

Victor

City · ID · Idaho > Teton County

BUYER'S MARKET

\$732K

MEDIAN SALE PRICE

20

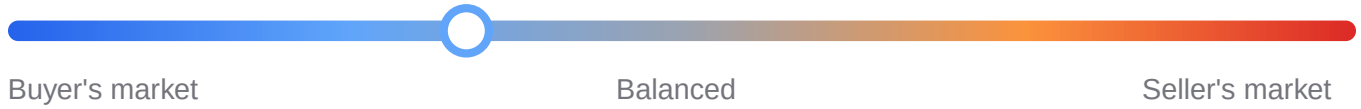
SALES (12 MO)

\$956K

MEDIAN VALUE (AVM)

Market temperature

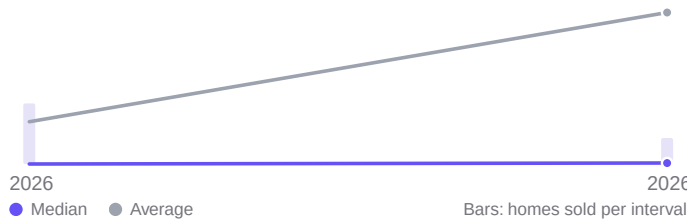
Buyer's market · 34 / 100



MARKET TRENDS (5 YEARS)

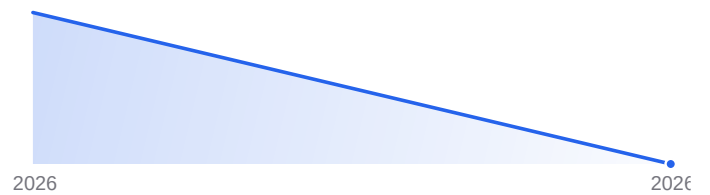
Sale prices

Median \$674K · Average \$1M



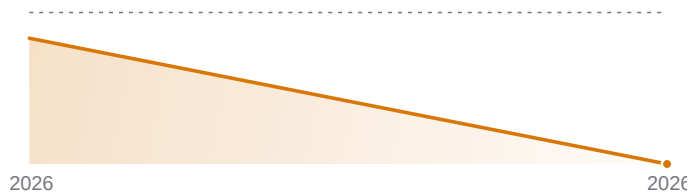
Price per square foot

\$375/ft²



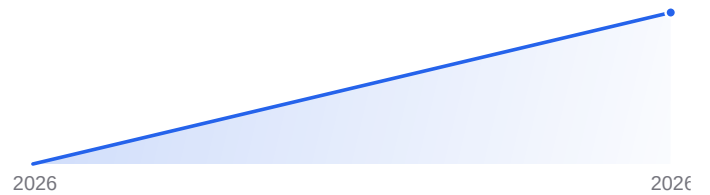
Sale premium vs estimated value

-25.1%



Annual turnover (share of homes sold)

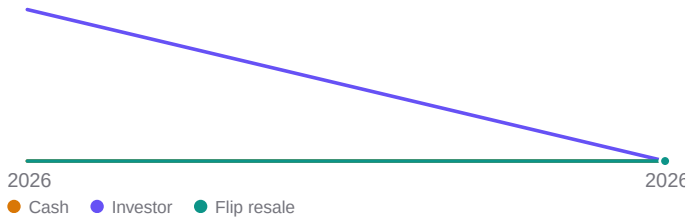
0.9%



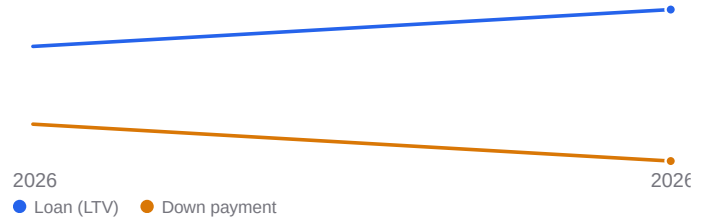
BUYERS & OUTCOMES

Buyer mix

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

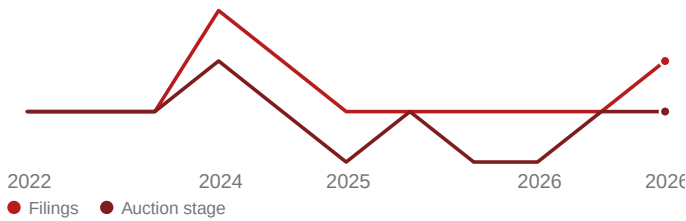


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	2,298
Median value (AVM)	\$956K
Median size	2,384 ft²
Median bedrooms	3
Median year built	2007
Single family	68%
Condos	5.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	1.1%
Owner occupied	34%
Company owned	33%
Median loan-to-value	27%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	2,411
Density	912 / mi²
Median household income	\$97K
Average household income	\$150K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	189
Homes occupied	75%
Bachelor's or higher	36%
Poverty rate	5.2%
Unemployment	1.1%
Average temp	39°F
Annual precip	29 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.