

Douglas County, WI

County · WI · Wisconsin

SELLER'S MARKET

\$233K

MEDIAN SALE PRICE

+15.5%

1-YR CHANGE

716

SALES (12 MO)

\$222K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

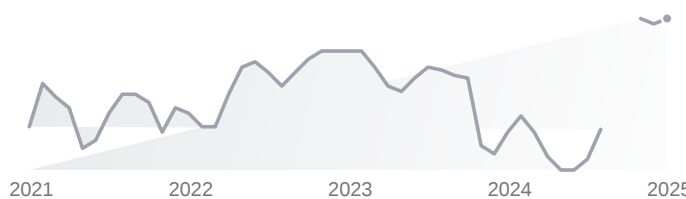
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

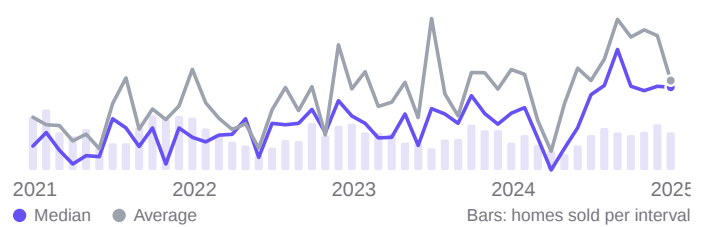
Market temperature (0–100)

77 / 100



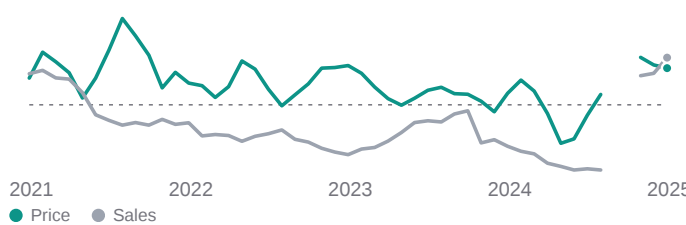
Sale prices

Median \$234K · Average \$241K



Growth (year over year)

Price +15.5% · Sales +19.9%



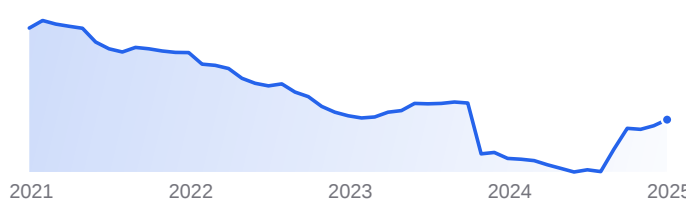
Sale premium vs estimated value

-4.8%



Annual turnover (share of homes sold)

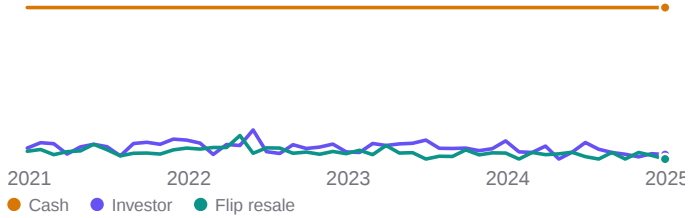
3.6%



BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 2.9% · Flip resale 0%



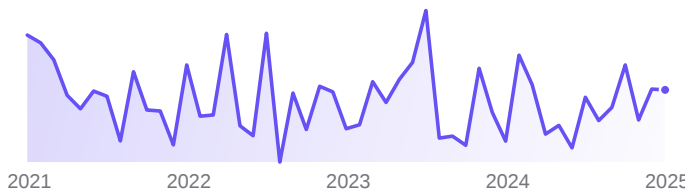
Sellers who sold at a gain

91%



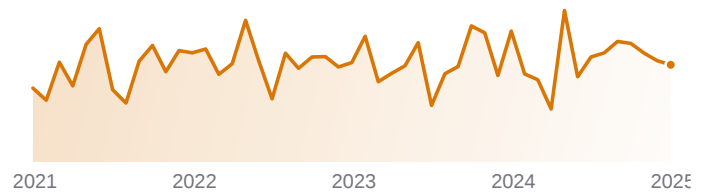
Typical hold before selling

6.0 yrs



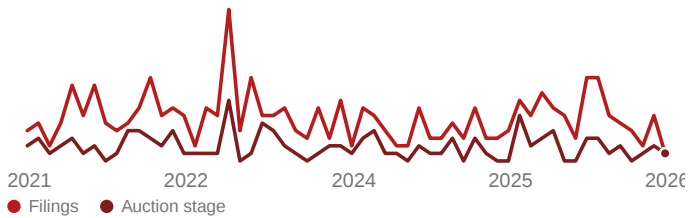
Median annualized return at resale

+7.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	19,619
Median value (AVM)	\$222K
Median bedrooms	2
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	69%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	7.8 yrs

COMMUNITY

Population	44,490
Density	34 / mi²
Median household income	\$67K
Average household income	\$83K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	8
Homes occupied	84%
Bachelor's or higher	21%
Poverty rate	11.1%
Unemployment	1.2%
Average temp	40°F
Annual precip	30 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.