

# Reedsville 54230

ZIP code · WI · Wisconsin · Manitowoc County · Reedsville

BUYER'S MARKET

**\$180K**

MEDIAN SALE PRICE

**-40.5%**

1-YR CHANGE

**47**

SALES (12 MO)

**\$263K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



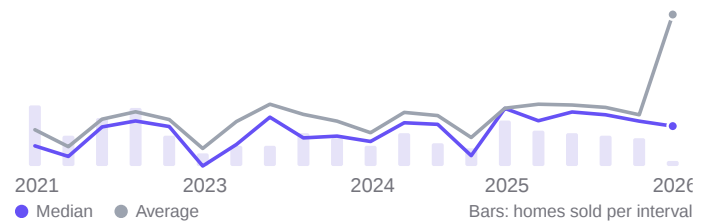
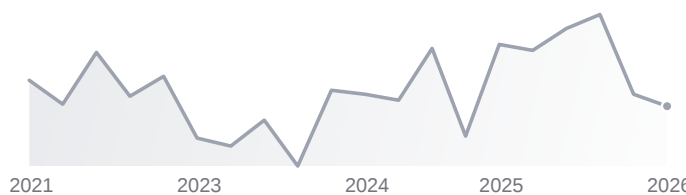
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

34 / 100

Sale prices

Median \$211K · Average \$706K

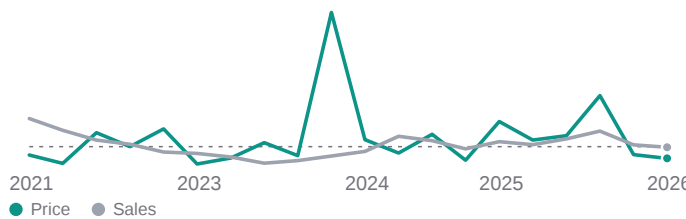


Growth (year over year)

Price -40.5% · Sales -2.1%

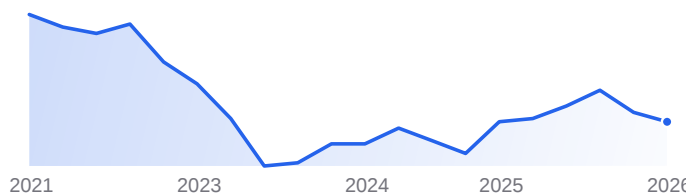
Sale premium vs estimated value

+8.3%



Annual turnover (share of homes sold)

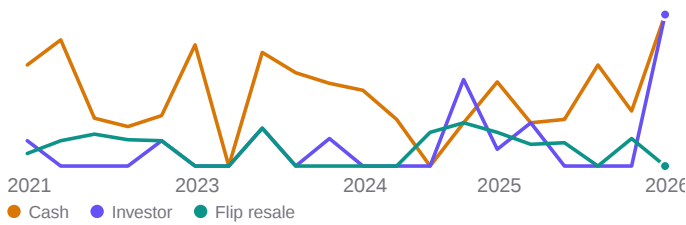
2.4%



## BUYERS & OUTCOMES

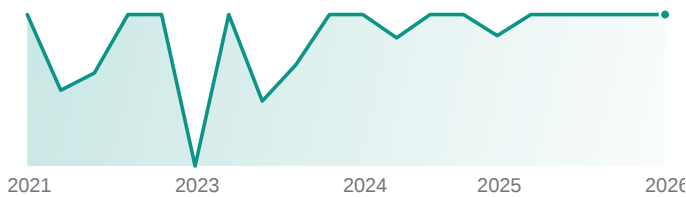
### Buyer mix

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



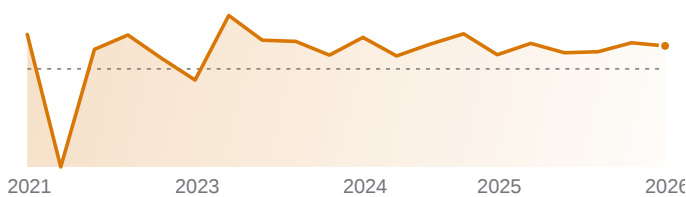
### Sellers who sold at a gain

100%

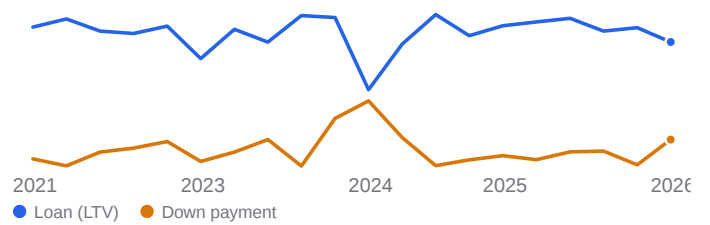


### Median annualized return at resale

+9.1%

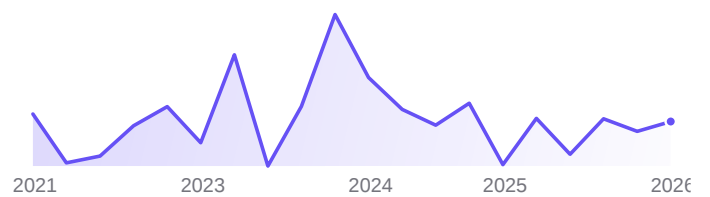


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



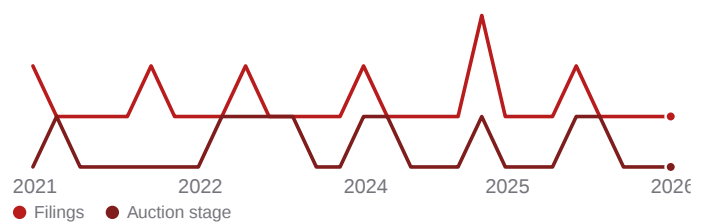
### Typical hold before selling

4.8 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |        |
|--------------------|--------|
| Homes              | 1,994  |
| Median value (AVM) | \$263K |
| Single family      | 100%   |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 63%      |
| Underwater (LTV 125% or more) | 4.4%     |
| Owner occupied                | 95%      |
| Company owned                 | 12%      |
| Median loan-to-value          | 39%      |
| Typical ownership tenure      | 20.0 yrs |

## COMMUNITY

|                                  |                 |
|----------------------------------|-----------------|
| Population                       | <b>5,464</b>    |
| Density                          | <b>49 / mi²</b> |
| Median household income          | <b>\$78K</b>    |
| Average household income         | <b>\$95K</b>    |
| Crime index (US avg 100)         | <b>91</b>       |
| Air pollution index (US avg 100) | <b>72</b>       |
| Earthquake index (US avg 100)    | <b>14</b>       |
| Homes occupied                   | <b>94%</b>      |
| Bachelor's or higher             | <b>13%</b>      |
| Poverty rate                     | <b>7.0%</b>     |
| Unemployment                     | <b>0.9%</b>     |
| Average temp                     | <b>45°F</b>     |
| Annual precip                    | <b>31 in</b>    |
| Sunshine                         | <b>54%</b>      |

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.