

Berlin 54923

ZIP code · WI · Wisconsin > Waushara County > Berlin

SELLER'S MARKET

\$225K

MEDIAN SALE PRICE

+11.3%

1-YR CHANGE

141

SALES (12 MO)

\$209K

MEDIAN VALUE (AVM)

Market temperature

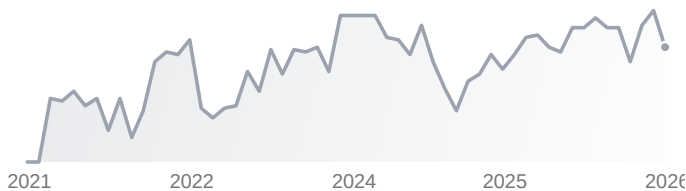
Seller's market · 63 / 100



MARKET TRENDS (5 YEARS)

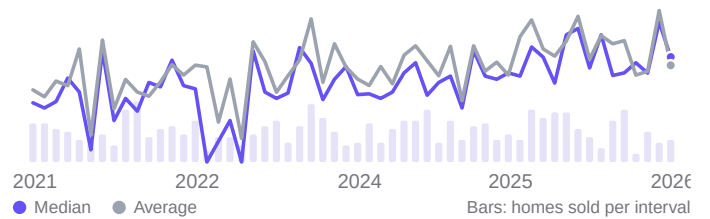
Market temperature (0–100)

63 / 100



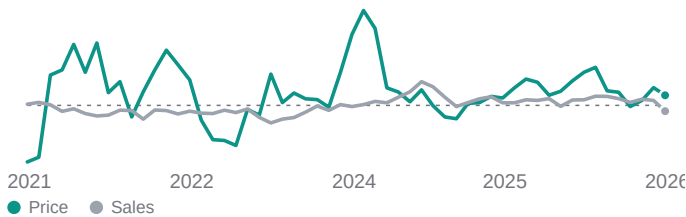
Sale prices

Median \$215K · Average \$202K



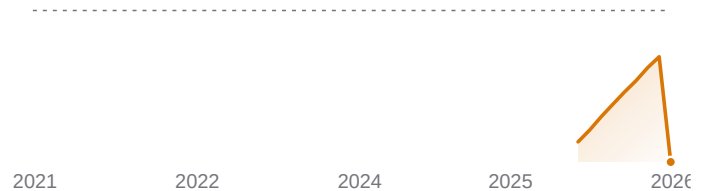
Growth (year over year)

Price +11.3% · Sales -6.6%



Sale premium vs estimated value

-9.1%



Annual turnover (share of homes sold)

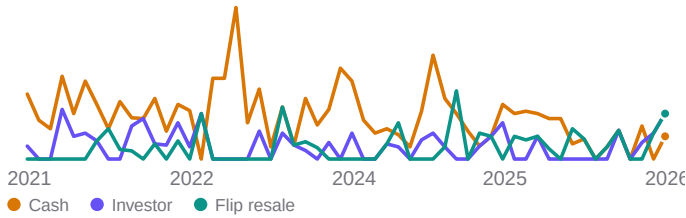
4.3%



BUYERS & OUTCOMES

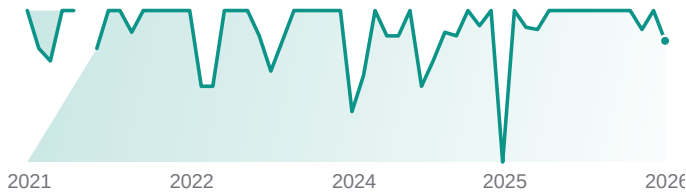
Buyer mix

Cash 13% · Investor 25% · Flip resale 25%



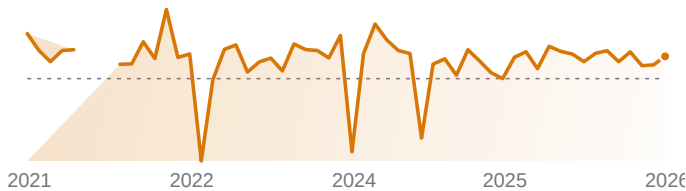
Sellers who sold at a gain

80%



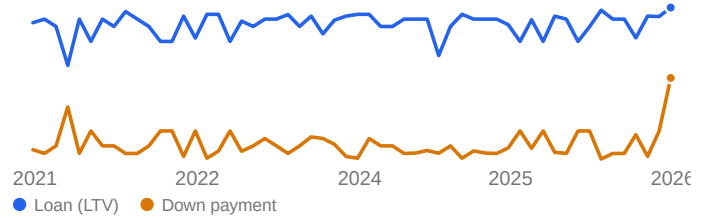
Median annualized return at resale

+9.4%



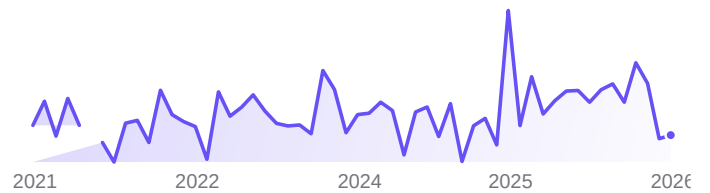
Financing (share of purchase price)

Loan (LTV) 103% · Down payment 56%



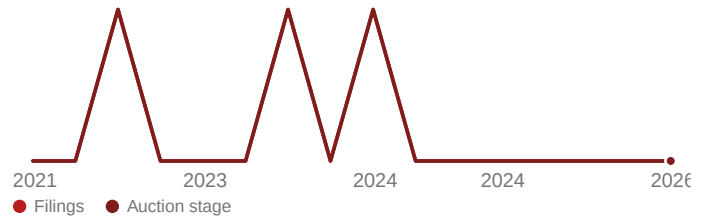
Typical hold before selling

2.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,249
Median value (AVM)	\$209K
Single family	93%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	2.9%
Owner occupied	94%
Company owned	11%
Median loan-to-value	39%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	9,013
Density	67 / mi²
Median household income	\$64K
Average household income	\$79K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	15
Homes occupied	91%
Bachelor's or higher	15%
Poverty rate	12.0%
Unemployment	1.0%
Average temp	45°F
Annual precip	32 in
Sunshine	54%

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