

Madison County, ID

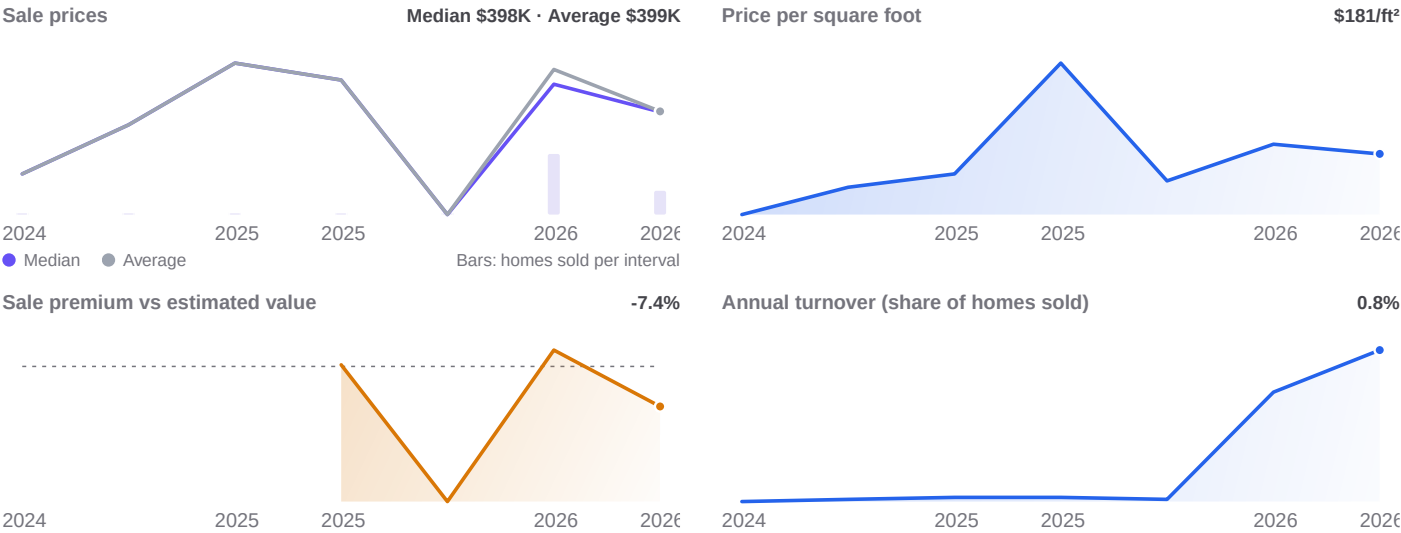
County · ID · Idaho

\$432K
MEDIAN SALE PRICE

73
SALES (12 MO)

\$343K
MEDIAN VALUE (AVM)

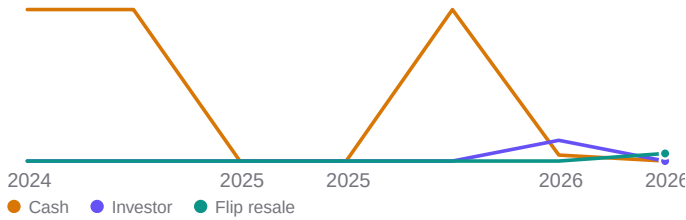
MARKET TRENDS (5 YEARS)



BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 0% · Flip resale 5.0%

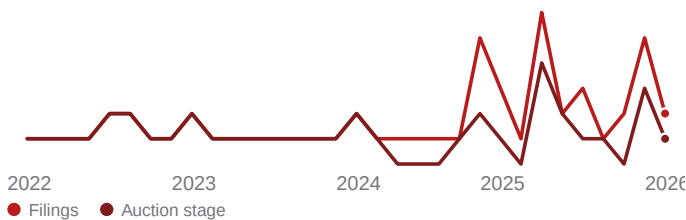


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	8,874
Median value (AVM)	\$343K
Median size	2,184 ft²
Median bedrooms	4
Median year built	1989
Single family	80%
Condos	2.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	7.1%
Owner occupied	68%
Company owned	19%
Median loan-to-value	57%
Typical ownership tenure	5.5 yrs

COMMUNITY

Population	55,256
Density	118 / mi²
Median household income	\$56K
Average household income	\$82K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	115
Homes occupied	91%
Bachelor's or higher	26%
Poverty rate	25.2%
Unemployment	0.9%
Average temp	43°F
Annual precip	14 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.