

Birchwood 54817

ZIP code · WI · Wisconsin > Washburn County > Birchwood

BALANCED MARKET

\$93K

MEDIAN SALE PRICE

+11.4%

1-YR CHANGE

58

SALES (12 MO)

\$275K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



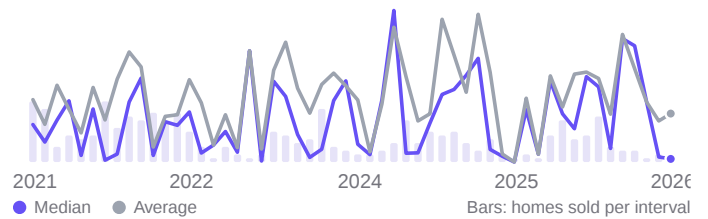
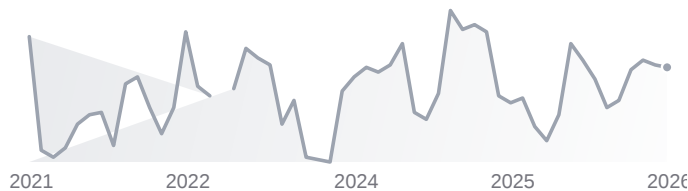
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$23K · Average \$184K

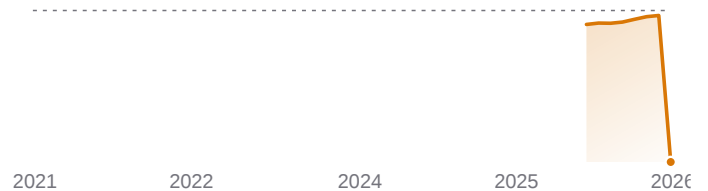
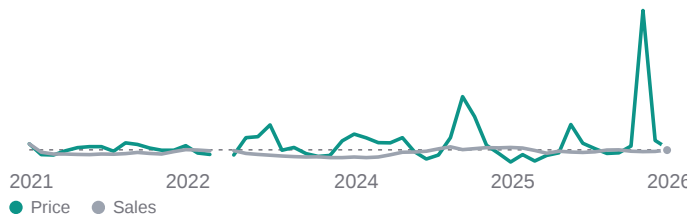


Growth (year over year)

Price +11.4% · Sales -1.7%

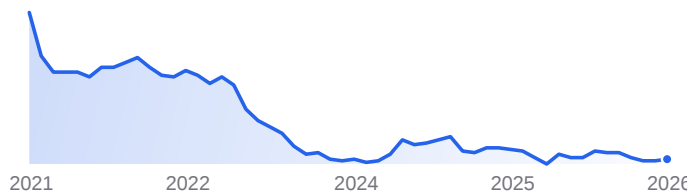
Sale premium vs estimated value

-27.9%



Annual turnover (share of homes sold)

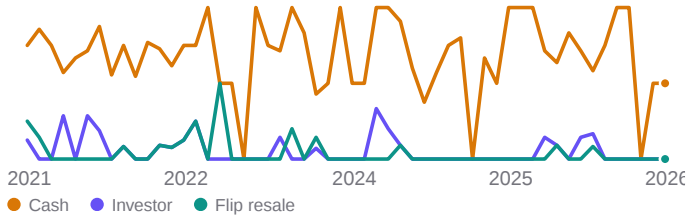
2.4%



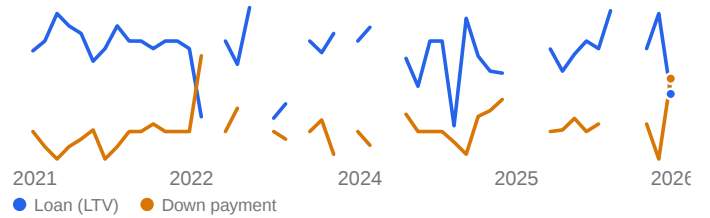
BUYERS & OUTCOMES

Buyer mix

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

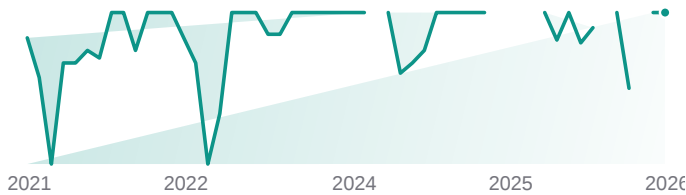


Financing (share of purchase price) Loan (LTV) 45% · Down payment 55%



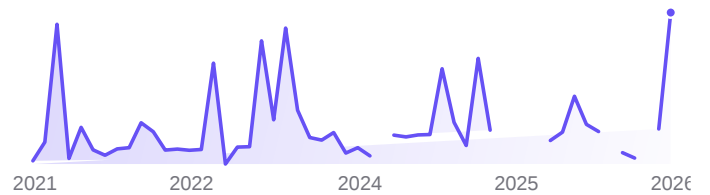
Sellers who sold at a gain

100%



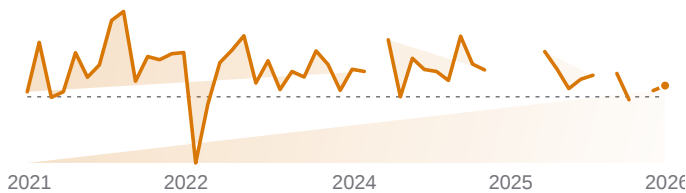
Typical hold before selling

16.8 yrs



Median annualized return at resale

+4.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,394
Median value (AVM)	\$275K
Single family	95%
Condos	4.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	1.7%
Owner occupied	41%
Company owned	18%
Median loan-to-value	0%
Typical ownership tenure	7.2 yrs

COMMUNITY

Population	2,808
Density	17 / mi²
Median household income	\$75K
Average household income	\$84K
Crime index (US avg 100)	163
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	11
Homes occupied	55%
Bachelor's or higher	17%
Poverty rate	8.6%
Unemployment	1.0%
Average temp	41°F
Annual precip	33 in
Sunshine	54%

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