

Inventory varies by location

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Economic Snapshot
is a weekly feature
provided by the



Last week, we examined how home inventory varies by price in Dane County. Inventory also varies significantly by location.

Data from the South Central Wisconsin Multiple Listing Service reveals that months of inventory for single-family homes tend to be lowest in Madison and the communities directly adjacent to the city.

Demand for housing is highest relative to the supply of homes on the market in and around Madison. As a result, sellers in these areas tend to have more leverage than sellers in perimeter communities.

Housing

Week Three:
Inventory by
location

Breaking down Dane County's home inventory

Location	Active listings on 1/31/09	Listings sold prior 12 months	Avg. sold per month	Mos. of inventory
Madison West	463	985	82	5.6
Cottage Grove	61	124	10	5.9
Madison East	436	821	68	6.4
Fitchburg	123	218	18	6.8
Monona	37	63	5	7.0
Dane County Avg.	2,575	4,031	336	7.7
Verona	84	129	11	7.8
Middleton	145	207	17	8.4
Mount Horeb	71	93	8	9.2
Waunakee	114	143	12	9.6

NOTE: Figures do not include condos

Location	Active listings on 1/31/09	Listings sold prior 12 months	Avg. sold per month	Mos. of inventory
Oregon	106	126	11	10.1
McFarland	63	74	6	10.2
Sun Prairie	267	312	26	10.3
Stoughton	114	130	11	10.5
Cross Plains/Black Earth/ Mazomanie	76	73	6	12.5
DeForest	97	81	7	14.4
New Glarus/Belleville/ Monticello	105	85	7	14.8
Sauk City/Prairie du Sac	110	81	7	16.3

SOURCE: South Central Wisconsin MLS