



Spencer, Wisconsin.

Current market data.

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

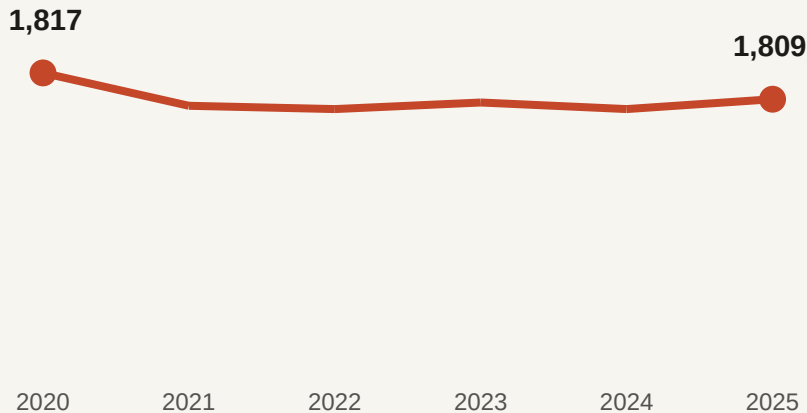


POPULATION

**Steady. Within 1% of 2020,
every year since.**

1,809

people, the 274th-largest of Wisconsin's cities and towns.



THE WORKDAY

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

91.3%

of 952 jobs located in Spencer are filled by in-commuters.



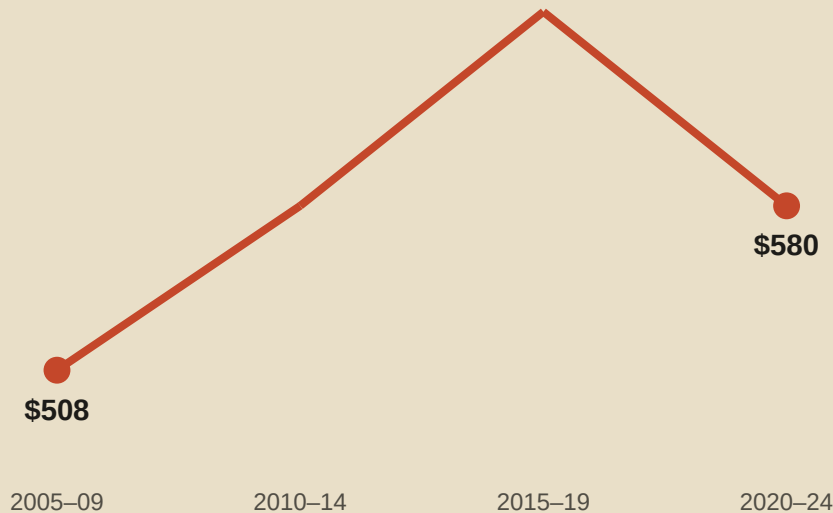
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 14%
since the 2005–2009
survey, before inflation.

\$580

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

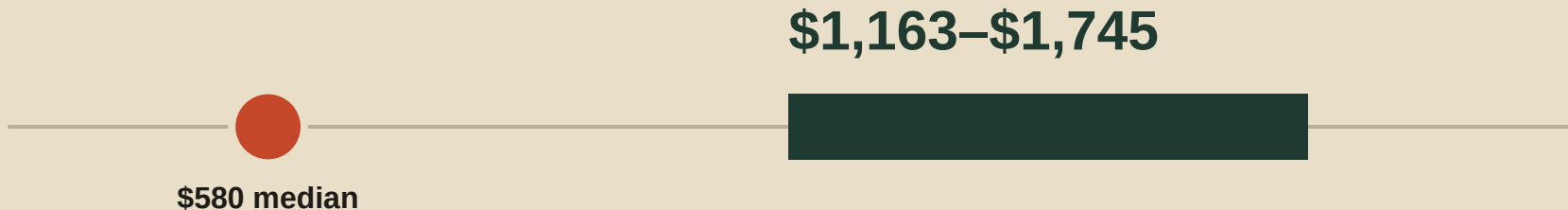
TRACT 13

\$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.

17

homes permitted, 2022–2025

12%of those were in multifamily
buildings

91%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.1–1.3% to the 757 homes here.

1–10

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



HOME VALUE

A median home costs 42%
less than Wisconsin's.

\$155,400

median home value in Spencer.

Spencer



\$155,400

Wisconsin



\$266,500

U.S.



\$332,700



THAT WAS SPENCER'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/spencer/

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