

Paris 83261

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

\$450K

MEDIAN SALE PRICE

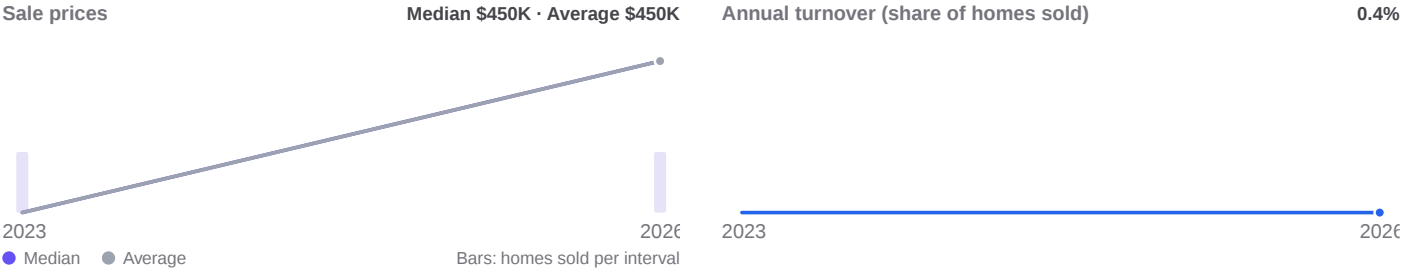
1

SALES (12 MO)

\$360K

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) 75% · Down payment 25%

2023 2026
Cash Investor Flip resale

2023 2026
Loan (LTV) Down payment

HOUSING STOCK

Homes	258
Median value (AVM)	\$360K
Median size	1,612 ft²
Median bedrooms	3
Median year built	1923
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	3.3%
Owner occupied	3.7%
Company owned	22%
Median loan-to-value	27%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	16
Density	6 / mi²
Median household income	\$81K
Average household income	\$89K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	223
Homes occupied	46%
Bachelor's or higher	18%

Poverty rate	6.6%
Unemployment	1.0%
Average temp	40°F
Annual precip	26 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.