

Vesper 54489

ZIP code · WI · Wisconsin > Wood County > Vesper

BUYER'S MARKET

\$210K

MEDIAN SALE PRICE

2

SALES (12 MO)

\$230K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



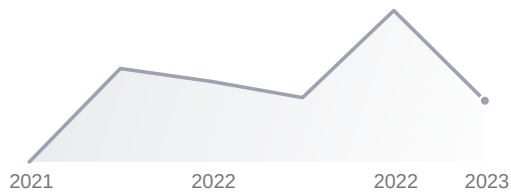
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$210K · Average \$210K



2025

2021

2022

2022

2023

2025

● Median ● Average

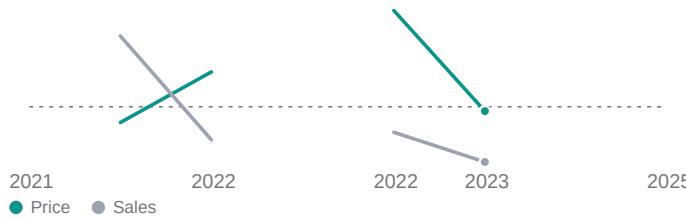
Bars: homes sold per interval

Growth (year over year)

Price -2.6% · Sales -33.3%

Annual turnover (share of homes sold)

0.3%



2021

2022

2022

2023

2025

● Price ● Sales

2021

2022

2022

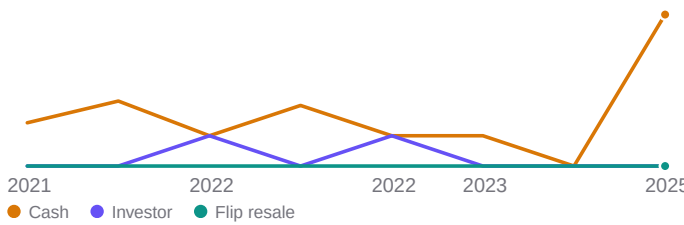
2023

2025

BUYERS & OUTCOMES

Buyer mix

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



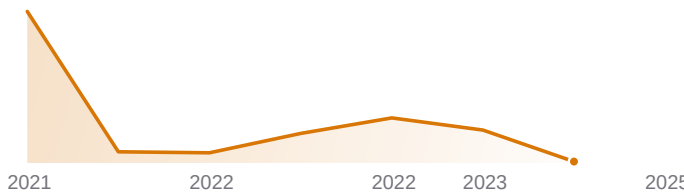
Sellers who sold at a gain

100%



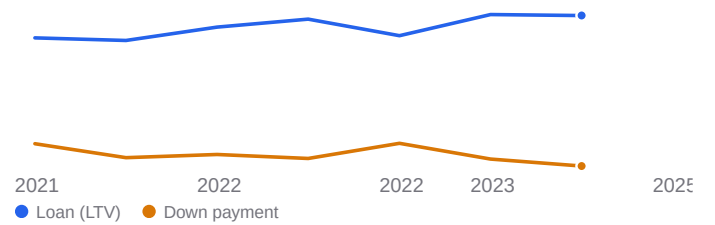
Median annualized return at resale

+0.5%



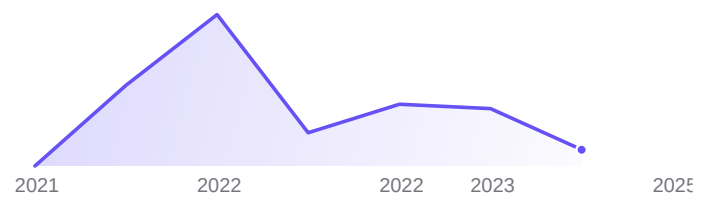
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 0.4%



Typical hold before selling

2.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	588
Median value (AVM)	\$230K
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	2.1%
Owner occupied	83%
Company owned	9.2%
Median loan-to-value	31%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	1,885
Density	37 / mi²
Median household income	\$76K
Average household income	\$90K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	16
Homes occupied	94%
Bachelor's or higher	17%
Poverty rate	8.7%
Unemployment	1.2%
Average temp	44°F
Annual precip	33 in
Sunshine	54%

Market metrics are derived from recorded arms-length deeds through July 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.