

Lake Nebagamon 54849

ZIP code · WI · Wisconsin > Douglas County > Lake Nebagamon

SELLER'S MARKET

\$300K

MEDIAN SALE PRICE

+12.8%

1-YR CHANGE

40

SALES (12 MO)

\$300K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100

Buyer's market

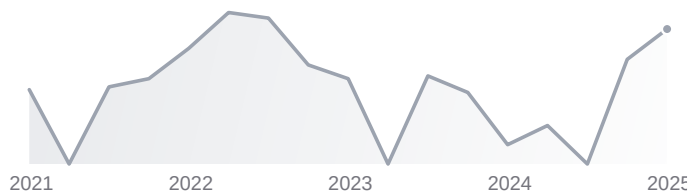
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

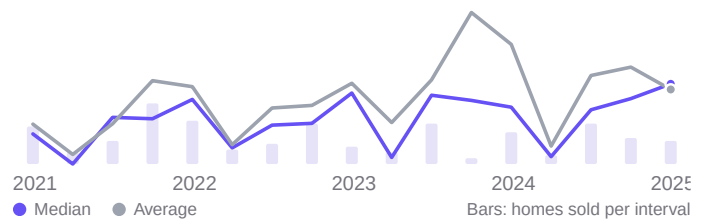
Market temperature (0–100)

61 / 100



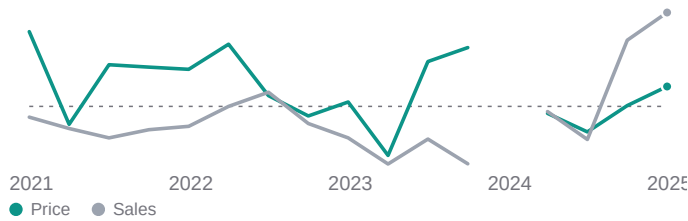
Sale prices

Median \$338K · Average \$321K



Growth (year over year)

Price +12.8% · Sales +60.0%



Sale premium vs estimated value

-5.3%



Annual turnover (share of homes sold)

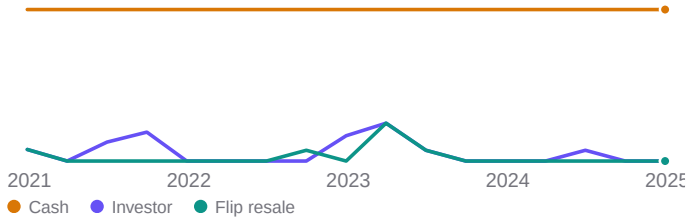
2.9%



BUYERS & OUTCOMES

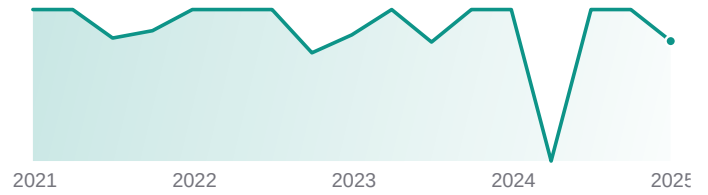
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



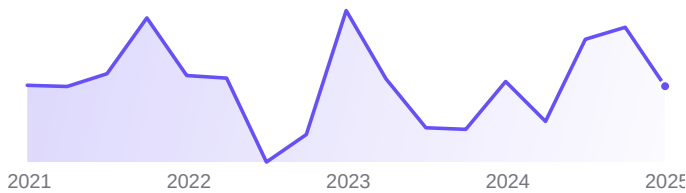
Sellers who sold at a gain

79%



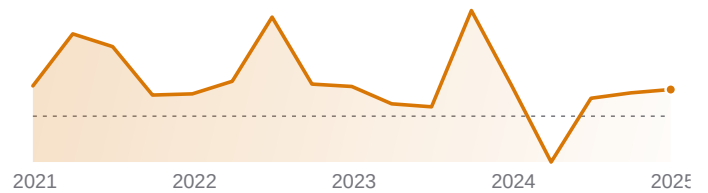
Typical hold before selling

5.5 yrs



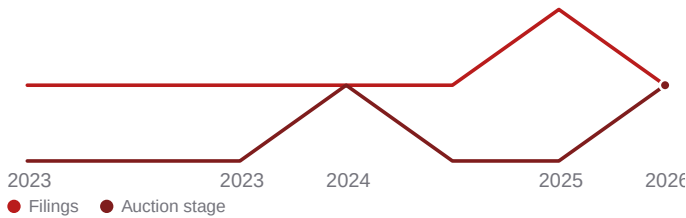
Median annualized return at resale

+7.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,382
Median value (AVM)	\$300K
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	61%
Company owned	15%
Median loan-to-value	0%
Typical ownership tenure	7.5 yrs

COMMUNITY

Population	1,597
Density	16 / mi²
Median household income	\$87K
Average household income	\$100K
Crime index (US avg 100)	160
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	13
Homes occupied	67%
Bachelor's or higher	22%
Poverty rate	6.5%
Unemployment	1.2%
Average temp	40°F
Annual precip	32 in
Sunshine	54%

Market metrics are derived from recorded arms-length deeds through October 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.