

# Sauk County, WI

County · WI · Wisconsin

**SELLER'S MARKET**

**\$338K**

MEDIAN SALE PRICE

**+8.5%**

1-YR CHANGE

**940**

SALES (12 MO)

**\$319K**

MEDIAN VALUE (AVM)

Market temperature

**Seller's market · 73 / 100**

Buyer's market

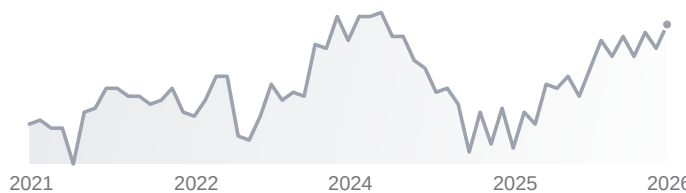
Balanced

Seller's market

## MARKET TRENDS (5 YEARS)

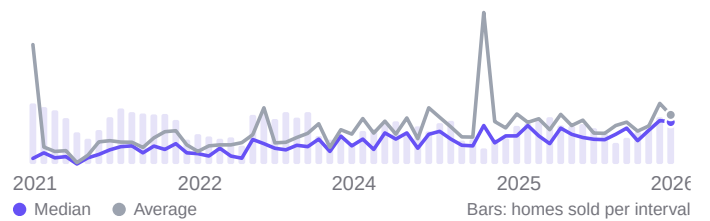
Market temperature (0–100)

**73 / 100**



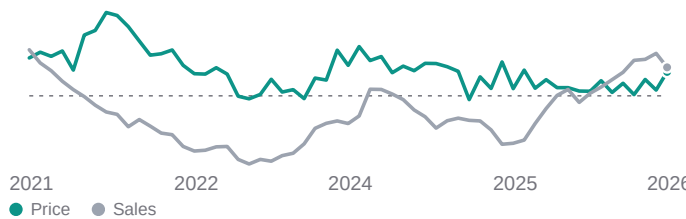
Sale prices

**Median \$345K · Average \$368K**



Growth (year over year)

**Price +8.5% · Sales +10.1%**



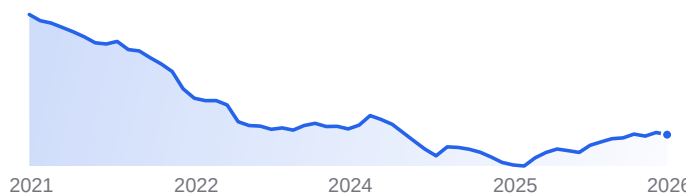
Sale premium vs estimated value

**+0.0%**



Annual turnover (share of homes sold)

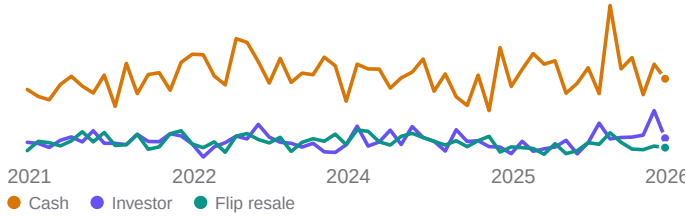
**4.0%**



## BUYERS & OUTCOMES

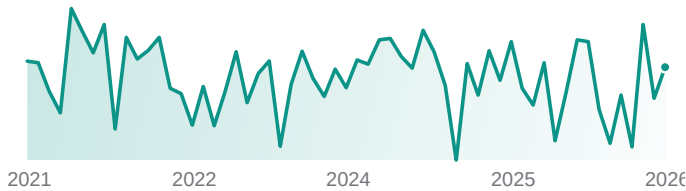
### Buyer mix

Cash 28% · Investor 6.7% · Flip resale 3.4%



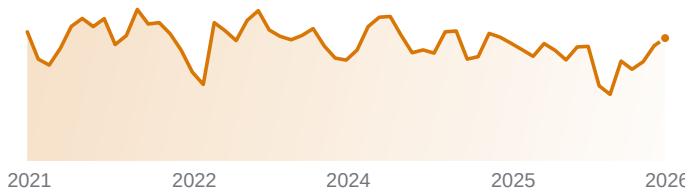
### Sellers who sold at a gain

94%

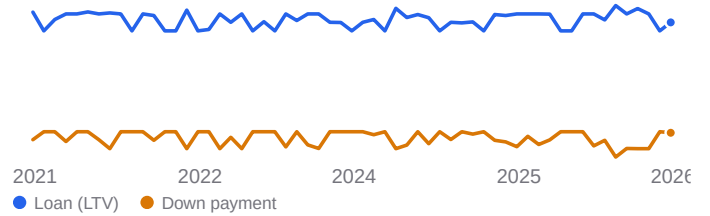


### Median annualized return at resale

+8.2%

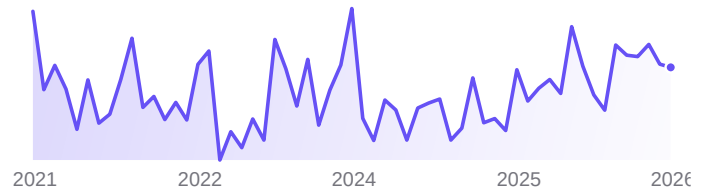


### Financing (share of purchase price) Loan (LTV) 85% · Down payment 19%



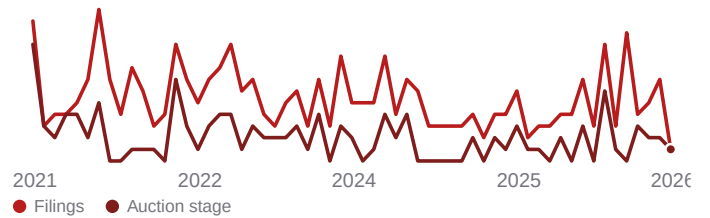
### Typical hold before selling

6.0 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |        |
|--------------------|--------|
| Homes              | 23,698 |
| Median value (AVM) | \$319K |
| Single family      | 90%    |
| Condos             | 9.6%   |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 61%     |
| Underwater (LTV 125% or more) | 2.3%    |
| Owner occupied                | 77%     |
| Company owned                 | 19%     |
| Median loan-to-value          | 39%     |
| Typical ownership tenure      | 7.7 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 66,721   |
| Density                          | 80 / mi² |
| Median household income          | \$74K    |
| Average household income         | \$91K    |
| Crime index (US avg 100)         | 122      |
| Air pollution index (US avg 100) | 81       |
| Earthquake index (US avg 100)    | 18       |
| Homes occupied                   | 89%      |
| Bachelor's or higher             | 18%      |
| Poverty rate                     | 7.7%     |
| 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.