

Bingham County, ID

County · ID · Idaho

BUYER'S MARKET

\$351K

MEDIAN SALE PRICE

129

SALES (12 MO)

\$306K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



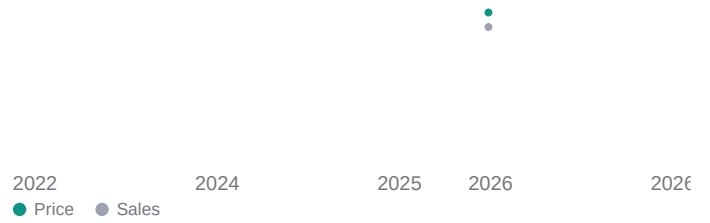
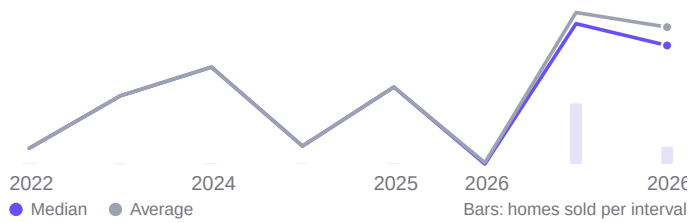
MARKET TRENDS (5 YEARS)

Sale prices

Median \$315K · Average \$357K

Growth (year over year)

Price +55.3% · Sales +50.0%

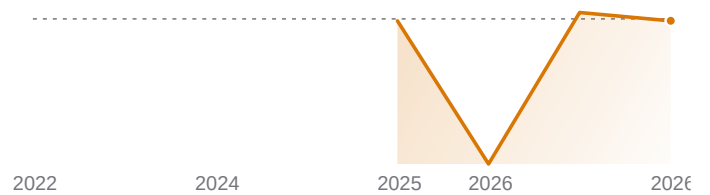


Price per square foot

\$282/ft²

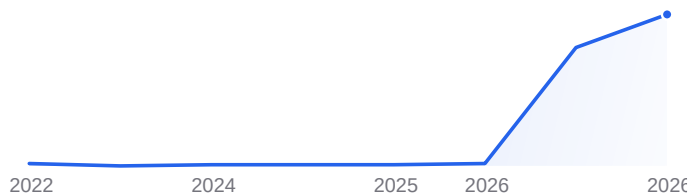
Sale premium vs estimated value

-1.1%



Annual turnover (share of homes sold)

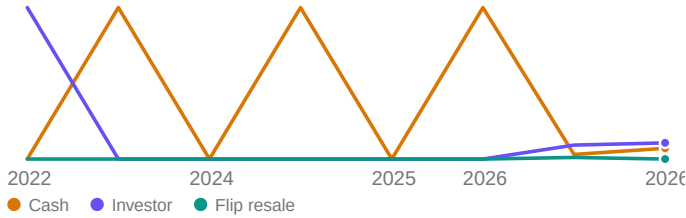
0.8%



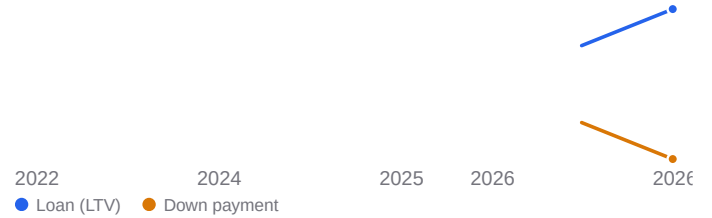
BUYERS & OUTCOMES

Buyer mix

Cash 7.1% · Investor 11% · Flip resale 0%

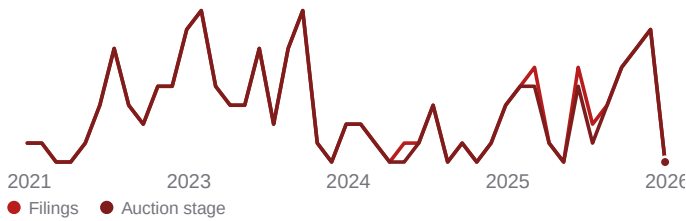


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	15,178
Median value (AVM)	\$306K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1974
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	6.6%
Owner occupied	93%
Company owned	13%
Median loan-to-value	52%
Typical ownership tenure	6.7 yrs

COMMUNITY

Population	51,260
Density	25 / mi²
Median household income	\$69K

Average household income	\$89K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	105
Homes occupied	93%
Bachelor's or higher	16%
Poverty rate	9.2%
Unemployment	1.2%
Average temp	45°F
Annual precip	11 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.