

ZIP code · ID · Idaho › Gem County

MEDIAN SALE PRICE

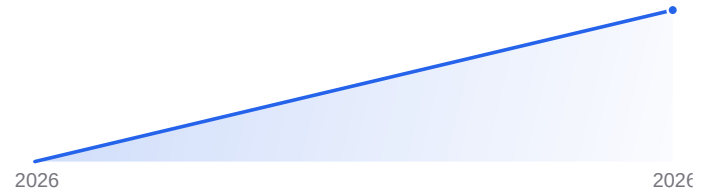
SALES (12 MO)

MEDIAN VALUE (AVM)

Sale prices

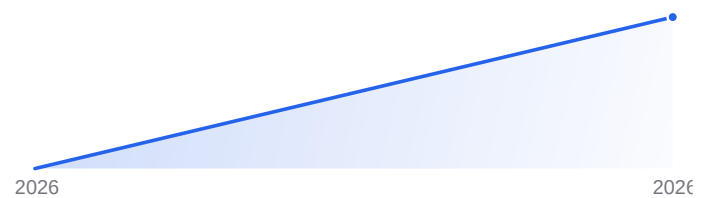
Price per square foot

\$904/ft²



+46.6%

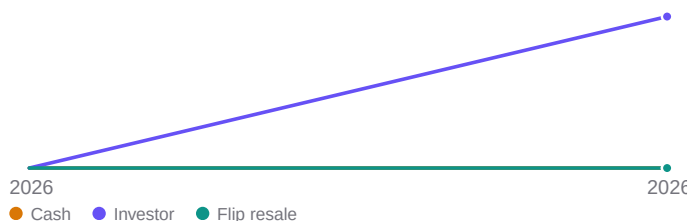
1.3%



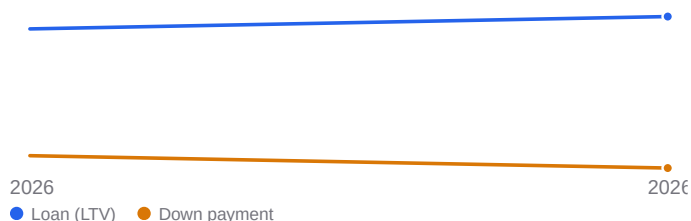
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 100% · Flip resale 0%



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



HOUSING STOCK

Homes	302
Median value (AVM)	\$717K
Median size	1,678 ft²
Median bedrooms	3
Median year built	1988
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	0%
Owner occupied	72%
Company owned	25%
Median loan-to-value	28%
Typical ownership tenure	13.3 yrs

COMMUNITY

Population	441
Density	6 / mi²
Median household income	\$65K
Average household income	\$86K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	106
Homes occupied	89%
Bachelor's or higher	21%

Poverty rate	6.3%
Unemployment	1.1%
Average temp	48°F
Annual precip	22 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.