

Nelson 54756

ZIP code · WI · Wisconsin > Buffalo County > Nelson

BUYER'S MARKET

\$147K

MEDIAN SALE PRICE

13

SALES (12 MO)

\$175K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 20 / 100



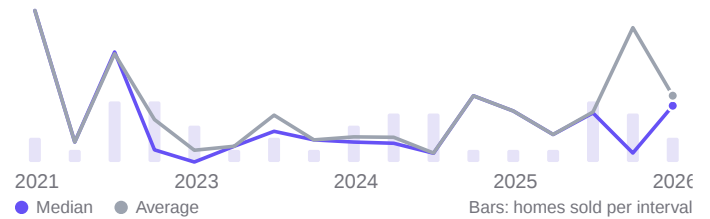
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

20 / 100

Sale prices

Median \$294K · Average \$341K



Growth (year over year)

Price +71.9% · Sales -63.6%

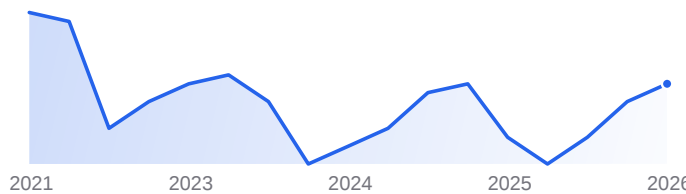
Sale premium vs estimated value

-1.9%



Annual turnover (share of homes sold)

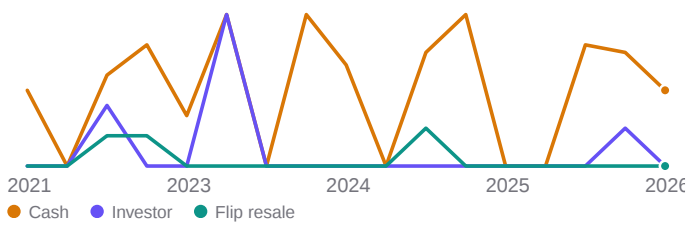
3.7%



BUYERS & OUTCOMES

Buyer mix

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



Financing (share of purchase price) Loan (LTV) 100% · Down payment 29%



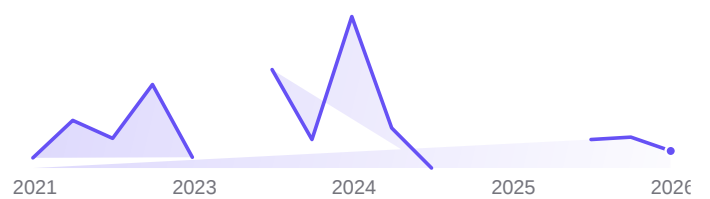
Sellers who sold at a gain

100%



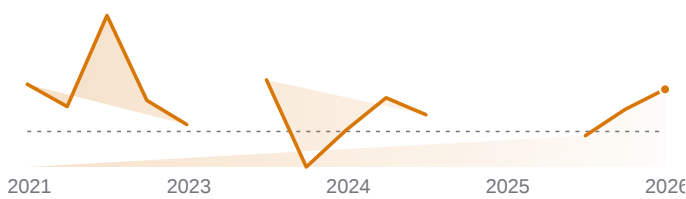
Typical hold before selling

2.1 yrs



Median annualized return at resale

+12.8%



HOUSING STOCK

Homes	356
Median value (AVM)	\$175K
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	7.7%
Owner occupied	72%
Company owned	13%
Median loan-to-value	21%
Typical ownership tenure	7.7 yrs

COMMUNITY

Population	836
Density	10 / mi ²
Median household income	\$75K
Average household income	\$93K
Crime index (US avg 100)	149
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	12
Homes occupied	87%
Bachelor's or higher	19%
Poverty rate	7.2%
Unemployment	1.0%
Average temp	45°F
Annual precip	34 in
Sunshine	54%

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