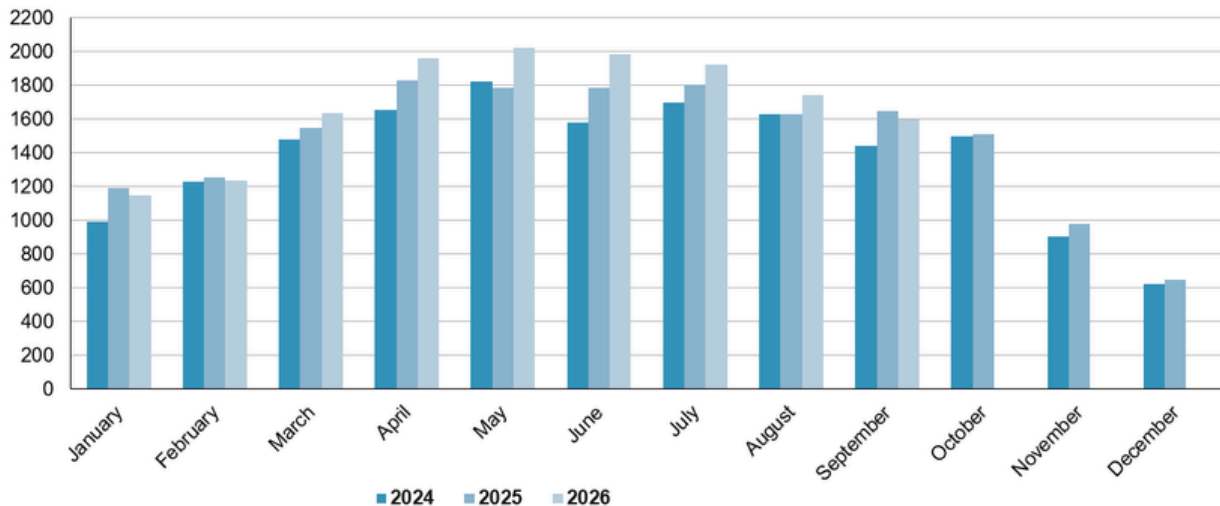
Dane County - New Inventory

In Dane County, new listings reached 631 in September 2026, a decrease of 15 listings (2.3%) compared to 646 in September 2025. This slight year-over-year decline reflects a modest reduction in new homes entering the market. Month-over-month, new listings decreased by 44 (6.5%) from 675 in August 2026, indicating a seasonal slowdown in new listing activity.



South Central Wisconsin Full Region - New Inventory

Across the South Central Wisconsin region, new listings reached 1,601 in September 2026, a decrease of 47 listings (2.9%) compared to 1,648 in September 2025. This year-over-year decline reflects a modest reduction in new listings across the region. Compared to August 2026, new listings decreased by 142 (8.1%) from 1,743, indicating a seasonal slowdown in new listing activity as the market moves into fall.



South Central Wisconsin County Regions:

- | | |
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*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)

	SEPTEMBER			JANUARY - SEPTEMBER		
ADAMS / JUNEAU / MONROE COUNTIES	<u>2026</u>	<u>2025</u>	<u>Change</u>	<u>2026</u>	<u>2025</u>	<u>Change</u>
# New Listings	183	172	-5.2%	1,538	1,518	1.5%
# Sales	148	130	13.8%	1,045	978	6.9%
Average Sale Price	302,716	303,449	-0.2%	326,645	307,452	6.2%
Median Sale Price	259,700	257,500	0.9%	268,000	260,000	3.1%
Total Active Residential Listings	451	438	3.0%	451	438	3.0%
COLUMBIA COUNTY	<u>2026</u>	<u>2025</u>	<u>Change</u>	<u>2026</u>	<u>2025</u>	<u>Change</u>
# New Listings	77	76	1.3%	734	722	1.7%
# Sales	49	58	-15.5%	487	502	-3.0%
Average Sale Price	390,838	371,317	5.3%	402,259	377,091	6.7%
Median Sale Price	335,000	313,000	7.0%	357,000	338,450	5.5%
Total Active Residential Listings	173	171	1.2%	173	171	1.2%
CRAWFORD / RICHLAND / VERNON COUNTIES	<u>2026</u>	<u>2025</u>	<u>Change</u>	<u>2026</u>	<u>2025</u>	<u>Change</u>
# New Listings	79	83	-4.8%	652	574	13.6%
# Sales	69	36	91.7%	449	413	8.7%
Average Sale Price	321,940	385,148	-18.4%	330,974	343,563	-3.7%
Median Sale Price	279,900	313,957	-10.8%	260,000	265,250	-2.0%
Total Active Residential Listings	158	146	8.2%	158	146	8.2%
DANE COUNTY	<u>2026</u>	<u>2025</u>	<u>Change</u>	<u>2026</u>	<u>2025</u>	<u>Change</u>
# New Listings	631	673	-6.2%	6,866	6,586	4.3%
# Sales	524	503	4.2%	5,192	4,903	5.9%
Average Sale Price	541,930	509,058	6.5%	540,220	520,229	3.8%
Median Sale Price	474,950	445,000	6.7%	470,000	450,000	4.4%
Total Active Residential Listings	1,322	1,137	16.3%	1,322	1,137	16.3%
DODGE COUNTY	<u>2026</u>	<u>2025</u>	<u>Change</u>	<u>2026</u>	<u>2025</u>	<u>Change</u>
# New Listings	102	110	-7.3%	869	807	7.7%
# Sales	71	82	-13.4%	674	657	2.6%
Average Sale Price	341,494	361,651	-5.6%	354,198	339,927	4.2%
Median Sale Price	316,000	310,000	1.9%	315,500	299,900	5.2%
Total Active Residential Listings	151	114	32.5%	151	114	32.5%
GRANT / IOWA / LAFAYETTE COUNTIES	<u>2026</u>	<u>2025</u>	<u>Change</u>	<u>2026</u>	<u>2025</u>	<u>Change</u>
# New Listings	90	94	-4.3%	790	750	5.3%
# Sales	54	76	-28.9%	578	552	4.7%
Average Sale Price	310,452	313,214	-0.9%	314,426	308,587	1.9%
Median Sale Price	260,000	265,750	-2.2%	247,500	250,000	-1.0%
Total Active Residential Listings	182	168	8.3%	182	168	8.3%
GREEN COUNTY	<u>2026</u>	<u>2025</u>	<u>Change</u>	<u>2026</u>	<u>2025</u>	<u>Change</u>
# New Listings	44	56	-21.4%	446	423	5.4%
# Sales	35	33	6.1%	327	287	13.9%
Average Sale Price	361,482	349,255	3.5%	369,075	361,948	2.0%
Median Sale Price	305,000	321,500	-5.1%	303,000	285,000	6.3%
Total Active Residential Listings	89	88	1.1%	89	88	1.1%
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	99	107	-7.5%	934	896	4.2%
# Sales	85	73	16.4%	637	606	5.1%
Average Sale Price	488,482	513,116	-4.8%	405,001	371,512	9.0%
Median Sale Price	295,000	320,000	-7.8%	270,000	281,000	-3.9%
Total Active Residential Listings	241	212	13.7%	241	212	13.7%
ROCK COUNTY	<u>2026</u>	<u>2025</u>	<u>Change</u>	<u>2026</u>	<u>2025</u>	<u>Change</u>
# New Listings	207	246	-15.9%	2,006	1,947	3.0%
# Sales	195	169	15.4%	1,568	1,529	2.6%
Average Sale Price	343,274	326,288	5.2%	326,706	301,986	8.2%
Median Sale Price	310,000	306,000	1.3%	302,000	280,000	7.9%
Total Active Residential Listings	354	338	4.7%	354	338	4.7%
SAUK COUNTY	<u>2026</u>	<u>2025</u>	<u>Change</u>	<u>2026</u>	<u>2025</u>	<u>Change</u>
# New Listings	109	93	17.2%	836	806	3.7%
# Sales	74	73	1.4%	573	564	1.6%
Average Sale Price	432,975	385,626	12.3%	470,893	381,500	23.4%
Median Sale Price	352,000	360,000	-2.2%	355,000	329,900	7.6%
Total Active Residential Listings	186	183	1.6%	186	183	1.6%
18 COUNTY TOTAL	<u>2026</u>	<u>2025</u>	<u>Change</u>	<u>2026</u>	<u>2025</u>	<u>Change</u>
# New Listings	1,601	1,710	-6.4%	15,671	15,027	4.3%
# Sales	1,304	1,233	5.8%	11,530	10,991	4.9%
Average Sale Price	432,745	419,012	3.3%	439,888	416,900	5.5%
Median Sale Price	367,750	375,000	-1.9%	384,000	368,000	4.3%
Total Active Residential Listings	3,307	2,995	10.4%	3,307	2,995	10.4%

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