

# Black Creek 54106

ZIP code · WI · Wisconsin > Outagamie County > Black Creek

BUYER'S MARKET

**\$302K**

MEDIAN SALE PRICE

**-9.2%**

1-YR CHANGE

**35**

SALES (12 MO)

**\$275K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



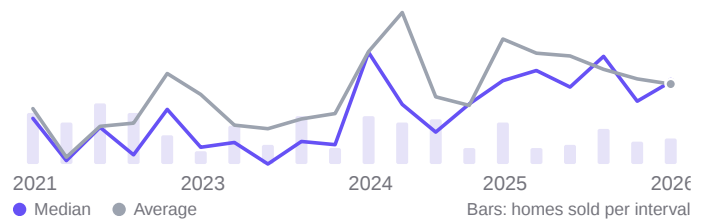
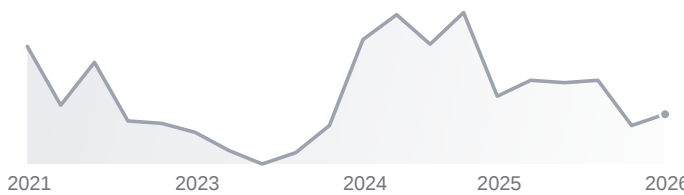
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

31 / 100

Sale prices

Median \$295K · Average \$290K

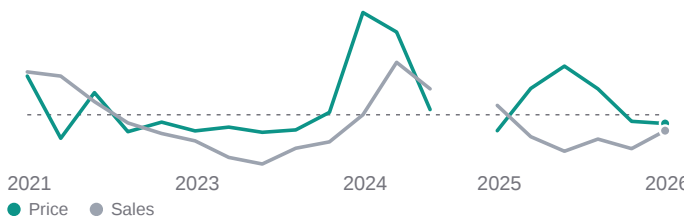


Growth (year over year)

Price -9.2% · Sales -16.7%

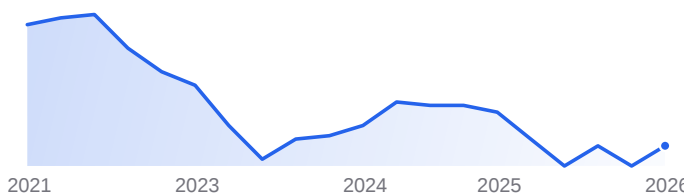
Sale premium vs estimated value

-0.4%



Annual turnover (share of homes sold)

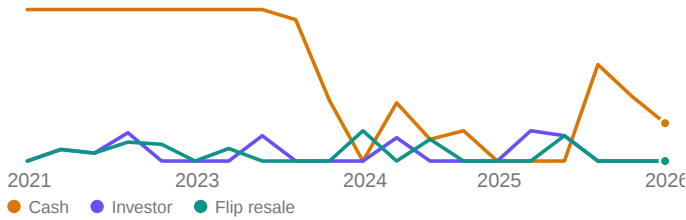
2.3%



## BUYERS & OUTCOMES

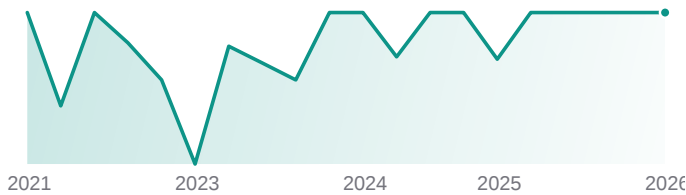
### Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



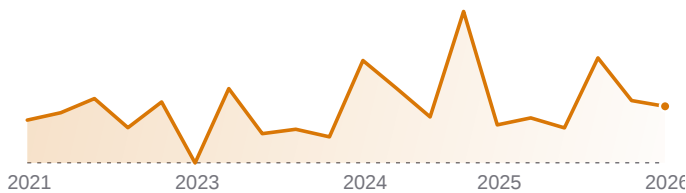
### Sellers who sold at a gain

100%

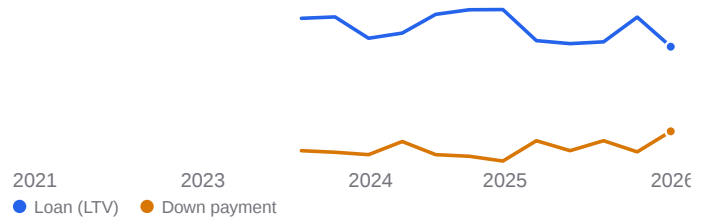


### Median annualized return at resale

+7.7%

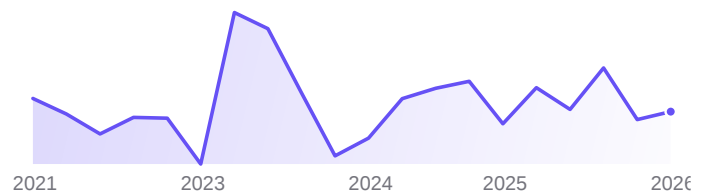


### Financing (share of purchase price) Loan (LTV) 73% · Down payment 22%



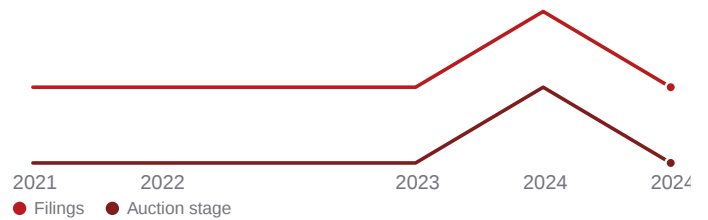
### Typical hold before selling

5.6 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,543     |
| Median value (AVM) | \$275K    |
| Median size        | 2,310 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1983      |
| Single family      | 100%      |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 72%      |
| Underwater (LTV 125% or more) | 1.6%     |
| Owner occupied                | 90%      |
| Company owned                 | 11%      |
| Median loan-to-value          | 26%      |
| Typical ownership tenure      | 18.6 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 5,370    |
| Density                          | 60 / mi² |
| Median household income          | \$82K    |
| Average household income         | \$97K    |
| Crime index (US avg 100)         | 103      |
| Air pollution index (US avg 100) | 75       |
| Earthquake index (US avg 100)    | 15       |
| Homes occupied                   | 97%      |
| Bachelor's or higher             | 13%      |
| Poverty rate                     | 5.5%     |
| Unemployment                     | 0.8%     |
| Average temp                     | 45°F     |
| Annual precip                    | 31 in    |
| Sunshine                         | 54%      |

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