

Notus 83656

ZIP code · ID · Idaho > Canyon County > Notus

\$240K

MEDIAN SALE PRICE

5

SALES (12 MO)

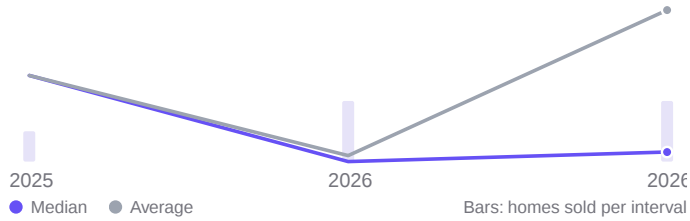
\$329K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

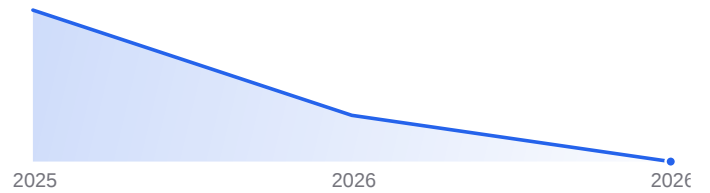
Sale prices

Median \$248K · Average \$474K



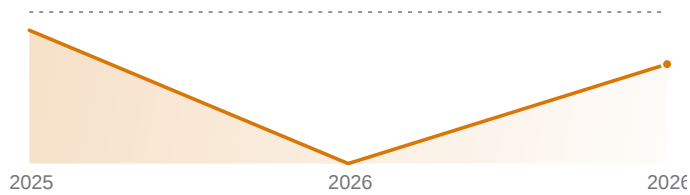
Price per square foot

\$155/ft²



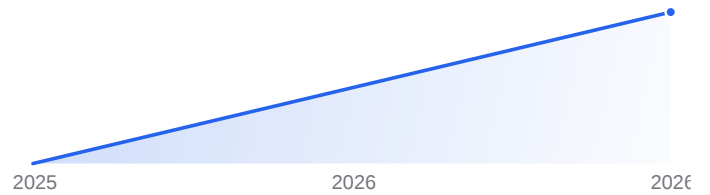
Sale premium vs estimated value

-6.5%



Annual turnover (share of homes sold)

2.2%



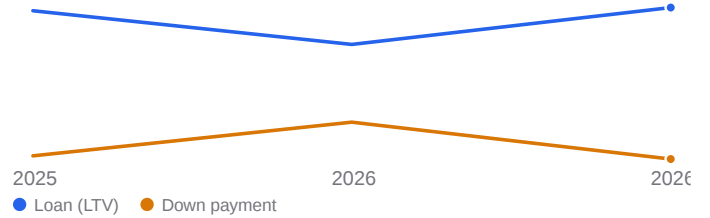
BUYERS & OUTCOMES

Buyer mix

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

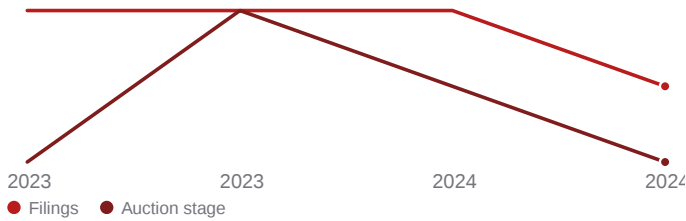


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	225
Median value (AVM)	\$329K
Median size	1,293 ft²
Median bedrooms	3
Median year built	1975
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	3.4%
Owner occupied	20%
Company owned	12%
Median loan-to-value	38%
Typical ownership tenure	15.3 yrs

COMMUNITY

Population	6
Density	69 / mi²
Median household income	\$58K

Average household income	\$71K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	64
Homes occupied	95%
Bachelor's or higher	8%
Poverty rate	10.2%
Unemployment	1.3%
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.