

# Home inventory levels vary by price range

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Economic Snapshot  
is a weekly feature  
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**A**s of Jan. 31, there was 7.7 months of inventory of single-family homes (excluding condos) listed for sale in Dane County.

Months of inventory is calculated by dividing the active listings (2,575) by the average monthly sales for the preceding 12 months (336).

As the following chart illustrates, months of inventory varied greatly by price.

Sellers tend to have the most

## Housing

Week Two:  
Inventory by  
price range

leverage in price ranges where the months of inventory are low.

Data from the South Central Wisconsin Multiple Listing Service

indicates that months of inventory of single-family homes tend to be lowest for homes priced under \$300,000.

However, while there is greater demand for homes under \$300,000, there are also many more listings, meaning the market is bigger but the competition is greater.

## Dane County home inventory breakdown

Price range	Active listings on 1/31/09	Listings sold prior 12 months	Ave. sold per month	Mos. of inventory
\$0 - \$99,999	38	73	6	6.2
\$100,000 - \$199,999	690	1,291	108	6.4
\$200,000 - \$299,999	915	1,610	134	6.8
\$300,000 - \$399,999	389	580	48	8.0
\$400,000 - \$499,999	207	235	20	10.6
\$500,000 - \$599,999	101	102	9	11.9
\$600,000 - \$699,999	77	70	6	13.2
\$700,000 - \$799,999	55	34	3	19.4
\$800,000+	103	36	3	34.3
<b>Dane County (all)</b>	<b>2,575</b>	<b>4,031</b>	<b>336</b>	<b>7.7</b>

NOTE: Figures do not include condos

SOURCE: South Central Wisconsin MLS