

Shell Lake 54871

ZIP code · WI · Wisconsin > Washburn County > Shell Lake

BUYER'S MARKET

\$140K

MEDIAN SALE PRICE

-71.4%

1-YR CHANGE

26

SALES (12 MO)

\$211K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 23 / 100



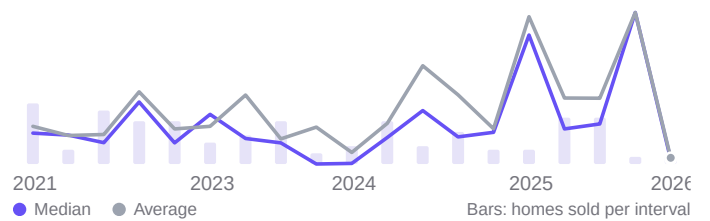
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

23 / 100

Sale prices

Median \$140K · Average \$145K

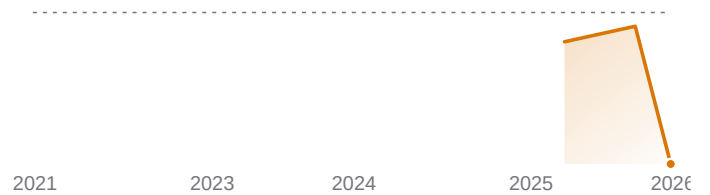
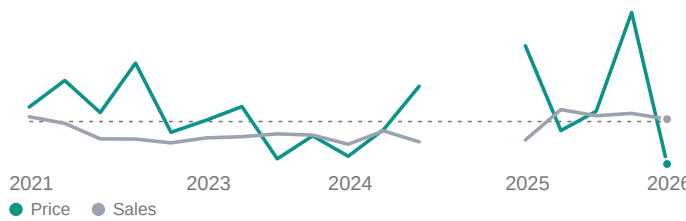


Growth (year over year)

Price -71.4% · Sales +4.0%

Sale premium vs estimated value

-36.3%



Annual turnover (share of homes sold)

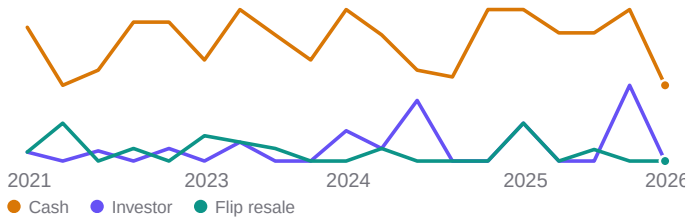
2.2%



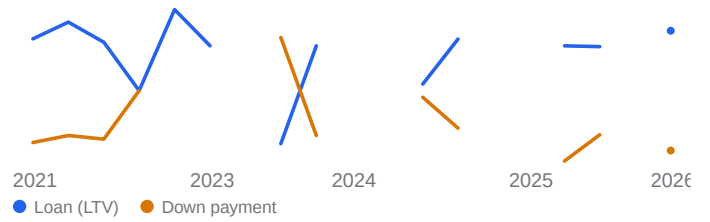
BUYERS & OUTCOMES

Buyer mix

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

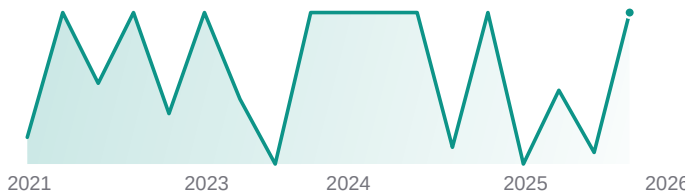


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



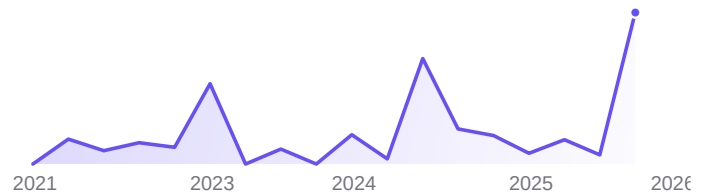
Sellers who sold at a gain

100%



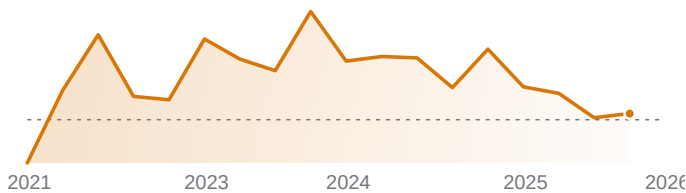
Typical hold before selling

18.7 yrs



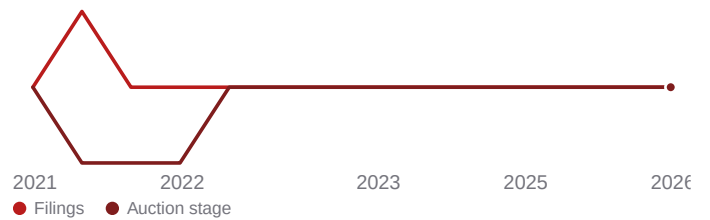
Median annualized return at resale

+1.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,205
Median value (AVM)	\$211K
Single family	76%
Condos	1.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	2.4%
Owner occupied	80%
Company owned	13%
Median loan-to-value	0%
Typical ownership tenure	7.0 yrs

COMMUNITY

Population	3,019
Density	25 / mi²
Median household income	\$62K
Average household income	\$80K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	13
Homes occupied	72%
Bachelor's or higher	15%
Poverty rate	9.1%
Unemployment	1.0%
Average temp	42°F
Annual precip	32 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.