

Meridian 83642

ZIP code · ID · Idaho · Ada County · Meridian

BALANCED MARKET

\$511K

MEDIAN SALE PRICE

256

SALES (12 MO)

\$536K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



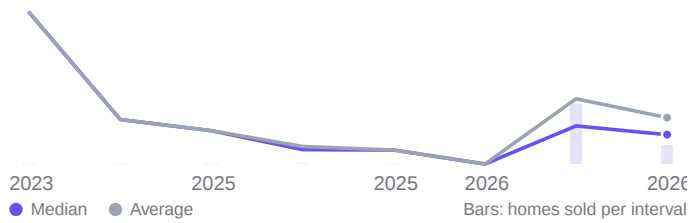
MARKET TRENDS (5 YEARS)

Sale prices

Median \$480K · Average \$570K

Growth (year over year)

Price -30.3% · Sales +400.0%

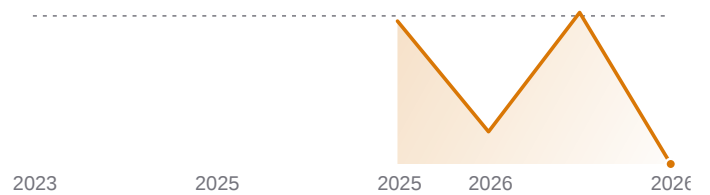
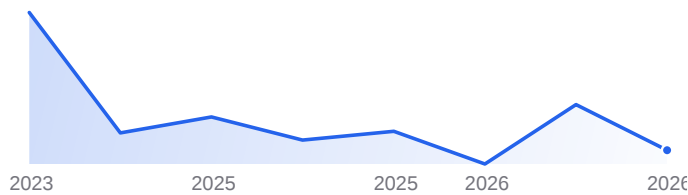


Price per square foot

\$242/ft²

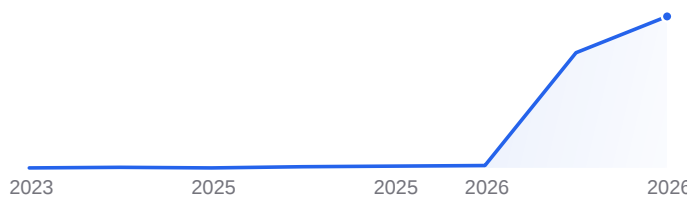
Sale premium vs estimated value

-16.7%



Annual turnover (share of homes sold)

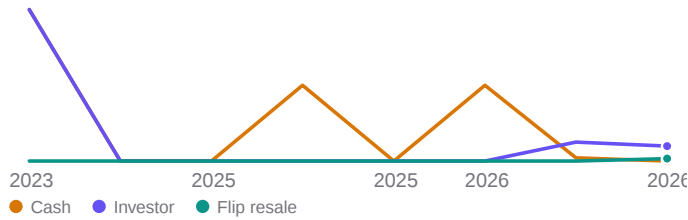
1.2%



BUYERS & OUTCOMES

Buyer mix

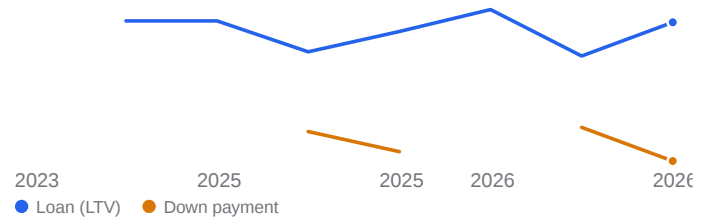
Cash 0% · Investor 9.8% · Flip resale 1.6%



Sellers who sold at a gain

100%

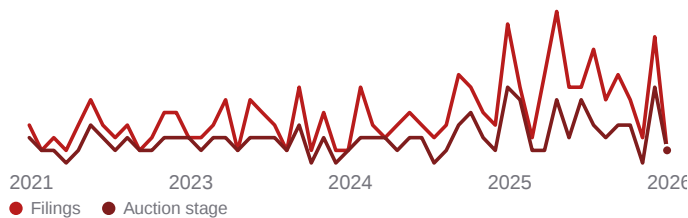
Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

0.2 yrs

Preforeclosure filings
Filings 1 · Auction stage 1



HOUSING STOCK

Homes	22,185
Median value (AVM)	\$536K
Median size	2,041 ft²
Median bedrooms	3
Median year built	2008
Single family	97%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.3%
Owner occupied	77%
Company owned	25%
Median loan-to-value	50%

Typical ownership tenure

6.3 yrs

COMMUNITY

Population	60,494
Density	1,486 / mi ²
Median household income	\$97K
Average household income	\$126K
Crime index (US avg 100)	68
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	64
Homes occupied	93%
Bachelor's or higher	32%
Poverty rate	4.1%
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.