

Menan 83434

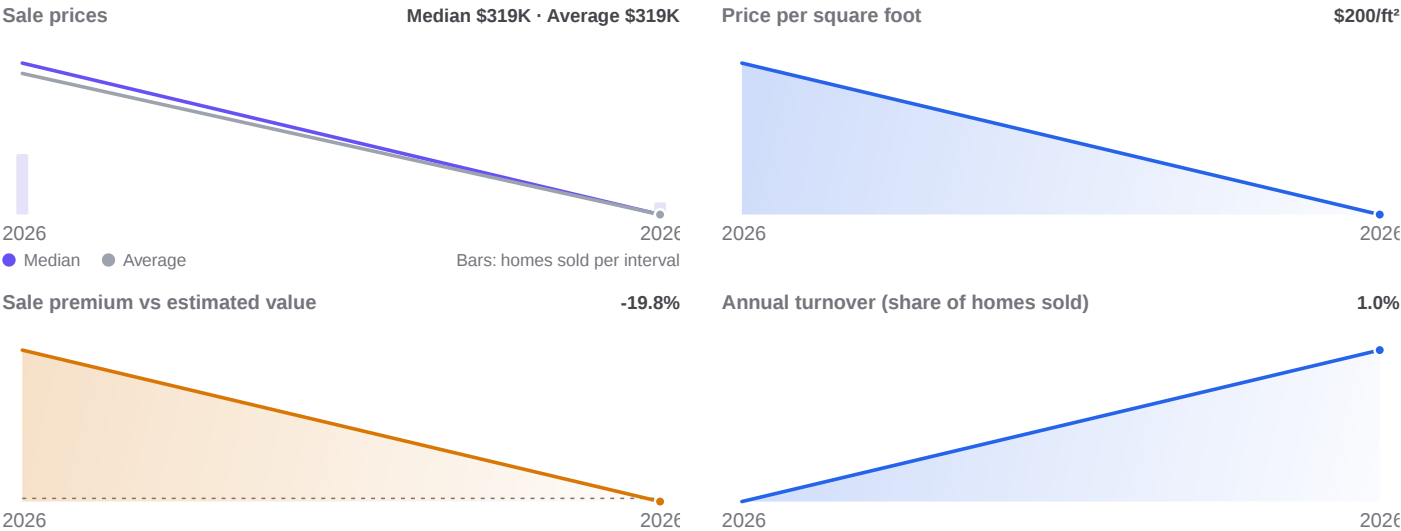
ZIP code · ID · Idaho > Jefferson County > Menan

\$316K
MEDIAN SALE PRICE

6
SALES (12 MO)

\$302K
MEDIAN VALUE (AVM)

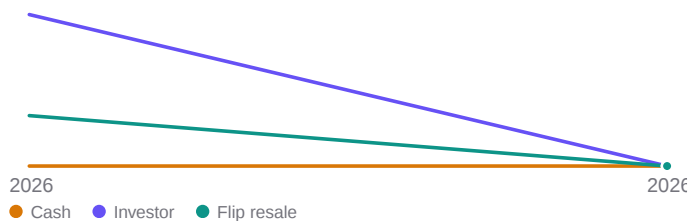
MARKET TRENDS (5 YEARS)



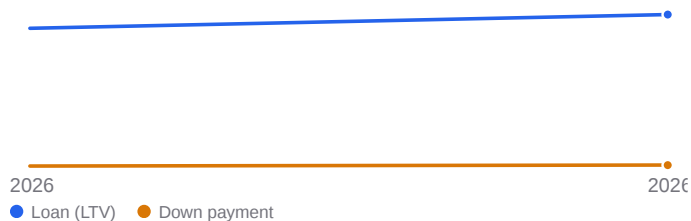
BUYERS & OUTCOMES

Buyer mix

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

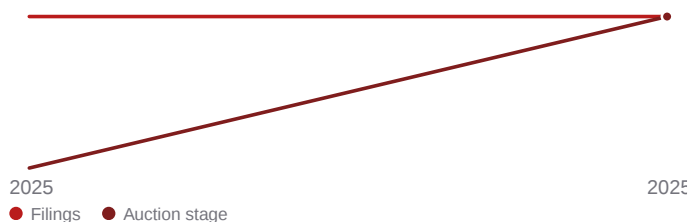


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	594
Median value (AVM)	\$302K
Median size	1,558 ft²
Median bedrooms	3
Median year built	1978
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	8.3%
Owner occupied	76%
Company owned	8.4%
Median loan-to-value	52%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	2,318
Density	32 / mi²
Median household income	\$80K

Average household income	\$106K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	100
Homes occupied	94%
Bachelor's or higher	16%
Poverty rate	7.6%
Unemployment	1.0%
Average temp	43°F
Annual precip	12 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.