

Beaver Dam 53916

ZIP code · WI · Wisconsin > Dodge County > Beaver Dam

BALANCED MARKET

\$272K

MEDIAN SALE PRICE

-6.3%

1-YR CHANGE

277

SALES (12 MO)

\$256K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



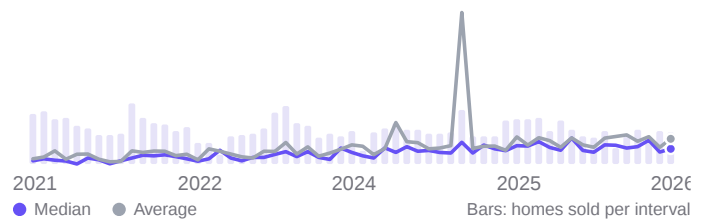
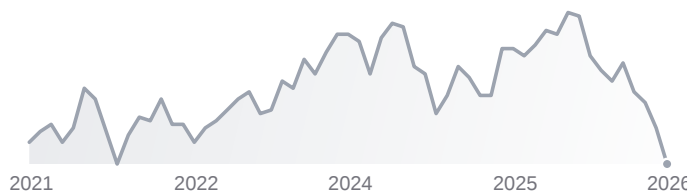
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$260K · Average \$330K

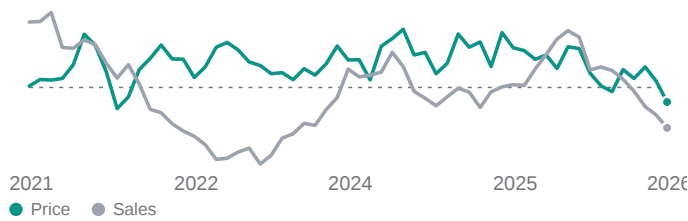


Growth (year over year)

Price -6.3% · Sales -17.6%

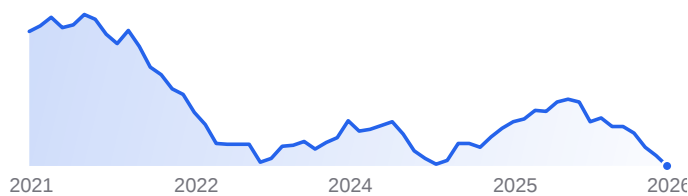
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

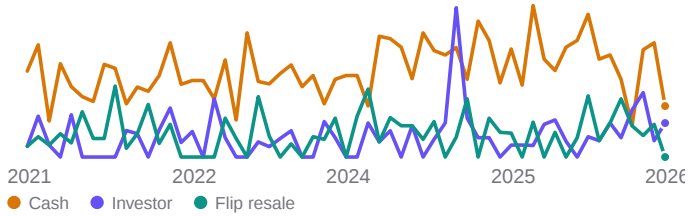
3.9%



BUYERS & OUTCOMES

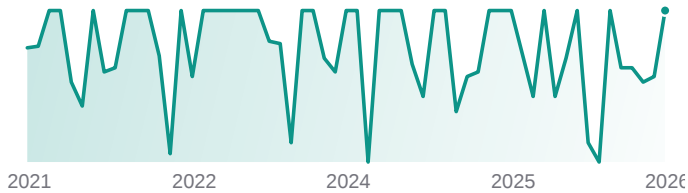
Buyer mix

Cash 13% · Investor 8.3% · Flip resale 0%



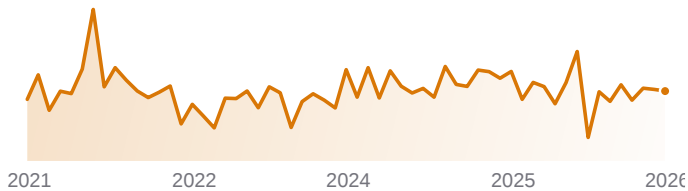
Sellers who sold at a gain

100%

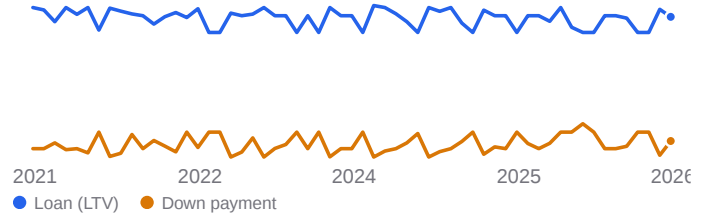


Median annualized return at resale

+8.0%

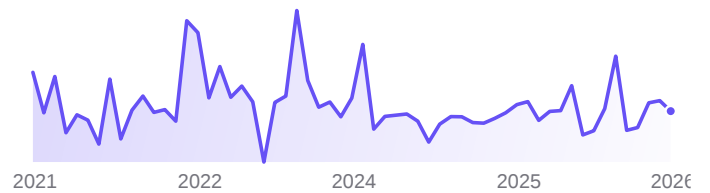


Financing (share of purchase price) Loan (LTV) 89% · Down payment 15%



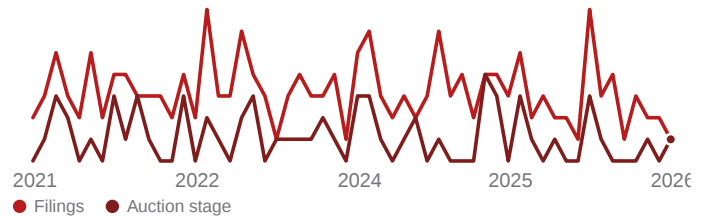
Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,080
Median value (AVM)	\$256K
Single family	98%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	2.5%
Owner occupied	86%
Company owned	14%
Median loan-to-value	44%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	22,781
Density	201 / mi²
Median household income	\$73K
Average household income	\$89K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	20
Homes occupied	94%
Bachelor's or higher	20%
Poverty rate	5.8%
Unemployment	0.9%
Average temp	46°F
Annual precip	33 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.