

Blue River

City · WI · Wisconsin > Grant County

SELLER'S MARKET

\$233K

MEDIAN SALE PRICE

+71.3%

1-YR CHANGE

18

SALES (12 MO)

\$185K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

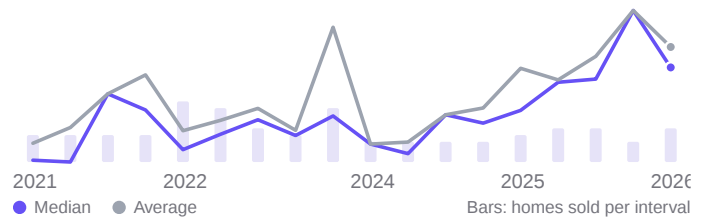
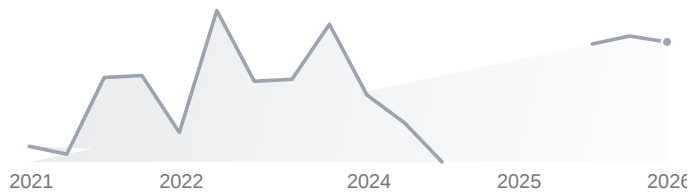
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$250K · Average \$300K

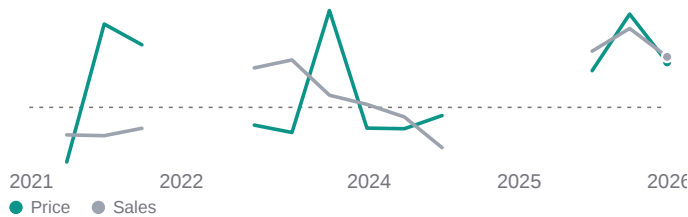


Growth (year over year)

Price +71.3% · Sales +80.0%

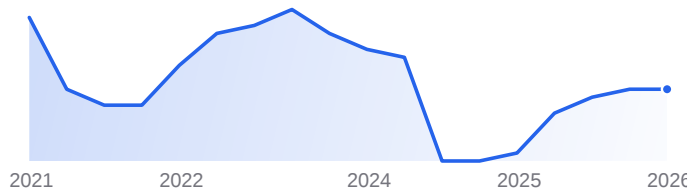
Sale premium vs estimated value

-1.6%



Annual turnover (share of homes sold)

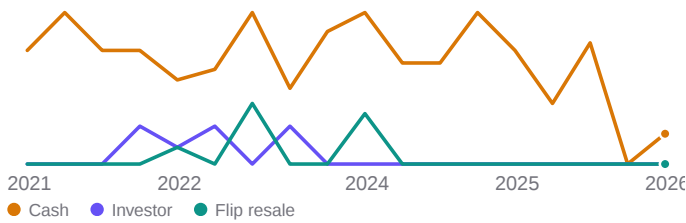
3.1%



BUYERS & OUTCOMES

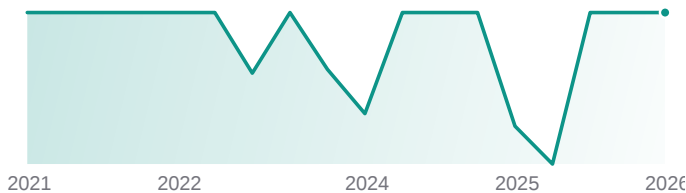
Buyer mix

Cash 20% · Investor 0% · Flip resale 0%



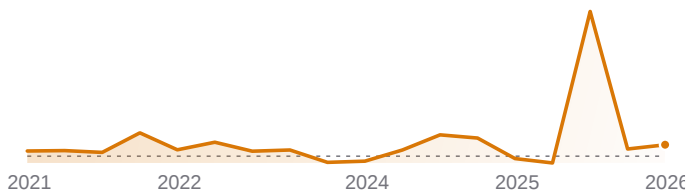
Sellers who sold at a gain

100%

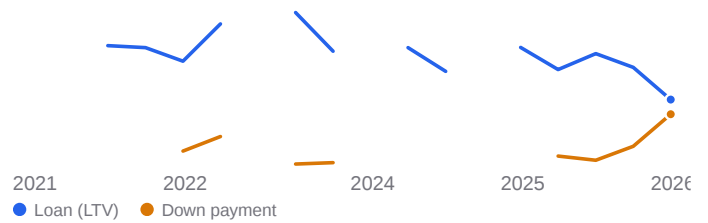


Median annualized return at resale

+10.6%

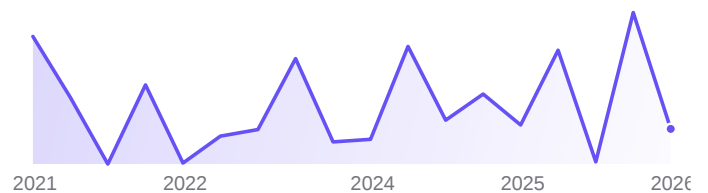


Financing (share of purchase price) Loan (LTV) 56% · Down payment 44%



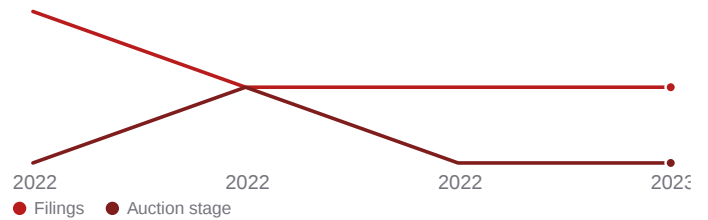
Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	585
Median value (AVM)	\$185K
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	87%
Underwater (LTV 125% or more)	0.7%
Owner occupied	64%
Company owned	16%
Median loan-to-value	0%
Typical ownership tenure	7.7 yrs

COMMUNITY

Population	477
Density	523 / mi²
Median household income	\$63K
Average household income	\$92K
Crime index (US avg 100)	151
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	18
Homes occupied	89%
Bachelor's or higher	7%
Poverty rate	13.2%
Unemployment	0.8%
Average temp	46°F
Annual precip	34 in
Sunshine	54%

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