

Winchester 83555

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

\$168K

MEDIAN SALE PRICE

2

SALES (12 MO)

\$314K

MEDIAN VALUE (AVM)

HOUSING STOCK

Homes	316
Median value (AVM)	\$314K
Median size	1,263 ft²
Median bedrooms	2
Median year built	1978
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	3.7%
Owner occupied	60%
Company owned	18%
Median loan-to-value	23%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	436
Density	4 / mi²
Median household income	\$65K
Average household income	\$76K
Crime index (US avg 100)	137
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	61
Homes occupied	78%
Bachelor's or higher	13%
Poverty rate	17.2%
Unemployment	1.3%
Average temp	45°F
Annual precip	24 in
Sunshine	64%

Market metrics are derived from recorded arms-length deeds through July 2020, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.