Fremont County, ID

SELLER'S MARKET

County · ID · Idaho

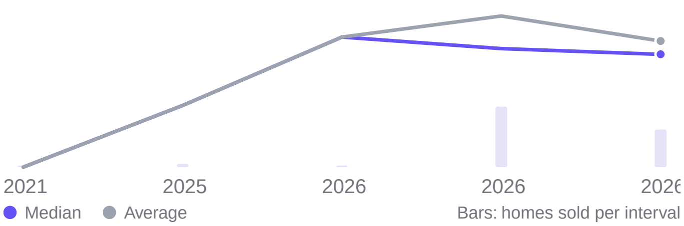
$396K	61	$495K
MEDIAN SALE PRICE	SALES (12 MO)	MEDIAN VALUE (AVM)

Market temperature — Seller's market · 75 / 100

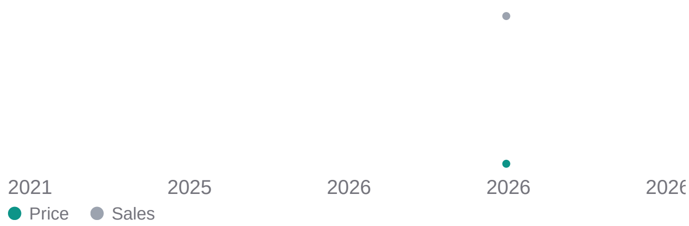
Buyer's market — Balanced — Seller's market

MARKET TRENDS (5 YEARS)

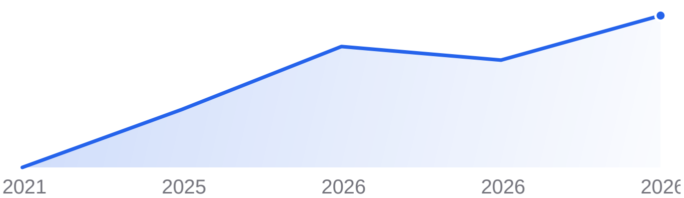
Sale prices — Median $384K · Average $423K



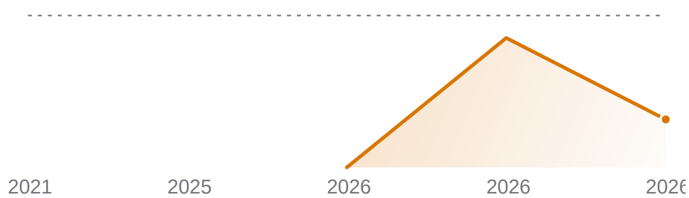
Growth (year over year) — Price +48.9% · Sales +1800.0%



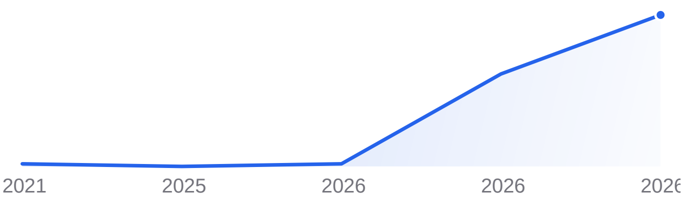
Price per square foot — $207/ft²



Sale premium vs estimated value — -10.7%

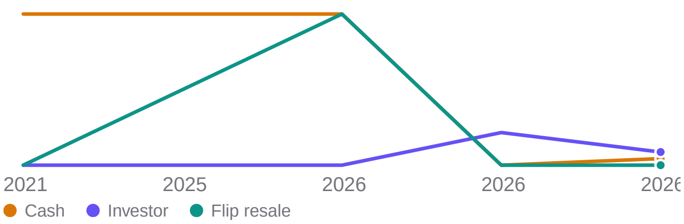


Annual turnover (share of homes sold) — 0.6%

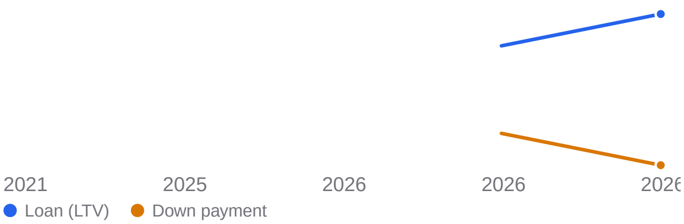


BUYERS & OUTCOMES

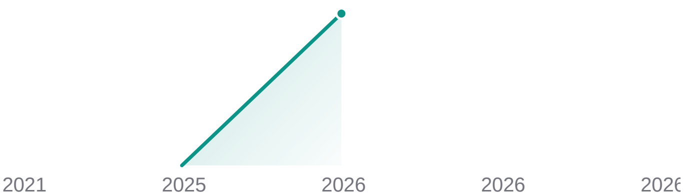
Buyer mix — Cash 4.3% · Investor 8.7% · Flip resale 0%



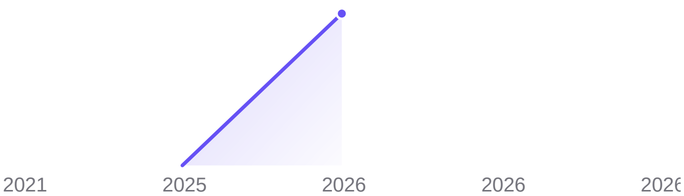
Financing (share of purchase price) — Loan (LTV) 99% · Down payment 1.0%



Sellers who sold at a gain — 100%



Typical hold before selling — 0.7 yrs



Preforeclosure filings — Filings 1 · Auction stage 1

HOUSING STOCK

Homes	10,770
Median value (AVM)	$495K
Median size	1,850 ft²
Median bedrooms	3
Median year built	1980
Single family	76%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	4.2%
Owner occupied	44%
Company owned	27%
Median loan-to-value	31%

Typical ownership tenure	8.1 yrs

COMMUNITY

Population	14,481
Density	8 / mi²
Median household income	$67K
Average household income	$79K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	128
Homes occupied	56%
Bachelor's or higher	18%
Poverty rate	9.2%
Unemployment	1.1%
Average temp	42°F
Annual precip	16 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.