

Black Earth 53515

ZIP code · WI · Wisconsin > Dane County > Black Earth

BALANCED MARKET

\$496K

MEDIAN SALE PRICE

+40.7%

1-YR CHANGE

31

SALES (12 MO)

\$385K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



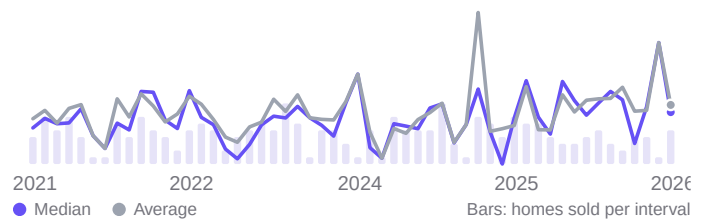
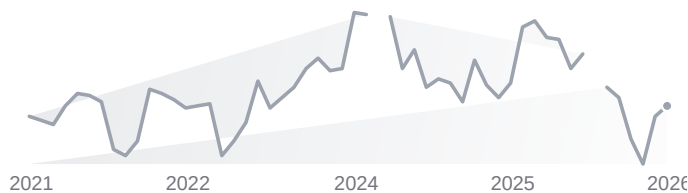
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$345K · Average \$389K

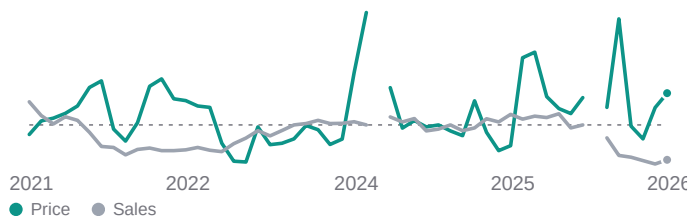


Growth (year over year)

Price +40.7% · Sales -44.6%

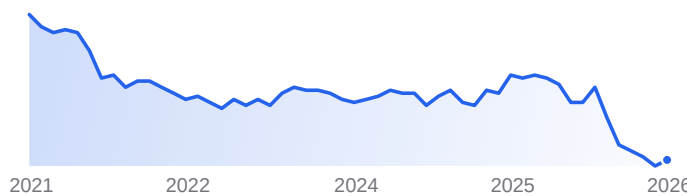
Sale premium vs estimated value

-30.4%



Annual turnover (share of homes sold)

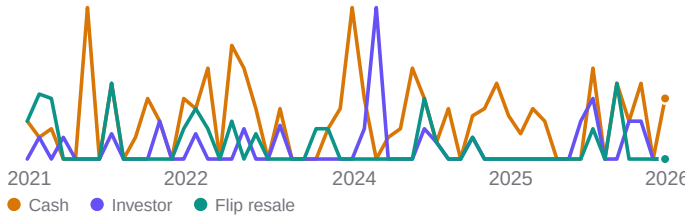
3.1%



BUYERS & OUTCOMES

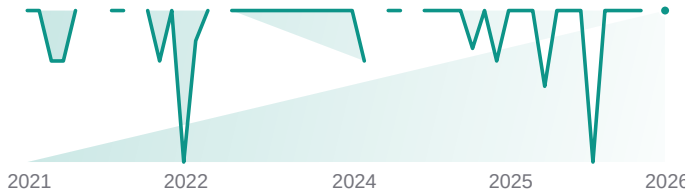
Buyer mix

Cash 40% · Investor 0% · Flip resale 0%



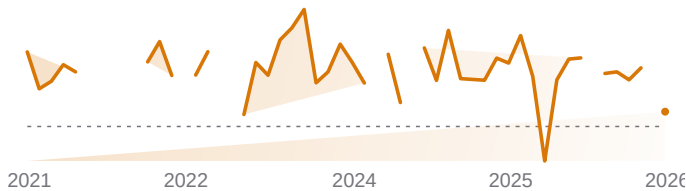
Sellers who sold at a gain

100%

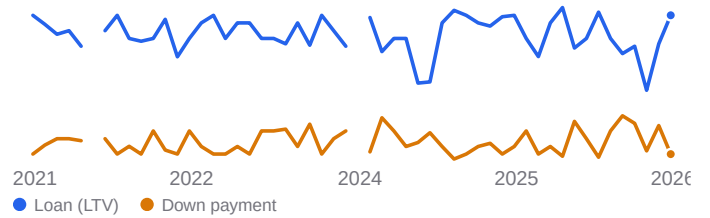


Median annualized return at resale

+1.6%

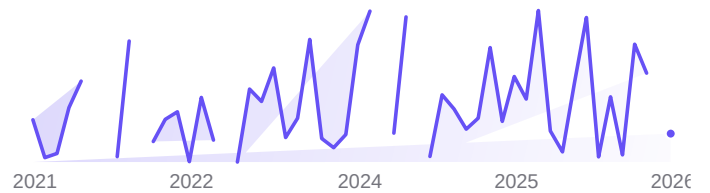


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Typical hold before selling

2.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,008
Median value (AVM)	\$385K
Single family	83%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.8%
Owner occupied	87%
Company owned	12%
Median loan-to-value	45%
Typical ownership tenure	6.8 yrs

COMMUNITY

Population	2,950
Density	82 / mi²
Median household income	\$85K
Average household income	\$110K
Crime index (US avg 100)	141
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	20
Homes occupied	97%
Bachelor's or higher	26%
Poverty rate	5.9%
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.