

Conrath 54731

ZIP code · WI · Wisconsin > Rusk County > Conrath

BUYER'S MARKET

\$170K

MEDIAN SALE PRICE

-37.0%

1-YR CHANGE

8

SALES (12 MO)

\$172K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



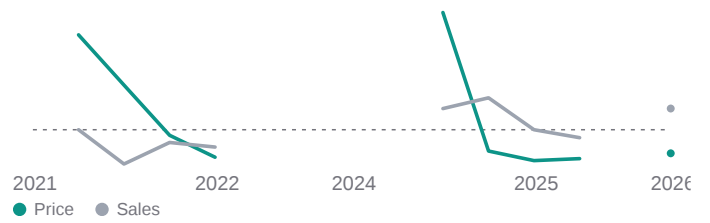
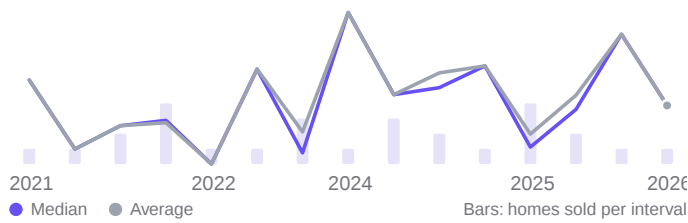
MARKET TRENDS (5 YEARS)

Sale prices

Median \$170K · Average \$170K

Growth (year over year)

Price -37.0% · Sales +33.3%

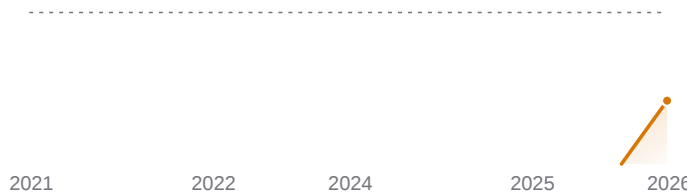


Sale premium vs estimated value

-2.1%

Annual turnover (share of homes sold)

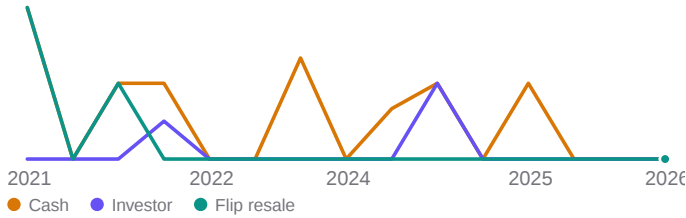
2.5%



BUYERS & OUTCOMES

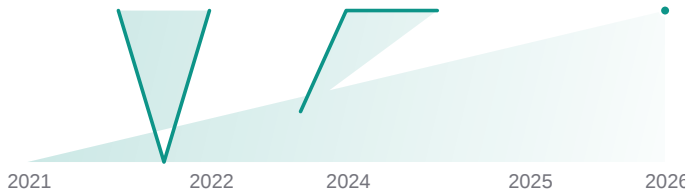
Buyer mix

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



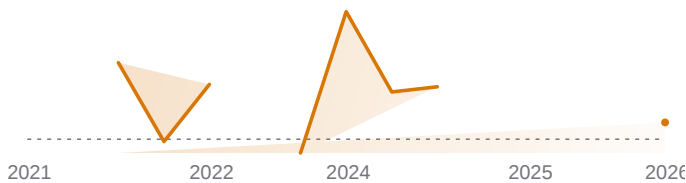
Sellers who sold at a gain

100%

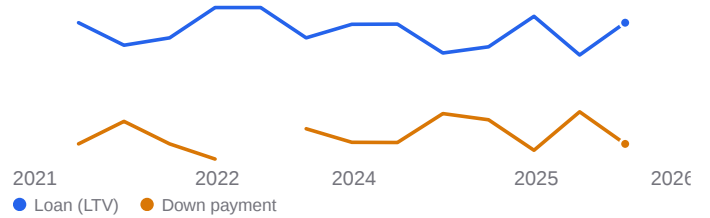


Median annualized return at resale

+4.5%

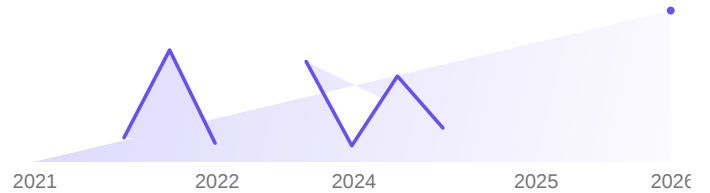


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



Typical hold before selling

20.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	321
Median value (AVM)	\$172K
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	4.5%
Owner occupied	58%
Company owned	13%
Median loan-to-value	0%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	842
Density	17 / mi²
Median household income	\$59K
Average household income	\$77K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	12
Homes occupied	82%
Bachelor's or higher	11%
Poverty rate	10.6%
Unemployment	1.3%
Average temp	42°F
Annual precip	33 in
Sunshine	54%

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