

Pelican Lake 54463

ZIP code · WI · Wisconsin > Oneida County

BUYER'S MARKET

\$389K

MEDIAN SALE PRICE

+4.3%

1-YR CHANGE

20

SALES (12 MO)

\$334K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



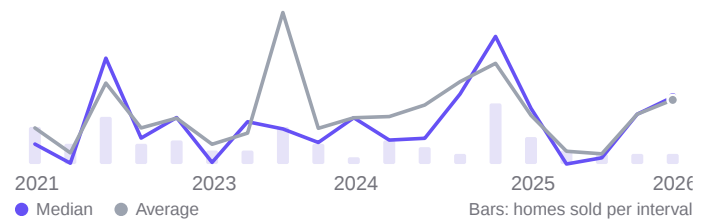
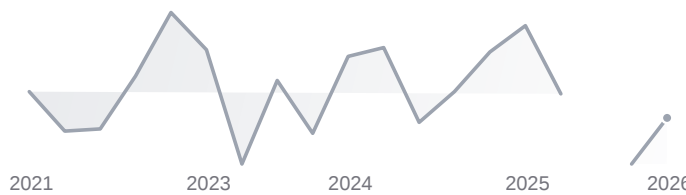
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

26 / 100

Sale prices

Median \$420K · Average \$405K

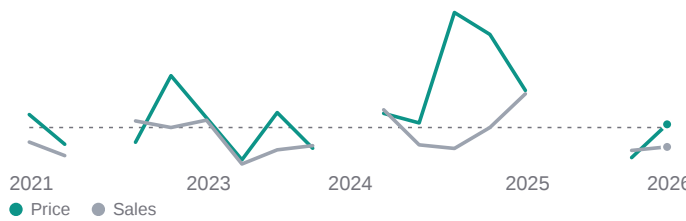


Growth (year over year)

Price +4.3% · Sales -25.9%

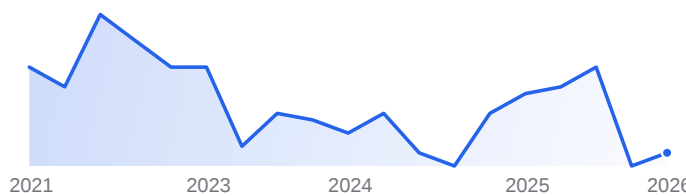
Sale premium vs estimated value

-3.3%



Annual turnover (share of homes sold)

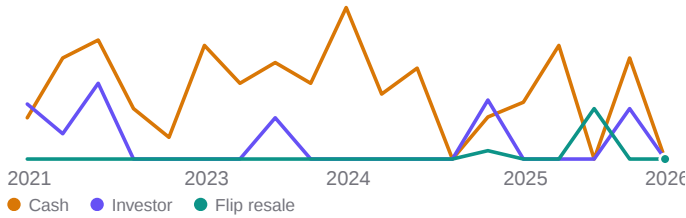
2.1%



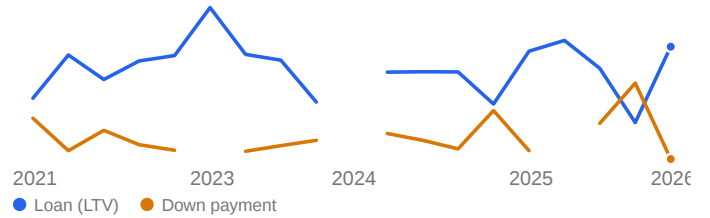
BUYERS & OUTCOMES

Buyer mix

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

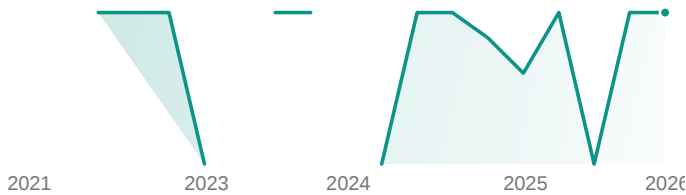


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



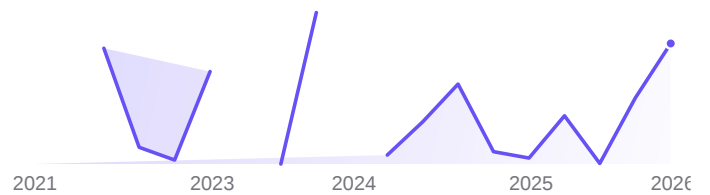
Sellers who sold at a gain

100%



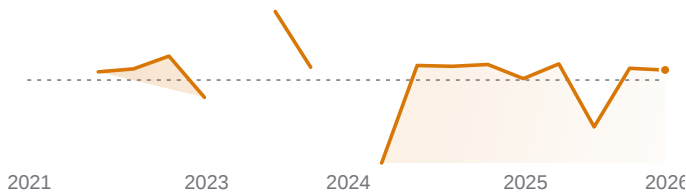
Typical hold before selling

9.1 yrs



Median annualized return at resale

+7.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	963
Median value (AVM)	\$334K
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	1.1%
Owner occupied	35%
Company owned	21%
Median loan-to-value	0%
Typical ownership tenure	6.0 yrs

COMMUNITY

Population	634
Density	7 / mi²
Median household income	\$55K
Average household income	\$74K
Crime index (US avg 100)	173
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	12
Homes occupied	46%
Bachelor's or higher	16%
Poverty rate	9.6%
Unemployment	0.7%
Average temp	40°F
Annual precip	32 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.