

## SELLER'S MARKET

ZIP code · ID · Idaho › Kootenai County › Rathdrum

MEDIAN SALE PRICE

1-YR CHANGE

SALES (12 MO)

MEDIAN VALUE (AVM)

## Market temperature

**Seller's market · 72 / 100**



Balanced

## Seller's market

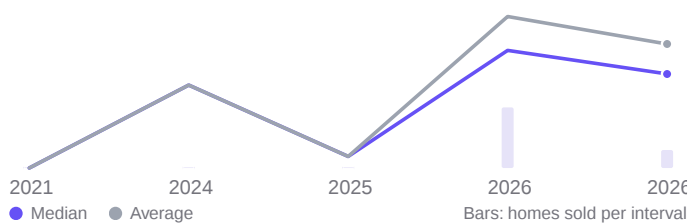
## MARKET TRENDS (5 YEARS)

### Sale prices

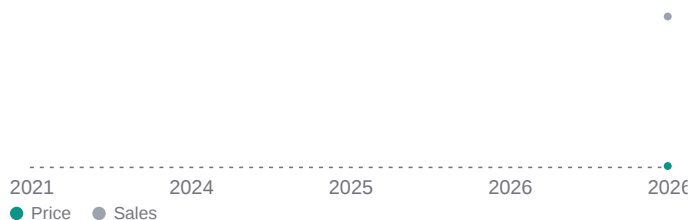
Median \$445K · Average \$523K

Growth (year over year)

**Price +109.0% · Sales +11700.0%**



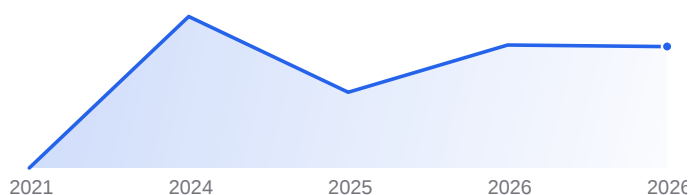
Bars: homes sold per interval



● Price ● Sales

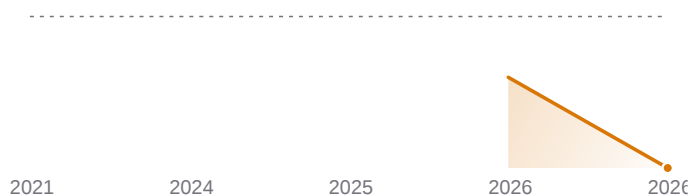
Price per square foot

**\$282/ft<sup>2</sup>**



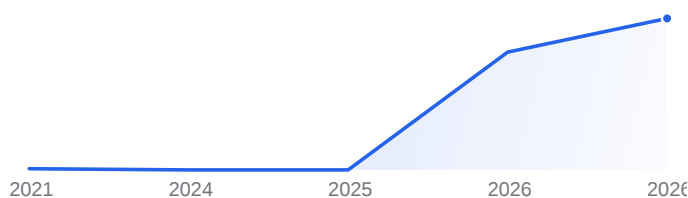
### Sale premium vs estimated value

**-20.5%**



Annual turnover (share of homes sold)

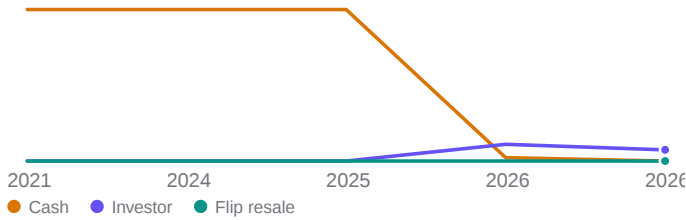
1.4%



## BUYERS & OUTCOMES

### Buyer mix

Cash 0% · Investor 7.4% · Flip resale 0%

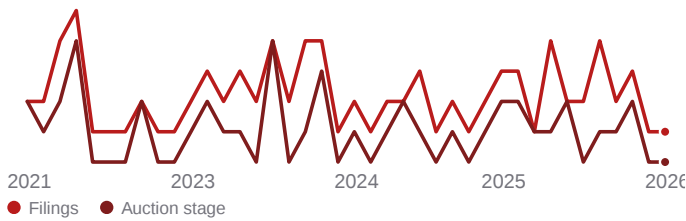


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 8,676     |
| Median value (AVM) | \$578K    |
| Median size        | 1,756 ft² |
| Median bedrooms    | 3         |
| Median year built  | 2001      |
| Single family      | 84%       |
| Condos             | 3.2%      |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 66%     |
| Underwater (LTV 125% or more) | 1.3%    |
| Owner occupied                | 82%     |
| Company owned                 | 26%     |
| Median loan-to-value          | 36%     |
| Typical ownership tenure      | 6.1 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 20,348    |
| Density                          | 178 / mi² |
| Median household income          | \$88K     |
| Average household income         | \$102K    |
| Crime index (US avg 100)         | 88        |
| Air pollution index (US avg 100) | 116       |
| Earthquake index (US avg 100)    | 78        |
| Homes occupied                   | 91%       |
| Bachelor's or higher             | 14%       |
| Poverty rate                     | 6.8%      |
| Unemployment                     | 1.5%      |
| Average temp                     | 45°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.