

Phelps 54554

ZIP code · WI · Wisconsin > Vilas County

SELLER'S MARKET

\$273K

MEDIAN SALE PRICE

+20.5%

1-YR CHANGE

48

SALES (12 MO)

\$322K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

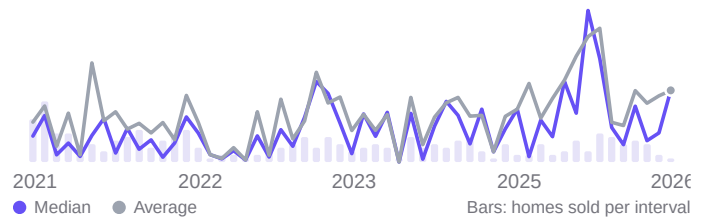
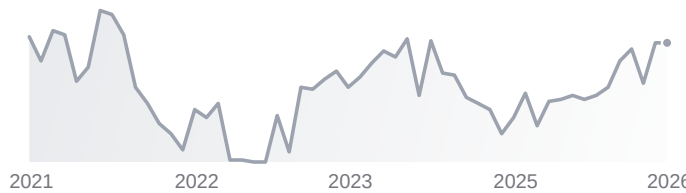
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$469K · Average \$469K

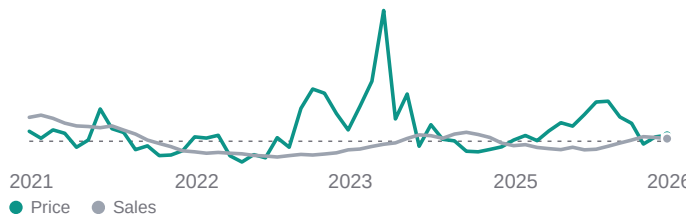


Growth (year over year)

Price +20.5% · Sales +9.1%

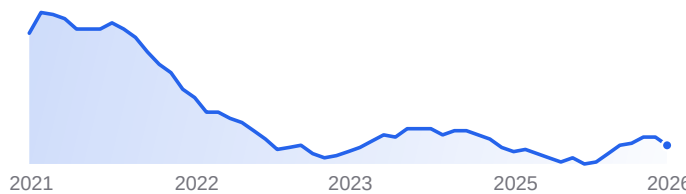
Sale premium vs estimated value

-0.8%



Annual turnover (share of homes sold)

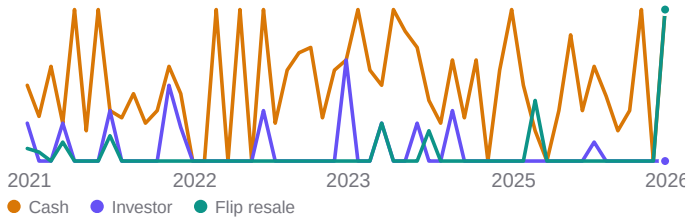
2.9%



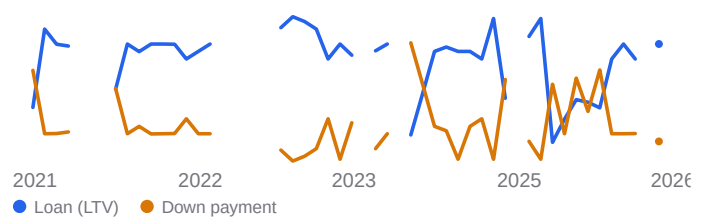
BUYERS & OUTCOMES

Buyer mix

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

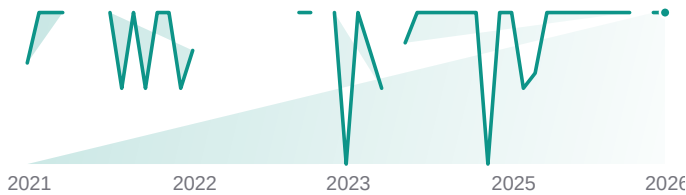


Financing (share of purchase price) Loan (LTV) 80% · Down payment 15%



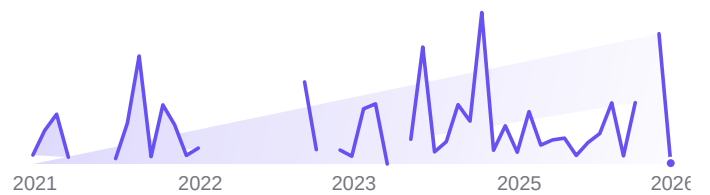
Sellers who sold at a gain

100%



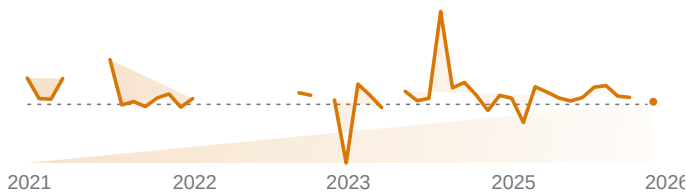
Typical hold before selling

0.4 yrs



Median annualized return at resale

+2.0%



HOUSING STOCK

Homes	1,654
Median value (AVM)	\$322K
Single family	92%
Condos	8.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	84%
Underwater (LTV 125% or more)	1.4%
Owner occupied	29%
Company owned	31%
Median loan-to-value	0%
Typical ownership tenure	5.9 yrs

COMMUNITY

Population	1,707
Density	16 / mi²
Median household income	\$64K
Average household income	\$88K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	12
Homes occupied	41%
Bachelor's or higher	16%
Poverty rate	6.0%
Unemployment	1.1%
Average temp	40°F
Annual precip	32 in
Sunshine	53%

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