

Lac Du Flambeau 54538

ZIP code · WI · Wisconsin > Vilas County > Lac du Flambeau

BUYER'S MARKET

\$738K

MEDIAN SALE PRICE

-2.7%

1-YR CHANGE

45

SALES (12 MO)

\$459K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



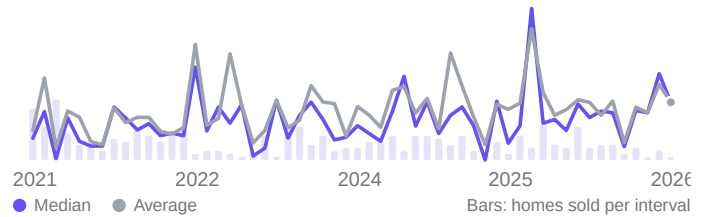
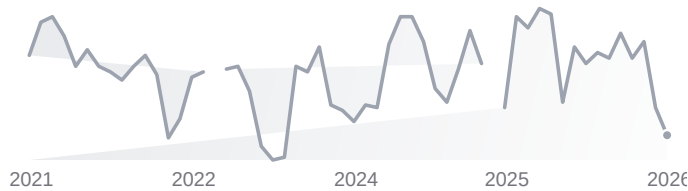
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

26 / 100

Sale prices

Median \$600K · Average \$600K

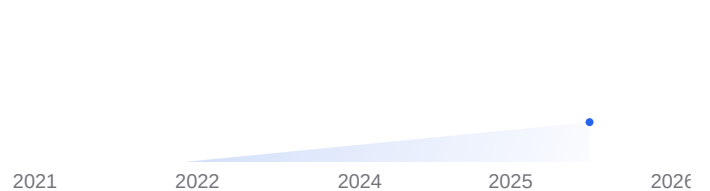
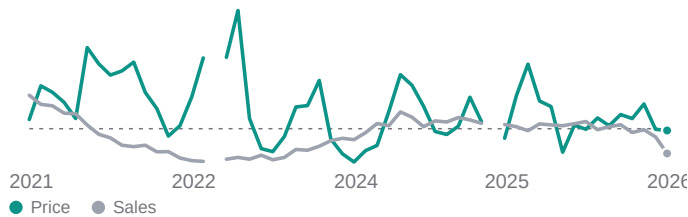


Growth (year over year)

Price -2.7% · Sales -38.4%

Price per square foot

\$278/ft²

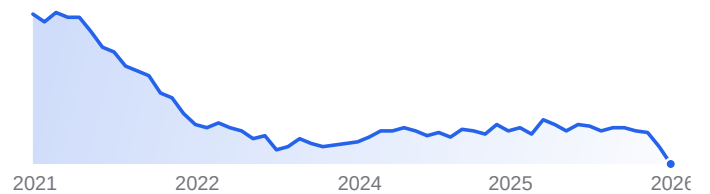
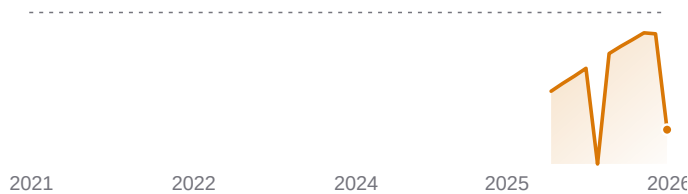


Sale premium vs estimated value

-4.0%

Annual turnover (share of homes sold)

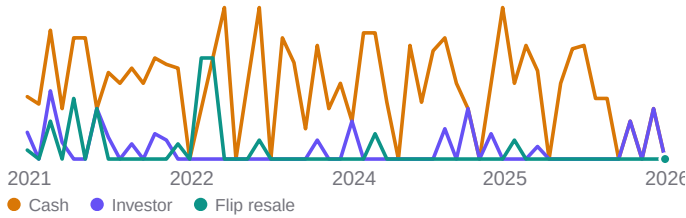
1.9%



BUYERS & OUTCOMES

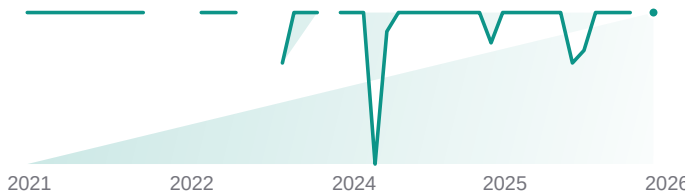
Buyer mix

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



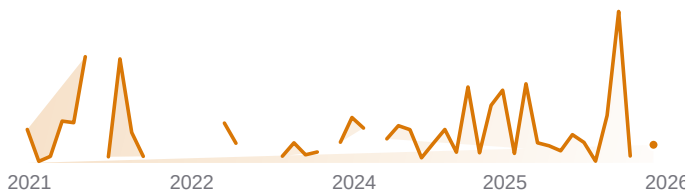
Sellers who sold at a gain

100%

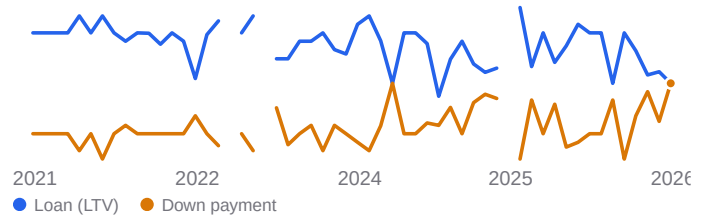


Median annualized return at resale

+6.4%

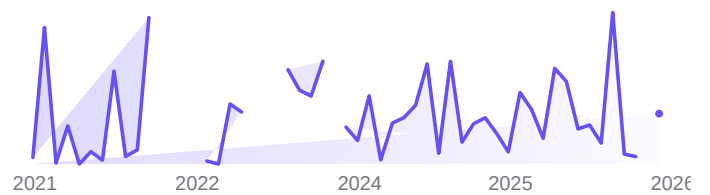


Financing (share of purchase price) Loan (LTV) 50% · Down payment 50%



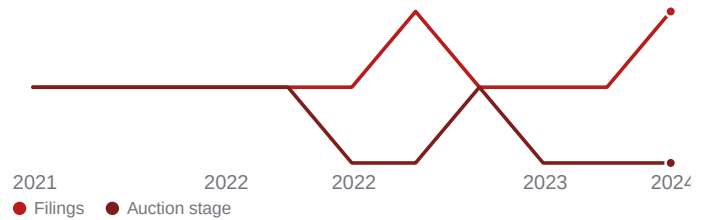
Typical hold before selling

5.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	2,405
Median value (AVM)	\$459K
Median size	1,156 ft²
Median bedrooms	2
Median year built	1980
Single family	96%
Condos	4.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	83%
Underwater (LTV 125% or more)	2.0%
Owner occupied	21%
Company owned	41%
Median loan-to-value	0%

Typical ownership tenure

6.1 yrs

COMMUNITY

Population	3,351
Density	26 / mi²
Median household income	\$47K
Average household income	\$77K
Crime index (US avg 100)	159
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	9
Homes occupied	44%
Bachelor's or higher	18%
Poverty rate	21.2%
Unemployment	1.0%
Average temp	40°F
Annual precip	32 in
Sunshine	54%

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