

Franklin County, ID

County · ID · Idaho

\$373K

MEDIAN SALE PRICE

36

SALES (12 MO)

\$484K

MEDIAN VALUE (AVM)

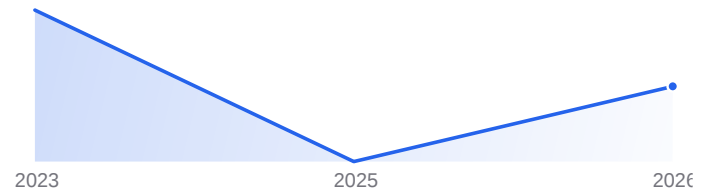
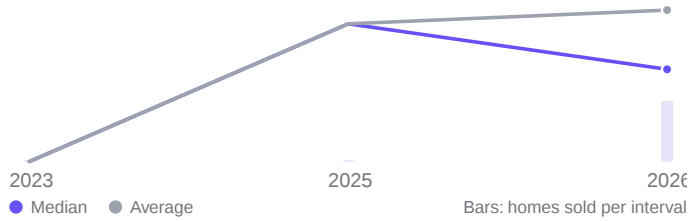
MARKET TRENDS (5 YEARS)

Sale prices

Median \$371K · Average \$481K

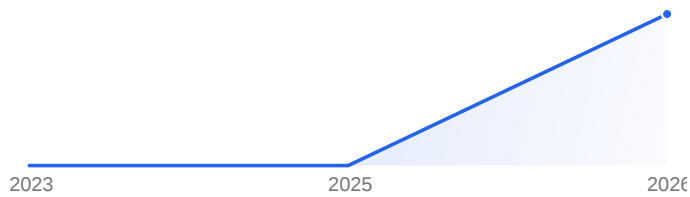
Price per square foot

\$203/ft²



Annual turnover (share of homes sold)

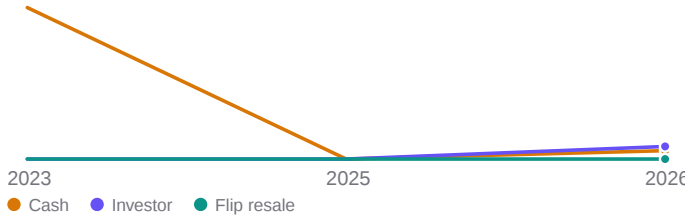
0.7%



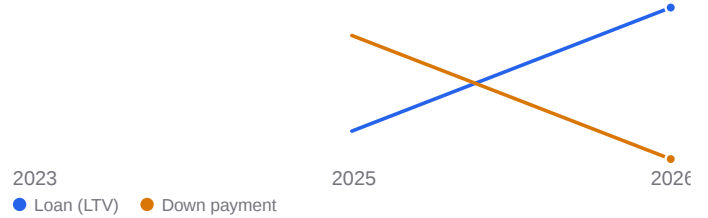
BUYERS & OUTCOMES

Buyer mix

Cash 5.6% · Investor 8.3% · Flip resale 0%

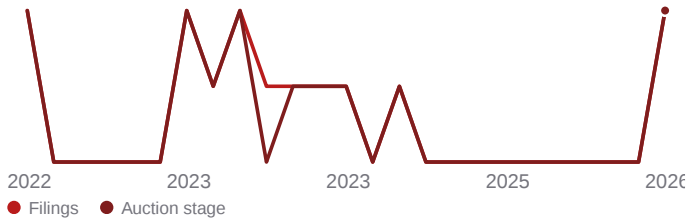


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	5,182
Median value (AVM)	\$484K
Median size	2,010 ft²
Median bedrooms	3
Median year built	1981
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.6%
Owner occupied	85%
Company owned	26%
Median loan-to-value	32%
Typical ownership tenure	7.1 yrs

COMMUNITY

Population	15,762
Density	24 / mi²
Median household income	\$68K

Average household income	\$87K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	173
Homes occupied	94%
Bachelor's or higher	13%
Poverty rate	7.3%
Unemployment	1.1%
Average temp	45°F
Annual precip	20 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.