

Kuna 83634

ZIP code · ID · Idaho · Ada County · Kuna

SELLER'S MARKET

\$450K

MEDIAN SALE PRICE

+21.7%

1-YR CHANGE

208

SALES (12 MO)

\$465K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



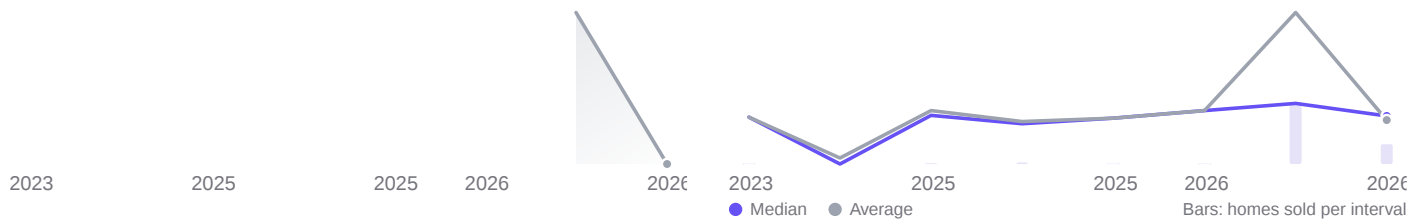
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$402K · Average \$380K

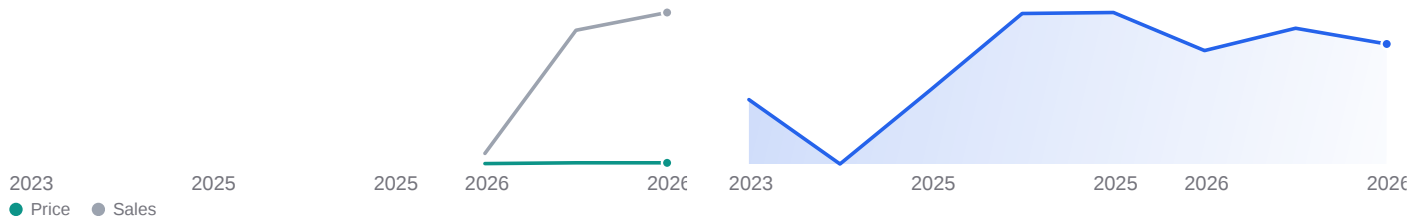


Growth (year over year)

Price +21.7% · Sales +2871.4%

Price per square foot

\$230/ft²

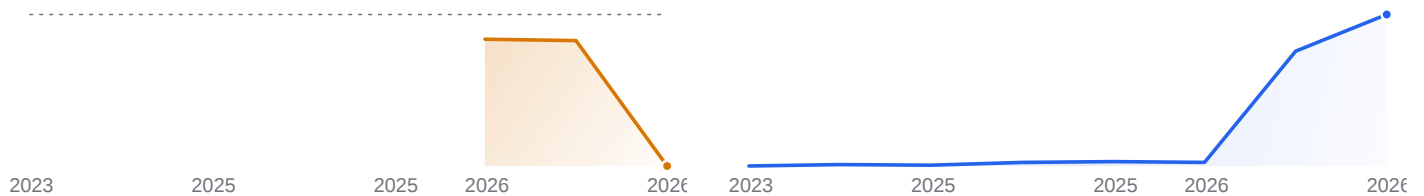


Sale premium vs estimated value

-7.2%

Annual turnover (share of homes sold)

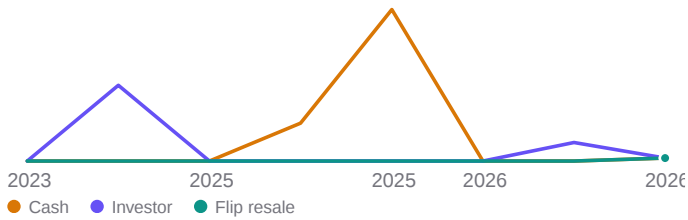
1.6%



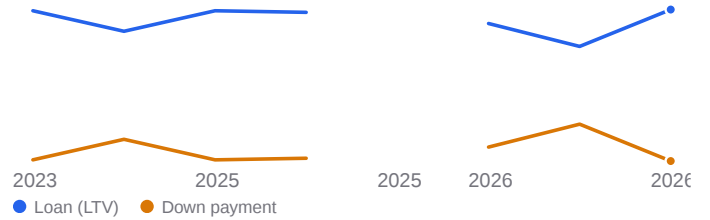
BUYERS & OUTCOMES

Buyer mix

Cash 2.0% · Investor 2.0% · Flip resale 2.0%

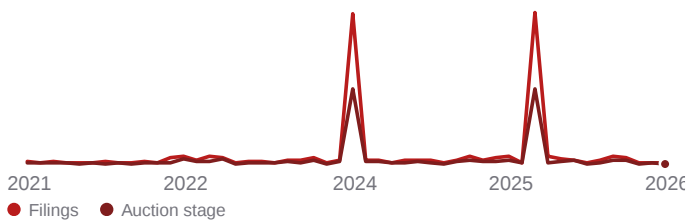


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	13,088
Median value (AVM)	\$465K
Median size	1,866 ft²
Median bedrooms	3
Median year built	2013
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	1.6%
Owner occupied	79%
Company owned	21%
Median loan-to-value	56%
Typical ownership tenure	6.2 yrs

COMMUNITY

Population	33,998
Density	108 / mi²
Median household income	\$90K

Average household income	\$105K
Crime index (US avg 100)	52
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	67
Homes occupied	97%
Bachelor's or higher	19%
Poverty rate	6.2%
Unemployment	1.1%
Average temp	51°F
Annual precip	10 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.