

Lewis County, ID

County · ID · Idaho

\$272K

MEDIAN SALE PRICE

12

SALES (12 MO)

\$270K

MEDIAN VALUE (AVM)

HOUSING STOCK

Homes	1,587
Median value (AVM)	\$270K
Median size	1,408 ft²
Median bedrooms	3
Median year built	1963
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.6%
Owner occupied	78%
Company owned	15%
Median loan-to-value	32%
Typical ownership tenure	8.6 yrs

COMMUNITY

Population	3,761
Density	8 / mi²
Median household income	\$47K
Average household income	\$65K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	61
Homes occupied	87%
Bachelor's or higher	13%
Poverty rate	17.7%
Unemployment	1.3%
Average temp	46°F
Annual precip	23 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.