

Vilas County, WI

County · WI · Wisconsin

BUYER'S MARKET

\$369K

MEDIAN SALE PRICE

-6.5%

1-YR CHANGE

763

SALES (12 MO)

\$385K

MEDIAN VALUE (AVM)

Market temperature

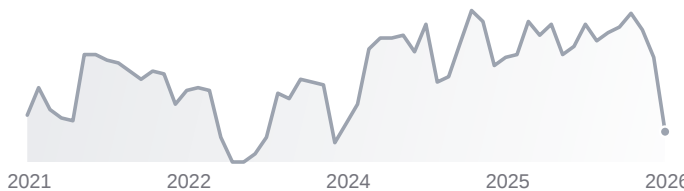
Buyer's market · 25 / 100



MARKET TRENDS (5 YEARS)

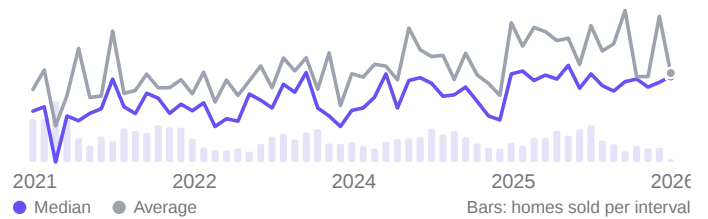
Market temperature (0–100)

25 / 100



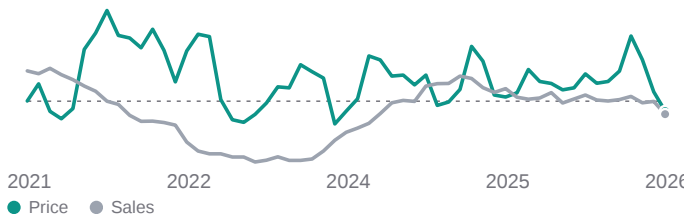
Sale prices

Median \$390K · Average \$403K



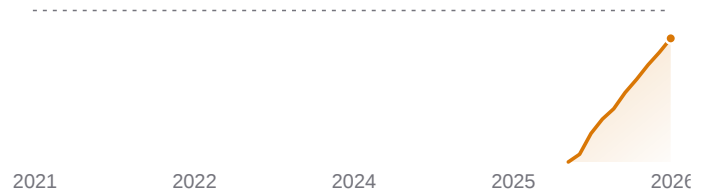
Growth (year over year)

Price -6.5% · Sales -8.5%



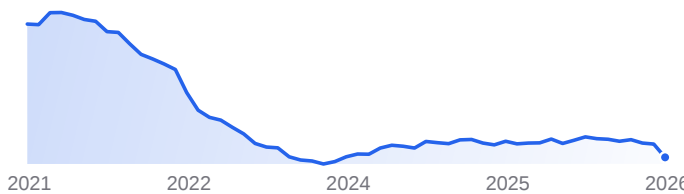
Sale premium vs estimated value

-0.8%



Annual turnover (share of homes sold)

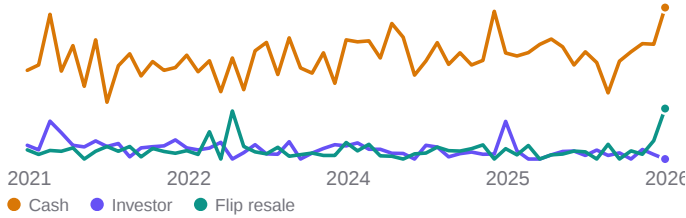
2.5%



BUYERS & OUTCOMES

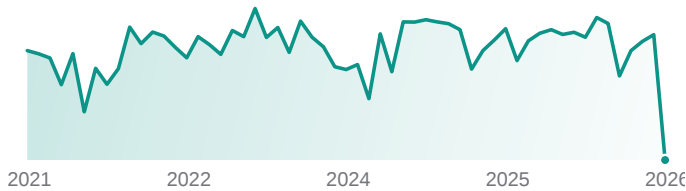
Buyer mix

Cash 75% · Investor 0% · Flip resale 25%



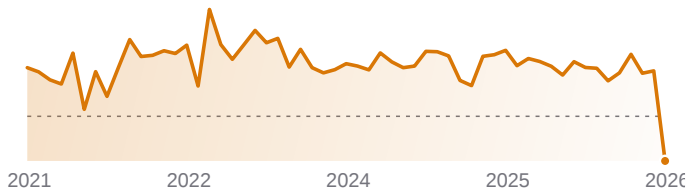
Sellers who sold at a gain

40%

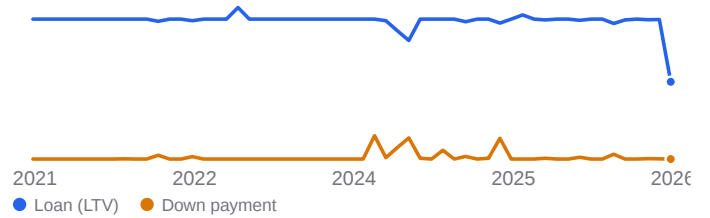


Median annualized return at resale

-8.0%

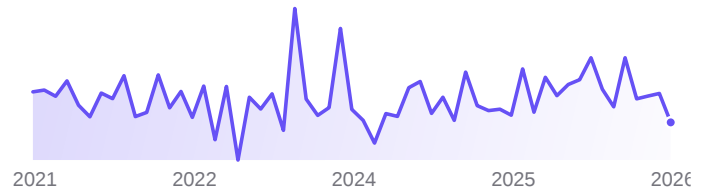


Financing (share of purchase price) Loan (LTV) 53% · Down payment 20%



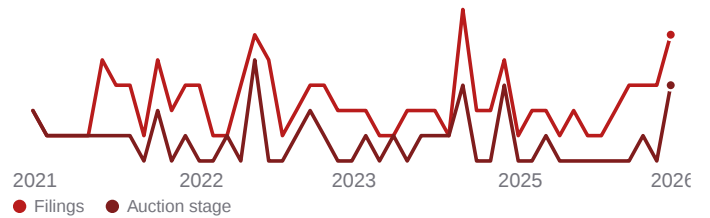
Typical hold before selling

3.5 yrs



Preforeclosure filings

Filings 5 · Auction stage 3



HOUSING STOCK

Homes	30,461
Median value (AVM)	\$385K
Single family	91%
Condos	8.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	84%
Underwater (LTV 125% or more)	1.5%
Owner occupied	29%
Company owned	41%
Median loan-to-value	0%
Typical ownership tenure	6.2 yrs

COMMUNITY

Population	24,193
Density	28 / mi²
Median household income	\$65K
Average household income	\$86K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	13
Homes occupied	46%
Bachelor's or higher	21%
Poverty rate	9.4%
Unemployment	1.1%
Average temp	40°F
Annual precip	32 in
Sunshine	54%

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