

Priest River 83856

ZIP code · ID · Idaho > Bonner County > Priest River

\$438K

MEDIAN SALE PRICE

29

SALES (12 MO)

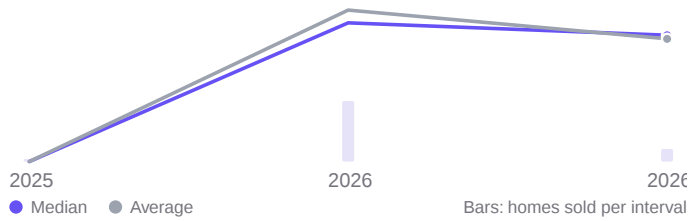
\$687K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

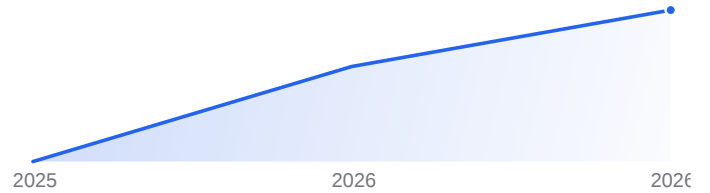
Sale prices

Median \$401K · Average \$392K



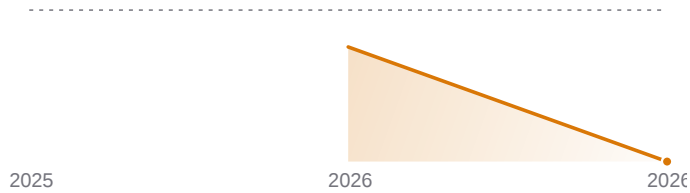
Price per square foot

\$367/ft²



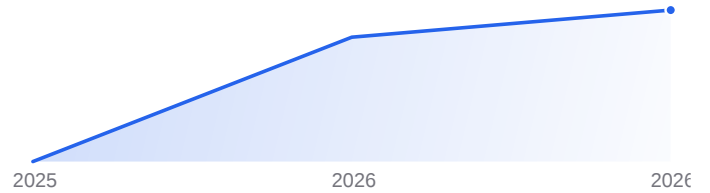
Sale premium vs estimated value

-26.3%



Annual turnover (share of homes sold)

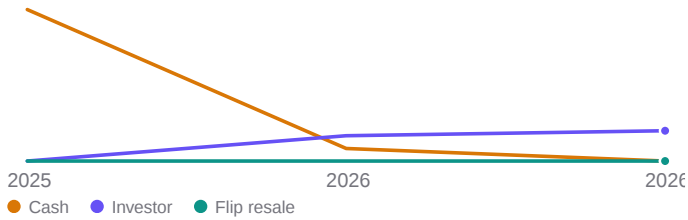
0.7%



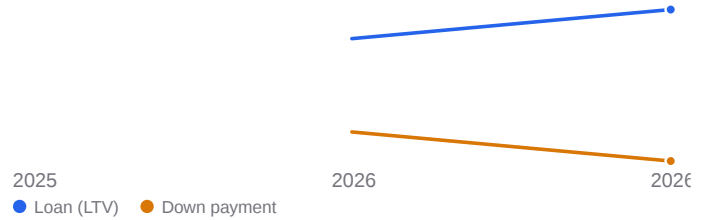
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 20% · Flip resale 0%

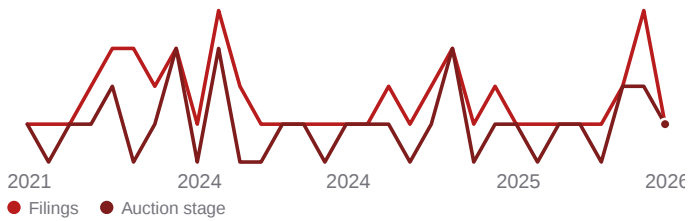


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,399
Median value (AVM)	\$687K
Median size	1,452 ft²
Median bedrooms	3
Median year built	1988
Single family	59%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	1.1%
Owner occupied	67%
Company owned	19%
Median loan-to-value	18%
Typical ownership tenure	7.3 yrs

COMMUNITY

Population	7,704
Density	18 / mi²
Median household income	\$64K
Average household income	\$83K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	78
Homes occupied	75%
Bachelor's or higher	11%
Poverty rate	9.5%
Unemployment	1.3%
Average temp	44°F
Annual precip	33 in
Sunshine	63%

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.