

Spooner 54801

ZIP code · WI · Wisconsin > Washburn County > Spooner

BALANCED MARKET

\$346K

MEDIAN SALE PRICE

+22.7%

1-YR CHANGE

37

SALES (12 MO)

\$241K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



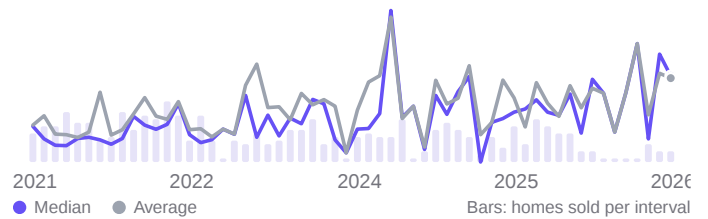
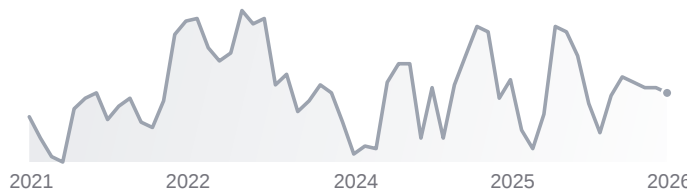
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$398K · Average \$389K

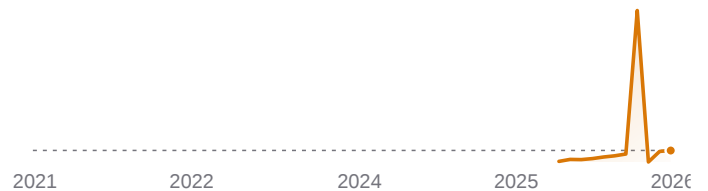
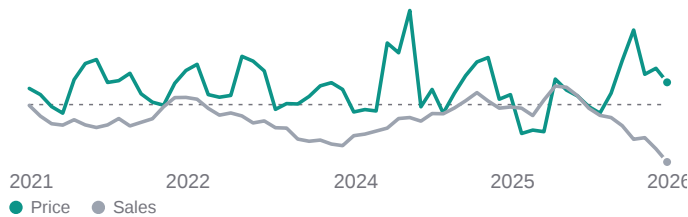


Growth (year over year)

Price +22.7% · Sales -58.4%

Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

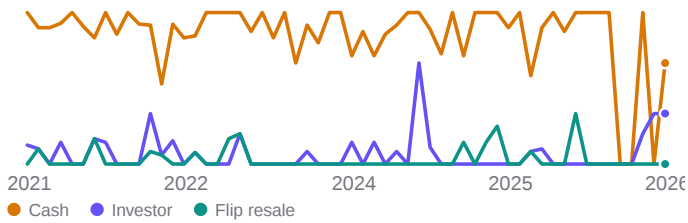
1.3%



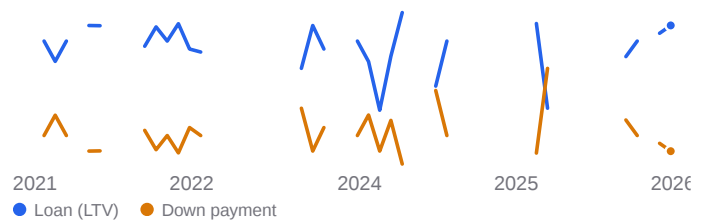
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 33% · Flip resale 0%

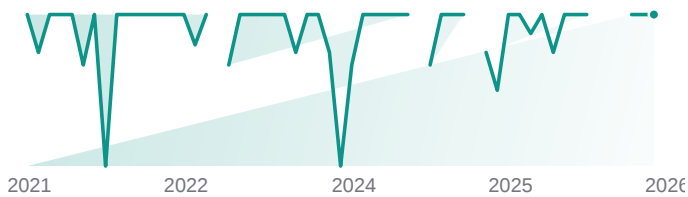


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



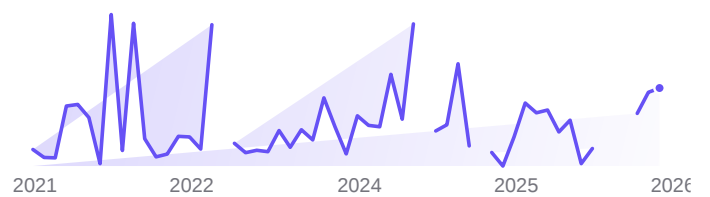
Sellers who sold at a gain

100%



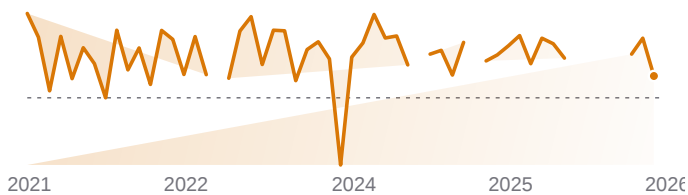
Typical hold before selling

8.3 yrs



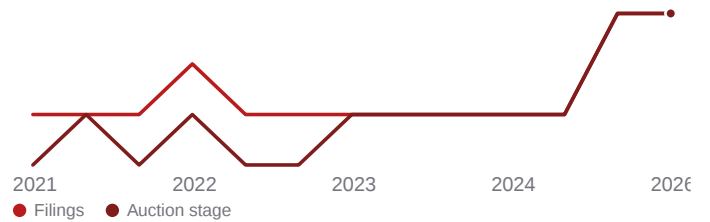
Median annualized return at resale

+4.4%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	2,816
Median value (AVM)	\$241K
Single family	88%
Condos	4.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	2.0%
Owner occupied	76%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	6.9 yrs

COMMUNITY

Population	6,763
Density	32 / mi²
Median household income	\$60K
Average household income	\$72K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	12
Homes occupied	66%
Bachelor's or higher	16%
Poverty rate	10.9%
Unemployment	1.0%
Average temp	42°F
Annual precip	31 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.