

Boise 83713

ZIP code · ID · Idaho > Ada County

\$452K

MEDIAN SALE PRICE

111

SALES (12 MO)

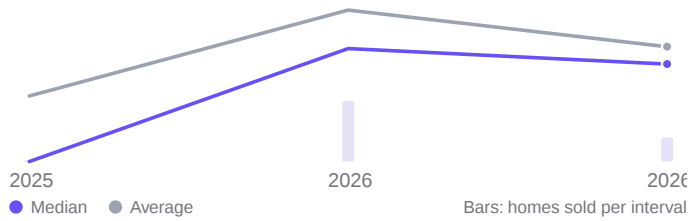
\$468K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

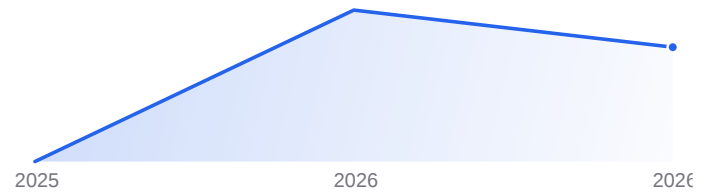
Sale prices

Median \$426K · Average \$469K



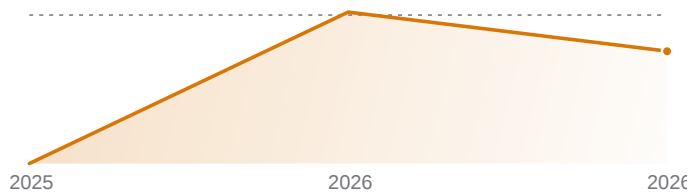
Price per square foot

\$250/ft²



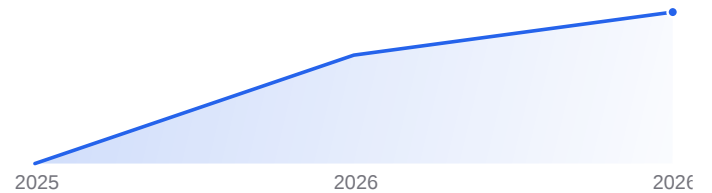
Sale premium vs estimated value

-13.1%



Annual turnover (share of homes sold)

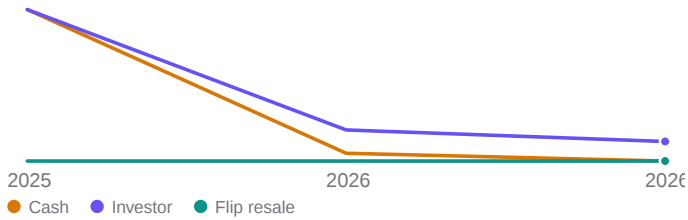
1.2%



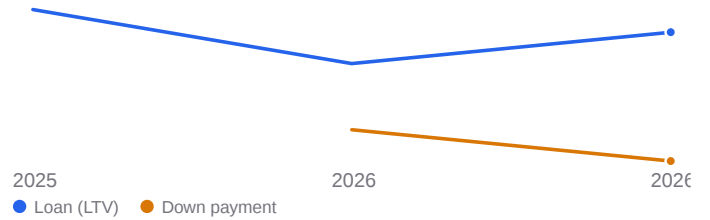
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 6.5% · Flip resale 0%

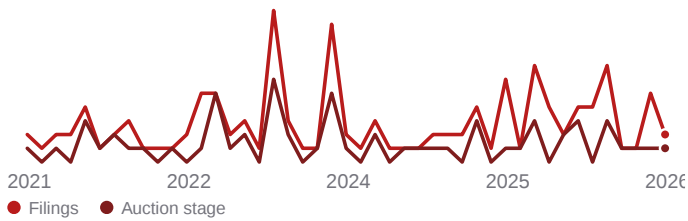


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	9,412
Median value (AVM)	\$468K
Median size	1,782 ft²
Median bedrooms	3
Median year built	1997
Single family	96%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.5%
Owner occupied	78%
Company owned	21%
Median loan-to-value	42%
Typical ownership tenure	10.1 yrs

COMMUNITY

Population	30,972
Density	4,641 / mi²
Median household income	\$86K
Average household income	\$105K
Crime index (US avg 100)	68
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	69
Homes occupied	97%
Bachelor's or higher	30%
Poverty rate	6.8%
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.