

Montpelier 83254

ZIP code · ID · Idaho > Bear Lake County > Montpelier

\$242K

MEDIAN SALE PRICE

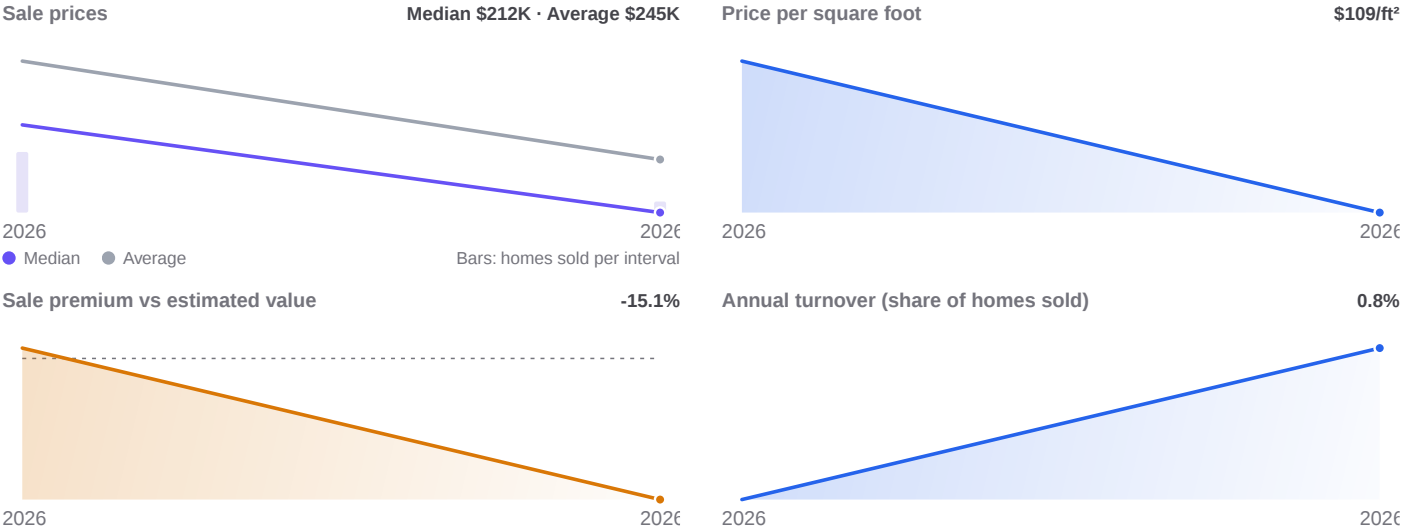
13

SALES (12 MO)

\$298K

MEDIAN VALUE (AVM)

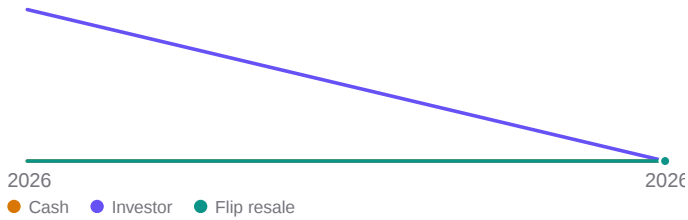
MARKET TRENDS (5 YEARS)



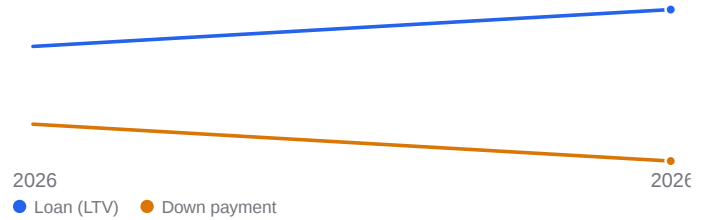
BUYERS & OUTCOMES

Buyer mix

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



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



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,659
Median value (AVM)	\$298K
Median size	1,561 ft²
Median bedrooms	3
Median year built	1950
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	3.5%
Owner occupied	69%
Company owned	15%
Median loan-to-value	37%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	4,702
Density	7 / mi²
Median household income	\$65K

Average household income	\$77K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	223
Homes occupied	80%
Bachelor's or higher	15%
Poverty rate	7.8%
Unemployment	0.9%
Average temp	39°F
Annual precip	20 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.