

Caribou County, ID

County · ID · Idaho

\$280K

MEDIAN SALE PRICE

25

SALES (12 MO)

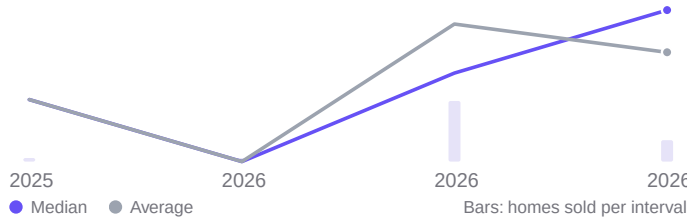
\$257K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

Sale prices

Median \$299K · Average \$262K



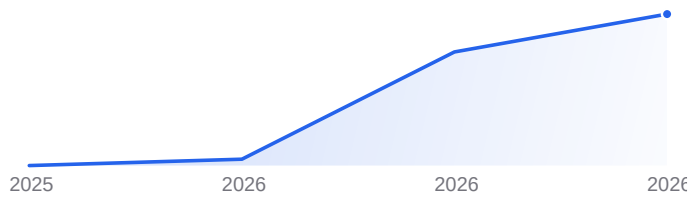
Sale premium vs estimated value

-5.6%



Annual turnover (share of homes sold)

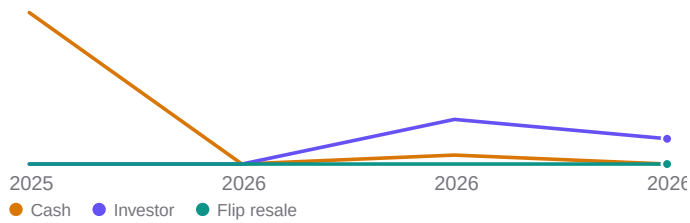
0.8%



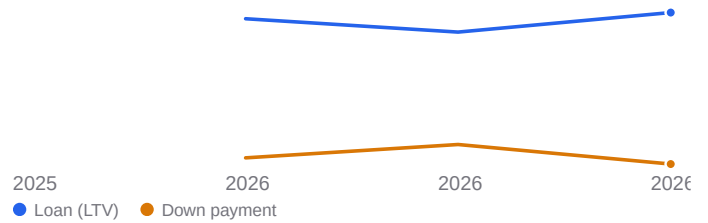
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 17% · Flip resale 0%

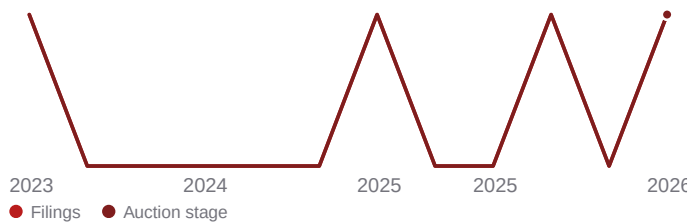


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,258
Median value (AVM)	\$257K
Median size	960 ft²
Median year built	1978
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	5.4%
Owner occupied	64%
Company owned	16%
Median loan-to-value	43%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	7,275
Density	4 / mi²
Median household income	\$66K
Average household income	\$81K

Crime index (US avg 100)	120
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	197
Homes occupied	86%
Bachelor's or higher	9%
Poverty rate	6.8%
Unemployment	1.2%
Average temp	41°F
Annual precip	21 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.