

Wabeno 54566

ZIP code · WI · Wisconsin > Forest County > Wabeno

BALANCED MARKET

\$180K

MEDIAN SALE PRICE

-53.6%

1-YR CHANGE

39

SALES (12 MO)

\$195K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



MARKET TRENDS (5 YEARS)

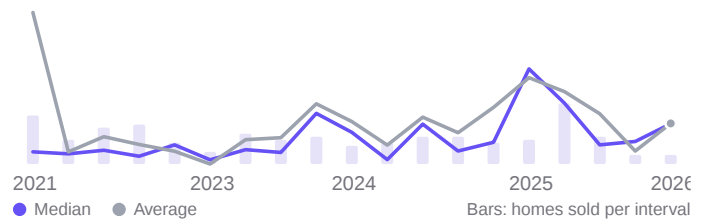
Market temperature (0–100)

45 / 100



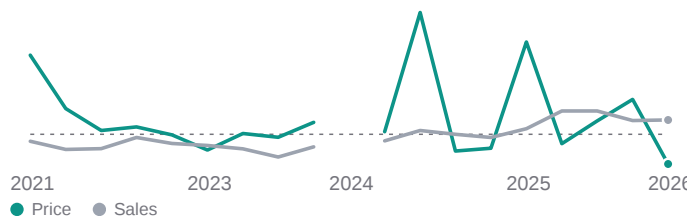
Sale prices

Median \$210K · Average \$211K



Growth (year over year)

Price -53.6% · Sales +25.8%



Sale premium vs estimated value

-1.9%



Annual turnover (share of homes sold)

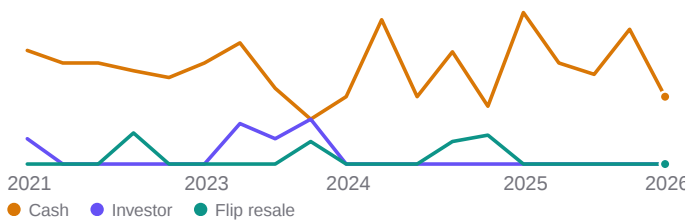
3.0%



BUYERS & OUTCOMES

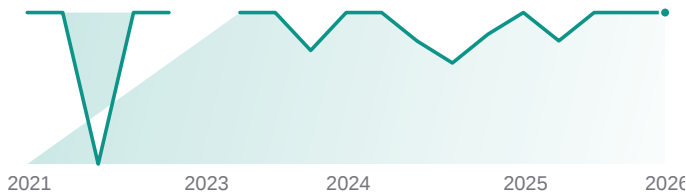
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



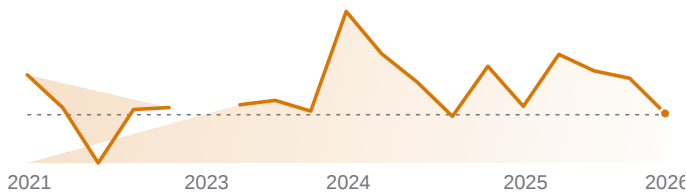
Sellers who sold at a gain

100%

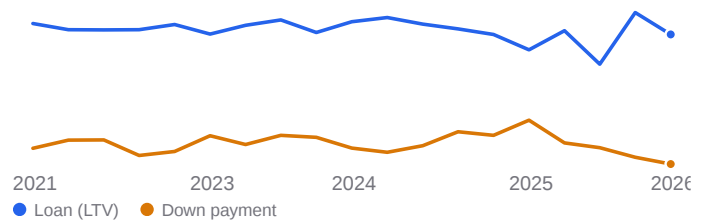


Median annualized return at resale

+0.4%

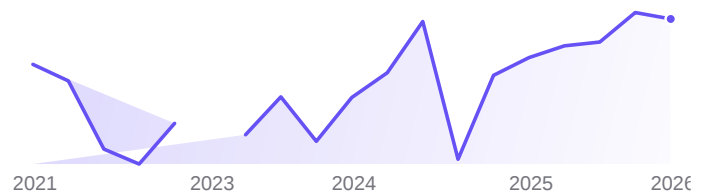


Financing (share of purchase price) Loan (LTV) 80% · Down payment 3.0%



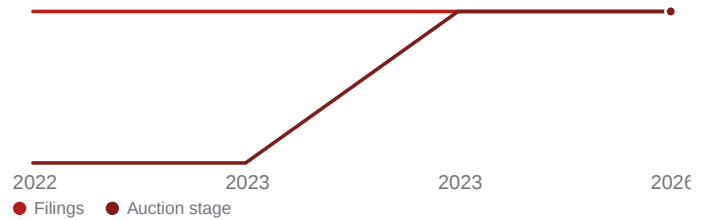
Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,316
Median value (AVM)	\$195K
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	2.0%
Owner occupied	39%
Company owned	16%
Median loan-to-value	0%
Typical ownership tenure	6.6 yrs

COMMUNITY

Population	1,310
Density	10 / mi²
Median household income	\$55K
Average household income	\$69K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	12
Homes occupied	50%
Bachelor's or higher	13%
Poverty rate	15.3%
Unemployment	0.8%
Average temp	41°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.