

Frederic 54837

ZIP code · WI · Wisconsin > Polk County > Frederic

BUYER'S MARKET

\$219K

MEDIAN SALE PRICE

-6.7%

1-YR CHANGE

61

SALES (12 MO)

\$204K

MEDIAN VALUE (AVM)

Market temperature

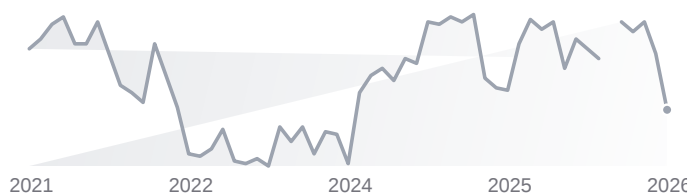
Buyer's market · 34 / 100



MARKET TRENDS (5 YEARS)

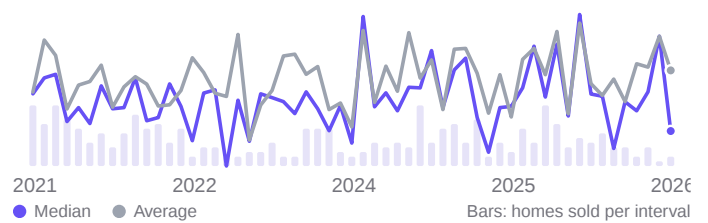
Market temperature (0-100)

34 / 100



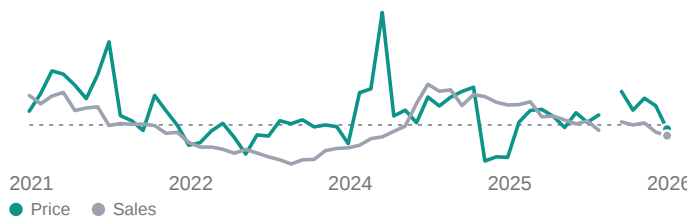
Sale prices

Median \$106K · Average \$259K



Growth (year over year)

Price -6.7% · Sales -16.4%



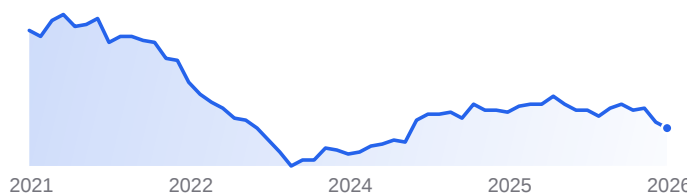
Sale premium vs estimated value

-52.0%



Annual turnover (share of homes sold)

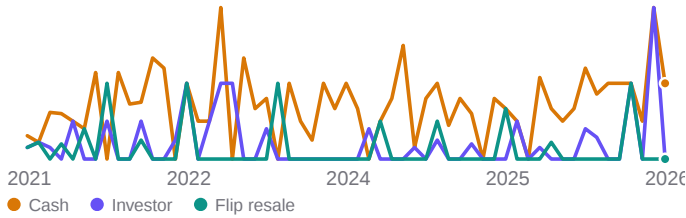
2.9%



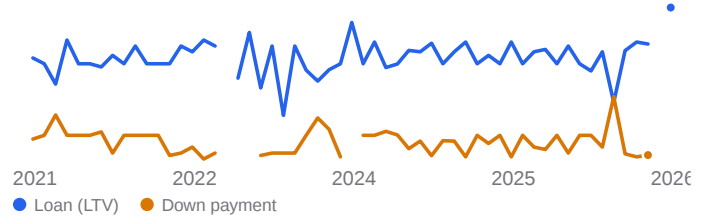
BUYERS & OUTCOMES

Buyer mix

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

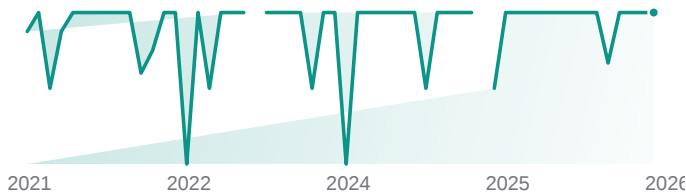


Financing (share of purchase price) Loan (LTV) 127% · Down payment 3.3%



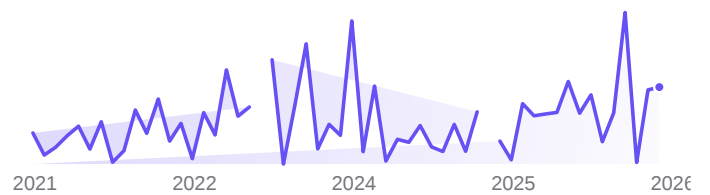
Sellers who sold at a gain

100%



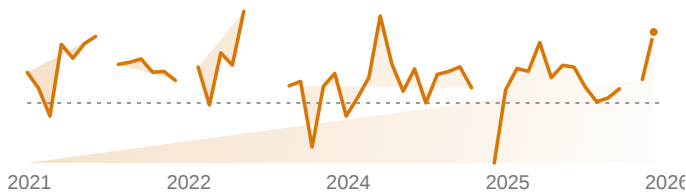
Typical hold before selling

9.3 yrs



Median annualized return at resale

+20.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,116
Median value (AVM)	\$204K
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	3.9%
Owner occupied	63%
Company owned	12%
Median loan-to-value	7%
Typical ownership tenure	6.7 yrs

COMMUNITY

Population	4,229
Density	23 / mi²
Median household income	\$66K
Average household income	\$76K
Crime index (US avg 100)	135
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	7
Homes occupied	76%
Bachelor's or higher	14%
Poverty rate	10.1%
Unemployment	1.1%
Average temp	42°F
Annual precip	32 in
Sunshine	54%

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