

Sandpoint 83864

ZIP code · ID · Idaho > Bonner County > Sandpoint

\$511K

MEDIAN SALE PRICE

85

SALES (12 MO)

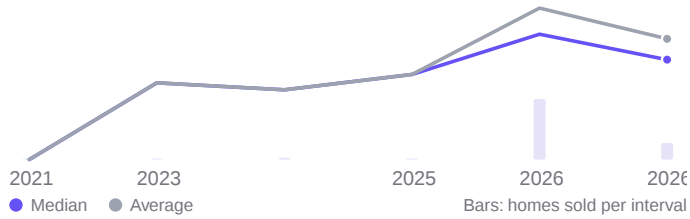
\$775K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

Sale prices

Median \$462K · Average \$547K



Price per square foot

\$359/ft²



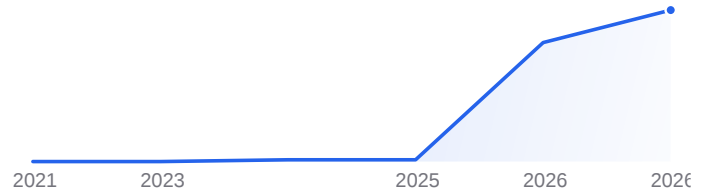
Sale premium vs estimated value

-19.7%



Annual turnover (share of homes sold)

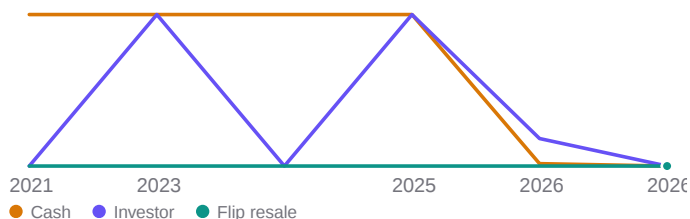
0.9%



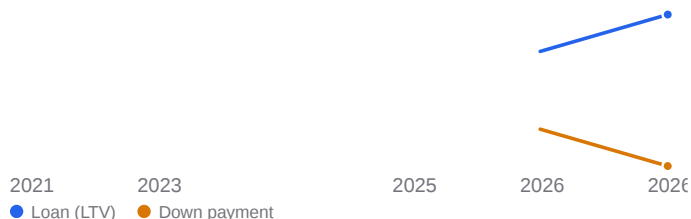
BUYERS & OUTCOMES

Buyer mix

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

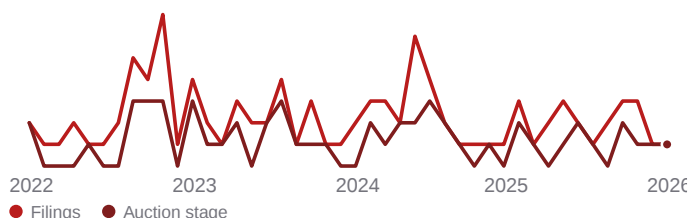


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,358
Median value (AVM)	\$775K
Median size	1,613 ft²
Median bedrooms	3
Median year built	1994
Single family	62%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	0.9%
Owner occupied	68%
Company owned	21%
Median loan-to-value	23%
Typical ownership tenure	7.7 yrs

COMMUNITY

Population	23,284
Density	36 / mi ²
Median household income	\$68K
Average household income	\$82K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	71
Homes occupied	84%
Bachelor's or higher	23%
Poverty rate	10.3%
Unemployment	1.5%
Average temp	42°F
Annual precip	47 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.