

Bonneville County, ID

County · ID · Idaho

SELLER'S MARKET

\$368K

MEDIAN SALE PRICE

505

SALES (12 MO)

\$338K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

Balanced

Seller's market

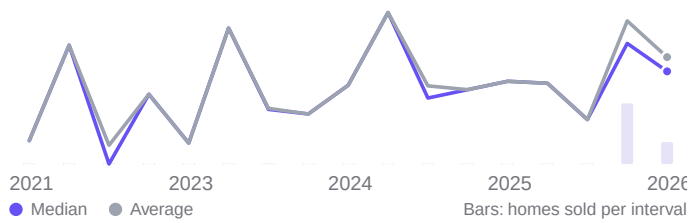
MARKET TRENDS (5 YEARS)

Sale prices

Median \$326K · Average \$364K

Growth (year over year)

Price +34.4% · Sales +6100.0%

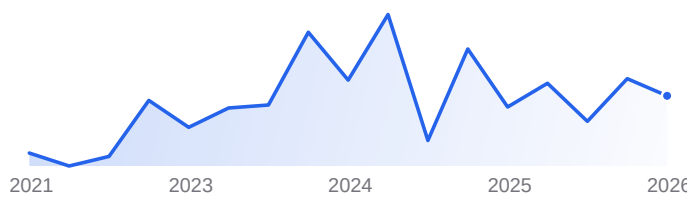


Price per square foot

\$170/ft²

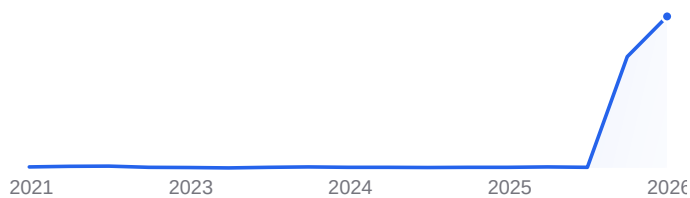
Sale premium vs estimated value

-7.0%



Annual turnover (share of homes sold)

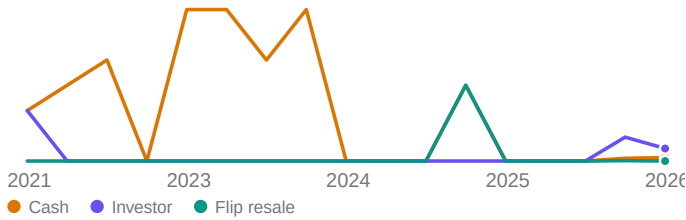
1.2%



BUYERS & OUTCOMES

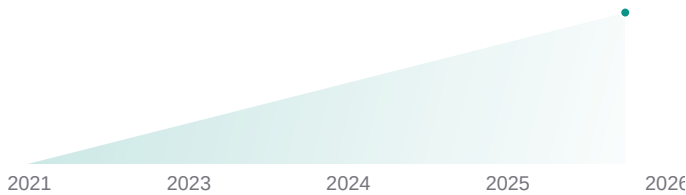
Buyer mix

Cash 2.3% · Investor 8.3% · Flip resale 0%



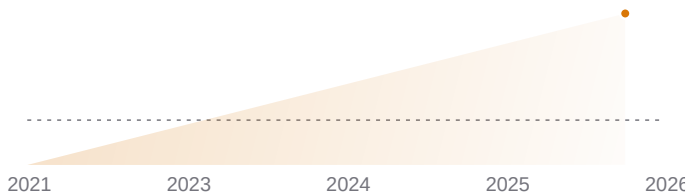
Sellers who sold at a gain

100%

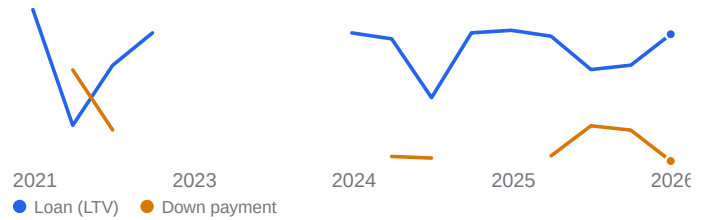


Median annualized return at resale

+10.8%

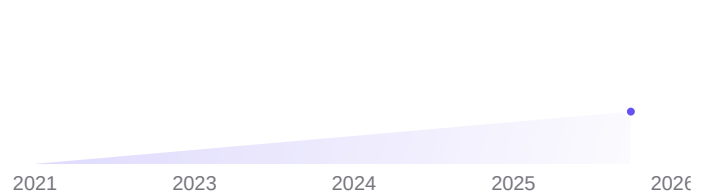


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



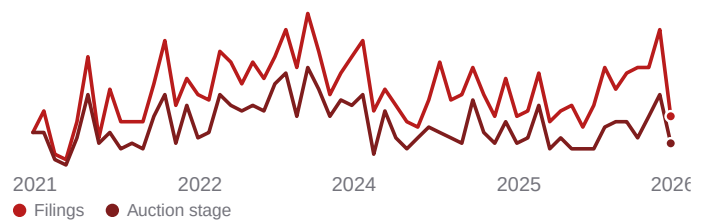
Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 9 · Auction stage 4



HOUSING STOCK

Homes	42,851
Median value (AVM)	\$338K
Median size	2,098 ft²
Median bedrooms	4
Median year built	1989
Single family	86%
Condos	3.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	5.0%
Owner occupied	82%
Company owned	16%
Median loan-to-value	49%

Typical ownership tenure

7.3 yrs

COMMUNITY

Population	134,609
Density	72 / mi²
Median household income	\$73K
Average household income	\$96K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	129
Homes occupied	94%
Bachelor's or higher	23%
Poverty rate	8.6%
Unemployment	1.0%
Average temp	44°F
Annual precip	13 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.