

Adams County, ID

County · ID · Idaho

\$433K

MEDIAN SALE PRICE

12

SALES (12 MO)

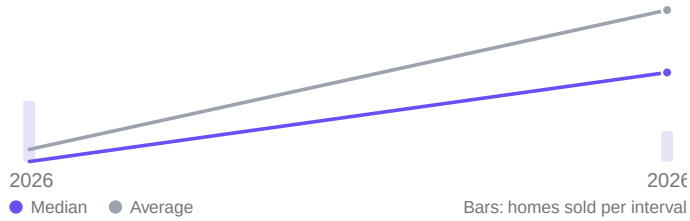
\$688K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

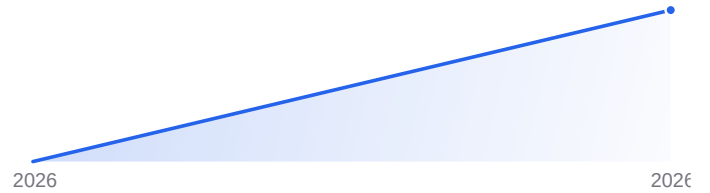
Sale prices

Median \$475K · Average \$534K



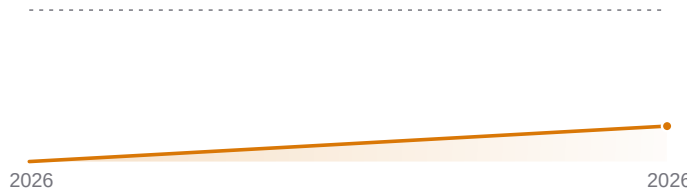
Price per square foot

\$232/ft²



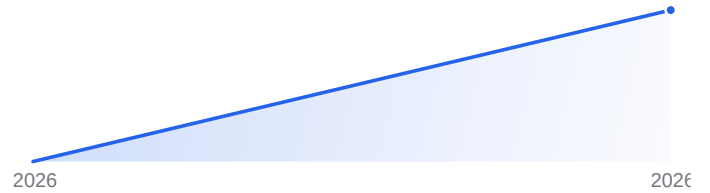
Sale premium vs estimated value

-30.4%



Annual turnover (share of homes sold)

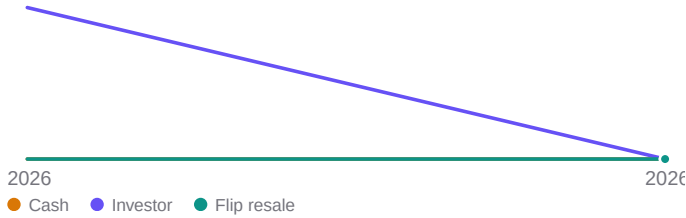
0.4%



BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 0% · Flip resale 0%

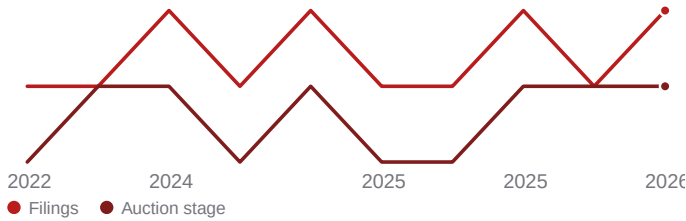


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	3,228
Median value (AVM)	\$688K
Median size	1,100 ft²
Median bedrooms	3
Median year built	1980
Single family	69%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	100%
Underwater (LTV 125% or more)	0%
Owner occupied	38%
Company owned	22%
Median loan-to-value	0%
Typical ownership tenure	10.1 yrs

COMMUNITY

Population	5,075
Density	4 / mi²
Median household income	\$61K
Average household income	\$83K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	118
Earthquake index (US avg 100)	101
Homes occupied	77%
Bachelor's or higher	13%
Poverty rate	12.4%
Unemployment	1.9%
Average temp	44°F
Annual precip	28 in
Sunshine	64%

Market metrics are derived from recorded arms-length deeds through May 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.