

Lake Tomahawk 54539

ZIP code · WI · Wisconsin > Oneida County > Lake Tomahawk

SELLER'S MARKET

\$567K

MEDIAN SALE PRICE

+41.1%

1-YR CHANGE

58

SALES (12 MO)

\$359K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

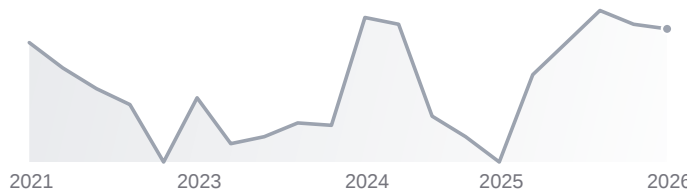
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

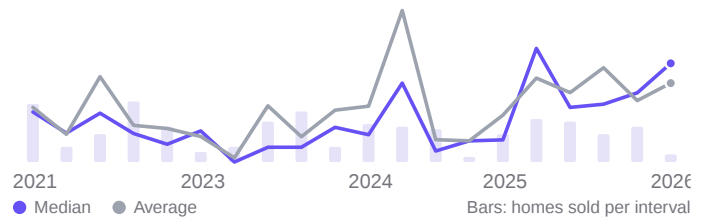
Market temperature (0–100)

69 / 100



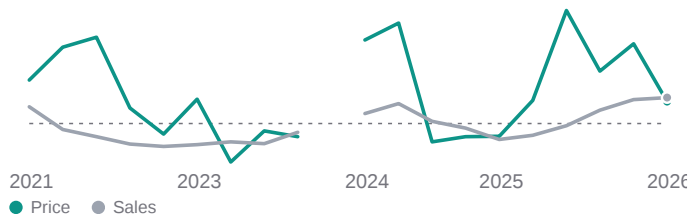
Sale prices

Median \$625K · Average \$518K



Growth (year over year)

Price +41.1% · Sales +48.7%



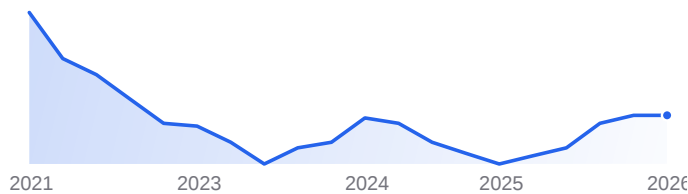
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

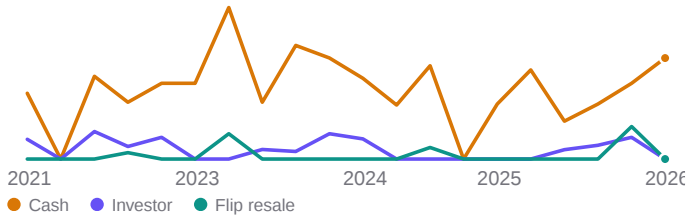
3.0%



BUYERS & OUTCOMES

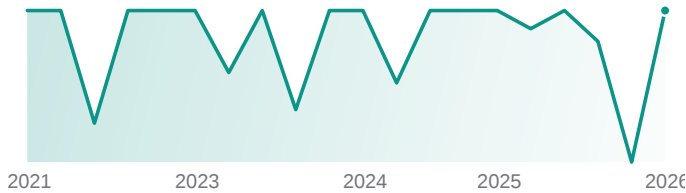
Buyer mix

Cash 67% · Investor 0% · Flip resale 0%



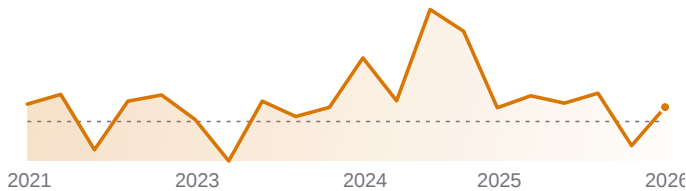
Sellers who sold at a gain

100%

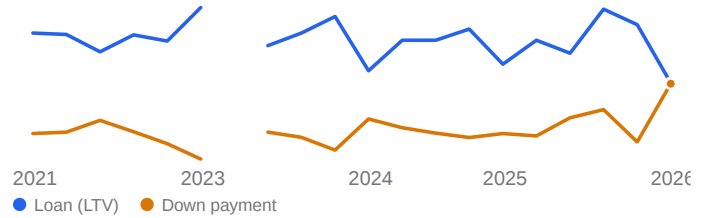


Median annualized return at resale

+7.2%

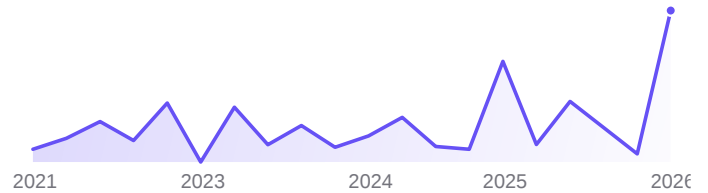


Financing (share of purchase price) Loan (LTV) 50% · Down payment 50%



Typical hold before selling

16.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,918
Median value (AVM)	\$359K
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	85%
Underwater (LTV 125% or more)	1.8%
Owner occupied	36%
Company owned	30%
Median loan-to-value	0%
Typical ownership tenure	7.3 yrs

COMMUNITY

Population	2,037
Density	31 / mi²
Median household income	\$77K
Average household income	\$93K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	13
Homes occupied	50%
Bachelor's or higher	16%
Poverty rate	7.3%
Unemployment	0.8%
Average temp	40°F
Annual precip	32 in
Sunshine	54%

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