

# Abbotsford 54405

ZIP code · WI · Wisconsin > Marathon County > Abbotsford

**SELLER'S MARKET**

**\$201K**

MEDIAN SALE PRICE

**-2.3%**

1-YR CHANGE

**74**

SALES (12 MO)

**\$177K**

MEDIAN VALUE (AVM)

Market temperature

**Seller's market · 68 / 100**



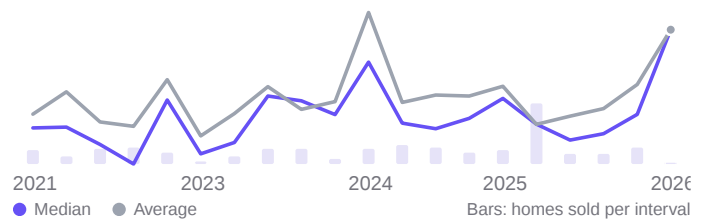
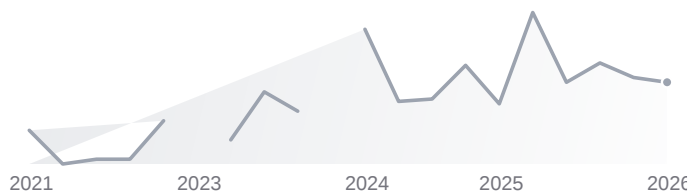
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

**68 / 100**

Sale prices

**Median \$267K · Average \$267K**

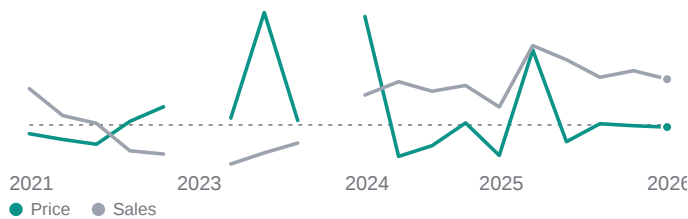


Growth (year over year)

**Price -2.3% · Sales +51.0%**

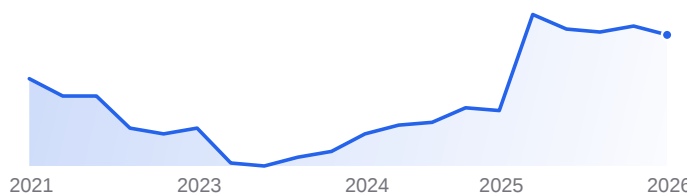
Sale premium vs estimated value

**+108.0%**



Annual turnover (share of homes sold)

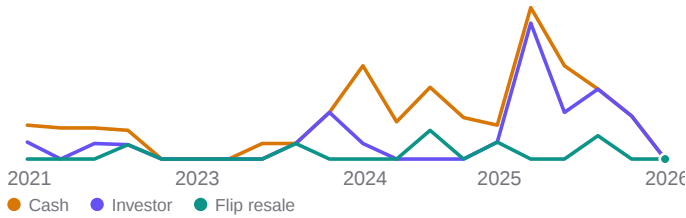
**7.8%**



## BUYERS & OUTCOMES

### Buyer mix

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



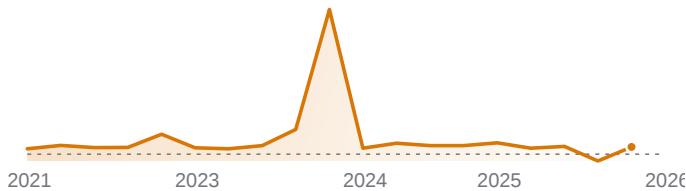
### Sellers who sold at a gain

85%

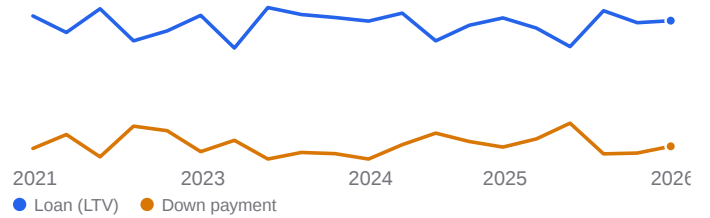


### Median annualized return at resale

+6.4%

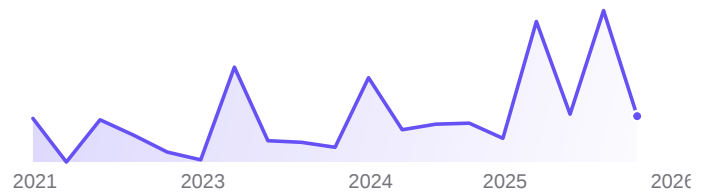


### Financing (share of purchase price) Loan (LTV) 87% · Down payment 13%



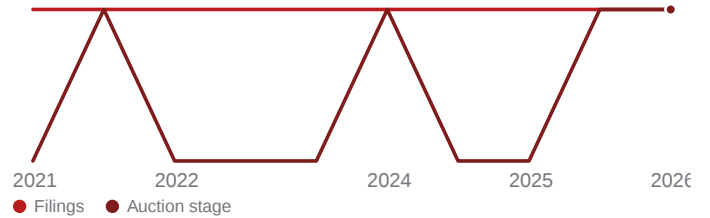
### Typical hold before selling

5.0 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |        |
|--------------------|--------|
| Homes              | 945    |
| Median value (AVM) | \$177K |
| Single family      | 99%    |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 56%     |
| Underwater (LTV 125% or more) | 3.6%    |
| Owner occupied                | 85%     |
| Company owned                 | 15%     |
| Median loan-to-value          | 44%     |
| Typical ownership tenure      | 6.1 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 2,499    |
| Density                          | 79 / mi² |
| Median household income          | \$64K    |
| Average household income         | \$82K    |
| Crime index (US avg 100)         | 119      |
| Air pollution index (US avg 100) | 85       |
| Earthquake index (US avg 100)    | 11       |
| Homes occupied                   | 92%      |
| Bachelor's or higher             | 10%      |
| Poverty rate                     | 15.2%    |
| Unemployment                     | 0.9%     |
| Average temp                     | 42°F     |
| Annual precip                    | 33 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.