

Boise 83706

ZIP code · ID · Idaho · Ada County

\$553K

MEDIAN SALE PRICE

97

SALES (12 MO)

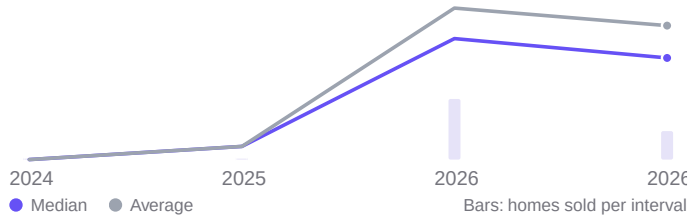
\$507K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

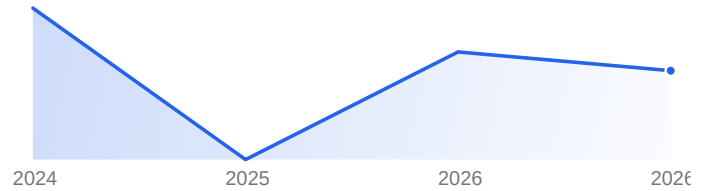
Sale prices

Median \$535K · Average \$585K



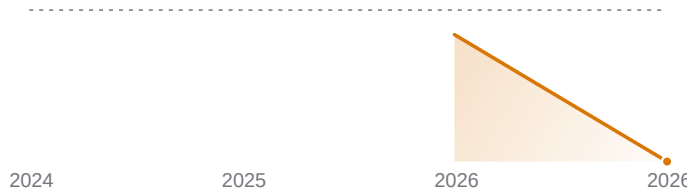
Price per square foot

\$338/ft²



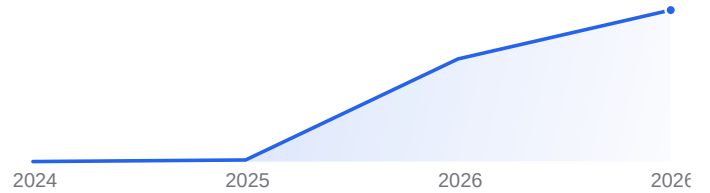
Sale premium vs estimated value

-12.0%



Annual turnover (share of homes sold)

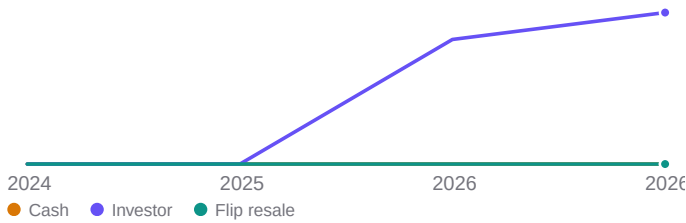
0.9%



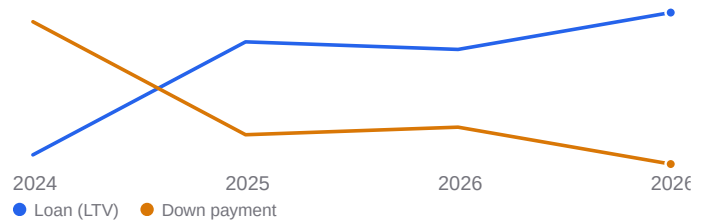
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 13% · Flip resale 0%

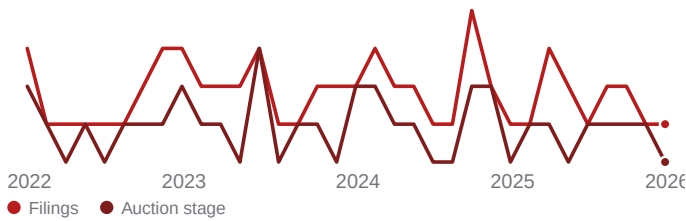


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	10,639
Median value (AVM)	\$507K
Median size	1,578 ft²
Median bedrooms	3
Median year built	1980
Single family	85%
Condos	10.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.5%
Owner occupied	66%
Company owned	29%
Median loan-to-value	37%
Typical ownership tenure	11.1 yrs

COMMUNITY

Population	37,002
Density	4,927 / mi²
Median household income	\$84K
Average household income	\$105K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	68
Homes occupied	94%
Bachelor's or higher	39%
Poverty rate	15.0%
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.