

Cottonwood 83522

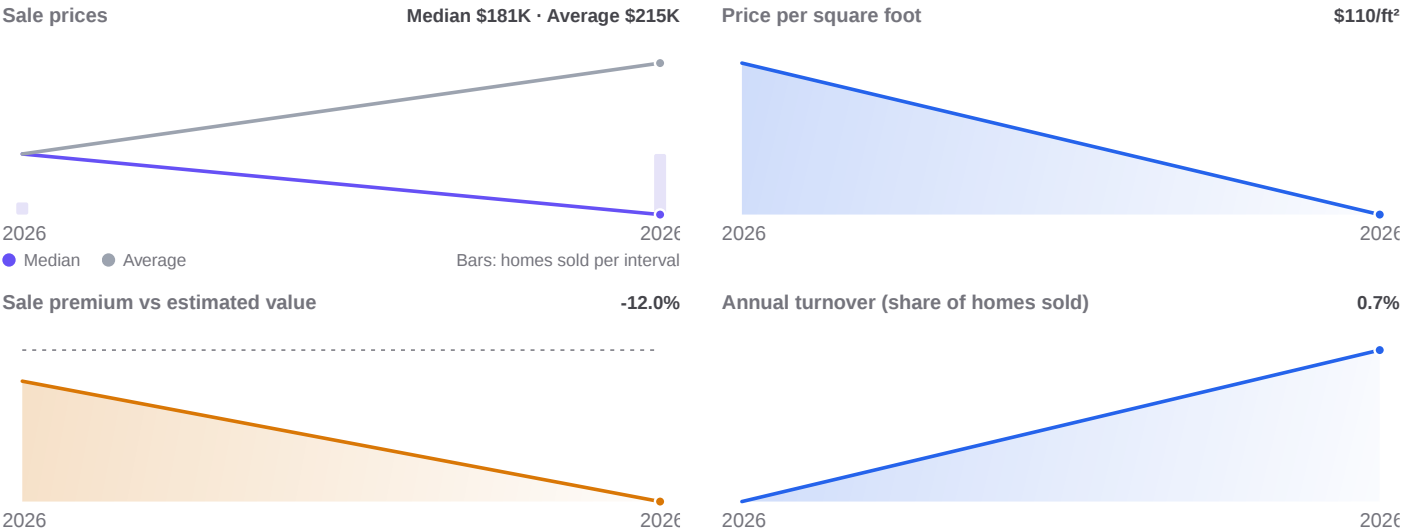
ZIP code · ID · Idaho > Idaho County > Cottonwood

\$185K
 MEDIAN SALE PRICE

6
 SALES (12 MO)

\$398K
 MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)



BUYERS & OUTCOMES

Buyer mix

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



Preforeclosure filings

Filings 1 · Auction stage 1



Financing (share of purchase price) Loan (LTV) 95% · Down payment 6.9%



HOUSING STOCK

Homes	856
Median value (AVM)	\$398K
Median size	1,416 ft²
Median bedrooms	3
Median year built	1979
Single family	85%
Condos	2.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	4.3%
Owner occupied	70%
Company owned	12%
Median loan-to-value	39%
Typical ownership tenure	7.0 yrs

COMMUNITY

Population	2,691
Density	6 / mi²
Median household income	\$62K
Average household income	\$79K
Crime index (US avg 100)	63
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	61
Homes occupied	89%
Bachelor's or higher	16%
Poverty rate	8.9%
Unemployment	1.0%
Average temp	44°F
Annual precip	27 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.