

Adams County, WI

County · WI · Wisconsin

SELLER'S MARKET

\$232K

MEDIAN SALE PRICE

+10.3%

1-YR CHANGE

722

SALES (12 MO)

\$199K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

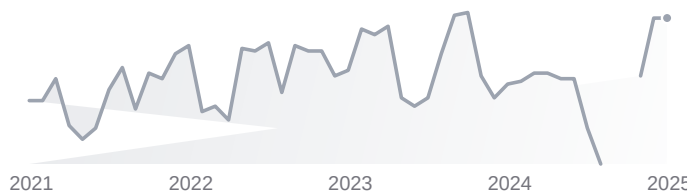
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

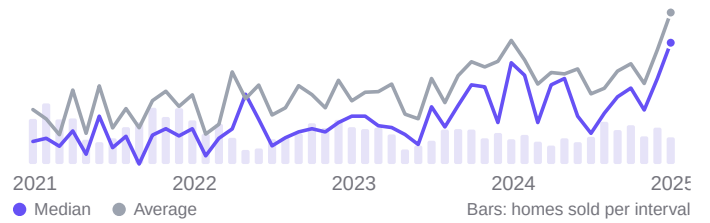
Market temperature (0–100)

73 / 100



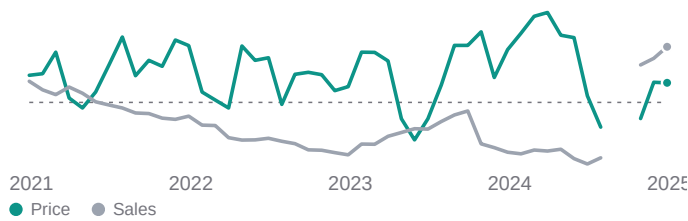
Sale prices

Median \$287K · Average \$335K



Growth (year over year)

Price +10.3% · Sales +29.2%



Sale premium vs estimated value

-5.4%



Annual turnover (share of homes sold)

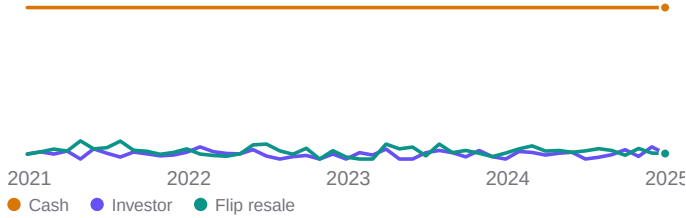
3.9%



BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 3.6% · Flip resale 3.6%



Sellers who sold at a gain

87%



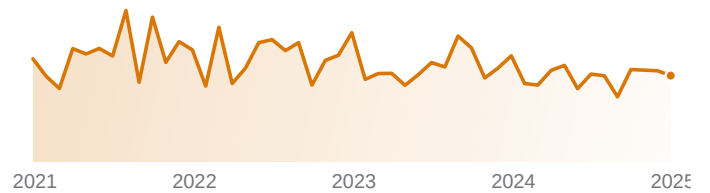
Typical hold before selling

3.4 yrs



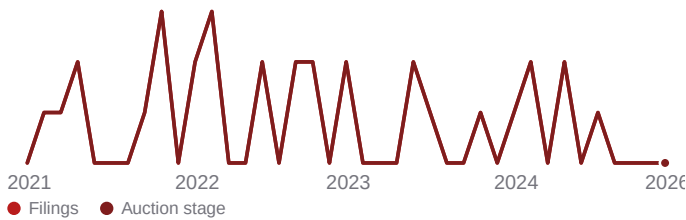
Median annualized return at resale

+10.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	18,461
Median value (AVM)	\$199K
Single family	96%
Condos	3.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	96%
Underwater (LTV 125% or more)	0.3%
Owner occupied	44%
Company owned	15%
Median loan-to-value	0%
Typical ownership tenure	6.4 yrs

COMMUNITY

Population	21,453
Density	33 / mi²
Median household income	\$59K
Average household income	\$74K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	15
Homes occupied	59%
Bachelor's or higher	12%
Poverty rate	15.3%
Unemployment	1.2%
Average temp	45°F
Annual precip	33 in
Sunshine	54%

Market metrics are derived from recorded arms-length deeds through November 2025. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.