

Valley County, ID

County · ID · Idaho

\$626K

MEDIAN SALE PRICE

101

SALES (12 MO)

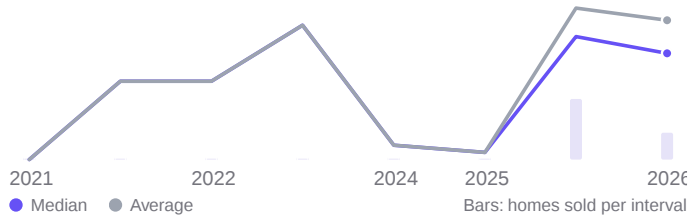
\$606K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

Sale prices

Median \$587K · Average \$749K



Price per square foot

\$349/ft²



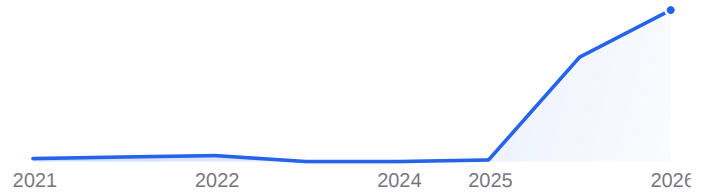
Sale premium vs estimated value

-29.1%



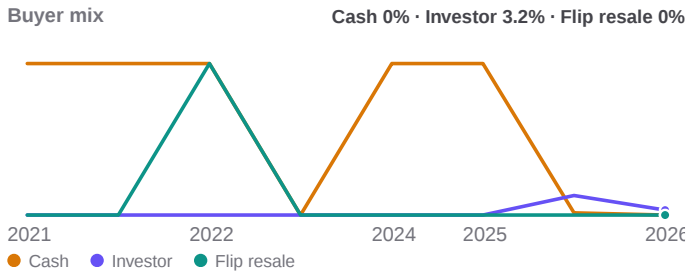
Annual turnover (share of homes sold)

0.8%

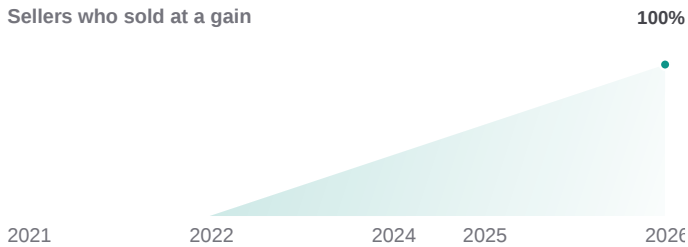


BUYERS & OUTCOMES

Buyer mix



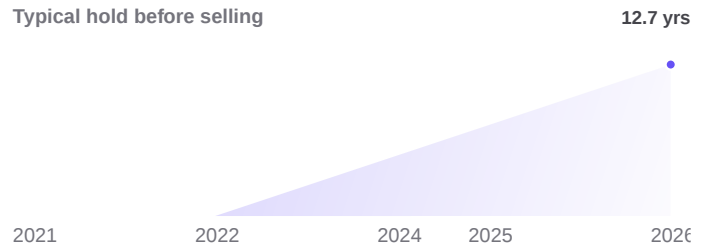
Sellers who sold at a gain



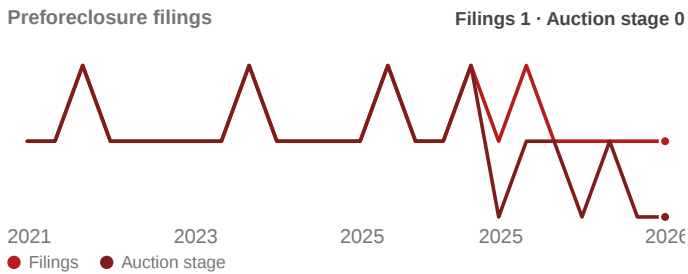
Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	12,476
Median value (AVM)	\$606K
Median size	1,602 ft²
Median bedrooms	3
Median year built	1995
Single family	38%
Condos	9.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	2.5%
Owner occupied	33%
Company owned	30%
Median loan-to-value	22%

Typical ownership tenure

7.8 yrs

COMMUNITY

Population	12,913
Density	4 / mi²
Median household income	\$73K
Average household income	\$95K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	120
Homes occupied	45%
Bachelor's or higher	25%
Poverty rate	16.2%
Unemployment	1.2%
Average temp	37°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.