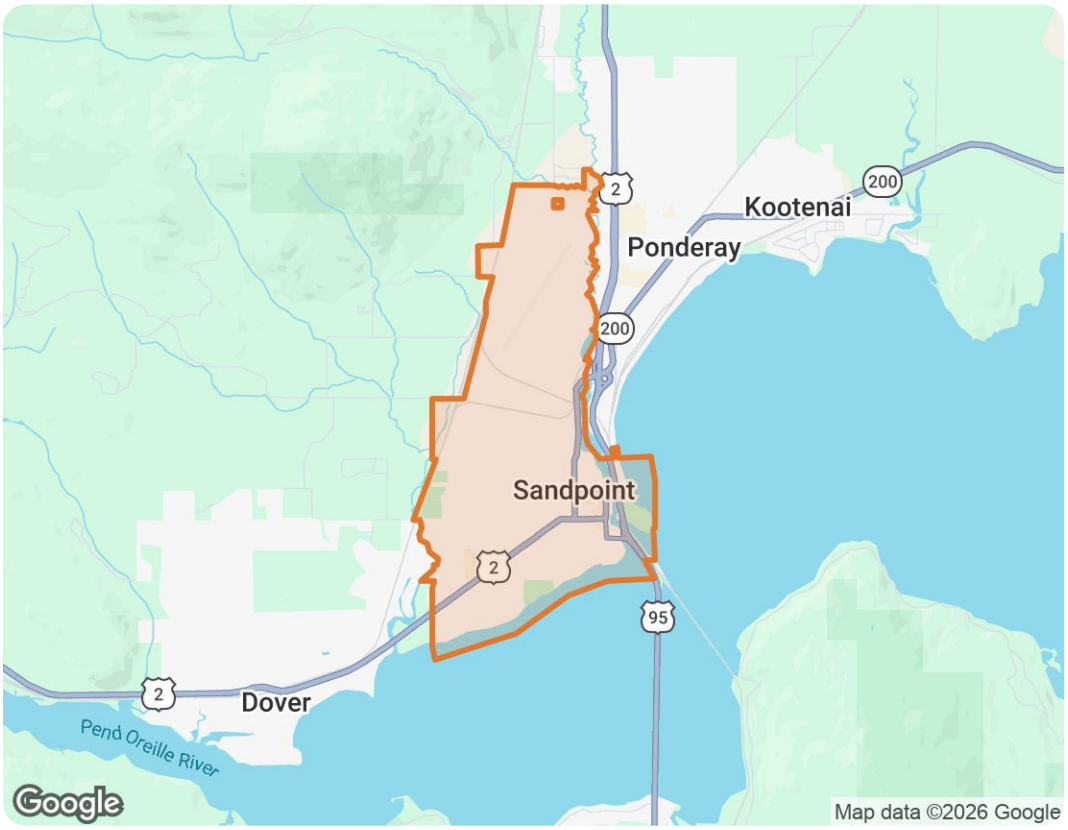
Sandpoint, Idaho





Michele Hoffmann

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Housing

Housing Facts & Stats

	Sandpoint	Bonner County	Idaho	USA
Median Estimated Home Value	$588K	$595K	$457K	$372K
Est. Home Value 12-Mo. Change	+6.1%	+6%	+3.6%	+0.1%
Median List Price	$849K	$797K	$575K	–
List Price 1-Month Change	-1.7%	-0.1%	+0.9%	–
List Price 12-Month Change	-1.8%	-0.3%	+4.6%	–
Median Home Age	38	35	33	44
Own	57%	78%	72%	65%
Rent	43%	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%

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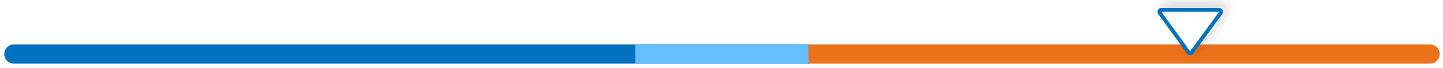
Sandpoint, Idaho

Market Trends for Sandpoint, 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
9.91	97.3%	41	$620,950
↓ 3.88% MoM	↑ 0.97% MoM	↑ 13.89% MoM	↓ 5.15% MoM

October 2026 Median Estimated Property Value

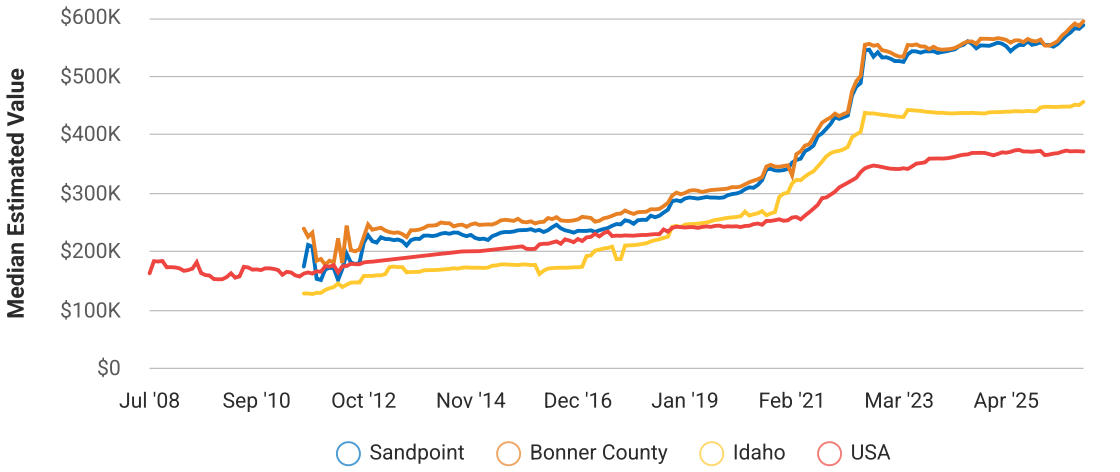
Single Family + Condo/Townhouse/Apt.

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
$588,030	+1.1%	+6.1%



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Sandpoint, Idaho

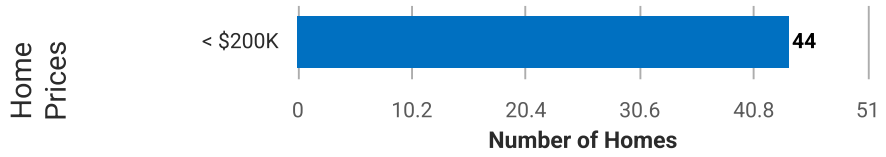
Sold Home Stats

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

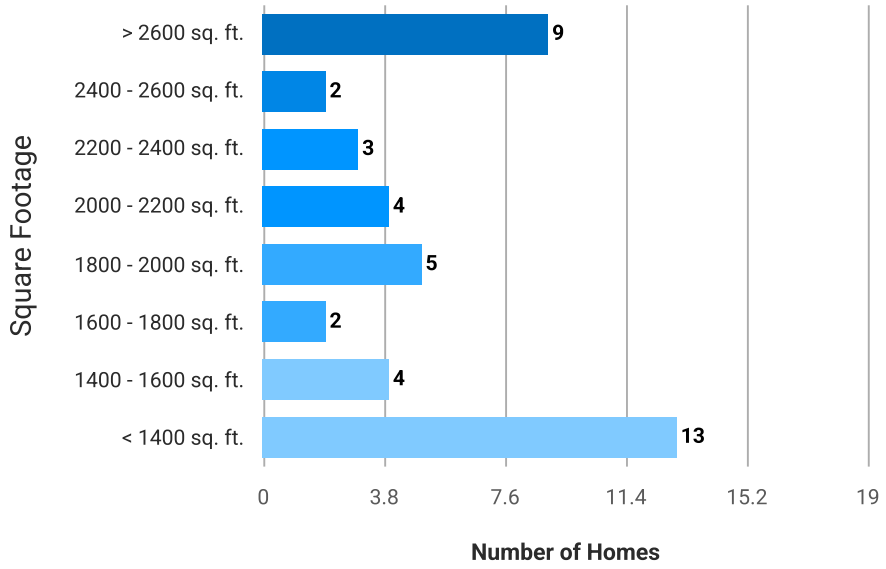


Size of Homes Sold

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

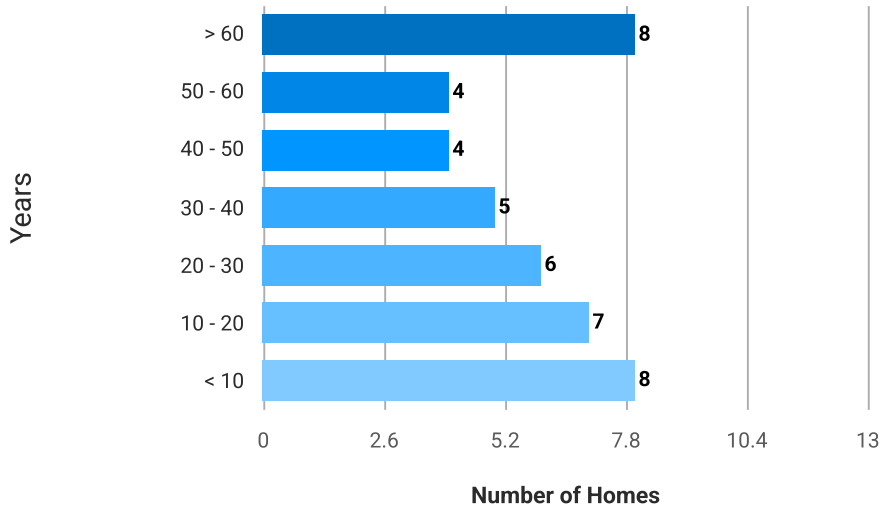


Age Range of Comps Sold

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



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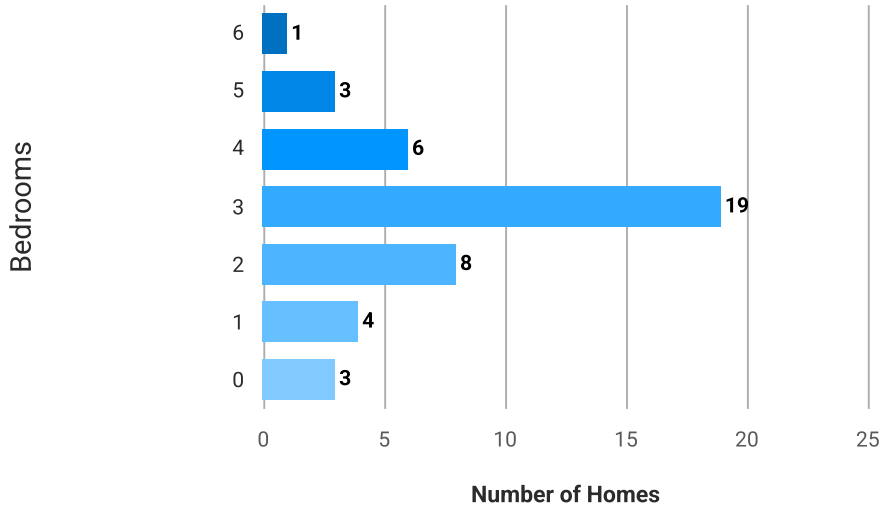
Sandpoint, Idaho

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

	Sandpoint	Bonner County	Idaho	USA
Population	10K	51K	1.93M	334.92M
Population Density per Sq Mi	2.25K	29	23	95
Pop Change since 2020	+6.3%	+9.3%	+10.1%	+2.5%
Median Age	42	48	37	39
Male / Female Ratio	49%	50%	50%	50%

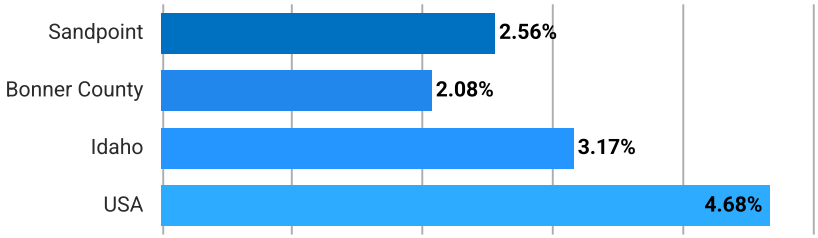
Education Levels of Population

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.



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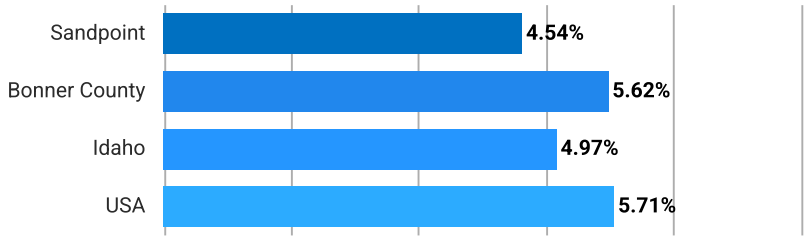
Sandpoint, Idaho

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.



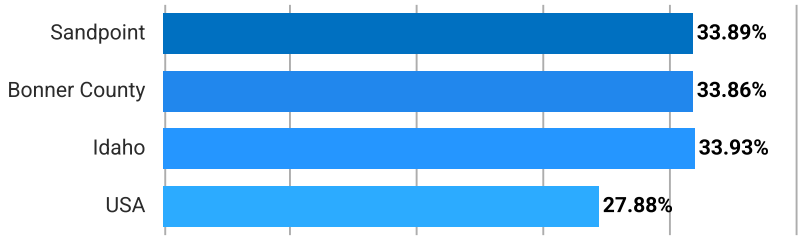
High School Graduate

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



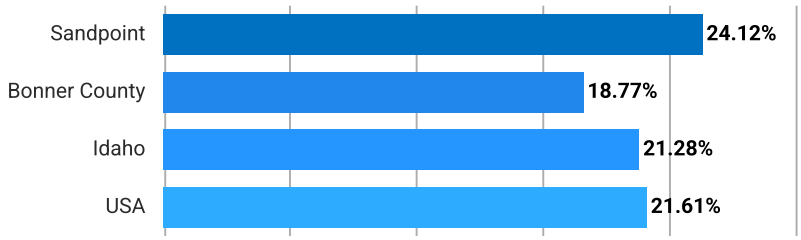
Associate Degree

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



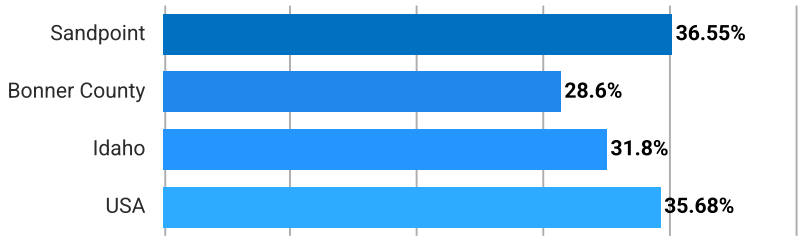
Bachelor's Degree

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



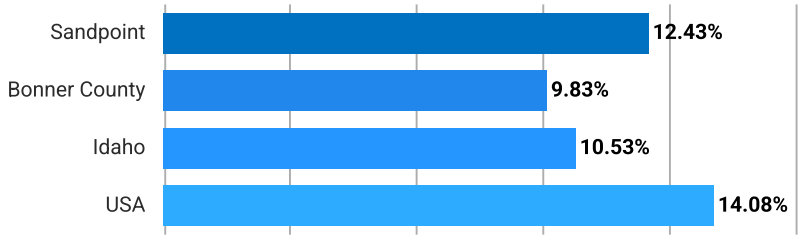
Some College

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.



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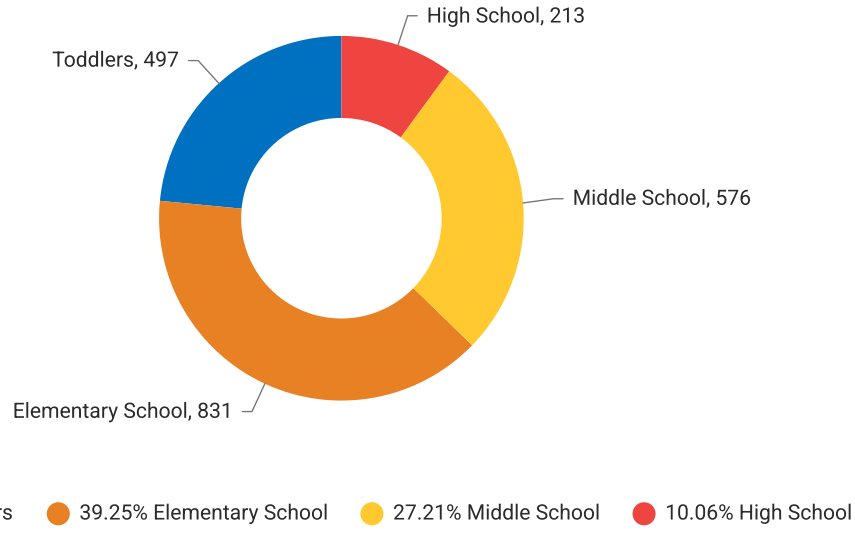
Sandpoint, Idaho

Population of Children by Age Group in Sandpoint

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

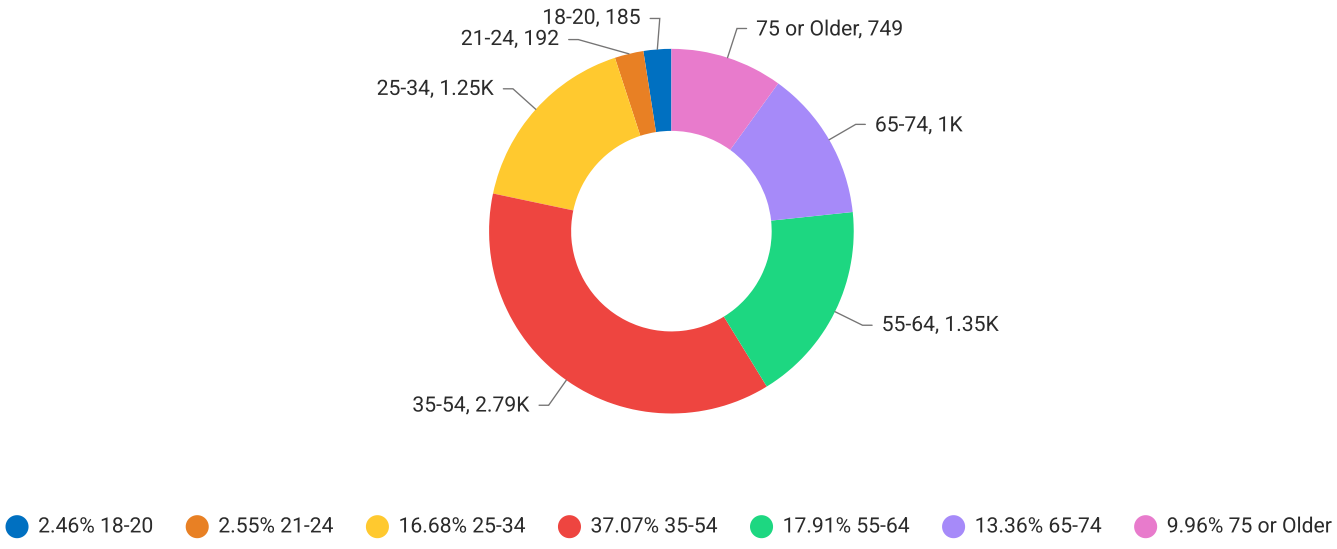


Population of Adults by Age Group in Sandpoint

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



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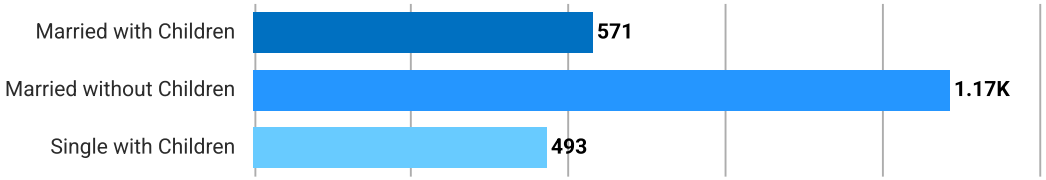
Sandpoint, Idaho

Households With Children in Sandpoint

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

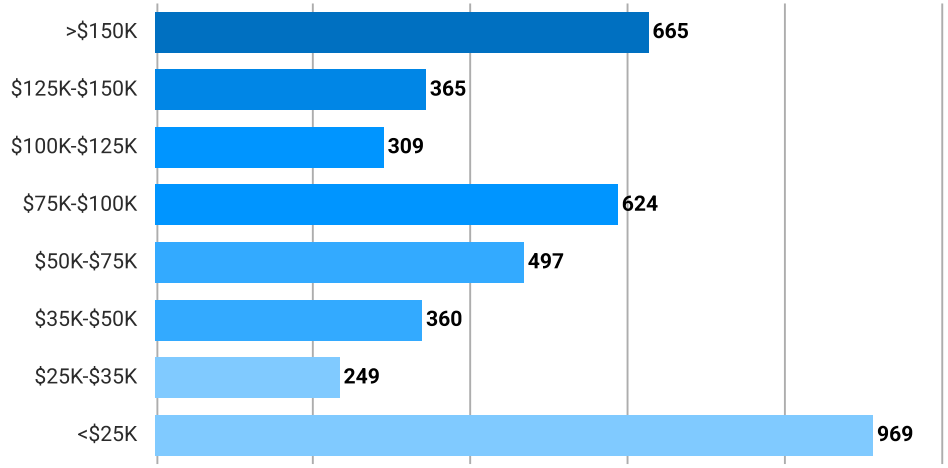


Household Income Brackets in Sandpoint

This chart shows annual household income levels within an area.

Source: U.S. Census

Update Frequency: Annually



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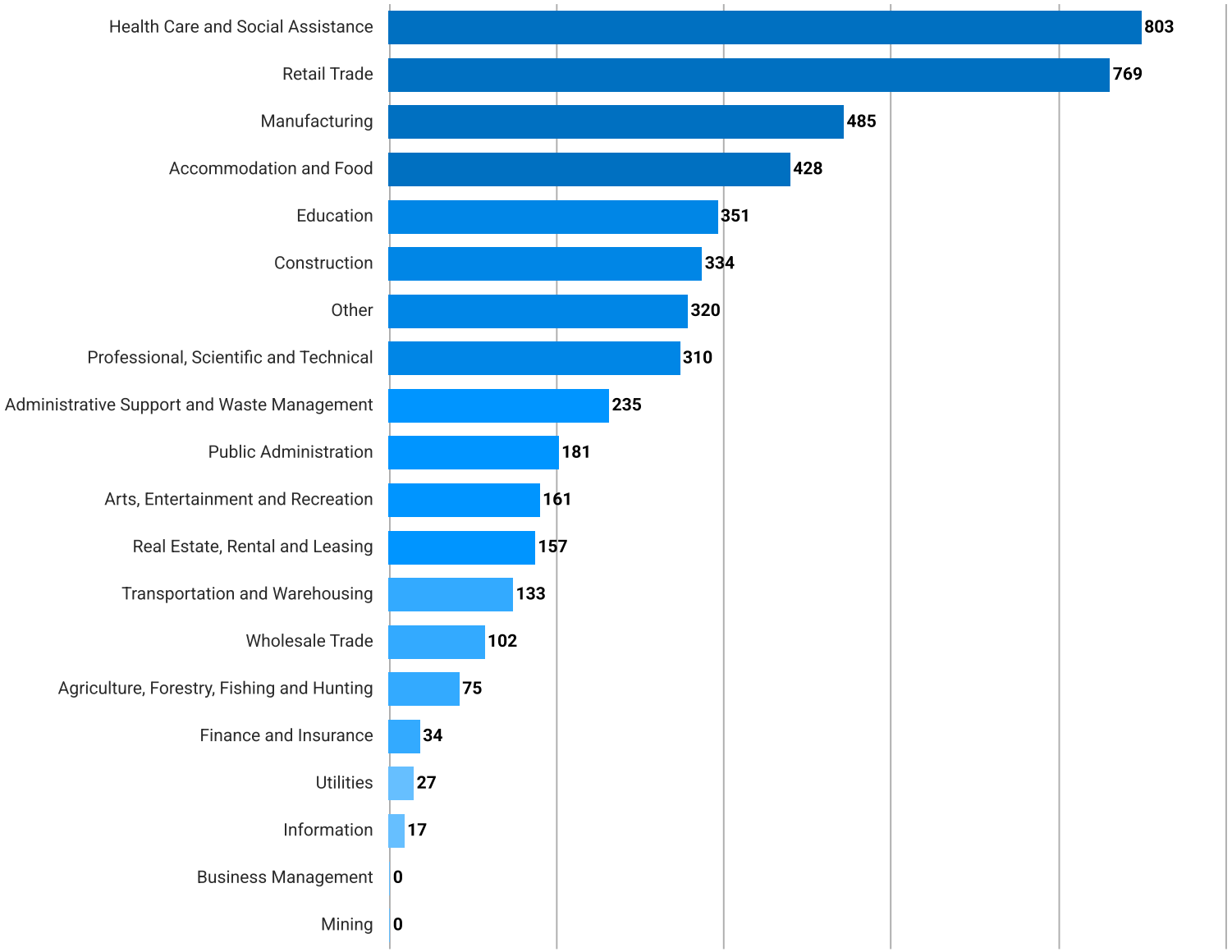
Sandpoint, Idaho

Occupational Categories in Sandpoint

This chart shows categories of employment within an area.

Source: U.S. Census

Update Frequency: Annually



Presidential Voting Pattern in Sandpoint

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%

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Economy

Economic Facts & Stats

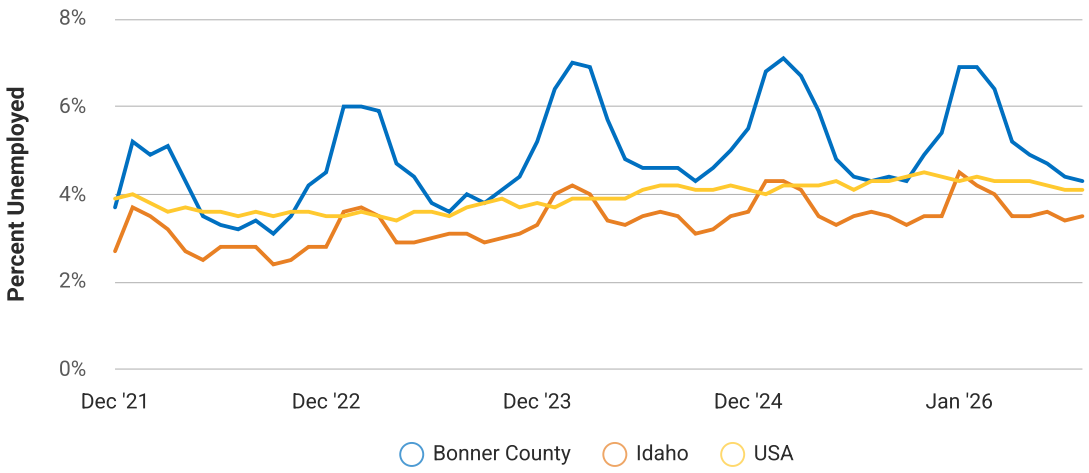
	Sandpoint	Bonner County	Idaho	USA
Income Per Capita	$43,623	$40,813	$38,952	$44,673
Median Household Income	$72,289	$66,979	$77,800	$80,734
Unemployment Rate	–	4.3%	3.5%	4.1%
Number Unemployed	–	990	35K	7.03M
Number Employed	–	22K	966K	162.75M
Number in Labor Force	–	23K	1M	169.78M

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



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Quality of Life

Quality of Life Facts & Stats

	Sandpoint	Bonner County	Idaho	USA
Elevation (in feet)	2,291	3,174	5,198	–
Annual Rainfall (in inches)	35.01	38.57	24.76	–
Annual Snowfall (in inches)	60.05	67.37	55.64	–
Days of Full Sun (per year)	83	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	Yes	No

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Sandpoint, Idaho

AARP Livability™ Index for 83864

0-19 20-39 40-59 60-79 80-100



A score over 50 is above average

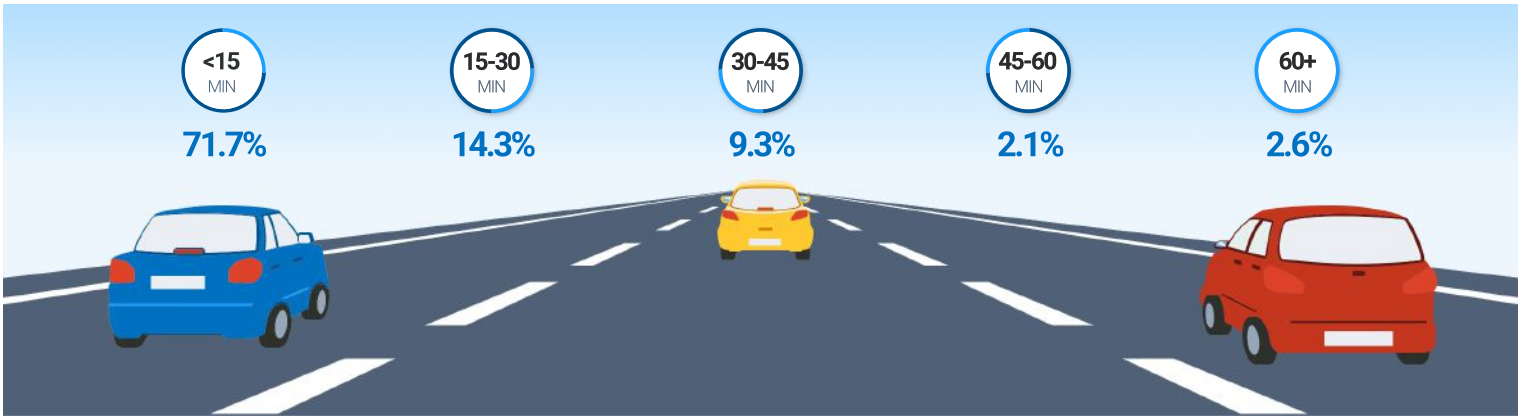
Housing	Affordability & Access	55
Neighborhood	Access to Life, Work & Play	35
Transportation	Safe & Convenient Options	53
Environment	Clean Air & Water	46
Health	Prevention, Access & Quality	57
Engagement	Civic & Social Involvement	69
Opportunity	Inclusion & Possibilities	37

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



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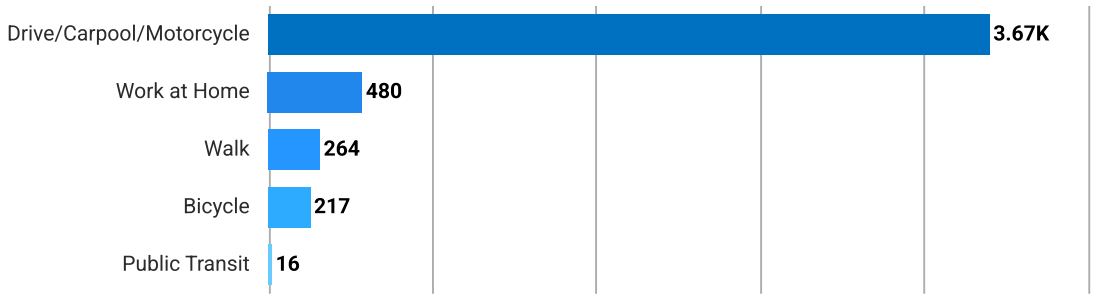
Sandpoint, Idaho

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

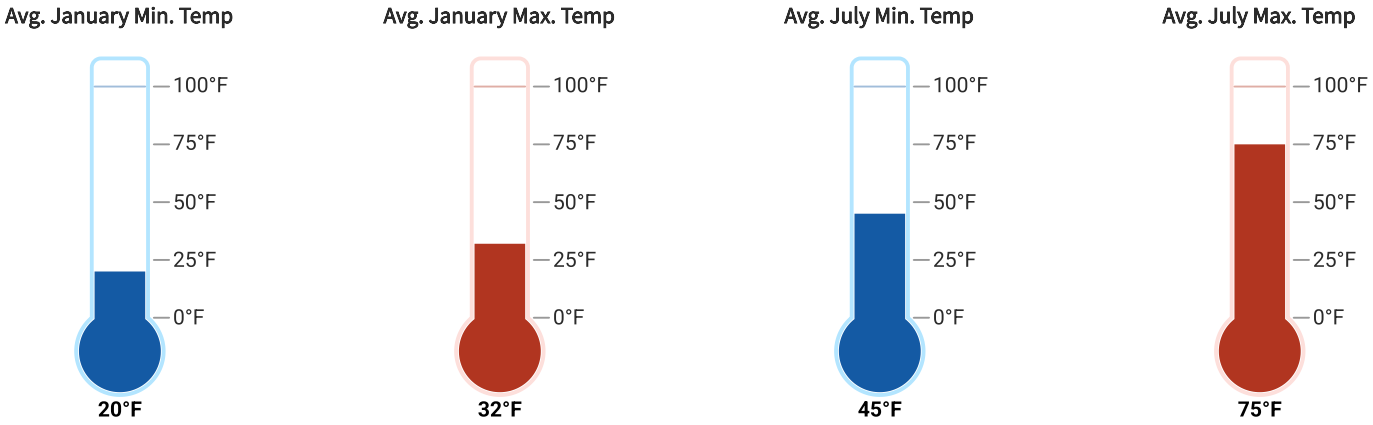


Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Source: NOAA

Update Frequency: Annually



Nearby Neighborhoods

Cities near Sandpoint, Idaho

Ponderay, Idaho

Median Estimate Home Value	$570,380
Number of Homes	233
Total Population	1,534

Kootenai, Idaho

Median Estimate Home Value	$483,460
Number of Homes	309
Total Population	1,022

Dover, Idaho

Median Estimate Home Value	$774,000
Number of Homes	463
Total Population	792

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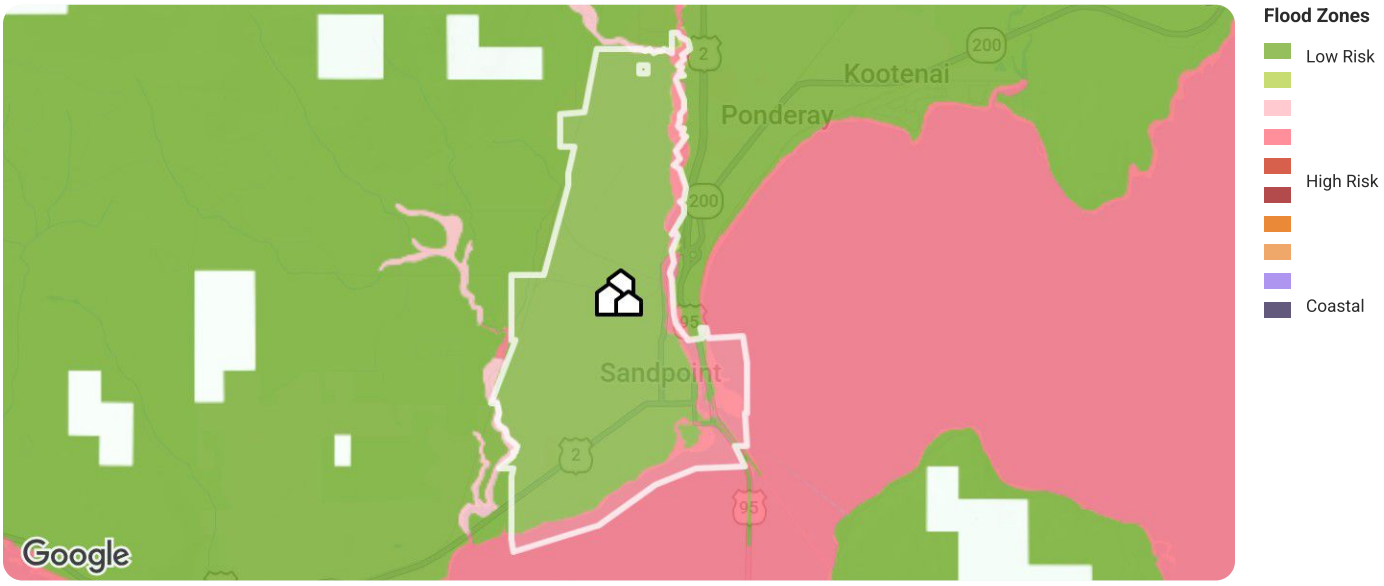
Data Layers

Flood Zones



This map layer shows an area's flood zone designation as determined by the Federal Emergency Management Agency (FEMA). A high-risk area has a 1 percent or greater annual chance of flooding and a 26 percent chance of flooding over the life of a 30-year mortgage. High-risk areas are red or orange. The coast areas, shown in purple, are also considered high risk. Green areas are low to moderate risk. A moderate-risk area is between risk limits of a 100-year and 500-year flood. White areas are undetermined, and all other areas are considered no or low risk. For more details on the categories of flood risk, see https://blog.narrpr.com/support/what-is-the-flood-zone-heat-map/.

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- 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).

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