



Athens, Wisconsin.

Current market data.

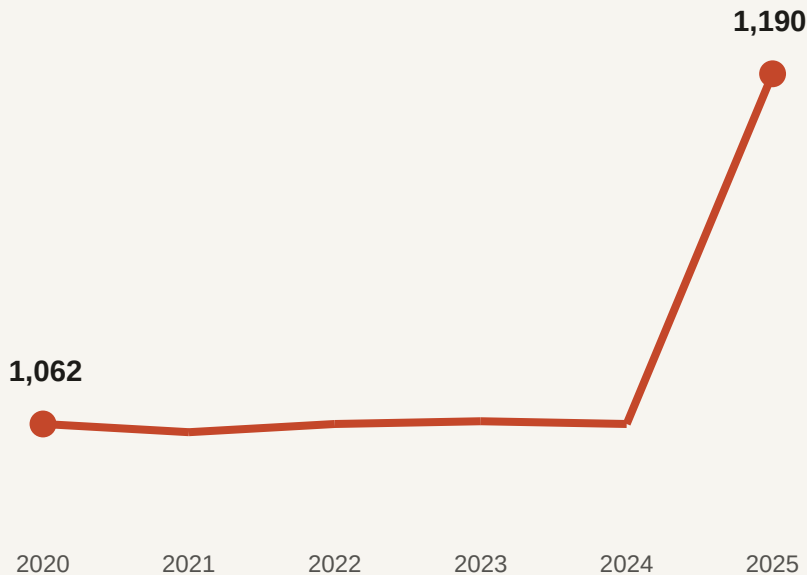
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 12.1% since 2020.

1,190

people, the 343rd-largest of Wisconsin's cities and towns.



THE WORKDAY

9 in 10 jobs here go to
people who live somewhere
else.

87.7%

of 398 jobs located in Athens are filled by in-commuters.



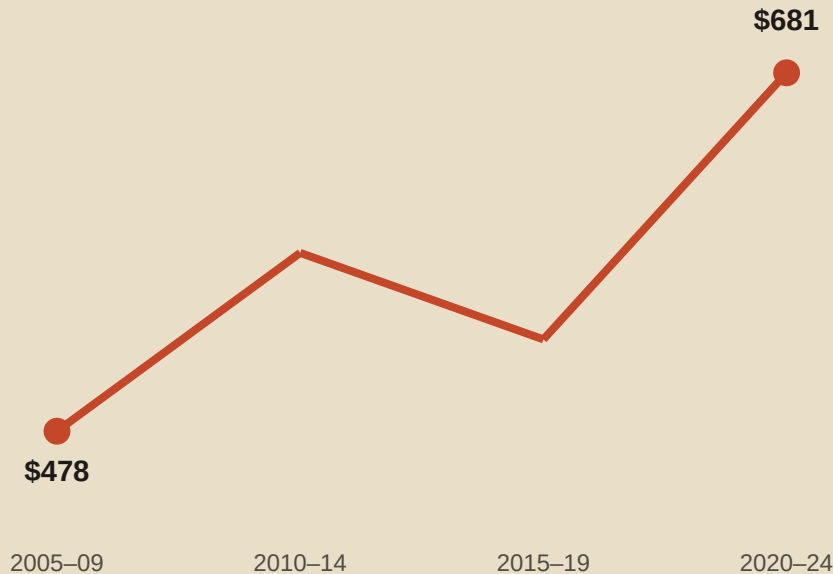
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 42%
since the 2005–2009
survey, before inflation.

\$681

a month. Wisconsin's median is \$1,087.





THE SEAM

Cross one tract line and median rent jumps \$491.

A \$491 gap between neighbors, the sharpest rent edge between adjacent tracts in Marathon County.

TRACT 10

\$799

TRACT 13

\$1,290



ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

76

homes permitted, 2022–2025

76%

of those were in multifamily
buildings

80%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.8% to the 530 homes here.

1–4

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 29%
less than Wisconsin's.

\$189,700

median home value in Athens.

Athens



\$189,700

Wisconsin



\$266,500

U.S.



\$332,700

THAT WAS ATHENS'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at [**almanacdata.ai/e/wi/athens/**](https://almanacdata.ai/e/wi/athens/)

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