

Melba 83641

ZIP code · ID · Idaho > Canyon County > Melba

\$391K

MEDIAN SALE PRICE

8

SALES (12 MO)

\$570K

MEDIAN VALUE (AVM)

HOUSING STOCK

Homes	1,473
Median value (AVM)	\$570K
Median size	1,815 ft²
Median bedrooms	3
Median year built	1997
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	3.0%
Owner occupied	63%
Company owned	22%
Median loan-to-value	35%
Typical ownership tenure	12.2 yrs

COMMUNITY

Population	4,100
Density	18 / mi²
Median household income	\$81K
Average household income	\$109K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	58
Homes occupied	95%
Bachelor's or higher	16%
Poverty rate	3.3%
Unemployment	1.0%
Average temp	49°F
Annual precip	16 in
Sunshine	64%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.