

Bear Creek 54922

ZIP code · WI · Wisconsin > Outagamie County > Bear Creek

BALANCED MARKET

\$205K

MEDIAN SALE PRICE

-23.4%

1-YR CHANGE

8

SALES (12 MO)

\$208K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



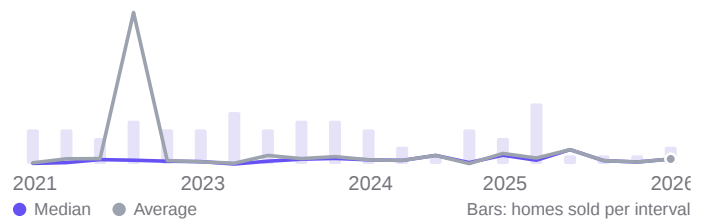
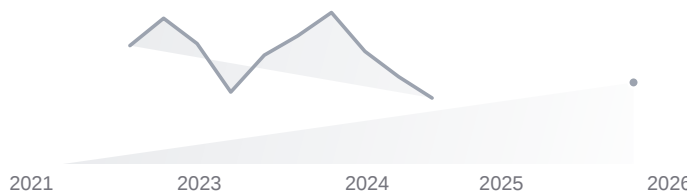
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$205K · Average \$205K

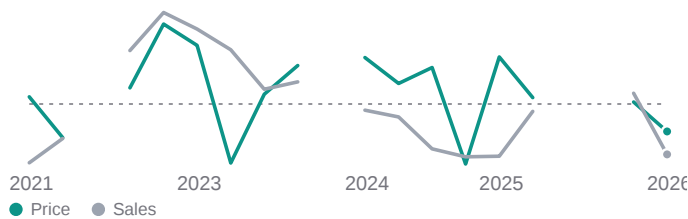


Growth (year over year)

Price -23.4% · Sales -42.9%

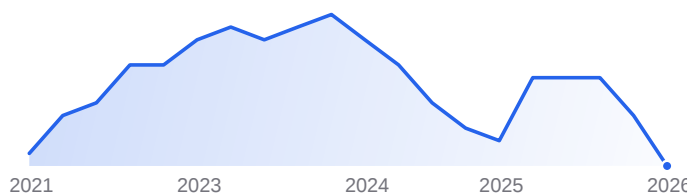
Sale premium vs estimated value

-12.4%



Annual turnover (share of homes sold)

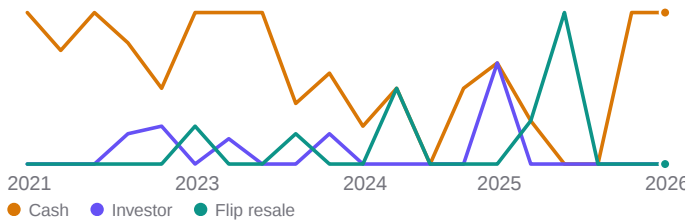
1.5%



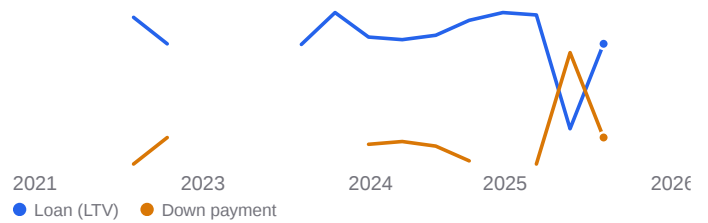
BUYERS & OUTCOMES

Buyer mix

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



Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



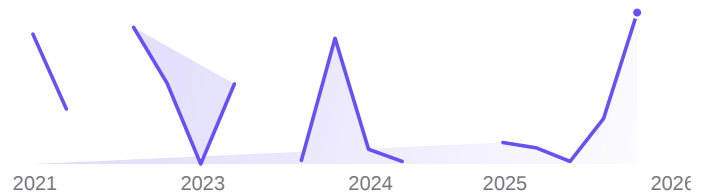
Sellers who sold at a gain

100%



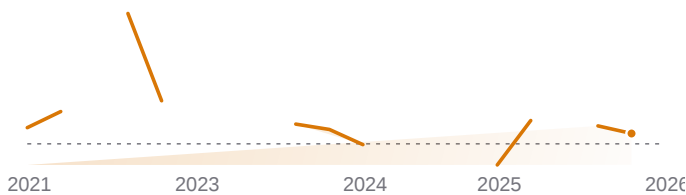
Typical hold before selling

17.8 yrs



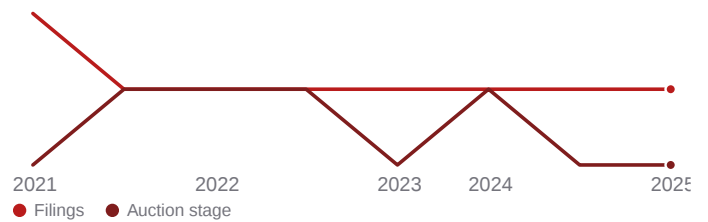
Median annualized return at resale

+4.0%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	519
Median value (AVM)	\$208K
Median size	1,448 ft²
Median bedrooms	3
Median year built	1970
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	2.3%
Owner occupied	83%
Company owned	13%
Median loan-to-value	10%
Typical ownership tenure	16.2 yrs

COMMUNITY

Population	1,051
Density	24 / mi²
Median household income	\$79K
Average household income	\$90K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	72
Earthquake index (US avg 100)	12
Homes occupied	91%
Bachelor's or higher	12%
Poverty rate	8.1%
Unemployment	0.9%
Average temp	44°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.