

Two Rivers

City · WI · Wisconsin > Manitowoc County

SELLER'S MARKET

\$252K

MEDIAN SALE PRICE

+35.2%

1-YR CHANGE

274

SALES (12 MO)

\$196K

MEDIAN VALUE (AVM)

Market temperature

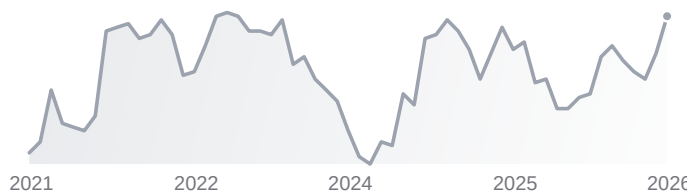
Seller's market · 74 / 100



MARKET TRENDS (5 YEARS)

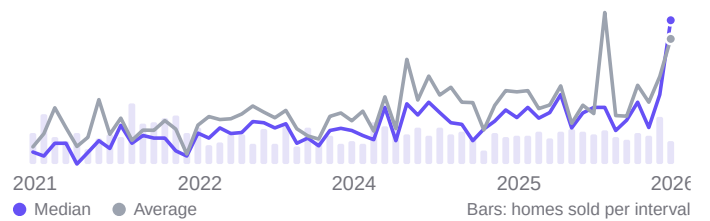
Market temperature (0–100)

74 / 100



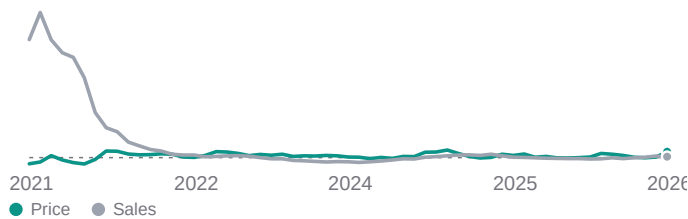
Sale prices

Median \$370K · Average \$334K



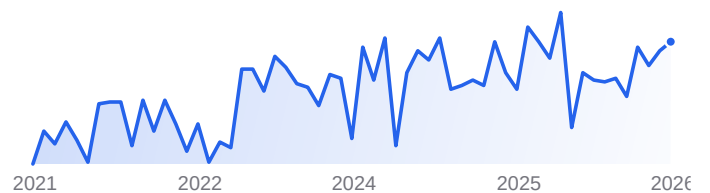
Growth (year over year)

Price +35.2% · Sales +5.8%



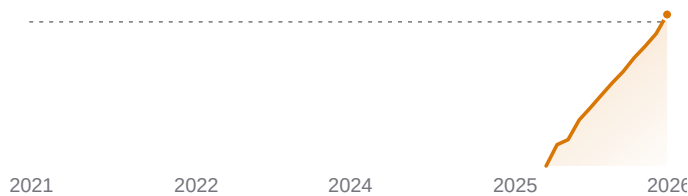
Price per square foot

\$131/ft²



Sale premium vs estimated value

+0.4%



Annual turnover (share of homes sold)

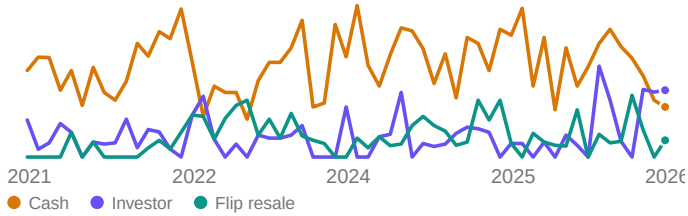
4.3%



BUYERS & OUTCOMES

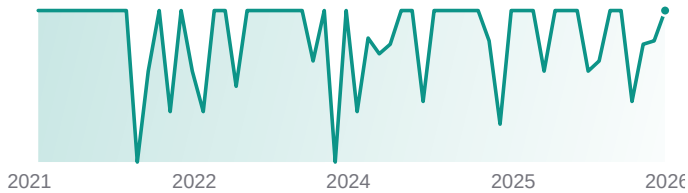
Buyer mix

Cash 18% · Investor 24% · Flip resale 5.9%



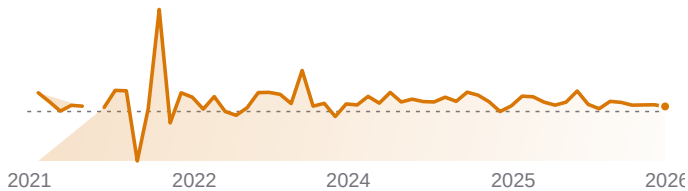
Sellers who sold at a gain

100%

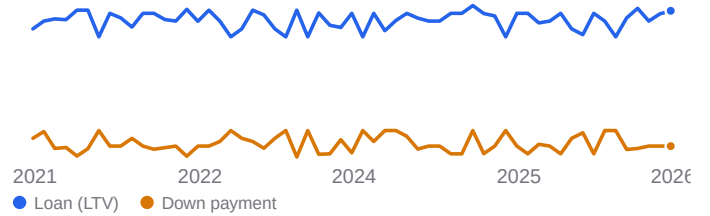


Median annualized return at resale

+5.6%

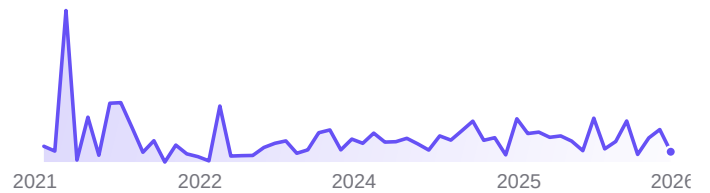


Financing (share of purchase price) Loan (LTV) 97% · Down payment 10%



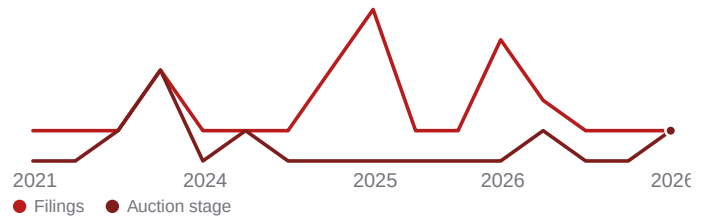
Typical hold before selling

1.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,381
Median value (AVM)	\$196K
Median size	1,546 ft²
Median bedrooms	3
Median year built	1950
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.2%
Owner occupied	92%
Company owned	12%
Median loan-to-value	31%
Typical ownership tenure	16.3 yrs

COMMUNITY

Population	11,381
Density	1,883 / mi²
Median household income	\$63K
Average household income	\$75K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	15
Homes occupied	90%
Bachelor's or higher	17%
Poverty rate	9.8%
Unemployment	0.8%
Average temp	45°F
Annual precip	30 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.