

Garden Valley 83622

ZIP code · ID · Idaho > Elmore County > Garden Valley

\$444K

MEDIAN SALE PRICE

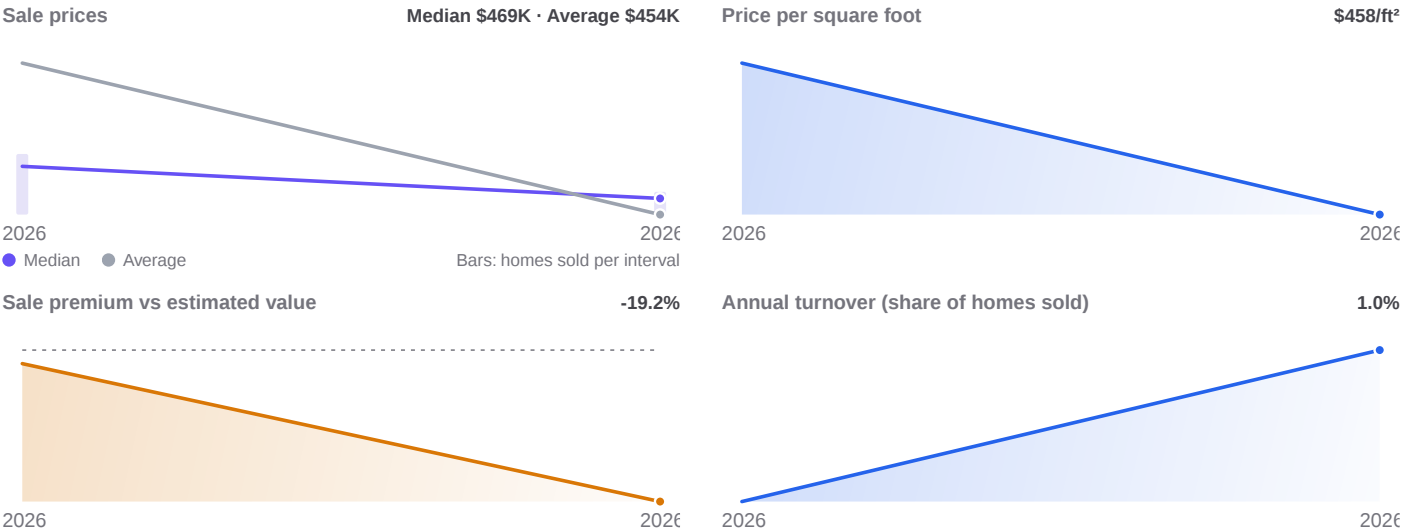
22

SALES (12 MO)

\$484K

MEDIAN VALUE (AVM)

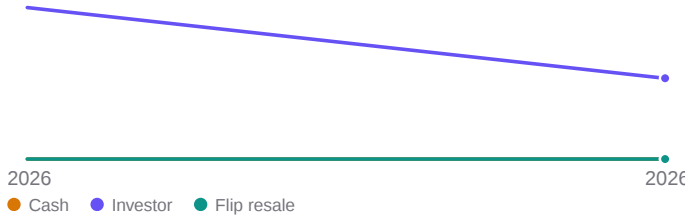
MARKET TRENDS (5 YEARS)



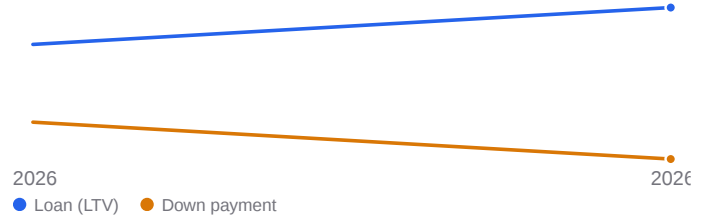
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 17% · Flip resale 0%



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



HOUSING STOCK

Homes	2,271
Median value (AVM)	\$484K
Median size	787 ft²
Median bedrooms	3
Median year built	1994
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	2.4%
Owner occupied	44%
Company owned	25%
Median loan-to-value	31%
Typical ownership tenure	7.0 yrs

COMMUNITY

Population	2,003
Density	3 / mi²
Median household income	\$70K
Average household income	\$89K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	118
Homes occupied	57%
Bachelor's or higher	19%

Poverty rate	8.7%
Unemployment	1.1%
Average temp	43°F
Annual precip	30 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.