

Greenleaf 83626

ZIP code · ID · Idaho · Canyon County · Greenleaf

\$388K

MEDIAN SALE PRICE

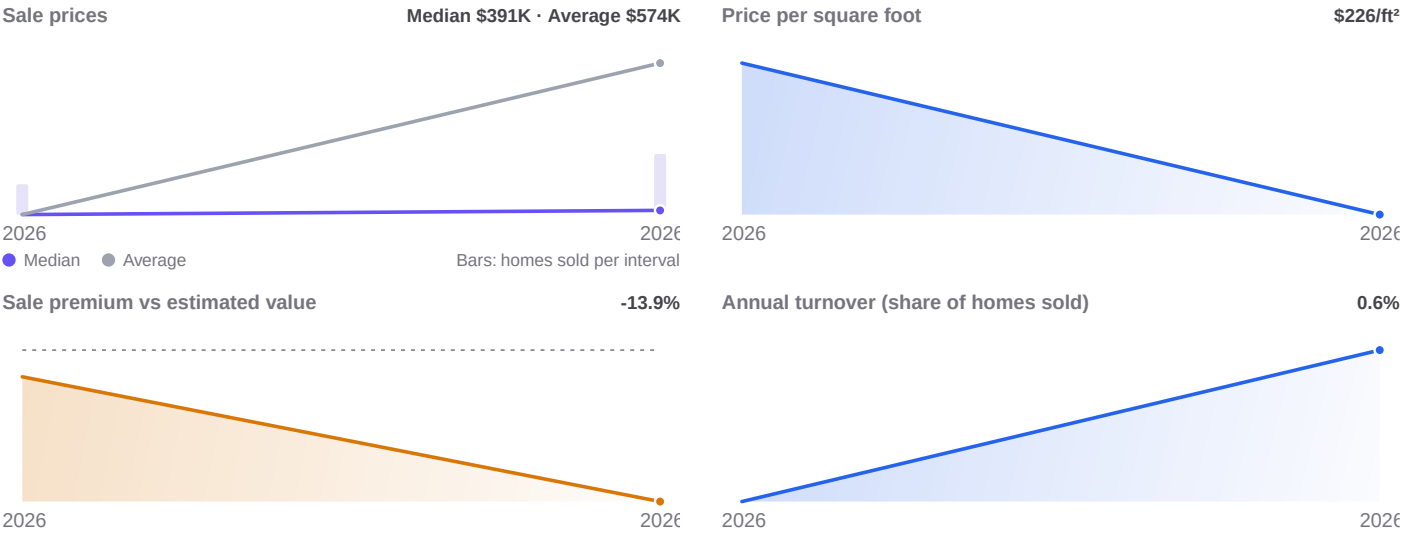
3

SALES (12 MO)

\$467K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)



BUYERS & OUTCOMES

Buyer mix

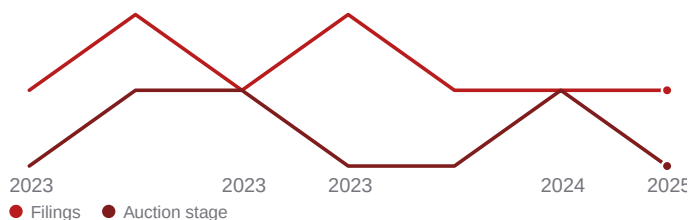
Cash 0% · Investor 0% · Flip resale 0%

Financing (share of purchase price) Loan (LTV) 80% · Down payment 1.0%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	520
Median value (AVM)	\$467K
Median size	1,620 ft²
Median bedrooms	3
Median year built	1979
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.3%
Owner occupied	62%
Company owned	21%
Median loan-to-value	34%
Typical ownership tenure	12.2 yrs

COMMUNITY

Population	559
Density	92 / mi²
Median household income	\$73K

Average household income	\$86K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	64
Homes occupied	95%
Bachelor's or higher	16%
Poverty rate	6.2%
Unemployment	1.2%
Average temp	51°F
Annual precip	11 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.