

Sayner 54560

ZIP code · WI · Wisconsin > Vilas County > Sayner

BALANCED MARKET

\$415K

MEDIAN SALE PRICE

13

SALES (12 MO)

\$350K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



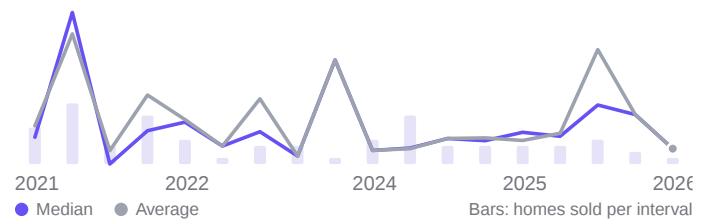
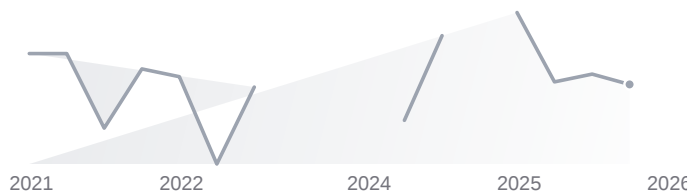
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$200K · Average \$200K

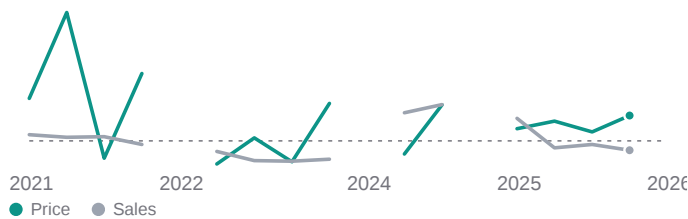


Growth (year over year)

Price +90.0% · Sales -33.3%

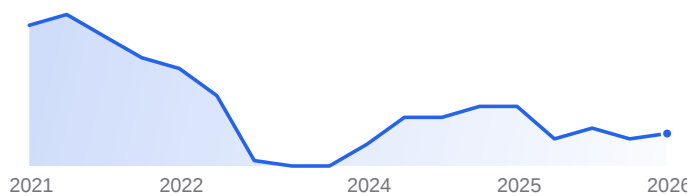
Sale premium vs estimated value

+11.0%



Annual turnover (share of homes sold)

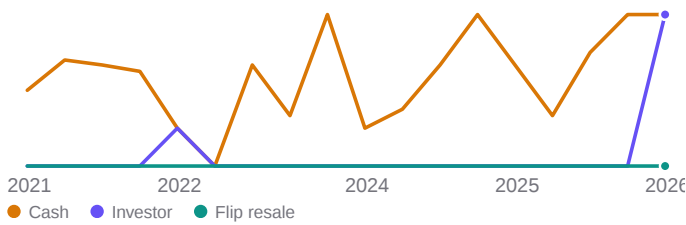
1.6%



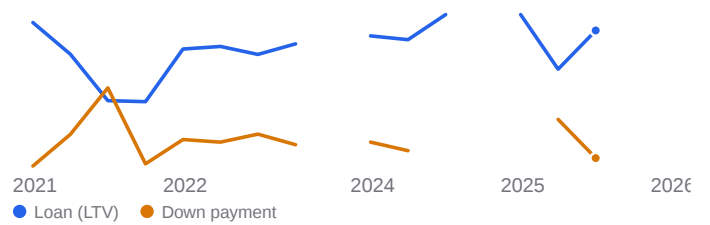
BUYERS & OUTCOMES

Buyer mix

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

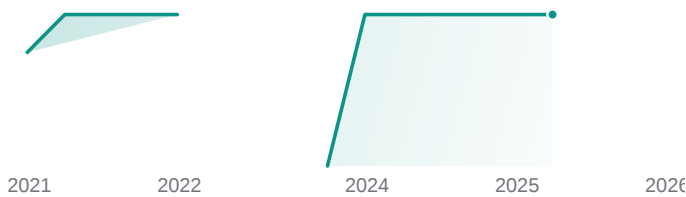


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10.0%



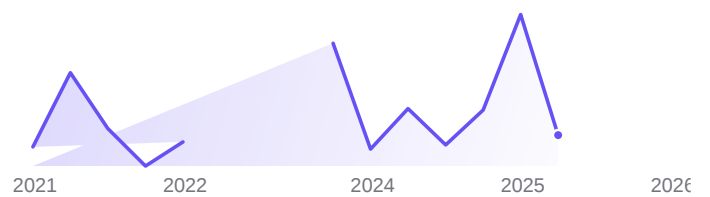
Sellers who sold at a gain

100%



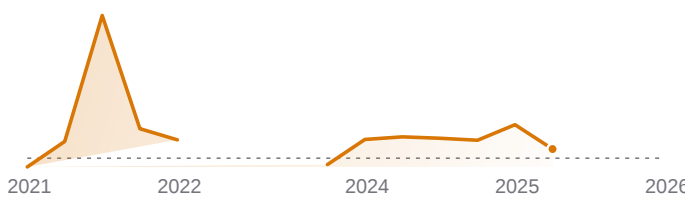
Typical hold before selling

6.0 yrs



Median annualized return at resale

+3.9%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	824
Median value (AVM)	\$350K
Single family	94%
Condos	5.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	87%
Underwater (LTV 125% or more)	2.1%
Owner occupied	36%
Company owned	32%
Median loan-to-value	0%
Typical ownership tenure	6.8 yrs

COMMUNITY

Population	423
Density	13 / mi²
Median household income	\$74K
Average household income	\$93K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	13
Homes occupied	37%
Bachelor's or higher	31%
Poverty rate	9.0%
Unemployment	1.1%
Average temp	40°F
Annual precip	32 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.