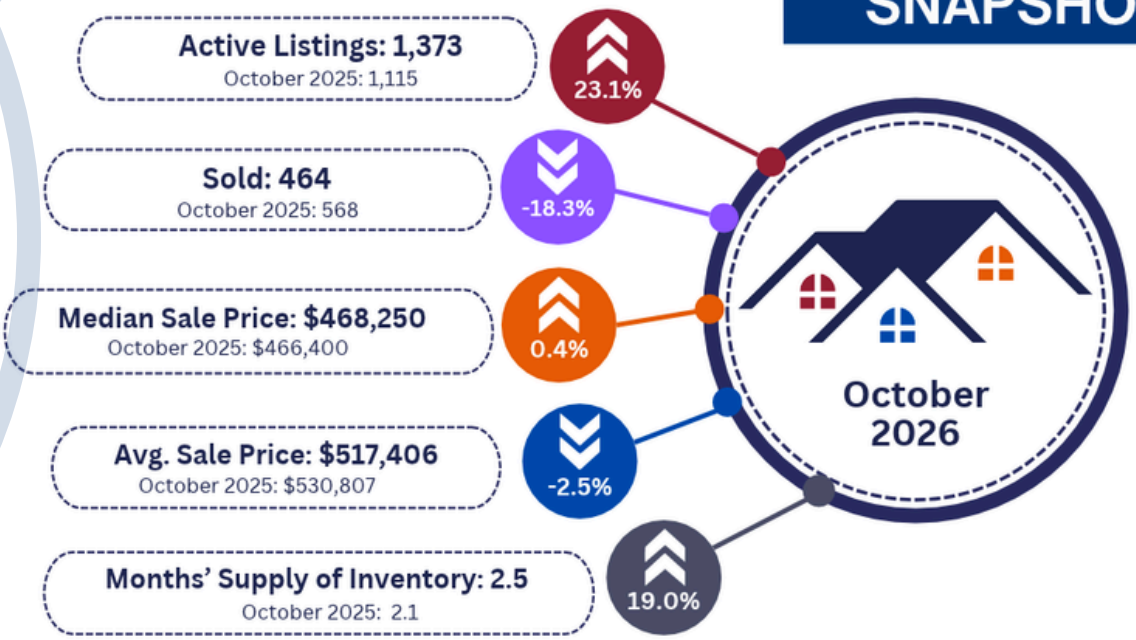
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RASCW

SCWMLS South Central Wisconsin MLS

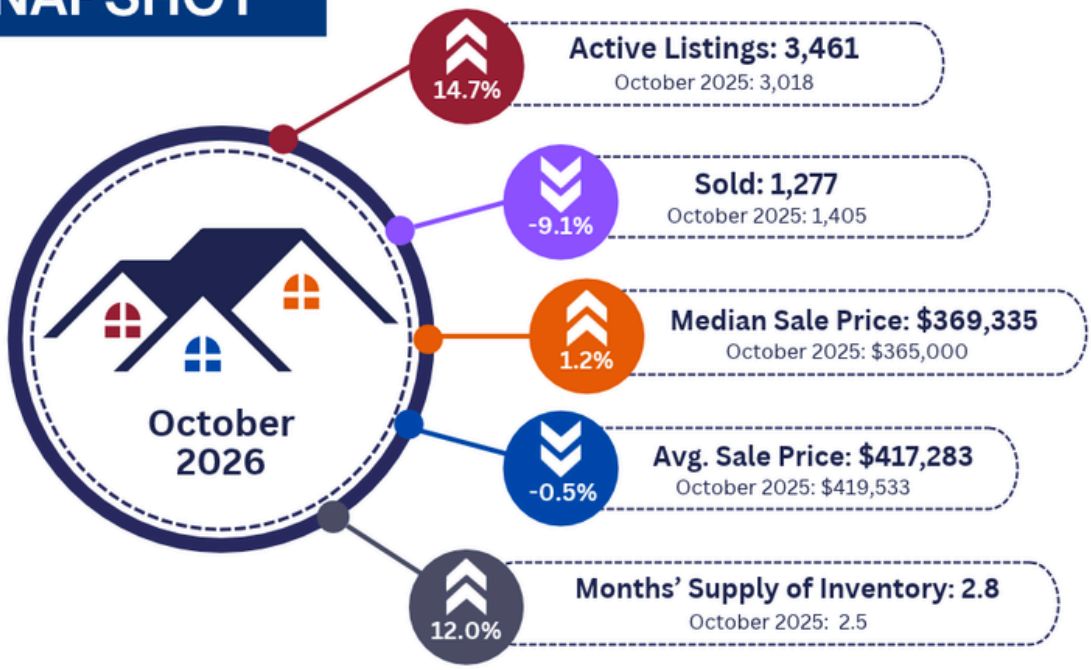
Dane County

MARKET SNAPSHOT



SCWMLS 18-County Region

MARKET SNAPSHOT



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

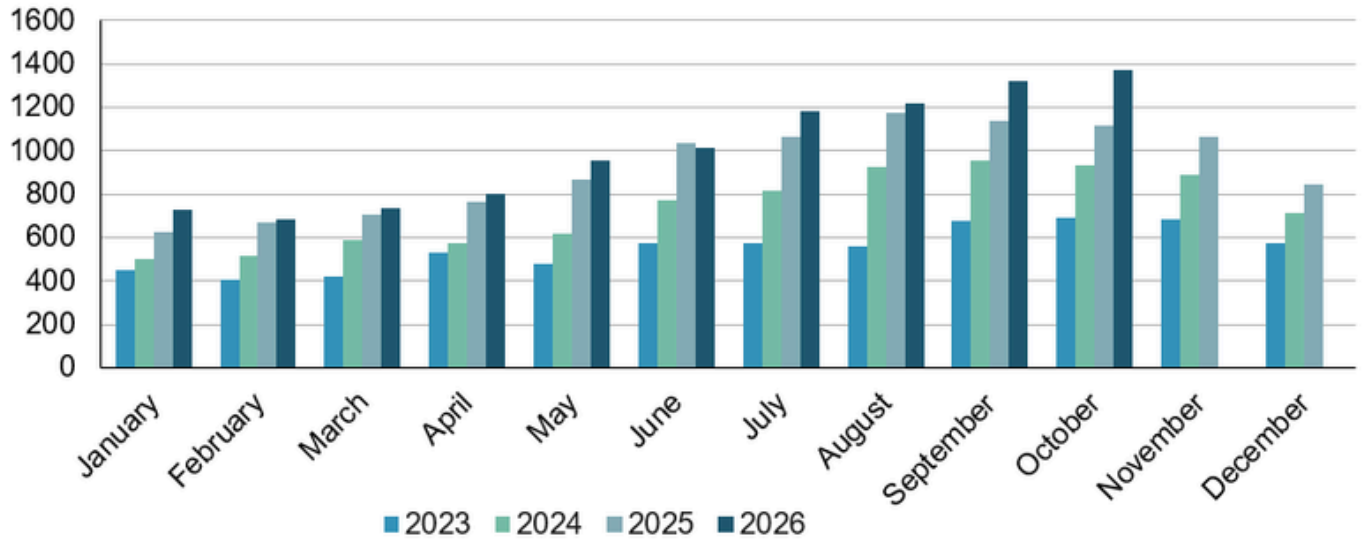


***South Central Wisconsin Region:** Adams, Columbia, Crawford, Dane, Dodge, Grant, Green, Green Lake, Iowa, Juneau, Lafayette, Marquette, Monroe, Richland, Rock, Sauk, Vernon & Waushara Counties

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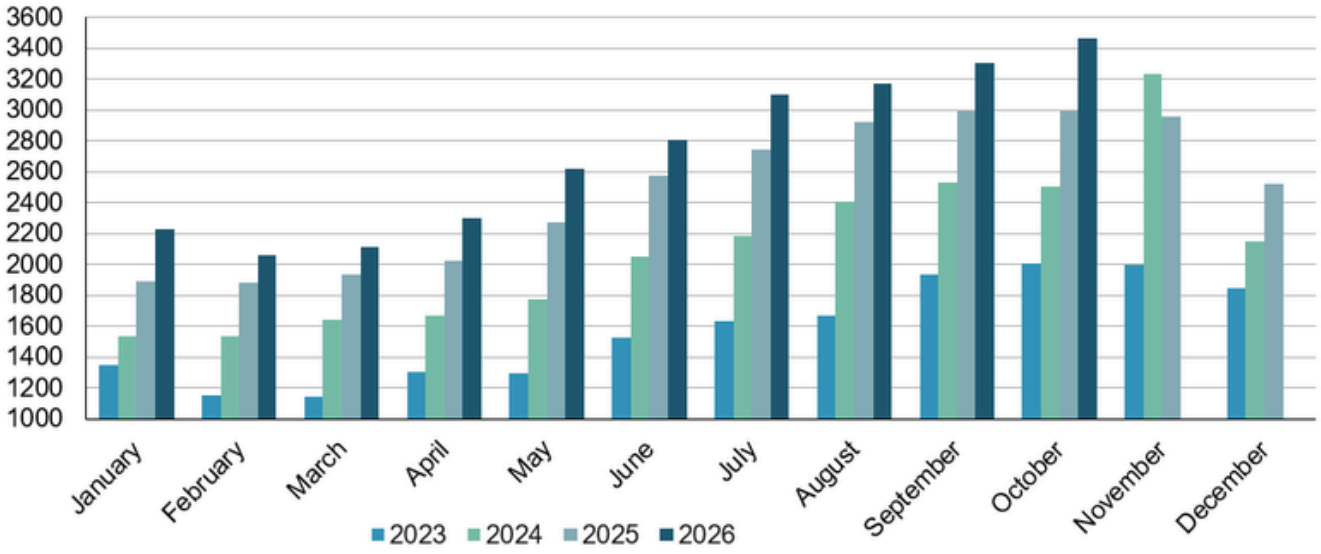
Active Inventory, Dane County

In Dane County, active inventory reached 1,373 listings in October 2026, an increase of 258 listings (23.1%) compared to 1,115 in October 2025. This year-over-year growth reflects improved housing availability compared to last fall. Month-over-month, inventory increased by 51 listings (3.9%) from 1,322 in September 2026, indicating continued growth in available inventory as the market moves further into the fall selling season.



Active Inventory, South Central Wisconsin Region

Across the South Central Wisconsin region, active inventory reached 3,461 listings in October 2026, an increase of 466 listings (15.6%) compared to 2,995 in October 2025. This year-over-year growth reflects increased housing availability across the region. Compared to September 2026, inventory increased by 154 listings (4.7%) from 3,307, indicating continued growth in available inventory as the market moves further into the fall selling season.



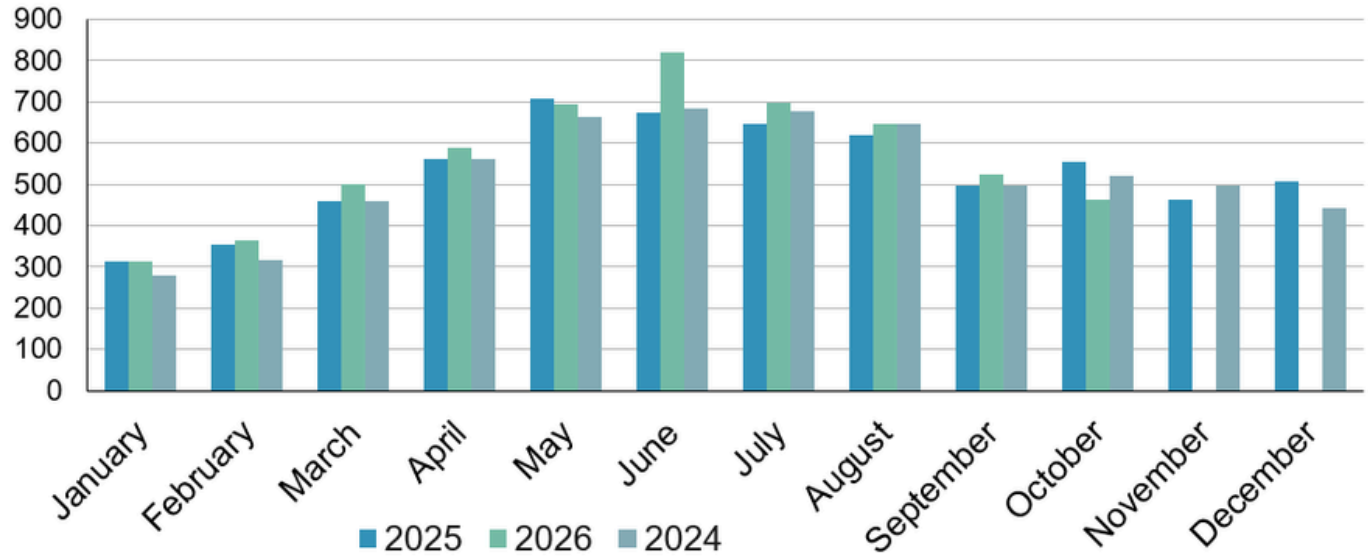


***South Central Wisconsin Region:** Adams, Columbia, Crawford, Dane, Dodge, Grant, Green, Green Lake, Iowa, Juneau, Lafayette, Marquette, Monroe, Richland, Rock, Sauk, Vernon & Waushara Counties

Market Statistics Report
October 2026

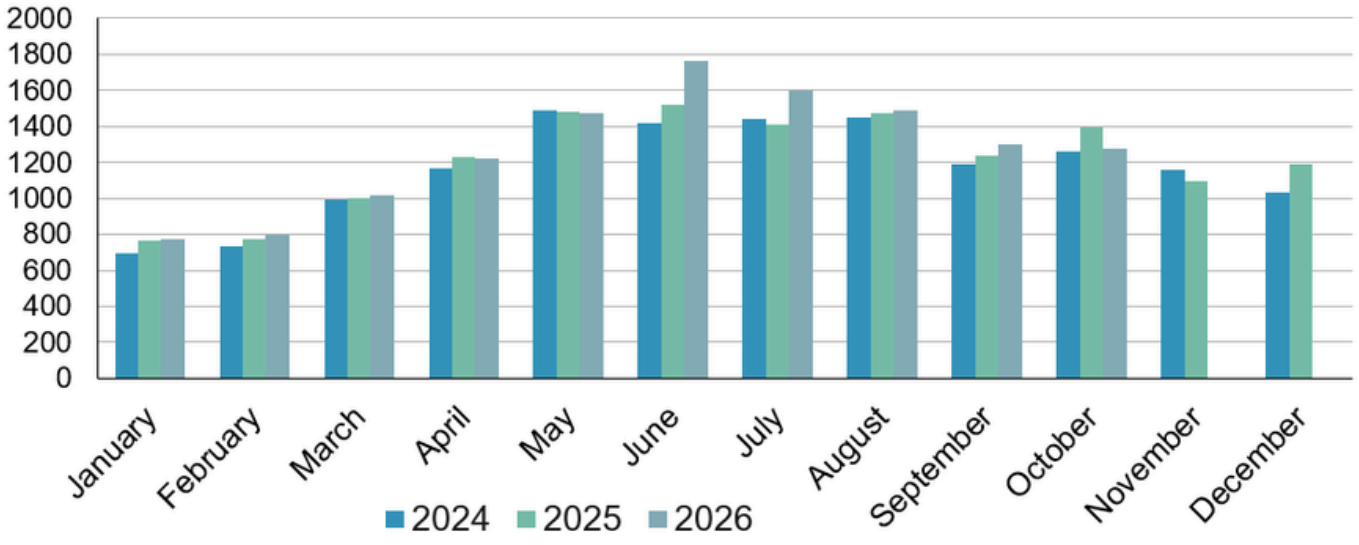
Home Sales, Dane County

In Dane County, home sales reached 464 in October 2026, a decrease of 91 sales (16.4%) compared to 555 in October 2025. This year-over-year decline reflects a decrease in home sales compared to last fall. Month-over-month, sales decreased by 60 sales (11.5%) from 524 in September 2026, reflecting a seasonal slowdown in market activity as the market moves further into the fall selling season.



Home Sales, South Central Wisconsin Region

Across the South Central Wisconsin region, home sales reached 1,277 in October 2026, a decrease of 119 sales (8.5%) compared to 1,396 in October 2025. This year-over-year decline reflects decreased sales activity across the region. Compared to September 2026, sales decreased by 27 sales (2.1%) from 1,304, reflecting a seasonal slowdown in market activity as the market moves further into the fall selling season.





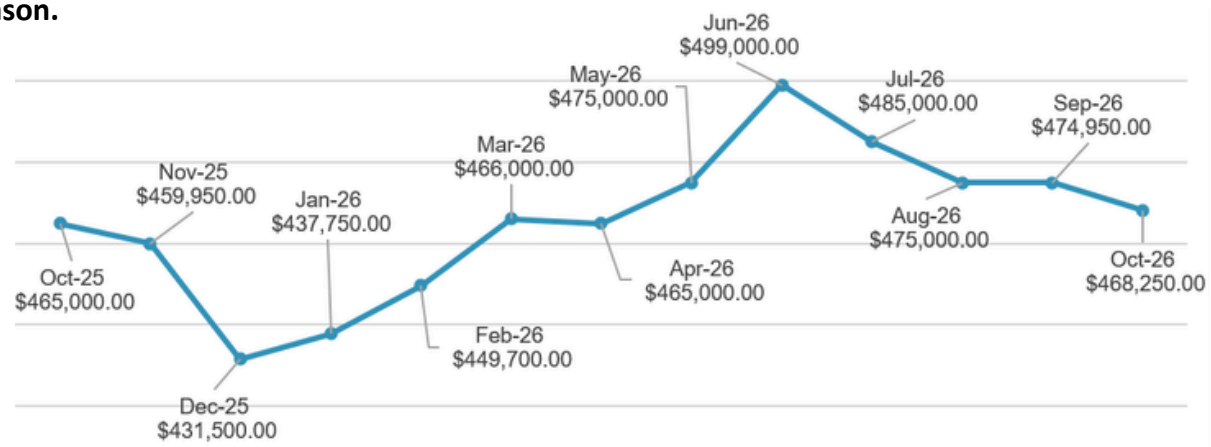
***South Central Wisconsin Region:** Adams, Columbia, Crawford, Dane, Dodge, Grant, Green, Green Lake, Iowa, Juneau, Lafayette, Marquette, Monroe, Richland, Rock, Sauk, Vernon & Waushara Counties

Market Statistics Report

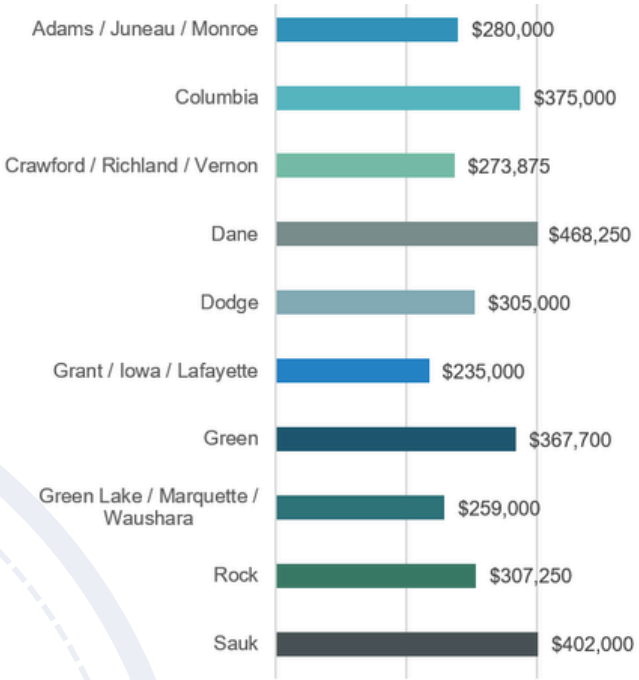
October 2026

Monthly Median Sales Price, Dane County

In Dane County, the monthly median sales price reached $468,250 in October 2026, a decrease of $6,700 (1.4%) compared to $474,950 in September 2026. This slight month-over-month decline reflects a modest adjustment in median home prices as the market moves further into the fall selling season.



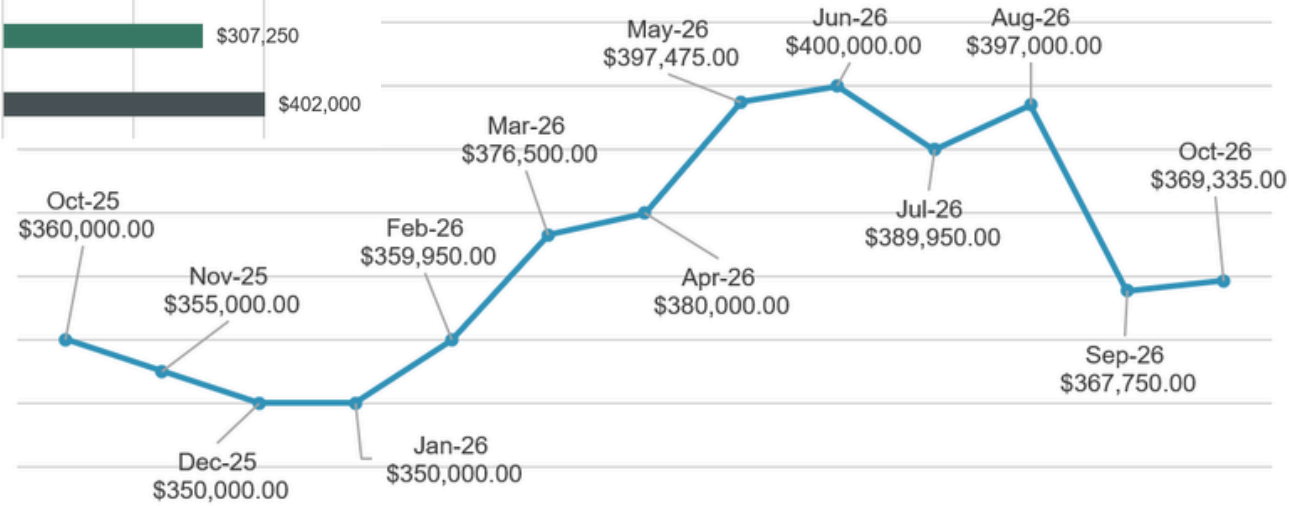
Median Sale Price by SCW County



Monthly Median Sales Price, South Central Wisconsin Region

Across the South Central Wisconsin region, the monthly median sales price reached $369,335 in October 2026, an increase of $1,585 (0.4%) compared to $367,750 in September 2026. This slight month-over-month increase reflects relative stability in median home prices as the market moves further into the fall selling season.

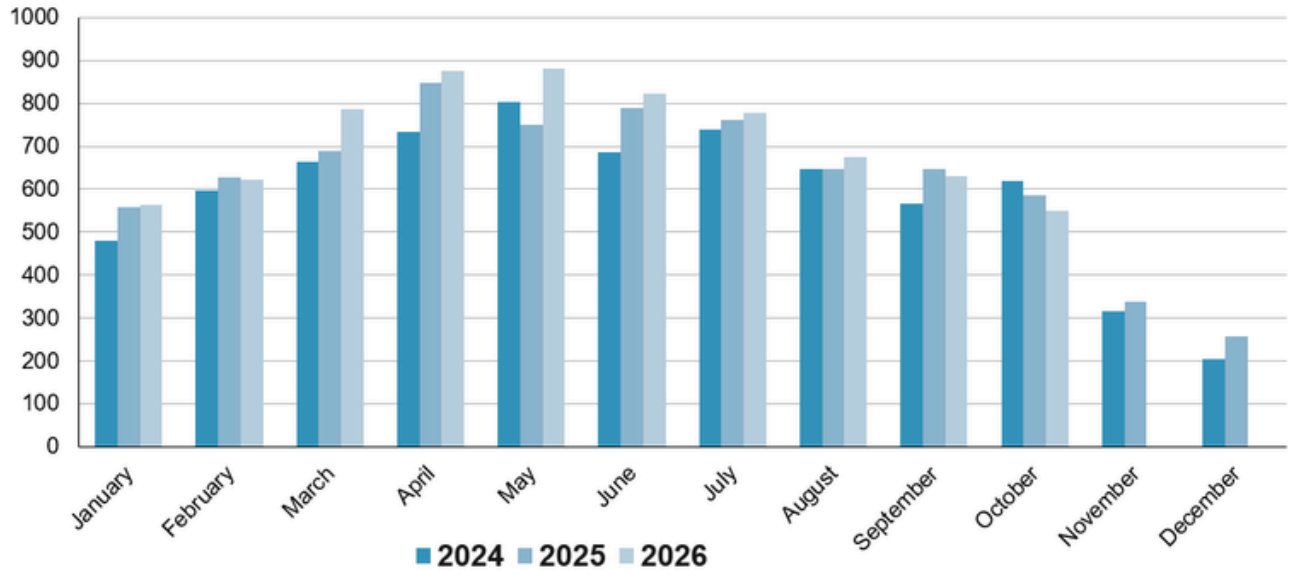
SCW Region Total Median Sale Price



Market Statistics Report
October 2026

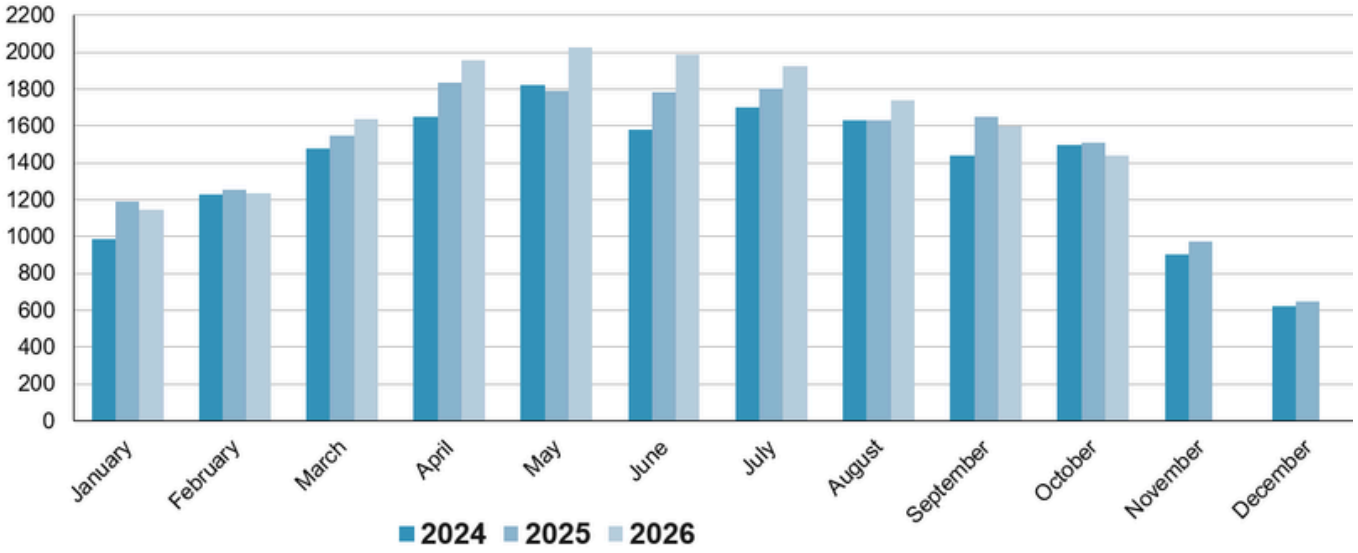
New Inventory, Dane County

In Dane County, new inventory reached 551 listings in October 2026, a decrease of 35 listings (6.0%) compared to 586 in October 2025. This year-over-year decline reflects fewer new listings entering the market compared to last fall. Month-over-month, new inventory decreased by 80 listings (12.7%) from 631 in September 2026, indicating a seasonal slowdown in new listing activity as the market moves further into the fall selling season.



New Inventory, South Central Wisconsin Region

Across the South Central Wisconsin region, new inventory reached 1,442 listings in October 2026, a decrease of 68 listings (4.5%) compared to 1,510 in October 2025. This year-over-year decline reflects fewer new listings entering the market across the region. Compared to September 2026, new inventory decreased by 159 listings (9.9%) from 1,601, indicating a seasonal slowdown in new listing activity as the market moves further into the fall selling season.





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

South Central Wisconsin MLS Sold & Active Residential Listings (Including Condos)

	OCTOBER			JANUARY - OCTOBER		
ADAMS / JUNEAU / MONROE COUNTIES	**2026**	**2025**	**Change**	**2026**	**2025**	**Change**
# New Listings	120	154	-22.1%	1,656	1,645	0.7%
# Sales	130	143	-9.1%	1,175	1,121	4.8%
Average Sale Price	337,496	310,557	8.7%	327,845	307,848	6.5%
Median Sale Price	280,000	245,000	14.3%	269,900	255,000	5.8%
Total Active Residential Listings	433	424	2.1%	433	424	2.1%
COLUMBIA COUNTY	**2026**	**2025**	**Change**	**2026**	**2025**	**Change**
# New Listings	62	65	-4.6%	794	784	1.3%
# Sales	67	65	3.1%	555	567	-2.1%
Average Sale Price	378,674	357,668	5.9%	399,263	374,865	6.5%
Median Sale Price	375,000	313,000	19.8%	358,900	337,572	6.3%
Total Active Residential Listings	178	163	9.2%	178	163	9.2%
CRAWFORD / RICHLAND / VERNON COUNTIES	**2026**	**2025**	**Change**	**2026**	**2025**	**Change**
# New Listings	75	71	5.6%	722	637	13.3%
# Sales	64	47	36.2%	513	460	11.5%
Average Sale Price	365,307	337,180	8.3%	335,257	342,911	-2.2%
Median Sale Price	273,875	242,000	13.2%	267,500	265,000	0.9%
Total Active Residential Listings	179	154	16.2%	179	154	16.2%
DANE COUNTY	**2026**	**2025**	**Change**	**2026**	**2025**	**Change**
# New Listings	551	631	-12.7%	7,432	7,214	3.0%
# Sales	464	568	-18.3%	5,660	5,471	3.5%
Average Sale Price	517,406	530,807	-2.5%	538,285	521,327	3.3%
Median Sale Price	468,250	466,400	0.4%	470,000	451,000	4.2%
Total Active Residential Listings	1,373	1,115	23.1%	1,373	1,115	23.1%
DODGE COUNTY	**2026**	**2025**	**Change**	**2026**	**2025**	**Change**
# New Listings	106	82	29.3%	977	884	10.5%
# Sales	75	83	-9.6%	750	740	1.4%
Average Sale Price	235,984	346,658	-31.9%	352,040	340,682	3.3%
Median Sale Price	305,000	290,000	5.2%	315,000	299,450	5.2%
Total Active Residential Listings	166	123	35.0%	166	123	35.0%
GRANT / IOWA / LAFAYETTE COUNTIES	**2026**	**2025**	**Change**	**2026**	**2025**	**Change**
# New Listings	83	90	-7.8%	874	832	5.0%
# Sales	81	81	0.0%	659	633	4.1%
Average Sale Price	302,970	312,125	-2.9%	313,018	309,039	1.3%
Median Sale Price	235,000	265,500	-11.5%	245,000	254,000	-3.5%
Total Active Residential Listings	192	176	9.1%	192	176	9.1%
GREEN COUNTY	**2026**	**2025**	**Change**	**2026**	**2025**	**Change**
# New Listings	49	55	-10.9%	496	478	3.8%
# Sales	43	40	7.5%	372	327	13.8%
Average Sale Price	418,797	347,056	20.7%	373,725	360,126	3.8%
Median Sale Price	367,700	324,900	13.2%	314,950	289,900	8.6%
Total Active Residential Listings	91	103	-11.7%	91	103	-11.7%
GREEN LAKE / MARQUETTE / WAUSHARA COUNTIES	**2026**	**2025**	**Change**	**2026**	**2025**	**Change**
# New Listings	89	105	-15.2%	1027	987	4.1%
# Sales	81	84	-3.6%	718	690	4.1%
Average Sale Price	418,739	413,850	1.2%	406,540	376,666	7.9%
Median Sale Price	259,000	280,000	-7.5%	270,000	280,000	-3.6%
Total Active Residential Listings	252	222	13.5%	252	222	13.5%
ROCK COUNTY	**2026**	**2025**	**Change**	**2026**	**2025**	**Change**
# New Listings	213	230	-7.4%	2,223	2,175	2.2%
# Sales	178	216	-17.6%	1,749	1,745	0.2%
Average Sale Price	327,764	336,678	-2.6%	326,793	306,280	6.7%
Median Sale Price	307,250	306,500	0.2%	302,500	282,500	7.1%
Total Active Residential Listings	374	333	12.3%	374	333	12.3%
SAUK COUNTY	**2026**	**2025**	**Change**	**2026**	**2025**	**Change**
# New Listings	94	98	-4.1%	913	880	3.8%
# Sales	94	78	20.5%	668	642	4.0%
Average Sale Price	435,224	372,012	17.0%	465,843	380,347	22.5%
Median Sale Price	402,000	317,950	26.4%	362,500	325,500	11.4%
Total Active Residential Listings	223	205	8.8%	223	205	8.8%
18 COUNTY TOTAL	**2026**	**2025**	**Change**	**2026**	**2025**	**Change**
# New Listings	1,442	1,581	-8.8%	17,114	16,516	3.6%
# Sales	1,277	1,405	-9.1%	12,819	12,396	3.4%
Average Sale Price	417,283	419,533	-0.5%	437,590	417,199	4.9%
Median Sale Price	369,335	365,000	1.2%	380,000	367,500	3.4%
Total Active Residential Listings	3,461	3,018	14.7%	3,461	3,018	14.7%

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