

Star 83669

ZIP code · ID · Idaho · Ada County · Star

SELLER'S MARKET

\$524K

MEDIAN SALE PRICE

+8.7%

1-YR CHANGE

127

SALES (12 MO)

\$595K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



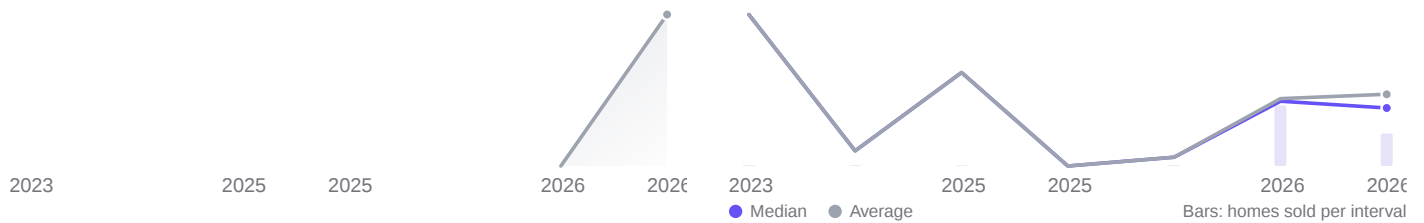
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$515K · Average \$553K

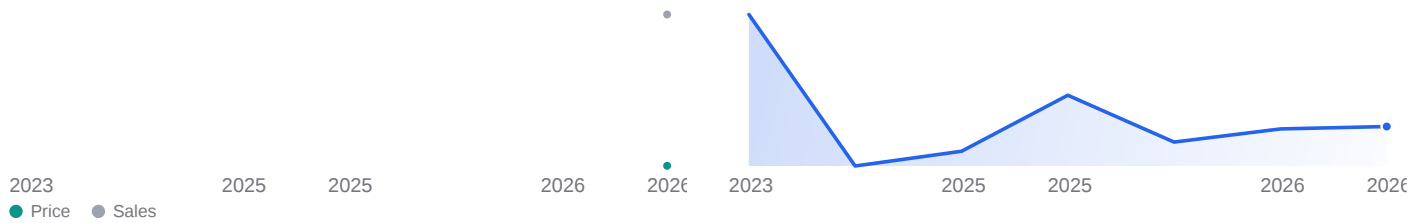


Growth (year over year)

Price +8.7% · Sales +6250.0%

Price per square foot

\$228/ft²

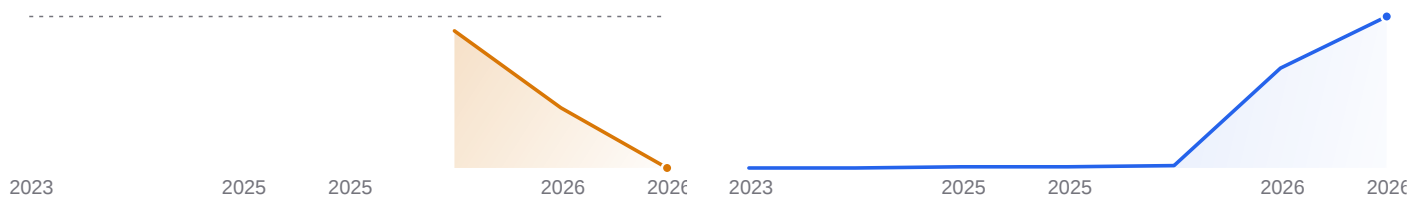


Sale premium vs estimated value

-18.2%

Annual turnover (share of homes sold)

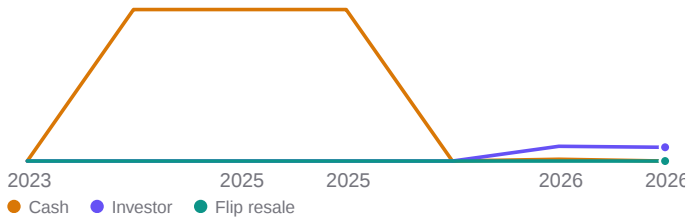
1.4%



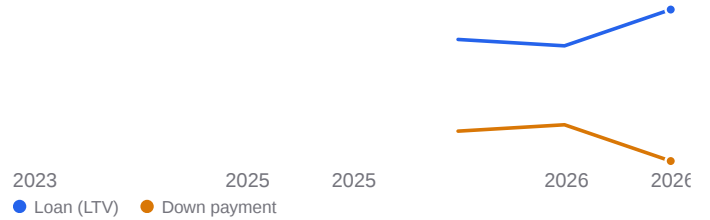
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 9.1% · Flip resale 0%

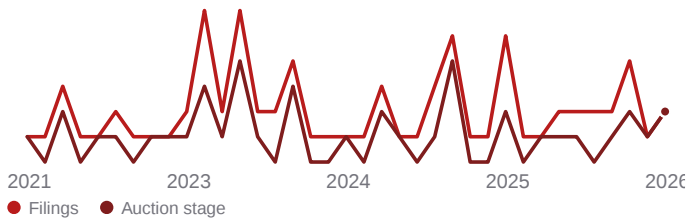


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	9,242
Median value (AVM)	\$595K
Median size	2,286 ft²
Median bedrooms	3
Median year built	2019
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.6%
Owner occupied	75%
Company owned	36%
Median loan-to-value	46%
Typical ownership tenure	5.0 yrs

COMMUNITY

Population	14,487
Density	688 / mi²
Median household income	\$93K

Average household income	\$113K
Crime index (US avg 100)	75
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	67
Homes occupied	97%
Bachelor's or higher	28%
Poverty rate	3.9%
Unemployment	1.2%
Average temp	51°F
Annual precip	12 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.