

Forest County, WI

County · WI · Wisconsin

BUYER'S MARKET

\$187K

MEDIAN SALE PRICE

-20.0%

1-YR CHANGE

218

SALES (12 MO)

\$183K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



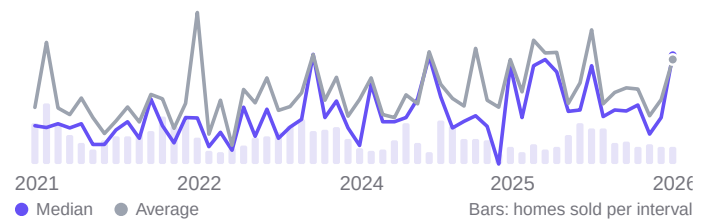
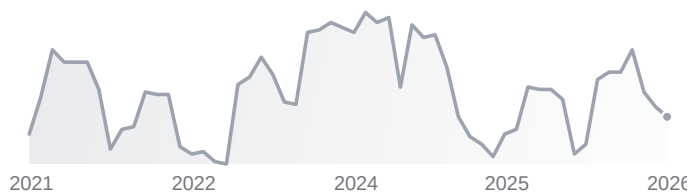
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

32 / 100

Sale prices

Median \$300K · Average \$290K

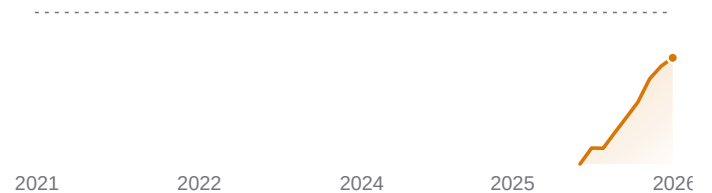
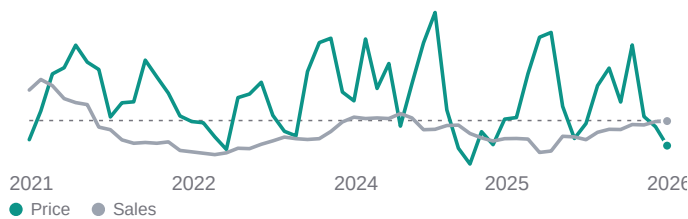


Growth (year over year)

Price -20.0% · Sales -0.5%

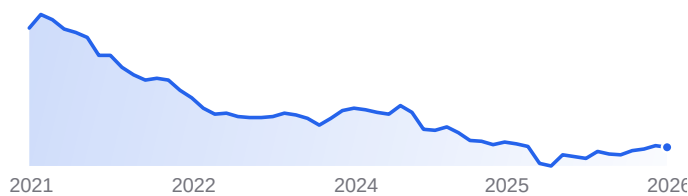
Sale premium vs estimated value

-2.5%



Annual turnover (share of homes sold)

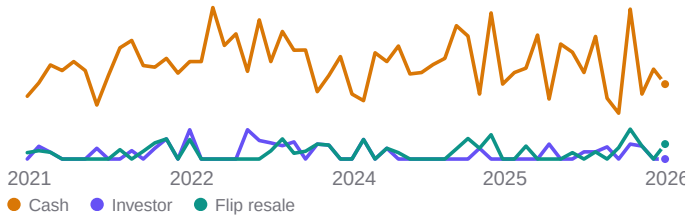
2.5%



BUYERS & OUTCOMES

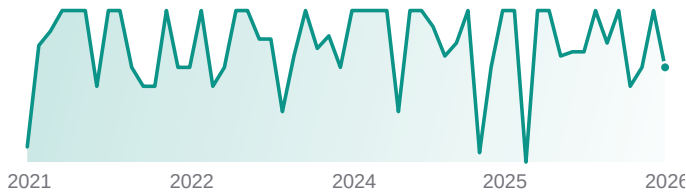
Buyer mix

Cash 38% · Investor 0% · Flip resale 7.7%



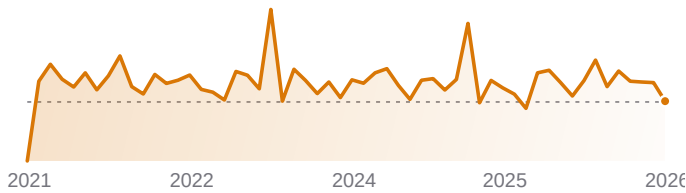
Sellers who sold at a gain

75%

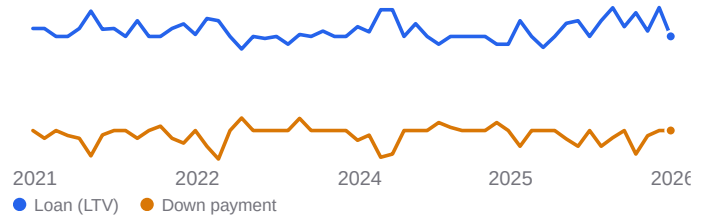


Median annualized return at resale

+0.4%

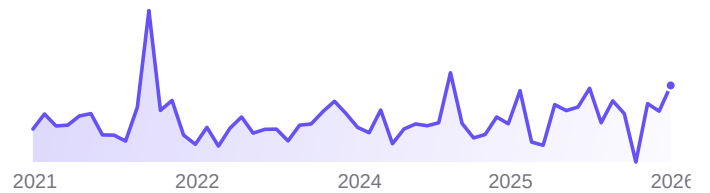


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



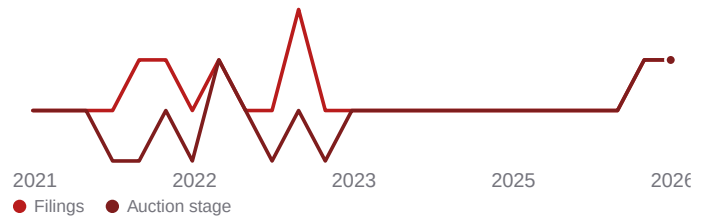
Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	8,673
Median value (AVM)	\$183K
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	2.1%
Owner occupied	38%
Company owned	18%
Median loan-to-value	0%
Typical ownership tenure	6.7 yrs

COMMUNITY

Population	9,584
Density	9 / mi²
Median household income	\$57K
Average household income	\$69K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	10
Homes occupied	50%
Bachelor's or higher	14%
Poverty rate	13.9%
Unemployment	0.9%
Average temp	40°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.