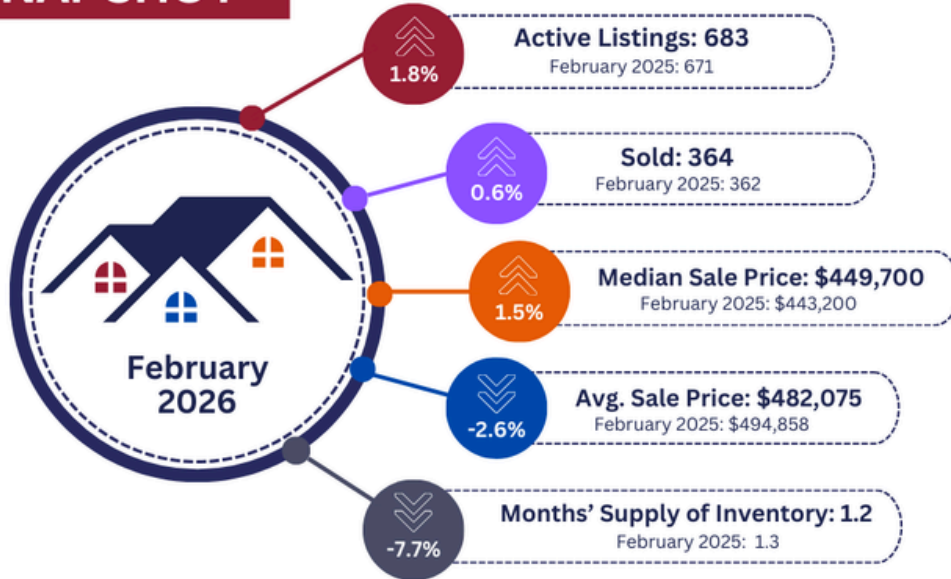


MARKET SNAPSHOT

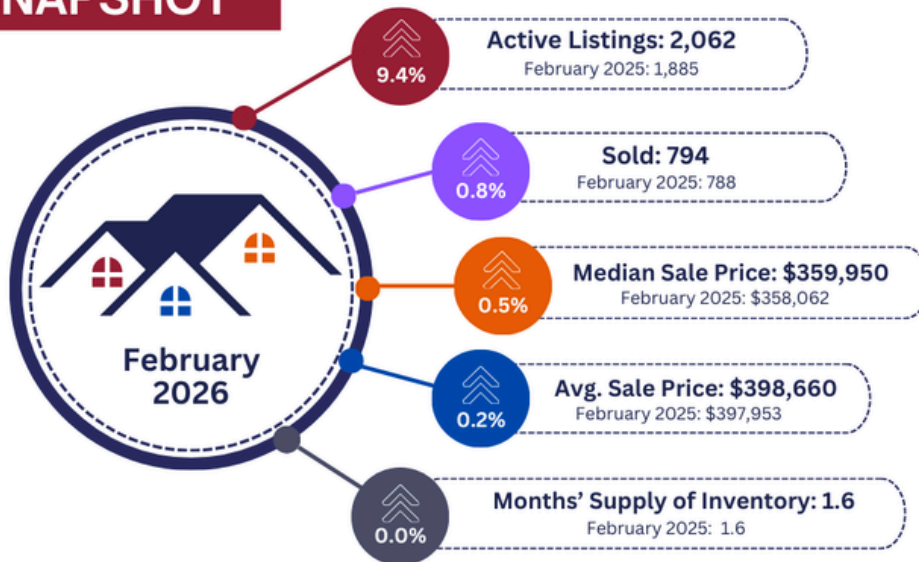
Dane County



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





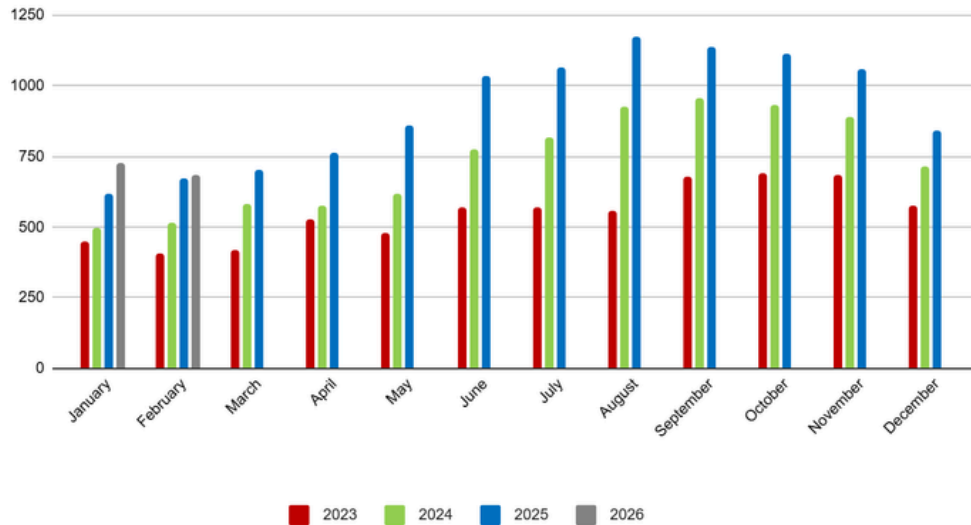
RASCW

REALTORS' ASSOCIATION OF SOUTH CENTRAL WISCONSIN



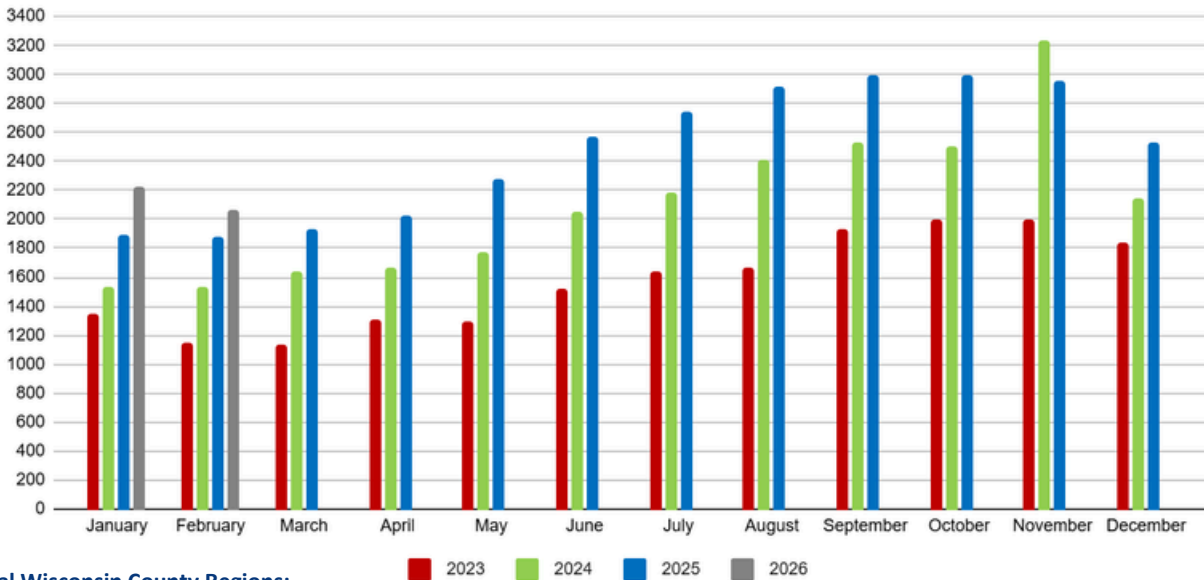
Active Inventory, Dane County

Active inventory in Dane County measured 683 homes in February 2026, representing a modest increase from 671 in February 2025 (+12 homes, ~1.8%). However, inventory declined from January 2026's 728 homes (-45 homes, ~6.2%), indicating a typical seasonal dip moving from January into February despite year-over-year growth.



Active Inventory, South Central Wisconsin Region

Across the broader South Central Wisconsin region, February 2026 inventory totaled 2,062 homes, a notable increase compared to 1,885 in February 2025 (+177 homes, ~9.4%). Similar to Dane County, inventory fell from January 2026's 2,228 homes (-166 homes, ~7.5%), suggesting a month-to-month seasonal slowdown while still maintaining stronger inventory levels than the previous year.

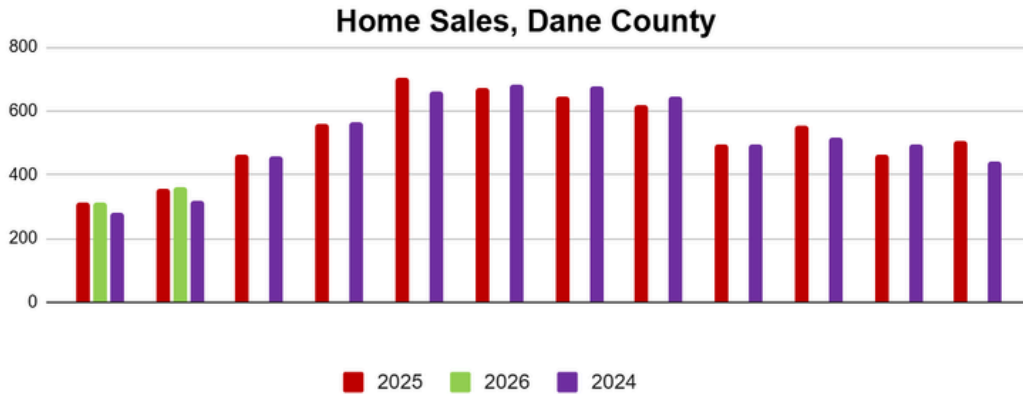


South Central Wisconsin County Regions:

- 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

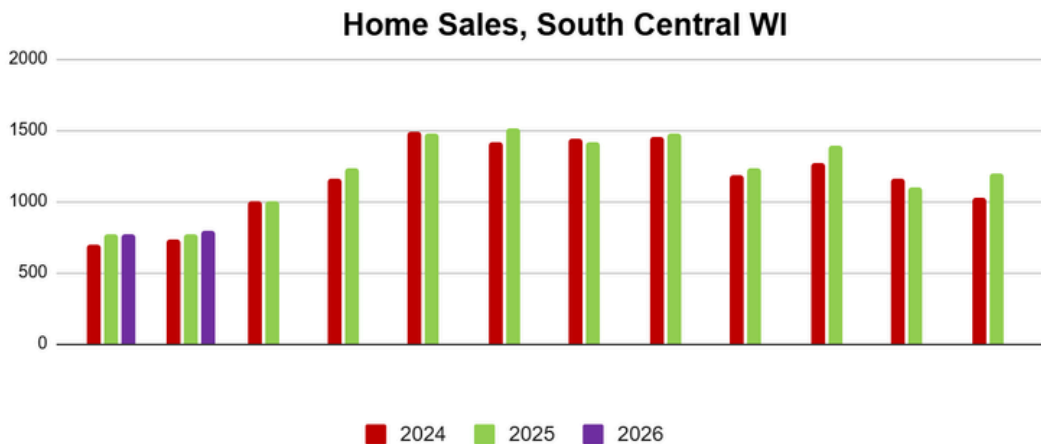
Home Sales, Dane County

Dane County recorded 364 home sales in February 2026, representing a slight increase from 354 sales in February 2025 (+10 sales, ~2.8%). Sales also rose from January 2026's 312 transactions (+52 sales, ~16.7%), reflecting a typical seasonal uptick as activity begins to increase moving into the spring market.



Home Sales, South Central Wisconsin Region

Across the South Central Wisconsin region, February 2026 home sales totaled 794, an increase from 773 sales in February 2025 (+21 sales, ~2.7%). Sales also edged up from January 2026's 770 transactions (+24 sales, ~3.1%), indicating modest month-to-month growth and continued stability in regional housing demand.



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.



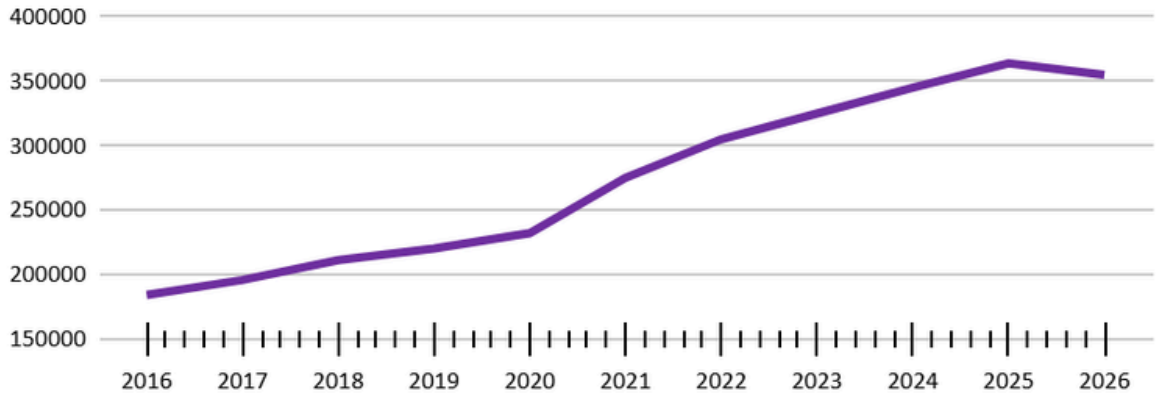
RASCW

REALTORS' ASSOCIATION OF SOUTH CENTRAL WISCONSIN



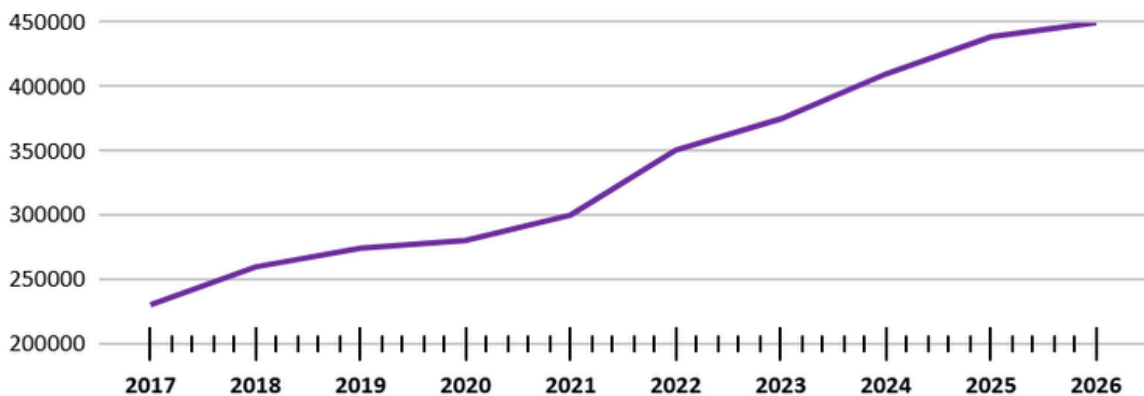
YTD Median Sales Price, Dane County

The year-to-date median sales price in Dane County reached \$440,000 in 2026, representing a slight decrease from \$450,000 in 2025 (-\$10,000, ~2.2%). Despite this modest year-over-year dip, home values remain near historic highs following several consecutive years of strong price growth.



YTD Median Sales Price, South Central Wisconsin Region

Across the South Central Wisconsin region, the 2026 year-to-date median sales price is \$355,000, a decline from \$364,000 in 2025 (-\$9,000, ~2.5%). While prices have eased slightly compared to last year, the regional market continues to reflect significant long-term appreciation relative to earlier years in the dataset.



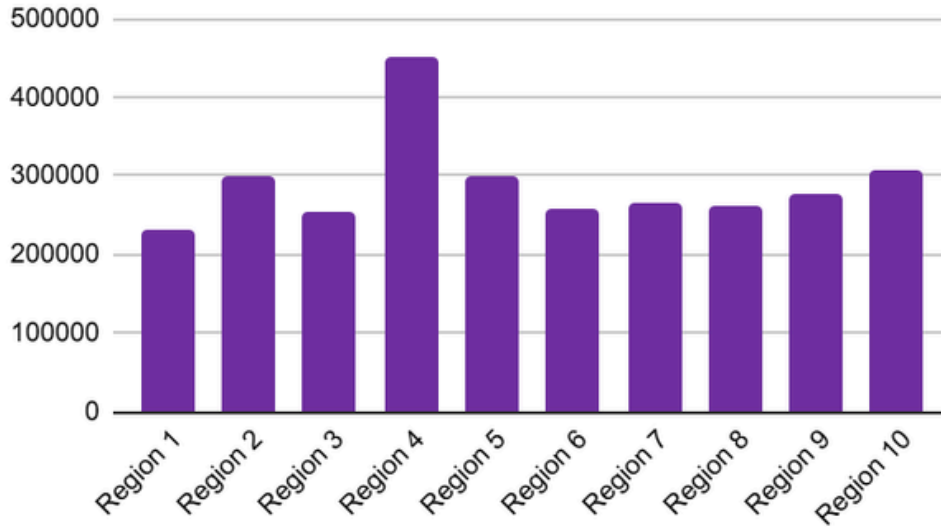
South Central Wisconsin County Regions:

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

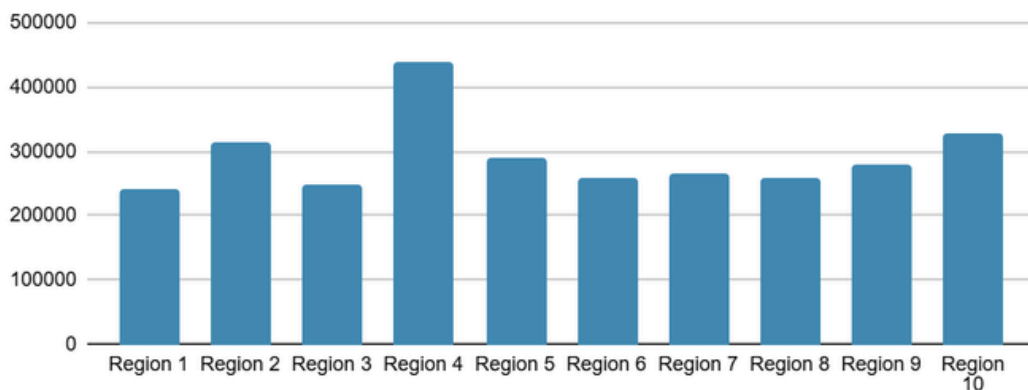
February 2026 Median Sale Price by Region

Median sale prices in February 2026 varied notably across the ten regions. Region 4 recorded the highest median price at \$449,700, standing well above the other regions. Regions 2 and 10 followed at \$300,000 and \$309,000, respectively, while most remaining regions clustered in the mid-\$250,000 to mid-\$270,000 range. Region 1 reported the lowest median price at \$230,000, highlighting the price variation across the market.



Year-to-Date Median Sale Price by Region (2026)

Year-to-date median prices in 2026 show a similar pattern across the regions. Region 4 leads with a YTD median of \$440,000, significantly higher than the rest of the regions. Region 10 (\$329,900) and Region 2 (\$313,000) also stand out as higher-priced markets. Most other regions fall within the \$250,000 to \$291,400 range, with Region 1 posting the lowest YTD median price at \$240,000. Overall, the data reflects consistent price differences between regions, with a few higher-priced markets pulling the regional averages upward.



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)

	FEBRUARY			JANUARY - FEBRUARY		
	<u>2026</u>	<u>2025</u>	<u>Change</u>	<u>2026</u>	<u>2025</u>	<u>Change</u>
ADAMS / JUNEAU / MONROE COUNTIES						
# New Listings	108	97	11.3%	206	196	5.1%
# Sales	61	67	-9.0%	131	137	-4.4%
Average Sale Price	335,730	283,693	18.3%	313,478	297,721	5.3%
Median Sale Price	230,000	256,500	-10.3%	240,000	235,000	2.1%
Total Active Residential Listings	331	262	26.3%	331	262	26.3%
COLUMBIA COUNTY						
# New Listings	58	56	3.6%	111	115	-3.5%
# Sales	41	39	5.1%	67	72	-6.9%
Average Sale Price	310,874	326,043	-4.7%	374,597	330,096	13.5%
Median Sale Price	300,000	320,000	-6.3%	313,000	320,000	-2.2%
Total Active Residential Listings	105	105	0.0%	105	105	0.0%
CRAWFORD / RICHLAND / VERNON COUNTIES						
# New Listings	34	46	-26.1%	78	89	-12.4%
# Sales	24	23	4.3%	55	62	-11.3%
Average Sale Price	317,291	284,206	11.6%	302,158	349,850	-13.6%
Median Sale Price	255,000	230,000	10.9%	250,000	246,500	1.4%
Total Active Residential Listings	117	109	7.3%	117	109	7.3%
DANE COUNTY						
# New Listings	622	630	-1.3%	1,195	1,230	-2.8%
# Sales	364	362	0.6%	679	682	-0.4%
Average Sale Price	482,075	494,858	-2.6%	494,162	484,999	1.9%
Median Sale Price	449,700	443,200	1.5%	440,000	430,000	2.3%
Total Active Residential Listings	683	671	1.8%	683	671	1.8%
DODGE COUNTY						
# New Listings	54	67	-19.4%	111	137	-19.0%
# Sales	53	56	-5.4%	95	101	-5.9%
Average Sale Price	338,582	279,421	21.2%	333,321	306,719	8.7%
Median Sale Price	300,000	278,500	7.7%	291,400	281,120	3.7%
Total Active Residential Listings	75	79	-5.1%	75	79	-5.1%
GRANT / IOWA / LAFAYETTE COUNTIES						
# New Listings	49	49	0.0%	103	107	-3.7%
# Sales	43	39	10.3%	85	75	13.3%
Average Sale Price	386,986	458,187	-15.5%	364,061	373,616	-2.6%
Median Sale Price	260,000	320,000	-18.8%	260,000	257,500	1.0%
Total Active Residential Listings	92	125	-26.4%	92	125	-26.4%
GREEN COUNTY						
# New Listings	28	28	0.0%	47	84	-44.0%
# Sales	23	25	-8.0%	54	48	12.5%
Average Sale Price	325,013	291,921	11.3%	343,019	322,569	6.3%
Median Sale Price	265,000	245,000	8.2%	266,750	269,000	-0.8%
Total Active Residential Listings	42	64	-34.4%	42	64	-34.4%
GREEN LAKE / MARQUETTE / WAUSHARA COUNTIES						
# New Listings	62	62	0.0%	106	118	-10.2%
# Sales	35	35	0.0%	85	86	-1.2%
Average Sale Price	367,009	284,553	29.0%	320,654	309,631	3.6%
Median Sale Price	263,000	245,000	7.3%	260,000	238,450	9.0%
Total Active Residential Listings	192	134	43.3%	192	134	43.3%
ROCK COUNTY						
# New Listings	169	148	14.2%	338	309	9.4%
# Sales	120	117	2.6%	241	233	3.4%
Average Sale Price	301,380	297,956	1.1%	305,935	285,963	7.0%
Median Sale Price	277,500	262,400	5.8%	280,000	257,000	8.9%
Total Active Residential Listings	256	200	28.0%	256	200	28.0%
SAUK COUNTY						
# New Listings	52	79	-34.2%	110	132	-16.7%
# Sales	30	25	20.0%	79	70	12.9%
Average Sale Price	304,966	422,138	-27.8%	326,875	381,036	-14.2%
Median Sale Price	309,000	400,000	-22.8%	329,900	330,000	0.0%
Total Active Residential Listings	169	136	24.3%	169	136	24.3%
18 COUNTY TOTAL						
# New Listings	1,236	1,262	-2.1%	2,405	2,517	-4.4%
# Sales	794	788	0.8%	1,571	1,566	0.3%
Average Sale Price	398,660	397,953	0.2%	398,638	390,439	2.1%
Median Sale Price	359,950	358,062	0.5%	355,000	348,450	1.9%
Total Active Residential Listings	2,062	1,885	9.4%	2,062	1,885	9.4%

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