

Boise County Single Family Home Sales Comparing January 2026 with January 2025					
	Jan-26	Year to Date 26	Jan-25	Year to Date 25	Previous 12 Months
Total Active Residential Listings	86		60		
Total Pending Residential Listings	43		32		
Total Single-Family Homes Sold	10	10	7	7	221
Percent Change	42.86%	42.86%			
Median Price	\$500,940	\$500,940	\$660,000	\$660,000	\$584,000
Percent Change	-24.10%	-24.10%			
Average Price	\$539,466	\$539,466	\$593,966	\$593,966	\$632,074
Percent Change	-9.18%	-9.18%			
Days on Market	107	107	101	101	61
Total Dollar Volume	\$5,394,660	\$5,394,660	\$4,157,761	\$4,157,761	\$139,688,299
Percent Change	29.75%	29.75%			

Boise County Existing Home Sales					
	Jan-26	Year to Date 26	Jan-25	Year to Date 25	Previous 12 Months
Existing Residential Listings	54		48		
Existing Pending Listings	12		19		
Existing Homes Sold	6	6	6	6	174
Percent Change	0.00%	0.00%			
Median Price	\$395,000	\$395,000	\$570,000	\$570,000	\$527,500
Percent Change	-30.70%	-30.70%			
Average Price	\$512,817	\$512,817	\$576,333	\$576,333	\$600,196
Percent Change	-11.02%	-11.02%			
Days on Market	91	91	118	118	71
Existing Dollar Volume	\$3,076,900	\$3,076,900	\$3,458,000	\$3,458,000	\$104,434,164
Percent Change	-11.02%	-11.02%			

Boise County Newly Constructed Home Sales					
	Jan-26	Year to Date 26	Jan-25	Year to Date 25	Previous 12 Months
Newly Constructed Residential Listings	32		12		
Newly Constructed Pending Listings	31		13		
Newly Constructed Homes Sold	4	4	1	1	47
Percent Change	300.00%	300.00%			
Median Price	\$510,940	\$510,940	\$699,761	\$699,761	\$690,880
Percent Change	-26.98%	-26.98%			
Average Price	\$579,440	\$579,440	\$699,761	\$699,761	\$750,088
Percent Change	-17.19%	-17.19%			
Days on Market	131	131	0	0	23
Newly Constructed Dollar Volume	\$2,317,760	\$2,317,760	\$699,761	\$699,761	\$35,254,135
Percent Change	231.22%	231.22%			

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Single-Family Homes Sold in Boise County for January 2026				
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	0	0.00%	\$0	\$0
New Construction	0	0 %	\$0	\$0
Existing	0	0.00%	\$0	\$0
East Boise County - 1450	5	100.00%	\$395,380	\$355,000
New Construction	0	0 %	\$0	\$0
Existing	5	100.00%	\$395,380	\$355,000
<b>Totals</b>	<b>5</b>	<b>100.00%</b>	<b>\$395,380</b>	<b>\$355,000</b>
New Construction	0	0.00%	\$0	\$0
Existing	5	100.00%	\$395,380	\$355,000

Single-Family Homes Sold in Boise County for January 2026				
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 January 2026 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%	1	20.00%
\$300,000 - \$399,999	0	0.00%	2	40.00%
\$400,000 - \$499,999	0	0.00%	1	20.00%
\$500,000 - \$599,999	0	0.00%	1	20.00%
\$600,000 - \$699,999	0	0.00%	0	0.00%
\$700,000 - \$799,999	0	0.00%	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%	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%	5	100.00%
Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Boise County (Year-to-Date) January 2026 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%	1	20.00%
\$300,000 - \$399,999	0	0.00%	2	40.00%
\$400,000 - \$499,999	0	0.00%	1	20.00%
\$500,000 - \$599,999	0	0.00%	1	20.00%
\$600,000 - \$699,999	0	0.00%	0	0.00%
\$700,000 - \$799,999	0	0.00%	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%	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%	5	100.00%

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