

Clam Lake 54517

ZIP code · WI · Wisconsin > Sawyer County > Clam Lake

BUYER'S MARKET

\$645K

MEDIAN SALE PRICE

4

SALES (12 MO)

\$264K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



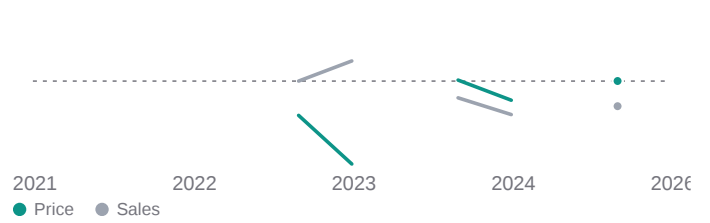
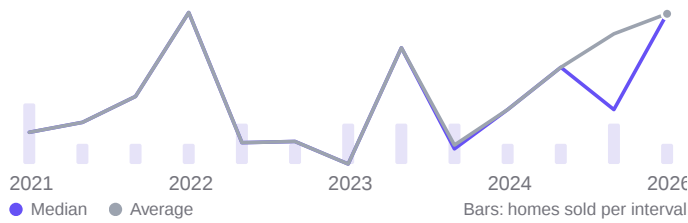
MARKET TRENDS (5 YEARS)

Sale prices

Median \$645K · Average \$645K

Growth (year over year)

Price +0.0% · Sales -25.0%

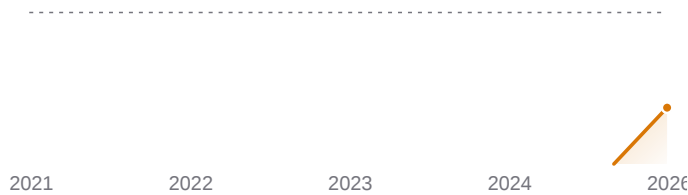


Sale premium vs estimated value

-6.2%

Annual turnover (share of homes sold)

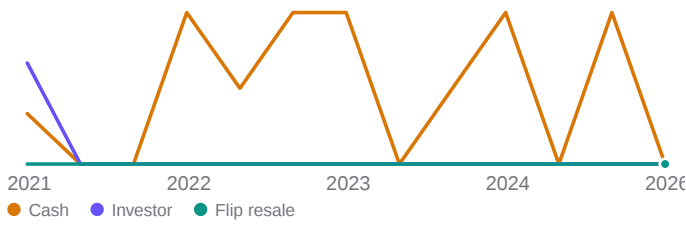
1.3%



BUYERS & OUTCOMES

Buyer mix

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



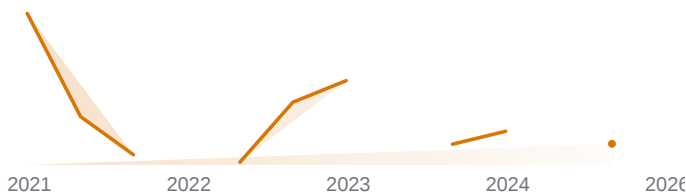
Sellers who sold at a gain

100%



Median annualized return at resale

+8.5%

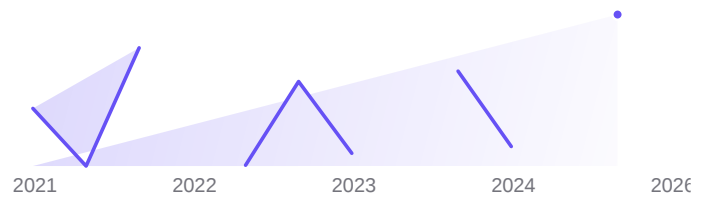


Financing (share of purchase price) Loan (LTV) 61% · Down payment 39%



Typical hold before selling

14.9 yrs



HOUSING STOCK

Homes	314
Median value (AVM)	\$264K
Single family	97%
Condos	2.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	88%
Underwater (LTV 125% or more)	0.4%
Owner occupied	17%
Company owned	29%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	311
Density	5 / mi²
Median household income	\$67K
Average household income	\$83K
Crime index (US avg 100)	153
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	12
Homes occupied	40%
Bachelor's or higher	20%
Poverty rate	8.6%
Unemployment	0.7%
Average temp	40°F
Annual precip	33 in
Sunshine	54%

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