

The housing market: Not good, but could be worse

The housing bubble has burst in many areas of the United States. The decline is not limited to regions experiencing economic slowdowns. For example, median home prices in Lansing, Mich, Sacramento, Calif. and Jackson, Miss. fell between 17 and 19 percent over the last three months of 2007.

Analysis of local data provides a different picture for Dane County. Although the local housing market has certainly cooled, it has been more resilient than many areas of the country. According to Multiple Listing Service (MLS) data compiled by DaneCountyMarket.com, local housing prices remained relatively stable in Dane County in 2007. Last year, the median selling price of single-family homes increased

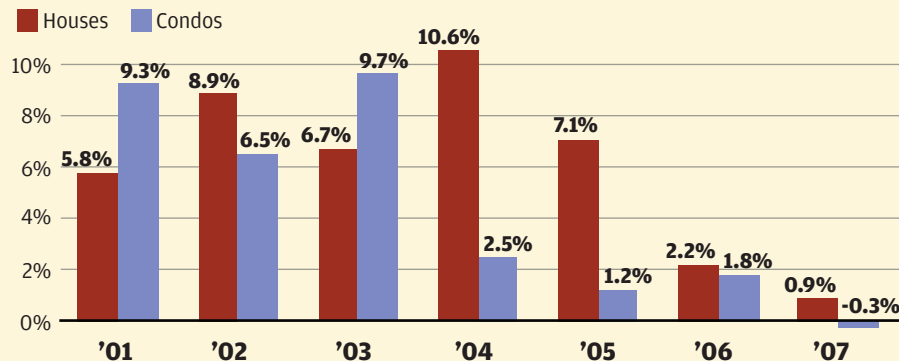
a modest 0.9 percent over 2006 rather than the sharp declines experienced in other regions. The median selling price for condominiums in Dane County fell by 0.3 percent.

Does that mean Dane County has escaped the problems that are plaguing much of the country? Not necessarily. During the first half of the decade, prices of both single-family homes and condominiums in Dane County grew steadily, increasing between 5.8 and 10.6 percent annually. However the growth in prices began to moderate for condominiums in 2004 followed by single-family homes in 2006.

As prices stabilized, the number of homes sold has declined. In 2007, sales of single-family homes in Dane County were 15 percent below the peak in 2005.

PART 1 of this month's series on Dane County's housing market **NEXT WEEK:** Housing sales volume

Median home price growth by year, Dane County



SOURCE: Dan Miller & Shawn Kriewaldt, Keller Williams Realty & DaneCountyMarket.com

Condominium sales were 18 percent below 2005 levels. In addition, the total days on market experience for the aver-

age Dane County home seller jumped from 113 days (3.7 months) in 2005 to 210 days (6.9 months) in 2007.

For more data and information about housing sales and prices go to: <http://DaneCountyMarket.com> and www.realtor.org/research.nsf/pages/ehspage

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