

| Boise County Single Family Home Sales Comparing March 2026 with March 2025 | | | | | |
|---|---------------|------------------------|---------------|------------------------|---------------------------|
| | Mar-26 | Year to Date 26 | Mar-25 | Year to Date 25 | Previous 12 Months |
| Total Active Residential Listings | 103 | | 74 | | |
| Total Pending Residential Listings | 41 | | 28 | | |
| Total Single-Family Homes Sold | 27 | 52 | 17 | 36 | 217 |
| Percent Change | 58.82% | 44.44% | | | |
| Median Price | \$565,000 | \$526,440 | \$625,800 | \$632,400 | \$562,423 |
| Percent Change | -9.72% | -16.76% | | | |
| Average Price | \$583,160 | \$587,291 | \$612,165 | \$592,308 | \$632,796 |
| Percent Change | -4.74% | -0.85% | | | |
| Days on Market | 81 | 86 | 37 | 57 | 67 |
| Total Dollar Volume | \$15,745,323 | \$30,539,121 | \$10,406,809 | \$21,323,070 | \$137,316,788 |
| Percent Change | 51.30% | 43.22% | | | |

| Boise County Existing Home Sales | | | | | |
|---|---------------|------------------------|---------------|------------------------|---------------------------|
| | Mar-26 | Year to Date 26 | Mar-25 | Year to Date 25 | Previous 12 Months |
| Existing Residential Listings | 76 | | 62 | | |
| Existing Pending Listings | 19 | | 12 | | |
| Existing Homes Sold | 18 | 29 | 11 | 29 | 162 |
| Percent Change | 63.64% | 0.00% | | | |
| Median Price | \$557,500 | \$495,000 | \$539,000 | \$539,000 | \$520,758 |
| Percent Change | 3.43% | -8.16% | | | |
| Average Price | \$558,556 | \$521,583 | \$561,264 | \$565,186 | \$596,134 |
| Percent Change | -0.48% | -7.71% | | | |
| Days on Market | 78 | 83 | 51 | 68 | 75 |
| Existing Dollar Volume | \$10,054,000 | \$15,125,900 | \$6,173,899 | \$16,390,399 | \$96,573,665 |
| Percent Change | 62.85% | -7.71% | | | |

| Boise County Newly Constructed Home Sales | | | | | |
|--|---------------|------------------------|---------------|------------------------|---------------------------|
| | Mar-26 | Year to Date 26 | Mar-25 | Year to Date 25 | Previous 12 Months |
| Newly Constructed Residential Listings | 27 | | 12 | | |
| Newly Constructed Pending Listings | 22 | | 16 | | |
| Newly Constructed Homes Sold | 9 | 23 | 6 | 7 | 55 |
| Percent Change | 50.00% | 228.57% | | | |
| Median Price | \$574,880 | \$574,880 | \$713,415 | \$699,761 | \$644,839 |
| Percent Change | -19.42% | -17.85% | | | |
| Average Price | \$632,369 | \$670,140 | \$705,485 | \$704,667 | \$740,784 |
| Percent Change | -10.36% | -4.90% | | | |
| Days on Market | 87 | 91 | 11 | 10 | 42 |
| Newly Constructed Dollar Volume | \$5,691,323 | \$15,413,221 | \$4,232,910 | \$4,932,671 | \$40,743,123 |
| Percent Change | 34.45% | 212.47% | | | |

These statistics are based upon information secured by the agent from the owner or their representative. The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. These statistics are not intended to represent the total number of properties sold in Ada County during the specified time period. The Intermountain Regional Multiple Listing Service provides these statistics for purposes of general market analysis, but makes no representations as to the past or future appreciation or depreciation of property values. (To reduce the error, only data falling within 3 standard deviations from the mean has been included in the report. Existing and new construction statistics are calculated independently and may not sum to the total number of homes sold.) * Effective 3/1/2007, 'days on market' refers to the number of days that transpire between the listing date and the date the property goes into pending status. Effective 4/1/2011, standard deviation is modified to reflect the difference between the asking and sold prices as a percentage of the asking price.

Single-Family Homes Sold in Boise County for March 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 | 9 | 52.94% | \$582,333 | \$565,000 |
| New Construction | 0 | 0 % | \$0 | \$0 |
| Existing | 9 | 52.94% | \$582,333 | \$565,000 |
| East Boise County - 1450 | 8 | 47.06% | \$425,375 | \$410,000 |
| New Construction | 0 | 0 % | \$0 | \$0 |
| Existing | 8 | 47.06% | \$425,375 | \$410,000 |
| Totals | 17 | 100.00% | \$508,471 | \$550,000 |
| New Construction | 0 | 0.00% | \$0 | \$0 |
| Existing | 17 | 100.00% | \$508,471 | \$550,000 |

Single-Family Homes Sold in Boise County for March 2026

| MLS Area | # Sold | Market % | Average Price | Median Price |
|----------|--------|----------|---------------|--------------|
|----------|--------|----------|---------------|--------------|

**Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Boise County
March 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% | 2 | 11.76% |
| \$200,000 - \$249,999 | 0 | 0.00% | 0 | 0.00% |
| \$250,000 - \$299,999 | 0 | 0.00% | 1 | 5.88% |
| \$300,000 - \$399,999 | 0 | 0.00% | 2 | 11.76% |
| \$400,000 - \$499,999 | 0 | 0.00% | 2 | 11.76% |
| \$500,000 - \$599,999 | 0 | 0.00% | 5 | 29.41% |
| \$600,000 - \$699,999 | 0 | 0.00% | 3 | 17.65% |
| \$700,000 - \$799,999 | 0 | 0.00% | 1 | 5.88% |
| \$800,000 - \$899,999 | 0 | 0.00% | 1 | 5.88% |
| \$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% | 17 | 100.00% |

**Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Boise County
(Year-to-Date) March 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% | 2 | 8.00% |
| \$200,000 - \$249,999 | 0 | 0.00% | 0 | 0.00% |
| \$250,000 - \$299,999 | 0 | 0.00% | 3 | 12.00% |
| \$300,000 - \$399,999 | 0 | 0.00% | 4 | 16.00% |
| \$400,000 - \$499,999 | 0 | 0.00% | 4 | 16.00% |
| \$500,000 - \$599,999 | 0 | 0.00% | 7 | 28.00% |
| \$600,000 - \$699,999 | 0 | 0.00% | 3 | 12.00% |
| \$700,000 - \$799,999 | 0 | 0.00% | 1 | 4.00% |
| \$800,000 - \$899,999 | 0 | 0.00% | 1 | 4.00% |
| \$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% | 25 | 100.00% |

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