

Boise 83712

ZIP code · ID · Idaho · Ada County

\$821K

MEDIAN SALE PRICE

27

SALES (12 MO)

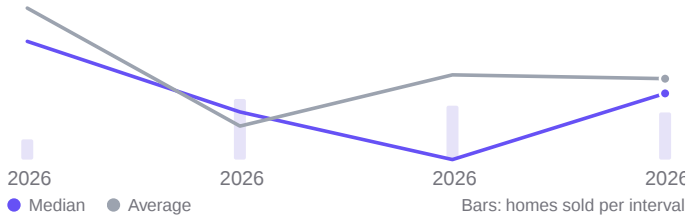
\$815K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

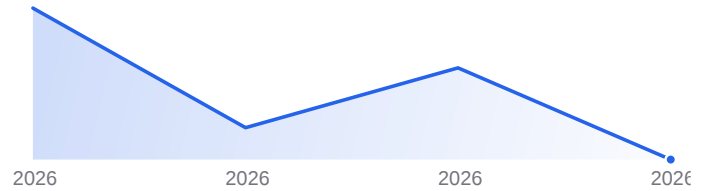
Sale prices

Median \$909K · Average \$955K



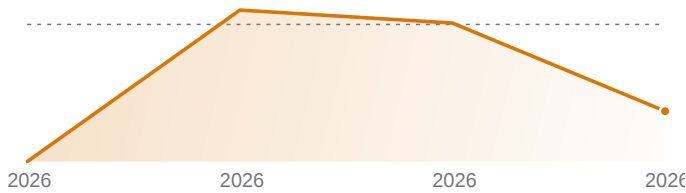
Price per square foot

\$313/ft²



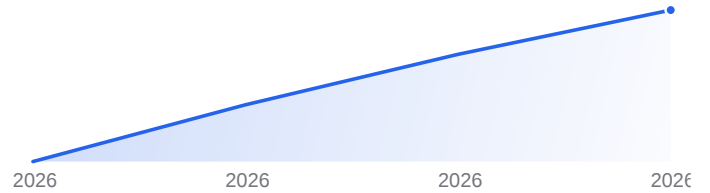
Sale premium vs estimated value

-3.8%



Annual turnover (share of homes sold)

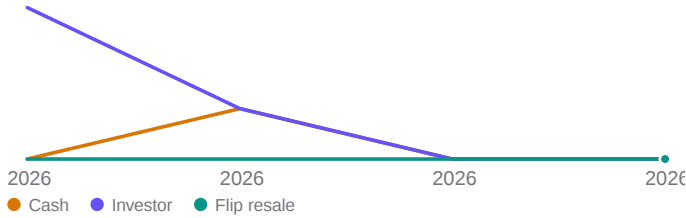
0.8%



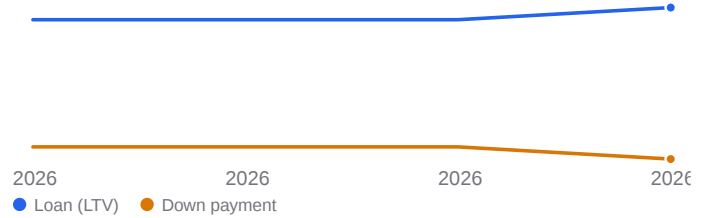
BUYERS & OUTCOMES

Buyer mix

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

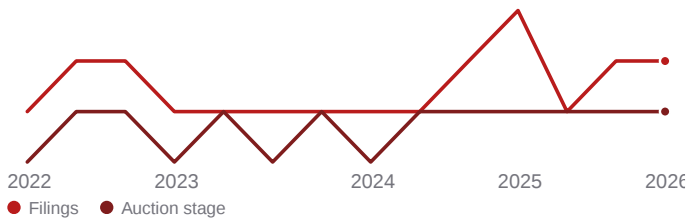


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	3,263
Median value (AVM)	\$815K
Median size	2,246 ft²
Median bedrooms	3
Median year built	1979
Single family	93%
Condos	4.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.8%
Owner occupied	78%
Company owned	29%
Median loan-to-value	37%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	11,027
Density	440 / mi²
Median household income	\$110K
Average household income	\$156K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	73
Homes occupied	94%
Bachelor's or higher	36%
Poverty rate	5.0%
Unemployment	1.1%
Average temp	47°F
Annual precip	21 in
Sunshine	64%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.