

Boise County Single Family Home Sales Comparing July 2025 with July 2024					
	Jul-25	Year to Date 25	Jul-24	Year to Date 24	Previous 12 Months
Total Active Residential Listings	165		119		
Total Pending Residential Listings	37		16		
Total Single-Family Homes Sold	29	118	20	83	153
Percent Change	45.00%	42.17%			
Median Price	\$699,141	\$591,658	\$510,000	\$510,000	\$550,000
Percent Change	37.09%	16.01%			
Average Price	\$759,834	\$660,814	\$640,625	\$621,530	\$590,882
Percent Change	18.61%	6.32%			
Days on Market	47	51	41	55	60
Total Dollar Volume	\$22,035,198	\$77,976,098	\$12,812,499	\$51,586,989	\$90,405,000
Percent Change	71.98%	51.15%			

Boise County Existing Home Sales					
	Jul-25	Year to Date 25	Jul-24	Year to Date 24	Previous 12 Months
Existing Residential Listings	143		111		
Existing Pending Listings	16		16		
Existing Homes Sold	20	94	18	77	137
Percent Change	11.11%	22.08%			
Median Price	\$609,750	\$551,000	\$510,000	\$510,000	\$535,000
Percent Change	19.56%	8.04%			
Average Price	\$716,450	\$619,049	\$632,089	\$616,132	\$567,560
Percent Change	13.35%	0.47%			
Days on Market	56	57	43	56	64
Existing Dollar Volume	\$14,329,000	\$58,190,599	\$11,377,599	\$47,442,189	\$77,755,699
Percent Change	25.94%	22.66%			

Boise County Newly Constructed Home Sales					
	Jul-25	Year to Date 25	Jul-24	Year to Date 24	Previous 12 Months
Newly Constructed Residential Listings	22		8		
Newly Constructed Pending Listings	21		0		
Newly Constructed Homes Sold	9	24	2	6	16
Percent Change	350.00%	300.00%			
Median Price	\$728,190	\$707,612	\$717,450	\$542,450	\$695,320
Percent Change	1.50%	30.45%			
Average Price	\$856,244	\$824,396	\$717,450	\$690,800	\$790,581
Percent Change	19.35%	19.34%			
Days on Market	26	26	28	40	26
Newly Constructed Dollar Volume	\$7,706,198	\$19,785,499	\$1,434,900	\$4,144,800	\$12,649,301
Percent Change	437.05%	377.36%			

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Single-Famly Homes Sold in Boise County for July 2025				
MLS Area	# Sold	Market %	Average Price	Median Price
Horseshoe Bend - 1400	0	0.00%	\$0	\$0
New Construction	0	0.00%	\$0	\$0
Existing	0	0.00%	\$0	\$0
Garden Valley - 1425	5	26.32%	\$749,568	\$768,338
New Construction	1	50.00%	\$768,338	\$768,338
Existing	4	23.53%	\$744,875	\$710,000
East Boise County - 1450	14	73.68%	\$791,036	\$750,000
New Construction	1	50.00%	\$1,200,000	\$1,200,000
Existing	13	76.47%	\$759,577	\$750,000
Totals	19	100.00%	\$780,123	\$750,000
New Construction	2	10.53%	\$984,169	\$984,169
Existing	17	89.47%	\$756,118	\$750,000

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

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Boise County July 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%	0	0.00%
\$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	5.26%
\$400,000 - \$499,999	0	0.00%	3	15.79%
\$500,000 - \$599,999	0	0.00%	3	15.79%
\$600,000 - \$699,999	0	0.00%	1	5.26%
\$700,000 - \$799,999	1	5.26%	2	10.53%
\$800,000 - \$899,999	0	0.00%	4	21.05%
\$900,000 - \$999,999	0	0.00%	0	0.00%
\$1,000,000 - \$1,999,999	1	5.26%	3	15.79%
\$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	2	10.53%	17	89.47%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Boise County (Year-to-Date) July 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	2.41%
\$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%	3	3.61%
\$300,000 - \$399,999	0	0.00%	13	15.66%
\$400,000 - \$499,999	0	0.00%	16	19.28%
\$500,000 - \$599,999	1	1.20%	13	15.66%
\$600,000 - \$699,999	0	0.00%	7	8.43%
\$700,000 - \$799,999	1	1.20%	10	12.05%
\$800,000 - \$899,999	0	0.00%	4	4.82%
\$900,000 - \$999,999	0	0.00%	3	3.61%
\$1,000,000 - \$1,999,999	1	1.20%	9	10.84%
\$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	3	3.61%	80	96.39%

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