

Belgium 53004

ZIP code · WI · Wisconsin > Ozaukee County > Belgium

SELLER'S MARKET

\$362K

MEDIAN SALE PRICE

+43.2%

1-YR CHANGE

48

SALES (12 MO)

\$404K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

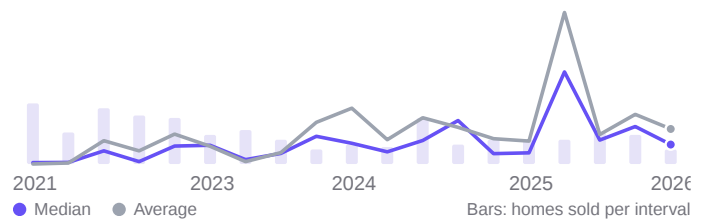
Market temperature (0–100)

75 / 100



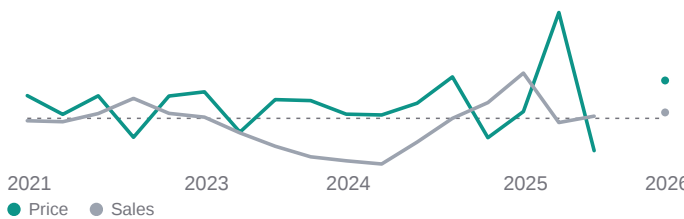
Sale prices

Median \$330K · Average \$407K



Growth (year over year)

Price +43.2% · Sales +6.7%



Sale premium vs estimated value

-1.3%



Annual turnover (share of homes sold)

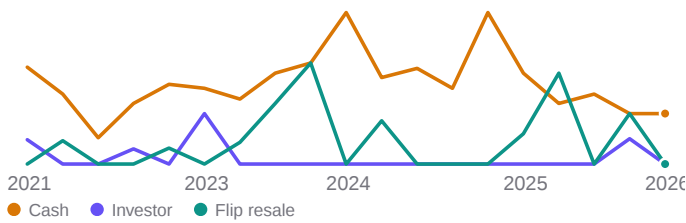
3.6%



BUYERS & OUTCOMES

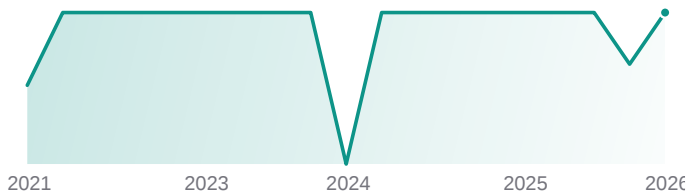
Buyer mix

Cash 17% · Investor 0% · Flip resale 0%



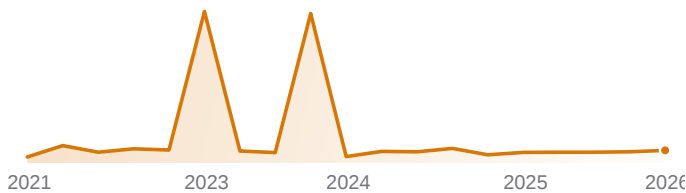
Sellers who sold at a gain

100%

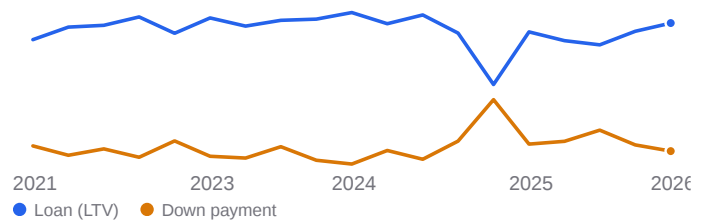


Median annualized return at resale

+7.6%

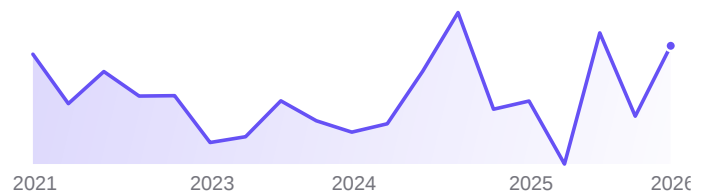


Financing (share of purchase price) Loan (LTV) 90% · Down payment 9.9%



Typical hold before selling

9.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,346
Median value (AVM)	\$404K
Median bedrooms	3
Median year built	1995
Single family	85%
Condos	10%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.5%
Owner occupied	89%
Company owned	12%
Median loan-to-value	39%
Typical ownership tenure	8.1 yrs

COMMUNITY

Population	3,734
Density	105 / mi²
Median household income	\$88K
Average household income	\$110K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	71
Earthquake index (US avg 100)	22
Homes occupied	91%
Bachelor's or higher	17%
Poverty rate	4.3%
Unemployment	0.8%
Average temp	46°F
Annual precip	32 in
Sunshine	54%

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