

Clark County, ID

County · ID · Idaho

\$97K MEDIAN SALE PRICE	1 SALES (12 MO)	\$276K MEDIAN VALUE (AVM)
--	--	--

HOUSING STOCK

Homes	473
Median value (AVM)	\$276K
Median size	1,269 ft²
Median bedrooms	3
Median year built	1973
Single family	41%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	6.3%
Owner occupied	53%
Company owned	24%
Median loan-to-value	0%
Typical ownership tenure	12.5 yrs

COMMUNITY

Population	794
Density	1 / mi²
Median household income	\$49K
Average household income	\$58K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	114
Homes occupied	59%
Bachelor's or higher	10%
Poverty rate	12.3%
Unemployment	1.4%
Average temp	41°F
Annual precip	13 in
Sunshine	64%

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