

Camas County, ID

County · ID · Idaho

\$269K

MEDIAN SALE PRICE

7

SALES (12 MO)

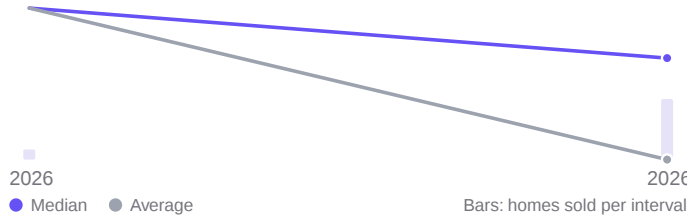
\$192K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

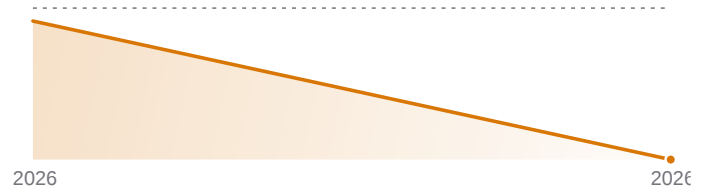
Sale prices

Median \$265K · Average \$248K



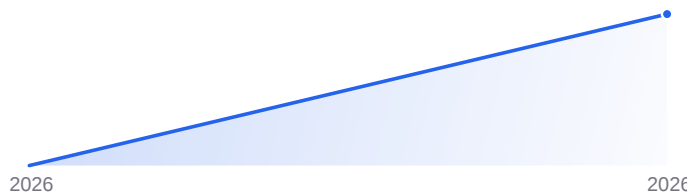
Sale premium vs estimated value

-9.1%



Annual turnover (share of homes sold)

0.7%



BUYERS & OUTCOMES

Buyer mix

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

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



HOUSING STOCK

Homes	979
Median value (AVM)	\$192K
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	15%
Owner occupied	12%
Company owned	18%
Median loan-to-value	48%
Typical ownership tenure	14.5 yrs

COMMUNITY

Population	1,264
Density	1 / mi ²
Median household income	\$67K
Average household income	\$87K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	94
Homes occupied	75%
Bachelor's or higher	20%
Poverty rate	5.5%
Unemployment	1.5%
Average temp	40°F

Annual precip	29 in
Sunshine	64%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.