

Grand View

City · ID · Idaho › Owyhee County

\$409K

MEDIAN SALE PRICE

4

SALES (12 MO)

\$370K

MEDIAN VALUE (AVM)

HOUSING STOCK

Homes	279
Median value (AVM)	\$370K
Median size	1,632 ft²
Median bedrooms	3
Median year built	1976
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.5%
Owner occupied	52%
Company owned	17%
Median loan-to-value	33%
Typical ownership tenure	8.3 yrs

COMMUNITY

Population	465
Density	809 / mi²
Median household income	\$61K
Average household income	\$93K
Crime index (US avg 100)	166
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	56
Homes occupied	91%
Bachelor's or higher	11%
Poverty rate	8.6%
Unemployment	1.3%
Average temp	48°F
Annual precip	11 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.