

Bannock County, ID

County · ID · Idaho

SELLER'S MARKET

\$341K

MEDIAN SALE PRICE

+23.7%

1-YR CHANGE

413

SALES (12 MO)

\$336K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100

Buyer's market

Balanced

Seller's market

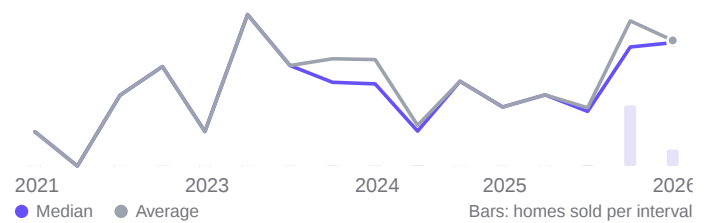
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$345K · Average \$350K

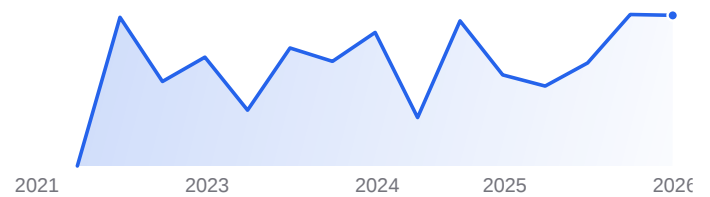
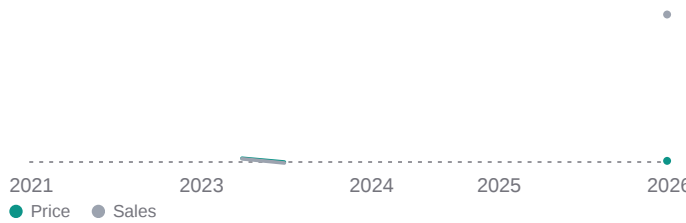


Growth (year over year)

Price +23.7% · Sales +3076.9%

Price per square foot

\$192/ft²

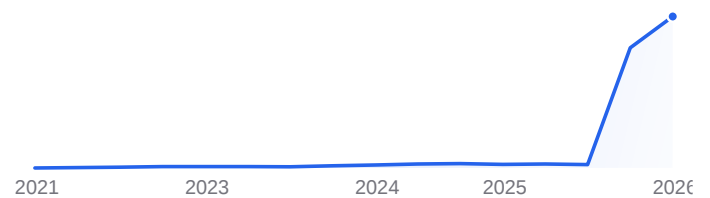


Sale premium vs estimated value

-3.0%

Annual turnover (share of homes sold)

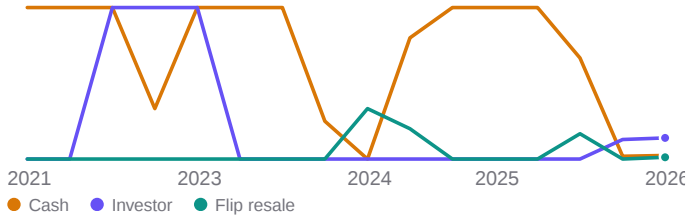
1.3%



BUYERS & OUTCOMES

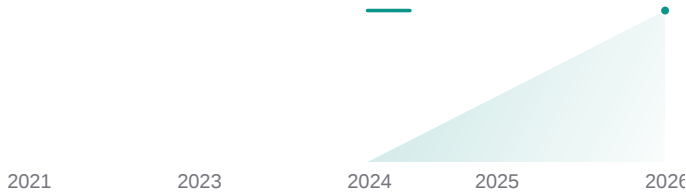
Buyer mix

Cash 2.3% · Investor 14% · Flip resale 1.2%



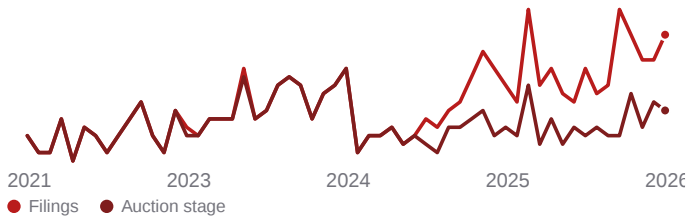
Sellers who sold at a gain

100%

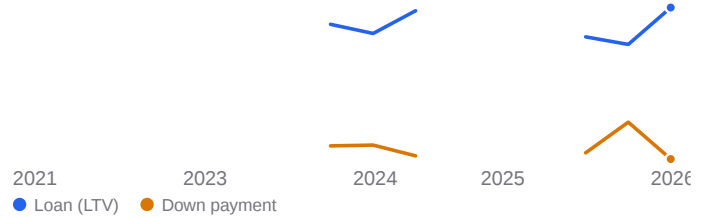


Preforeclosure filings

Filings 16 · Auction stage 7



Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

0.1 yrs



HOUSING STOCK

Homes	32,571
Median value (AVM)	\$336K
Median size	1,876 ft²
Median bedrooms	4
Median year built	1977
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.0%
Owner occupied	77%
Company owned	16%
Median loan-to-value	43%
Typical ownership tenure	6.8 yrs

COMMUNITY

Population	91,574
Density	82 / mi²
Median household income	\$62K
Average household income	\$81K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	100
Homes occupied	94%
Bachelor's or higher	20%
Poverty rate	11.4%
Unemployment	1.2%
Average temp	46°F
Annual precip	14 in
Sunshine	64%

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