

Boise 83704

ZIP code · ID · Idaho · Ada County

SELLER'S MARKET

\$430K

MEDIAN SALE PRICE

+16.3%

1-YR CHANGE

146

SALES (12 MO)

\$429K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

Balanced

Seller's market

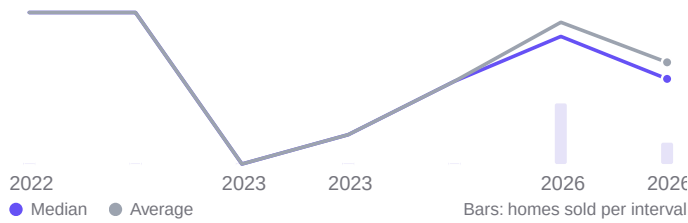
MARKET TRENDS (5 YEARS)

Sale prices

Median \$375K · Average \$408K

Growth (year over year)

Price +16.3% · Sales +14500.0%



Price per square foot

\$245/ft²

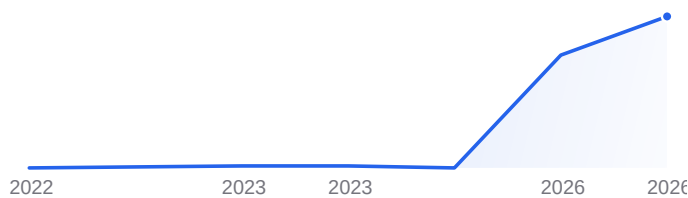
Sale premium vs estimated value

-11.3%



Annual turnover (share of homes sold)

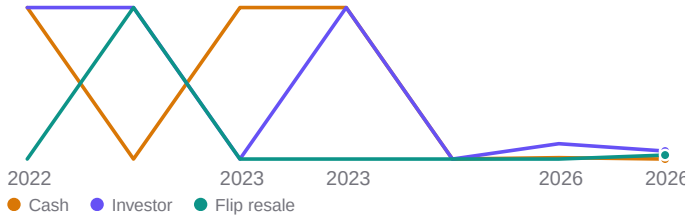
1.2%



BUYERS & OUTCOMES

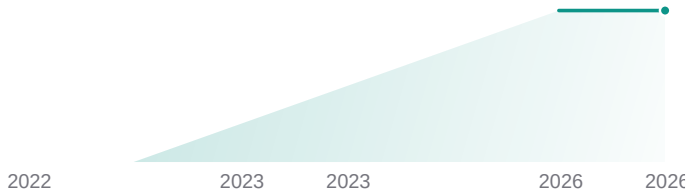
Buyer mix

Cash 0% · Investor 5.3% · Flip resale 2.6%

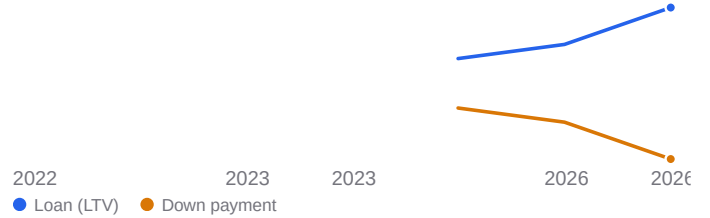


Sellers who sold at a gain

100%

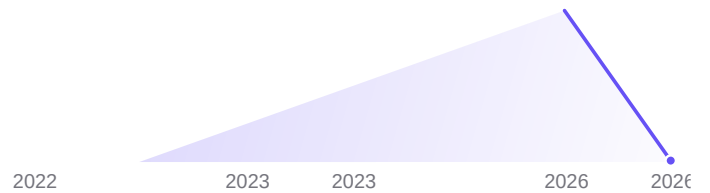


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



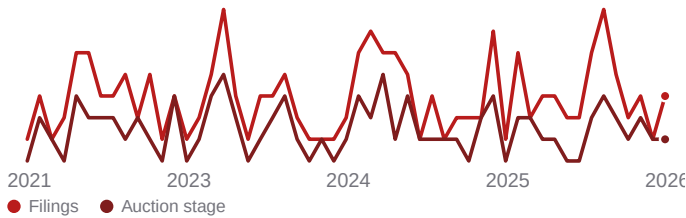
Typical hold before selling

0.3 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	12,338
Median value (AVM)	\$429K
Median size	1,600 ft²
Median bedrooms	3
Median year built	1977
Single family	91%
Condos	3.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.6%
Owner occupied	77%
Company owned	20%
Median loan-to-value	42%

Typical ownership tenure

10.0 yrs

COMMUNITY

Population	44,687
Density	5,068 / mi²
Median household income	\$68K
Average household income	\$81K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	70
Homes occupied	96%
Bachelor's or higher	25%
Poverty rate	9.8%
Unemployment	1.1%
Average temp	51°F
Annual precip	12 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.