

Rigby 83442

ZIP code · ID · Idaho > Jefferson County > Rigby

\$417K

MEDIAN SALE PRICE

67

SALES (12 MO)

\$368K

MEDIAN VALUE (AVM)

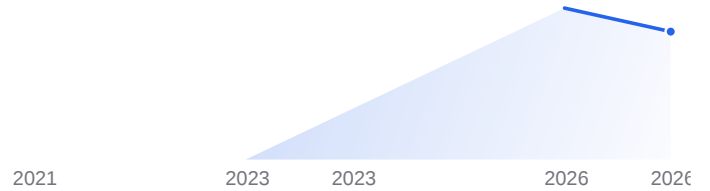
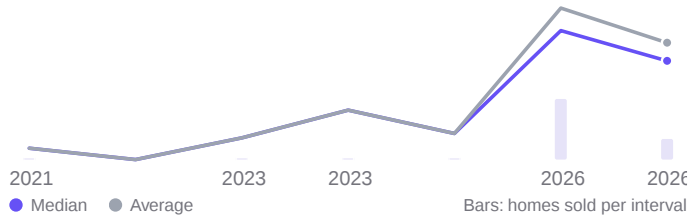
MARKET TRENDS (5 YEARS)

Sale prices

Median \$357K · Average \$409K

Price per square foot

\$262/ft²

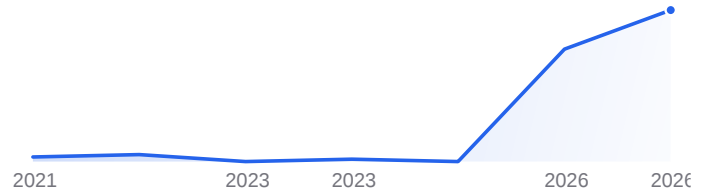


Sale premium vs estimated value

-4.7%

Annual turnover (share of homes sold)

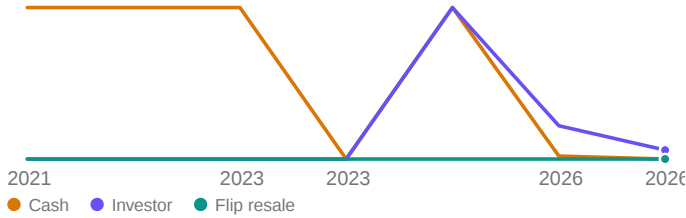
1.0%



BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 5.9% · 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	6,821
Median value (AVM)	\$368K
Median size	1,595 ft²
Median bedrooms	4
Median year built	2005
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	37%
Underwater (LTV 125% or more)	8.4%
Owner occupied	86%
Company owned	8.1%
Median loan-to-value	65%
Typical ownership tenure	6.9 yrs

COMMUNITY

Population	26,960
Density	291 / mi²
Median household income	\$81K

Average household income	\$93K
Crime index (US avg 100)	78
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	123
Homes occupied	96%
Bachelor's or higher	21%
Poverty rate	8.7%
Unemployment	1.1%
Average temp	43°F
Annual precip	13 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.