CARTER BARSTAD

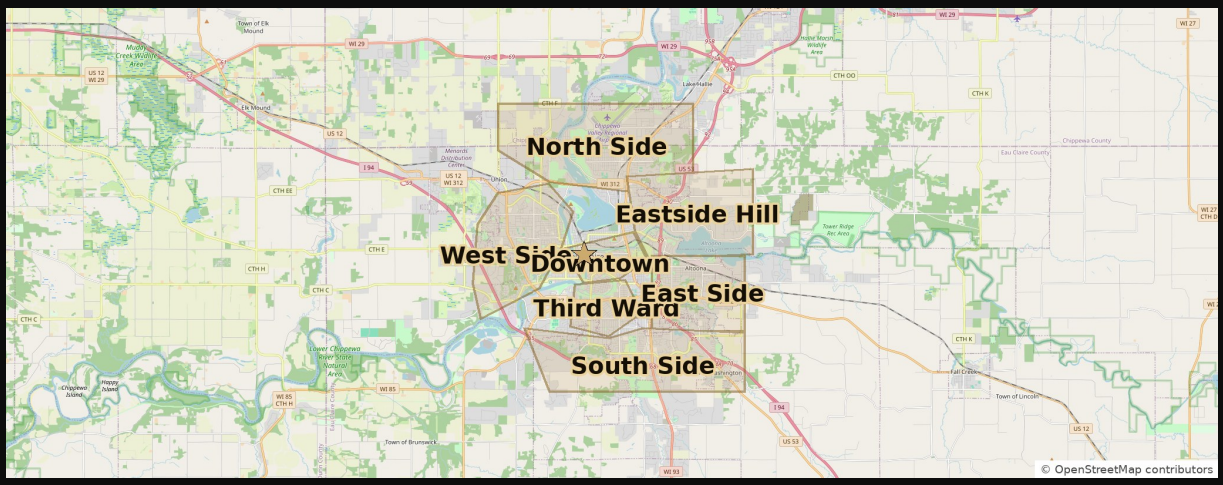
HOMETOWN REALTY GROUP · EAU CLAIRE, WISCONSIN

Eau Claire — The Whole City

Two rivers. One hometown. Every neighborhood placed.

THE CITYWIDE GUIDE · START HERE, THEN NARROW DOWN

POP. 69,421 · MEDIAN LISTING $332,400 · MOST DRIVES 10–15 MINUTES



$332,400
Citywide median listing price — Oct 2026 ($188/sq ft, 49 days on market)

69,421
Residents in the 2020 census (~176,000 in the wider metro)

~10,687
Students in the Eau Claire Area School District (2024–25)

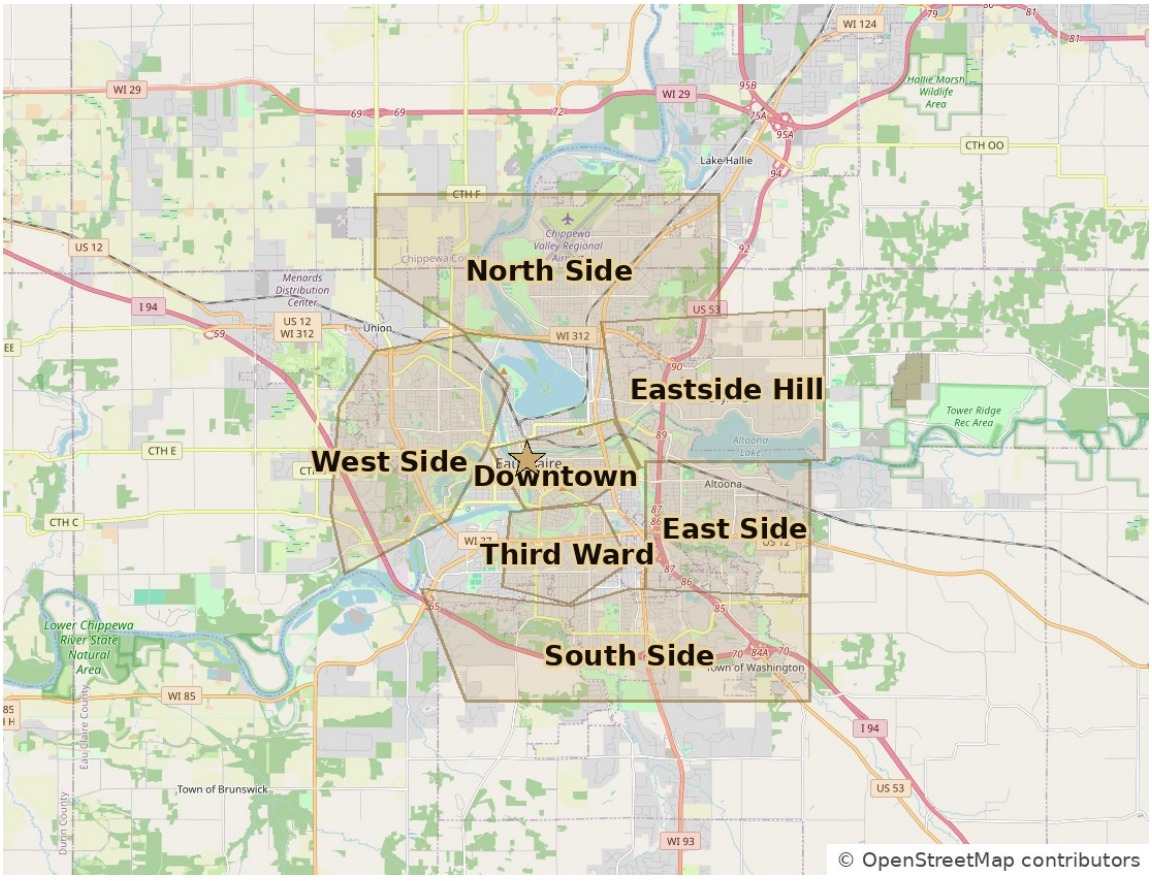
12 · 3 · 2
Elementary · middle · high schools in the district

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Why people love it here

- One idea orients everything: two rivers. Downtown stands where the Eau Claire River flows into the Chippewa — cross a bridge and the neighborhood, the price range, and often the school assignment change.
- Real choice without the sprawl: 69,421 residents in the 2020 census, about 176,000 in the wider metro — and most in-town drives are 10–15 minutes.
- It gathers like a small town: the farmers market at Phoenix Park, free summer concerts along the river, the Eau Claire Marathon every spring, and the Eau Claire Jazz Festival — one of the largest student jazz festivals in the country. A city this size isn't supposed to have a calendar like this; it's a big part of why people stay.
- A trail system that ties it together: you can walk or bike from Carson Park through downtown to the university along the rivers.
- One school district for nearly the whole city — and a simple rule for the high schools: Memorial south & east of the rivers, North north & west.



WHERE IT IS — The whole city — downtown at the confluence of the Chippewa and Eau Claire rivers, the North Side and airport, the West Side and Carson Park, Eastside Hill up the hill, the Third Ward and UW–Eau Claire to the south. Real map in Carter's CMA style — OpenStreetMap data, not to survey scale.

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

CARTER'S TAKE

"Here's how I sort the city for buyers: the north side is more house for the money, the south side runs higher-end, the Third Ward is the most desired central address, and Eastside Hill is its more affordable sister up the hill. Pick your side of the river first — schools, prices, and commutes follow from that."

Where everything is

Downtown & the Confluence (center): Barstow Street's shops and restaurants, Phoenix Park and the farmers market, the public library, and the Pablo Center — mostly condos, apartments, and smaller historic homes on the streets just off downtown, plus North River Fronts just north along the Chippewa. Just south: the Third Ward's historic district (1870–1910 lumber-era homes) and UW–Eau Claire, with the Water Street district between them; Putnam Park and the Putnam Trail start here.

West of downtown, across the Chippewa: Randall Park wraps around its namesake park near Carson Park — the peninsula park in Half Moon Lake where Hank Aaron played in 1952 — and Owen Park; farther west, the West Side neighborhoods mix older streets near the river with mid-century and newer subdivisions. East, up the hill: Eastside Hill's 1880s–1920s cottages and bungalows, Boyd Park, and the footbridge back downtown. North of the Eau Claire River: North Side Hill, the Airport neighborhood, Princeton Valley, Pinehurst, the Dells, and Sundet. South: Putnam Heights, London Road, Oakwood Hills, Memorial and Fairfax, out to Lowes Creek — the most suburban side, with Oakwood Mall retail and the Clairemont Avenue medical corridor.

The homes, side by side

Central neighborhoods (Downtown, Third Ward, Randall Park, Eastside Hill, North River Fronts) hold the city's oldest stock — 1880s–1920s character homes with walkability to downtown, the university, and the trails. The South Side carries the widest range of newer construction and subdivision living. The North Side mixes established streets near the river with postwar and newer subdivisions farther out. The East Side posts the city's most affordable entry by median listing price — and the widest mix of ages and conditions, so the exact block matters.

What to watch for

- Which side of which river — it shapes your schools, your commute, and often your price range.
- Floodplain and drainage: river and creek lots (Lowes Creek, Half Moon Lake, the riverfronts) deserve a flood-map and insurance check; hill lots deserve a drainage look.
- In the central neighborhoods: roof, wiring, plumbing, insulation, and foundation on 1880s–1920s homes, and whether exterior work needs historic-district review.
- Near UW–Eau Claire: whether the home and its neighbors are owner-occupied or rentals, and how the block feels in the school year vs. summer.
- School assignment for the exact address — confirmed with the district, not assumed from the map.
- Airport proximity on the north side — check flight paths on any specific address.

Schools & services

Nearly all of Eau Claire is in one district — the Eau Claire Area School District (ECASD), the eighth-largest in Wisconsin: about 200 square miles, about 10,687 students (2024–25), 12 elementary schools, 3 middle schools (DeLong, South, Northstar), and 2 high schools, plus charter options. The river rule: Memorial serves addresses south & east of the Chippewa and Eau Claire rivers; North serves addresses north & west. A few addresses near the Altoona line sit in the Altoona School District instead. Always confirm for a specific address at ecasd.us.

Everyday anchors

- Getting around: Interstate 94 runs along the south edge; US-53 is the north–south spine on the east side, up to Lake Hallie and Chippewa Falls; Clairemont Avenue crosses the south side; Hastings Way carries traffic northeast toward Altoona.
- Outdoors: the Chippewa River State Trail and the city's riverfront trail system tie downtown, Carson Park, and the university together.
- Culture: Phoenix Park's farmers market, the Pablo Center at the Confluence, and Water Street's dining and music — all within the central neighborhoods.
- Next door: Altoona touches the east edge, Lake Hallie sits just north on Highway 53, and Chippewa Falls is about 15 minutes north.

The market, honestly

Citywide median listing price was $332,400 in October 2026, selling at about 100% of asking — a balanced market. The area ladder, highest to lowest: Third Ward $384,900 · South Eau Claire $336,200 · Putnam Heights $317,450 · North Eau Claire $299,900 · West Eau Claire $299,900 · Eastside Hill $283,000 · East Eau Claire $249,400 · Randall Park $232,450 · North Side Hill $219,900 · West Riverside $189,250. Zillow's typical home value ($317,833, Sep 2026) and Redfin's median sale price ($314,850) land in the same ballpark.

The wider valley — choosing your community

This guide now carries the Chippewa Valley's regional picture, so nothing is printed twice. The valley centers on Eau Claire and Altoona directly east — together they form the core of the metro. Chippewa Falls anchors the north, about fifteen minutes up Highway 53, with Lake Hallie between the two cities and Lake Wissota just northeast of the Falls. Smaller communities ring the core: Fall Creek to the southeast, Elk Mound and Menomonie to the west in Dunn County, and Cadott, Boyd, and Stanley to the northeast.

The pattern to understand: prices and lot sizes generally ease as you move out from Eau Claire's core, while commute times grow. In-town Eau Claire offers the oldest housing stock and the shortest trips; Altoona is mostly 1990s-and-newer subdivisions plus the River Prairie district; Chippewa Falls mixes lumber-era character near the river with newer builds on the south side; the ring communities offer newer homes, bigger lots, and well-and-septic living in place of city services — compare total cost (taxes, utilities, services), not just price.

Schools are a patchwork beyond the city: ECASD in Eau Claire, Altoona's own district, Chippewa Falls Area Unified (also serving most of Lake Hallie and Lake Wissota), and the smaller community districts in the ring towns. District lines don't follow city limits everywhere — confirm the assignment for any specific address before you buy.

How to use the valley: pick two or three communities that fit your commute and budget, drive each one, and tour the same style of home in each — the differences in taxes, lots, and feel become obvious fast. Then narrow: one community, one deeper guide, one tour list. Every community and lake named here has its own guide in this set.

GOOD FIT IF…

You're relocating and want the whole map before the street-by-street detail — or you're deciding between sides of town and want schools, prices, and trade-offs in one honest pass.

THINK IT THROUGH IF…

You already know your neighborhood. Go straight to its street-by-street guide — Third Ward, Randall Park, and Eastside Hill each have expanded editions — and use this one for the citywide numbers.

Showing-day checklist

- Drive each side of town once: downtown to the North Side, then down the south side.
- Note which side of which river every listing sits on.
- Check floodplain on river and creek lots before falling for the view.
- Compare a central historic home against a south-side subdivision home at the same price.
- Confirm the school assignment for the exact address with ECASD.
- If you're weighing a ring community, test the real commute at the real hour, in both directions, and compare taxes, utilities, and well/septic vs. city services — total monthly cost.
- Ask Carter for recent sold comps on any street you're serious about.

Good next step

Start here, then go deeper: the expanded guides cover the Third Ward, Randall Park, and Eastside Hill street by street, with Altoona, Chippewa Falls, and the lake-country guides beyond. Carter can line up showings across two or three areas in one trip so you can compare them honestly.

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 across the city, from his MLS Agent Production & Inventory Report (the same record behind the numbers on the home page). Most recent first:

STREET	SOLD PRICE	SOLD DATE
3622 Damon	$265,000	Aug 28, 2026
Drier Road	$339,900	Jul 1, 2026
1208 State	$315,000	Jun 30, 2026
7th Street	$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 $567 a month on a median-priced Eau Claire home, with the city levy itself the biggest slice of the bill and the schools a close second. Where every dollar of it goes is broken down below.

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: the citywide median listing price from this guide, $332,400, treated as the assessed value.
2. Step 2 — the annual tax: $332,400 ÷ 1,000 = 332.4; 332.4 × $20.47 = about $6,804 a year, call it $6,800.
3. Step 3 — the monthly tax: $6,800 ÷ 12 = about $567 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.

Why here, and not the next community over? The rate belongs to the city and the school district, not the neighborhood — what changes your bill inside Eau Claire is your assessment. Cross into Altoona and the structure changes with it: the same $332,400 of assessed value at Altoona's 2025 net rate of $15.25 would bill about $5,070 a year instead, because Altoona runs a smaller city levy and its own school district. For a median-priced Eau Claire home, plan on roughly $567 a month for the tax line, and stack it where it belongs in the real monthly equation: mortgage payment, plus taxes, plus insurance.

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

Questions relocating buyers ask

Which high school will my kids go to?

Eau Claire runs on a simple river rule: Memorial High School serves addresses south & east of the Chippewa and Eau Claire rivers, and North High School serves addresses north & west. A few addresses near the Altoona line sit in the Altoona School District instead. Always confirm the assignment for a specific address with the district at ecasd.us before you buy.

What do homes cost in Eau Claire?

The citywide median listing price was $332,400 in October 2026 ($188/sq ft, a median 49 days on market), and homes were selling at about 100% of asking — a balanced market. By area, medians ran from the Third Ward at $384,900 down to West Riverside at $189,250. Zillow's typical home value ($317,833, Sep 2026) and Redfin's median sale price ($314,850) land in the same ballpark. Source: Realtor.com Eau Claire market data, Oct 2026.

Where do I get the most house for the money?

In Carter's words: the north side is more house for the money, while the south side runs higher-end. The numbers agree — East Eau Claire posts the lowest area median listing price at $249,400, and Eastside Hill ($283,000) is the more affordable sister to the Third Ward up the hill. The East Side also carries the widest mix of ages and conditions, so the exact block matters.

Is Eau Claire all one school district?

Nearly. Almost the whole city sits in the Eau Claire Area School District — the eighth-largest in Wisconsin, about 200 square miles with roughly 10,687 students (2024–25), 12 elementary schools, 3 middle schools (DeLong, South, Northstar), and 2 high schools, plus charter options. The exceptions are a few addresses near the Altoona line, which fall in the Altoona School District.

How long does it take to get around?

Most in-town drives are 10–15 minutes. Interstate 94 runs along the south edge of the city, US-53 is the north–south spine on the east side, and Chippewa Falls is about 15 minutes north. A trail system ties it together, too — you can walk or bike from Carson Park through downtown to the university along the rivers.

What should I watch for in the older central neighborhoods?

Central neighborhoods hold the city's oldest stock — 1880s–1920s character homes — so check the big systems first: roof, wiring, plumbing, insulation, and foundation, and whether exterior work needs historic-district review. River and creek lots deserve a flood-map and insurance check, hill lots deserve a drainage look, and near UW–Eau Claire it's worth noting whether the home and its neighbors are owner-occupied or rentals.

How much are property taxes in Eau Claire?

About $567 a month on a median-priced Eau Claire home ($332,400). The city's net rate is $20.47 per $1,000 of assessed value on the 2025 levy, and the city levy itself is the biggest slice of the bill, with the schools a close second. The Taxes & total cost section above breaks the whole bill down.

Prices: Realtor.com — Eau Claire market data, October 2026 (checked Oct 26, 2026); median listing $332,400 at $188/sq ft, 49 days on market. Population: 2020 census (about 176,000 in the wider metro). Schools: Eau Claire Area School District profile (NCES data), 2024–25. Neighborhood medians rest on small listing counts — orientation, not appraisal.



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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.