

Shiocton 54170

ZIP code · WI · Wisconsin > Outagamie County > Shiocton

SELLER'S MARKET

\$378K

MEDIAN SALE PRICE

+72.2%

1-YR CHANGE

52

SALES (12 MO)

\$270K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

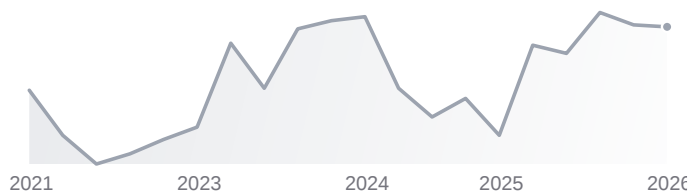
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

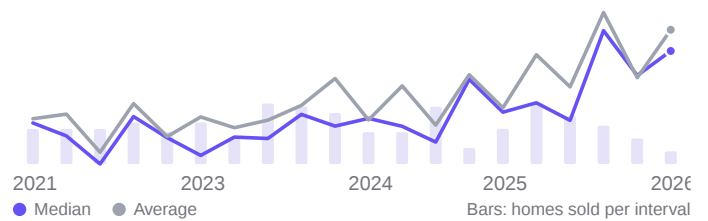
Market temperature (0–100)

77 / 100



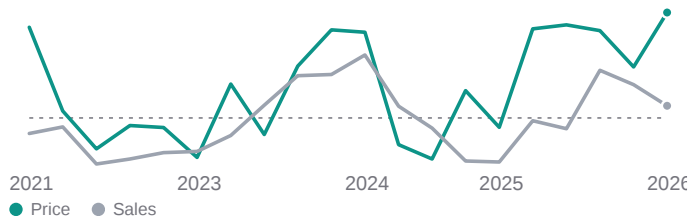
Sale prices

Median \$373K · Average \$420K



Growth (year over year)

Price +72.2% · Sales +8.3%



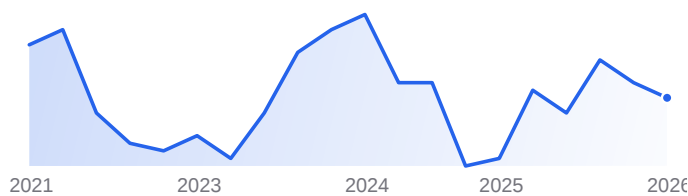
Sale premium vs estimated value

+24.9%



Annual turnover (share of homes sold)

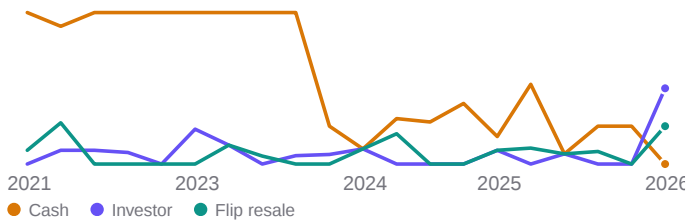
3.6%



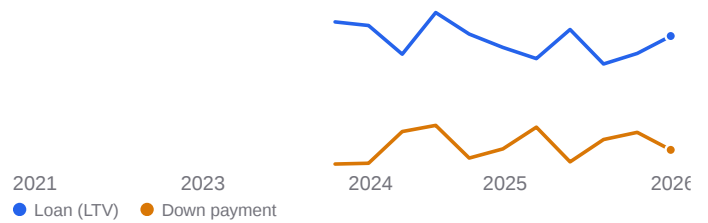
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 50% · Flip resale 25%

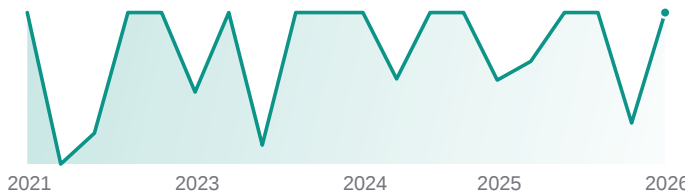


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



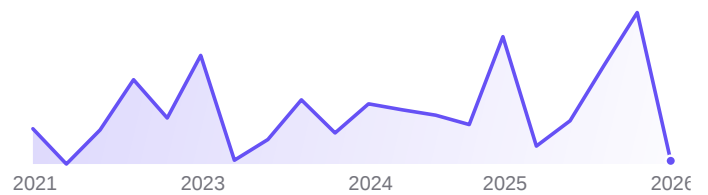
Sellers who sold at a gain

100%



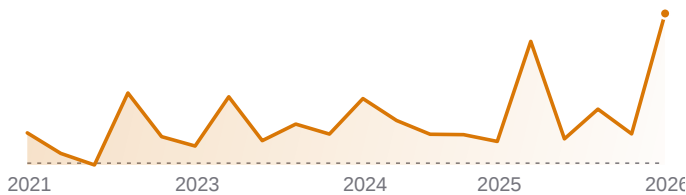
Typical hold before selling

1.0 yrs



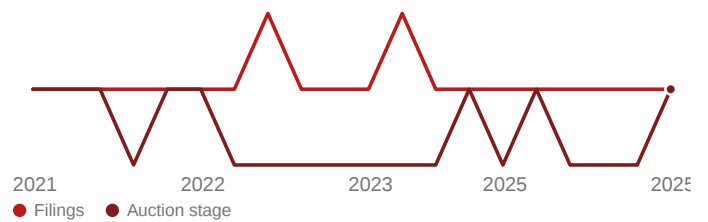
Median annualized return at resale

+42.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,453
Median value (AVM)	\$270K
Median size	2,460 ft²
Median bedrooms	3
Median year built	1950
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	1.7%
Owner occupied	86%
Company owned	10%
Median loan-to-value	21%
Typical ownership tenure	17.0 yrs

COMMUNITY

Population	4,533
Density	39 / mi²
Median household income	\$84K
Average household income	\$101K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	73
Earthquake index (US avg 100)	16
Homes occupied	95%
Bachelor's or higher	14%
Poverty rate	6.0%
Unemployment	0.9%
Average temp	45°F
Annual precip	32 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.