

Manitowish Waters 54545

ZIP code · WI · Wisconsin · Vilas County

STRONG BUYER'S MARKET

\$738K

MEDIAN SALE PRICE

45

SALES (12 MO)

\$699K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 17 / 100



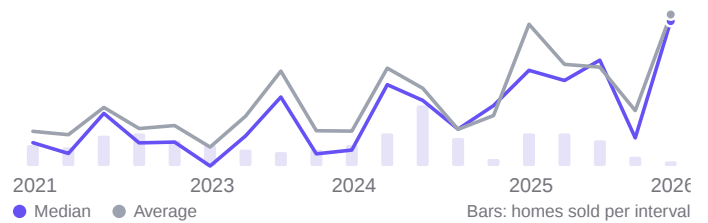
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

17 / 100

Sale prices

Median \$1.4M · Average \$1.4M

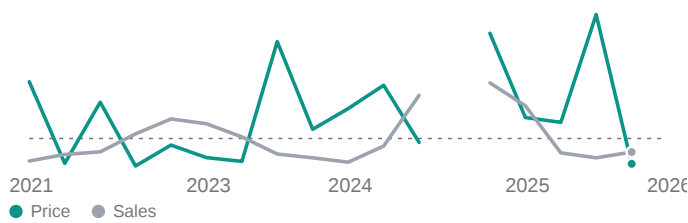


Growth (year over year)

Price -40.8% · Sales -21.8%

Sale premium vs estimated value

-1.0%



Annual turnover (share of homes sold)

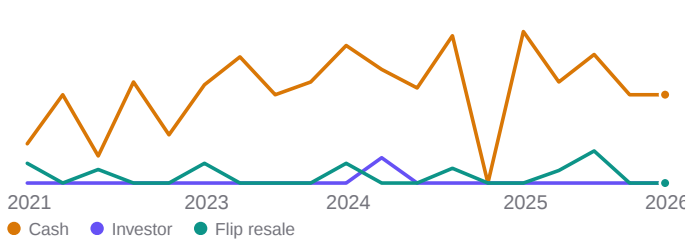
2.3%



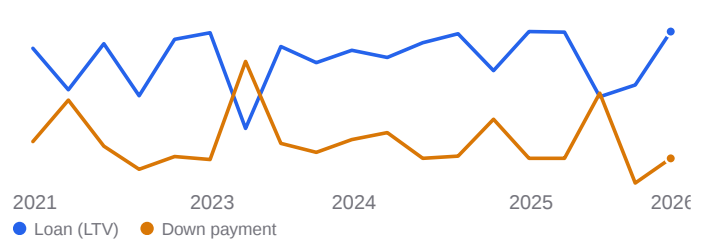
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

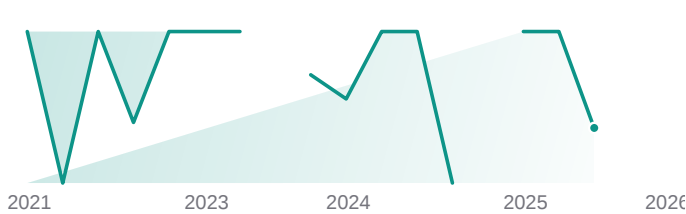


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



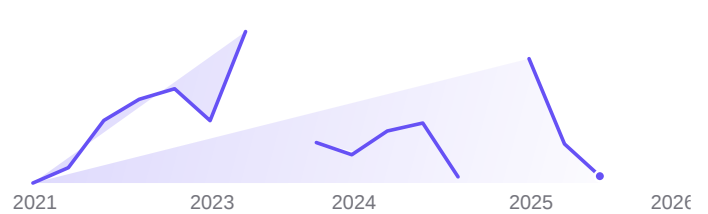
Sellers who sold at a gain

68%



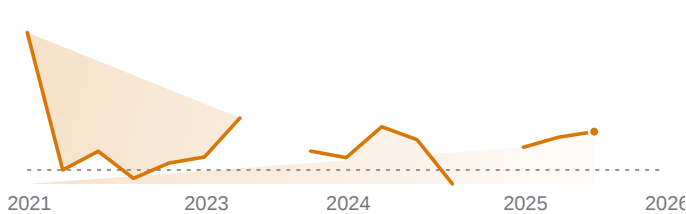
Typical hold before selling

1.1 yrs



Median annualized return at resale

+15.6%



HOUSING STOCK

Homes	1,985
Median value (AVM)	\$699K
Single family	93%
Condos	7.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	89%
Underwater (LTV 125% or more)	1.5%
Owner occupied	21%
Company owned	52%
Median loan-to-value	0%
Typical ownership tenure	6.8 yrs

COMMUNITY

Population	568
Density	12 / mi²
Median household income	\$75K
Average household income	\$97K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	10
Homes occupied	34%
Bachelor's or higher	29%
Poverty rate	10.6%
Unemployment	1.0%
Average temp	40°F
Annual precip	33 in
Sunshine	54%

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