

Armstrong Creek 54103

ZIP code · WI · Wisconsin > Forest County

BUYER'S MARKET

\$53K

MEDIAN SALE PRICE

9

SALES (12 MO)

\$128K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



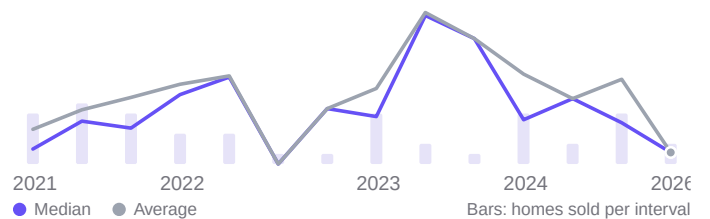
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$53K · Average \$53K



Growth (year over year)

Price +31.5% · Sales -84.6%

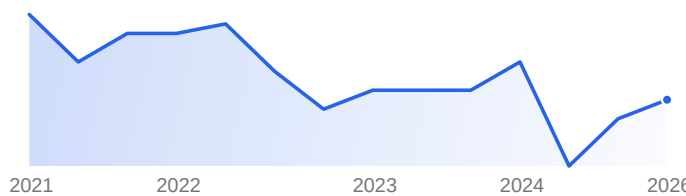
Sale premium vs estimated value

-3.3%



Annual turnover (share of homes sold)

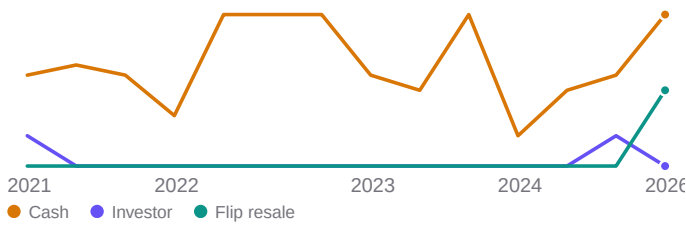
1.8%



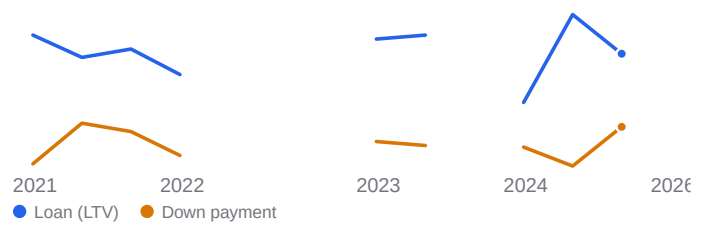
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 50%



Financing (share of purchase price) Loan (LTV) 73% · Down payment 27%



Sellers who sold at a gain

100%



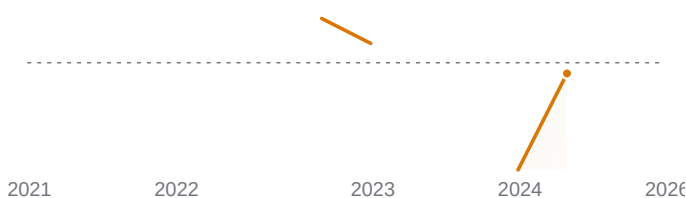
Typical hold before selling

0.3 yrs



Median annualized return at resale

-3.9%



HOUSING STOCK

Homes	493
Median value (AVM)	\$128K
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	2.4%
Owner occupied	40%
Company owned	16%
Median loan-to-value	0%
Typical ownership tenure	6.9 yrs

COMMUNITY

Population	547
Density	6 / mi²
Median household income	\$58K
Average household income	\$68K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	12
Homes occupied	49%
Bachelor's or higher	16%
Poverty rate	13.3%
Unemployment	0.9%
Average temp	40°F
Annual precip	31 in
Sunshine	54%

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