

Lewiston 83501

ZIP code · ID · Idaho > Nez Perce County > Lewiston

BALANCED MARKET

\$376K

MEDIAN SALE PRICE

149

SALES (12 MO)

\$413K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



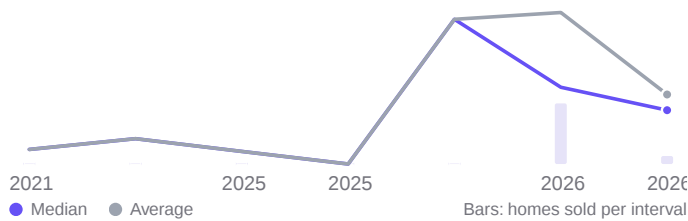
MARKET TRENDS (5 YEARS)

Sale prices

Median \$344K · Average \$368K

Growth (year over year)

Price -10.0% · Sales +100.0%

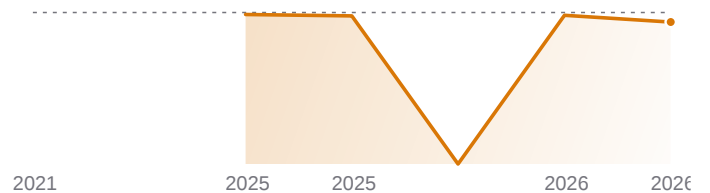


Price per square foot

\$166/ft²

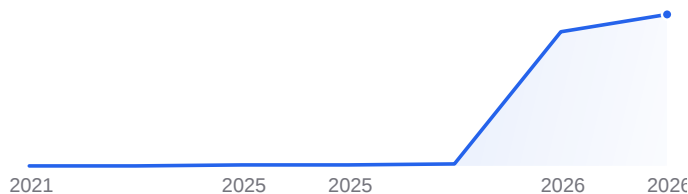
Sale premium vs estimated value

-4.3%



Annual turnover (share of homes sold)

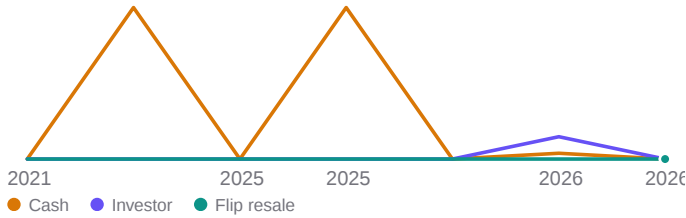
1.0%



BUYERS & OUTCOMES

Buyer mix

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



Sellers who sold at a gain

100%

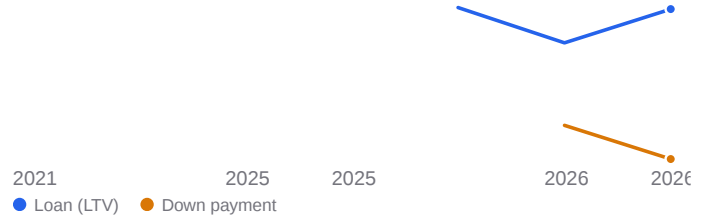


Median annualized return at resale

+7.2%



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



Typical hold before selling

9.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	14,864
Median value (AVM)	\$413K
Median size	1,964 ft²
Median bedrooms	3
Median year built	1968
Single family	82%
Condos	2.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.7%
Owner occupied	78%
Company owned	15%
Median loan-to-value	41%

Typical ownership tenure

9.3 yrs

COMMUNITY

Population	36,684
Density	114 / mi²
Median household income	\$70K
Average household income	\$90K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	64
Homes occupied	96%
Bachelor's or higher	18%
Poverty rate	10.7%
Unemployment	1.0%
Average temp	45°F
Annual precip	24 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.