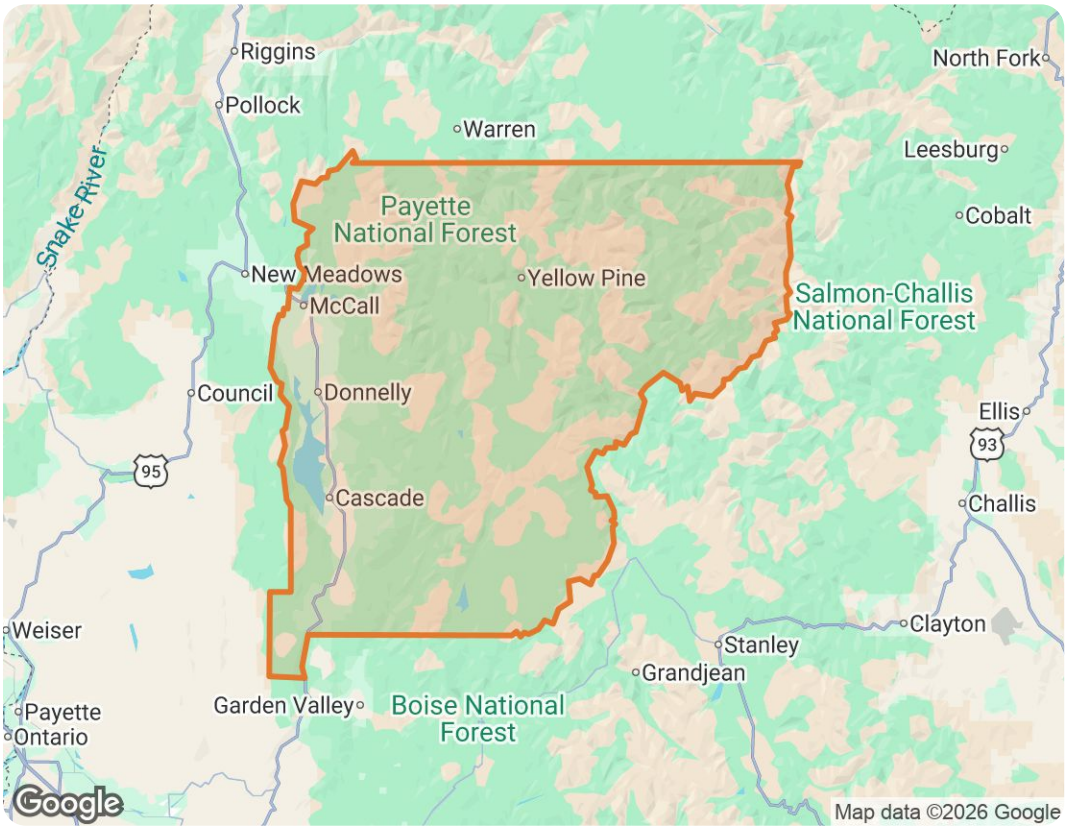
Valley County, Idaho





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Valley County, Idaho

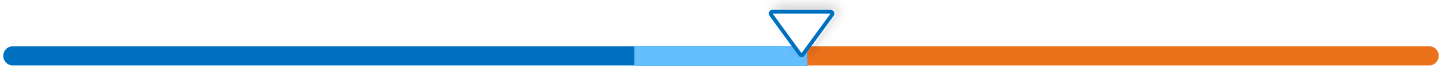
Market Trends

Market Trends for Valley County, Idaho

Single Family Residence

September 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
6.67	95.4%	36	$872,500
↓ 5.52% MoM	↓ 1.65% MoM	↓ 34.55% MoM	↑ 14.43% MoM

October 2026 Median Estimated Property Value

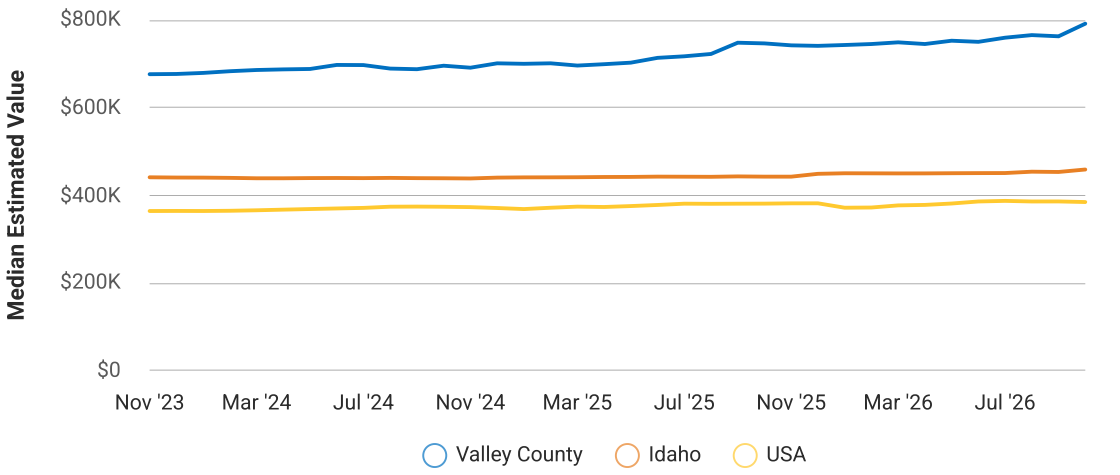
Single Family Residence

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
$791,420	+3.8%	+6%



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Valley County, Idaho

September 2026 New Listings

Valley County, Idaho

Single Family Residence

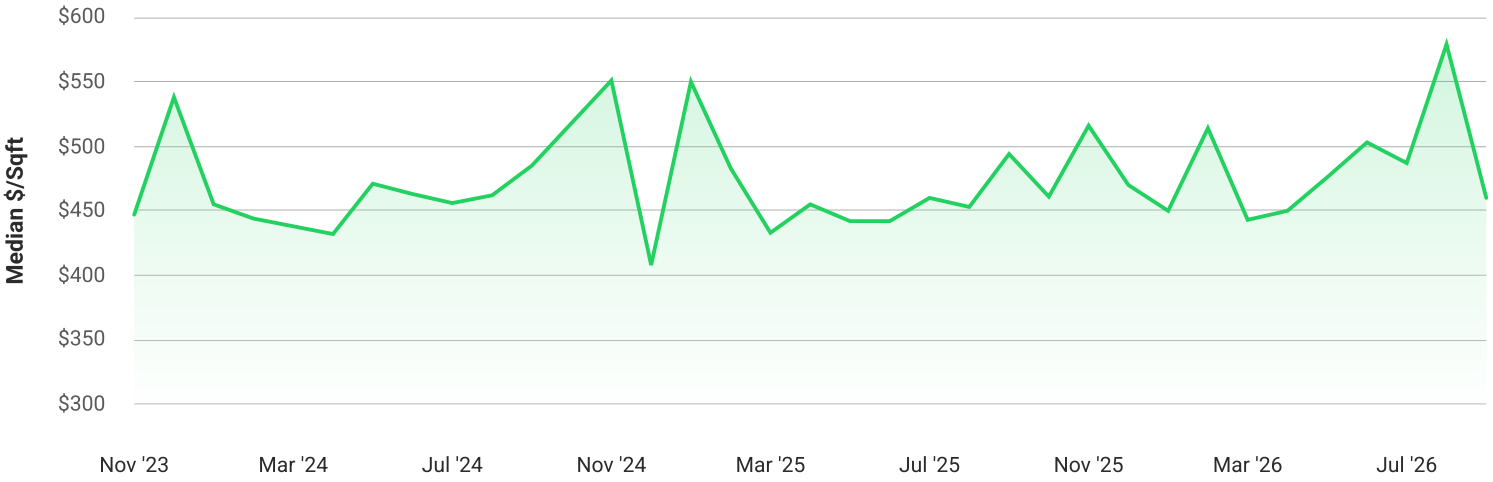
This graphic summarizes key statistics for properties that entered the market each month. RPR uses list date to determine when a listing entered the market. These statistics are important for understanding the rate at which listings are entering the market and their price points.

Source: Listing sources

Update Frequency: Monthly

Median $/Sqft - $460

20.6% Month over Month



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Valley County, Idaho

September 2026 Active Listings

Valley County, Idaho

Single Family Residence

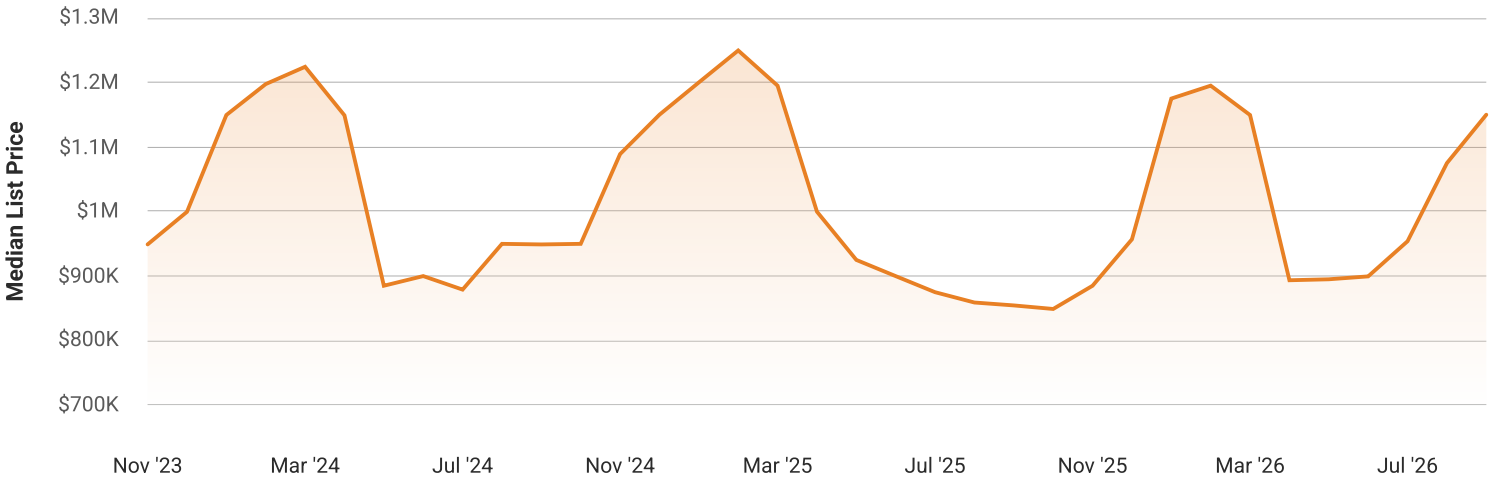
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - $1,150,000

↑ 7% Month over Month



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Valley County, Idaho

September 2026 New Pending Listings

Valley County, Idaho

Single Family Residence

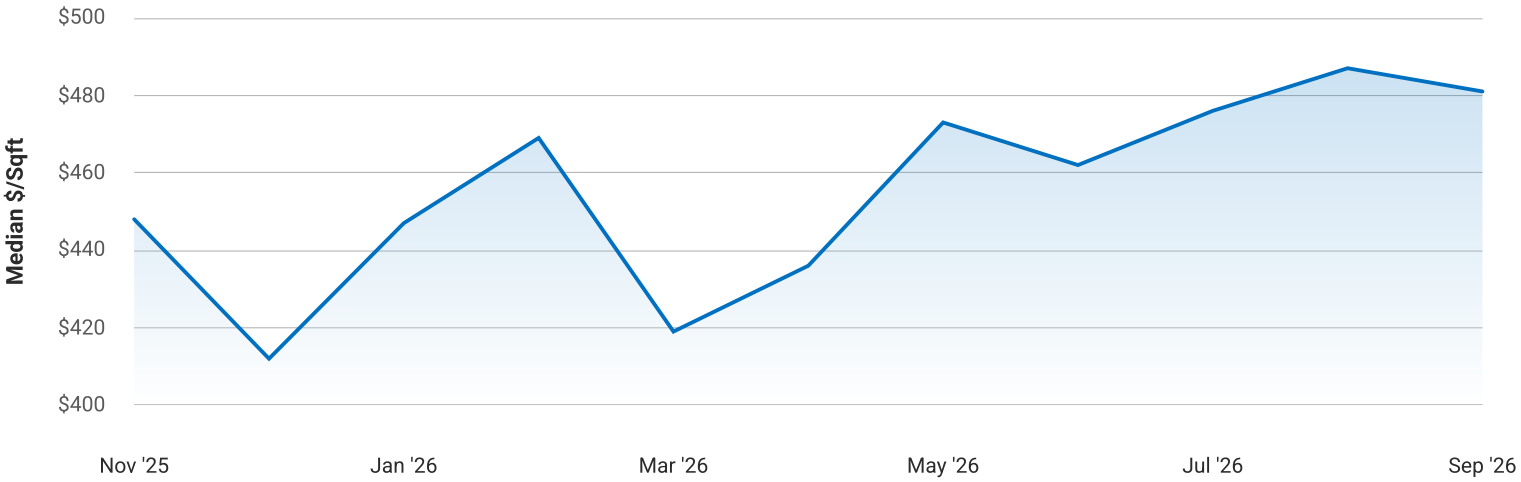
This graphic summarizes key statistics for properties that went into a pending status within each month. RPR uses a derived pending date to determine when a property moved into pending status in the given month. These statistics are important for understanding the market absorption rate and the price point of listings that are being consumed.

Source: Listing sources

Update Frequency: Monthly

Median $/Sqft - $481

1.2% Month over Month



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Valley County, Idaho

September 2026 Pending Listings

Valley County, Idaho

Single Family Residence

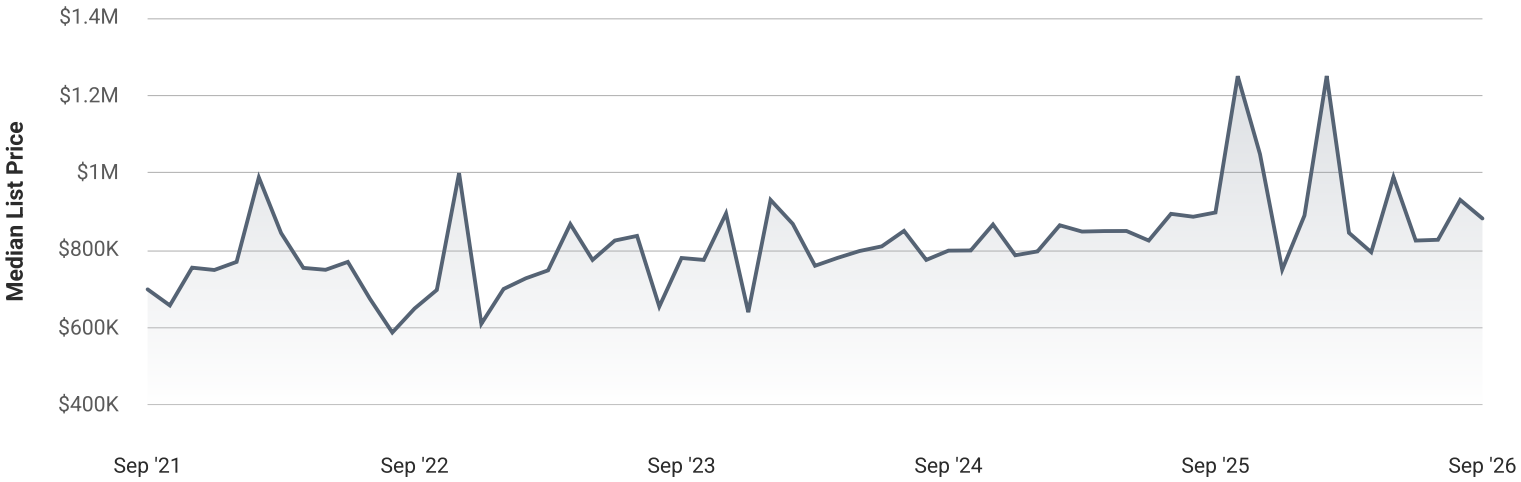
This graphic summarizes key statistics for properties that were in a pending status on the last day of the month. RPR uses the list date, a derived pending date and a derived off-market status date to determine if the listing was in a pending status on the last day of the month. An end-of-month snapshot of pending listings helps to understand inventory that is waiting to close, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - $882,000

5.2% Month over Month



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Valley County, Idaho

September 2026 Sold Listings

Valley County, Idaho

Single Family Residence

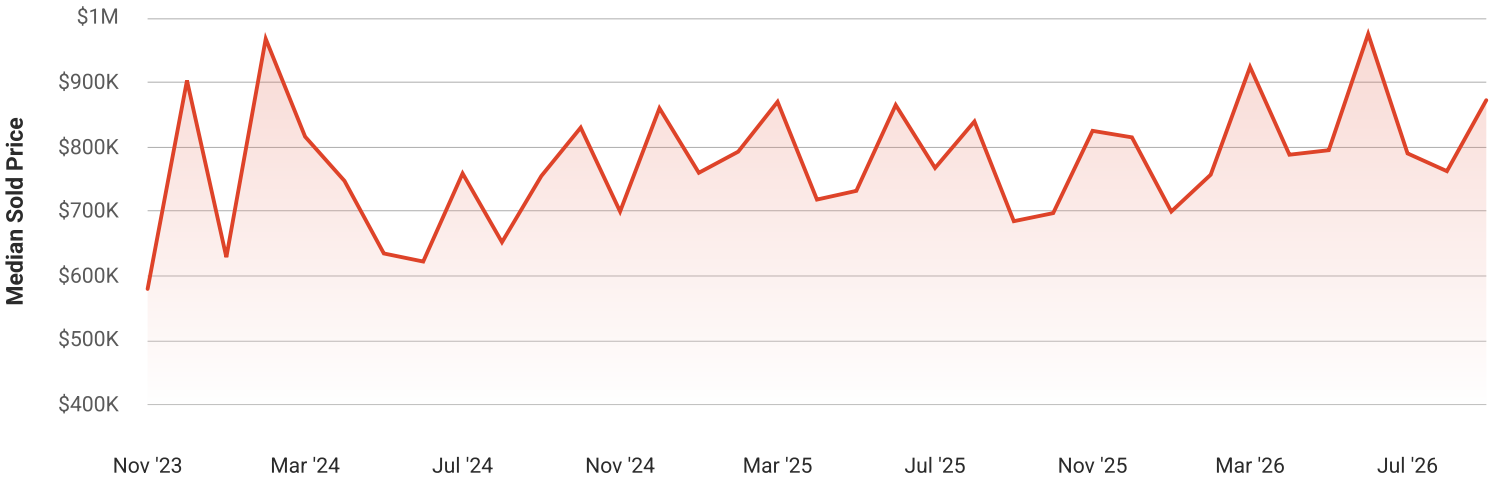
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - $872,500

↑ 14.4% Month over Month



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Valley County, Idaho

September 2026 Months Supply of Inv.

Valley County, Idaho

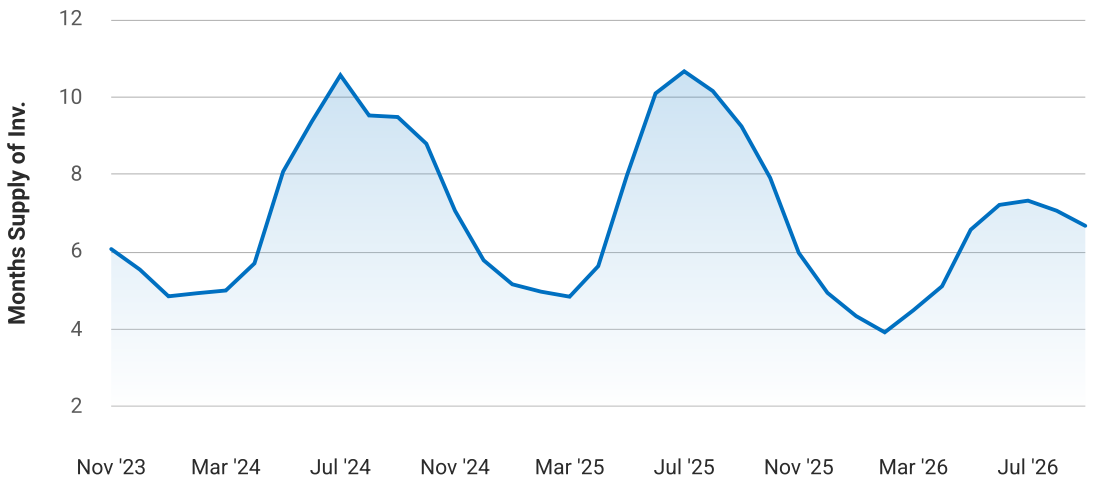
Single Family Residence

This graphic summarizes key statistics that describe the given month's inventory level and the percentage change in the last month and year. Months of inventory is the number of months it will take a market to absorb the inventory that's available at the end of the month, based on the number of properties that typically go into pending each month. RPR calculates months of inventory by dividing the count of listings that were active on the last day of the month by a rolling 12-month average of newly pending listings.

Source: Listing sources

Update Frequency: Monthly

Months Supply of Inv.	Last Month Change	12 Month Change
6.67	-5.5%	-27.8%



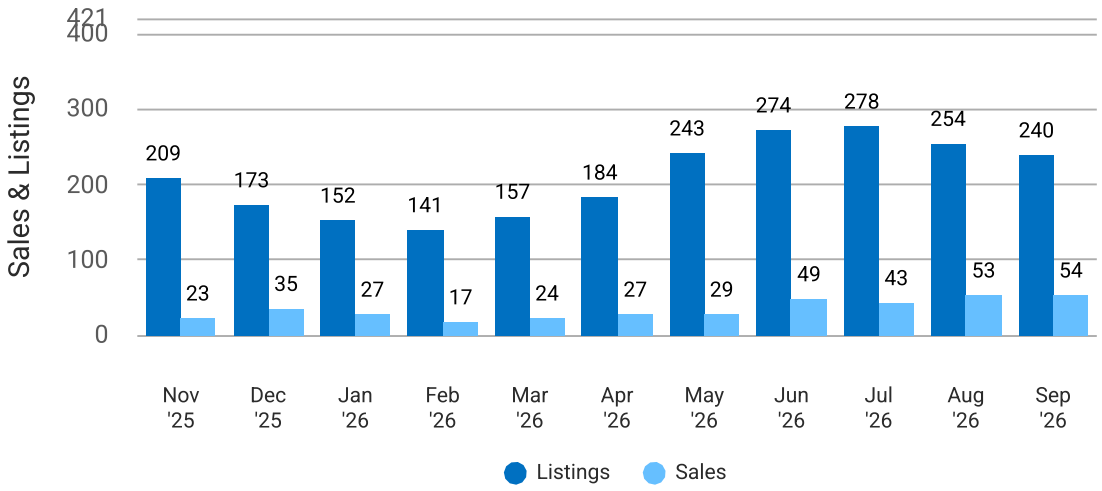
Total Sales and Active Listings in Valley County, Idaho

Single Family Residence

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



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Valley County, Idaho

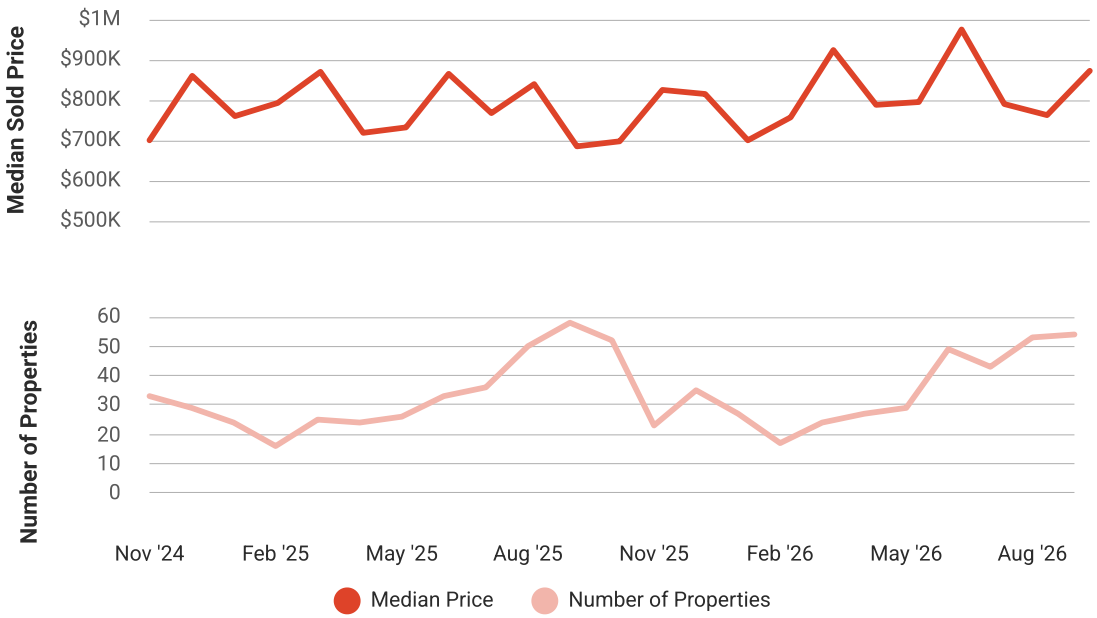
Median Sold Price vs Sold Listings in Valley County, Idaho

Single Family Residence

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



Median List Price vs Active Listings in Valley County, Idaho

Single Family Residence

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



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Valley County, Idaho

Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 10/31/2026	$791,420	$762,620 +3.78%	$759,450 +4.21%	$746,440 +6.03%	$695,550 +13.78%	$665,090 +18.99%
Median Sold Price Last Updated: 9/30/2026	$872,500	$762,500 +14.43%	$975,000 -10.51%	$685,000 +27.37%	$755,000 +15.56%	$735,000 +18.71%
Median List Price Last Updated: 9/30/2026	$1,150,000	$1,075,000 +6.98%	$899,500 +27.85%	$854,500 +34.58%	$949,000 +21.18%	$849,450 +35.38%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.
Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **Residential Single Family properties** data.

Market Activity

Market Activity Filters

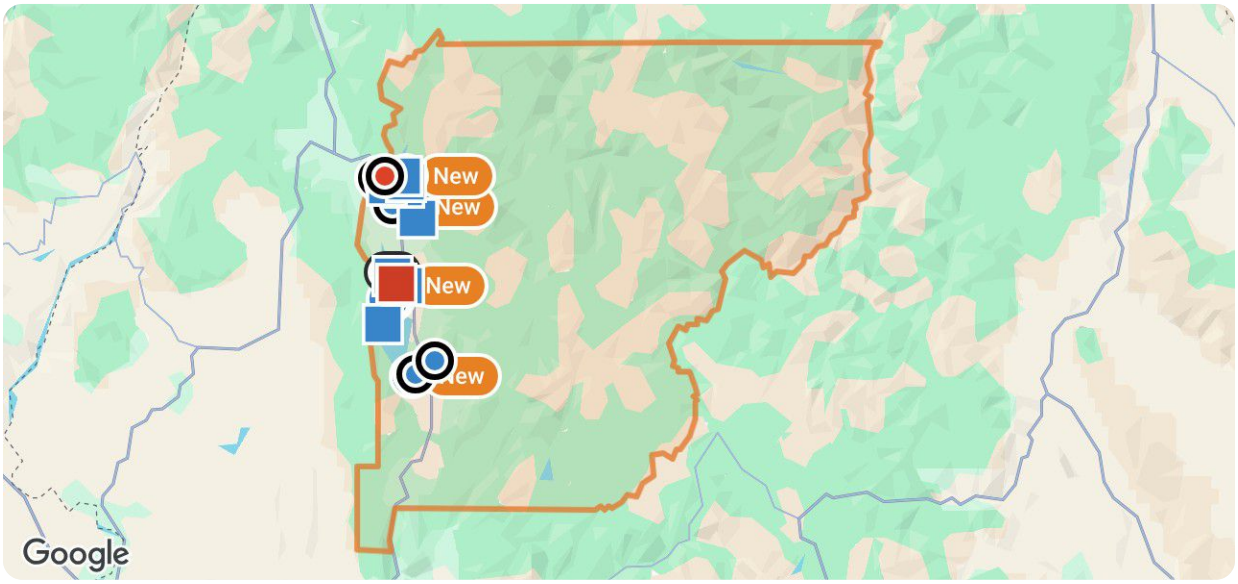
Sort Order: Recently updated
Maximum Properties Per Change Type: 10
Change Types: New Listings, Pending, Closed, Distressed
Property Types: Single Family
Property Features: Sale Price: Any, Lease Price: Any, Beds: 3+, Baths: 2+, Living Area: Any, Lot Size: Any, Year Built: Any

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Valley County, Idaho

Summary

For Sale Activity in the Last 3 Months



Legend

- For Sale
- For Sale Pending
- Recently Closed
- Distressed

	New	Pending	Closed	Distressed
Number of Properties	10	10	10	1
Lowest Listing Price / Est.Value	$370,000	$398,500	$390,000	$1,456,000
Median Listing Price / Est.Value	$1,066,500	$949,450	$1,250,000	$1,456,000
Highest Listing Price / Est.Value	$1,385,000	$6,995,000	$4,300,000	$1,456,000
Average Price / sqft	$473	$502	$488	$683
Median Price / sqft	$475	$365	$421	$683
Average Days in RPR	28	90	119	–
Median Days in RPR	13	71	18	–
Total Volume	$10,353,900	$19,405,400	$12,518,000	$1,456,000
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

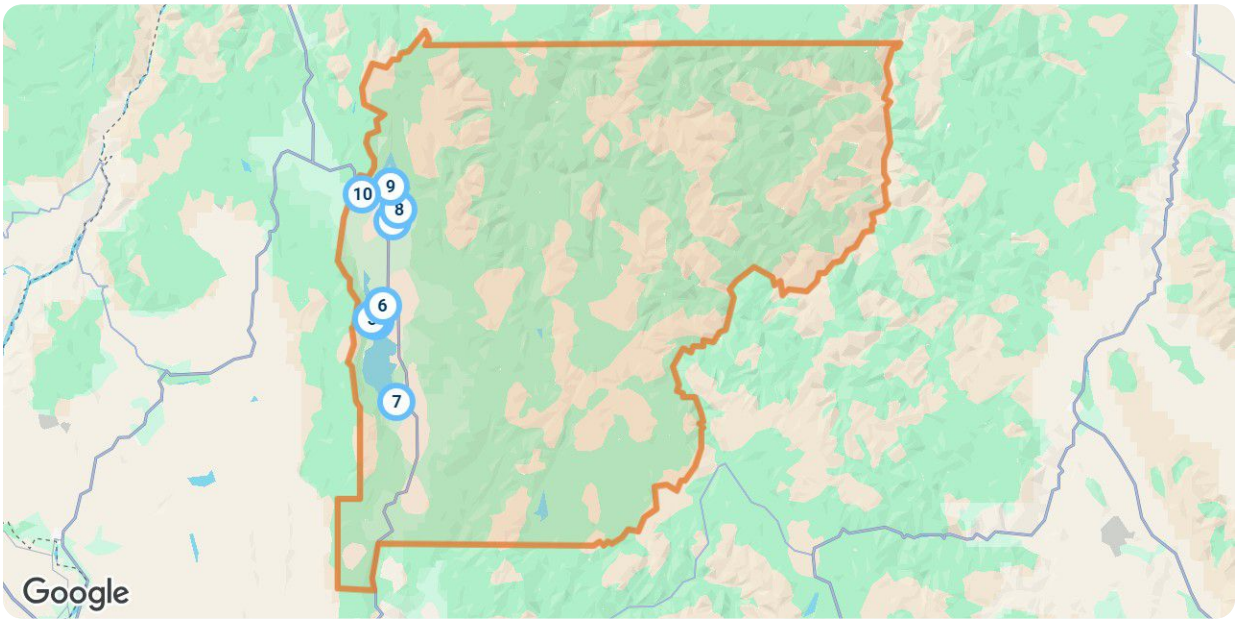
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Valley County, Idaho

Market Activity Breakdown

New

Source: Listings



Legend

Active For Sale

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1  **13130 Crane Shore Dr** **Donnelly, ID 83615** MLS ID: 99005470 Active / For Sale *Listing Courtesy of BRUNDAGE REALTY*	Single Family	3/2	1,781	0.33 acres	2022	11/3/2026 3 days	$859,000 $482/sq ft
2  **21 River Bank Dr** **Cascade, ID 83611** MLS ID: 99005449 Active / For Sale *Listing Courtesy of SILVERCREEK REALTY GROUP*	Single Family	3/2	2,850	0.33 acres	2026	11/2/2026 4 days	$1,385,000 $486/sq ft
3  **705 Chad Dr** **Mccall, ID 83638** MLS ID: 99004050 Active / For Sale *Listing Courtesy of KELLER WILLIAMS REALTY BOISE*	Single Family	3/3	2,186	1.38 acres	2004	10/18/2026 19 days	$1,299,900 $595/sq ft
4  **18 Grand Fir** **Donnelly, ID 83615** MLS ID: 544944 Active / For Sale *Listing Courtesy of Brundage Realty - Donnelly/McCall*	Single Family	3/2	1,836	1,836 sqft	2026	8/17/2026 81 days	$858,000 $467/sq ft
5  **1610 Pine Lakes Ranch Dr** **Cascade, ID 83611** MLS ID: 98999385 Active / For Sale *Listing Courtesy of CASCADE LAKE REALTY INC*	Single Family	3/3	2,818	2.55 acres	1995	9/1/2026 66 days	$1,144,000 $406/sq ft

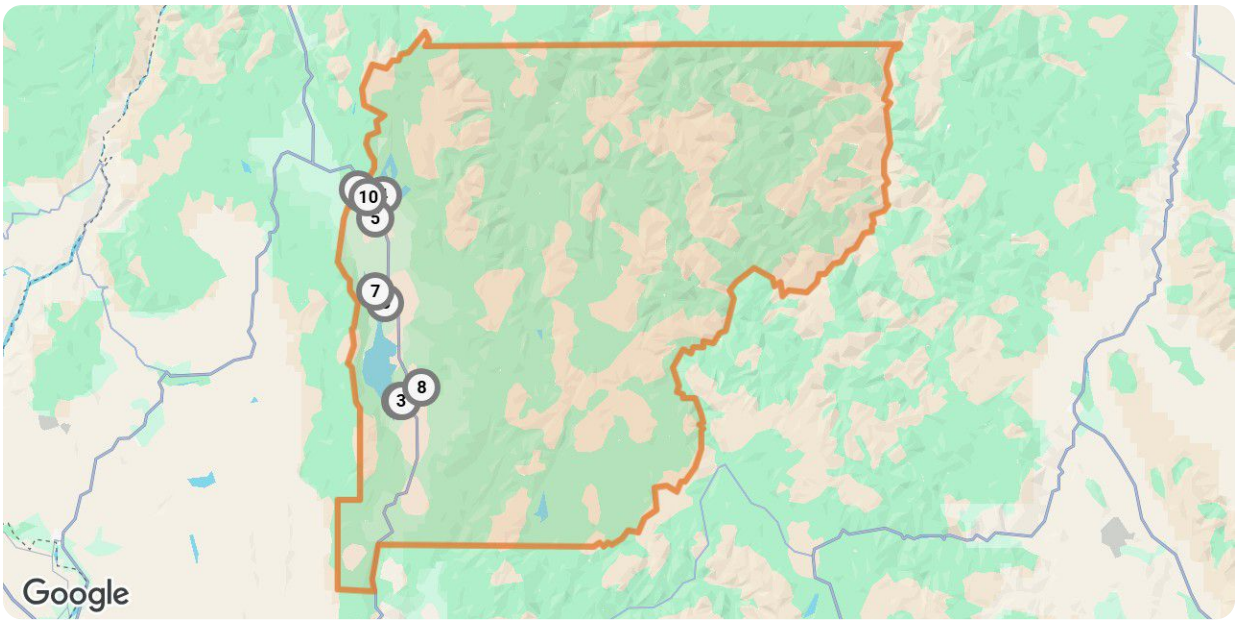
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Valley County, Idaho

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
6  **43 Johnson Ln** **Mccall, ID 83638** MLS ID: 545117 Active / For Sale *Listing Courtesy of Real Estate of McCall*	Single Family	4/2	2,025	2,025 sqft	1975	10/15/2026 22 days	$849,000 $419/sq ft
7  **501 N 1st St** **Mccall, ID 83638** MLS ID: 545170 Active / For Sale *Listing Courtesy of Mountain Resort Realty*	Single Family	4/3	2,736	2,736 sqft	1933	11/3/2026 3 days	$989,000 $361/sq ft
8  **86 Golden Bar Ct** **Donnelly, ID 83615** MLS ID: 98998789 Active / For Sale *Listing Courtesy of KELLER WILLIAMS REALTY BOISE*	Single Family	3/4	1,926	5,662 sqft	2015	8/27/2026 71 days	$1,325,000 $688/sq ft
9  **10 Gold Fork Bay Cir** **Donnelly, ID 83615** MLS ID: 99005234 Active / For Sale *Listing Courtesy of JOHN L SCOTT BOISE*	Single Family	3/3	2,430	1.39 acres	2027	10/30/2026 7 days	$1,275,000 $525/sq ft
10  **412 Margaret Way** **Mccall, ID 83638** MLS ID: 99005255 Active / For Sale *Listing Courtesy of FATHOM REALTY*	Single Family	3/2	1,217	5,227 sqft	2004	10/30/2026 7 days	$370,000 $304/sq ft

Pending

Source: Listings



Legend

Pending

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Valley County, Idaho

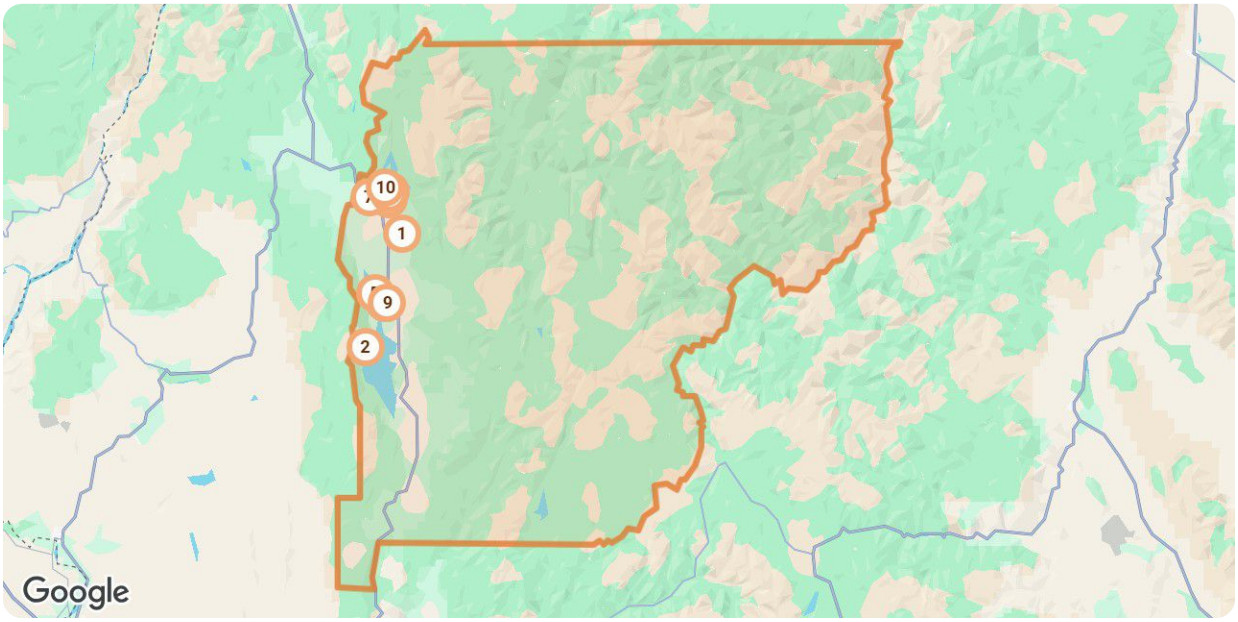
	Pending: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
1	 **955 Valley View Ln** **Mccall, ID 83638** MLS ID: 98990217 Pending / For Sale *Listing Courtesy of ENGEL & VÖLKERS MCCALL*	Single Family	4/3	2,268	1.21 acres 2019	6/12/2026	$795,000 $351/sq ft	11/5/2026 146 days
2	 **57 Garden Ln** **Mccall, ID 83638** MLS ID: 545161 Pending / For Sale *Listing Courtesy of McCall Real Estate Company*	Single Family	3/3	1,758	1,758 sqft 1997	11/1/2026	$1,100,000 $626/sq ft	11/4/2026 3 days
3	 **309 Cece Way** **McCall, ID 83638** MLS ID: 545122 Pending / For Sale *Listing Courtesy of Crawford Olson Real Estate Services*	Single Family	5/3	3,312	3,312 sqft 1978	10/16/2026	$799,000 $241/sq ft	10/28/2026 12 days
4	 **659 Aster Ct** **McCall, ID 83638** MLS ID: 543966 Pending / For Sale *Listing Courtesy of Whitetail Club Realty*	Single Family	6/7	6,500	6,500 sqft 2023	2/24/2026	$6,995,000 $1,076/sq ft	10/11/2026 229 days
5	 **13901 Sky View Ct** **Mccall, ID 83638** MLS ID: 544266 Pending / For Sale *Listing Courtesy of McCall Real Estate Company*	Single Family	5/3	2,510	2,510 sqft 2024	4/21/2026	$1,199,000 $478/sq ft	10/11/2026 173 days
6	 **505 Lakeview Dr** **Cascade, ID 83611** MLS ID: 545077 Pending / For Sale *Listing Courtesy of Cascade Lake Realty, Inc.*	Single Family	3/3	2,070	2,070 sqft 1991	9/30/2026	$599,000 $289/sq ft	10/6/2026 6 days
7	 **663 Aster Ct** **Mccall, ID 83638** MLS ID: 544552 Pending / For Sale *Listing Courtesy of McCall Real Estate Company*	Single Family	5/6	5,641	5,641 sqft 2018	5/25/2026	$5,795,000 $1,027/sq ft	10/26/2026 154 days
8	 **26 Buckskin Dr** **Donnelly, ID 83615** MLS ID: 544888 Pending / For Sale *Listing Courtesy of Equity Northwest Real Estate*	Single Family	3/2	1,232	1,232 sqft 2005	8/1/2026	$398,500 $323/sq ft	9/5/2026 35 days
9	 **13159 Cameron Dr** **Donnelly, ID 83615** MLS ID: 544968 Pending / For Sale *Listing Courtesy of Homes of Idaho*	Single Family	3/2	2,700	2,700 sqft 2000	8/24/2026	$625,000 $231/sq ft	10/29/2026 66 days
10	 **13120 Crane Shore Dr** **Donnelly, ID 83615** MLS ID: 98993488 Pending / For Sale *Listing Courtesy of SILVERCREEK REALTY GROUP*	Single Family	4/3	2,897	0.33 acres 2026	7/10/2026	$1,099,900 $380/sq ft	9/24/2026 76 days

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Valley County, Idaho

Closed

Source: Public Records and Listings



Legend

Closed

Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
1  **2521 W Mountain Rd** **Donnelly, ID 83615** MLS ID: 99003301 Closed / For Sale *Courtesy of PRESIDIO REAL ESTATE IDAHO*	Single Family	3/2	1,240	0.5 acres 2021	11/5/2026 11 days	$640,000 $516/sq ft	↓ 5.19%
2  **16 Lost River Dr** **Mccall, ID 83638** MLS ID: 98999657 Closed / For Sale *Courtesy of AMHERST MADISON*	Single Family	4/3	3,600	1.21 acres 2022	11/4/2026 18 days	$1,498,000 $416/sq ft	–
3  **11 Minidoka Ct** **Mccall, ID 83638** MLS ID: 98991776 Closed / For Sale *Courtesy of WINDERMERE REAL ESTATE PROFESSIONALS*	Single Family	3/3	2,168	1.48 acres 2012	11/3/2026 86 days	$1,350,000 $623/sq ft	↓ 2.81%
4  **1047 Kaitlyn Loop** **Mccall, ID 83638** MLS ID: 545045 Closed / For Sale *Courtesy of Epique Realty*	Single Family	4/5	2,537	2,537 sqft 2023	11/2/2026 16 days	$1,055,000 $416/sq ft	↓ 8.26%
5  **4 Lem Ct** **Cascade, ID 83611** MLS ID: 99003369 Closed / For Sale *Courtesy of EVANS REALTY, L.L.C.*	Single Family	3/2	1,280	0.27 acres 1975	11/2/2026 – days	$390,000 $305/sq ft	↓ 1.27%

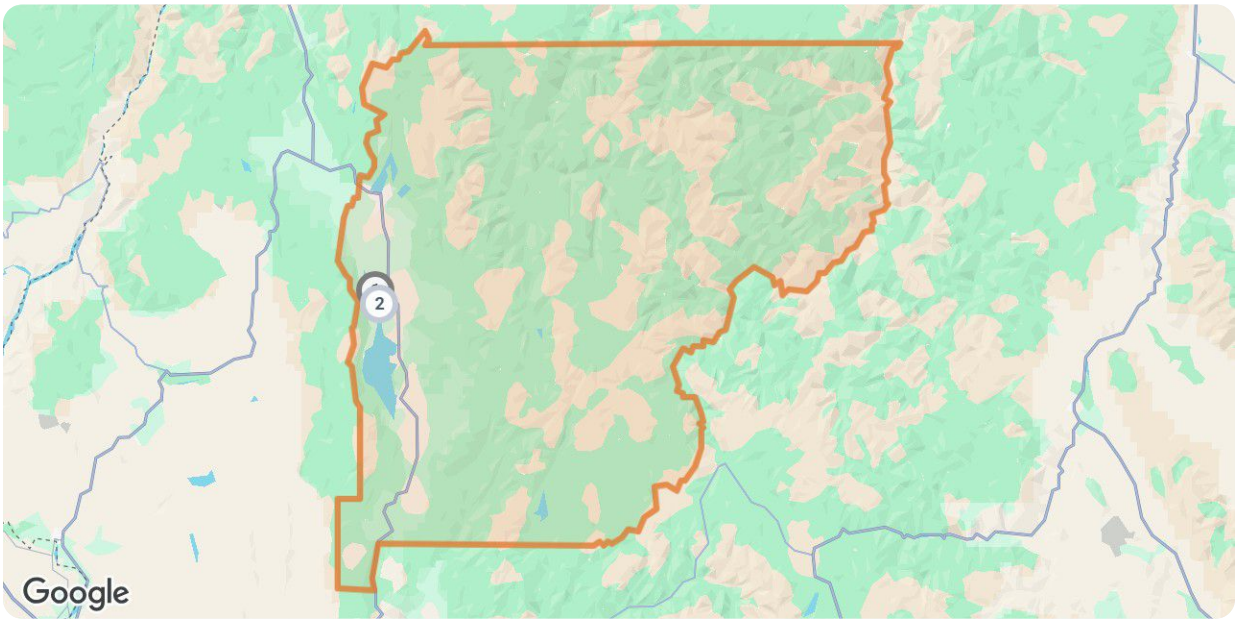
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Valley County, Idaho

Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
6  **14020 Comfort Rd** **Mccall, ID 83638** MLS ID: 541111 Closed / For Sale *Courtesy of McCall Real Estate Company*	Single Family	3/2	2,640	2,640 sqft 1991	11/2/2026 574 days	$1,250,000 $473/sq ft	↑ 0.08%
7  **905 Davis Ave** **Mccall, ID 83638** MLS ID: 545075 Closed / For Sale *Courtesy of Century 21 Whitewater Clark*	Single Family	3/2	1,152	1,152 sqft 1969	10/30/2026 – days	$485,000 $421/sq ft	–
8  **5604 Appaloosa Trl** **Mccall, ID 83638** MLS ID: 544741 Closed / For Sale *Courtesy of Whitetail Club Realty*	Single Family	5/5	5,120	5,120 sqft 2025	8/17/2026 18 days	$4,300,000 $840/sq ft	↓ 2.16%
9  **44 Big Moose Rd** **Mccall, ID 83638** MLS ID: 544327 Closed / For Sale *Courtesy of Elevation Realty*	Single Family	4/5	4,010	4,010 sqft 2024	9/25/2026 111 days	$1,550,000 $387/sq ft	↓ 6%
10  **723 Lick Creek Rd** **Mccall, ID 83638** Closed / Public Record	Single Family	3/2	1,144	0.34 acres 1947	10/9/2026 – days	– $616/sq ft	–

Distressed

Source: Public Records and Listings



Legend

Off Market, Hold, Withdrawn, Expired, or Canceled

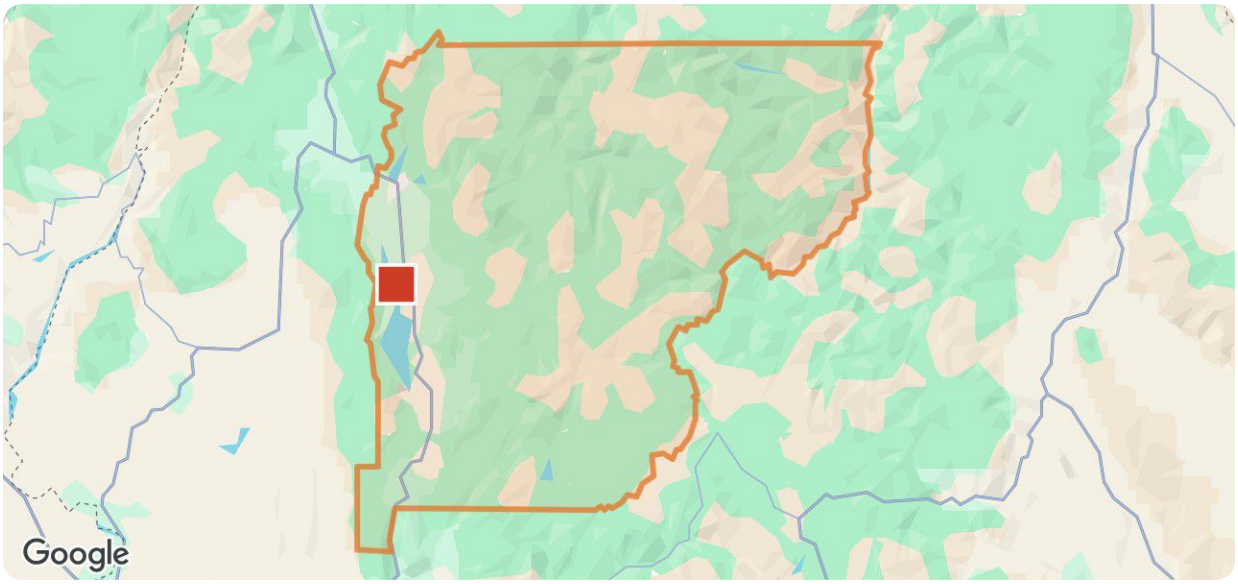
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Valley County, Idaho

Distressed: 1 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
1  **12901 Dawn Dr** **Donnelly, ID 83615** Off Market / Public Record	Single Family	3/2	2,132	0.27 acres 1986	– – days	– $683/sq ft	8/8/2026 Notice of Foreclosure Sale

Summary

For Lease Activity in the Last 3 Months



Legend

Distressed

	Distressed
Number of Properties	1
Lowest Listing Price / Est.Value	$1,456,000
Median Listing Price / Est.Value	$1,456,000
Highest Listing Price / Est.Value	$1,456,000
Average Price / sqft	$683
Median Price / sqft	$683
Average Days in RPR	–
Median Days in RPR	–
Total Volume	$1,456,000

Source Public Records & Listings

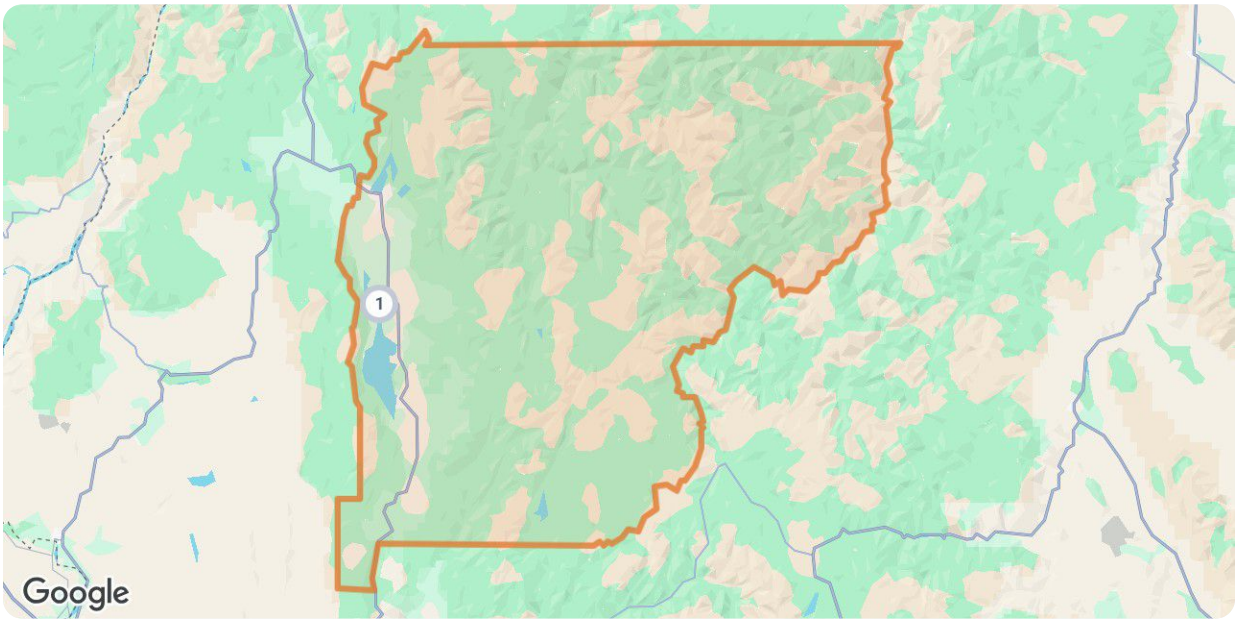
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Valley County, Idaho

Market Activity Breakdown

Distressed

Source: Public Records and Listings



Legend

Off Market, Hold, Withdrawn, Expired, or Canceled

Distressed: 1 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
1  **12901 Dawn Dr** **Donnelly, ID 83615** Off Market / Public Record	Single Family	3/2	2,132	0.27 acres 1986	– – days	– $683/sq ft	8/8/2026 Notice of Foreclosure Sale

About RPR

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