

**Boise County Single Family Home Sales  
Comparing August 2025 with August 2024**

	<b>Aug-25</b>	<b>Year to Date 25</b>	<b>Aug-24</b>	<b>Year to Date 24</b>	<b>Previous 12 Months</b>
Total Active Residential Listings	163		130		
Total Pending Residential Listings	37		22		
Total Single-Family Homes Sold	20	139	11	94	170
Percent Change	81.82%	47.87%			
Median Price	\$515,000	\$590,000	\$390,000	\$503,000	\$571,000
Percent Change	32.05%	17.30%			
Average Price	\$550,600	\$645,130	\$517,370	\$609,341	\$624,221
Percent Change	6.42%	5.87%			
Days on Market	35	48	73	57	56
Total Dollar Volume	\$11,011,996	\$89,673,094	\$5,691,075	\$57,278,064	\$106,117,623
Percent Change	93.50%	56.56%			

**Boise County Existing Home Sales**

	<b>Aug-25</b>	<b>Year to Date 25</b>	<b>Aug-24</b>	<b>Year to Date 24</b>	<b>Previous 12 Months</b>
Existing Residential Listings	137		118		
Existing Pending Listings	23		18		
Existing Homes Sold	14	109	11	88	145
Percent Change	27.27%	23.86%			
Median Price	\$432,000	\$549,900	\$390,000	\$503,000	\$550,000
Percent Change	10.77%	9.32%			
Average Price	\$446,529	\$597,495	\$517,370	\$603,787	\$591,463
Percent Change	-13.69%	-1.04%			
Days on Market	44	55	73	58	61
Existing Dollar Volume	\$6,251,400	\$65,126,999	\$5,691,075	\$53,133,264	\$85,762,124
Percent Change	9.85%	22.57%			

**Boise County Newly Constructed Home Sales**

	<b>Aug-25</b>	<b>Year to Date 25</b>	<b>Aug-24</b>	<b>Year to Date 24</b>	<b>Previous 12 Months</b>
Newly Constructed Residential Listings	26		12		
Newly Constructed Pending Listings	14		4		
Newly Constructed Homes Sold	6	30	0	6	25
Percent Change	100.00%	400.00%			
Median Price	\$714,062	\$707,731	\$0	\$542,450	\$699,761
Percent Change	100.00%	30.47%			
Average Price	\$793,433	\$818,203	\$0	\$690,800	\$814,220
Percent Change	100.00%	18.44%			
Days on Market	15	23	0	40	26
Newly Constructed Dollar Volume	\$4,760,596	\$24,546,095	\$0	\$4,144,800	\$20,355,499
Percent Change	100.00%	492.21%			

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Single-Family Homes Sold in Boise County for August 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	8	66.67%	\$543,750	\$489,000
New Construction	0	0 %	\$0	\$0
Existing	8	66.67%	\$543,750	\$489,000
East Boise County - 1450	4	33.33%	\$350,000	\$327,500
New Construction	0	0 %	\$0	\$0
Existing	4	33.33%	\$350,000	\$327,500
Totals	12	100.00%	\$479,167	\$466,000
New Construction	0	0.00%	\$0	\$0
Existing	12	100.00%	\$479,167	\$466,000

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

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Boise County August 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%	1	8.33%
\$250,000 - \$299,999	0	0.00%	1	8.33%
\$300,000 - \$399,999	0	0.00%	1	8.33%
\$400,000 - \$499,999	0	0.00%	4	33.33%
\$500,000 - \$599,999	0	0.00%	2	16.67%
\$600,000 - \$699,999	0	0.00%	0	0.00%
\$700,000 - \$799,999	0	0.00%	3	25.00%
\$800,000 - \$899,999	0	0.00%	0	0.00%
\$900,000 - \$999,999	0	0.00%	0	0.00%
\$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%	12	100.00%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Boise County (Year-to-Date) August 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	2.08%
\$160,000 - \$199,999	0	0.00%	0	0.00%
\$200,000 - \$249,999	0	0.00%	1	1.04%
\$250,000 - \$299,999	0	0.00%	4	4.17%
\$300,000 - \$399,999	0	0.00%	14	14.58%
\$400,000 - \$499,999	0	0.00%	20	20.83%
\$500,000 - \$599,999	1	1.04%	15	15.63%
\$600,000 - \$699,999	0	0.00%	8	8.33%
\$700,000 - \$799,999	1	1.04%	13	13.54%
\$800,000 - \$899,999	0	0.00%	4	4.17%
\$900,000 - \$999,999	0	0.00%	3	3.13%
\$1,000,000 - \$1,999,999	1	1.04%	9	9.38%
\$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	3.13%	93	96.88%

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