

Black Hawk 57718

ZIP code · SD · South Dakota > Meade County

SELLER'S MARKET

\$342K

MEDIAN SALE PRICE

+8.5%

1-YR CHANGE

67

SALES (12 MO)

\$372K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

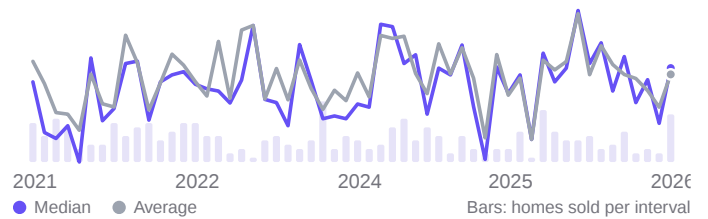
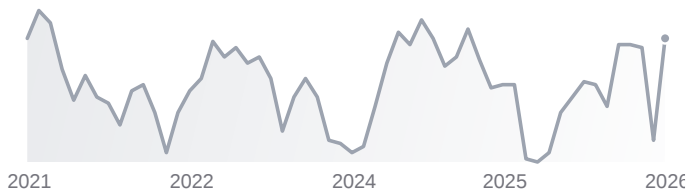
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$390K · Average \$376K

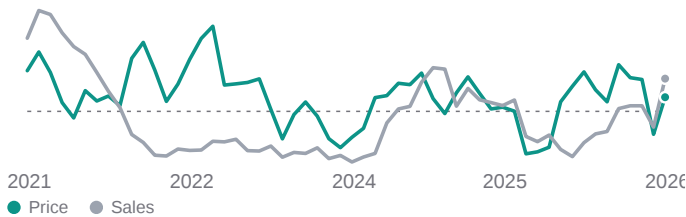


Growth (year over year)

Price +8.5% · Sales +19.6%

Price per square foot

\$121/ft²



Sale premium vs estimated value

+0.2%

Annual turnover (share of homes sold)

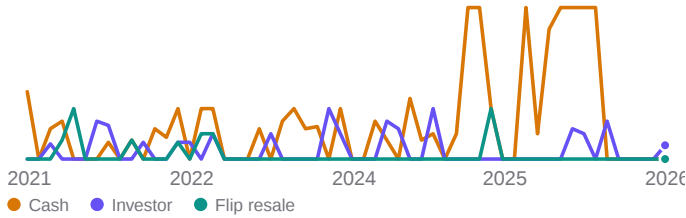
2.5%



BUYERS & OUTCOMES

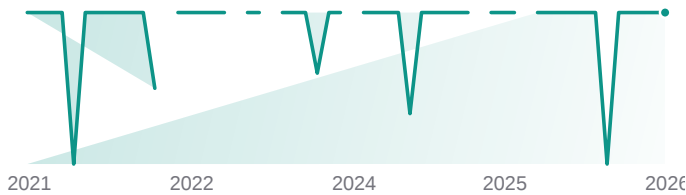
Buyer mix

Cash 0% · Investor 9.1% · Flip resale 0%



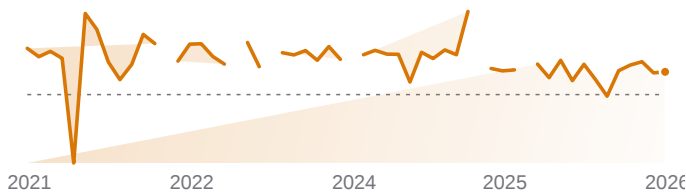
Sellers who sold at a gain

100%

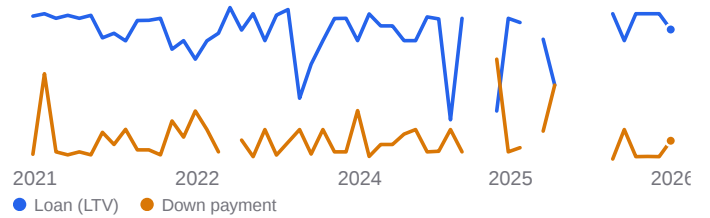


Median annualized return at resale

+5.2%

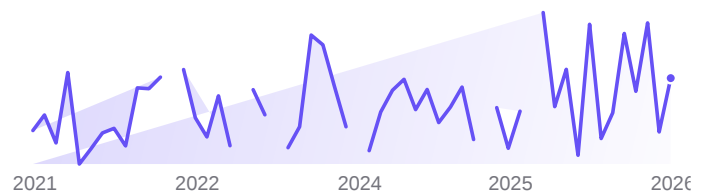


Financing (share of purchase price) Loan (LTV) 88% · Down payment 13%



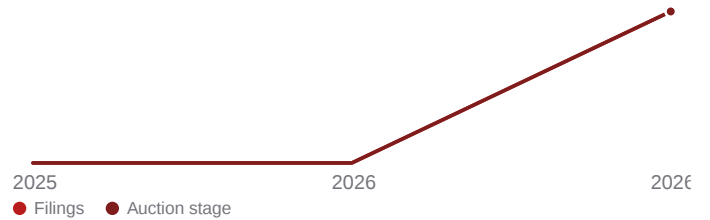
Typical hold before selling

5.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,641
Median value (AVM)	\$372K
Median size	1,280 ft²
Median bedrooms	3
Median year built	1994
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	0.5%
Owner occupied	99%
Company owned	6.0%
Median loan-to-value	47%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	5,496
Density	304 / mi²
Median household income	\$81K
Average household income	\$93K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	34
Homes occupied	97%
Bachelor's or higher	18%
Poverty rate	4.8%
Unemployment	0.5%
Average temp	45°F
Annual precip	20 in
Sunshine	63%

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.