

Medford 54451

ZIP code · WI · Wisconsin > Taylor County > Medford

BUYER'S MARKET

\$170K

MEDIAN SALE PRICE

-19.8%

1-YR CHANGE

148

SALES (12 MO)

\$217K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 22 / 100



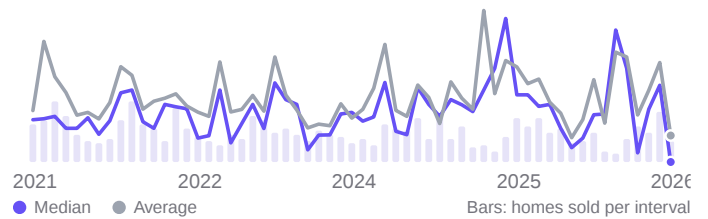
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

22 / 100

Sale prices

Median \$80K · Average \$135K

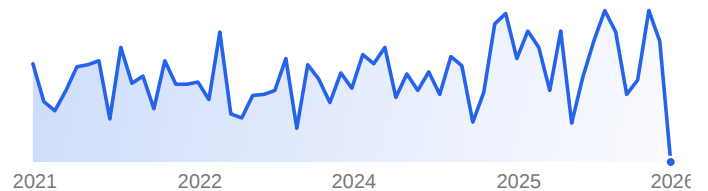
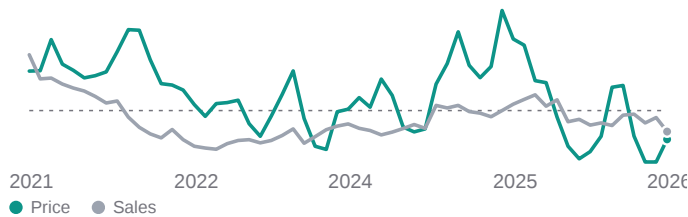


Growth (year over year)

Price -19.8% · Sales -14.5%

Price per square foot

\$31/ft²

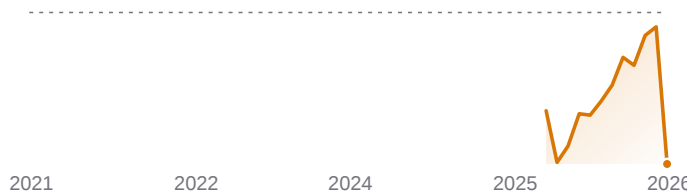


Sale premium vs estimated value

-3.3%

Annual turnover (share of homes sold)

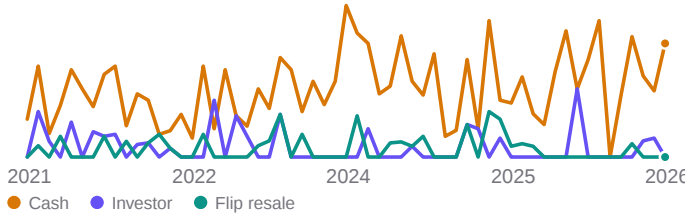
2.9%



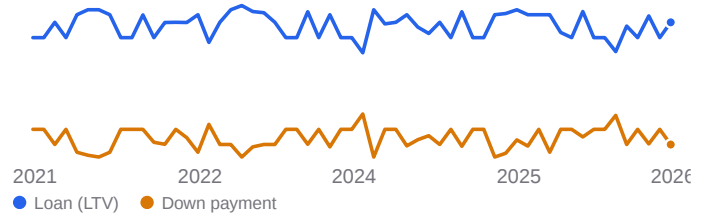
BUYERS & OUTCOMES

Buyer mix

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

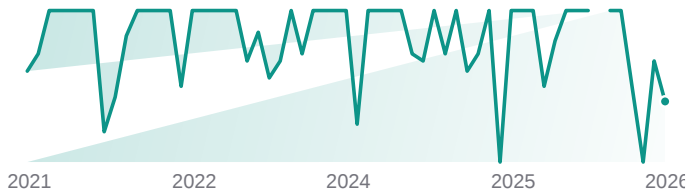


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



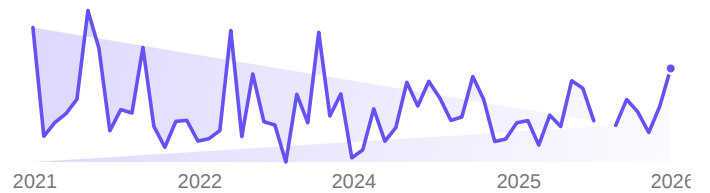
Sellers who sold at a gain

70%



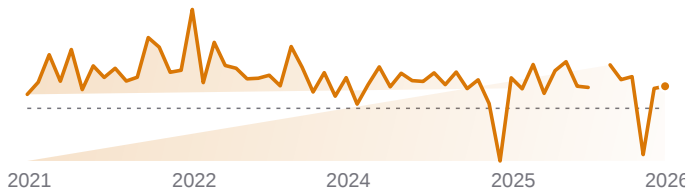
Typical hold before selling

8.1 yrs



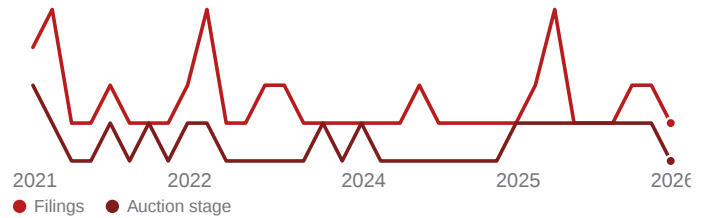
Median annualized return at resale

+5.2%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	5,019
Median value (AVM)	\$217K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1957
Single family	87%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	3.2%
Owner occupied	74%
Company owned	16%
Median loan-to-value	29%

Typical ownership tenure

7.5 yrs

COMMUNITY

Population	11,118
Density	35 / mi ²
Median household income	\$65K
Average household income	\$82K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	13
Homes occupied	92%
Bachelor's or higher	12%
Poverty rate	9.8%
Unemployment	1.2%
Average temp	41°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.