

Pine River

Community · WI · Wisconsin > Waushara County

STRONG BUYER'S MARKET

\$196K

MEDIAN SALE PRICE

16

SALES (12 MO)

\$211K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 17 / 100



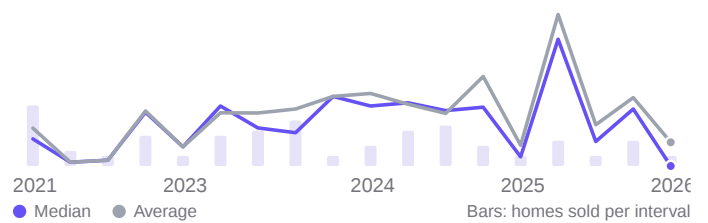
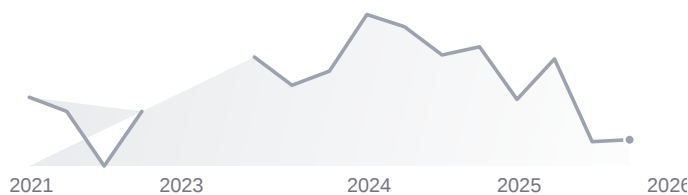
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

17 / 100

Sale prices

Median \$30K · Average \$108K

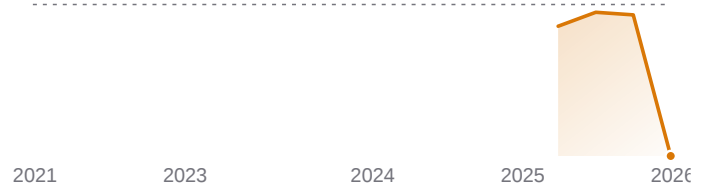
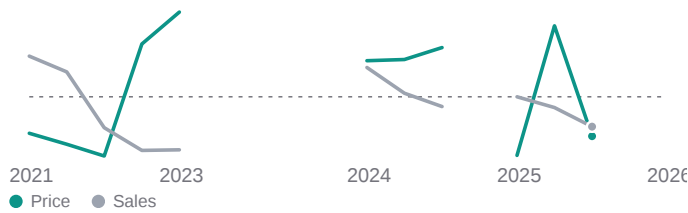


Growth (year over year)

Price -50.3% · Sales -38.1%

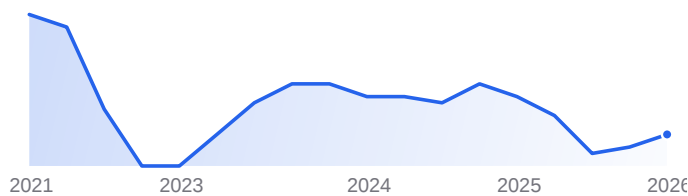
Sale premium vs estimated value

-43.3%



Annual turnover (share of homes sold)

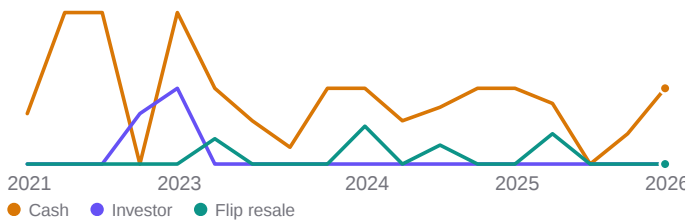
2.2%



BUYERS & OUTCOMES

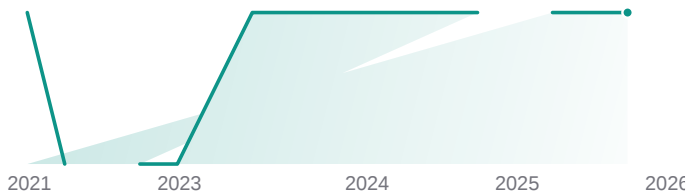
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



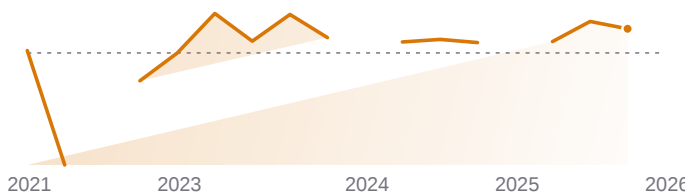
Sellers who sold at a gain

100%

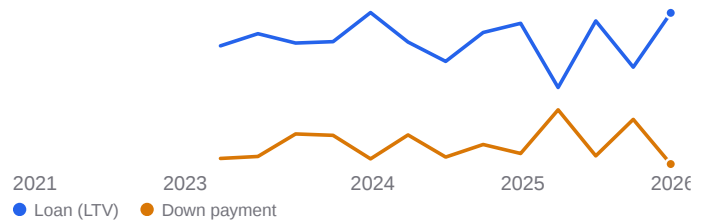


Median annualized return at resale

+15.1%

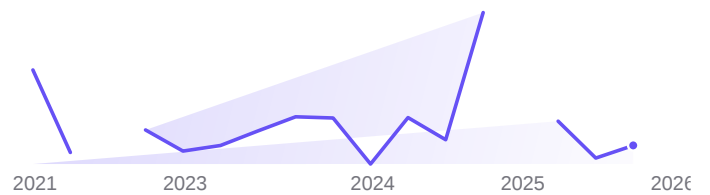


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.6%



Typical hold before selling

2.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	717
Median value (AVM)	\$211K
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	2.5%
Owner occupied	64%
Company owned	16%
Median loan-to-value	20%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	148
Density	127 / mi²
Median household income	\$63K
Average household income	\$79K
Crime index (US avg 100)	136
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	16
Homes occupied	73%
Bachelor's or higher	8%
Poverty rate	10.8%
Unemployment	0.8%
Average temp	45°F
Annual precip	32 in
Sunshine	54%

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