

West Salem 54669

ZIP code · WI · Wisconsin > La Crosse County > West Salem

SELLER'S MARKET

\$362K

MEDIAN SALE PRICE

+5.4%

1-YR CHANGE

93

SALES (12 MO)

\$370K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



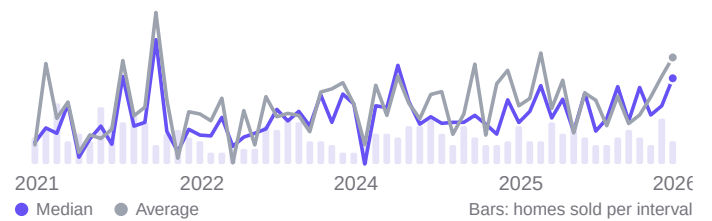
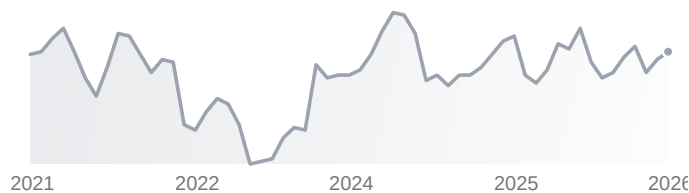
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$420K · Average \$477K

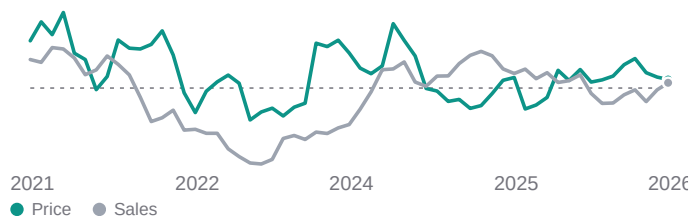


Growth (year over year)

Price +5.4% · Sales +3.3%

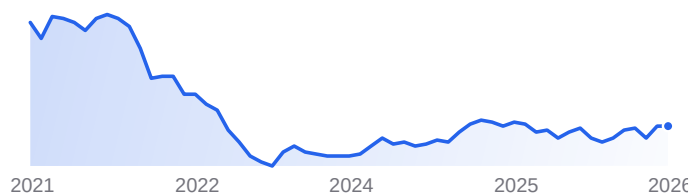
Sale premium vs estimated value

+3.0%



Annual turnover (share of homes sold)

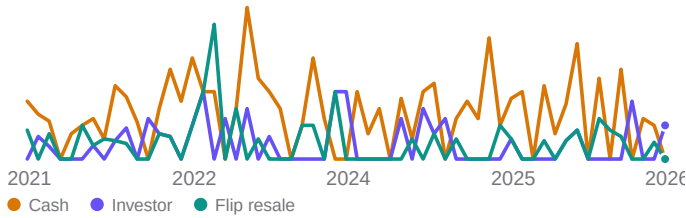
3.9%



BUYERS & OUTCOMES

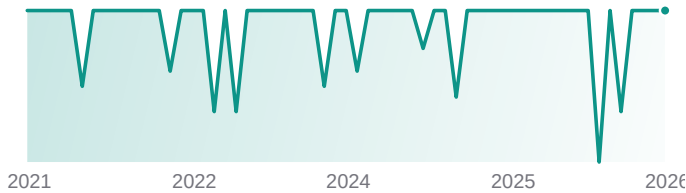
Buyer mix

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



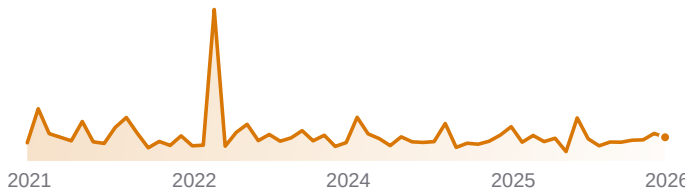
Sellers who sold at a gain

100%

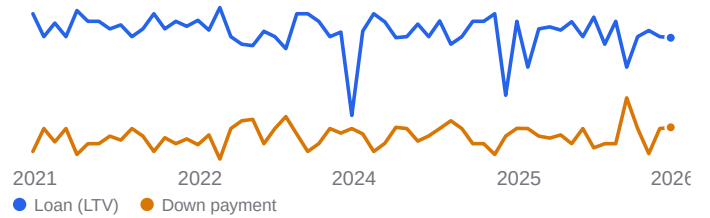


Median annualized return at resale

+7.1%

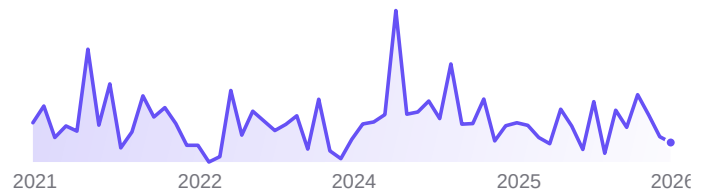


Financing (share of purchase price) Loan (LTV) 79% · Down payment 21%



Typical hold before selling

2.5 yrs



HOUSING STOCK

Homes	2,410
Median value (AVM)	\$370K
Single family	98%
Condos	1.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.8%
Owner occupied	90%
Company owned	15%
Median loan-to-value	42%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	8,074
Density	152 / mi²
Median household income	\$89K
Average household income	\$105K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	16
Homes occupied	96%
Bachelor's or higher	25%
Poverty rate	4.5%
Unemployment	0.8%
Average temp	45°F
Annual precip	34 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.