

Woodruff 54568

ZIP code · WI · Wisconsin > Vilas County > Woodruff

BALANCED MARKET

\$255K

MEDIAN SALE PRICE

-28.6%

1-YR CHANGE

428

SALES (12 MO)

\$340K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



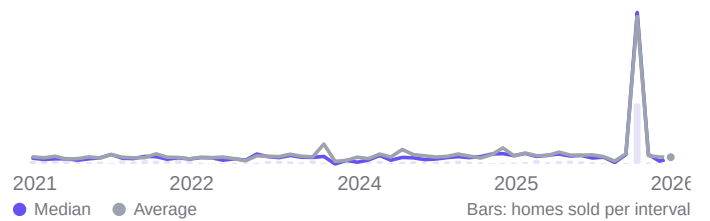
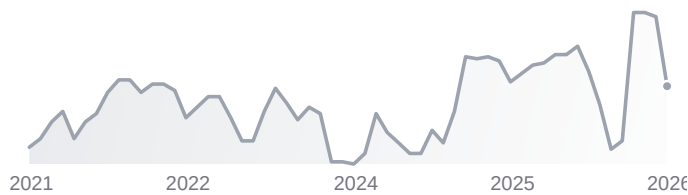
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$250K · Average \$281K

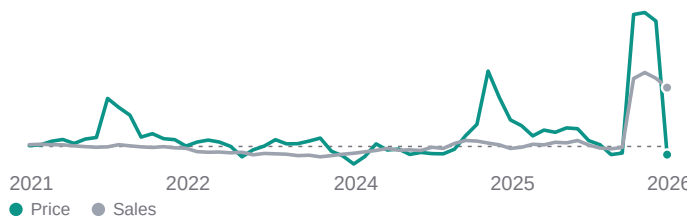


Growth (year over year)

Price -28.6% · Sales +203.5%

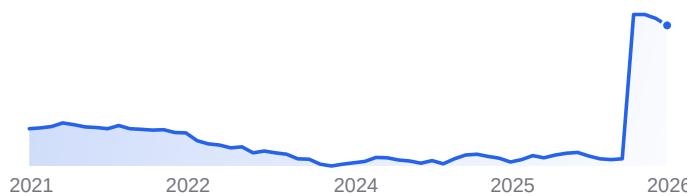
Sale premium vs estimated value

-9.2%



Annual turnover (share of homes sold)

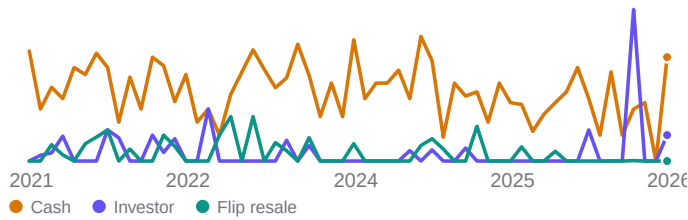
9.2%



BUYERS & OUTCOMES

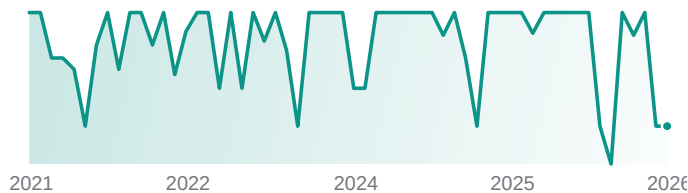
Buyer mix

Cash 67% · Investor 17% · Flip resale 0%



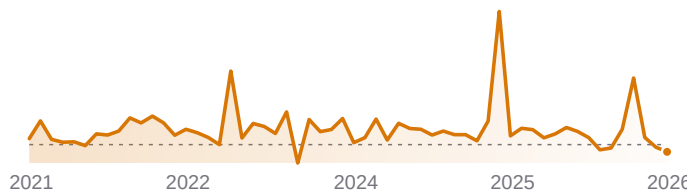
Sellers who sold at a gain

50%

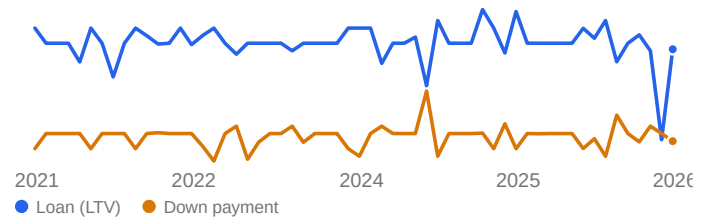


Median annualized return at resale

-4.5%

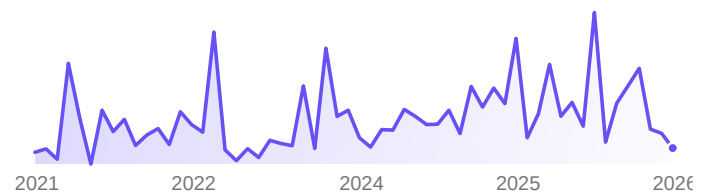


Financing (share of purchase price) Loan (LTV) 76% · Down payment 15%



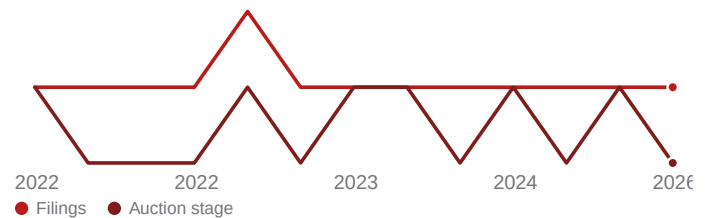
Typical hold before selling

2.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,639
Median value (AVM)	\$340K
Single family	82%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	83%
Underwater (LTV 125% or more)	1.0%
Owner occupied	40%
Company owned	49%
Median loan-to-value	0%
Typical ownership tenure	5.1 yrs

COMMUNITY

Population	5,501
Density	61 / mi²
Median household income	\$70K
Average household income	\$91K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	12
Homes occupied	62%
Bachelor's or higher	23%
Poverty rate	6.4%
Unemployment	1.1%
Average temp	40°F
Annual precip	32 in
Sunshine	54%

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