

Mellen 54546

ZIP code · WI · Wisconsin > Ashland County > Mellen

SELLER'S MARKET

\$658K

MEDIAN SALE PRICE

+265.1%

1-YR CHANGE

20

SALES (12 MO)

\$133K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

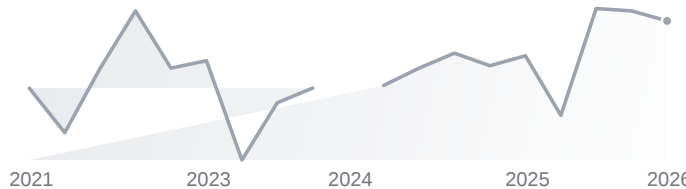
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

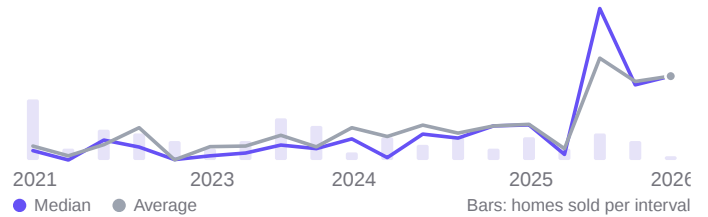
Market temperature (0-100)

67 / 100



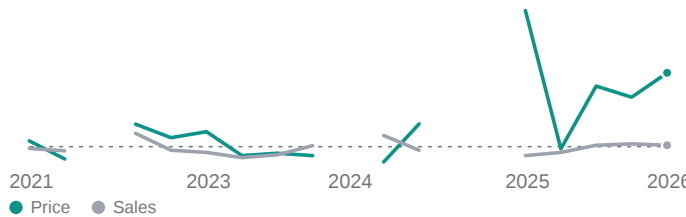
Sale prices

Median \$475K · Average \$475K



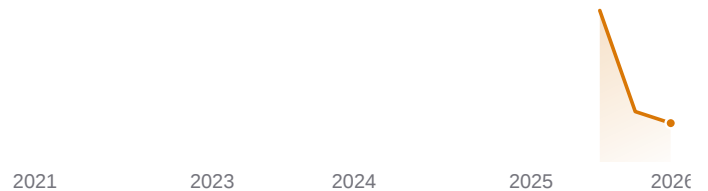
Growth (year over year)

Price +265.1% · Sales +5.3%



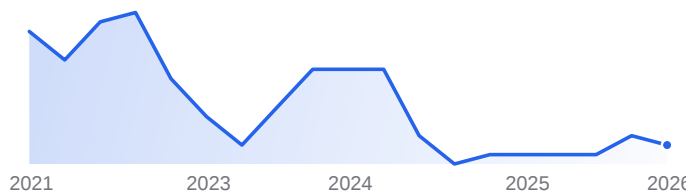
Sale premium vs estimated value

+110.5%



Annual turnover (share of homes sold)

2.5%



BUYERS & OUTCOMES

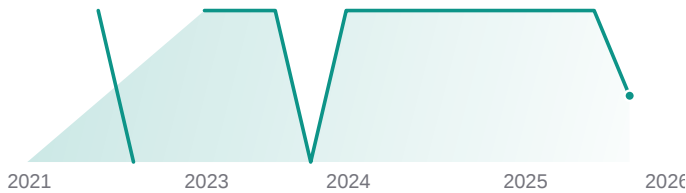
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



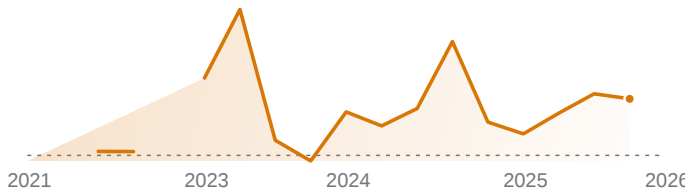
Sellers who sold at a gain

63%

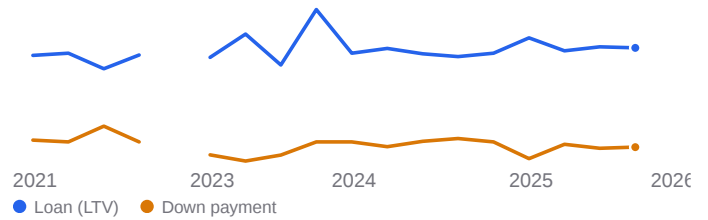


Median annualized return at resale

+27.4%

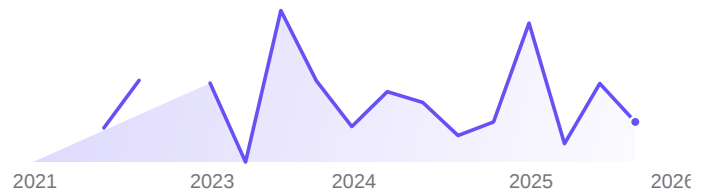


Financing (share of purchase price) Loan (LTV) 84% · Down payment 16%



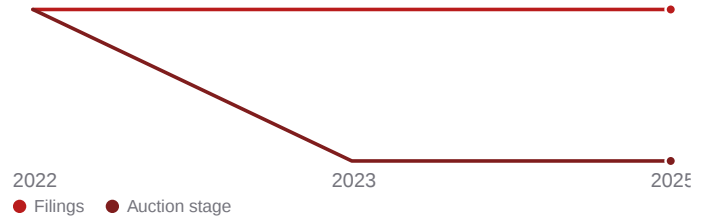
Typical hold before selling

3.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	791
Median value (AVM)	\$133K
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	2.7%
Owner occupied	49%
Company owned	15%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,319
Density	8 / mi²
Median household income	\$55K
Average household income	\$70K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	8
Homes occupied	68%
Bachelor's or higher	15%
Poverty rate	11.7%
Unemployment	0.7%
Average temp	40°F
Annual precip	34 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.