

Nordman 83848

ZIP code · ID · Idaho > Bonner County

\$489K

MEDIAN SALE PRICE

4

SALES (12 MO)

\$916K

MEDIAN VALUE (AVM)

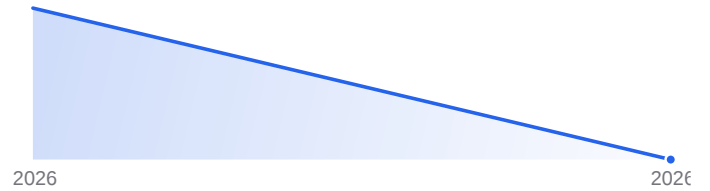
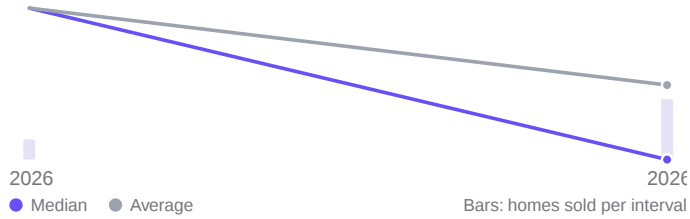
MARKET TRENDS (5 YEARS)

Sale prices

Median \$349K · Average \$487K

Price per square foot

\$284/ft²

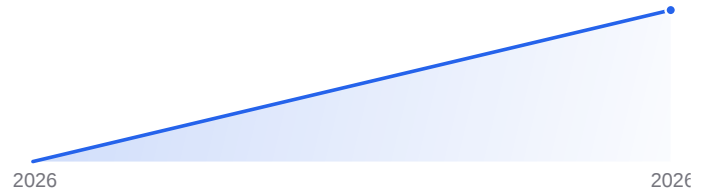
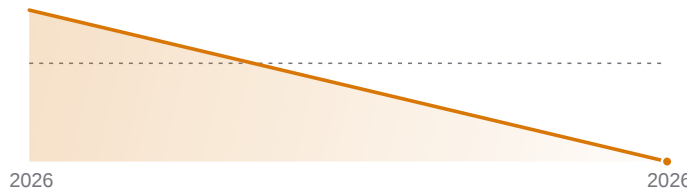


Sale premium vs estimated value

-36.2%

Annual turnover (share of homes sold)

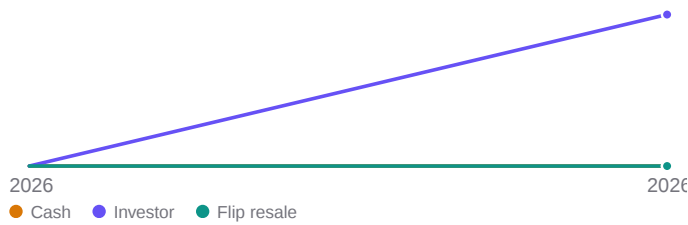
0.8%



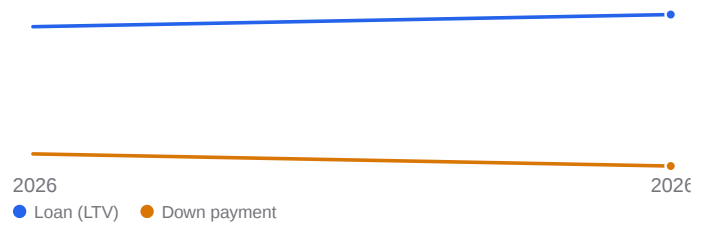
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 33% · Flip resale 0%

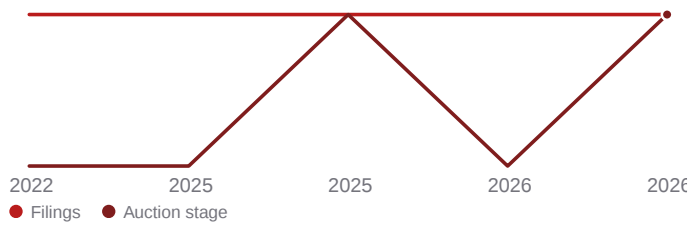


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	500
Median value (AVM)	\$916K
Median size	1,296 ft²
Median bedrooms	3
Median year built	1981
Single family	71%
Condos	8.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	88%
Underwater (LTV 125% or more)	0.6%
Owner occupied	21%
Company owned	35%
Median loan-to-value	0%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	94
Density	2 / mi²
Median household income	\$127K
Average household income	\$117K
Crime index (US avg 100)	188
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	62
Homes occupied	27%
Bachelor's or higher	7%
Poverty rate	8.5%
Unemployment	1.3%
Average temp	44°F
Annual precip	31 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.