

Boise 83705

ZIP code · ID · Idaho · Ada County

SELLER'S MARKET

\$446K

MEDIAN SALE PRICE

98

SALES (12 MO)

\$433K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



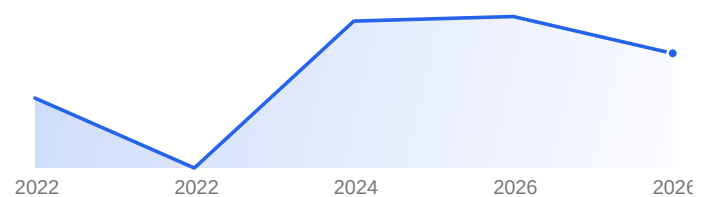
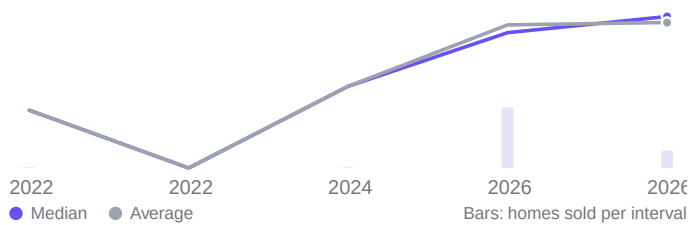
MARKET TRENDS (5 YEARS)

Sale prices

Median \$480K · Average \$465K

Price per square foot

\$259/ft²

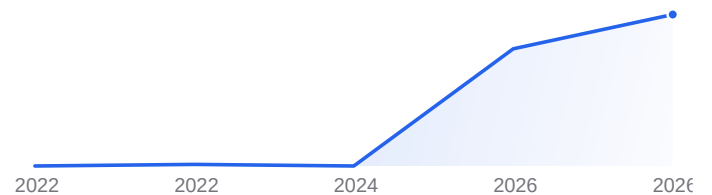
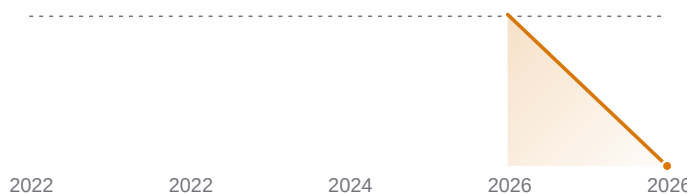


Sale premium vs estimated value

-9.1%

Annual turnover (share of homes sold)

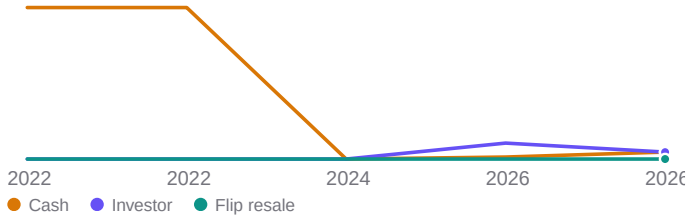
1.1%



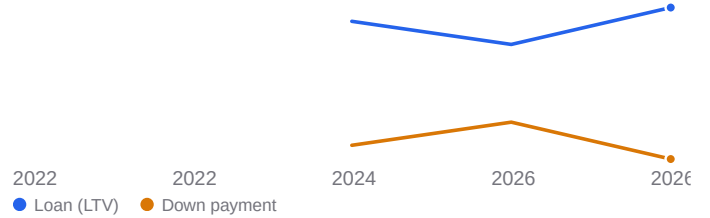
BUYERS & OUTCOMES

Buyer mix

Cash 4.5% · Investor 4.5% · Flip resale 0%

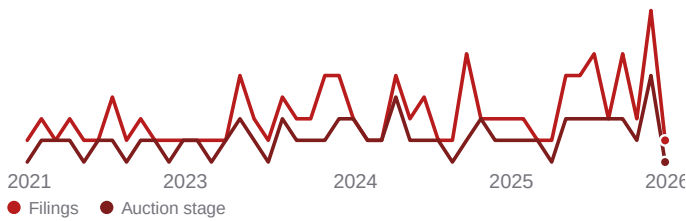


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	9,117
Median value (AVM)	\$433K
Median size	1,432 ft²
Median bedrooms	3
Median year built	1960
Single family	90%
Condos	3.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.6%
Owner occupied	69%
Company owned	21%
Median loan-to-value	41%
Typical ownership tenure	9.4 yrs

COMMUNITY

Population	29,837
Density	2,213 / mi²
Median household income	\$62K
Average household income	\$77K
Crime index (US avg 100)	141
Air pollution index (US avg 100)	118
Earthquake index (US avg 100)	66
Homes occupied	94%
Bachelor's or higher	29%
Poverty rate	12.9%
Unemployment	1.2%
Average temp	50°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.