

Boise County Single Family Home Sales Comparing April 2025 with April 2024					
	Apr-25	Year to Date 25	Apr-24	Year to Date 24	Previous 12 Months
Total Active Residential Listings	119		87		
Total Pending Residential Listings	35		19		
Total Single-Family Homes Sold	10	46	6	31	149
Percent Change	66.67%	48.39%			
Median Price	\$537,450	\$612,850	\$512,900	\$510,000	\$539,000
Percent Change	4.79%	20.17%			
Average Price	\$612,739	\$596,749	\$595,950	\$612,877	\$579,332
Percent Change	2.82%	-2.63%			
Days on Market	75	61	52	66	59
Total Dollar Volume	\$6,127,390	\$27,450,460	\$3,575,700	\$18,999,190	\$86,320,469
Percent Change	71.36%	44.48%			

Boise County Existing Home Sales					
	Apr-25	Year to Date 25	Apr-24	Year to Date 24	Previous 12 Months
Existing Residential Listings	108		80		
Existing Pending Listings	17		19		
Existing Homes Sold	9	38	3	27	139
Percent Change	200.00%	40.74%			
Median Price	\$525,000	\$532,000	\$492,300	\$510,000	\$525,000
Percent Change	6.64%	4.31%			
Average Price	\$559,100	\$563,745	\$450,267	\$603,307	\$571,100
Percent Change	24.17%	-6.56%			
Days on Market	83	72	59	69	62
Existing Dollar Volume	\$5,031,900	\$21,422,299	\$1,350,800	\$16,289,290	\$79,382,898
Percent Change	272.51%	31.51%			

Boise County Newly Constructed Home Sales					
	Apr-25	Year to Date 25	Apr-24	Year to Date 24	Previous 12 Months
Newly Constructed Residential Listings	11		7		
Newly Constructed Pending Listings	18		0		
Newly Constructed Homes Sold	1	8	3	4	10
Percent Change	-66.67%	100.00%			
Median Price	\$1,095,490	\$717,855	\$599,900	\$542,450	\$695,320
Percent Change	82.61%	32.34%			
Average Price	\$1,095,490	\$753,520	\$741,633	\$677,475	\$693,757
Percent Change	47.71%	11.22%			
Days on Market	0	9	44	46	16
Newly Constructed Dollar Volume	\$1,095,490	\$6,028,161	\$2,224,900	\$2,709,900	\$6,937,571
Percent Change	-50.76%	122.45%			

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Single-Family Homes Sold in Boise County for April 2025				
MLS Area	# Sold	Market %	Average Price	Median Price
Horseshoe Bend - 1400	0	0.00%	\$0	\$0
New Construction	0	0 %	\$0	\$0
Existing	0	0.00%	\$0	\$0
Garden Valley - 1425	5	55.56%	\$478,000	\$515,000
New Construction	0	0 %	\$0	\$0
Existing	5	55.56%	\$478,000	\$515,000
East Boise County - 1450	4	44.44%	\$660,475	\$654,950
New Construction	0	0 %	\$0	\$0
Existing	4	44.44%	\$660,475	\$654,950
Totals	9	100.00%	\$559,100	\$525,000
New Construction	0	0.00%	\$0	\$0
Existing	9	100.00%	\$559,100	\$525,000

Single-Family Homes Sold in Boise County for April 2025				
MLS Area	# Sold	Market %	Average Price	Median Price

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Boise County April 2025 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00%	0	0.00%
\$70,000 - \$89,999	0	0.00%	0	0.00%
\$90,000 - \$99,999	0	0.00%	0	0.00%
\$100,000 - \$119,999	0	0.00%	0	0.00%
\$120,000 - \$159,999	0	0.00%	1	11.11%
\$160,000 - \$199,999	0	0.00%	0	0.00%
\$200,000 - \$249,999	0	0.00%	0	0.00%
\$250,000 - \$299,999	0	0.00%	0	0.00%
\$300,000 - \$399,999	0	0.00%	1	11.11%
\$400,000 - \$499,999	0	0.00%	1	11.11%
\$500,000 - \$599,999	0	0.00%	3	33.33%
\$600,000 - \$699,999	0	0.00%	0	0.00%
\$700,000 - \$799,999	0	0.00%	2	22.22%
\$800,000 - \$899,999	0	0.00%	0	0.00%
\$900,000 - \$999,999	0	0.00%	1	11.11%
\$1,000,000 - \$1,999,999	0	0.00%	0	0.00%
\$2,000,000 - \$2,999,999	0	0.00%	0	0.00%
\$3,000,000 - \$3,999,999	0	0.00%	0	0.00%
\$4,000,000 - \$4,999,999	0	0.00%	0	0.00%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	0	0.00%	9	100.00%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Boise County (Year-to-Date) April 2025 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00%	0	0.00%
\$70,000 - \$89,999	0	0.00%	0	0.00%
\$90,000 - \$99,999	0	0.00%	0	0.00%
\$100,000 - \$119,999	0	0.00%	0	0.00%
\$120,000 - \$159,999	0	0.00%	2	6.25%
\$160,000 - \$199,999	0	0.00%	0	0.00%
\$200,000 - \$249,999	0	0.00%	0	0.00%
\$250,000 - \$299,999	0	0.00%	1	3.13%
\$300,000 - \$399,999	0	0.00%	7	21.88%
\$400,000 - \$499,999	0	0.00%	5	15.63%
\$500,000 - \$599,999	0	0.00%	5	15.63%
\$600,000 - \$699,999	0	0.00%	4	12.50%
\$700,000 - \$799,999	0	0.00%	4	12.50%
\$800,000 - \$899,999	0	0.00%	0	0.00%
\$900,000 - \$999,999	0	0.00%	2	6.25%
\$1,000,000 - \$1,999,999	0	0.00%	2	6.25%
\$2,000,000 - \$2,999,999	0	0.00%	0	0.00%
\$3,000,000 - \$3,999,999	0	0.00%	0	0.00%
\$4,000,000 - \$4,999,999	0	0.00%	0	0.00%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	0	0.00%	32	100.00%

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