

Clearwater County, ID

County · ID · Idaho

\$225K

MEDIAN SALE PRICE

18

SALES (12 MO)

\$379K

MEDIAN VALUE (AVM)

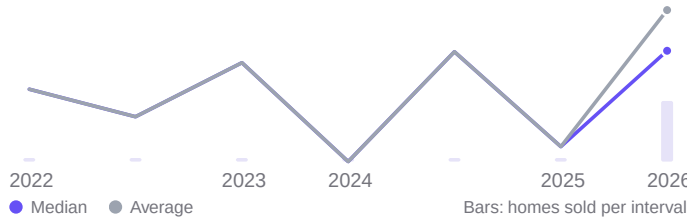
MARKET TRENDS (5 YEARS)

Sale prices

Median \$211K · Average \$252K

Growth (year over year)

Price +15.0% · Sales +0.0%

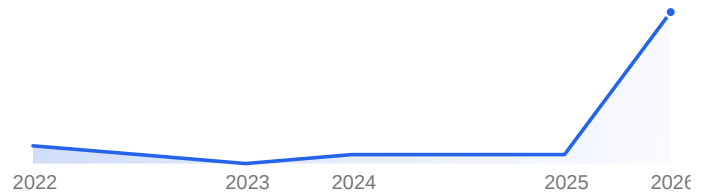
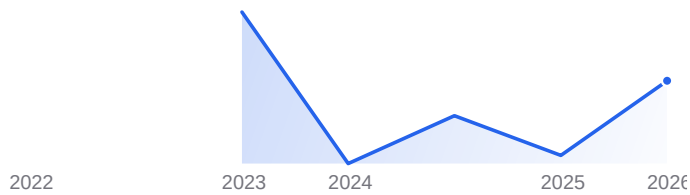


Price per square foot

\$128/ft²

Annual turnover (share of homes sold)

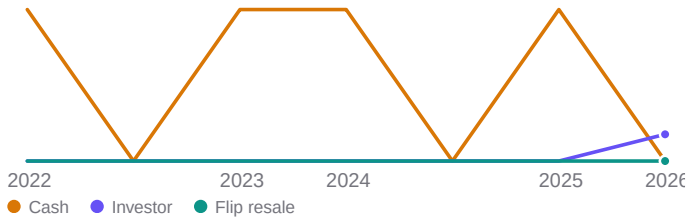
0.4%



BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 18% · Flip resale 0%



Sellers who sold at a gain

100%

Financing (share of purchase price) Loan (LTV) 96% · Down payment 3.8%

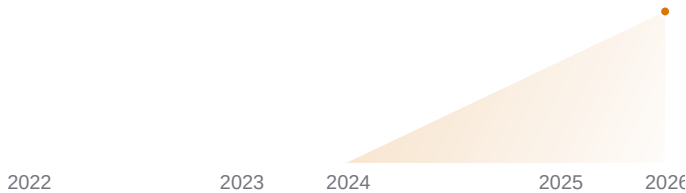


Typical hold before selling

17.1 yrs

Median annualized return at resale

+6.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,897
Median value (AVM)	\$379K
Median size	1,584 ft²
Median bedrooms	3
Median year built	1975
Single family	62%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	1.0%
Owner occupied	72%
Company owned	11%
Median loan-to-value	17%
Typical ownership tenure	10.8 yrs

COMMUNITY

Population	9,247
Density	4 / mi²
Median household income	\$54K
Average household income	\$68K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	61
Homes occupied	82%
Bachelor's or higher	12%
Poverty rate	8.8%
Unemployment	1.6%
Average temp	47°F
Annual precip	35 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.