

Saint Germain 54558

ZIP code · WI · Wisconsin · Vilas County

BUYER'S MARKET

\$476K

MEDIAN SALE PRICE

+44.6%

1-YR CHANGE

75

SALES (12 MO)

\$367K

MEDIAN VALUE (AVM)

Market temperature

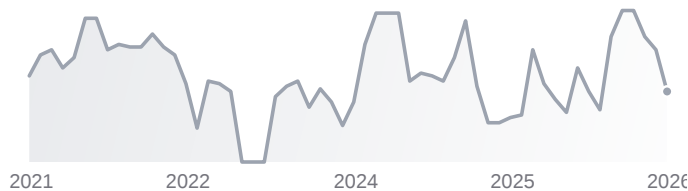
Buyer's market · 38 / 100



MARKET TRENDS (5 YEARS)

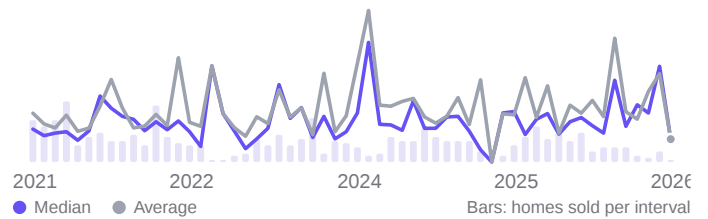
Market temperature (0-100)

38 / 100



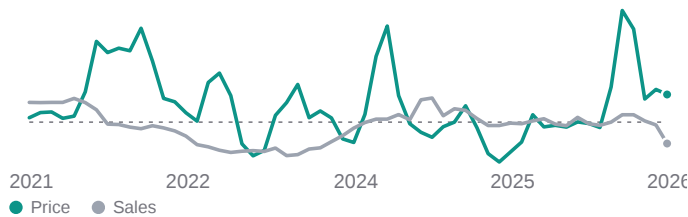
Sale prices

Median \$205K · Average \$205K



Growth (year over year)

Price +44.6% · Sales -34.8%



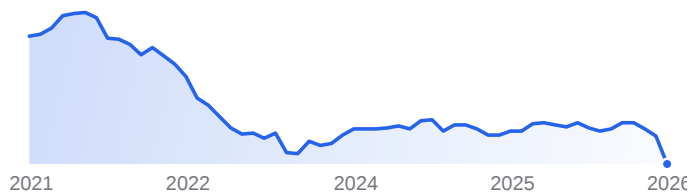
Sale premium vs estimated value

-8.9%



Annual turnover (share of homes sold)

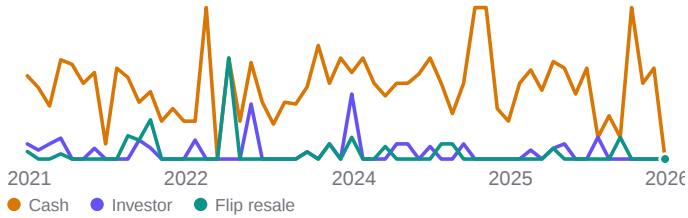
2.3%



BUYERS & OUTCOMES

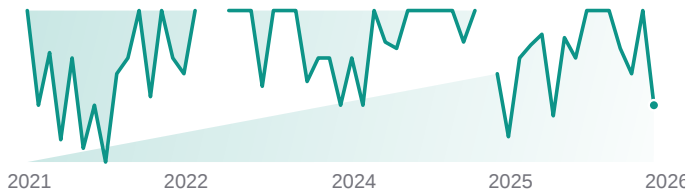
Buyer mix

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



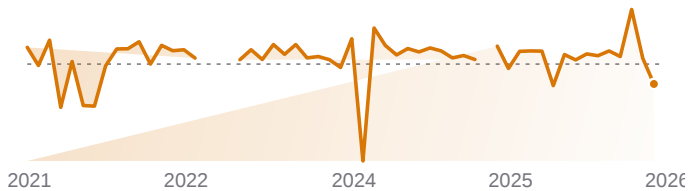
Sellers who sold at a gain

50%

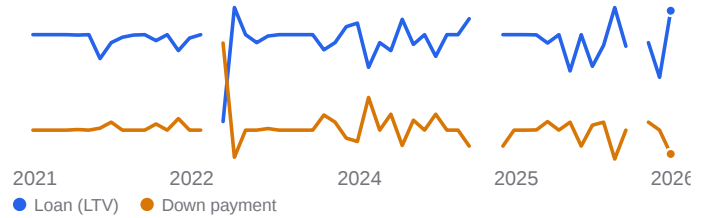


Median annualized return at resale

-14.1%

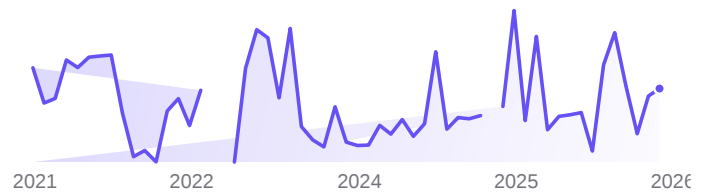


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



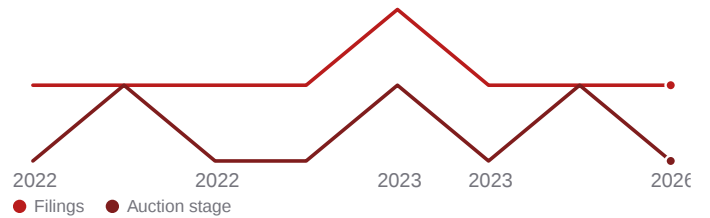
Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,255
Median value (AVM)	\$367K
Single family	82%
Condos	18%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	1.8%
Owner occupied	28%
Company owned	39%
Median loan-to-value	0%
Typical ownership tenure	6.1 yrs

COMMUNITY

Population	1,919
Density	39 / mi²
Median household income	\$60K
Average household income	\$80K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	10
Homes occupied	49%
Bachelor's or higher	18%
Poverty rate	7.7%
Unemployment	1.2%
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.