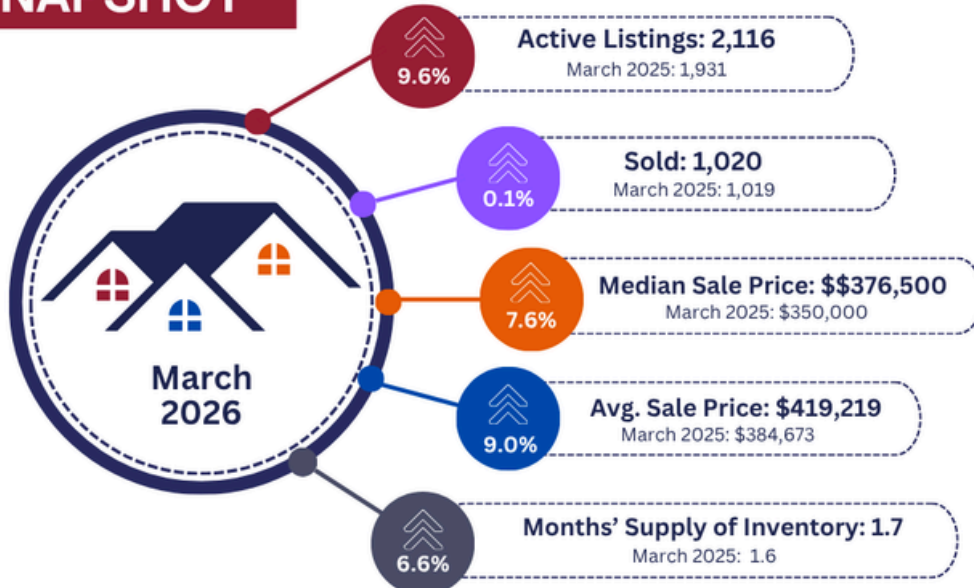
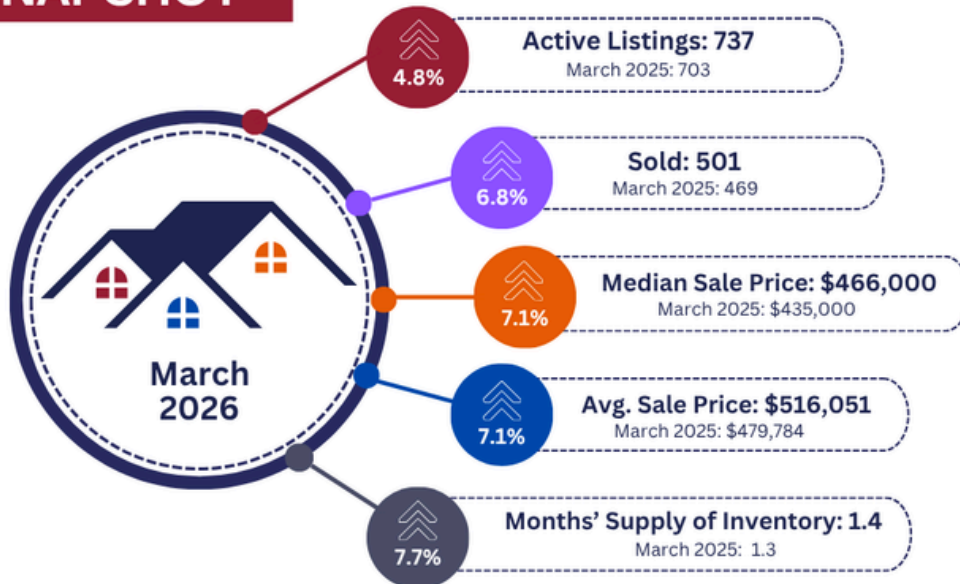


MARKET SNAPSHOT
SCWMLS 18-County Region


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

MARKET SNAPSHOT
Dane County


Data for Single Family & Condo Properties in Dane County Wisconsin

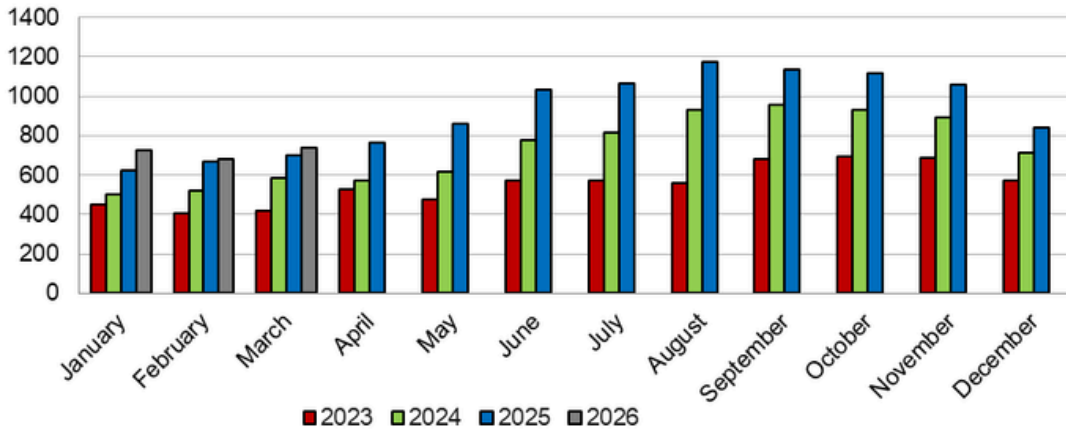


*South Central Wisconsin Region: Adams, Columbia, Crawford, Dane, Dodge, Grant, Green, Green Lake, Iowa, Juneau, Lafayette, Marquette, Monroe, Richland, Rock, Sauk, Vernon & Waushara Counties



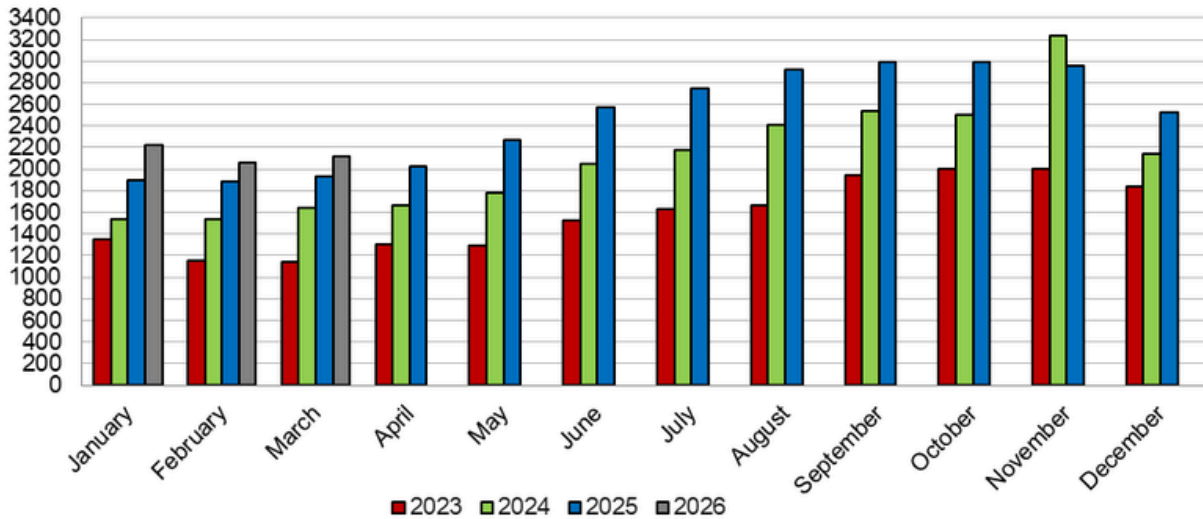
Active Inventory, Dane County

Dane County's active inventory reached 737 homes in March 2026, up 4.8% from March 2025 (703), showing a modest year-over-year increase in supply. Month-over-month, inventory rose 7.9% from February 2026 (683), signaling a stronger seasonal ramp-up locally compared to the broader region. Despite these gains, inventory levels remain relatively tight, and buyer competition continues to play a significant role in market dynamics.



Active Inventory, South Central Wisconsin Region

In March 2026, active inventory across the South Central Wisconsin region rose to 2,116 homes, a 9.6% increase compared to March 2025 (1,931). This indicates a meaningful year-over-year gain in available supply for buyers. Compared to February 2026 (2,062), inventory increased 2.6%, reflecting the expected seasonal uptick as the spring market begins to accelerate. While inventory is improving, demand remains strong, keeping market conditions competitive overall.

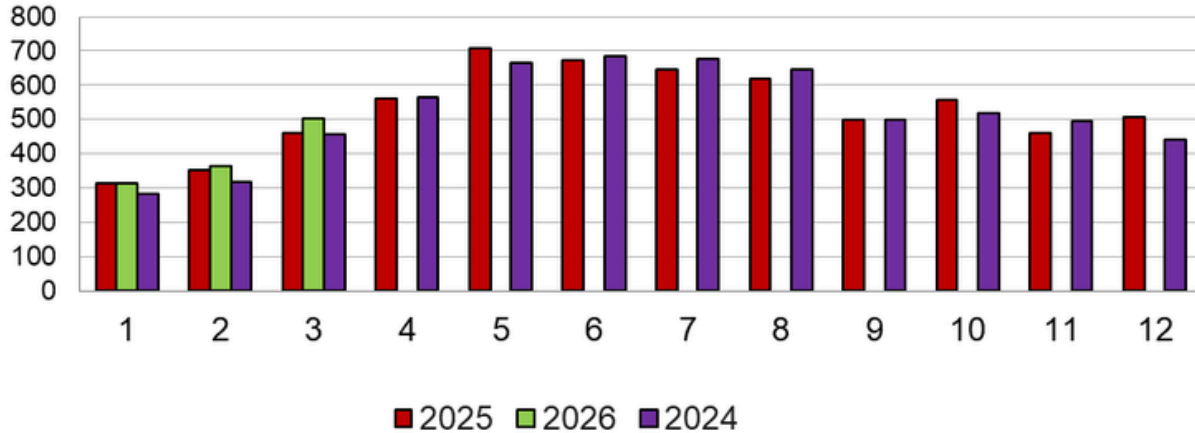


South Central Wisconsin County Regions:

- 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

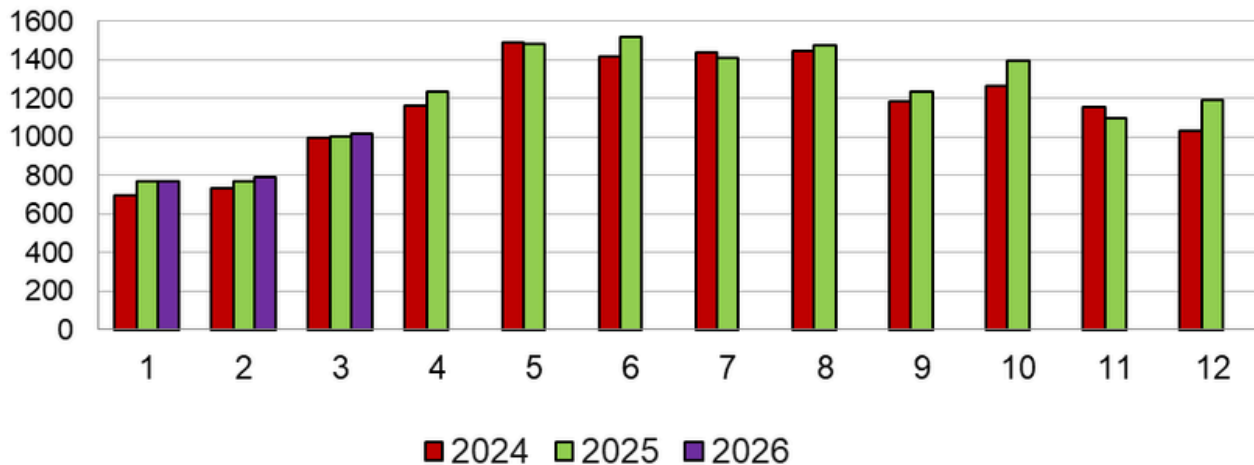
Home Sales, Dane County

In Dane County, March 2026 recorded 501 home sales, an 8.7% increase from March 2025 (461), indicating stronger year-over-year buyer activity locally. Month-over-month, sales rose 37.6% from February 2026 (364), highlighting a significant seasonal uptick. This increase suggests that demand remains robust, even as inventory begins to expand slightly.



Home Sales, South Central Wisconsin Region

March 2026 home sales in the South Central Wisconsin region reached 1,020, a 1.6% increase compared to March 2025 (1,004), showing relatively stable year-over-year demand. Compared to February 2026 (794), sales surged 28.5%, reflecting a strong seasonal jump as the spring market gained momentum. Despite improving inventory, buyer activity remains steady, supporting consistent transaction levels across the region.



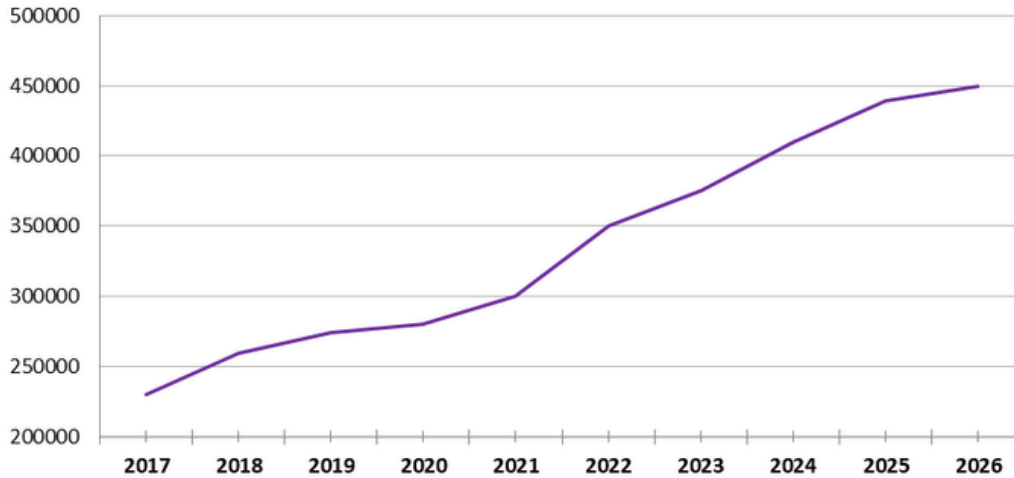
South Central Wisconsin County Regions:

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

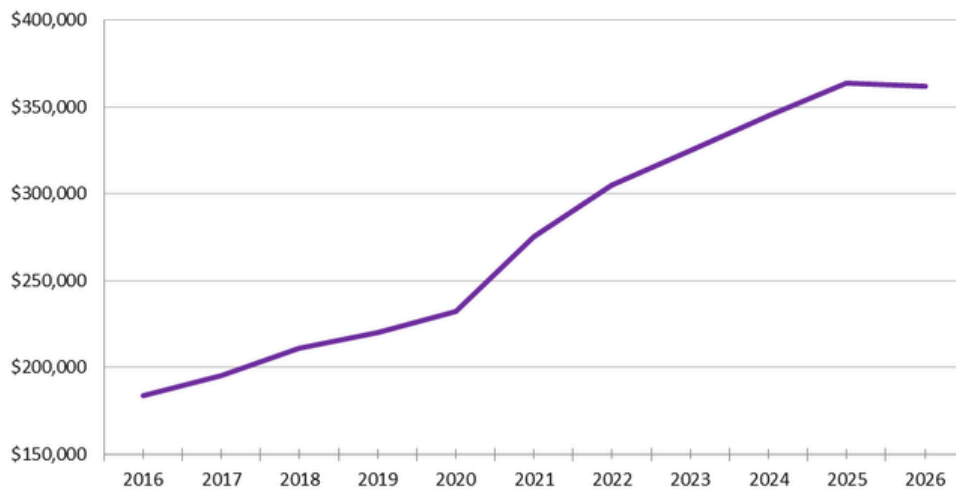
YTD Median Sales Price, Dane County

For Dane County, the year-to-date median sales price in 2026 stands at \$453,288, showing a slight increase from \$450,000 in 2025. This 0.7% rise points to a continued, albeit slower, growth in home prices. The relatively small increase suggests that while demand is stable, price growth has become more gradual compared to previous years, reflecting a balanced, sustainable market in Dane County.



YTD Median Sales Price, South Central Wisconsin Region

Year-to-date data for 2026 shows a median sales price of \$361,950, which is slightly lower than the \$364,000 recorded in 2025. This represents a small decline of about 0.6%, indicating a modest cooling in the market. Despite this, the overall pricing remains relatively stable, with only a slight decrease from the previous year. This trend suggests that while there is some reduction, the region’s market is still holding steady.



South Central Wisconsin County Regions:

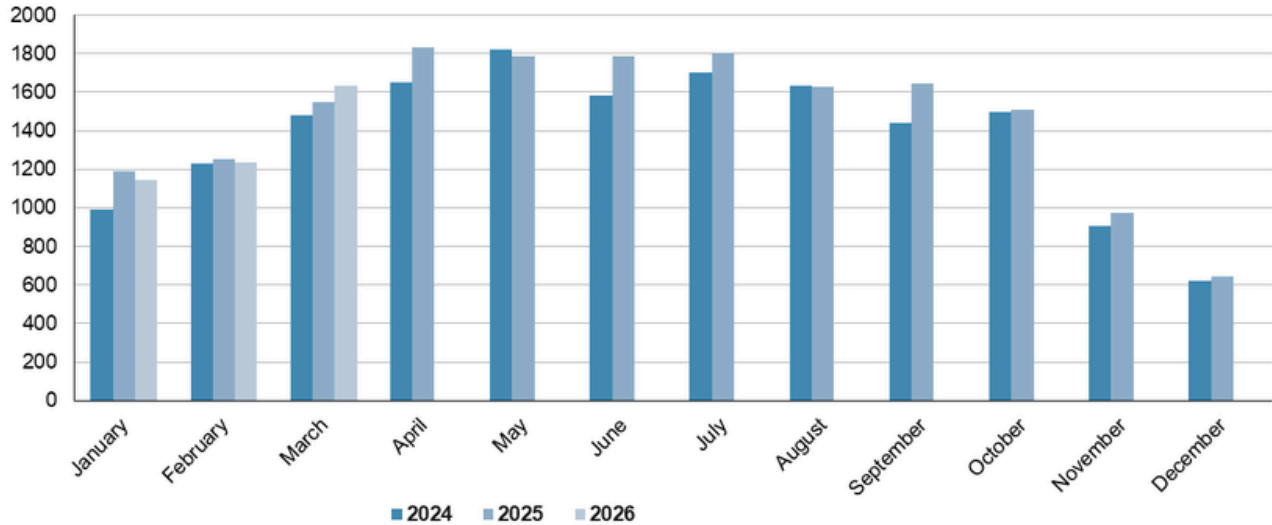
- Region 1 – Adams, Juneau, Monroe
- Region 2 – Columbia
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- Region 4 – Dane
- Region 5 – Dodge
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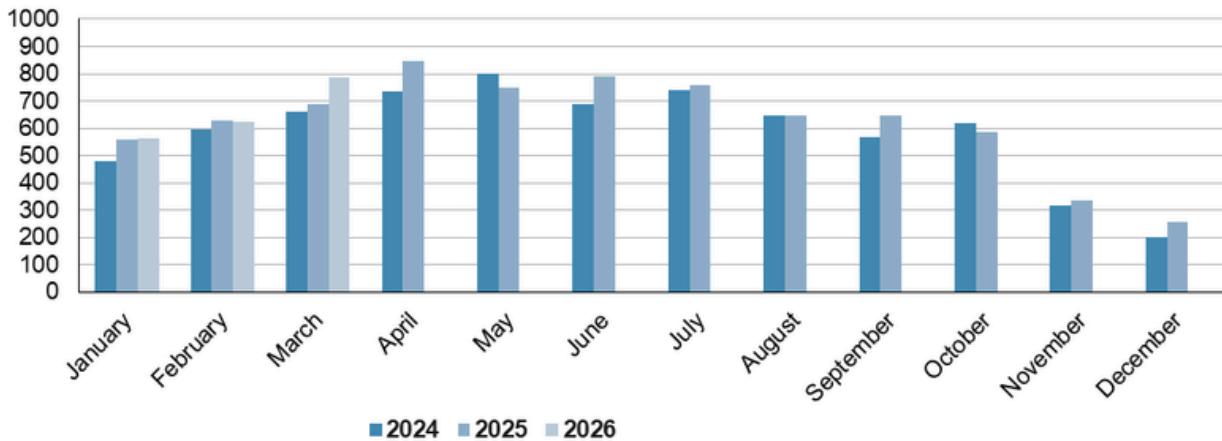
South Central Wisconsin Full Region - New Inventory

In March 2026, the South Central Wisconsin Full Region saw a rise in new market inventory, reaching 1,635 listings. This marked an increase of 99 homes from February 2026, which had 1,536 listings. Compared to March 2025, which had 1,548 listings, March 2026 shows a slight growth of 87 listings. This upward trend reflects a healthy increase in available properties, signaling a potentially active spring market for REALTORS in the region.



Dane County - New Inventory

Dane County's real estate market experienced a notable rise in new inventory in March 2026, reaching 785 homes listed. This was a significant jump of 163 homes from February 2026, which had 622 listings. When compared to March 2025, which had 629 homes listed, the March 2026 figure shows an increase of 156 listings. The growth in inventory suggests a strengthening market as we head into the spring season, providing REALTORS with more options to present to potential buyers.



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.

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

	MARCH			JANUARY - MARCH		
	<u>2026</u>	<u>2025</u>	<u>Change</u>	<u>2026</u>	<u>2025</u>	<u>Change</u>
ADAMS / JUNEAU / MONROE COUNTIES						
# New Listings	148	154	-3.9%	358	350	2.3%
# Sales	79	89	-11.2%	213	226	-5.8%
Average Sale Price	313,614	300,077	4.5%	312,285	298,649	4.6%
Median Sale Price	251,100	251,000	0.0%	245,000	248,500	-1.4%
Total Active Residential Listings	329	279	17.9%	329	279	17.9%
COLUMBIA COUNTY						
# New Listings	69	78	-11.5%	180	193	-6.7%
# Sales	40	47	-14.9%	107	119	-10.1%
Average Sale Price	366,660	323,724	13.3%	371,630	327,579	13.4%
Median Sale Price	325,000	298,000	9.1%	320,000	320,000	0.0%
Total Active Residential Listings	118	115	2.6%	118	115	2.6%
CRAWFORD / RICHLAND / VERNON COUNTIES						
# New Listings	56	64	-12.5%	137	153	-10.5%
# Sales	44	31	41.9%	99	93	6.5%
Average Sale Price	317,608	337,008	-5.8%	309,024	345,569	-10.6%
Median Sale Price	245,000	245,000	0.0%	250,000	245,000	2.0%
Total Active Residential Listings	112	106	5.7%	112	106	5.7%
DANE COUNTY						
# New Listings	785	730	7.5%	1,991	1,960	1.6%
# Sales	501	469	6.8%	1,183	1,151	2.8%
Average Sale Price	516,051	479,784	7.6%	503,909	482,874	4.4%
Median Sale Price	466,000	435,000	7.1%	453,288	432,000	4.9%
Total Active Residential Listings	737	703	4.8%	737	703	4.8%
DODGE COUNTY						
# New Listings	84	88	-4.5%	198	225	-12.0%
# Sales	67	59	13.6%	163	160	1.9%
Average Sale Price	351,359	314,983	11.5%	340,525	308,932	10.2%
Median Sale Price	285,000	286,234	-0.4%	291,400	281,560	3.5%
Total Active Residential Listings	74	77	-3.9%	74	77	-3.9%
GRANT / IOWA / LAFAYETTE COUNTIES						
# New Listings	81	78	3.8%	189	185	2.2%
# Sales	50	56	-10.7%	137	131	4.6%
Average Sale Price	240,674	314,493	-23.5%	316,608	348,342	-9.1%
Median Sale Price	218,000	272,500	-20.0%	232,000	262,500	-11.6%
Total Active Residential Listings	94	122	-23.0%	94	122	-23.0%
GREEN COUNTY						
# New Listings	42	44	-4.5%	91	128	-28.9%
# Sales	27	26	3.8%	81	74	9.5%
Average Sale Price	357,340	306,634	16.5%	347,793	316,970	9.7%
Median Sale Price	285,000	231,450	23.1%	270,000	250,000	8.0%
Total Active Residential Listings	49	53	-7.5%	49	53	-7.5%
GREEN LAKE / MARQUETTE / WAUSHARA COUNTIES						
# New Listings	95	92	3.3%	202	210	-3.8%
# Sales	40	40	0.0%	127	126	0.8%
Average Sale Price	347,670	261,321	33.0%	331,893	294,294	12.8%
Median Sale Price	260,000	253,250	2.7%	260,000	242,450	7.2%
Total Active Residential Listings	187	135	38.5%	187	135	38.5%
ROCK COUNTY						
# New Listings	196	201	-2.5%	537	510	5.3%
# Sales	134	150	-10.7%	375	383	-2.1%
Average Sale Price	300,979	280,826	7.2%	304,164	283,951	7.1%
Median Sale Price	279,000	272,250	2.5%	280,000	260,000	7.7%
Total Active Residential Listings	247	207	19.3%	247	207	19.3%
SAUK COUNTY						
# New Listings	79	92	-14.1%	191	224	-14.7%
# Sales	38	52	-26.9%	117	122	-4.1%
Average Sale Price	425,904	345,817	23.2%	359,038	366,024	-1.9%
Median Sale Price	346,200	281,250	23.1%	331,084	318,500	4.0%
Total Active Residential Listings	169	134	26.1%	169	134	26.1%
18 COUNTY TOTAL						
# New Listings	1,635	1,621	0.9%	4,074	4,138	-1.5%
# Sales	1,020	1,019	0.1%	2,602	2,585	0.7%
Average Sale Price	419,219	384,673	9.0%	408,714	388,166	4.8%
Median Sale Price	376,500	350,000	7.6%	361,950	350,000	3.4%
Total Active Residential Listings	2,116	1,931	9.6%	2,116	1,931	9.6%

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