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HOMETOWN REALTY GROUP · EAU CLAIRE, WISCONSIN

Eastside Hill

The neighborhood I grew up in — and bought into.

AN EAU CLAIRE NEIGHBORHOOD GUIDE

"Plain and simple: this is my neighborhood." — Carter

FOOTBRIDGE TO DOWNTOWN · BOYD PARK · 1880s–1920s CHARM



$283,000
Median listing price — Oct 2026

1880s–1920s
Core housing era — cottages, bungalows, Cape Cods

Flynn · South · Memorial
Typical schools (ECASD) — verify by address

1997
Year the neighborhood association was founded

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Why people love it here

- One of Eau Claire's oldest neighborhoods — and it still runs like one: porches, sidewalks, alleys people actually use, and an association that throws the spring thrift sale and the summer picnic.
- Downtown is a footbridge away. Cross from Boyd Park and you're at the farmers market, the library, and the Pablo Center — but the streets up here stay quiet and residential.
- This neighborhood fights for itself: when the city planned to remove the Boyd Park footbridge, residents organized — and got a new bridge instead.
- Cottages and bungalows with original woodwork and real front porches — Third Ward character at friendlier prices, the Third Ward's more affordable sister.
- It's the Third Ward's little sister — same kind of vibes, a step down in price. The sensible ladder a lot of owners climb: build equity on the hill, then move it to the Third Ward.



Eastside Hill in gold — up the hill east of downtown, across the Eau Claire River, with Boyd Park and the footbridge at its edge.

CARTER'S TAKE

"A cozy, family-friendly neighborhood with real character — it shaped my eye and my forever style. Plain and simple: this is my neighborhood."

In this guide

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- Questions buyers ask about Eastside Hill

Prices: Realtor.com Eau Claire market data, October 2026 (checked Oct 26, 2026). Neighborhood medians rest on small listing counts — orientation, not appraisal.

The story of the hill

Eastside Hill is one of the oldest neighborhoods in Eau Claire. The Eastside Hill Neighborhood Association — founded in 1997 — connects residents and organizes the neighborhood-wide thrift sale each spring, an annual summer picnic,

and events through the year. This is Carter's home turf: he grew up in Eastside Hill and owns a duplex here, so this guide comes from someone who knows the streets block by block, not just from listing photos.

The association's track record is part of the story. When the city planned to remove the footbridge across the Eau Claire River between Boyd Park and Banbury Place, the association organized, and the neighborhood ended up with a new bridge instead. Sale proceeds from the old Boyd School site later helped fund improvements to Boyd Park.

Ask Carter about Emery Street and you'll get the real guide: “Emery Street will always be my street. I grew up at 1516 and own 1009. The old Timm's dairy was the spot growing up — we would grab loose change from the laundry room and go buy candy. It was on Margaret and Hogeboom.” His memory checks out, too: the building at that corner, 1602 Hogeboom Ave, was the longtime home of Timm's Dairy (Volume One). That's the level he knows this neighborhood at: street by street, memory by memory.

The homes

Housing stock is mostly older and full of character: cottages dating from the 1880s through the 1920s, with bungalows and Cape Cod-style houses also prevalent, plus craftsman and mid-century homes worked in along the way. Expect original woodwork, real front porches, detached garages, and lots that follow the hill. Character genuinely shifts from street to street — one block can be tidy 1920s bungalows, the next a mix of cottages and later infill — which is why the exact block matters more here than in a subdivision.

What to watch for

- The exact block — traffic, parking, lot layout, and how the street feels at different times of day.
- Roof age, wiring, plumbing, insulation, and furnace/AC — the big systems in an older home.
- Foundation and drainage, especially on sloped lots where water moves downhill.
- Garage and alley access, and whether the lot layout works for how you live.
- Any prior updates and permits, so you know what’s been done and what hasn’t.

Schools & services

Public schools are in the Eau Claire Area School District. Most Eastside Hill addresses are assigned to Flynn Elementary (right in the neighborhood, on Lee Street), South Middle School, and Memorial High School. Attendance areas do change — confirm the assignment for any specific address with the district before you buy.

Parks, trails & everyday life

- Boyd Park — riverside hiking trails, a playground, the Boyd Skatepark, and an outdoor skating rink with hockey in the winter.
- Eau Claire River Trail access through Boyd Park, linking riders and runners to downtown and the wider city trail system.
- Community texture — community gardens throughout the neighborhood and Little Free Libraries scattered on the blocks.
- Everyday errands — downtown’s farmers market and coffee shops are a short walk or bike ride; larger grocery and retail runs head to Woodman’s or the Oakwood Mall area by car.

- The evening soundtrack, in Carter's words: lawn mowers going somewhere, kids in the distance, a car every minute or two (more off Margaret and Main) — and walkers of all ages, bikers, and dogs out on the sidewalks.

The market, honestly

Eastside Hill's median listing price was $283,000 in October 2026 — roughly $100,000 under the Third Ward's $384,900, for the same era of housing stock. Carter calls the location the underestimated part: "Really the best spot to be for the price — the Third Ward is higher priced, and they are minutes away. The character over there is great too."

Carter's duplex on Eastside Hill — the upper unit he renovated by hand. The hill is home turf.

Who it fits — and the honest trade-offs

GOOD FIT IF…

Growing families and single professionals. Most homes are smaller, with typically smaller lots (there are exceptions) — cozy, character-first living in an established neighborhood with an association that gets things done, and downtown a footbridge away.

THINK IT THROUGH IF…

You want more room inside and outside the home — bigger floor plans and bigger lots will be better value elsewhere. And these are older homes: mechanicals to inspect carefully, and sloped lots with steeper streets in winter.

Showing-day checklist

- Walk Boyd Park and cross the footbridge into downtown.
- Confirm garage and alley access works for your vehicles.
- Check roof, wiring, plumbing, insulation, and furnace/AC ages.
- Ask for permits and records on any updates.
- Drive the exact block in daylight and again in the evening.
- Look hard at foundation and drainage on sloped lots.

Good next step

Walk Boyd Park and cross the footbridge, then drive the neighborhood in daylight and again in the evening. If a street feels right, Carter can pull what's sold there recently — including off-market context — and walk a few homes with you so you can compare condition, not just photos.

Carter's Eau Claire sales

Guides are opinions; closings are proof. 28 of Carter's 55 career sales are in Eau Claire — $8,278,650 in closed volume from the MLS-verified record behind the numbers on the home page. Most recent first:

STREET	SOLD PRICE	SOLD DATE
3622 Damon	$265,000	Aug 28, 2026
3112 Drier Rd	$339,900	Jul 1, 2026

1208 State	$315,000	Jun 30, 2026
3238 7th	$172,000	Jun 25, 2026
1722 Mitchell	$310,000	Jun 8, 2026
1720 South	$314,900	Jun 8, 2026
2208 Menomonie	$475,000	Feb 27, 2026
1433 Highland	$270,000	Dec 9, 2025
2719 Ellis	$299,900	Sep 22, 2025
1905 Skeels	$374,900	Sep 15, 2025
1528 Bellevue	$210,000	Jul 24, 2025
3403 Lever #B	$252,000	Jul 14, 2025
209 Truman	$245,000	Mar 31, 2025
3218 Glenhaven	$285,350	Nov 22, 2024
435 Vine	$280,000	Nov 20, 2024
524 MacArthur	$355,000	Nov 15, 2024
1208 State	$260,000	Sep 30, 2024
8435 Rambil	$330,000	Sep 3, 2024
4408 Birch Hills	$525,000	Aug 23, 2024
2818 7th	$247,000	Aug 1, 2024
2719 Ellis	$280,000	Jul 26, 2024
1009 Emery #1-2	$255,000	Mar 8, 2024
3952 Boardwalk	$160,000	Dec 21, 2023
3415 Hallie	$148,900	Oct 23, 2023
- County Highway W	$730,000	Oct 3, 2023
1212 Folsom	$238,900	Aug 31, 2023
1732 Coolidge	$184,900	May 4, 2023
3410 Rudolph	$155,000	May 2, 2023

Taxes & total cost

The short version: About $483 a month on a median-priced Eastside Hill home — the same city rate as everywhere else in Eau Claire, but the hill's friendlier prices make the bill smaller than the Third Ward's.

Property taxes here run on the 2025 levy — the bills Eau Claire County mailed in December 2025, payable in 2026. A home in the City of Eau Claire in the Eau Claire Area School District carried a net rate of $20.47 per $1,000 of assessed value (Eau Claire County Treasurer, 2025 Mill Rates). A mill is just $1 for every $1,000, so read that as about $20.47 a year for each $1,000 the assessor says your home is worth. That last part matters: the tax is figured on the assessor's value, which is supposed to track market value but can sit above or below what a home actually sells for. The county puts the city's 2025 assessment ratio at 0.7645 — assessed values running at roughly three-quarters of market value —

so a home's tax value can sit well under its sale price.

Open a 2025 city tax bill and that $20.47 splits four ways:

- City of Eau Claire — 8.44 mills, about 41% of the bill. The largest single slice: the city levy that pays for streets, police and fire, parks, and the rest of city services.
- Eau Claire Area School District — 7.83 mills, about 38%. The schools are the close second.
- Eau Claire County — 3.37 mills, about 16%. County roads, courts, and county services.
- Chippewa Valley Technical College — 0.84 mills, about 4%. The smallest line on the bill.

There is no separate state line of any size on the 2025 bill — those four levies are the whole rate. The city levy is the biggest single driver of the bill, with the school district right behind it, so when either of those two budgets moves, your tax bill moves with it.

Here is the math, run step by step on this guide's example price. The example treats the price as the home's assessed value, just to keep the math clean:

1. Step 1 — the value: Eastside Hill's median listing price from this guide, $283,000, treated as the assessed value.
2. Step 2 — the annual tax: $283,000 ÷ 1,000 = 283.0; 283.0 × $20.47 = about $5,793 a year, call it $5,790.
3. Step 3 — the monthly tax: $5,790 ÷ 12 = about $483 a month.

What that estimate leaves out: Wisconsin then knocks two credits off after the bill is calculated, so the check you actually write is smaller than the gross figure above: the lottery and gaming credit ($194.74 for a primary home in the Eau Claire district in 2025) and the first dollar credit ($64.91) take roughly $260 off a qualifying home's bill. Special charges and assessments are not in the rate at all — they ride on top of it, parcel by parcel. And your home's actual assessment will differ from the example price, in either direction.

Here is the part buyers miss: the rate does not change when you cross the river or climb the hill. Eastside Hill and the Third Ward pay the identical $20.47 — what differs is the price of the houses, and the tax follows the price. The Third Ward's $384,900 median works out to about $7,880 a year at this same rate, so the hill's friendlier prices save roughly $174 a month in taxes alone, on top of the smaller mortgage. On a median Eastside Hill home, plan on about $483 a month for the tax line, inside the full monthly equation: mortgage payment, plus taxes, plus insurance.

See how all 28 areas compare: Chippewa Valley property taxes, side by side.

Questions buyers ask about Eastside Hill

What do homes cost on Eastside Hill?

Eastside Hill's median listing price was $283,000 in October 2026 — roughly $100,000 under the Third Ward's $384,900, for the same era of housing stock. That gap is the neighborhood's whole pitch: Third Ward character at friendlier prices. Neighborhood medians rest on small listing counts, so treat the number as orientation, not appraisal. Source: Realtor.com Eau Claire market data, Oct 2026.

Which schools serve Eastside Hill?

Public schools are in the Eau Claire Area School District. Most Eastside Hill addresses are assigned to Flynn Elementary — right in the neighborhood, on Lee Street — South Middle School, and Memorial High School. Attendance areas do change, so confirm the assignment for any specific address with the district before you buy.

How old are the homes on Eastside Hill?

This is one of Eau Claire's oldest neighborhoods. The core stock dates from the 1880s through the 1920s — cottages, bungalows, and Cape Cod-style houses, with craftsman and mid-century homes worked in along the way. Expect original woodwork, real front porches, detached garages, and lots that follow the hill — and expect the character to shift from street to street, which is why the exact block matters here.

What should I watch for in an older Eastside Hill home?

The big systems first: roof age, wiring, plumbing, insulation, and furnace and AC. Then the hill itself — foundation and drainage, especially on sloped lots where water moves downhill. Check garage and alley access, and ask for records and permits on any prior updates, so you know what has been done and what hasn't.

How close is downtown from Eastside Hill?

A footbridge away. Cross from Boyd Park and you are at the farmers market, the library, and the Pablo Center — but the streets up on the hill stay quiet and residential. Boyd Park itself brings riverside hiking trails, a playground, the Boyd Skatepark, and an outdoor skating rink, and the Eau Claire River Trail links the neighborhood to downtown and the wider city trail system.

What does the Eastside Hill Neighborhood Association do?

The association — founded in 1997 — connects residents and organizes the neighborhood-wide thrift sale each spring, an annual summer picnic, and events through the year. Its track record is part of the story here: when the city planned to remove the Boyd Park footbridge, residents organized, and the neighborhood got a new bridge instead.

How much are property taxes in Eastside Hill?

About $483 a month on a median-priced Eastside Hill home ($283,000). The neighborhood pays the citywide Eau Claire net rate — $20.47 per $1,000 of assessed value on the 2025 levy — so it's the hill's friendlier prices, not a special rate, that make the bill smaller than the Third Ward's. The Taxes & total cost section above breaks the whole bill down.

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Thinking about a move? Call or text (715) 828-0039, or email Carter@echtrg.com — Carter can pull recent sold comps for any street in this guide and line up showings so you can compare in person.