

Kendrick 83537

ZIP code · ID · Idaho > Latah County > Kendrick

\$304K

MEDIAN SALE PRICE

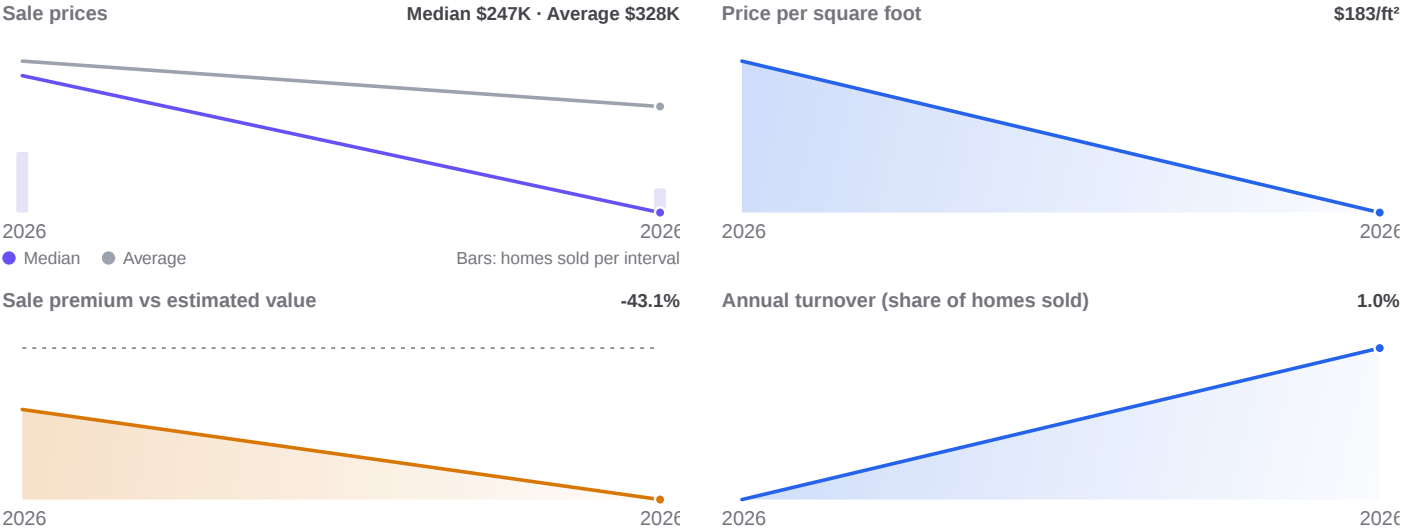
7

SALES (12 MO)

\$447K

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	718
Median value (AVM)	\$447K
Median size	1,378 ft²
Median bedrooms	3
Median year built	1974
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	1.1%
Owner occupied	66%
Company owned	12%
Median loan-to-value	19%
Typical ownership tenure	18.6 yrs

COMMUNITY

Population	1,324
Density	6 / mi²
Median household income	\$78K

Average household income	\$87K
Crime index (US avg 100)	136
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	58
Homes occupied	85%
Bachelor's or higher	16%
Poverty rate	7.4%
Unemployment	0.9%
Average temp	46°F
Annual precip	31 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.