

Eau Claire 54701

ZIP code · WI · Wisconsin > Eau Claire County > Eau Claire

BALANCED MARKET

\$335K

MEDIAN SALE PRICE

+3.1%

1-YR CHANGE

439

SALES (12 MO)

\$306K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



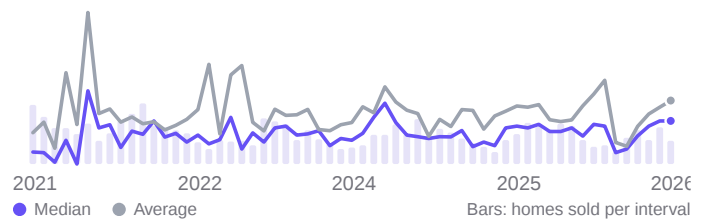
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$340K · Average \$397K

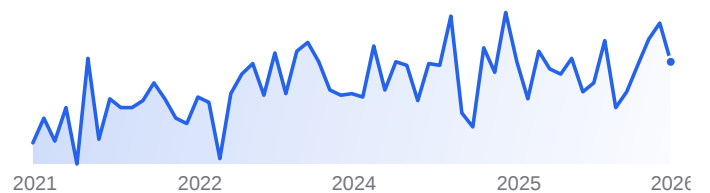
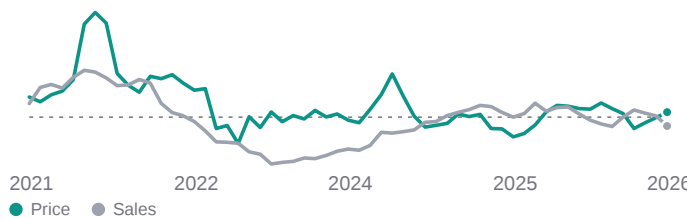


Growth (year over year)

Price +3.1% · Sales -5.6%

Price per square foot

\$207/ft²

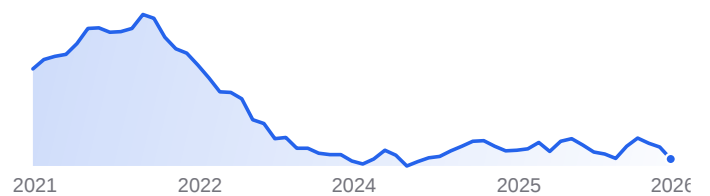


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

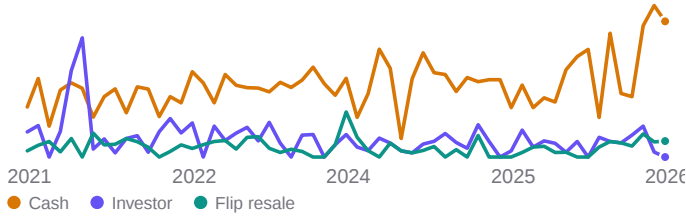
3.5%



BUYERS & OUTCOMES

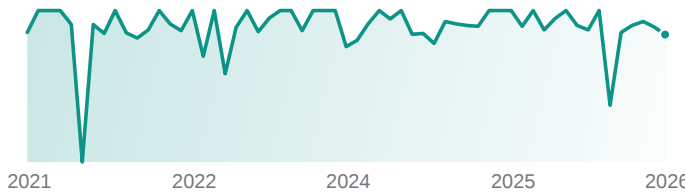
Buyer mix

Cash 55% · Investor 0% · Flip resale 6.5%



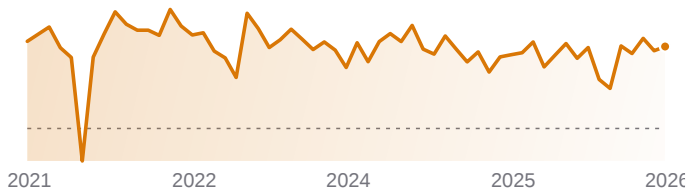
Sellers who sold at a gain

90%

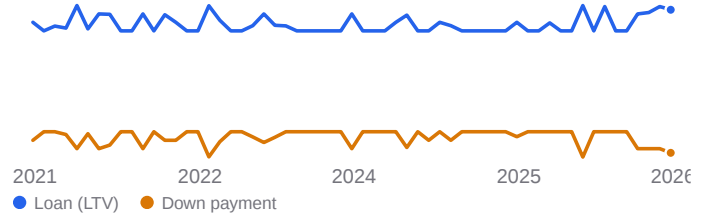


Median annualized return at resale

+6.9%

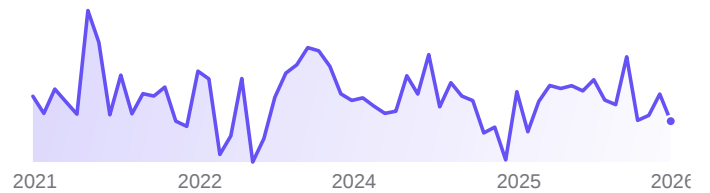


Financing (share of purchase price) Loan (LTV) 93% · Down payment 7.5%



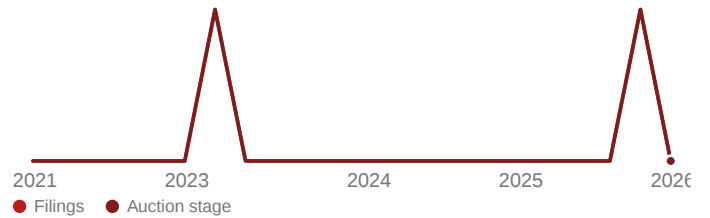
Typical hold before selling

4.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	12,511
Median value (AVM)	\$306K
Median size	1,552 ft²
Median bedrooms	3
Median year built	1971
Single family	79%
Condos	8.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.8%
Owner occupied	80%
Company owned	16%
Median loan-to-value	45%

Typical ownership tenure

9.1 yrs

COMMUNITY

Population	43,140
Density	488 / mi²
Median household income	\$75K
Average household income	\$97K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	15
Homes occupied	96%
Bachelor's or higher	29%
Poverty rate	7.5%
Unemployment	0.9%
Average temp	44°F
Annual precip	33 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.