

Marathon County, WI

County · WI · Wisconsin

SELLER'S MARKET

\$248K

MEDIAN SALE PRICE

+2.0%

1-YR CHANGE

1,980

SALES (12 MO)

\$247K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

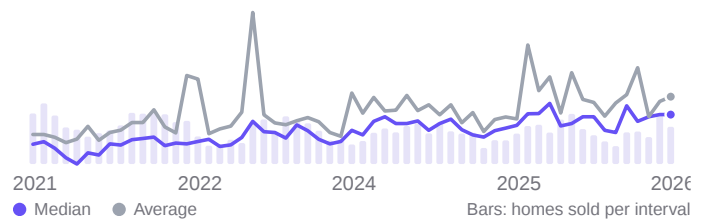
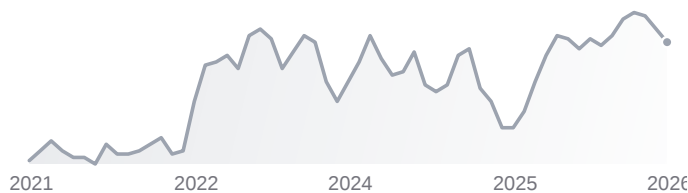
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$250K · Average \$290K

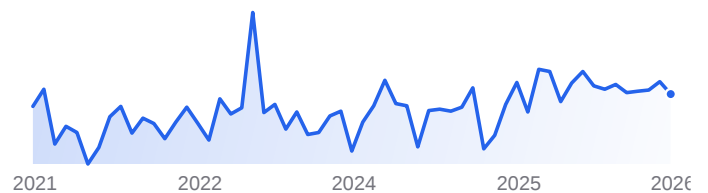
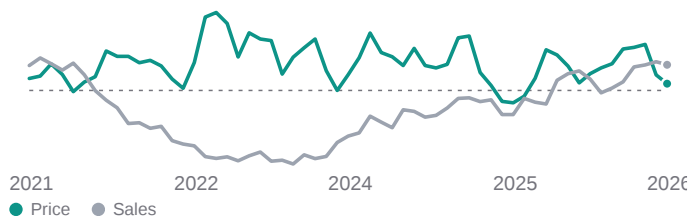


Growth (year over year)

Price +2.0% · Sales +7.6%

Price per square foot

\$142/ft²

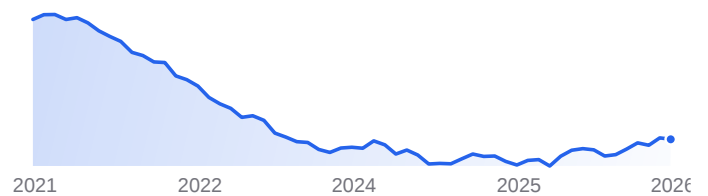
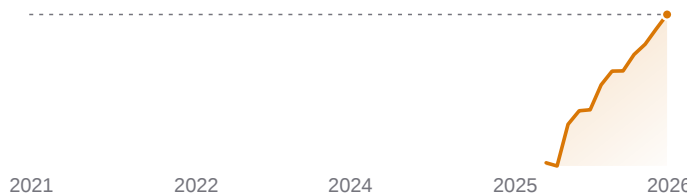


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

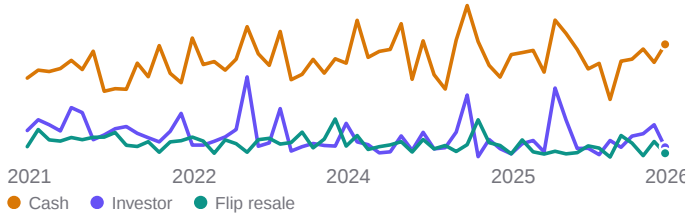
3.8%



BUYERS & OUTCOMES

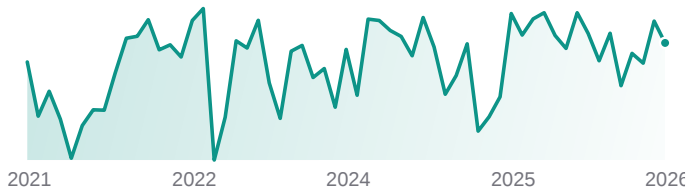
Buyer mix

Cash 33% · Investor 3.9% · Flip resale 2.2%



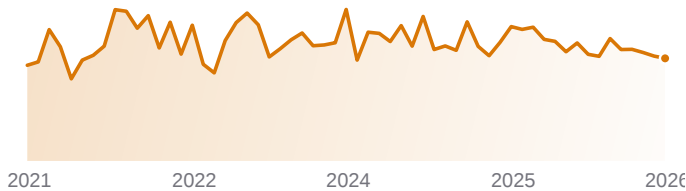
Sellers who sold at a gain

93%

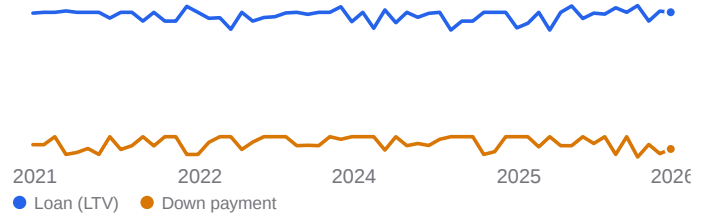


Median annualized return at resale

+6.7%

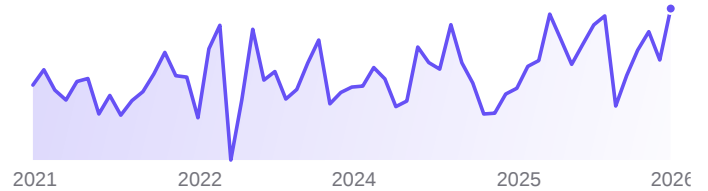


Financing (share of purchase price) Loan (LTV) 90% · Down payment 13%



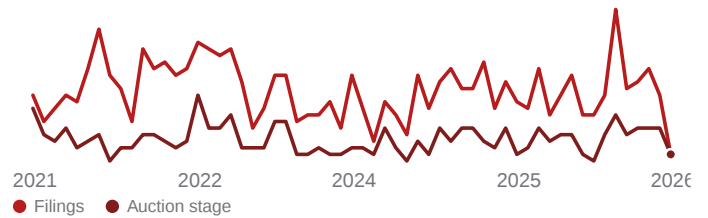
Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	52,465
Median value (AVM)	\$247K
Median size	1,680 ft²
Median bedrooms	3
Median year built	1950
Single family	98%
Condos	1.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	2.4%
Owner occupied	81%
Company owned	15%
Median loan-to-value	42%

Typical ownership tenure

7.7 yrs

COMMUNITY

Population	139,716
Density	90 / mi²
Median household income	\$75K
Average household income	\$94K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	12
Homes occupied	94%
Bachelor's or higher	21%
Poverty rate	9.0%
Unemployment	0.8%
Average temp	42°F
Annual precip	33 in
Sunshine	54%

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