

Black River Falls

City · WI · Wisconsin > Jackson County

BALANCED MARKET

\$235K

MEDIAN SALE PRICE

+19.5%

1-YR CHANGE

152

SALES (12 MO)

\$210K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

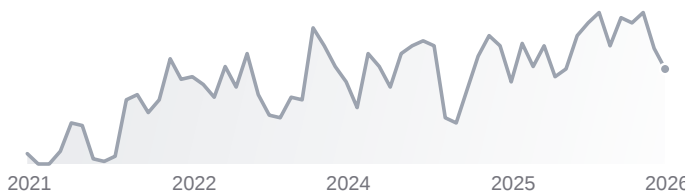
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

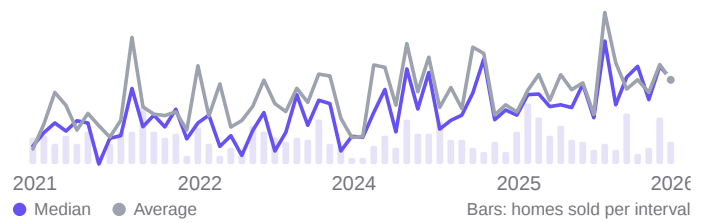
Market temperature (0–100)

58 / 100



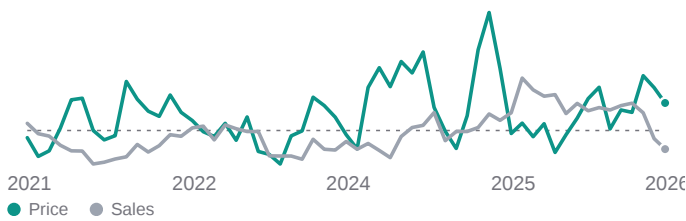
Sale prices

Median \$241K · Average \$239K



Growth (year over year)

Price +19.5% · Sales -13.1%



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

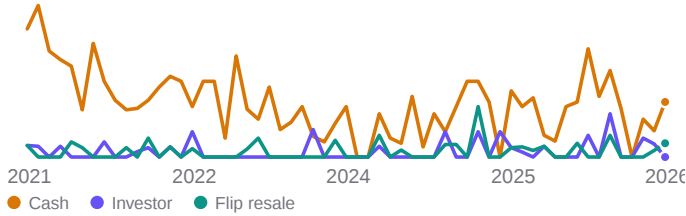
3.8%



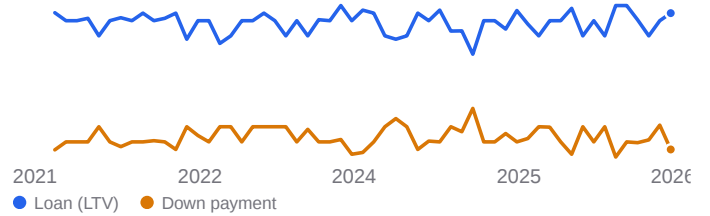
BUYERS & OUTCOMES

Buyer mix

Cash 36% · Investor 0% · Flip resale 9.1%

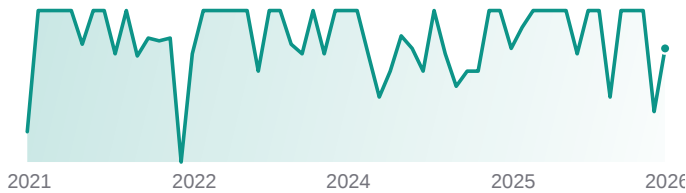


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



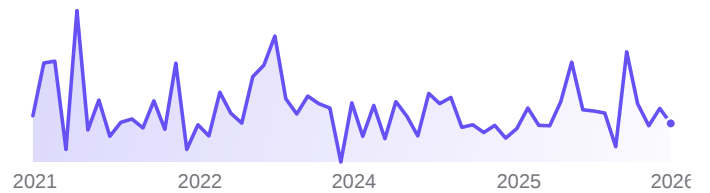
Sellers who sold at a gain

88%



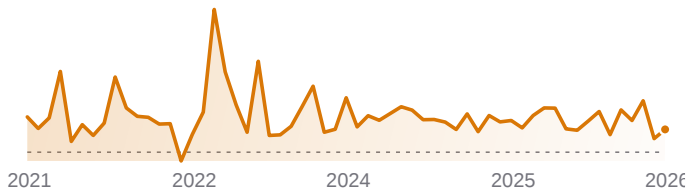
Typical hold before selling

4.1 yrs



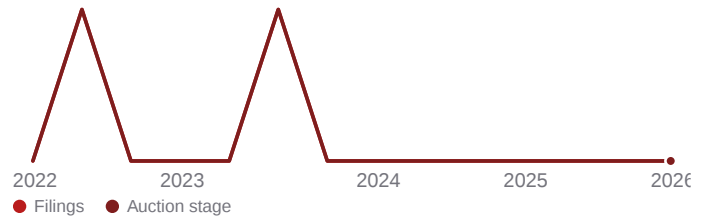
Median annualized return at resale

+5.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,007
Median value (AVM)	\$210K
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.9%
Owner occupied	80%
Company owned	13%
Median loan-to-value	31%
Typical ownership tenure	7.2 yrs

COMMUNITY

Population	3,534
Density	844 / mi²
Median household income	\$44K
Average household income	\$68K
Crime index (US avg 100)	155
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	13
Homes occupied	92%
Bachelor's or higher	12%
Poverty rate	14.7%
Unemployment	0.9%
Average temp	45°F
Annual precip	34 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.