

Wausau 54403

ZIP code · WI · Wisconsin · Marathon County · Wausau

BALANCED MARKET

\$236K

MEDIAN SALE PRICE

+1.9%

1-YR CHANGE

349

SALES (12 MO)

\$214K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



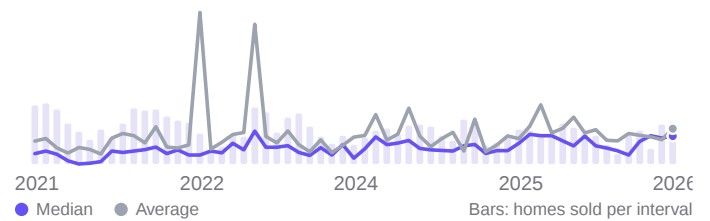
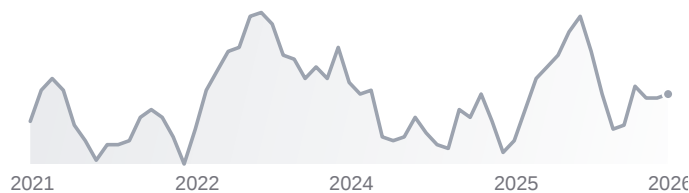
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

51 / 100

Sale prices

Median \$238K · Average \$267K

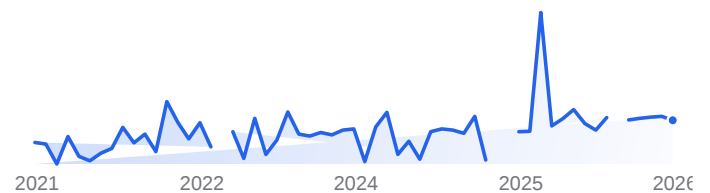
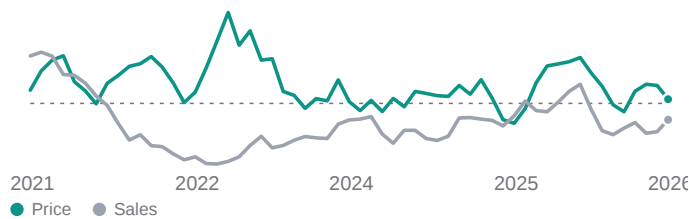


Growth (year over year)

Price +1.9% · Sales -7.2%

Price per square foot

\$142/ft²

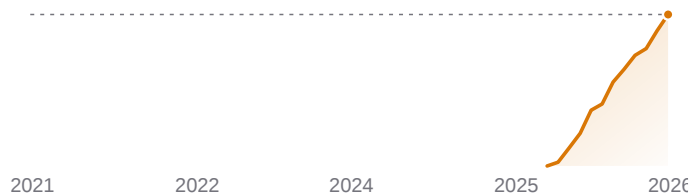


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

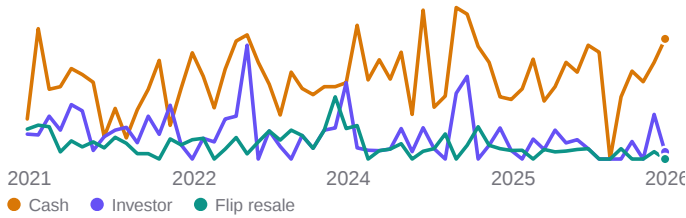
3.8%



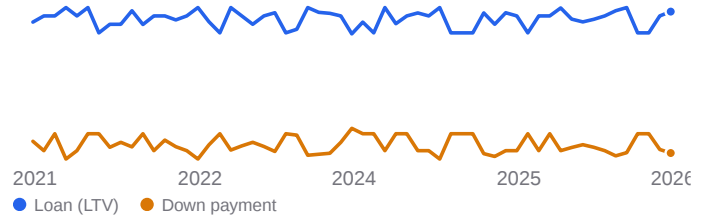
BUYERS & OUTCOMES

Buyer mix

Cash 41% · Investor 2.4% · Flip resale 0%

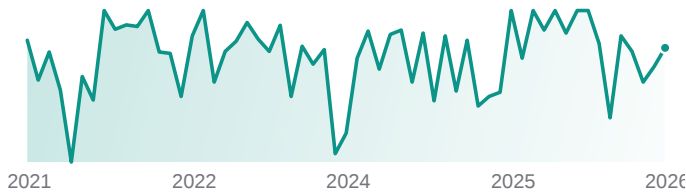


Financing (share of purchase price) Loan (LTV) 93% · Down payment 8.6%



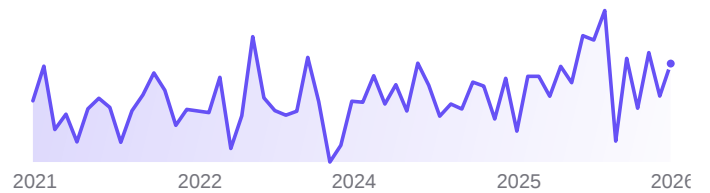
Sellers who sold at a gain

91%



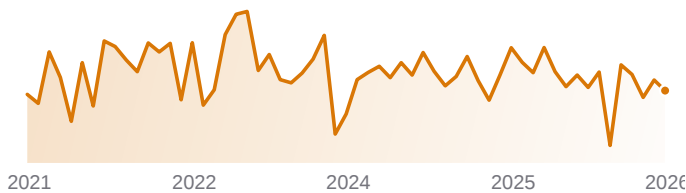
Typical hold before selling

6.5 yrs



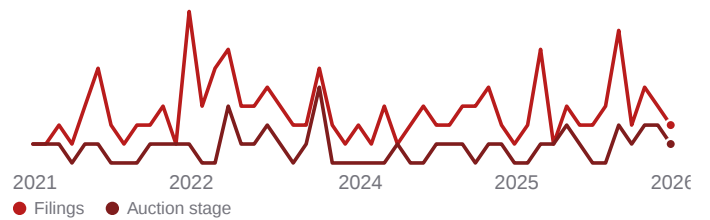
Median annualized return at resale

+6.3%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	9,287
Median value (AVM)	\$214K
Median size	1,632 ft²
Median bedrooms	3
Median year built	1947
Single family	97%
Condos	2.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.3%
Owner occupied	82%
Company owned	17%
Median loan-to-value	43%

Typical ownership tenure

7.7 yrs

COMMUNITY

Population	24,774
Density	184 / mi²
Median household income	\$70K
Average household income	\$91K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	9
Homes occupied	93%
Bachelor's or higher	23%
Poverty rate	10.3%
Unemployment	0.8%
Average temp	42°F
Annual precip	33 in
Sunshine	54%

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