

Boise 83703

ZIP code · ID · Idaho > Ada County

\$559K

MEDIAN SALE PRICE

79

SALES (12 MO)

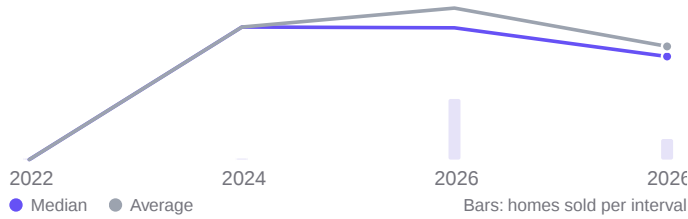
\$543K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

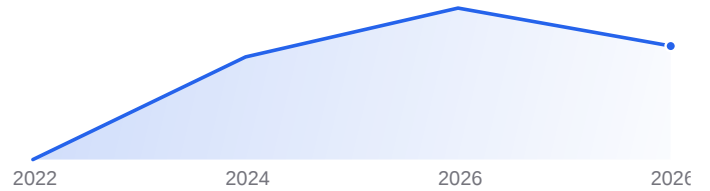
Sale prices

Median \$493K · Average \$529K



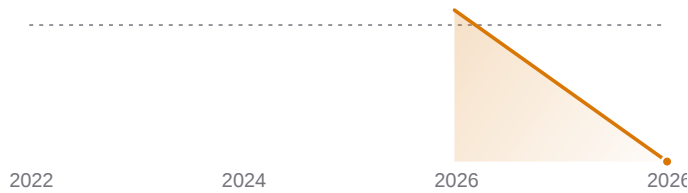
Price per square foot

\$277/ft²



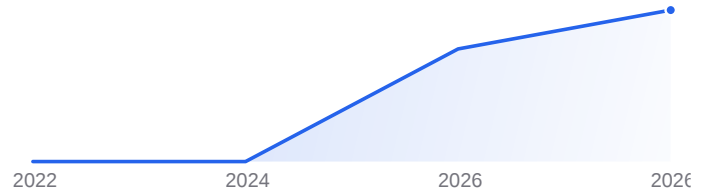
Sale premium vs estimated value

-18.5%



Annual turnover (share of homes sold)

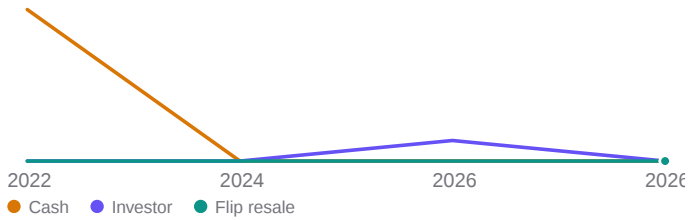
1.2%



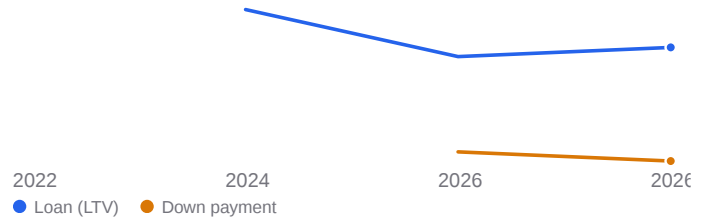
BUYERS & OUTCOMES

Buyer mix

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

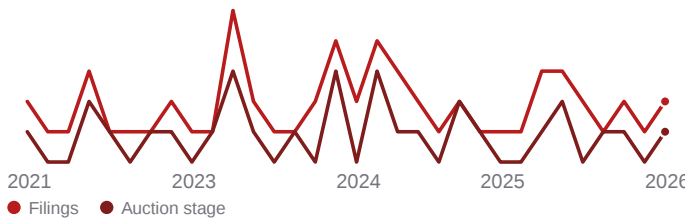


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	6,477
Median value (AVM)	\$543K
Median size	1,665 ft²
Median bedrooms	3
Median year built	1984
Single family	94%
Condos	1.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.4%
Owner occupied	76%
Company owned	23%
Median loan-to-value	39%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	19,740
Density	2,019 / mi²
Median household income	\$74K
Average household income	\$98K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	66
Homes occupied	96%
Bachelor's or higher	33%
Poverty rate	7.4%
Unemployment	1.2%
Average temp	50°F
Annual precip	13 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.