

# Houlton 54082

ZIP code · WI · Wisconsin > St. Croix County > Houlton

**SELLER'S MARKET**

**\$821K**

MEDIAN SALE PRICE

**+69.7%**

1-YR CHANGE

**17**

SALES (12 MO)

**\$437K**

MEDIAN VALUE (AVM)

Market temperature

**Seller's market · 61 / 100**

Buyer's market

Balanced

Seller's market

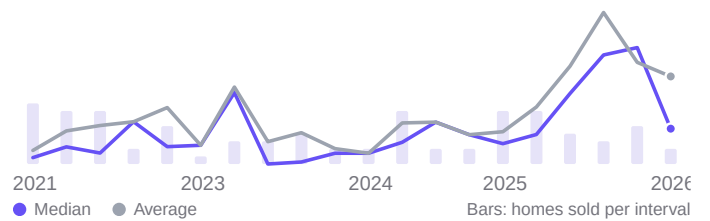
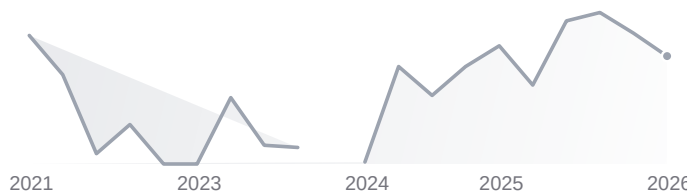
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

**61 / 100**

Sale prices

**Median \$503K · Average \$852K**

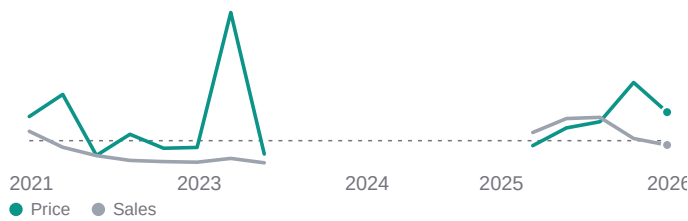


Growth (year over year)

**Price +69.7% · Sales -10.5%**

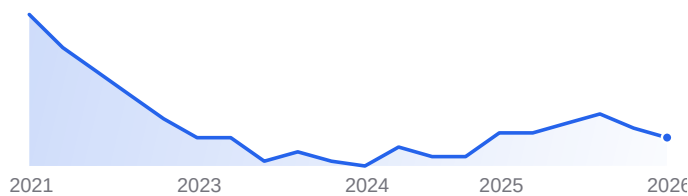
Sale premium vs estimated value

**+0.0%**



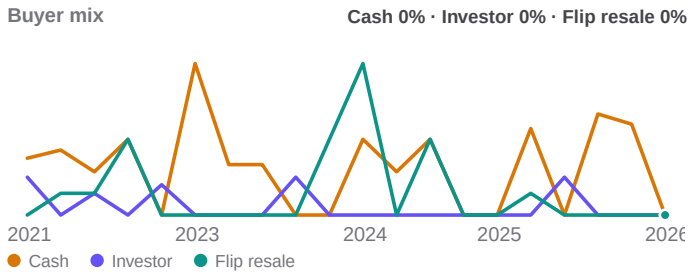
Annual turnover (share of homes sold)

**2.8%**

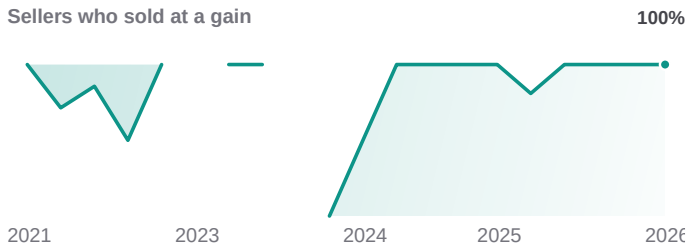


## BUYERS & OUTCOMES

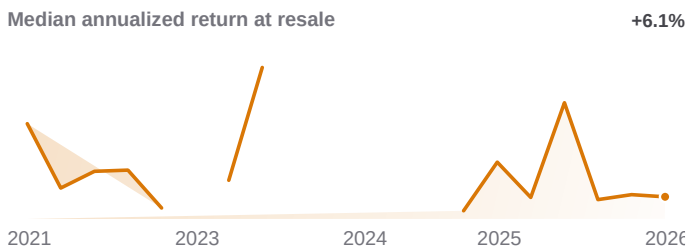
### Buyer mix



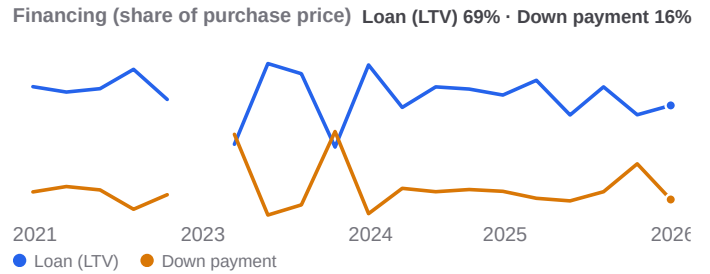
### Sellers who sold at a gain



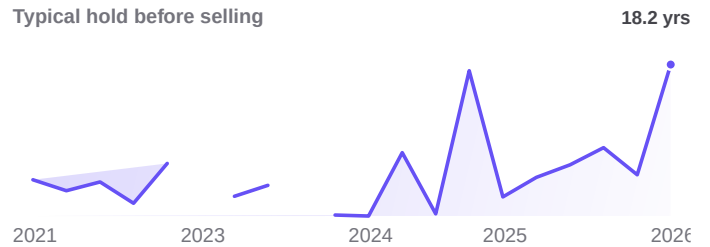
### Median annualized return at resale



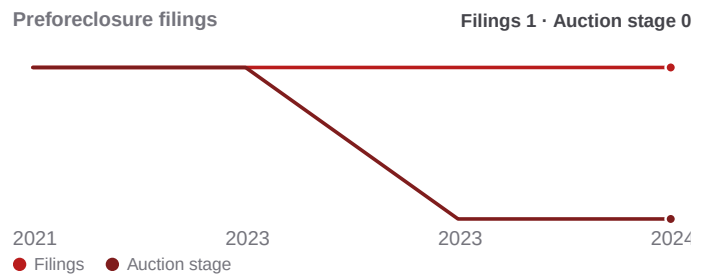
### Financing (share of purchase price) Loan (LTV) 69% · Down payment 16%



### Typical hold before selling



### Preforeclosure filings



## HOUSING STOCK

|                    |        |
|--------------------|--------|
| Homes              | 618    |
| Median value (AVM) | \$437K |
| Single family      | 100%   |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 42%      |
| Underwater (LTV 125% or more) | 9.4%     |
| Owner occupied                | 90%      |
| Company owned                 | 18%      |
| Median loan-to-value          | 60%      |
| Typical ownership tenure      | 10.3 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 2,046     |
| Density                          | 145 / mi² |
| Median household income          | \$121K    |
| Average household income         | \$153K    |
| Crime index (US avg 100)         | 80        |
| Air pollution index (US avg 100) | 91        |
| Earthquake index (US avg 100)    | 10        |
| Homes occupied                   | 95%       |
| Bachelor's or higher             | 31%       |
| Poverty rate                     | 4.0%      |
| Unemployment                     | 1.0%      |
| Average temp                     | 45°F      |
| Annual precip                    | 33 in     |
| Sunshine                         | 54%       |

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