

Dane County, WI

County · WI · Wisconsin

SELLER'S MARKET

\$472K

MEDIAN SALE PRICE

+5.4%

1-YR CHANGE

7,794

SALES (12 MO)

\$423K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100



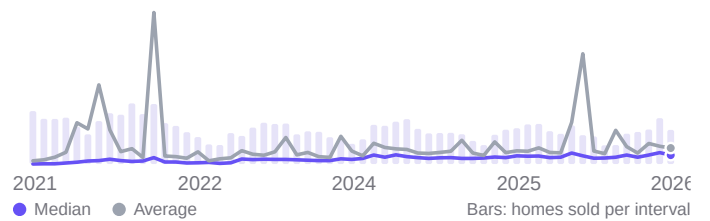
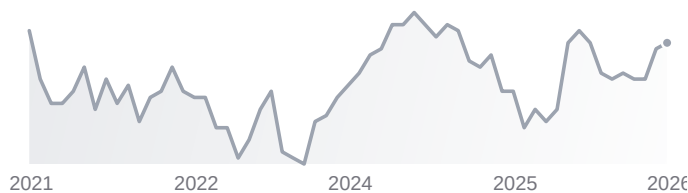
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$460K · Average \$557K

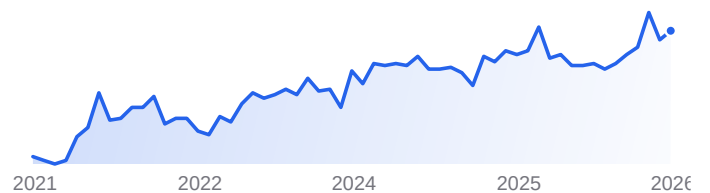
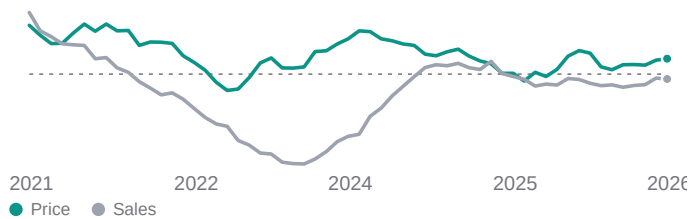


Growth (year over year)

Price +5.4% · Sales -1.7%

Price per square foot

\$263/ft²

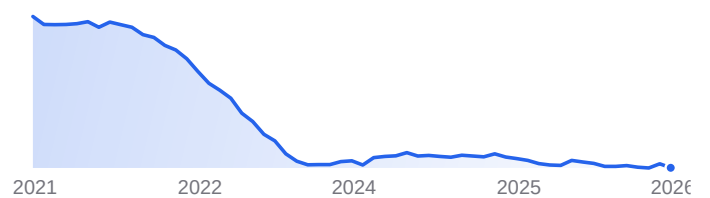
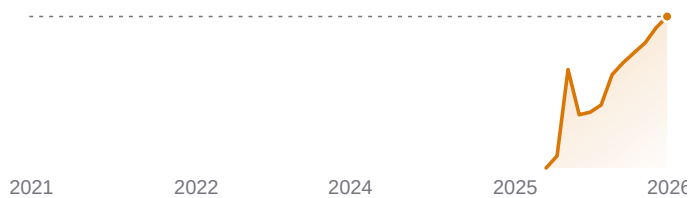


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

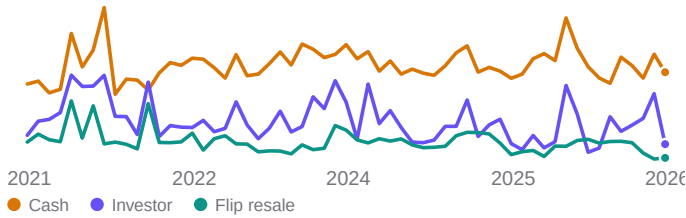
4.5%



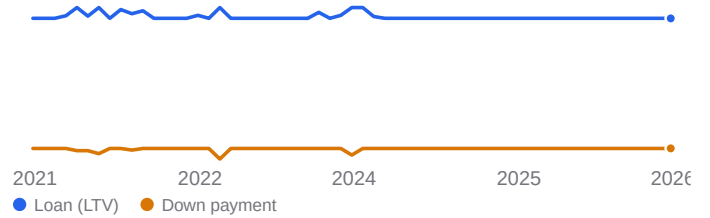
BUYERS & OUTCOMES

Buyer mix

Cash 24% · Investor 5.9% · Flip resale 2.4%

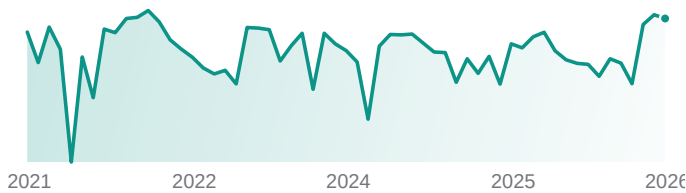


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



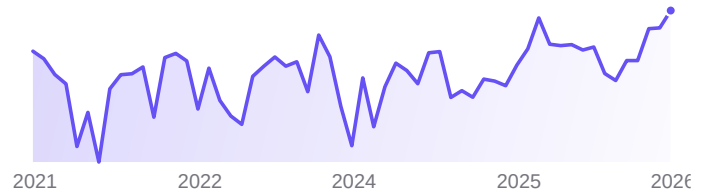
Sellers who sold at a gain

94%



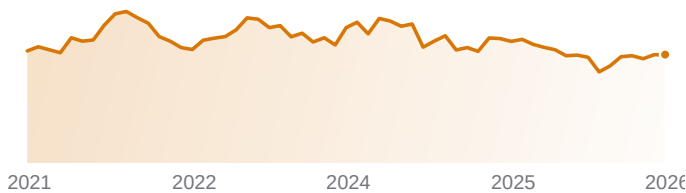
Typical hold before selling

6.1 yrs



Median annualized return at resale

+6.0%



Preforeclosure filings

Filings 7 · Auction stage 7



HOUSING STOCK

Homes	171,831
Median value (AVM)	\$423K
Median size	1,688 ft²
Median bedrooms	3
Median year built	1977
Single family	79%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.8%
Owner occupied	85%
Company owned	17%
Median loan-to-value	46%

Typical ownership tenure

8.1 yrs

COMMUNITY

Population	590,426
Density	494 / mi²
Median household income	\$86K
Average household income	\$114K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	24
Homes occupied	96%
Bachelor's or higher	35%
Poverty rate	10.3%
Unemployment	0.8%
Average temp	46°F
Annual precip	34 in
Sunshine	54%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.