

Kootenai 83840

ZIP code · ID · Idaho > Bonner County > Kootenai

\$605K

MEDIAN SALE PRICE

1

SALES (12 MO)

\$573K

MEDIAN VALUE (AVM)

HOUSING STOCK

Homes	392
Median value (AVM)	\$573K
Median size	1,440 ft²
Median bedrooms	3
Median year built	2005
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	1.0%
Owner occupied	81%
Company owned	15%
Median loan-to-value	35%
Typical ownership tenure	7.8 yrs

COMMUNITY

Population	6
Density	576 / mi²
Median household income	\$77K
Average household income	\$88K
Crime index (US avg 100)	56
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	75
Homes occupied	96%
Bachelor's or higher	17%
Poverty rate	11.4%
Unemployment	1.7%
Average temp	45°F
Annual precip	33 in
Sunshine	64%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.