

Benewah County, ID

County · ID · Idaho

\$283K

MEDIAN SALE PRICE

46

SALES (12 MO)

\$354K

MEDIAN VALUE (AVM)

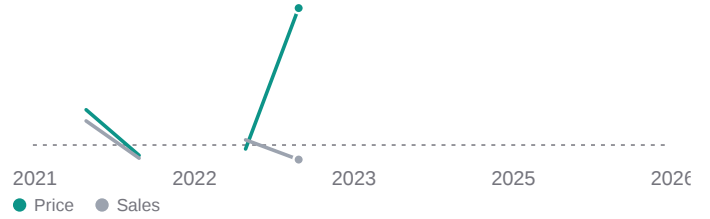
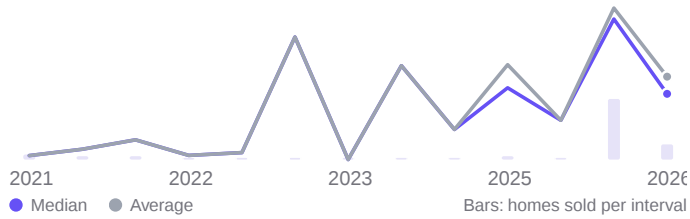
MARKET TRENDS (5 YEARS)

Sale prices

Median \$202K · Average \$239K

Growth (year over year)

Price +377.5% · Sales -40.0%



Price per square foot

\$144/ft²

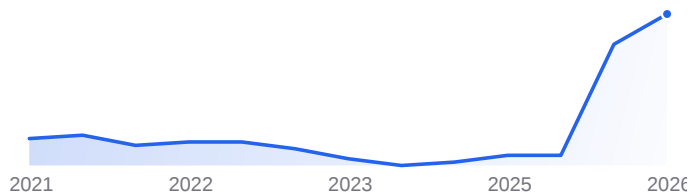
Sale premium vs estimated value

-65.9%



Annual turnover (share of homes sold)

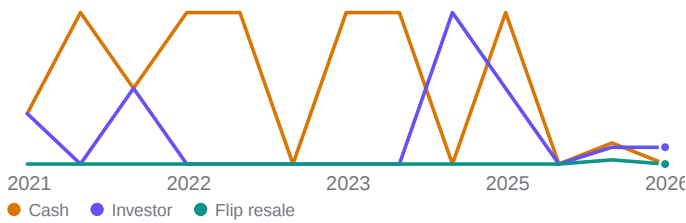
0.8%



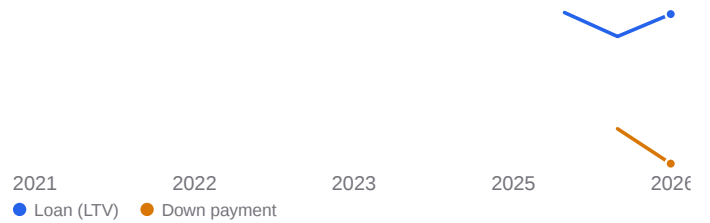
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 11% · Flip resale 0%

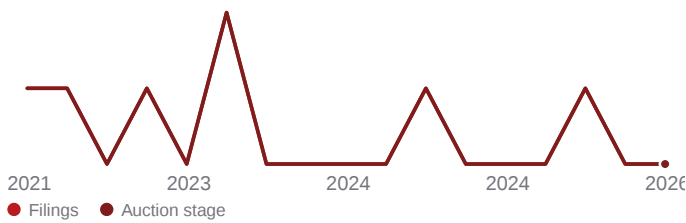


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,687
Median value (AVM)	\$354K
Median size	1,396 ft²
Median bedrooms	3
Median year built	1982
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	1.5%
Owner occupied	56%
Company owned	16%
Median loan-to-value	10%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	10,635
Density	14 / mi²
Median household income	\$56K

Average household income	\$70K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	65
Homes occupied	87%
Bachelor's or higher	14%
Poverty rate	13.8%
Unemployment	1.5%
Average temp	46°F
Annual precip	32 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.