

# Eau Claire 54703

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

BALANCED MARKET

**\$293K**

MEDIAN SALE PRICE

**+4.5%**

1-YR CHANGE

**469**

SALES (12 MO)

**\$225K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



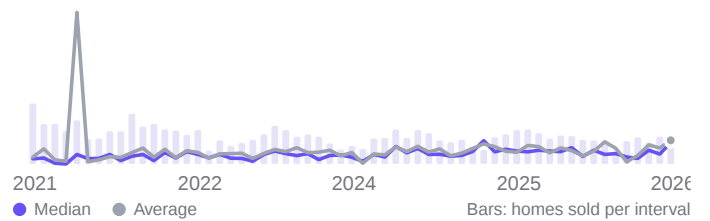
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$330K · Average \$342K

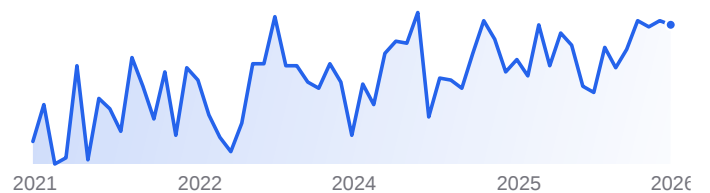
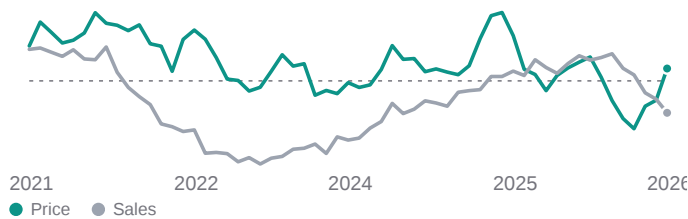


Growth (year over year)

Price +4.5% · Sales -11.7%

Price per square foot

\$215/ft²

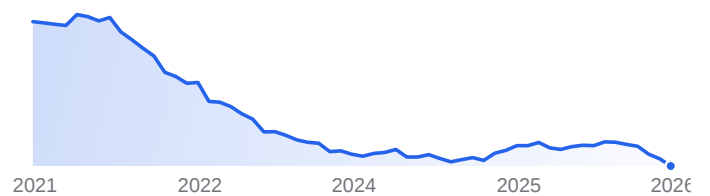
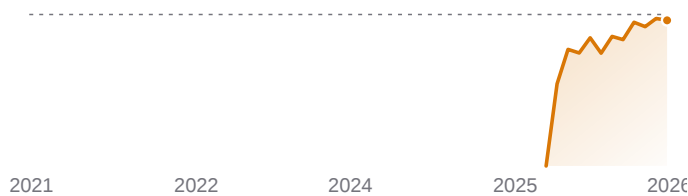


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

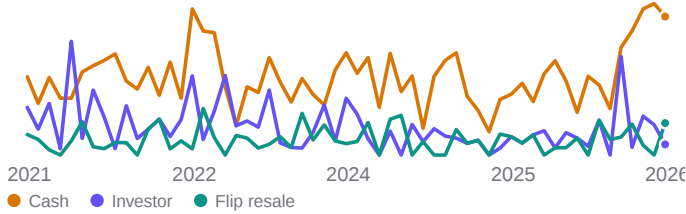
3.0%



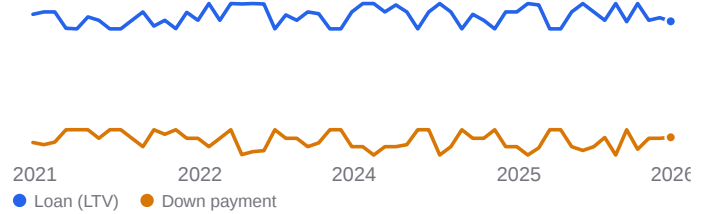
## BUYERS & OUTCOMES

### Buyer mix

Cash 41% · Investor 3.1% · Flip resale 9.4%

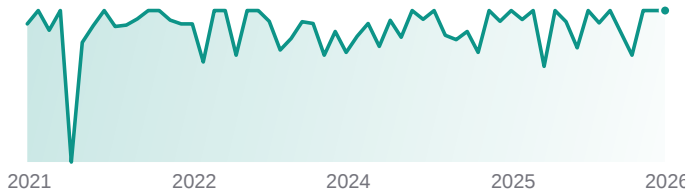


### Financing (share of purchase price) Loan (LTV) 84% · Down payment 16%



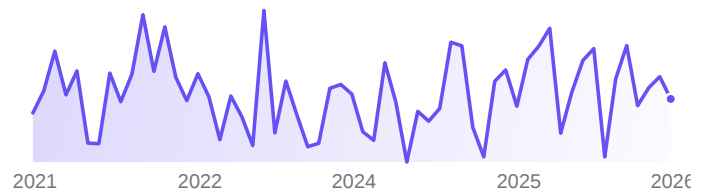
### Sellers who sold at a gain

100%



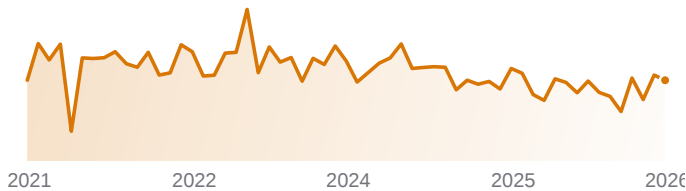
### Typical hold before selling

5.2 yrs



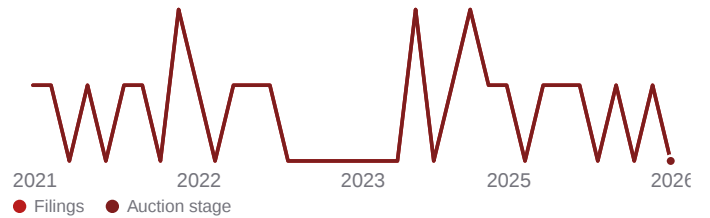
### Median annualized return at resale

+6.8%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 15,862    |
| Median value (AVM) | \$225K    |
| Median size        | 1,368 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1968      |
| Single family      | 79%       |
| Condos             | 4.9%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 49%  |
| Underwater (LTV 125% or more) | 2.6% |
| Owner occupied                | 77%  |
| Company owned                 | 16%  |
| Median loan-to-value          | 51%  |

Typical ownership tenure

**9.1 yrs**

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>44,593</b>    |
| Density                          | <b>535 / mi²</b> |
| Median household income          | <b>\$72K</b>     |
| Average household income         | <b>\$84K</b>     |
| Crime index (US avg 100)         | <b>91</b>        |
| Air pollution index (US avg 100) | <b>80</b>        |
| Earthquake index (US avg 100)    | <b>10</b>        |
| Homes occupied                   | <b>97%</b>       |
| Bachelor's or higher             | <b>25%</b>       |
| Poverty rate                     | <b>12.7%</b>     |
| Unemployment                     | <b>1.0%</b>      |
| Average temp                     | <b>44°F</b>      |
| Annual precip                    | <b>32 in</b>     |
| Sunshine                         | <b>54%</b>       |

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.