Shoshone County, ID

County · ID · Idaho

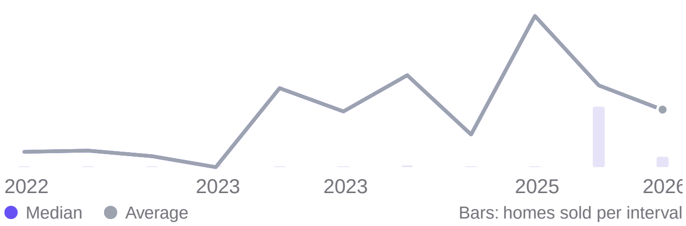
BALANCED MARKET

$298K	82	$288K
MEDIAN SALE PRICE	SALES (12 MO)	MEDIAN VALUE (AVM)

Market temperature — Balanced market · 46 / 100

MARKET TRENDS (5 YEARS)

Sale prices — Median $226K · Average $226K

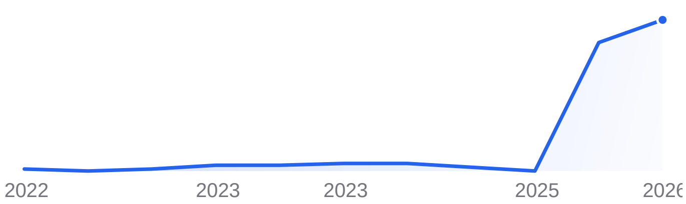


Growth (year over year) — Price -53.3% · Sales -20.0%

Price per square foot — $201/ft²

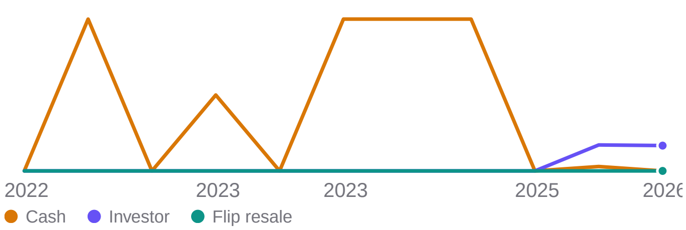
Sale premium vs estimated value — -14.3%

Annual turnover (share of homes sold) — 0.9%

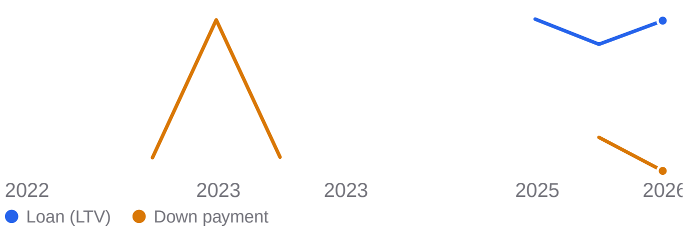


BUYERS & OUTCOMES

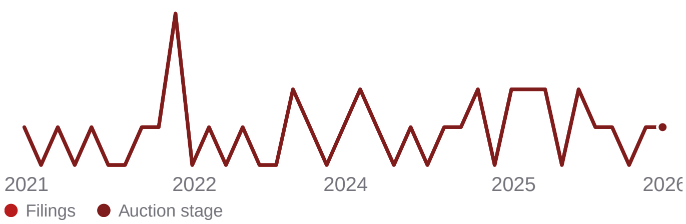
Buyer mix — **Cash 0% · Investor 17% · Flip resale 0%**



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



Preforeclosure filings — **Filings 2 · Auction stage 2**



HOUSING STOCK

Homes	**9,271**
Median value (AVM)	**$288K**
Median size	**1,329 ft²**
Median bedrooms	**3**
Median year built	**1954**
Single family	**68%**
Condos	**4.3%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**76%**
Underwater (LTV 125% or more)	**1.7%**
Owner occupied	**62%**
Company owned	**20%**
Median loan-to-value	**16%**
Typical ownership tenure	**6.6 yrs**

COMMUNITY

Population	14,192
Density	5 / mi²
Median household income	$45K
Average household income	$60K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	79
Homes occupied	86%
Bachelor's or higher	7%
Poverty rate	16.1%
Unemployment	1.4%
Average temp	43°F
Annual precip	40 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.