

2026

TREASURE VALLEY GUIDE

Finding Your Perfect Home



◆ BRIGHTON



The Treasure Valley in Idaho encompasses several vibrant communities, each offering unique lifestyles and amenities. This guide provides an overview of Boise, Nampa, Eagle, Caldwell, Meridian, Kuna, Garden City, and Star, detailing key statistics and highlighting the best aspects of each location to assist prospective residents in making informed decisions.

BOISE

 **IDEAL FOR** *Individuals seeking a blend of urban living with outdoor activities and cultural experiences.*

KEY STATISTICS

POPULATION

238,000
residents

MEDIAN HOME
PRICE

\$600,000

MEDIAN PRICE
PER SQFT

\$320

AVE. COUNTY
PROPERTY TAX
RATE

0.59%

SCHOOL
DISTRICT

**Boise or West
Ada School
District**

HIGHLIGHTS

- **Cultural Hub:** Home to a thriving arts scene, including the Boise Art Museum and numerous theaters.
- **Outdoor Recreation:** Access to the Boise River Greenbelt and nearby foothills for hiking and biking and Lucky Peak Reservoir for boating and water sports.
- **Urban Amenities:** Diverse dining, shopping, and entertainment options in a bustling downtown.
- **Boise State University:** Home of the famous "Blue Turf" at Albertsons Stadium, a unique feature in college football.

BEST PARKS

ANN MORRISON PARK

A 153-acre urban park with green space, playgrounds, and Boise River access.

JULIA DAVIS PARK

Home to the Boise Art Museum, zoo, and rose garden.

CAMEL'S BACK PARK

Offers hiking trails leading into the foothills and expansive play areas.

CITY OVERVIEW

Boise, the capital and largest city of Idaho, is nestled along the Boise River in southwestern Idaho. Known as the "City of Trees," it offers a picturesque setting with a backdrop of foothills and an abundance of parks. Downtown Boise is a cultural hub featuring a vibrant restaurant scene, breweries, theaters, and museums.

One of the city's most recognized features is Boise State University, a top-tier research institution that brings youthful energy to the area. Boise also has a strong outdoor culture, with miles of trails, easy access to Bogus Basin for skiing, and year-round events celebrating Idaho's love for adventure.



NAMPA



IDEAL FOR

Families and individuals seeking affordable housing with a strong sense of community.

KEY STATISTICS

POPULATION

117,000
residents

MEDIAN HOME PRICE

\$459,000

MEDIAN PRICE PER SQFT

\$238

AVE. COUNTY PROPERTY TAX RATE

0.61%

SCHOOL DISTRICT

Nampa School District

HIGHLIGHTS

- **Historic Downtown:** Features unique shops, restaurants, and cultural events.
- **Affordable Living:** Lower median home prices compared to neighboring cities.
- **Family-Friendly:** Numerous parks, recreational facilities, and community events.
- **Lake Life:** Lake Lowell offers 14.5 square miles for boating, fishing, and other water recreation.



BEST PARKS

LAKEVIEW PARK

A serene park with a lake, walking paths, and picnic areas.

LIONS PARK

Sports facilities, playgrounds, and green spaces.

WEST PARK

Walking trails, a pond, and open green space for relaxation.

CITY OVERVIEW

Nampa, located about 20 miles west of Boise, is the largest city in Canyon County. Originally an agricultural town, it has transformed into a thriving city with a mix of historic charm and modern convenience. Its downtown district is revitalized, featuring locally-owned shops, craft breweries, and popular restaurants.

Nampa is also home to the Ford Idaho Center, which hosts major concerts, rodeos, and sporting events. The Snake River Stampede Rodeo, one of the top 10 professional rodeos in the country, is a major highlight each year. With its affordable cost of living and expanding job market, Nampa continues to attract homebuyers looking for value and convenience.



EAGLE



IDEAL FOR

Those seeking a suburban lifestyle with upscale amenities and beautiful scenery.

KEY STATISTICS

POPULATION

33,500
residents

MEDIAN HOME PRICE

\$1,000,000

MEDIAN PRICE PER SQFT

\$356

AVE. COUNTY PROPERTY TAX RATE

0.59%

SCHOOL DISTRICT

West Ada School District

HIGHLIGHTS

- **Upscale Suburb:** Known for luxury homes and well-planned communities.
- **Natural Beauty:** Proximity to the Boise River and extensive green spaces.
- **Recreational Opportunities:** Golf courses, equestrian facilities, and outdoor activities.



BEST PARKS

EAGLE ISLAND STATE PARK

A 545-acre park with a swimming beach, trails, and disc golf.

GUERBER PARK

Features playgrounds, sports fields, splash pad, and picnic areas.

REID MERRILL PARK

Features large playgrounds, picnic areas, and direct access to the greenbelt.

CITY OVERVIEW

Eagle is one of the Treasure Valley's most desirable communities, known for high-end homes, top-rated schools, and a laid-back lifestyle. The Boise River runs through the city, offering waterfront properties and miles of greenbelt trails. Downtown Eagle has a charming small-town feel with local boutiques, coffee shops, and fine dining.

Many residents are drawn to Eagle's equestrian-friendly properties, luxury estates, and the proximity to nature. With top golf courses and upscale dining, Eagle attracts homebuyers looking for an exclusive yet welcoming community.



CALDWELL



IDEAL FOR

Those looking for small-town charm with a growing economy.

KEY STATISTICS

POPULATION

73,000
residents

MEDIAN HOME PRICE

\$432,000

MEDIAN PRICE PER SQFT

\$232

AVE. COUNTY PROPERTY TAX RATE

0.61%

SCHOOL DISTRICT

Caldwell School District

HIGHLIGHTS

- **Educational Hub:** Home to The College of Idaho, the state's oldest private liberal arts college, known for its strong academics and close-knit community. Caldwell also offers quality public schools and a growing focus on education.
- **Wine Country:** Located in Idaho's Snake River Valley AVA, Caldwell is the heart of the state's wine country. With scenic vineyards and the Sunny Slope Wine Trail, it's a must-visit for wine lovers.
- **Community Events:** Caldwell hosts the Caldwell Night Rodeo, one of the top 20 rodeos in the nation, along with seasonal events like Winter Wonderland and summer farmers markets, bringing the community together year-round.



BEST PARKS

INDIAN CREEK PLAZA

Features activities from winter ice skating to summer concerts.

MEMORIAL PARK

Offers sports facilities, playgrounds, and picnic areas.

WHITTENBERGER PARK

Green space along the Boise River with scenic trails.

CITY OVERVIEW

Caldwell is a historic city that has undergone major revitalization in recent years. The downtown core, centered around Indian Creek Plaza, is now a vibrant entertainment district with farmers markets, holiday festivals, and concerts. Caldwell is also the gateway to the Snake River Valley Wine Region, home to award-winning wineries and vineyards.



MERIDIAN



IDEAL FOR

Families and professionals seeking a balanced suburban lifestyle.

KEY STATISTICS

POPULATION

140,000
residents

MEDIAN HOME PRICE

\$559,000

MEDIAN PRICE PER SQFT

\$268

AVE. COUNTY PROPERTY TAX RATE

0.59%

SCHOOL DISTRICT

West Ada School District

HIGHLIGHTS

- **Fast-Growing City:** One of Idaho's fastest-growing cities, offering new developments, expanding amenities, and a thriving economy.
- **Family-Oriented:** Known for top-rated schools, beautiful parks, and plenty of family-friendly activities that make it a great place to live.
- **Shopping & Dining:** Home to The Village at Meridian, a premier destination for shopping, dining, and entertainment in the Treasure Valley.



BEST PARKS

JULIUS M. KLEINER MEMORIAL PARK

A large park with walking trails and a fishing pond.

SETTLERS PARK

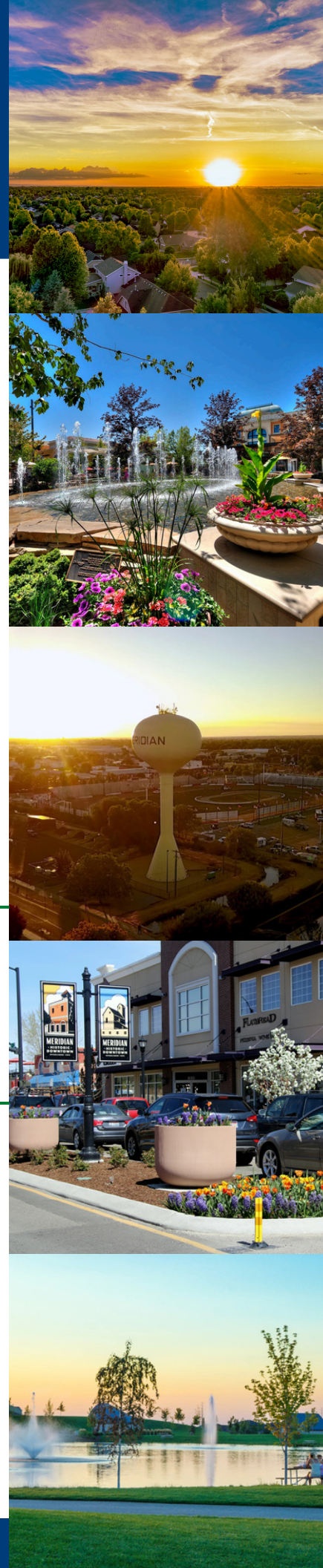
Features splash pads, playgrounds, and sports fields.

DISCOVERY PARK

Features extensive green space, picnic areas, dog park, skate & bike parks, & sports courts.

CITY OVERVIEW

Meridian has grown into the economic and residential heart of the Treasure Valley. With top-rated schools, master-planned communities, and rapid commercial development, it offers a modern, family-friendly environment. The city continues to expand with new shopping centers, restaurants, and entertainment venues.



KUNA



 **IDEAL FOR** *Those looking for affordability, room to grow, & a true small town atmosphere with proximity to larger cities.*

KEY STATISTICS

POPULATION

29,000
residents

MEDIAN HOME
PRICE

\$458,000

MEDIAN PRICE
PER SQFT

\$254

AVE. COUNTY
PROPERTY TAX
RATE

0.59%

SCHOOL
DISTRICT

**Kuna
School District**

HIGHLIGHTS

- **Small-Town Feel:** A close-knit community with a slower pace of life and wide open surroundings.
- **Growing Opportunity:** New neighborhoods, schools, and local businesses continue to shape Kuna's future.
- **Outdoor Access:** Easy access to open land, trails, and nearby recreation while staying connected to the Treasure Valley.

BEST PARKS



REED MEMORIAL

Sports fields, playgrounds, & space for local events and gatherings.

INDIAN CREEK GREENBELT

Scenic walking paths that connect key community spaces.

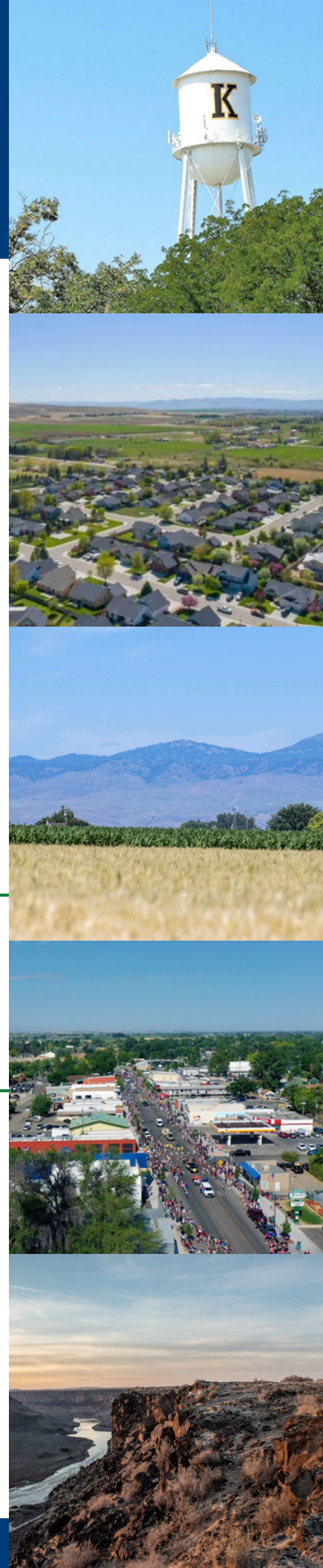
KUNA CITY ARBORETUM

A peaceful spot with walking paths, trees, and picnic areas.

CITY OVERVIEW

Kuna sits southwest of Boise and offers a refreshing contrast to the faster pace of nearby urban centers. Long known for its agricultural roots, the city has steadily evolved into a desirable place to live for those seeking space, simplicity, and a strong sense of community.

While Kuna continues to grow, it has maintained its small town charm. Local schools, community events, and family friendly neighborhoods play a big role in everyday life. With new development on the rise and convenient access to Meridian, Boise, and the surrounding valley, Kuna appeals to homebuyers who want balance. More breathing room, fewer crowds, and a place that still feels grounded.



GARDEN CITY

 **IDEAL FOR** *Creative professionals and those who enjoy a riverfront lifestyle with quick access to downtown Boise.*

KEY STATISTICS

POPULATION

13,000
residents

MEDIAN HOME
PRICE

\$540,000

MEDIAN PRICE
PER SQFT

\$326

AVE. COUNTY
PROPERTY TAX
RATE

0.59%

SCHOOL
DISTRICT

**Boise School
District**

HIGHLIGHTS

- **Riverside Living:** Garden City stretches along the Boise River, offering scenic waterfront views and easy access to the Greenbelt.
- **Craft Beverage Scene:** Home to several wineries, breweries, and cideries, making it a hotspot for tastings.
- **Art & Music Culture:** Features the Live-Work-Create District and venues like Visual Arts Collective, which foster a vibrant arts scene.
- **Boise Whitewater Park:** Attracts kayakers, surfers, and paddleboarders from across the region and is home to the famous adjustable surf wave.



BEST PARKS

RIVERSIDE PARK

Easy access to the Boise River and Greenbelt.

ESTHER SIMPLOT PARK

A large park with ponds, walking trails, and picnic areas.

MYSTIC COVE PARK

A hidden gem for peaceful green space and river access.

CITY OVERVIEW

Garden City is a small but vibrant enclave within the Boise metro area, known for its artistic energy, craft beverage scene, and waterfront access. It is one of the few areas in the Treasure Valley undergoing rapid revitalization, with new townhomes and condos popping up alongside long-established neighborhoods.

One of Garden City's most unique attractions is Boise Whitewater Park, a world-class man-made surf wave along the Boise River. This adjustable wave system allows water sports enthusiasts to surf, kayak, and paddleboard year-round. With its blending of urban creativity and outdoor adventure, Garden City is an exciting choice for those who want to be near nature while staying close to Boise's city life.



STAR

 **IDEAL FOR** Homebuyers looking for a peaceful, slower pace of life with newer homes and plenty of space.

KEY STATISTICS

POPULATION

18,200
residents

MEDIAN HOME
PRICE

\$580,000

MEDIAN PRICE
PER SQFT

\$276

AVE. COUNTY
PROPERTY TAX
RATE

0.59%

SCHOOL
DISTRICT

**West Ada
School District**

HIGHLIGHTS

- **Small-Town Feel:** Star has a charming, rural atmosphere while still being close to Meridian and Eagle.
- **Expanding Growth:** Rapidly developing with new master-planned communities and modern amenities.
- **Outdoor Recreation:** Close to the foothills, offering hiking, horseback riding, and open green spaces.

BEST PARKS

BLAKE HAVEN PARK

A popular gathering spot with a playground and green space.

HUNTER'S CREEK SPORTS PARK

Features baseball fields, picnic areas, and trails.

STAR RIVERWALK PARK

A scenic walking area along the Boise River.

CITY OVERVIEW

Star has transformed from a sleepy farming town to one of the fastest-growing residential areas in the Treasure Valley. It offers spacious homes, a relaxed rural setting, and top-rated schools, making it an appealing choice for families and retirees. With new shopping centers, parks, and community developments, Star is a prime location for those who want the best of country living with modern amenities.



AT A GLANCE...

	BOISE	NAMPA	EAGLE	CALDWELL	MERIDIAN	KUNA	GARDEN CITY	STAR
POPULATION	238,000	117,000	33,500	73,000	140,000	29,000	13,000	18,200
MEDIAN HOME PRICE	\$600,000	\$459,000	\$1,000,000	\$432,000	\$559,000	\$458,000	\$540,000	\$580,000
MEDIAN PRICE/SQFT	\$320	\$238	\$356	\$232	\$268	\$254	\$326	\$276
AVE. COUNTY PROPERTY TAX RATE	0.59%	0.61%	0.59%	0.61%	0.59%	0.59%	0.59%	0.59%
SCHOOL DISTRICT	Boise or West Ada School District	Nampa School District	West Ada School District	Caldwell School District	West Ada School District	Kuna School District	Boise School District	West Ada School District





Why Choose a Brighton Home?

No matter which part of the Treasure Valley feels like home, Brighton has thoughtfully designed communities across the region to fit your lifestyle. Whether you're drawn to Boise's vibrant urban energy, Eagle's luxurious landscapes, Meridian's growing suburban hubs, Garden City's active lifestyle, Star & Kuna's rural beauty, or Nampa and Caldwell's affordability and charm, Brighton builds in the best locations to suit every homebuyer.

At Brighton, we pride ourselves on quality craftsmanship, innovative design, and energy efficiency. Every home is built with top-tier materials and thoughtful layouts to enhance comfort, functionality, and style no matter where it's located.

Wherever life takes you in the Treasure Valley, Brighton offers a place to put down roots, connect with community, and enjoy a home designed for the way you live.

