

Boise 83716

ZIP code · ID · Idaho · Ada County

SELLER'S MARKET

\$684K

MEDIAN SALE PRICE

108

SALES (12 MO)

\$627K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

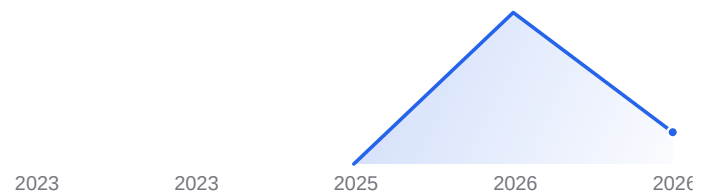
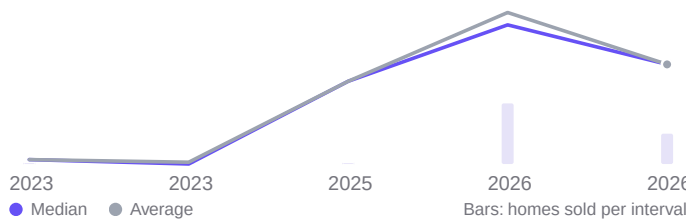
MARKET TRENDS (5 YEARS)

Sale prices

Median \$559K · Average \$558K

Price per square foot

\$282/ft²

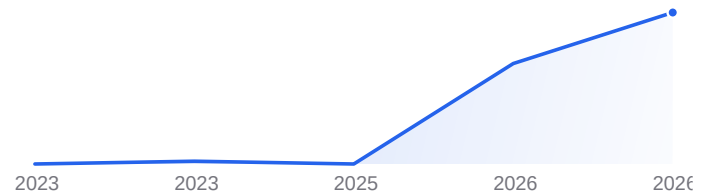


Sale premium vs estimated value

-18.6%

Annual turnover (share of homes sold)

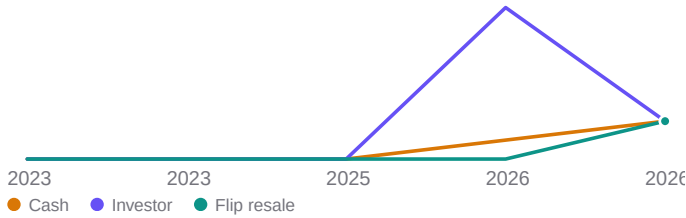
1.2%



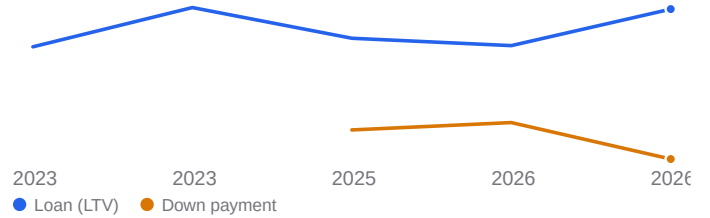
BUYERS & OUTCOMES

Buyer mix

Cash 2.8% · Investor 2.8% · Flip resale 2.8%

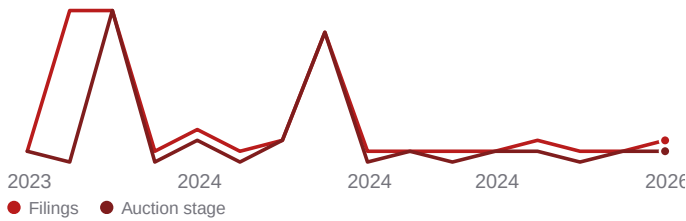


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	9,192
Median value (AVM)	\$627K
Median size	1,931 ft²
Median bedrooms	3
Median year built	2003
Single family	91%
Condos	2.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.5%
Owner occupied	75%
Company owned	20%
Median loan-to-value	43%
Typical ownership tenure	7.7 yrs

COMMUNITY

Population	23,090
Density	28 / mi²
Median household income	\$120K
Average household income	\$133K
Crime index (US avg 100)	61
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	77
Homes occupied	92%
Bachelor's or higher	33%
Poverty rate	3.9%
Unemployment	1.2%
Average temp	48°F
Annual precip	19 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.