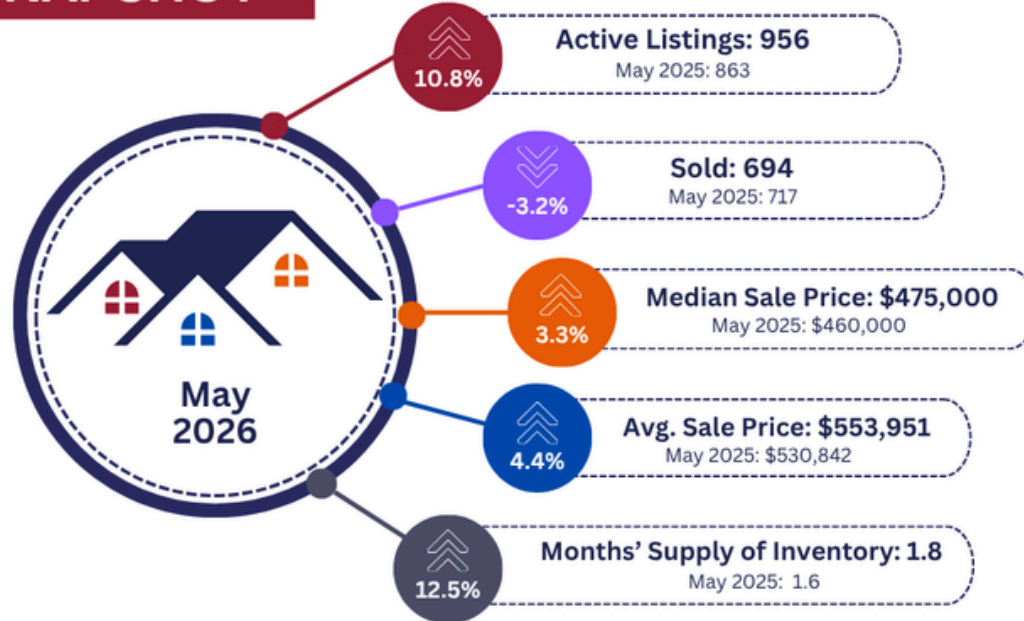
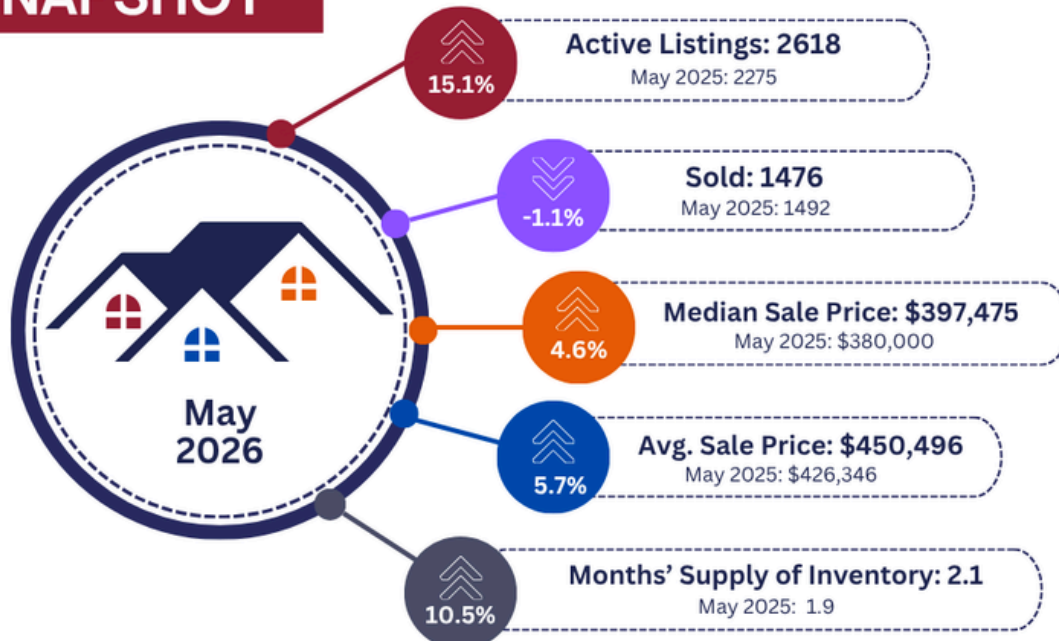


**MARKET  
SNAPSHOT**
**Dane County**


Data for Single Family &amp; Condo Properties in Dane County Wisconsin

**MARKET  
SNAPSHOT**
**SCWMLS 18-County Region**


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

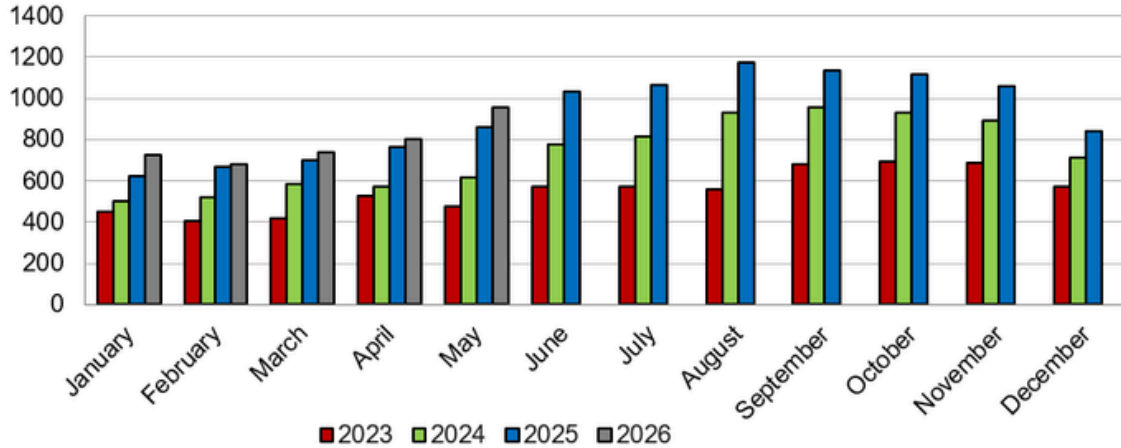
\*South Central Wisconsin Region: Adams, Columbia, Crawford, Dane, Dodge, Grant, Green, Green Lake, Iowa, Juneau, Lafayette, Marquette, Monroe, Richland, Rock, Sauk, Vernon & Waushara Counties





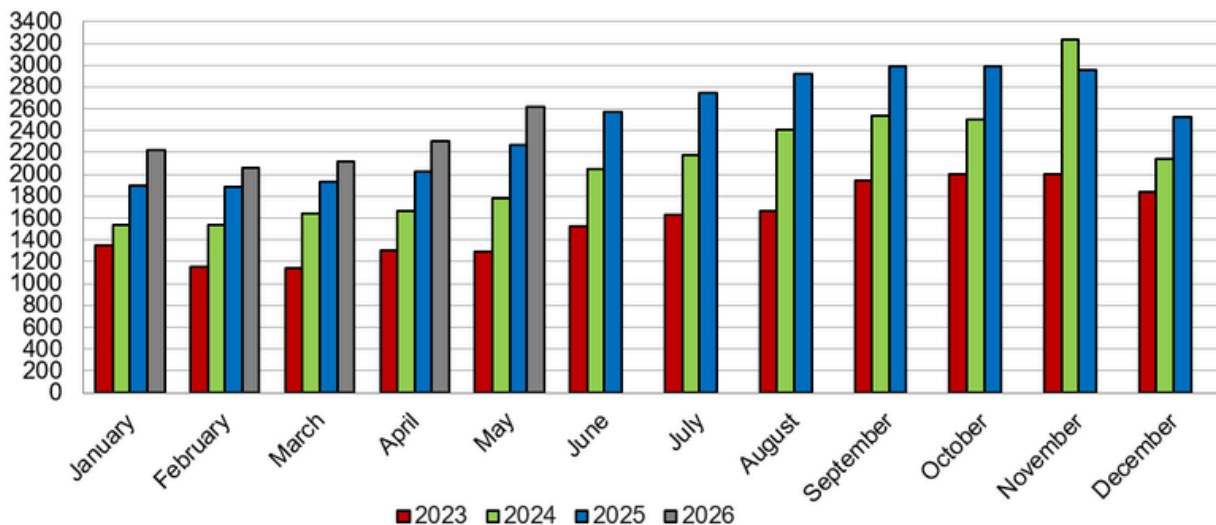
Active Inventory, Dane County

In Dane County, active inventory climbed to 956 listings in May 2026, up 93 listings (10.8%) from 863 in May 2025. This steady year-over-year growth indicates a modest but meaningful improvement in housing availability compared to last spring. Month-over-month, inventory increased by 155 listings (19.4%) from April 2026, which had 801 active listings. This sharp rise reflects typical seasonal trends, with a significant influx of new listings helping to ease some of the inventory constraints seen earlier in the year.



Active Inventory, South Central Wisconsin Region

Active inventory in May 2026 reached 2,618, an increase of 343 listings (15.1%) compared to May 2025, when inventory stood at 2,275. This marks a notable year-over-year gain, reflecting a continued expansion in available listings across the region. Compared to April 2026, inventory rose by 318 listings (13.8%) from 2,300. The month-over-month increase suggests a strong seasonal ramp-up, with more sellers entering the market and contributing to improved supply conditions heading into the summer months.



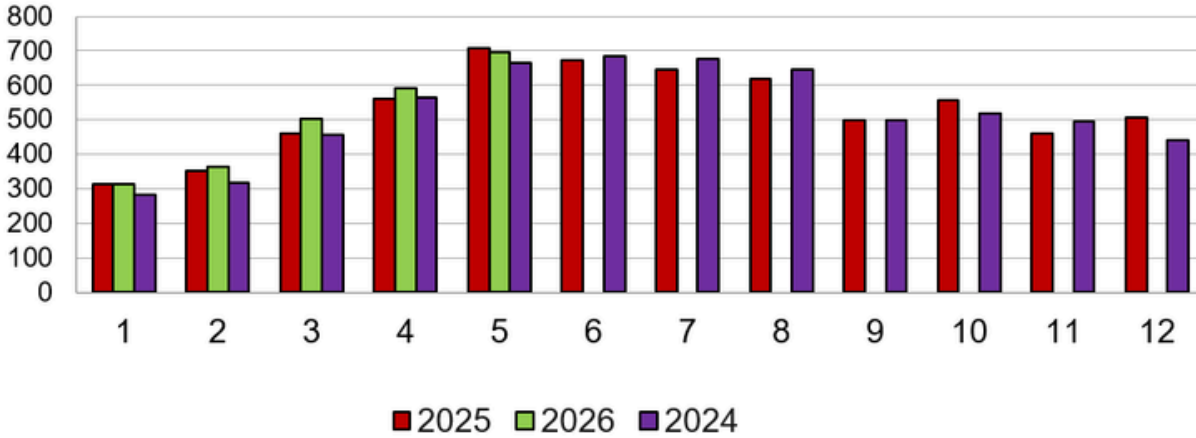
South Central Wisconsin County Regions:

- 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, 694 homes were sold in May 2026, a decrease of 12 sales (1.7%) compared to 706 in May 2025. This small year-over-year dip suggests relatively steady demand, with only a modest pullback from last year's pace.

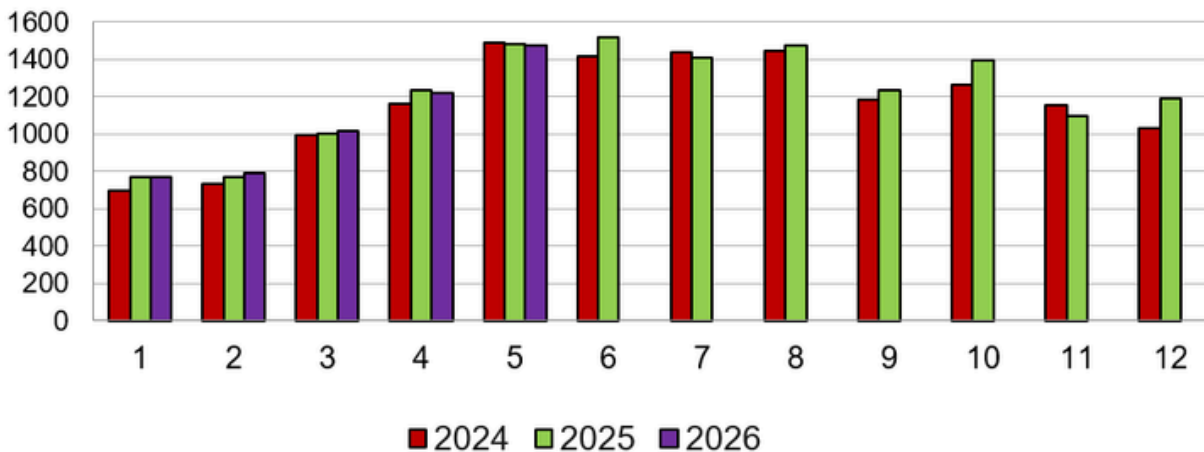
Month-over-month, sales rose significantly from 590 in April 2026 to 694 in May, an increase of 104 transactions (17.6%). This jump aligns with seasonal trends and indicates increased buyer activity as the market entered its peak season.



### Home Sales, South Central Wisconsin Region

Home sales in May 2026 totaled 1,476, essentially flat compared to May 2025, which saw 1,480 sales—a slight decrease of 4 transactions (0.3%). This indicates that closed sales activity remained stable year-over-year despite changing market conditions.

Compared to April 2026, when 1,222 homes were sold, May saw an increase of 254 sales (20.8%). This strong month-over-month gain reflects the typical seasonal uptick as the market moves into the late spring and early summer months.



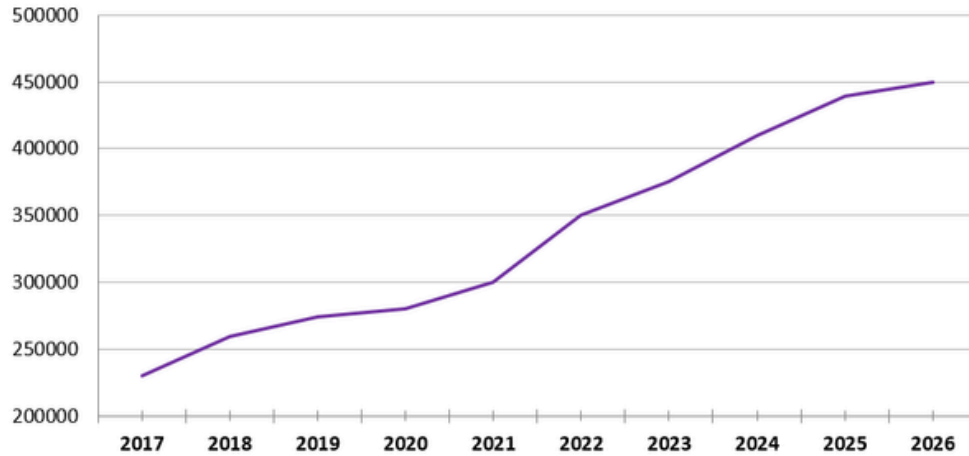
**South Central Wisconsin County Regions:**

- 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.

### YTD Median Sales Price, Dane County

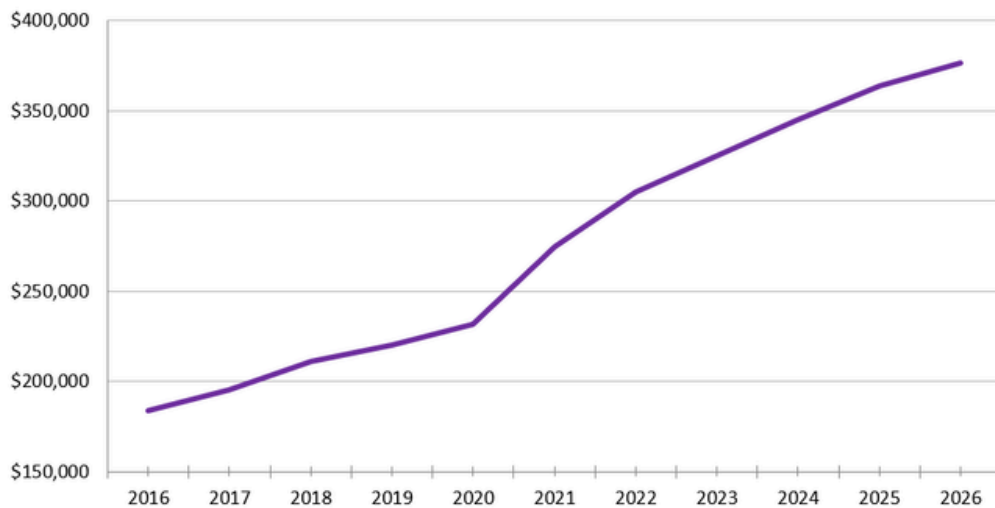
In Dane County, the year-to-date median sales price climbed to \$461,000 in May 2026, up \$11,000 (2.4%) from \$450,000 in May 2025. This indicates continued, but stabilizing, price appreciation compared to the stronger gains seen in recent years. Month-over-month, the YTD median price increased from \$450,000 in April 2026 to \$461,000 in May, a gain of \$11,000 (2.4%). This consistent upward movement reflects sustained demand and limited inventory continuing to support home values in the county.



### YTD Median Sales Price, South Central Wisconsin Region

The year-to-date median sales price for May 2026 reached \$376,695, an increase of \$12,695 (3.5%) compared to May 2025, which had a YTD median price of \$364,000. This reflects continued price growth across the region, though at a more moderate pace than in prior years.

Compared to April 2026, the YTD median price rose from \$364,000 to \$376,695, an increase of \$12,695 (3.5%). This steady month-over-month gain suggests ongoing upward pressure on prices as the market progresses through the spring.



#### South Central Wisconsin County Regions:

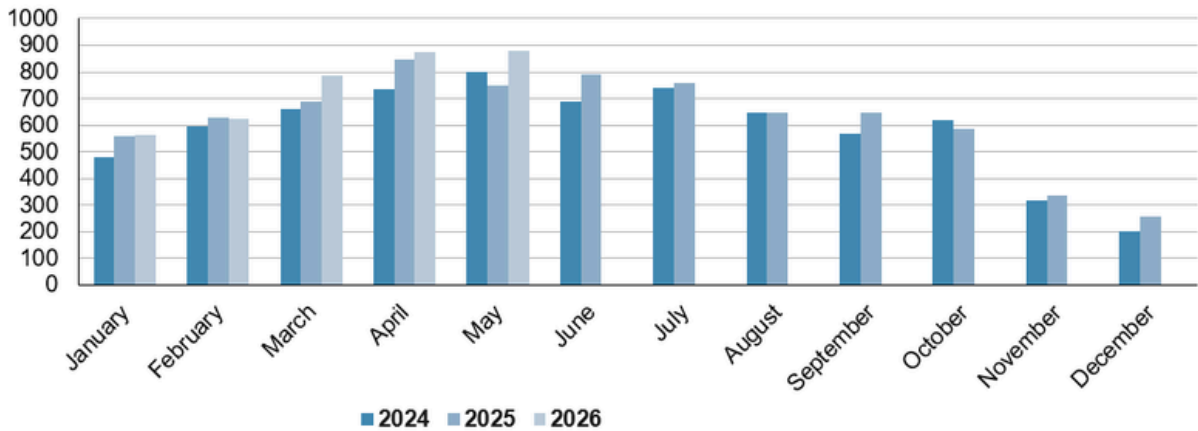
- Region 1 – Adams, Juneau, Monroe
- Region 2 – Columbia
- Region 3 – Crawford, Richland, Vernon
- Region 4 – Dane
- Region 5 – Dodge
- Region 6 – Grant, Iowa, Lafayette
- Region 7 – Green
- Region 8 – Green Lake, Marquette, Waushara
- Region 9 – Rock
- Region 10 – Sauk

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



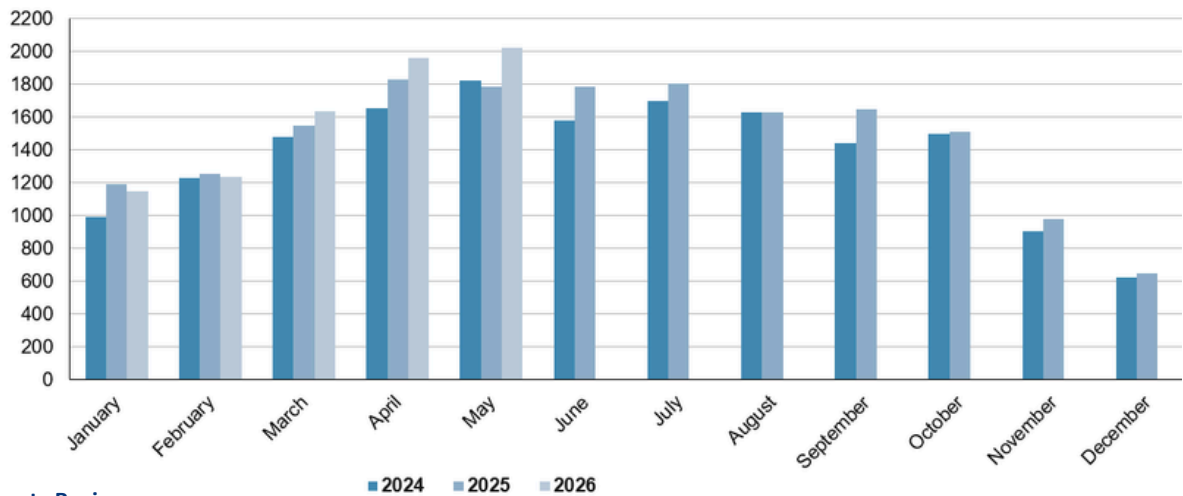
### Dane County - New Inventory

Dane County recorded 881 new listings in May 2026, compared to 751 listings in May 2025. This marks an increase of 130 listings (+17.3%) year over year, indicating a notable expansion in seller activity relative to last spring. Compared to April 2026, which posted 875 new listings, inventory increased by 6 listings (+0.7%) in May. While month-over-month growth was modest, May still represented the strongest new inventory month of the year to date for Dane County.



### South Central Wisconsin Full Region - New Inventory

New inventory across the South Central Wisconsin Full Region reached 2,027 listings in May 2026, up from 1,788 listings in May 2025. This represents an increase of 239 listings (+13.4%) year over year, reflecting a stronger pace of new inventory entering the market compared to the same time last year. Compared to April 2026, when new inventory totaled 1,960 listings, May increased by 67 listings (+3.4%). The month-over-month gain continues the seasonal spring inventory build and pushed new listings to the highest level recorded so far this 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

\*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)**

	MAY			JANUARY - MAY		
	2026	2025	Change	2026	2025	Change
<b>ADAMS / JUNEAU / MONROE COUNTIES</b>						
# New Listings	217	209	3.8%	789	748	5.5%
# Sales	137	117	17.1%	459	428	7.2%
Average Sale Price	326,993	297,673	9.8%	313,828	299,140	4.9%
Median Sale Price	285,000	250,000	14.0%	258,500	250,000	3.4%
Total Active Residential Listings	393	356	10.4%	393	356	10.4%
<b>COLUMBIA COUNTY</b>						
# New Listings	87	89	-2.2%	374	370	1.1%
# Sales	57	56	1.8%	214	229	-6.6%
Average Sale Price	451,836	402,174	12.3%	393,970	356,243	10.6%
Median Sale Price	365,000	350,000	4.3%	340,750	336,000	1.4%
Total Active Residential Listings	151	129	17.1%	151	129	17.1%
<b>CRAWFORD / RICHLAND / VERNON COUNTIES</b>						
# New Listings	84	81	3.7%	312	302	3.3%
# Sales	57	59	-3.4%	198	207	-4.3%
Average Sale Price	337,235	313,676	7.5%	322,936	328,462	-1.7%
Median Sale Price	259,500	273,000	-4.9%	250,000	259,000	-3.5%
Total Active Residential Listings	132	104	26.9%	132	104	26.9%
<b>DANE COUNTY</b>						
# New Listings	881	787	11.9%	3,799	3,630	4.7%
# Sales	694	717	-3.2%	2,467	2,437	1.2%
Average Sale Price	553,951	530,842	4.4%	521,598	505,000	3.3%
Median Sale Price	475,000	460,000	3.3%	461,000	445,000	3.6%
Total Active Residential Listings	956	863	10.8%	956	863	10.8%
<b>DODGE COUNTY</b>						
# New Listings	121	90	34.4%	429	415	3.4%
# Sales	77	85	-9.4%	292	313	-6.7%
Average Sale Price	391,885	324,800	20.7%	352,067	313,112	12.4%
Median Sale Price	335,000	285,000	17.5%	309,787	280,000	10.6%
Total Active Residential Listings	118	90	31.1%	118	90	31.1%
<b>GRANT / IOWA / LAFAYETTE COUNTIES</b>						
# New Listings	89	100	-11.0%	387	372	4.0%
# Sales	78	66	18.2%	278	258	7.8%
Average Sale Price	320,683	312,237	2.7%	320,120	332,089	-3.6%
Median Sale Price	258,500	259,000	-0.2%	240,000	257,750	-6.9%
Total Active Residential Listings	103	107	-3.7%	103	107	-3.7%
<b>GREEN COUNTY</b>						
# New Listings	59	33	78.8%	202	205	-1.5%
# Sales	37	40	-7.5%	146	148	-1.4%
Average Sale Price	441,950	318,356	38.8%	373,107	319,766	16.7%
Median Sale Price	347,375	280,500	23.8%	287,500	267,375	7.5%
Total Active Residential Listings	56	59	-5.1%	56	59	-5.1%
<b>GREEN LAKE / MARQUETTE / WAUSHARA COUNTIES</b>						
# New Listings	141	127	11.0%	473	463	2.2%
# Sales	81	86	-5.8%	261	281	-7.1%
Average Sale Price	361,388	378,100	-4.4%	358,769	330,762	8.5%
Median Sale Price	273,000	285,500	-4.4%	260,000	255,000	2.0%
Total Active Residential Listings	223	193	15.5%	223	193	15.5%
<b>ROCK COUNTY</b>						
# New Listings	240	247	-2.8%	996	975	2.2%
# Sales	189	194	-2.6%	737	755	-2.4%
Average Sale Price	336,404	292,496	15.0%	314,590	288,509	9.0%
Median Sale Price	307,500	275,000	11.8%	290,000	266,000	9.0%
Total Active Residential Listings	269	202	33.2%	269	202	33.2%
<b>SAUK COUNTY</b>						
# New Listings	108	96	12.5%	416	423	-1.7%
# Sales	69	72	-4.2%	245	261	-6.1%
Average Sale Price	381,469	408,715	-6.7%	535,112	398,792	34.2%
Median Sale Price	350,000	349,500	0.1%	340,200	330,000	3.1%
Total Active Residential Listings	217	172	26.2%	217	172	26.2%
<b>18 COUNTY TOTAL</b>						
# New Listings	2,027	1,859	9.0%	8,177	7,903	3.5%
# Sales	1,476	1,492	-1.1%	5,297	5,317	-0.4%
Average Sale Price	450,496	426,346	5.7%	434,199	405,144	7.2%
Median Sale Price	397,475	380,000	4.6%	376,695	360,000	4.6%
Total Active Residential Listings	2,618	2,275	15.1%	2,618	2,275	15.1%

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