

Washington County, ID

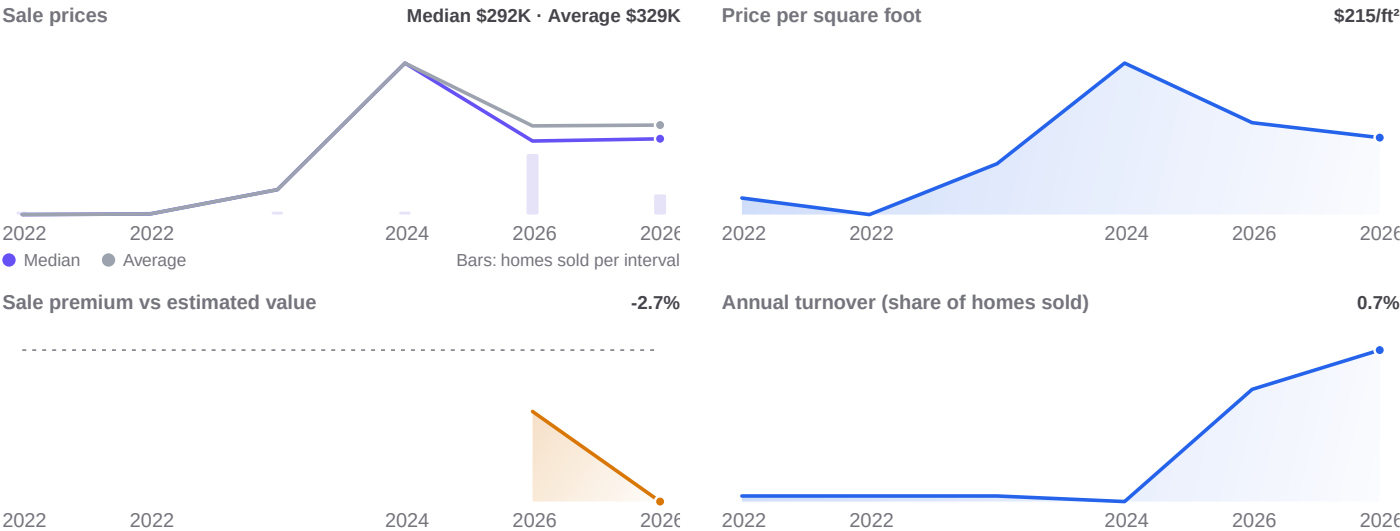
County · ID · Idaho

\$325K
MEDIAN SALE PRICE

28
SALES (12 MO)

\$331K
MEDIAN VALUE (AVM)

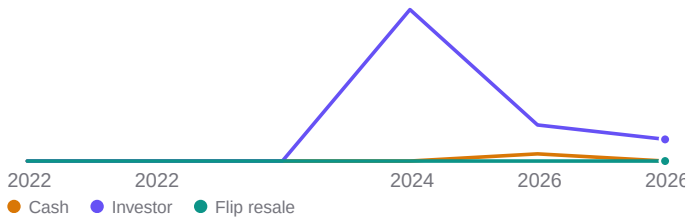
MARKET TRENDS (5 YEARS)



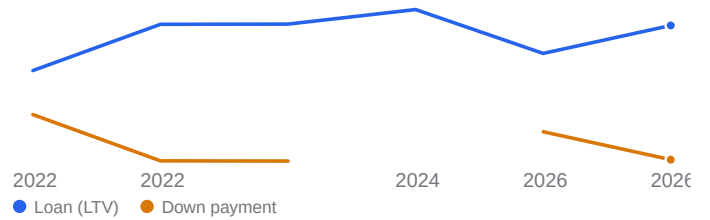
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 14% · Flip resale 0%

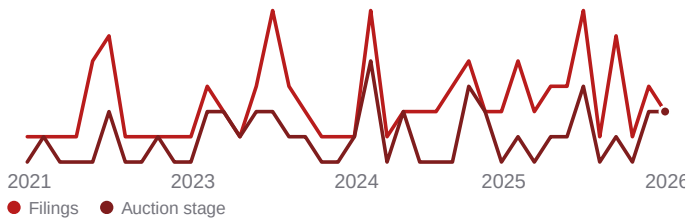


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	4,045
Median value (AVM)	\$331K
Median size	1,398 ft²
Median bedrooms	3
Median year built	1983
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	2.1%
Owner occupied	80%
Company owned	14%
Median loan-to-value	33%
Typical ownership tenure	7.4 yrs

COMMUNITY

Population	11,612
Density	8 / mi²
Median household income	\$51K

Average household income	\$64K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	75
Homes occupied	92%
Bachelor's or higher	12%
Poverty rate	20.4%
Unemployment	1.1%
Average temp	50°F
Annual precip	18 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.