

# Boise County, ID

County · ID · Idaho

**\$402K**

MEDIAN SALE PRICE

**62**

SALES (12 MO)

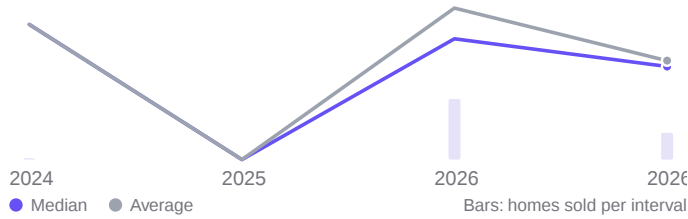
**\$424K**

MEDIAN VALUE (AVM)

## MARKET TRENDS (5 YEARS)

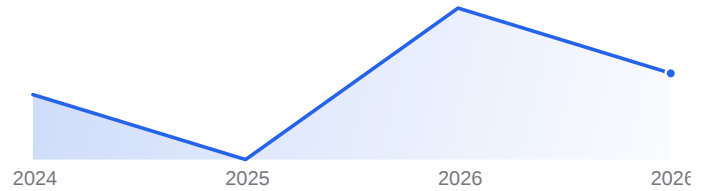
Sale prices

Median \$363K · Average \$379K



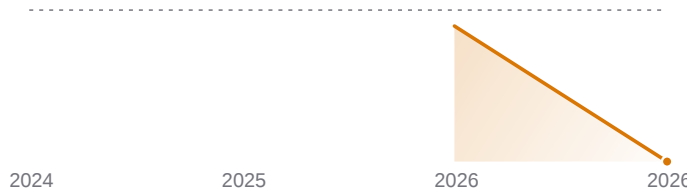
Price per square foot

\$414/ft²



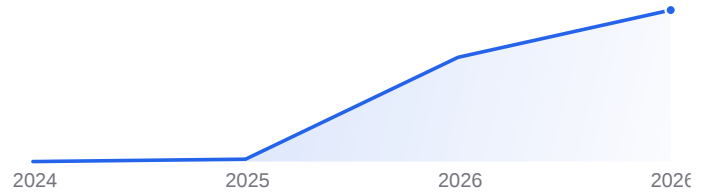
Sale premium vs estimated value

-13.0%



Annual turnover (share of homes sold)

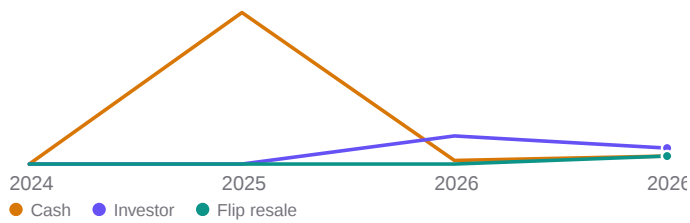
0.9%



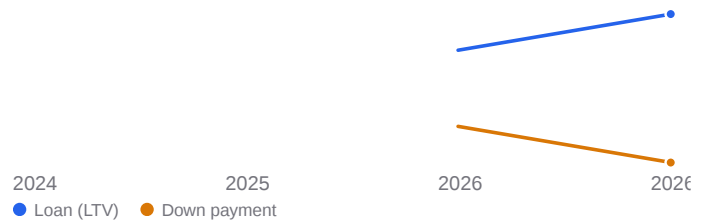
## BUYERS &amp; OUTCOMES

## Buyer mix

Cash 5.3% · Investor 11% · Flip resale 5.3%



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



## Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |         |
|--------------------|---------|
| Homes              | 6,819   |
| Median value (AVM) | \$424K  |
| Median size        | 728 ft² |
| Median bedrooms    | 3       |
| Median year built  | 1994    |
| Single family      | 70%     |
| Condos             | 0.6%    |

## EQUITY &amp; OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 67%     |
| Underwater (LTV 125% or more) | 3.0%    |
| Owner occupied                | 53%     |
| Company owned                 | 21%     |
| Median loan-to-value          | 32%     |
| Typical ownership tenure      | 7.0 yrs |

## COMMUNITY

|                                  |         |
|----------------------------------|---------|
| Population                       | 8,643   |
| Density                          | 5 / mi² |
| Median household income          | \$73K   |
| Average household income         | \$85K   |
| Crime index (US avg 100)         | 113     |
| Air pollution index (US avg 100) | 114     |
| Earthquake index (US avg 100)    | 102     |
| Homes occupied                   | 67%     |
| Bachelor's or higher             | 19%     |
| Poverty rate                     | 7.2%    |
| Unemployment                     | 1.2%    |
| Average temp                     | 46°F    |
| Annual precip                    | 28 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.