

Saint Charles 83272

ZIP code · ID · Idaho > Bear Lake County

\$266K

MEDIAN SALE PRICE

1

SALES (12 MO)

\$618K

MEDIAN VALUE (AVM)

HOUSING STOCK

Homes	443
Median value (AVM)	\$618K
Median size	1,717 ft²
Median bedrooms	3
Median year built	1978
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	4.1%
Owner occupied	2.6%
Company owned	41%
Median loan-to-value	5%
Typical ownership tenure	8.8 yrs

COMMUNITY

Population	732
Density	5 / mi²
Median household income	\$80K
Average household income	\$98K
Crime index (US avg 100)	157
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	209
Homes occupied	36%
Bachelor's or higher	19%
Poverty rate	6.6%
Unemployment	0.9%
Average temp	39°F
Annual precip	23 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.