

Waupaca 54981

ZIP code · WI · Wisconsin > Waupaca County > Waupaca

BALANCED MARKET

\$268K

MEDIAN SALE PRICE

-12.5%

1-YR CHANGE

255

SALES (12 MO)

\$267K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



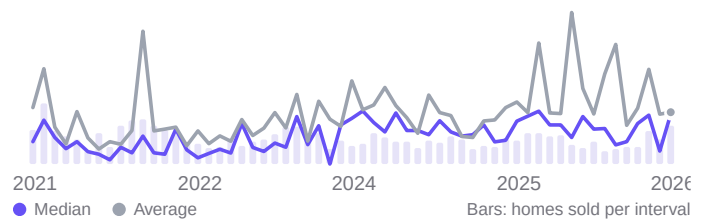
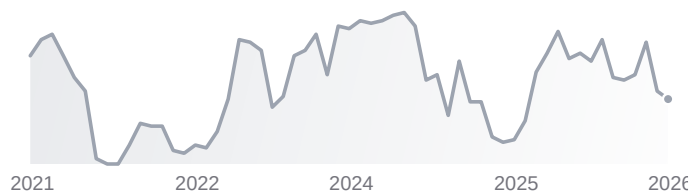
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$314K · Average \$321K

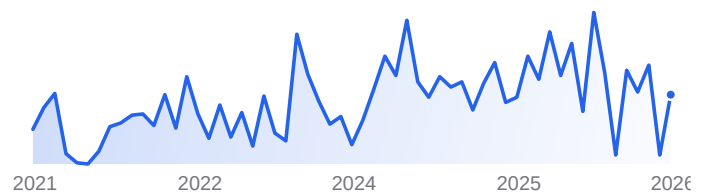
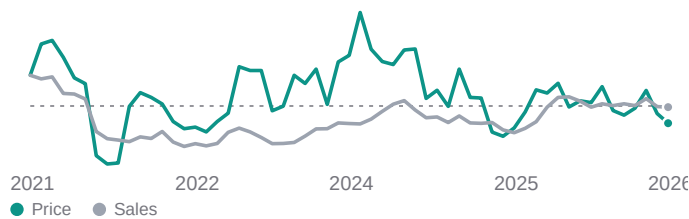


Growth (year over year)

Price -12.5% · Sales -0.8%

Price per square foot

\$150/ft²

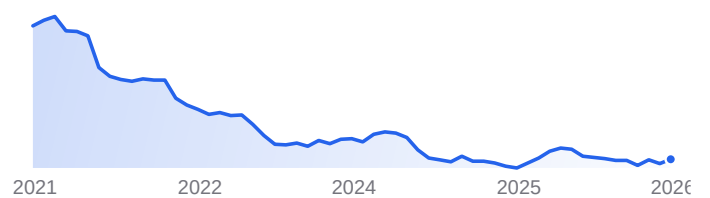
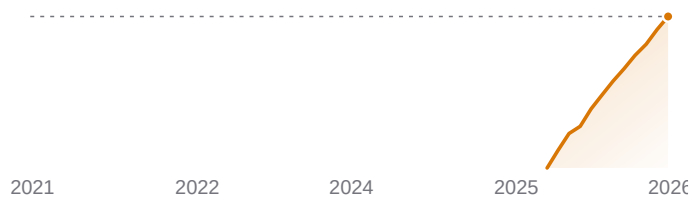


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

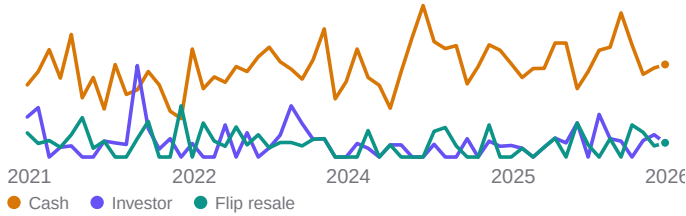
3.5%



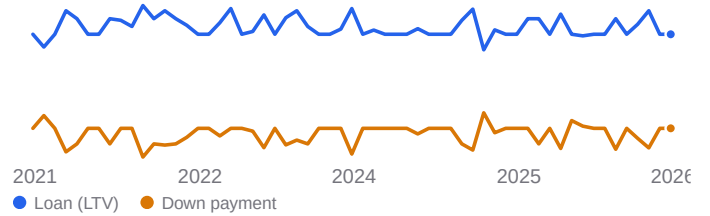
BUYERS & OUTCOMES

Buyer mix

Cash 36% · Investor 5.6% · Flip resale 5.6%

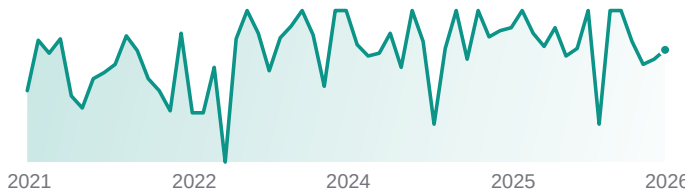


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



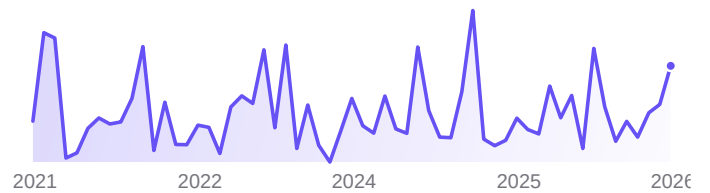
Sellers who sold at a gain

88%



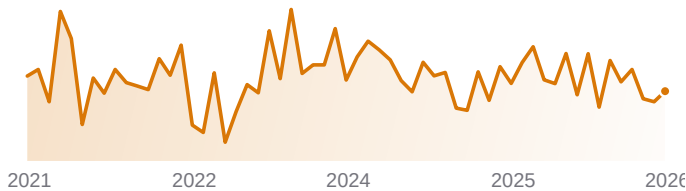
Typical hold before selling

7.7 yrs



Median annualized return at resale

+6.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,243
Median value (AVM)	\$267K
Median size	1,518 ft²
Median bedrooms	3
Median year built	1971
Single family	87%
Condos	2.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	2.2%
Owner occupied	65%
Company owned	23%
Median loan-to-value	28%

Typical ownership tenure

9.4 yrs

COMMUNITY

Population	14,646
Density	106 / mi²
Median household income	\$76K
Average household income	\$94K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	71
Earthquake index (US avg 100)	12
Homes occupied	84%
Bachelor's or higher	16%
Poverty rate	6.3%
Unemployment	0.8%
Average temp	45°F
Annual precip	33 in
Sunshine	54%

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.