

Eagle River

City · WI · Wisconsin > Vilas County

STRONG BUYER'S MARKET

\$265K

MEDIAN SALE PRICE

-25.2%

1-YR CHANGE

215

SALES (12 MO)

\$387K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 16 / 100



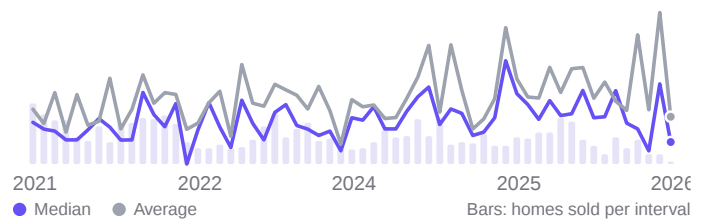
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

16 / 100

Sale prices

Median \$190K · Average \$305K

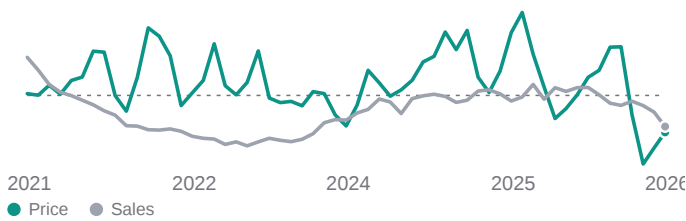


Growth (year over year)

Price -25.2% · Sales -21.2%

Sale premium vs estimated value

-13.6%



Annual turnover (share of homes sold)

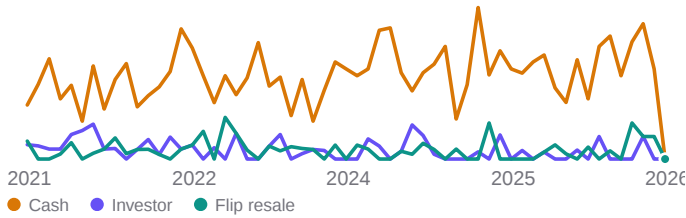
2.5%



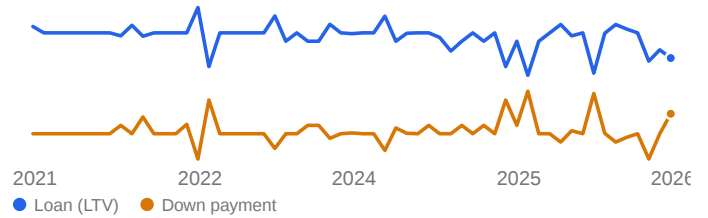
BUYERS & OUTCOMES

Buyer mix

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

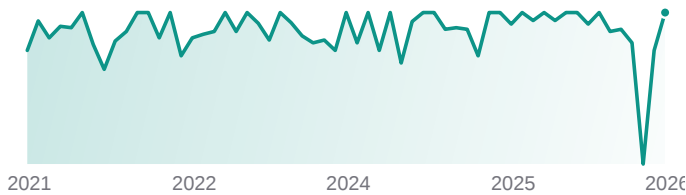


Financing (share of purchase price) Loan (LTV) 65% · Down payment 32%



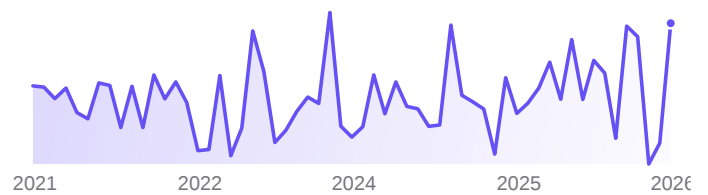
Sellers who sold at a gain

100%



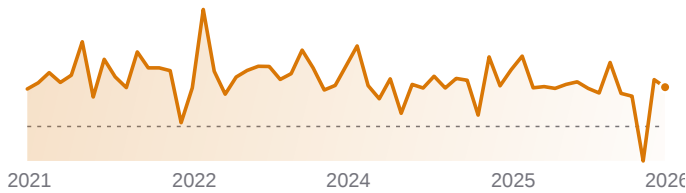
Typical hold before selling

8.0 yrs



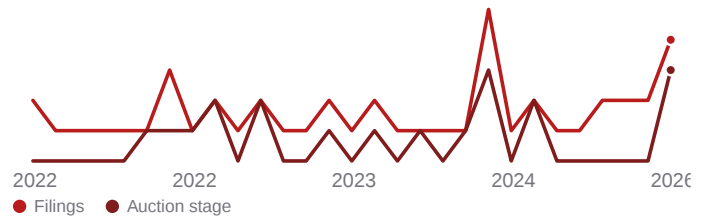
Median annualized return at resale

+9.1%



Preforeclosure filings

Filings 4 · Auction stage 3



HOUSING STOCK

Homes	8,717
Median value (AVM)	\$387K
Single family	94%
Condos	5.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	1.6%
Owner occupied	39%
Company owned	34%
Median loan-to-value	0%
Typical ownership tenure	6.1 yrs

COMMUNITY

Population	1,689
Density	521 / mi²
Median household income	\$63K
Average household income	\$77K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	14
Homes occupied	67%
Bachelor's or higher	16%
Poverty rate	9.2%
Unemployment	1.1%
Average temp	40°F
Annual precip	31 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.