

Boise County Single Family Home Sales Comparing December 2025 with December 2024					
	Dec-25	Year to Date 25	Dec-24	Year to Date 24	Previous 12 Months
Total Active Residential Listings	94		74		
Total Pending Residential Listings	26		25		
Total Single-Family Homes Sold	24	228	11	144	205
Percent Change	118.18%	58.33%			
Median Price	\$499,500	\$584,959	\$495,000	\$525,000	\$590,000
Percent Change	0.91%	11.42%			
Average Price	\$523,869	\$630,904	\$534,886	\$583,310	\$642,211
Percent Change	-2.06%	8.16%			
Days on Market	90	62	80	61	60
Total Dollar Volume	\$12,572,850	\$143,846,060	\$5,883,750	\$83,996,589	\$131,653,200
Percent Change	113.69%	71.25%			

Boise County Existing Home Sales					
	Dec-25	Year to Date 25	Dec-24	Year to Date 24	Previous 12 Months
Existing Residential Listings	57		56		
Existing Pending Listings	9		10		
Existing Homes Sold	16	180	11	137	164
Percent Change	45.45%	31.39%			
Median Price	\$479,000	\$527,500	\$495,000	\$525,000	\$550,000
Percent Change	-3.23%	0.48%			
Average Price	\$483,391	\$599,401	\$534,886	\$578,699	\$610,719
Percent Change	-9.63%	3.58%			
Days on Market	119	73	80	62	68
Existing Dollar Volume	\$7,734,250	\$107,892,164	\$5,883,750	\$79,281,789	\$100,157,914
Percent Change	31.45%	36.09%			

Boise County Newly Constructed Home Sales					
	Dec-25	Year to Date 25	Dec-24	Year to Date 24	Previous 12 Months
Newly Constructed Residential Listings	37		18		
Newly Constructed Pending Listings	17		15		
Newly Constructed Homes Sold	8	48	0	7	41
Percent Change	100.00%	585.71%			
Median Price	\$642,500	\$695,010	\$0	\$570,000	\$699,141
Percent Change	100.00%	21.93%			
Average Price	\$604,825	\$749,040	\$0	\$673,543	\$768,178
Percent Change	100.00%	11.21%			
Days on Market	31	23	0	39	24
Newly Constructed Dollar Volume	\$4,838,600	\$35,953,896	\$0	\$4,714,800	\$31,495,286
Percent Change	100.00%	662.58%			

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Single-Family Homes Sold in Boise County for December 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	7	53.85%	\$549,179	\$435,000
New Construction	1	100.00%	\$748,000	\$748,000
Existing	6	50.00%	\$516,042	\$432,500
East Boise County - 1450	6	46.15%	\$460,833	\$499,000
New Construction	0	0.00%	\$0	\$0
Existing	6	50.00%	\$460,833	\$499,000
Totals	13	100.00%	\$508,404	\$460,000
New Construction	1	7.69%	\$748,000	\$748,000
Existing	12	92.31%	\$488,438	\$447,500

Single-Family Homes Sold in Boise County for December 2025

MLS Area	# Sold	Market %	Average Price	Median Price
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**Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Boise County
December 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%	1	7.69%
\$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%	2	15.38%
\$400,000 - \$499,999	0	0.00%	5	38.46%
\$500,000 - \$599,999	0	0.00%	3	23.08%
\$600,000 - \$699,999	0	0.00%	0	0.00%
\$700,000 - \$799,999	1	7.69%	0	0.00%
\$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%	1	7.69%
\$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	1	7.69%	12	92.31%

**Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Boise County
(Year-to-Date) December 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	1.34%
\$160,000 - \$199,999	0	0.00%	1	0.67%
\$200,000 - \$249,999	0	0.00%	2	1.34%
\$250,000 - \$299,999	0	0.00%	5	3.36%
\$300,000 - \$399,999	0	0.00%	21	14.09%
\$400,000 - \$499,999	0	0.00%	32	21.48%
\$500,000 - \$599,999	1	0.67%	23	15.44%
\$600,000 - \$699,999	0	0.00%	15	10.07%
\$700,000 - \$799,999	2	1.34%	17	11.41%
\$800,000 - \$899,999	0	0.00%	7	4.70%
\$900,000 - \$999,999	0	0.00%	6	4.03%
\$1,000,000 - \$1,999,999	1	0.67%	14	9.40%
\$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	4	2.68%	145	97.32%

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