

Washburn County, WI

County · WI · Wisconsin

BALANCED MARKET

\$288K

MEDIAN SALE PRICE

-16.6%

1-YR CHANGE

163

SALES (12 MO)

\$253K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



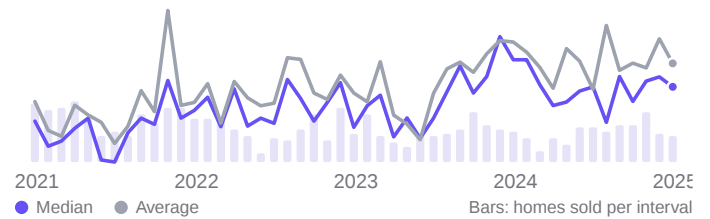
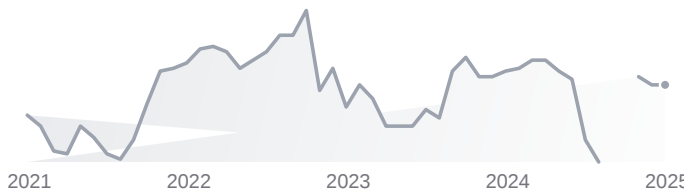
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

40 / 100

Sale prices

Median \$275K · Average \$331K

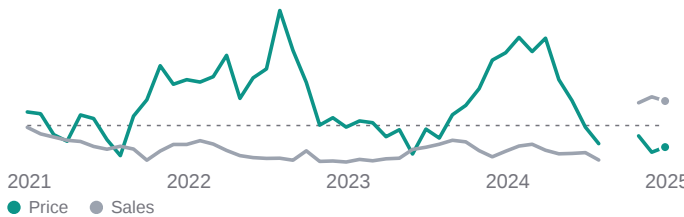


Growth (year over year)

Price -16.6% · Sales +19.0%

Sale premium vs estimated value

-5.1%



Annual turnover (share of homes sold)

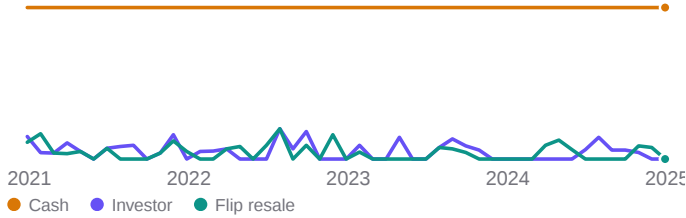
2.9%



BUYERS & OUTCOMES

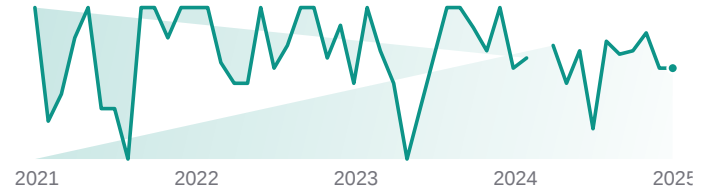
Buyer mix

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



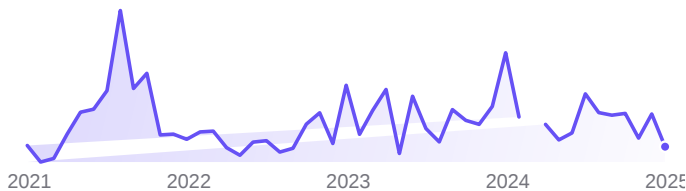
Sellers who sold at a gain

80%



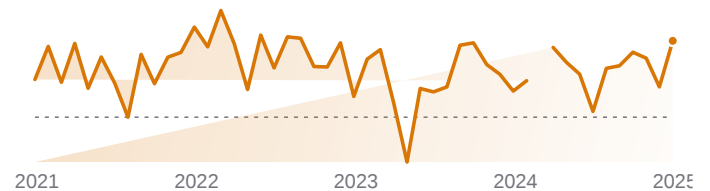
Typical hold before selling

2.1 yrs



Median annualized return at resale

+12.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,696
Median value (AVM)	\$253K
Single family	95%
Condos	5.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	90%
Underwater (LTV 125% or more)	0.6%
Owner occupied	95%
Company owned	9.9%
Median loan-to-value	0%
Typical ownership tenure	6.9 yrs

COMMUNITY

Population	17,088
Density	21 / mi²
Median household income	\$62K
Average household income	\$77K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	11
Homes occupied	63%
Bachelor's or higher	16%
Poverty rate	10.3%
Unemployment	1.0%
Average temp	41°F
Annual precip	32 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.