

Latah County, ID

County · ID · Idaho

\$459K

MEDIAN SALE PRICE

112

SALES (12 MO)

\$470K

MEDIAN VALUE (AVM)

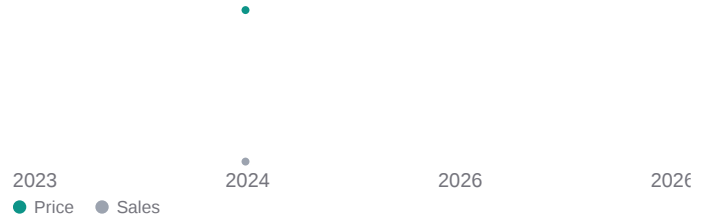
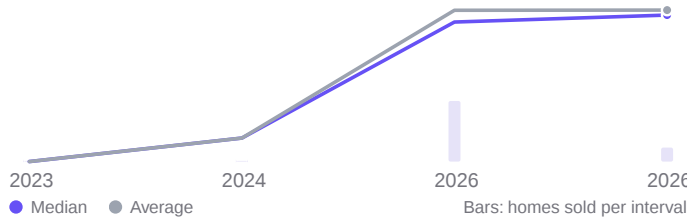
MARKET TRENDS (5 YEARS)

Sale prices

Median \$480K · Average \$493K

Growth (year over year)

Price +57.8% · Sales +0.0%

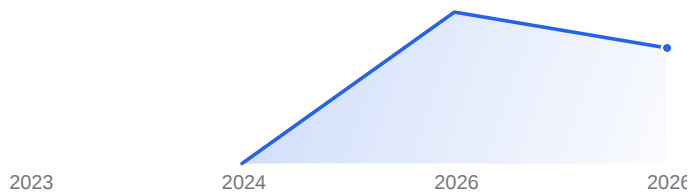


Price per square foot

\$333/ft²

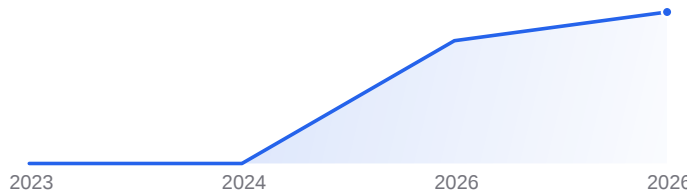
Sale premium vs estimated value

-16.2%



Annual turnover (share of homes sold)

0.9%

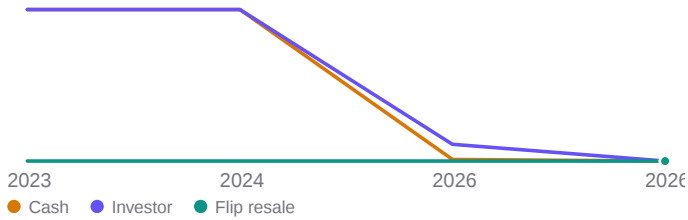


BUYERS & OUTCOMES

Buyer mix

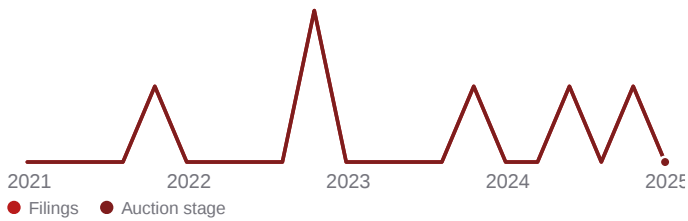
Cash 0% · Investor 0% · Flip resale 0%

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



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	12,541
Median value (AVM)	\$470K
Median size	1,272 ft²
Median year built	1976
Single family	79%
Condos	1.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.5%
Owner occupied	77%
Company owned	15%
Median loan-to-value	37%
Typical ownership tenure	18.8 yrs

COMMUNITY

Population	42,263
Density	39 / mi²
Median household income	\$63K

Average household income	\$85K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	58
Homes occupied	94%
Bachelor's or higher	28%
Poverty rate	10.9%
Unemployment	0.9%
Average temp	47°F
Annual precip	28 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.