

Francis Creek 54214

ZIP code · WI · Wisconsin · Manitowoc County · Francis Creek

STRONG SELLER'S MARKET

\$480K

MEDIAN SALE PRICE

+602.7%

1-YR CHANGE

20

SALES (12 MO)

\$258K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 91 / 100



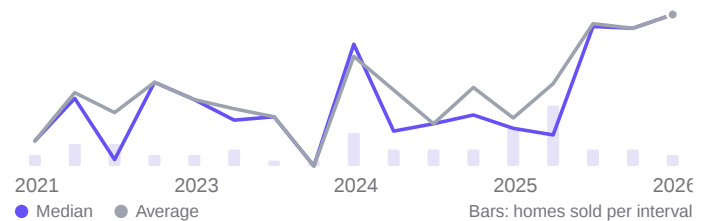
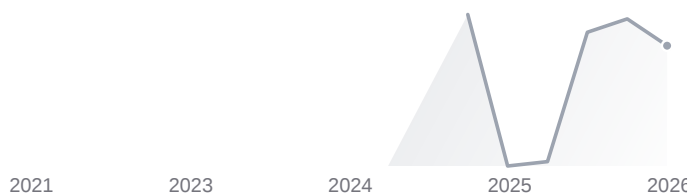
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

91 / 100

Sale prices

Median \$456K · Average \$456K

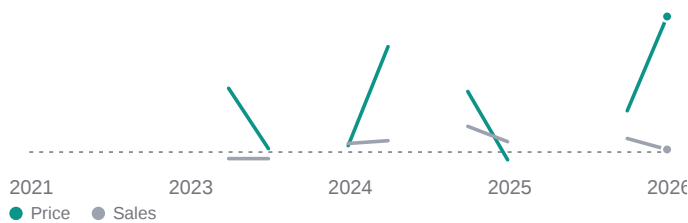


Growth (year over year)

Price +602.7% · Sales +11.1%

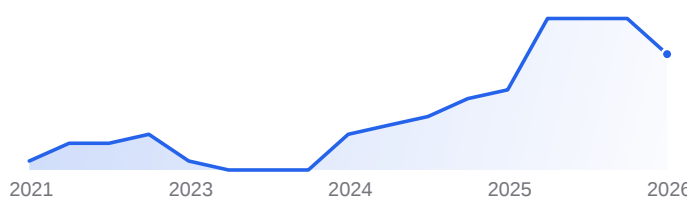
Sale premium vs estimated value

-1.0%



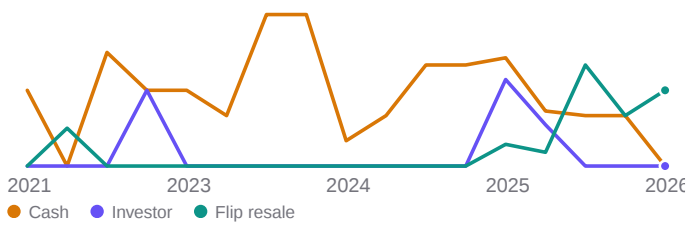
Annual turnover (share of homes sold)

10%



BUYERS & OUTCOMES

Buyer mix



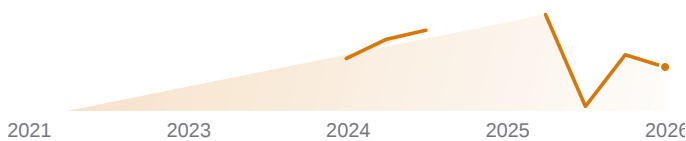
Sellers who sold at a gain

100%

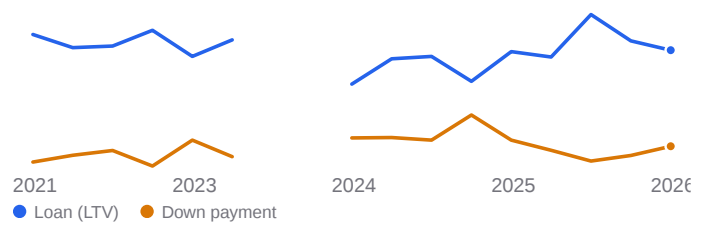
2021 2023 2024 2025 2026

Median annualized return at resale

+6.1%



Financing (share of purchase price) Loan (LTV) 84% · Down payment 16%



Typical hold before selling

1.4 yrs

2021 2023 2024 2025 2026

HOUSING STOCK

Homes	194
Median value (AVM)	\$258K
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.3%
Owner occupied	93%
Company owned	11%
Median loan-to-value	40%
Typical ownership tenure	15.1 yrs

COMMUNITY

Population	1
Density	97 / mi ²
Median household income	\$81K
Average household income	\$95K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	74
Earthquake index (US avg 100)	17
Homes occupied	90%
Bachelor's or higher	11%
Poverty rate	6.3%
Unemployment	0.7%
Average temp	45°F
Annual precip	31 in
Sunshine	54%

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