

Crandon 54520

ZIP code · WI · Wisconsin > Forest County > Crandon

BALANCED MARKET

\$168K

MEDIAN SALE PRICE

+12.3%

1-YR CHANGE

87

SALES (12 MO)

\$223K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



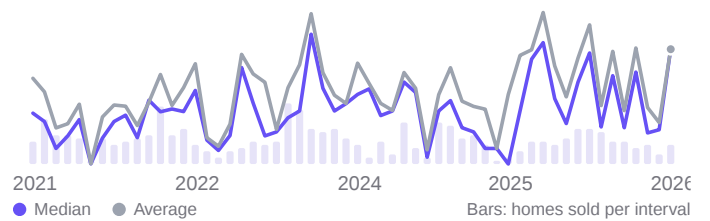
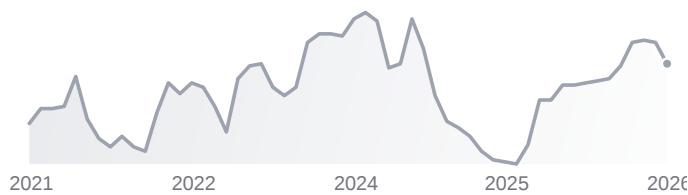
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$300K · Average \$299K

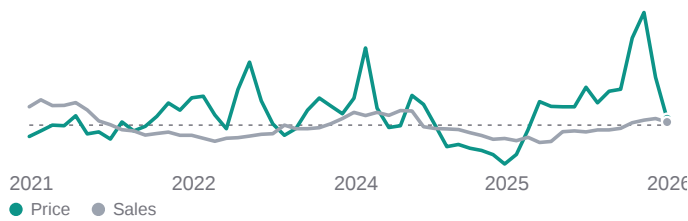


Growth (year over year)

Price +12.3% · Sales +6.1%

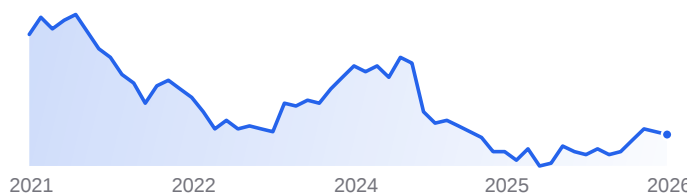
Sale premium vs estimated value

-2.5%



Annual turnover (share of homes sold)

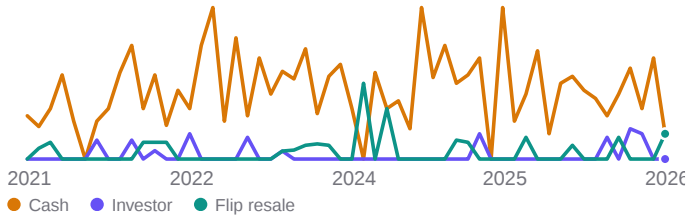
3.3%



BUYERS & OUTCOMES

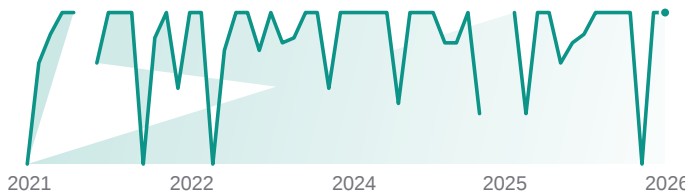
Buyer mix

Cash 17% · Investor 0% · Flip resale 17%



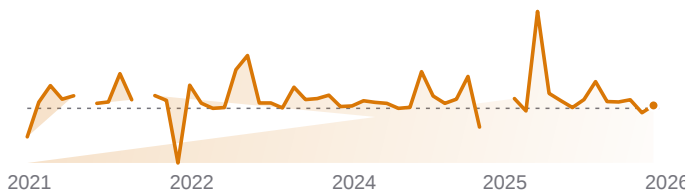
Sellers who sold at a gain

100%

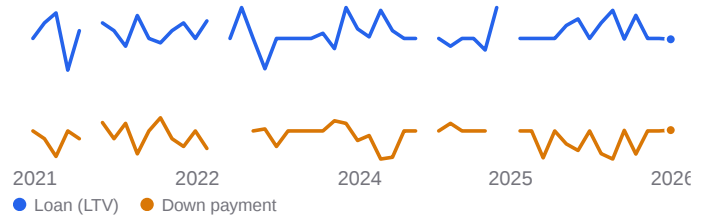


Median annualized return at resale

+3.8%

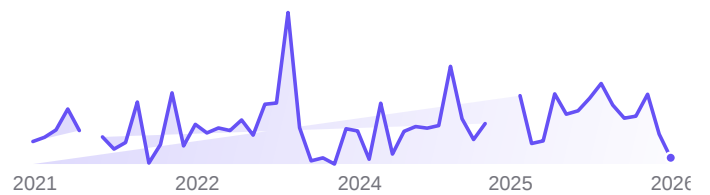


Financing (share of purchase price) Loan (LTV) 79% · Down payment 21%



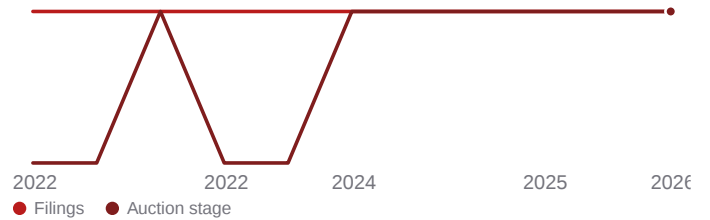
Typical hold before selling

0.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,654
Median value (AVM)	\$223K
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	2.3%
Owner occupied	46%
Company owned	17%
Median loan-to-value	13%
Typical ownership tenure	6.2 yrs

COMMUNITY

Population	3,806
Density	28 / mi²
Median household income	\$57K
Average household income	\$71K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	7
Homes occupied	56%
Bachelor's or higher	12%
Poverty rate	15.1%
Unemployment	1.0%
Average temp	40°F
Annual precip	32 in
Sunshine	54%

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