

# Polk County, WI

County · WI · Wisconsin

SELLER'S MARKET

\$273K

MEDIAN SALE PRICE

+12.9%

1-YR CHANGE

793

SALES (12 MO)

\$240K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

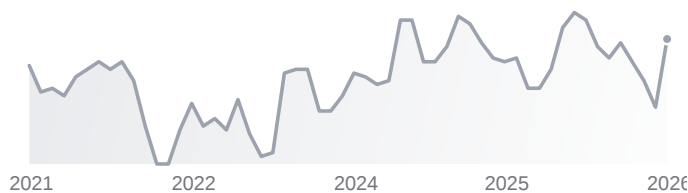
Balanced

Seller's market

## MARKET TRENDS (5 YEARS)

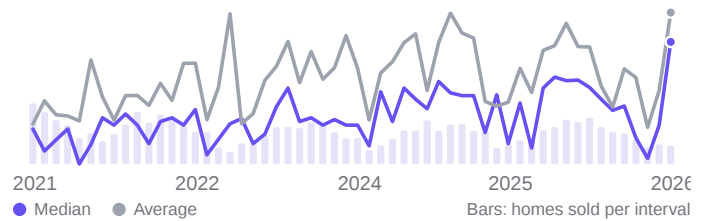
Market temperature (0–100)

65 / 100



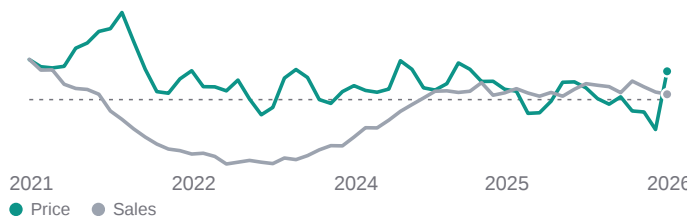
Sale prices

Median \$363K · Average \$402K



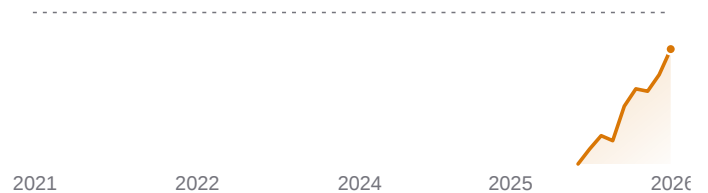
Growth (year over year)

Price +12.9% · Sales +2.5%



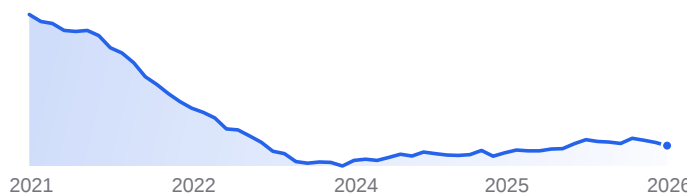
Sale premium vs estimated value

-0.9%



Annual turnover (share of homes sold)

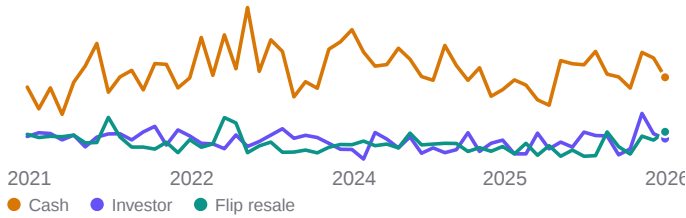
3.6%



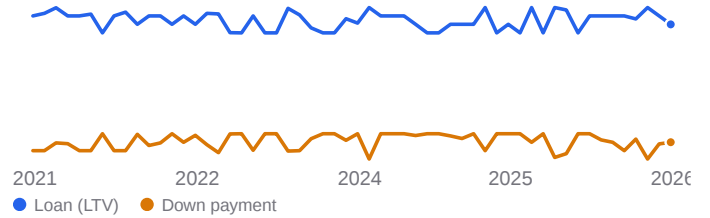
## BUYERS & OUTCOMES

### Buyer mix

Cash 32% · Investor 7.9% · Flip resale 11%

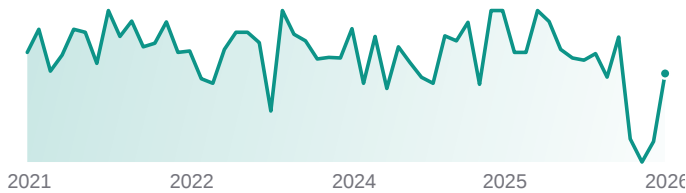


### Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



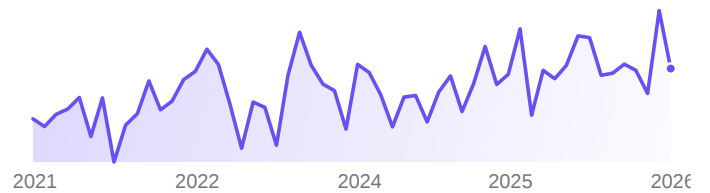
### Sellers who sold at a gain

88%



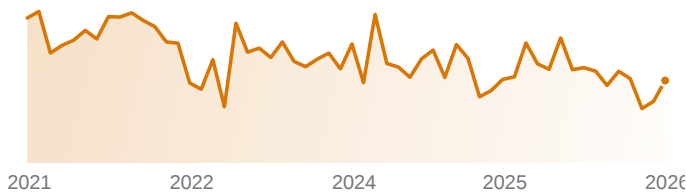
### Typical hold before selling

5.6 yrs



### Median annualized return at resale

+7.0%



### Preforeclosure filings

Filings 3 · Auction stage 3



## HOUSING STOCK

|                    |        |
|--------------------|--------|
| Homes              | 22,043 |
| Median value (AVM) | \$240K |
| Single family      | 98%    |
| Condos             | 2.3%   |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 60%     |
| Underwater (LTV 125% or more) | 6.7%    |
| Owner occupied                | 67%     |
| Company owned                 | 14%     |
| Median loan-to-value          | 30%     |
| Typical ownership tenure      | 6.7 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 46,112   |
| Density                          | 50 / mi² |
| Median household income          | \$75K    |
| Average household income         | \$91K    |
| Crime index (US avg 100)         | 119      |
| Air pollution index (US avg 100) | 88       |
| Earthquake index (US avg 100)    | 10       |
| Homes occupied                   | 81%      |
| Bachelor's or higher             | 17%      |
| Poverty rate                     | 7.7%     |
| Unemployment                     | 1.3%     |
| Average temp                     | 43°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.