

Bonner County, ID

County · ID · Idaho

SELLER'S MARKET

\$519K

MEDIAN SALE PRICE

206

SALES (12 MO)

\$789K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

Balanced

Seller's market

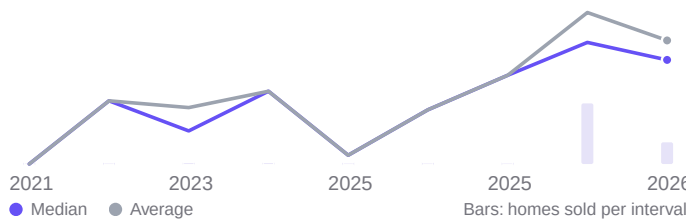
MARKET TRENDS (5 YEARS)

Sale prices

Median \$462K · Average \$539K

Growth (year over year)

Price +92.1% · Sales +3700.0%



Price per square foot

\$305/ft²

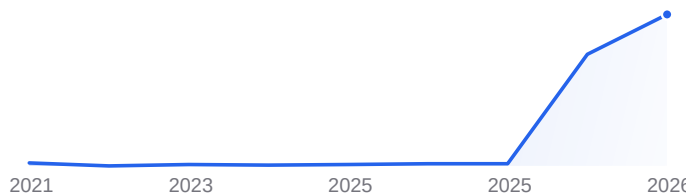
Sale premium vs estimated value

-21.3%



Annual turnover (share of homes sold)

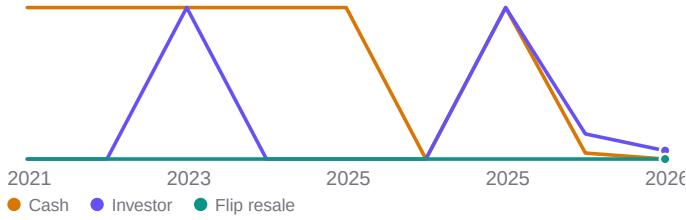
0.8%



BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 5.6% · Flip resale 0%

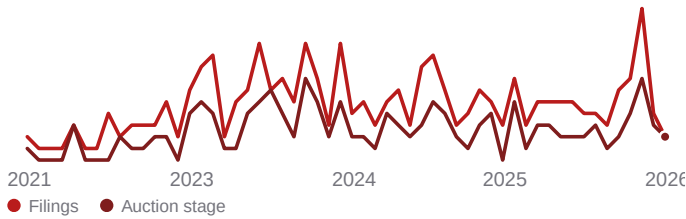


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	27,211
Median value (AVM)	\$789K
Median size	1,566 ft²
Median bedrooms	3
Median year built	1994
Single family	61%
Condos	5.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	1.0%
Owner occupied	67%
Company owned	22%
Median loan-to-value	21%
Typical ownership tenure	7.5 yrs

COMMUNITY

Population	54,598
Density	32 / mi²
Median household income	\$65K
Average household income	\$85K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	74
Homes occupied	80%
Bachelor's or higher	19%
Poverty rate	11.2%
Unemployment	1.4%
Average temp	44°F
Annual precip	36 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.