

Boise 83709

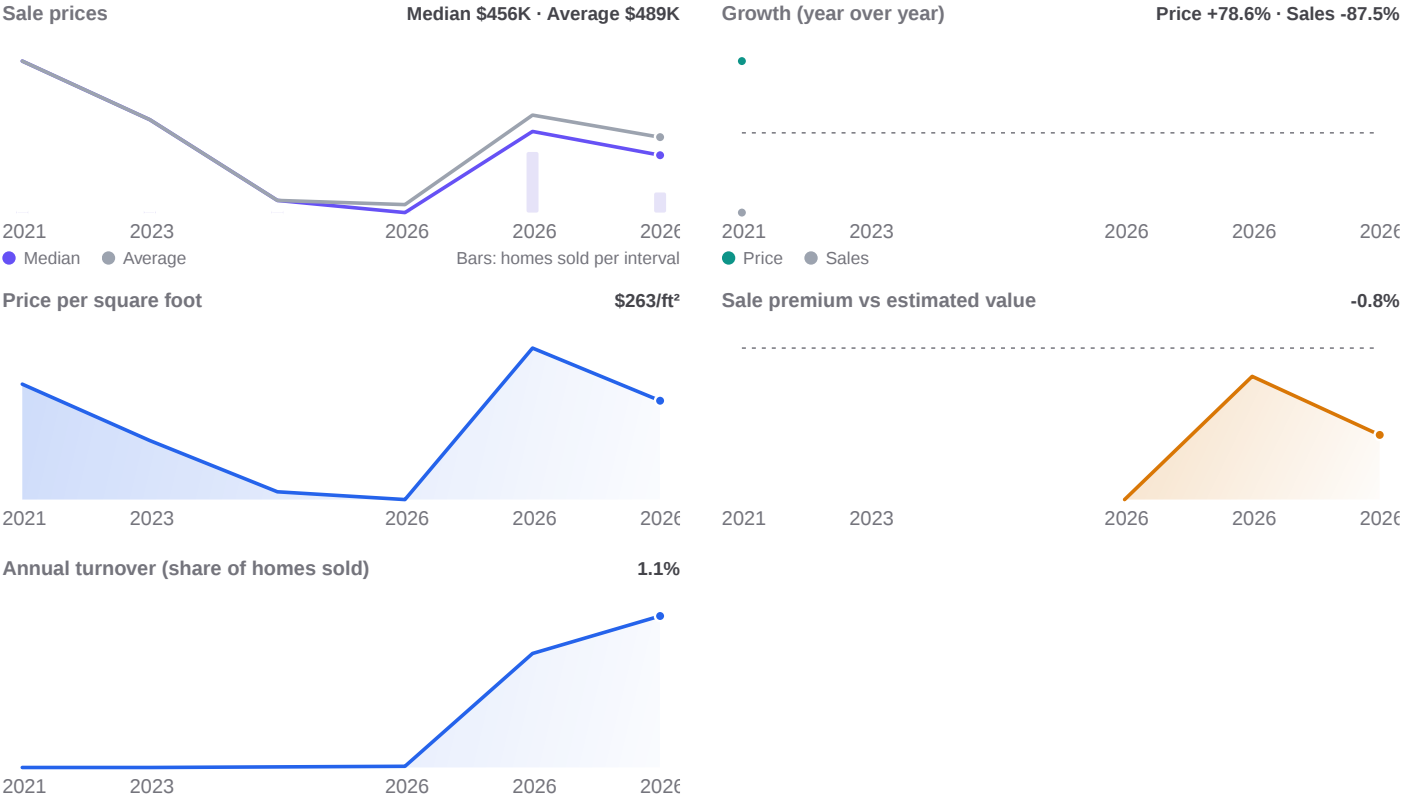
ZIP code · ID · Idaho > Ada County

\$482K
MEDIAN SALE PRICE

240
SALES (12 MO)

\$496K
MEDIAN VALUE (AVM)

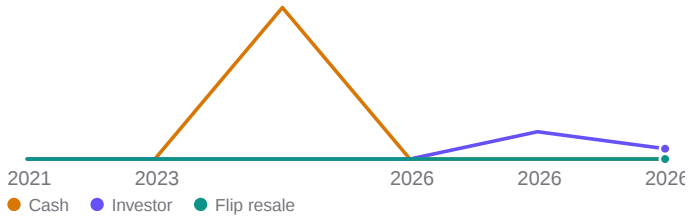
MARKET TRENDS (5 YEARS)



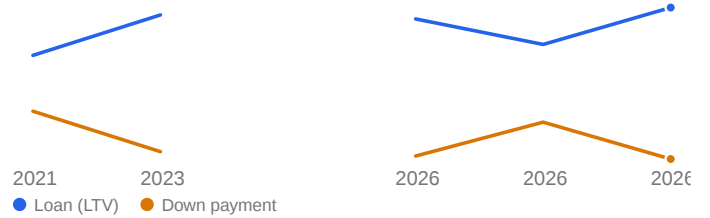
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 6.8% · Flip resale 0%

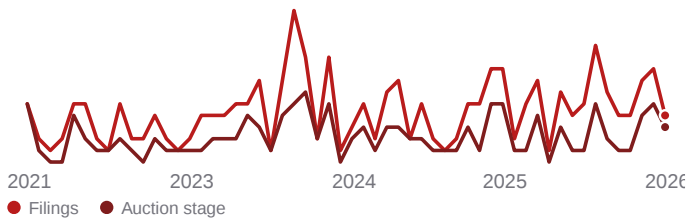


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 4 · Auction stage 3



HOUSING STOCK

Homes	22,126
Median value (AVM)	\$496K
Median size	1,823 ft²
Median bedrooms	3
Median year built	1999
Single family	98%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.6%
Owner occupied	80%
Company owned	20%
Median loan-to-value	45%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	65,821
Density	1,867 / mi²
Median household income	\$88K
Average household income	\$109K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	63
Homes occupied	97%
Bachelor's or higher	29%
Poverty rate	6.5%
Unemployment	1.2%
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.