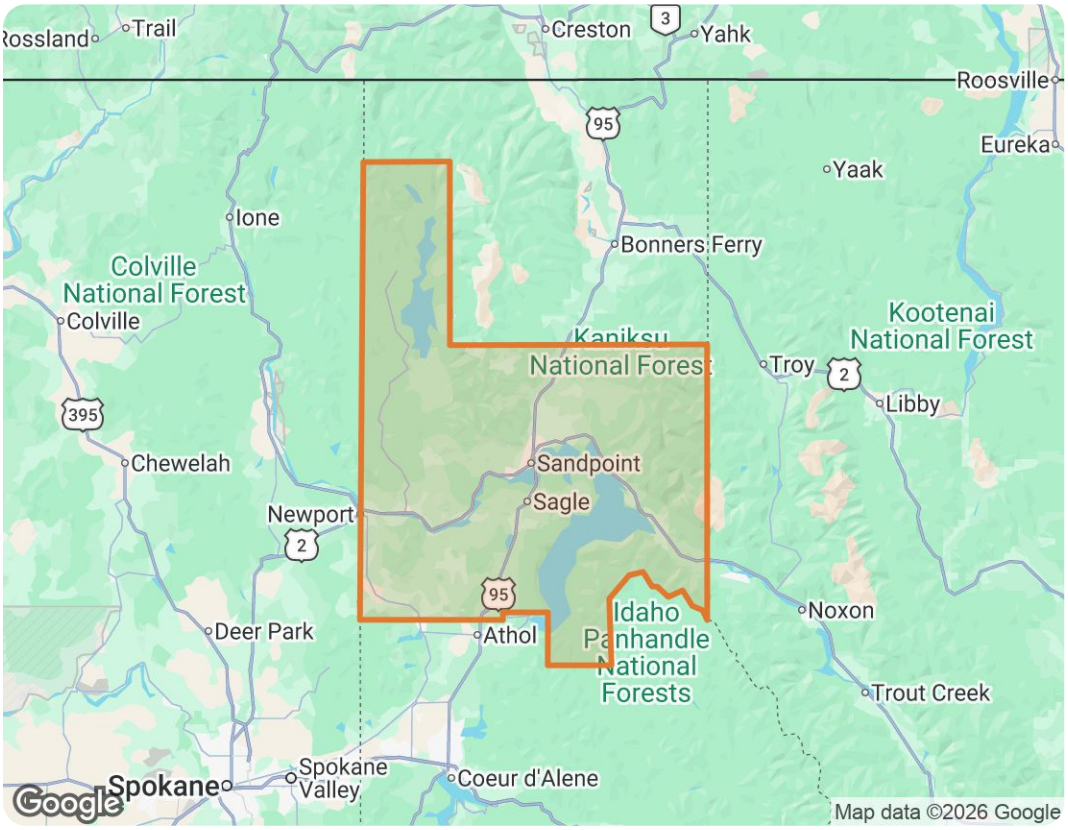
Bonner County, Idaho





Michele Hoffmann

Broker | GRI, ABR®, CRS, SRES®, SRS

Idaho Real Estate License #DB33149

Washington Real Estate License #91594

Office (208) 719-9010 | Mobile (208) 659-2737

michele@idahorealhomes.com

www.idahorealhomes.com

Idaho Real Homes LLC

350 E Kathleen Ave

Ste 400

Coeur d Alene, ID 83815

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Bonner County, Idaho

Housing

Housing Facts & Stats

	Bonner County	Idaho	USA
Median Estimated Home Value	$595K	$457K	$372K
Est. Home Value 12-Mo. Change	+6%	+3.6%	+0.1%
Median List Price	$797K	$575K	–
List Price 1-Month Change	-0.1%	+0.9%	–
List Price 12-Month Change	-0.3%	+4.6%	–
Median Home Age	35	33	44
Own	78%	72%	65%
Rent	22%	28%	35%
$ Total Value (of all buildings for which permits were issued)	$31.66M	$4.64B	$384.62B
% Change in permits (for all buildings)	+41%	+21%	+6%
% Change in $ value (for all buildings)	+39%	+5%	+5%

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

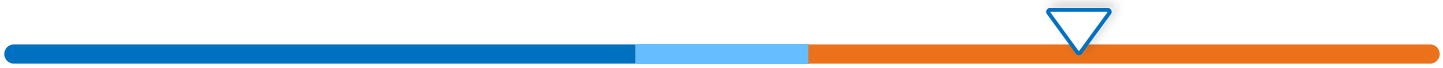
Bonner County, Idaho

Market Trends for Bonner County, Idaho

Single Family + Condo/Townhouse/Apt.

October 2026

Market Type



Seller's Market | Balanced Market | **Buyer's Market**

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
8.98	**97.9%**	**43**	**$622,975**
↓ 2.29% MoM	↑ 1.25% MoM	↑ 7.5% MoM	↑ 1.65% MoM

October 2026 Median Estimated Property Value

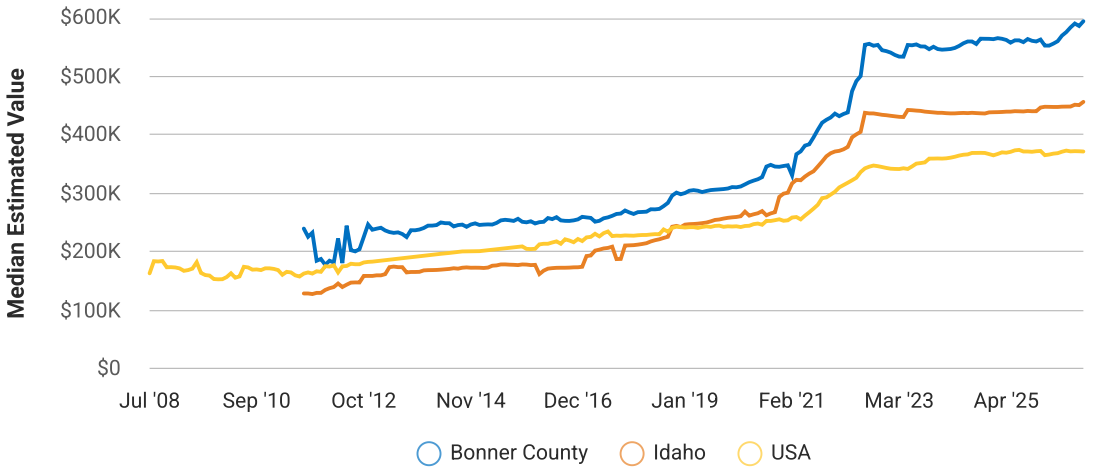
Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value	Last Month Change	12 Month Change
$594,670	+1.4%	+6%



Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Bonner County, Idaho

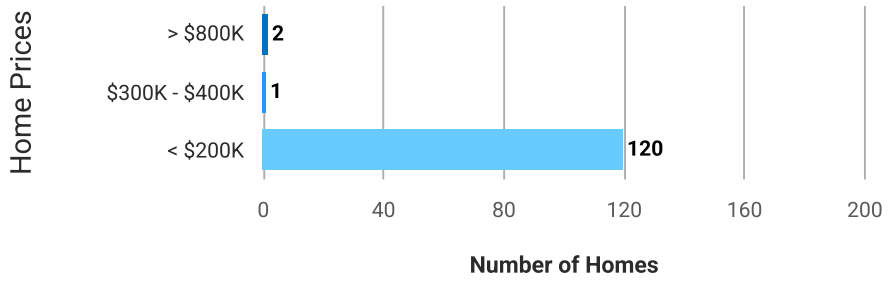
Sold Home Stats

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Source: Public records data

Update Frequency: Daily

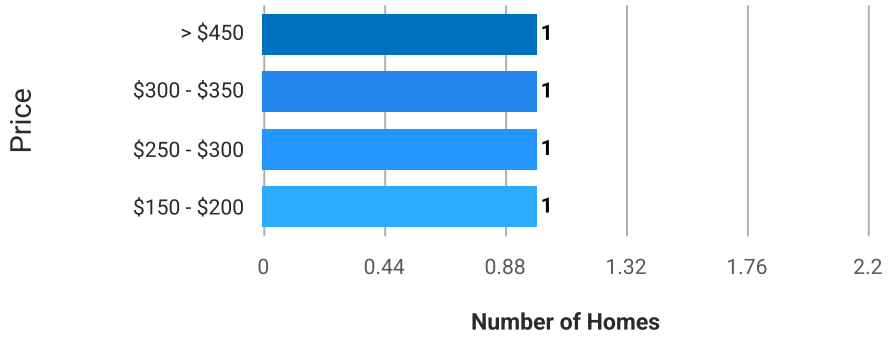


Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Source: Public records data

Update Frequency: Daily

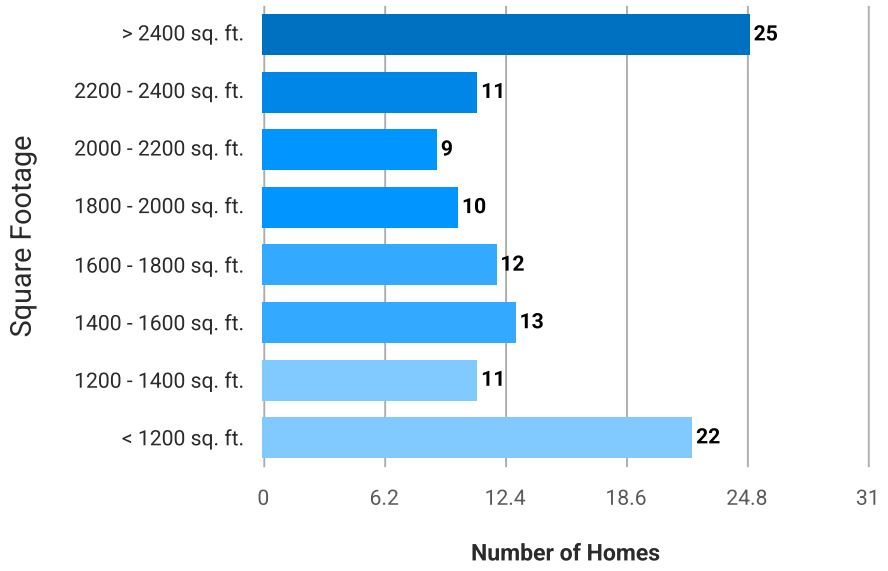


Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Source: Public records data

Update Frequency: Daily



Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

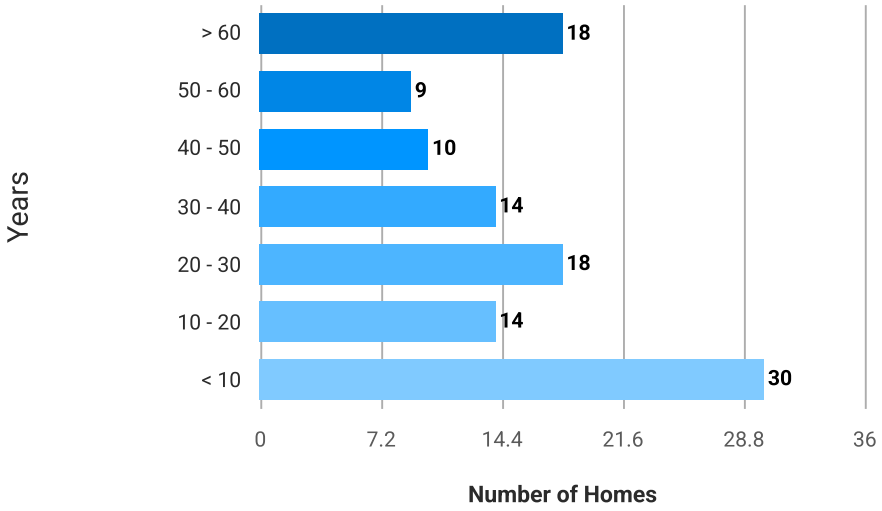
Bonner County, Idaho

Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Source: Public records data

Update Frequency: Daily

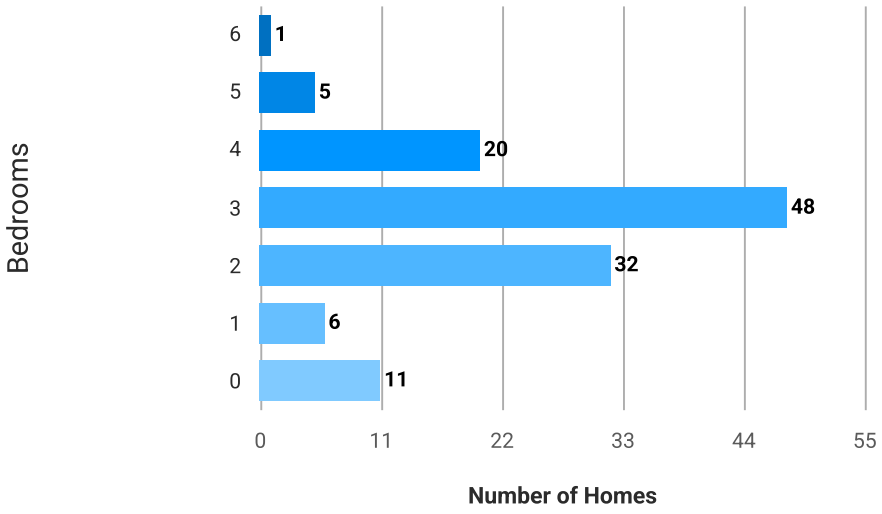


Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Source: Public records data

Update Frequency: Daily



People

People Facts & Stats

	Bonner County	Idaho	USA
Population	51K	1.93M	334.92M
Population Density per Sq Mi	29	23	95
Pop Change since 2020	+9.3%	+10.1%	+2.5%
Median Age	48	37	39
Male / Female Ratio	50%	50%	50%

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Bonner County, Idaho

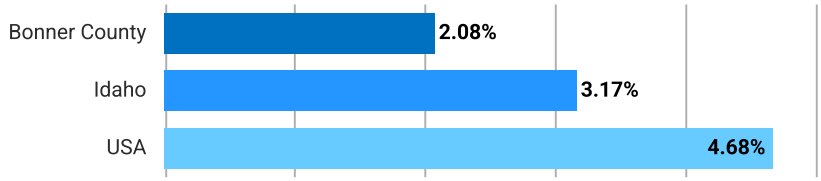
Education Levels of Population

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.



Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

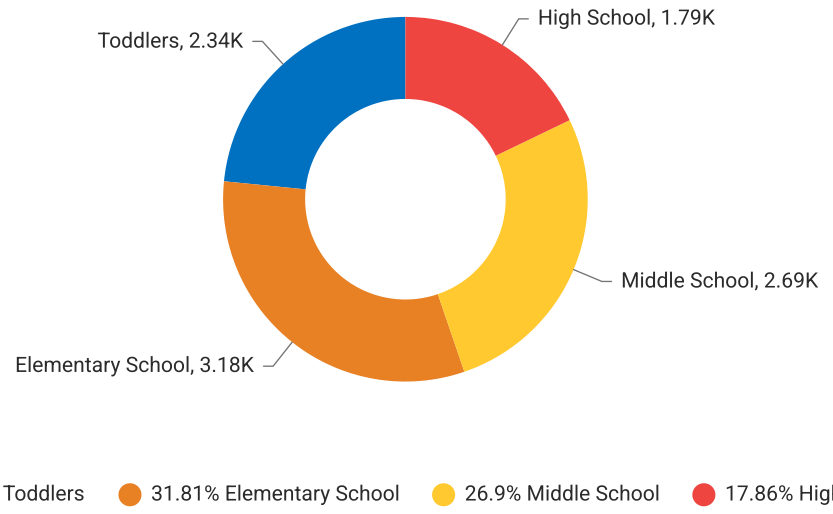
Bonner County, Idaho

Population of Children by Age Group in Bonner County

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Source: U.S. Census

Update Frequency: Annually

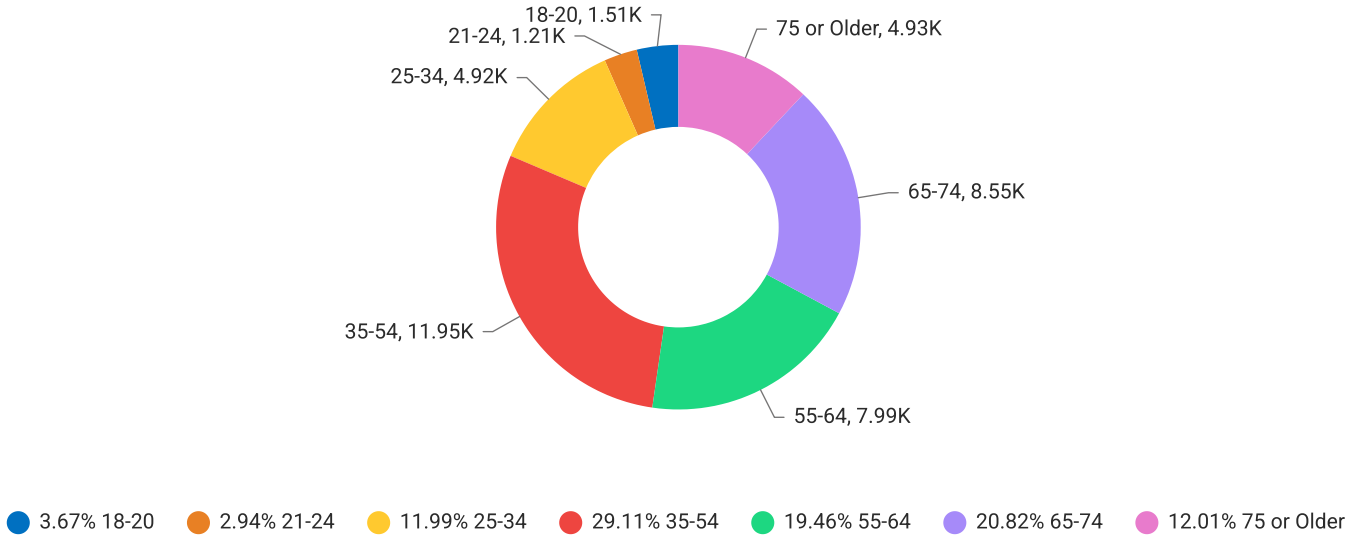


Population of Adults by Age Group in Bonner County

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Source: U.S. Census

Update Frequency: Annually



Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

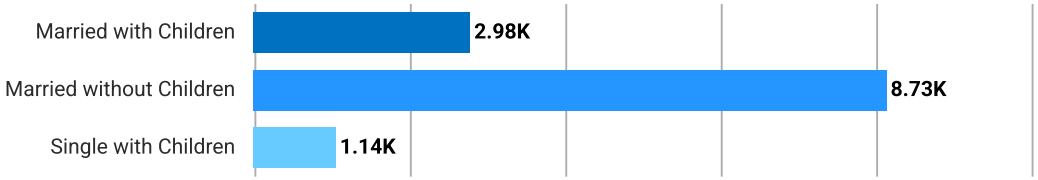
Bonner County, Idaho

Households With Children in Bonner County

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Source: U.S. Census

Update Frequency: Annually

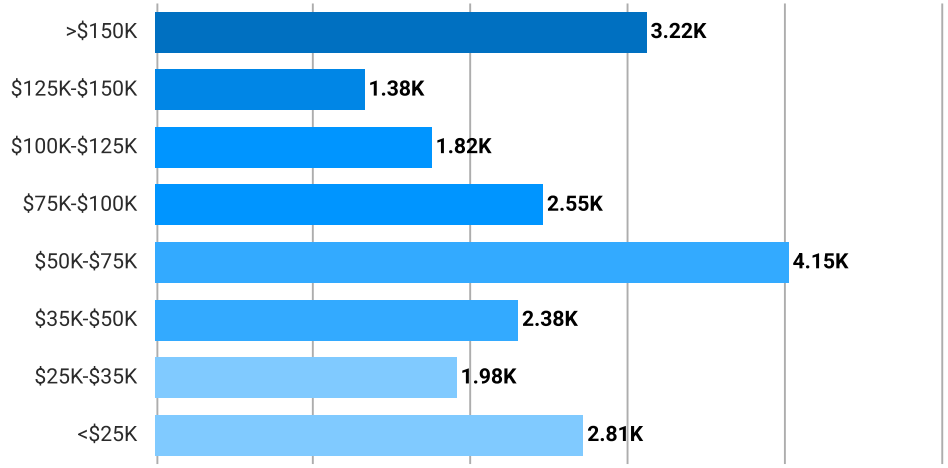


Household Income Brackets in Bonner County

This chart shows annual household income levels within an area.

Source: U.S. Census

Update Frequency: Annually



Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

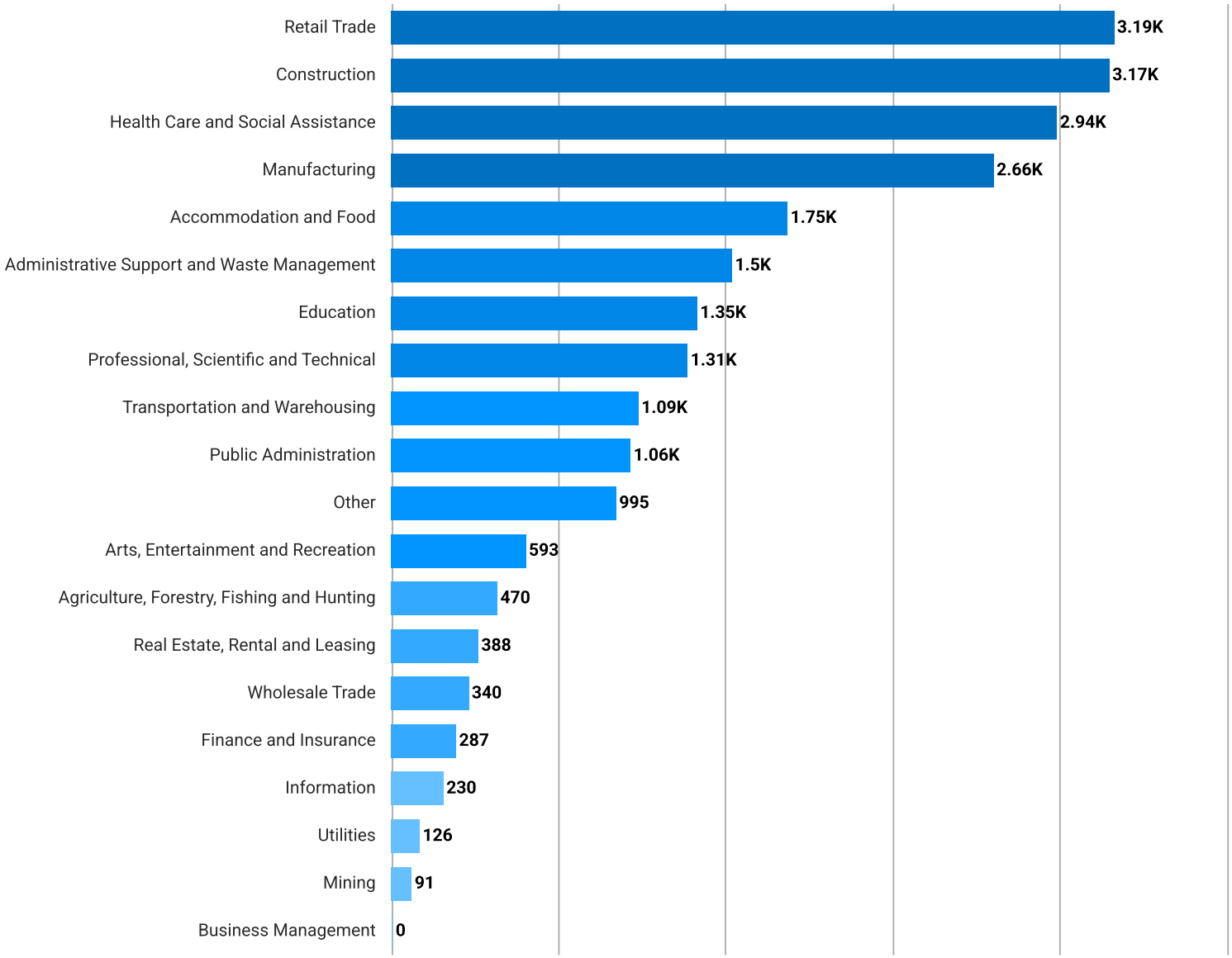
Bonner County, Idaho

Occupational Categories in Bonner County

This chart shows categories of employment within an area.

Source: U.S. Census

Update Frequency: Annually



Presidential Voting Pattern in Bonner County

This chart shows how residents of a county voted in the 2020 presidential election.

Source: USElectionAtlas.org

Update Frequency: Quadrennially

Democrat
35.1%

Republican
61.3%

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Bonner County, Idaho

Economy

Economic Facts & Stats

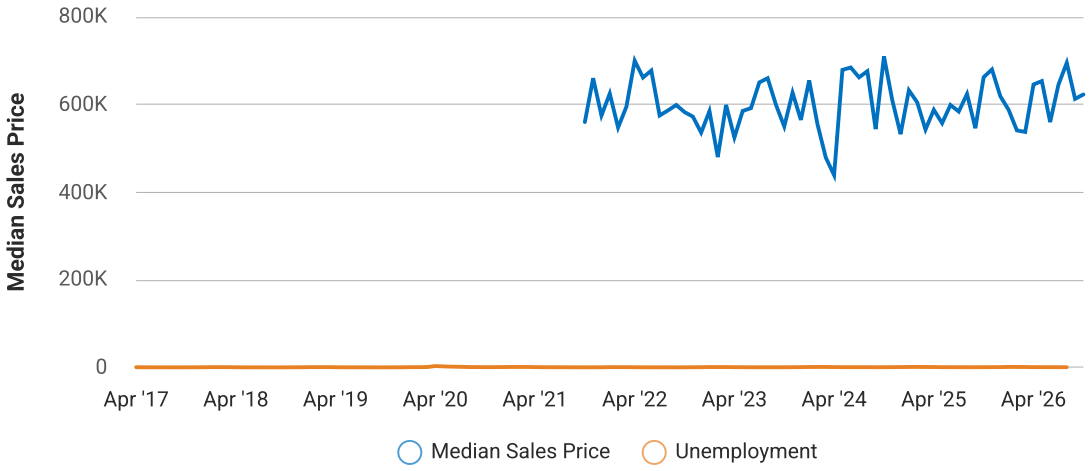
	Bonner County	Idaho	USA
Income Per Capita	$40,813	$38,952	$44,673
Median Household Income	$66,979	$77,800	$80,734
Unemployment Rate	4.3%	3.5%	4.1%
Number Unemployed	990	35K	7.03M
Number Employed	22K	966K	162.75M
Number in Labor Force	23K	1M	169.78M

Median Sales Price vs. Unemployment

This chart shows the relationship between employment and home prices in a metro area. Employment is a good measure of the strength of the local economy. Generally speaking, the better the job market, the more likely home prices are rising.

Source: Moody's Analytics: economy.com

Update Frequency: Monthly



Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

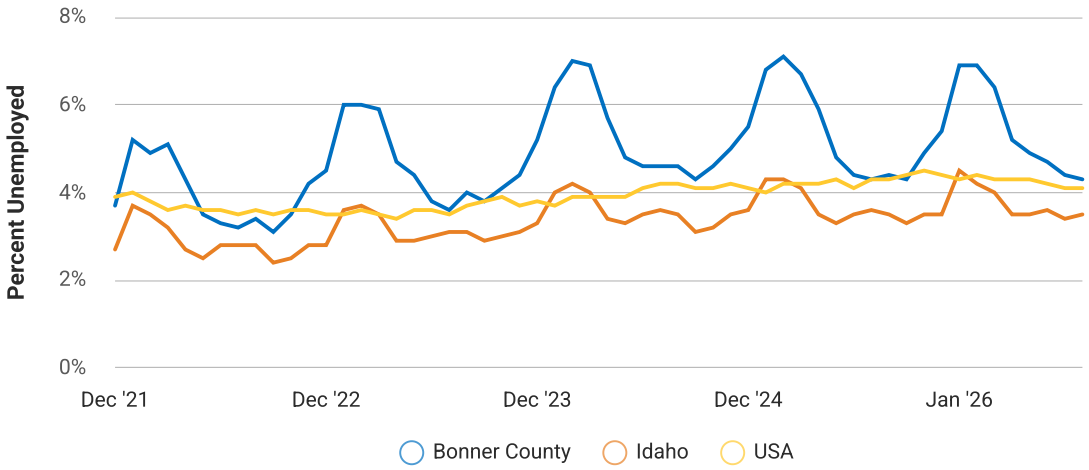
Bonner County, Idaho

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Source: Bureau of Labor Statistics

Update Frequency: Monthly



Quality of Life

Quality of Life Facts & Stats

	Bonner County	Idaho	USA
Elevation (in feet)	3,174	5,198	–
Annual Rainfall (in inches)	38.57	24.76	–
Annual Snowfall (in inches)	67.37	55.64	–
Days of Full Sun (per year)	83	99	–
Travel Time to Work (in minutes)	24	22	26
Water Quality (Health Violations)	–	–	–
Water Quality (Monitoring and Report Violations)	1	–	–
Superfund Sites	1	28	2,466
Brownfield Sites	Yes	Yes	No

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

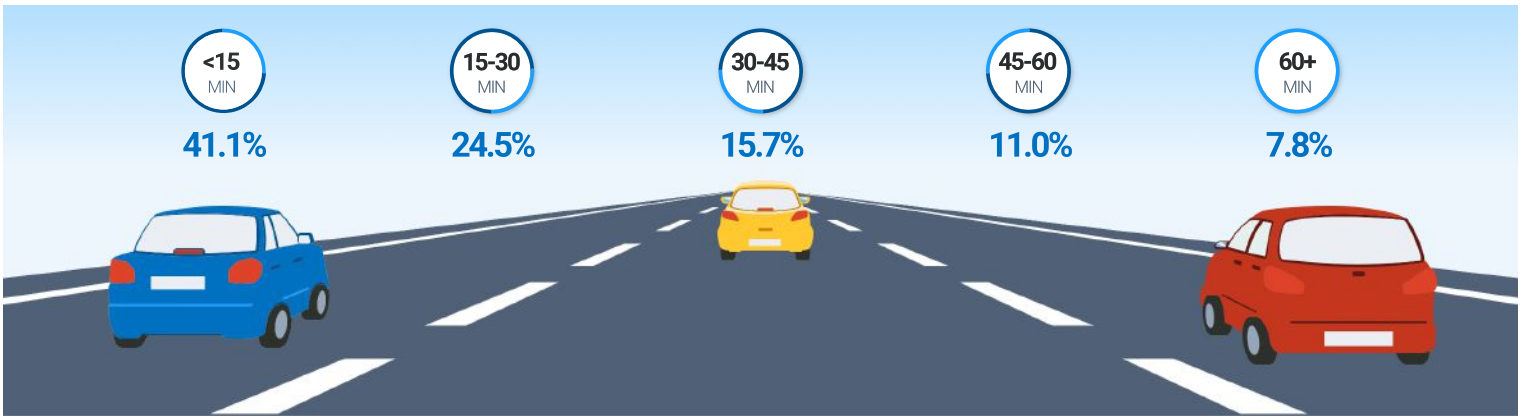
Bonner County, Idaho

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Source: U.S. Census

Update Frequency: Annually

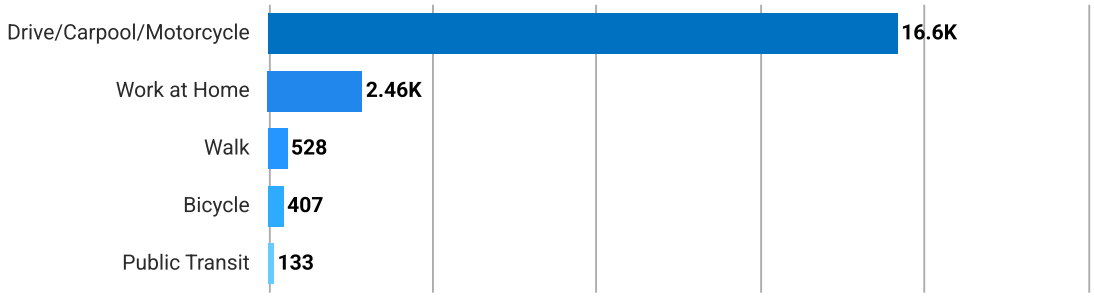


How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Source: U.S. Census

Update Frequency: Annually

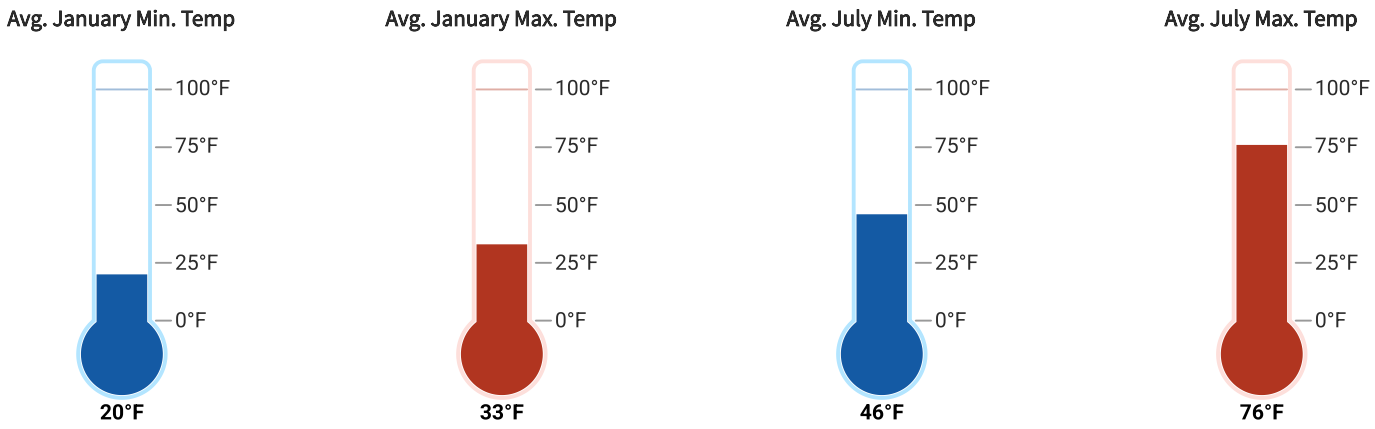


Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Source: NOAA

Update Frequency: Annually



Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.

Nearby Neighborhoods

Counties near Bonner County, Idaho

Boundary County, Idaho	
Median Estimate Home Value	$447,010
Number of Homes	4,473
Total Population	13,172

Pend Oreille County, Washington	
Median Estimate Home Value	$396,860
Number of Homes	4,888
Total Population	14,050

Kootenai County, Idaho	
Median Estimate Home Value	$543,820
Number of Homes	68,187
Total Population	181,996

Spokane County, Washington	
Median Estimate Home Value	$429,000
Number of Homes	155,888
Total Population	549,056

Lincoln County, Montana	
Median Estimate Home Value	$383,000
Number of Homes	9,015
Total Population	21,175

Shoshone County, Idaho	
Median Estimate Home Value	$313,660
Number of Homes	8,153
Total Population	13,785

About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

Learn More

For more information about RPR, please visit RPR's public website: **https://blog.narrpr.com**

Copyright 2026 Realtors Property Resource® LLC. All Rights Reserved.
Information is not guaranteed. Equal Housing Opportunity.