

# Neenah 54956

ZIP code · WI · Wisconsin > Winnebago County > Neenah

BUYER'S MARKET

**\$308K**

MEDIAN SALE PRICE

**-9.4%**

1-YR CHANGE

**603**

SALES (12 MO)

**\$292K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



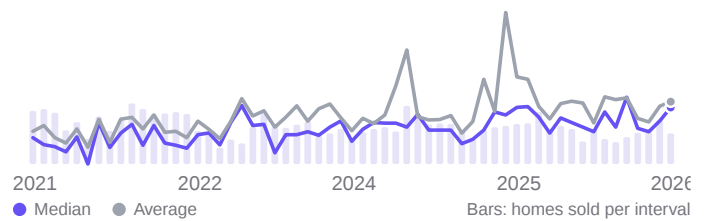
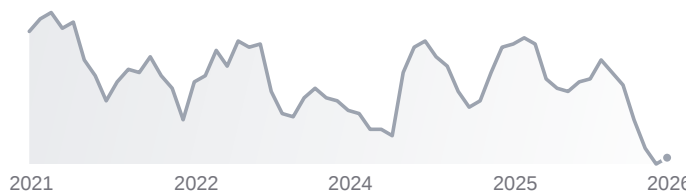
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

37 / 100

Sale prices

Median \$350K · Average \$369K

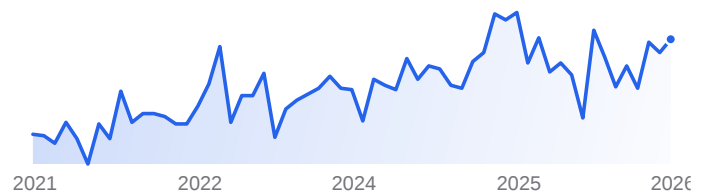
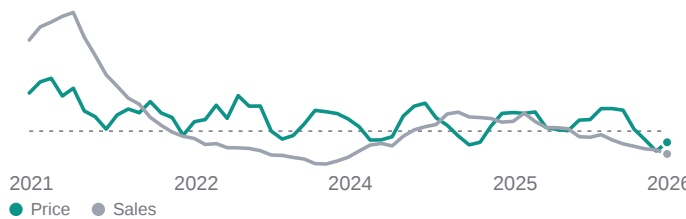


Growth (year over year)

Price -9.4% · Sales -19.2%

Price per square foot

\$210/ft²

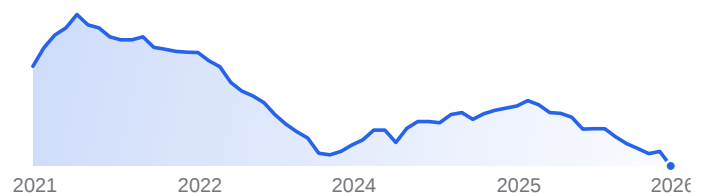
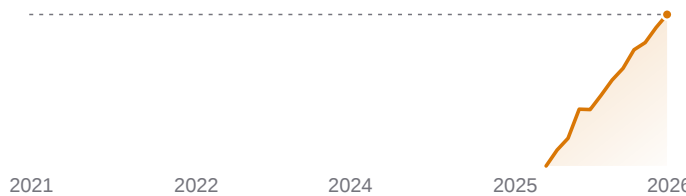


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

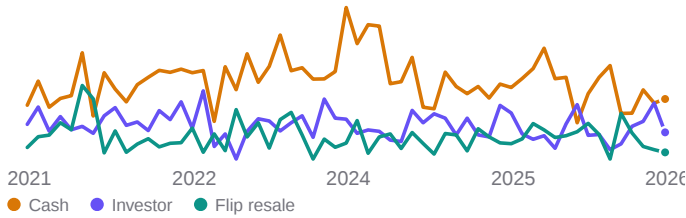
4.0%



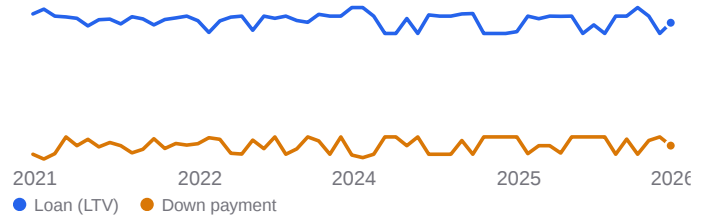
## BUYERS & OUTCOMES

### Buyer mix

Cash 18% · Investor 8.2% · Flip resale 2.0%

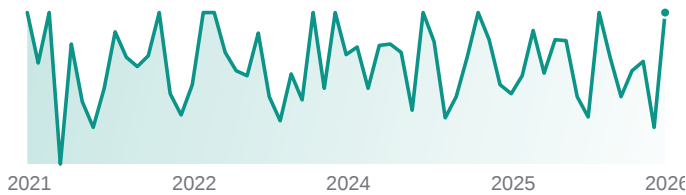


### Financing (share of purchase price) Loan (LTV) 86% · Down payment 15%



### Sellers who sold at a gain

100%



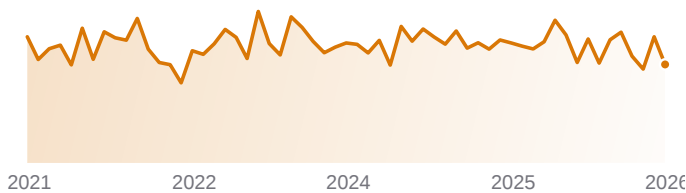
### Typical hold before selling

4.7 yrs



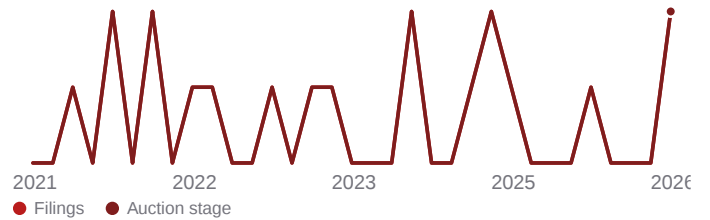
### Median annualized return at resale

+6.9%



### Preforeclosure filings

Filings 3 · Auction stage 3



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 15,104    |
| Median value (AVM) | \$292K    |
| Median size        | 1,432 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1964      |
| Single family      | 93%       |
| Condos             | 4.6%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 57%  |
| Underwater (LTV 125% or more) | 1.5% |
| Owner occupied                | 93%  |
| Company owned                 | 10%  |
| Median loan-to-value          | 44%  |

Typical ownership tenure

**8.8 yrs**

## COMMUNITY

|                                  |                             |
|----------------------------------|-----------------------------|
| Population                       | <b>46,908</b>               |
| Density                          | <b>611 / mi<sup>2</sup></b> |
| Median household income          | <b>\$82K</b>                |
| Average household income         | <b>\$104K</b>               |
| Crime index (US avg 100)         | <b>63</b>                   |
| Air pollution index (US avg 100) | <b>75</b>                   |
| Earthquake index (US avg 100)    | <b>15</b>                   |
| Homes occupied                   | <b>96%</b>                  |
| Bachelor's or higher             | <b>23%</b>                  |
| Poverty rate                     | <b>7.0%</b>                 |
| Unemployment                     | <b>1.0%</b>                 |
| Average temp                     | <b>45°F</b>                 |
| Annual precip                    | <b>31 in</b>                |
| Sunshine                         | <b>54%</b>                  |

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