

Boise 83702

ZIP code · ID · Idaho · Ada County

\$653K

MEDIAN SALE PRICE

81

SALES (12 MO)

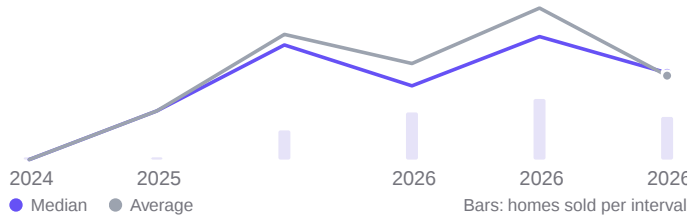
\$799K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

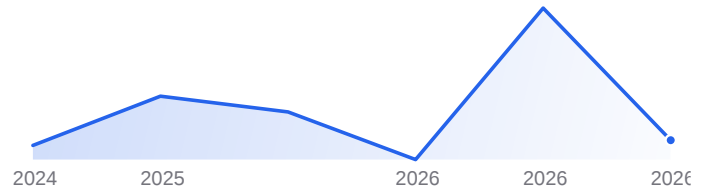
Sale prices

Median \$628K · Average \$619K



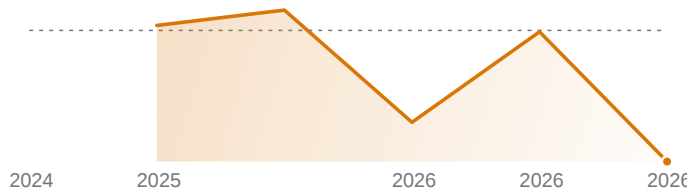
Price per square foot

\$383/ft²



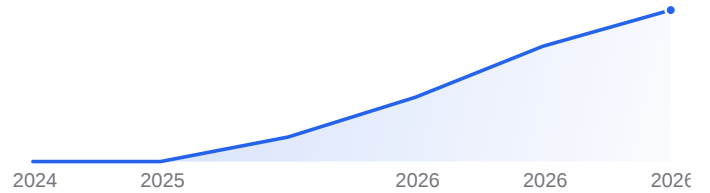
Sale premium vs estimated value

-16.9%



Annual turnover (share of homes sold)

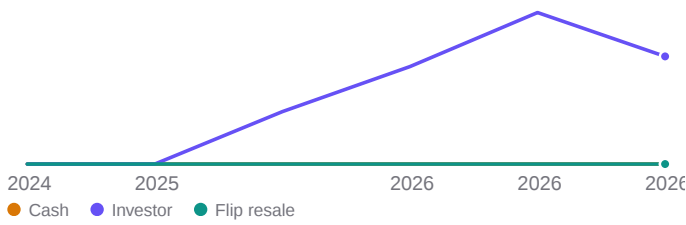
1.0%



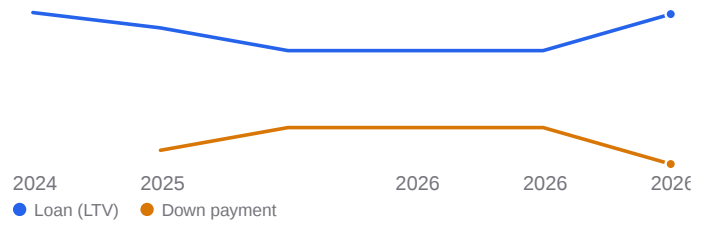
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 16% · Flip resale 0%

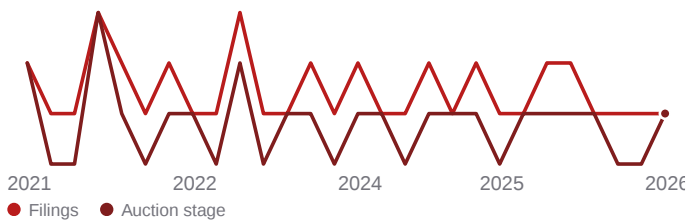


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,372
Median value (AVM)	\$799K
Median size	1,898 ft²
Median bedrooms	3
Median year built	1953
Single family	80%
Condos	14%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.6%
Owner occupied	66%
Company owned	31%
Median loan-to-value	36%
Typical ownership tenure	10.3 yrs

COMMUNITY

Population	27,736
Density	404 / mi²
Median household income	\$89K
Average household income	\$125K
Crime index (US avg 100)	138
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	69
Homes occupied	92%
Bachelor's or higher	38%
Poverty rate	9.2%
Unemployment	1.2%
Average temp	48°F
Annual precip	21 in
Sunshine	64%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.