

Eagle 83616

ZIP code · ID · Idaho · Ada County · Eagle

SELLER'S MARKET

\$699K

MEDIAN SALE PRICE

+111.1%

1-YR CHANGE

185

SALES (12 MO)

\$883K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$622K · Average \$702K

2023 2025

2025 2026 2026

2023 2025
● Median ● Average

2025 2026 2026
Bars: homes sold per interval

Growth (year over year)

Price +111.1% · Sales +9150.0%

Price per square foot

\$244/ft²

2023 2025
● Price ● Sales

2025 2026 2026

2023 2025 2025 2026 2026

Sale premium vs estimated value

-24.3%

Annual turnover (share of homes sold)

1.2%

2023 2025

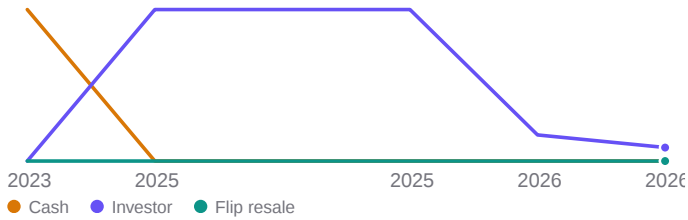
2025 2026 2026

2023 2025 2025 2026 2026

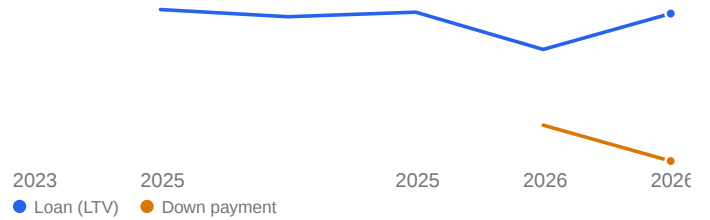
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 8.9% · Flip resale 0%

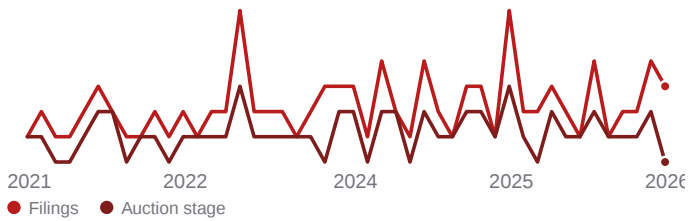


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	15,260
Median value (AVM)	\$883K
Median size	2,648 ft²
Median bedrooms	4
Median year built	2007
Single family	98%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.7%
Owner occupied	78%
Company owned	40%
Median loan-to-value	39%
Typical ownership tenure	6.8 yrs

COMMUNITY

Population	34,803
Density	316 / mi²
Median household income	\$117K
Average household income	\$156K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	69
Homes occupied	92%
Bachelor's or higher	35%
Poverty rate	6.2%
Unemployment	1.0%
Average temp	50°F
Annual precip	16 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.