

Waupaca County, WI

County · WI · Wisconsin

SELLER'S MARKET

\$281K

MEDIAN SALE PRICE

+11.7%

1-YR CHANGE

818

SALES (12 MO)

\$227K

MEDIAN VALUE (AVM)

Market temperature

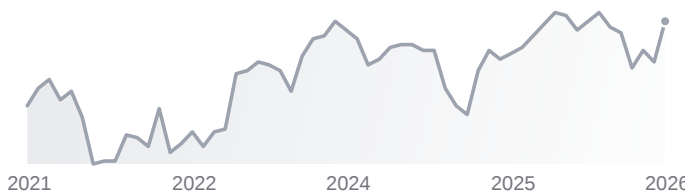
Seller's market · 72 / 100



MARKET TRENDS (5 YEARS)

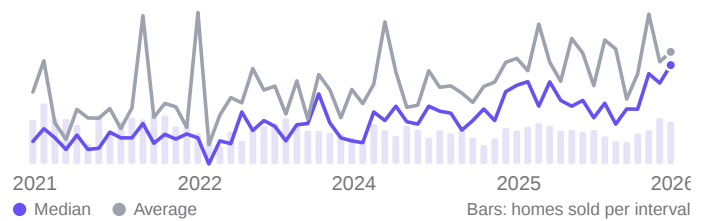
Market temperature (0–100)

72 / 100



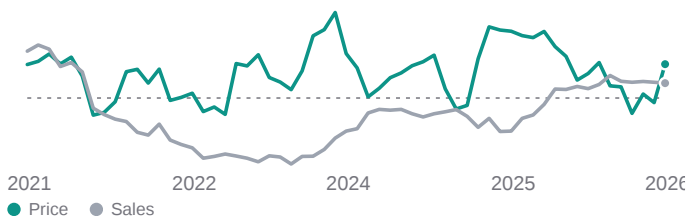
Sale prices

Median \$296K · Average \$319K



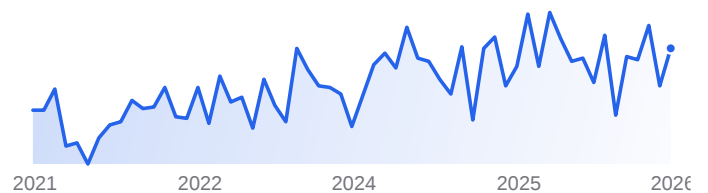
Growth (year over year)

Price +11.7% · Sales +5.1%



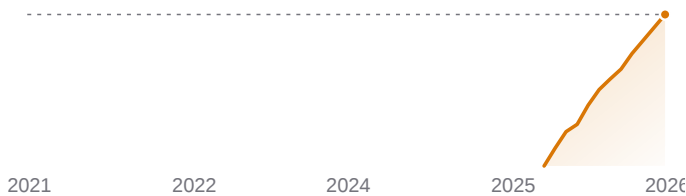
Price per square foot

\$159/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

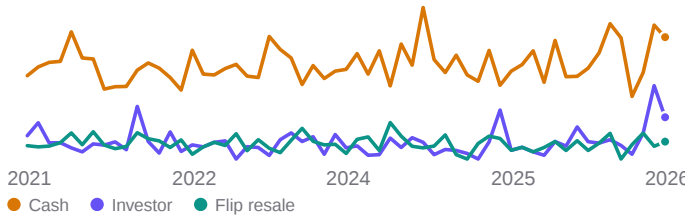
3.7%



BUYERS & OUTCOMES

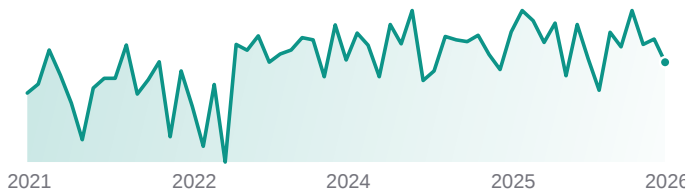
Buyer mix

Cash 40% · Investor 14% · Flip resale 5.7%



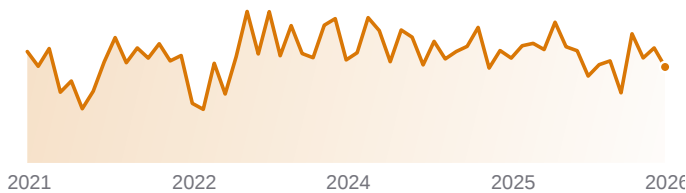
Sellers who sold at a gain

90%

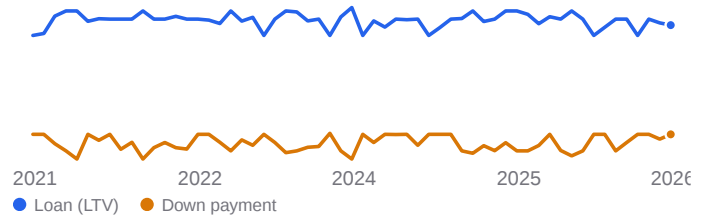


Median annualized return at resale

+7.3%

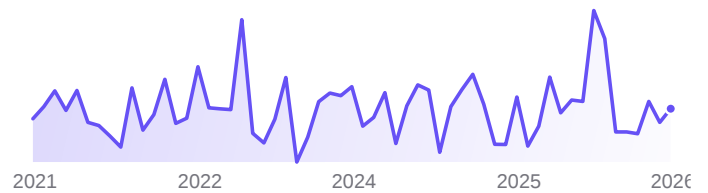


Financing (share of purchase price) Loan (LTV) 86% · Down payment 20%



Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	22,181
Median value (AVM)	\$227K
Median size	1,400 ft²
Median bedrooms	3
Median year built	1959
Single family	84%
Condos	1.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.9%
Owner occupied	73%
Company owned	18%
Median loan-to-value	35%

Typical ownership tenure

9.2 yrs

COMMUNITY

Population	51,384
Density	69 / mi²
Median household income	\$72K
Average household income	\$91K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	71
Earthquake index (US avg 100)	13
Homes occupied	87%
Bachelor's or higher	12%
Poverty rate	8.1%
Unemployment	0.9%
Average temp	44°F
Annual precip	32 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.