

Wayan 83285

ZIP code · ID · Idaho › Bonneville County

\$7.9M MEDIAN SALE PRICE	1 SALES (12 MO)	\$400K MEDIAN VALUE (AVM)
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HOUSING STOCK

Homes	185
Median value (AVM)	\$400K
Median size	1,612 ft²
Median bedrooms	3
Median year built	1976
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	2.5%
Owner occupied	34%
Company owned	42%
Median loan-to-value	0%
Typical ownership tenure	7.1 yrs

COMMUNITY

Population	512
Density	1 / mi²
Median household income	\$74K
Average household income	\$87K
Crime index (US avg 100)	177
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	230
Homes occupied	60%
Bachelor's or higher	24%
Poverty rate	5.3%
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.