

Island Park 83429

ZIP code · ID · Idaho · Fremont County · Island Park

SELLER'S MARKET

\$446K

MEDIAN SALE PRICE

20

SALES (12 MO)

\$676K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100

Buyer's market

Balanced

Seller's market

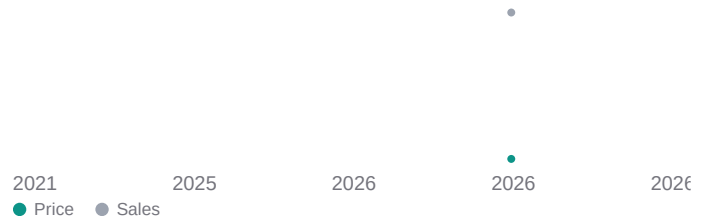
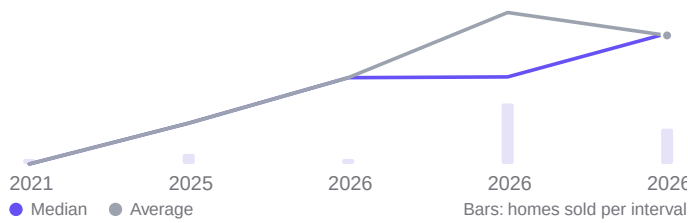
MARKET TRENDS (5 YEARS)

Sale prices

Median \$633K · Average \$624K

Growth (year over year)

Price +18.5% · Sales +550.0%

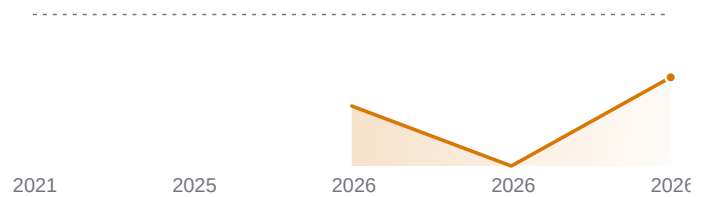
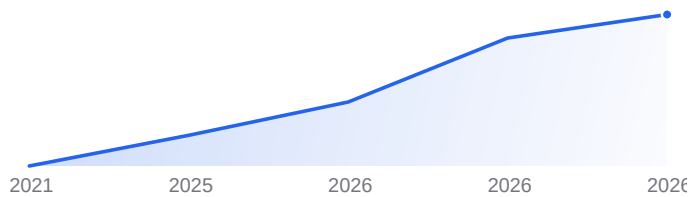


Price per square foot

\$376/ft²

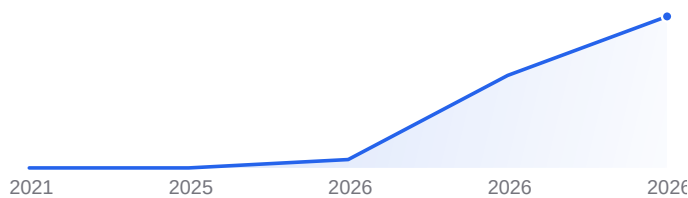
Sale premium vs estimated value

-10.7%



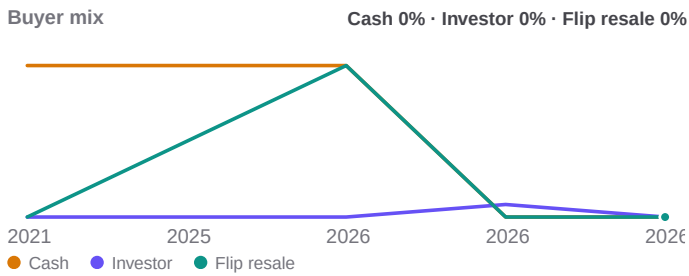
Annual turnover (share of homes sold)

0.4%

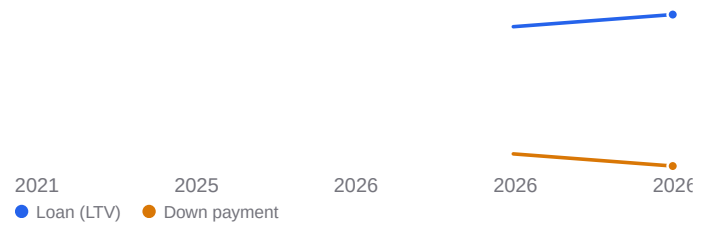


BUYERS & OUTCOMES

Buyer mix

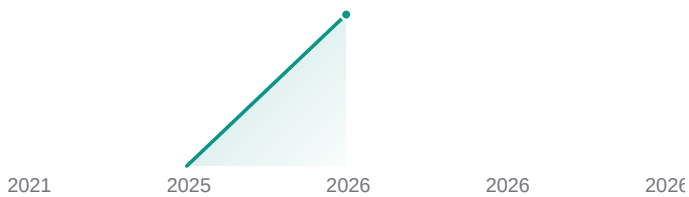


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



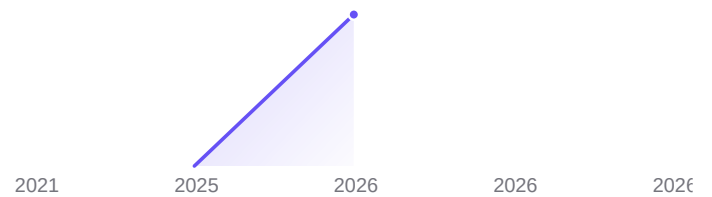
Sellers who sold at a gain

100%



Typical hold before selling

0.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,804
Median value (AVM)	\$676K
Median size	1,728 ft²
Median bedrooms	3
Median year built	1993
Single family	80%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	2.2%
Owner occupied	11%
Company owned	39%
Median loan-to-value	21%

Typical ownership tenure

7.7 yrs

COMMUNITY

Population	889
Density	1 / mi ²
Median household income	\$96K
Average household income	\$95K
Crime index (US avg 100)	1
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	206
Homes occupied	17%
Bachelor's or higher	29%
Poverty rate	3.4%
Unemployment	0.7%
Average temp	38°F
Annual precip	27 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.