

Bay City 54723

ZIP code · WI · Wisconsin > Pierce County > Bay City

STRONG BUYER'S MARKET

\$86K

MEDIAN SALE PRICE

-58.1%

1-YR CHANGE

12

SALES (12 MO)

\$162K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 9 / 100



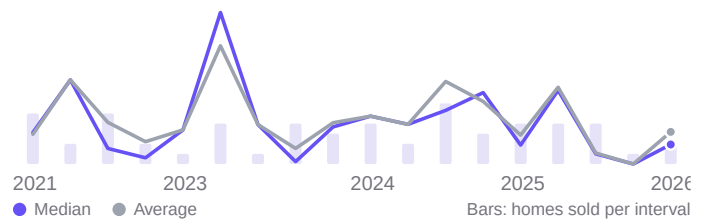
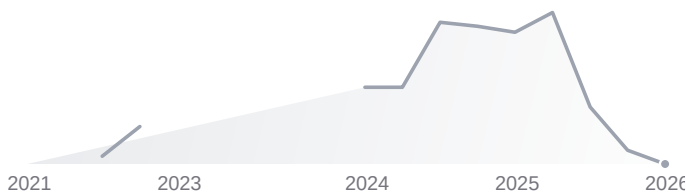
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

9 / 100

Sale prices

Median \$132K · Average \$191K



Growth (year over year)

Price -58.1% · Sales -29.4%

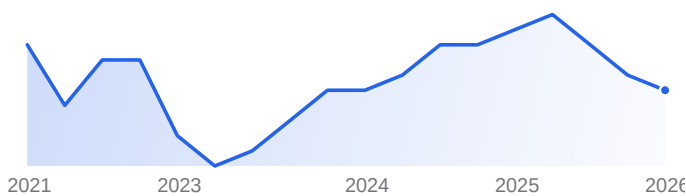
Sale premium vs estimated value

-1.0%



Annual turnover (share of homes sold)

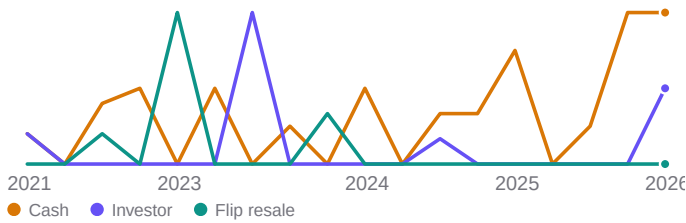
2.6%



BUYERS & OUTCOMES

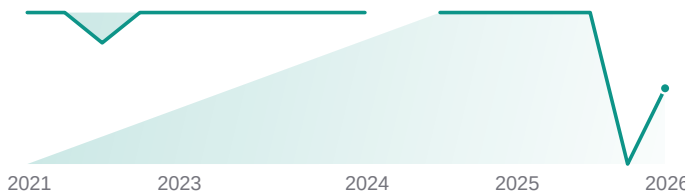
Buyer mix

Cash 100% · Investor 50% · Flip resale 0%



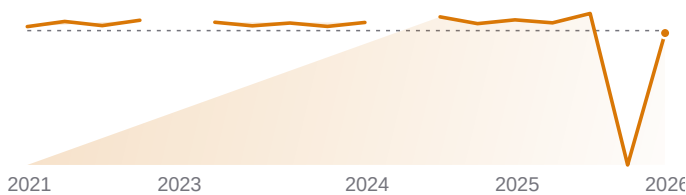
Sellers who sold at a gain

50%

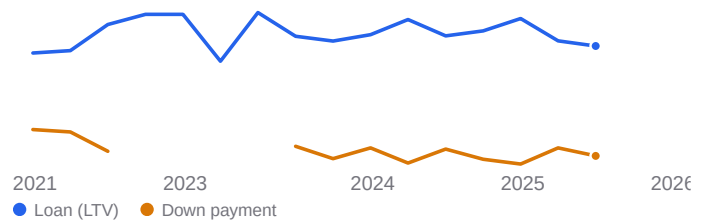


Median annualized return at resale

-1.6%

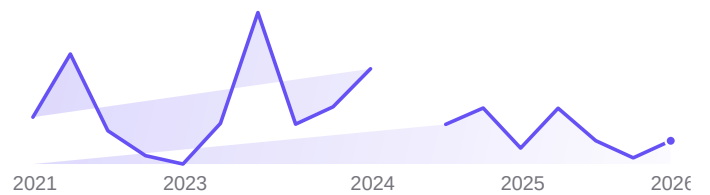


Financing (share of purchase price) Loan (LTV) 80% · Down payment 7.2%



Typical hold before selling

3.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	457
Median value (AVM)	\$162K
Single family	98%
Condos	1.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	12%
Owner occupied	83%
Company owned	14%
Median loan-to-value	47%
Typical ownership tenure	8.4 yrs

COMMUNITY

Population	1,530
Density	40 / mi²
Median household income	\$89K
Average household income	\$100K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	11
Homes occupied	93%
Bachelor's or higher	12%
Poverty rate	5.7%
Unemployment	1.1%
Average temp	45°F
Annual precip	33 in
Sunshine	54%

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