

Boundary County, ID

County · ID · Idaho

\$350K

MEDIAN SALE PRICE

45

SALES (12 MO)

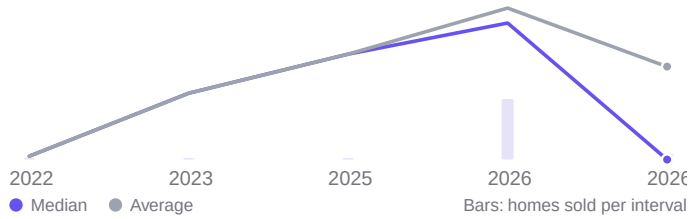
\$619K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

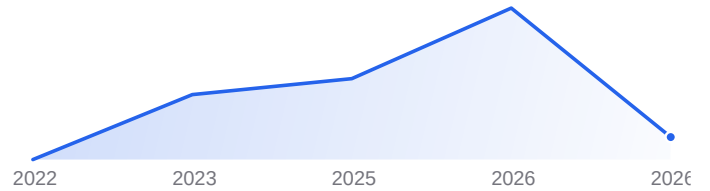
Sale prices

Median \$101K · Average \$345K



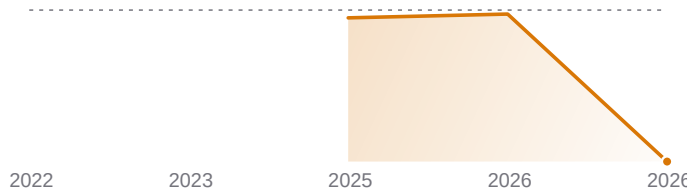
Price per square foot

\$77/ft²



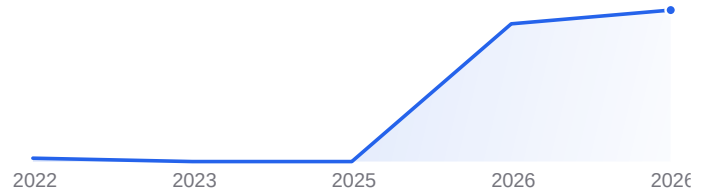
Sale premium vs estimated value

-79.8%



Annual turnover (share of homes sold)

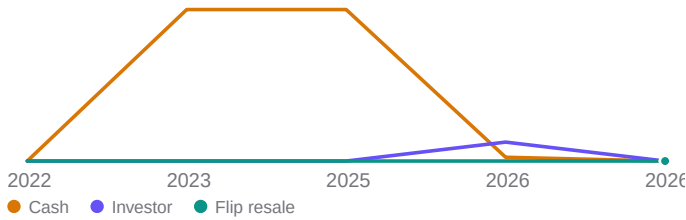
0.8%



BUYERS & OUTCOMES

Buyer mix

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

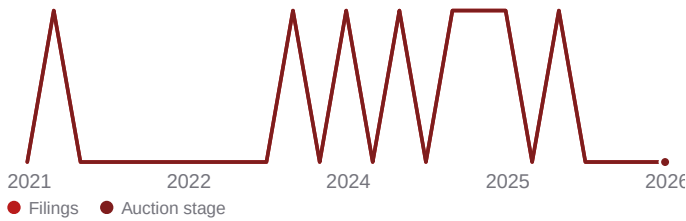


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,640
Median value (AVM)	\$619K
Median size	1,538 ft²
Median bedrooms	3
Median year built	1993
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	1.1%
Owner occupied	64%
Company owned	27%
Median loan-to-value	22%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	14,182
Density	11 / mi²
Median household income	\$62K

Average household income	\$73K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	63
Homes occupied	91%
Bachelor's or higher	12%
Poverty rate	17.8%
Unemployment	1.6%
Average temp	43°F
Annual precip	33 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.