

Pickrel 54465

ZIP code · WI · Wisconsin > Langlade County

BALANCED MARKET

\$555K

MEDIAN SALE PRICE

+205.8%

1-YR CHANGE

15

SALES (12 MO)

\$270K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



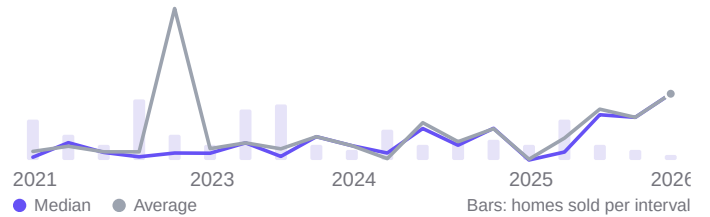
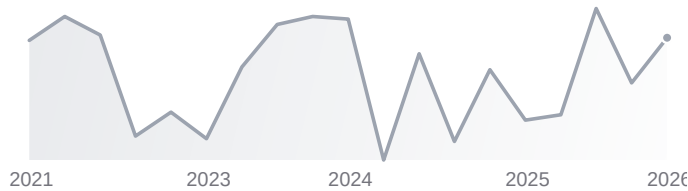
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

57 / 100

Sale prices

Median \$615K · Average \$615K

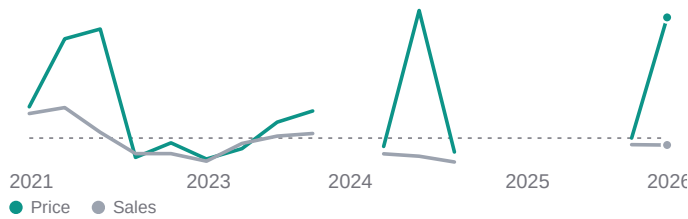


Growth (year over year)

Price +205.8% · Sales -11.8%

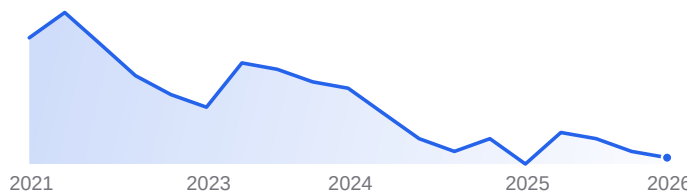
Sale premium vs estimated value

-2.5%



Annual turnover (share of homes sold)

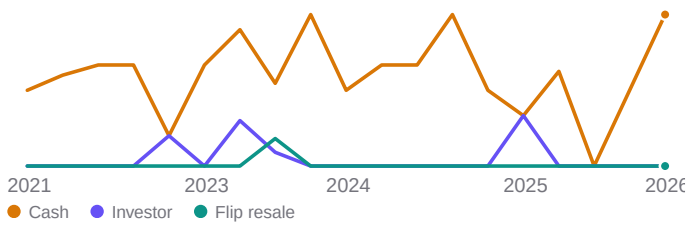
1.4%



BUYERS & OUTCOMES

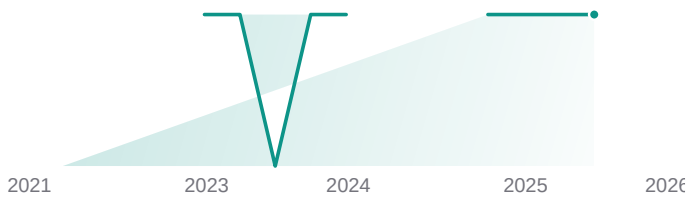
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



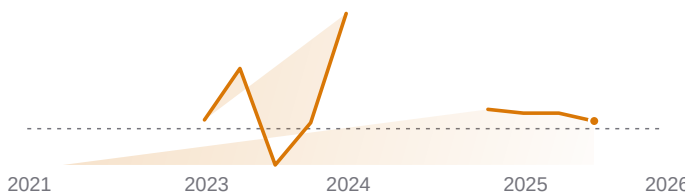
Sellers who sold at a gain

100%

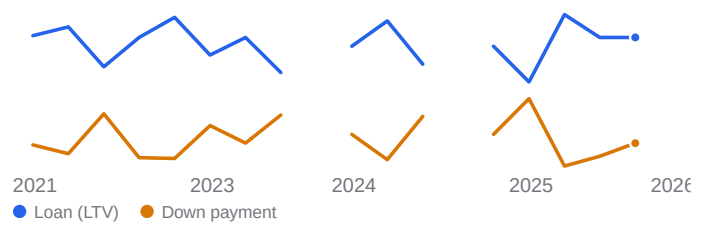


Median annualized return at resale

+4.7%

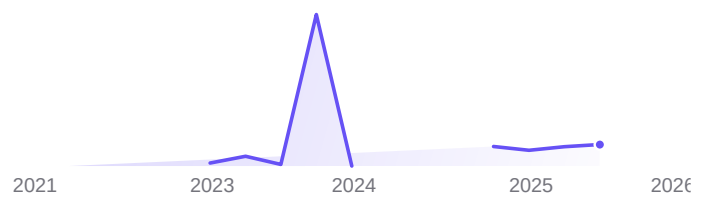


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



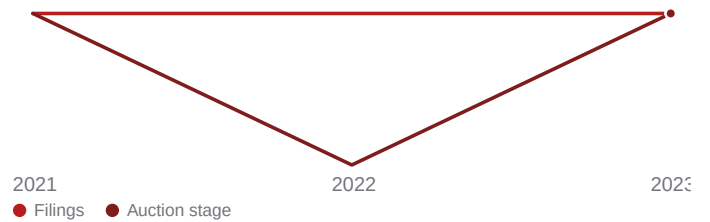
Typical hold before selling

3.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,092
Median value (AVM)	\$270K
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	83%
Underwater (LTV 125% or more)	1.8%
Owner occupied	30%
Company owned	21%
Median loan-to-value	0%
Typical ownership tenure	8.6 yrs

COMMUNITY

Population	341
Density	9 / mi²
Median household income	\$61K
Average household income	\$82K
Crime index (US avg 100)	146
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	13
Homes occupied	32%
Bachelor's or higher	15%
Poverty rate	8.8%
Unemployment	0.9%
Average temp	41°F
Annual precip	32 in
Sunshine	54%

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