

Meridian 83646

ZIP code · ID · Idaho · Ada County · Meridian

BUYER'S MARKET

\$509K

MEDIAN SALE PRICE

324

SALES (12 MO)

\$545K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



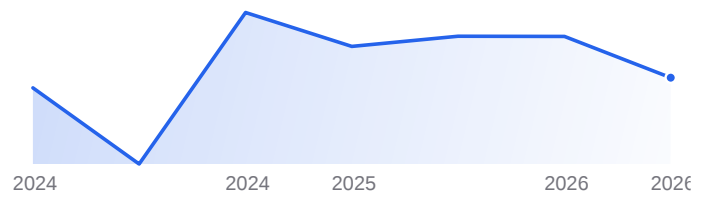
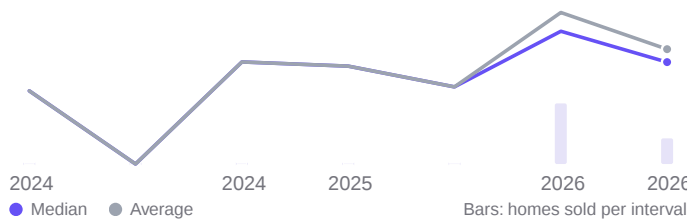
MARKET TRENDS (5 YEARS)

Sale prices

Median \$460K · Average \$491K

Price per square foot

\$222/ft²

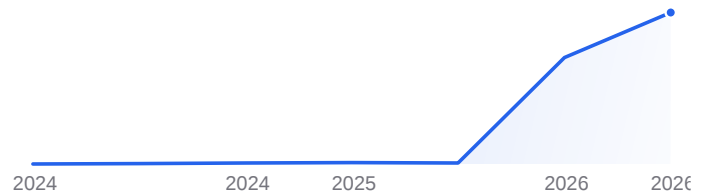


Sale premium vs estimated value

-15.1%

Annual turnover (share of homes sold)

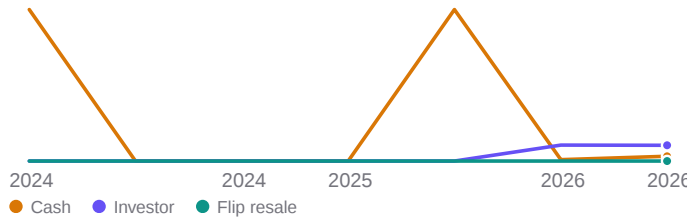
1.2%



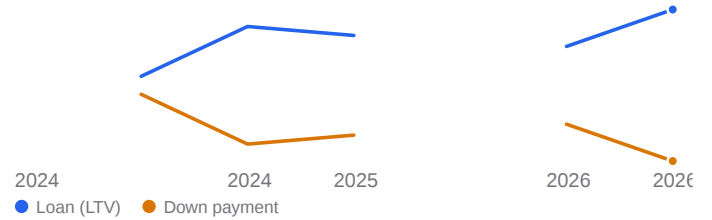
BUYERS & OUTCOMES

Buyer mix

Cash 3.1% · Investor 10% · Flip resale 0%

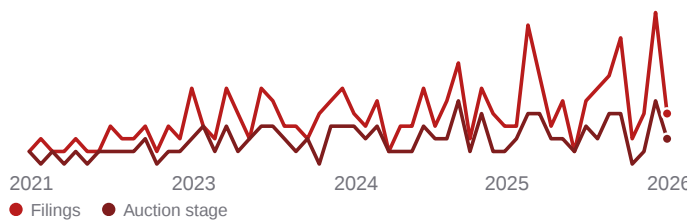


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	26,835
Median value (AVM)	\$545K
Median size	2,051 ft²
Median bedrooms	3
Median year built	2006
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.6%
Owner occupied	79%
Company owned	26%
Median loan-to-value	46%
Typical ownership tenure	7.0 yrs

COMMUNITY

Population	78,537
Density	2,790 / mi²
Median household income	\$103K

Average household income	\$126K
Crime index (US avg 100)	40
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	66
Homes occupied	96%
Bachelor's or higher	32%
Poverty rate	5.4%
Unemployment	1.1%
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.