

Cassia County, ID

County · ID · Idaho

\$354K

MEDIAN SALE PRICE

66

SALES (12 MO)

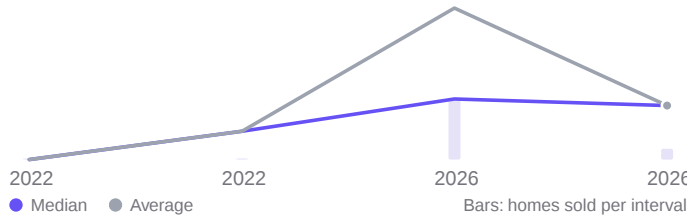
\$348K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

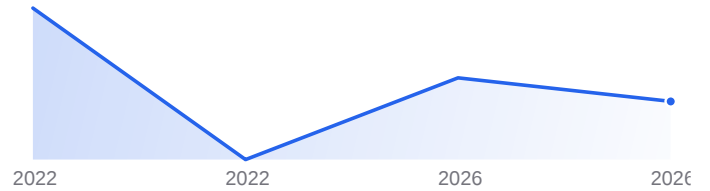
Sale prices

Median \$325K · Average \$325K



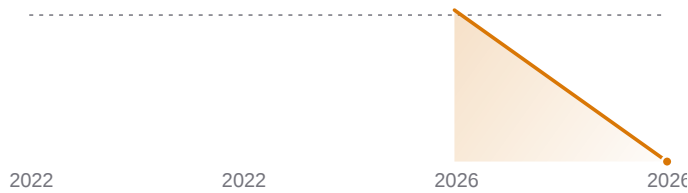
Price per square foot

\$189/ft²



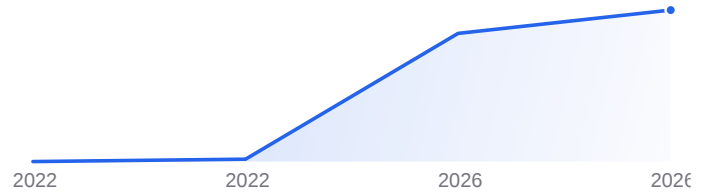
Sale premium vs estimated value

-2.4%



Annual turnover (share of homes sold)

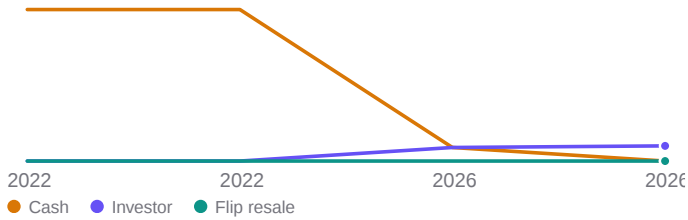
0.8%



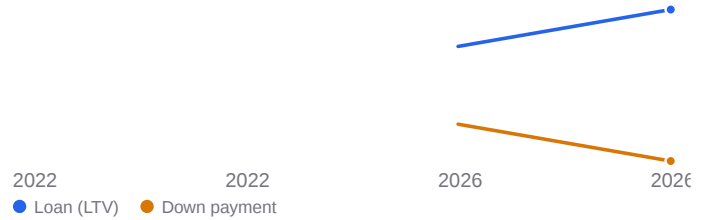
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 10% · Flip resale 0%

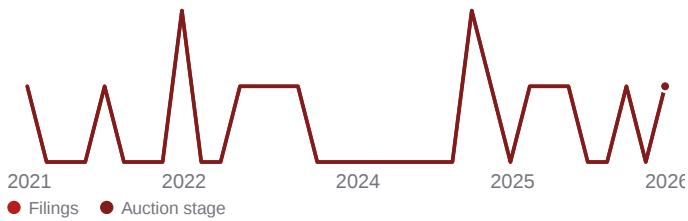


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	8,755
Median value (AVM)	\$348K
Median size	1,607 ft²
Median bedrooms	3
Median year built	1974
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.5%
Owner occupied	76%
Company owned	17%
Median loan-to-value	35%
Typical ownership tenure	7.0 yrs

COMMUNITY

Population	26,015
Density	10 / mi²
Median household income	\$63K

Average household income	\$81K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	62
Homes occupied	94%
Bachelor's or higher	16%
Poverty rate	10.7%
Unemployment	1.2%
Average temp	47°F
Annual precip	11 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.