

Necedah 54646

ZIP code · WI · Wisconsin > Juneau County > Necedah

SELLER'S MARKET

\$174K

MEDIAN SALE PRICE

+18.7%

1-YR CHANGE

124

SALES (12 MO)

\$193K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100

Buyer's market

Balanced

Seller's market

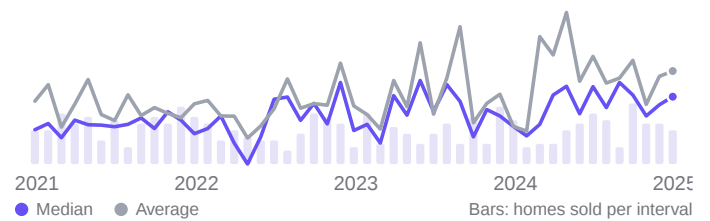
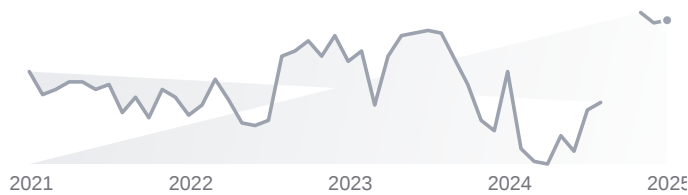
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

72 / 100

Sale prices

Median \$196K · Average \$257K

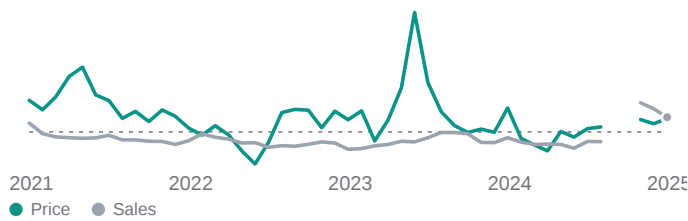


Growth (year over year)

Price +18.7% · Sales +20.4%

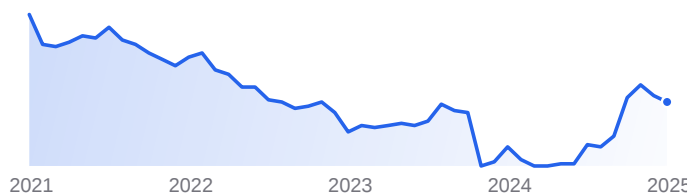
Sale premium vs estimated value

-5.8%



Annual turnover (share of homes sold)

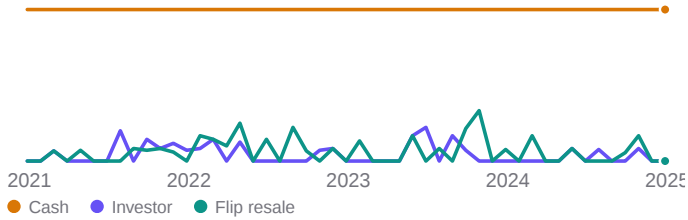
4.2%



BUYERS & OUTCOMES

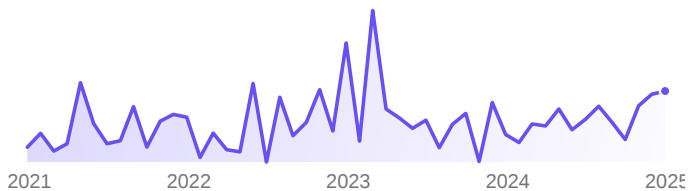
Buyer mix

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



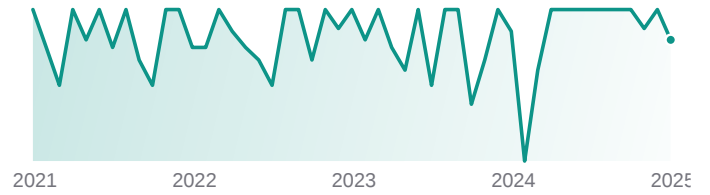
Typical hold before selling

5.1 yrs



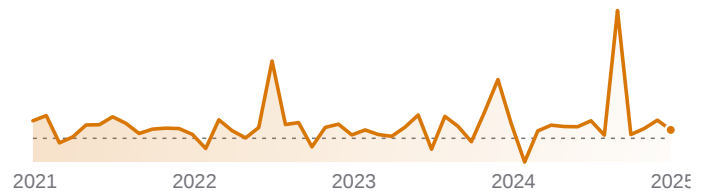
Sellers who sold at a gain

80%



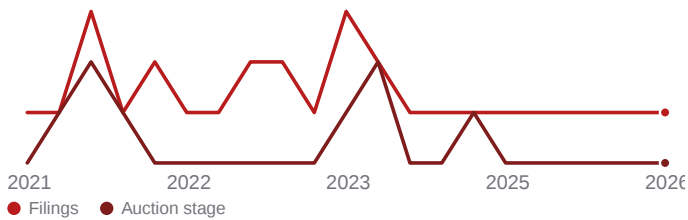
Median annualized return at resale

+8.7%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,918
Median value (AVM)	\$193K
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	99%
Company owned	12%
Median loan-to-value	0%
Typical ownership tenure	5.9 yrs

COMMUNITY

Population	4,531
Density	20 / mi²
Median household income	\$61K
Average household income	\$81K
Crime index (US avg 100)	149
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	12
Homes occupied	60%
Bachelor's or higher	11%
Poverty rate	10.2%
Unemployment	0.9%
Average temp	44°F
Annual precip	33 in
Sunshine	54%

Market metrics are derived from recorded arms-length deeds through November 2025. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.