FREE RELOCATION GUIDE

Moving to *Meridian*

The heart of the Treasure Valley, explained by a local who lives and works here.

Kelly Iacovelli
Real Estate Advisors · Epique Realty
(208) 608-2791

WELCOME

Hi, I'm *Kelly!*

I love all the beauty and adventure Idaho has to offer, and there's nowhere else I'd want to live. I've spent 17 years helping families buy and sell in the Treasure Valley, and before real estate I was a general contractor, so I look at a house the way a builder does.

A lot of the people I work with are moving here from out of state, and Meridian comes up in almost every conversation. It sits right in the middle of the valley, it has homes from starter to luxury, and it's easy to get anywhere from here.

I made this guide to answer the questions I hear most about Meridian: what it's like, how the north and south sides differ, what there is to do, and how to buy a home here when you don't live here yet.

As always, text, call or DM me with anything this guide doesn't answer.

Kelly Iacovelli

MERIDIAN AT A GLANCE

The center of the *Treasure Valley*

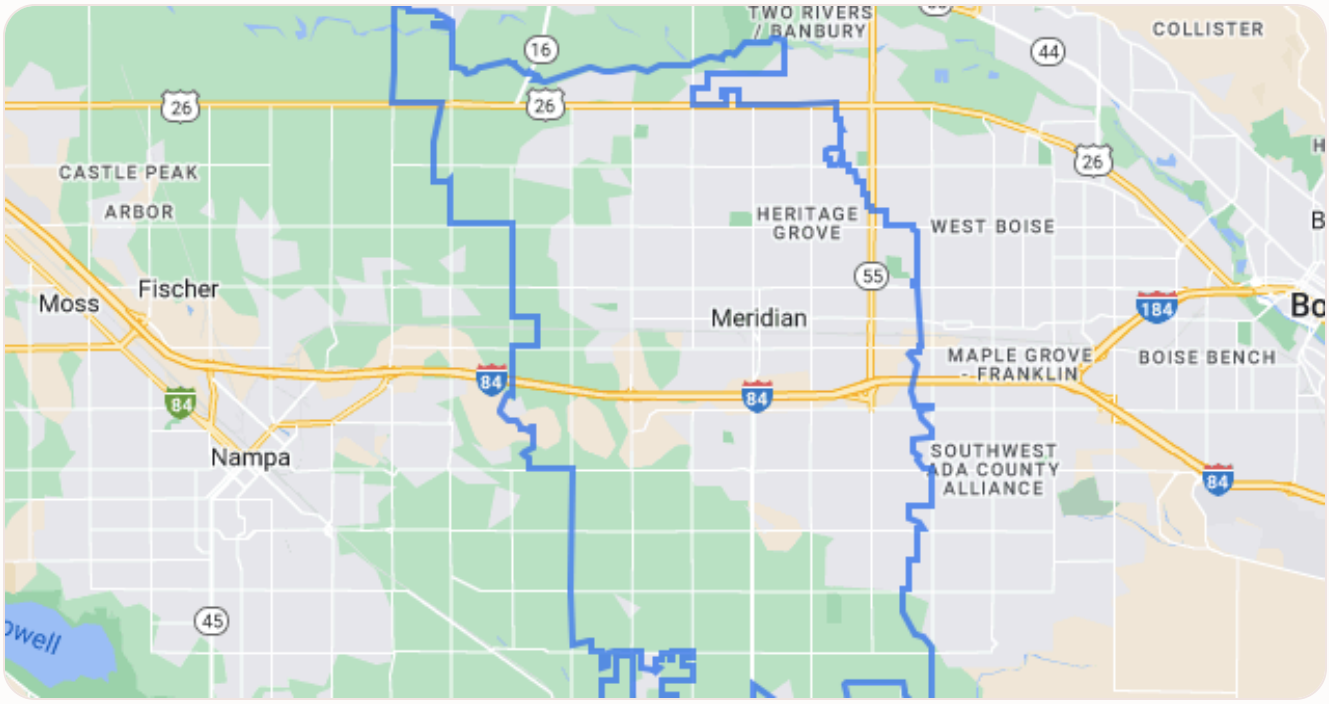
Meridian sits between Boise and Nampa, and residents love it for how easy it is to reach the rest of the valley. You're never far from shopping, restaurants or recreation, and there's a wide range of homes, from starter homes to luxury.

~119,000
residents, one of Idaho's largest cities

~$560,000
median sale price (March 2026)

West Ada
School District, the largest in Idaho, with school choice for K–12

St. Luke's
Meridian Medical Center, a full-service hospital in town



Population and schools: Boise Mom Meridian moving guide. Median sale price: Houzeo Meridian housing market, March 2026. Hospital: List of hospitals in Idaho. Prices change monthly; ask me for this week's numbers.

WHERE TO LIVE

North vs. *South* Meridian

Both sides of town have great neighborhoods. Which one fits usually comes down to how you spend your weekends and where you need to drive during the week.

North Meridian

Closer to the Boise River, the Greenbelt and Eagle. You can be in the mountains for a getaway in 30 minutes or less.

- Good fit if you love being outdoors
- Close to Eagle shopping and the river

South Meridian

Easy access to I-84, so it's ideal if you commute through town every day or fly out of the Boise airport often.

- Good fit for commuters and frequent flyers
- Close to Discovery Park

How I help you choose

Tell me what your days look like: where you'll work, what your kids are into, how much yard you want. I'll map out the two or three neighborhoods that fit and send video tours so you can see them before you ever book a flight.

Family-friendly *fun*

The Village at Meridian

Shopping, dining and entertainment with outdoor concerts, a playground, string lights and fountain shows. Grab a coffee from Royal Coffee Co while you stroll.

Roaring Springs

The valley's big water park, a summer favorite for kids and grown-ups.

Historic downtown

Outdoor dining on Main Street, farmers markets, and the Dairy Days Festival and parade every summer.

Parks everywhere

Meridian has more than 20 city parks. A few favorites:

- **Settlers Park**, a regional park on N Meridian Road
- **Kleiner Park**, right behind The Village
- **Discovery Park**, in south Meridian on E Lake Hazel Road
- **Heroes Park** and **Bear Creek Park**, neighborhood community parks
- **Storey Bark Park**, an off-leash dog park

Sources: Boise Mom Meridian moving guide; Build Idaho, "Every Park in Meridian, Idaho." Hours and events change; check before you go.

YOUR MOVE, STEP BY STEP

Buying from *out of state*

1. **Get in touch with me**
   Tell me your timeline, budget and must-haves. We'll set up a home search for the right parts of Meridian.

2. **Compare lenders**
   I'll introduce you to lenders I trust so you can find the one you jive with and get preapproved.

3. **Look at homes**
   I'll send detailed video tours, or we'll plan your trip around homes coming soon to market so you don't miss the right one.

4. **Go under contract**
   You'll usually have about 10 days to back out for any reason. If you can't fly in, I'll get you as much information as possible.

5. **Inspection**
   I always have my clients get an inspection, and I'll walk you through what matters and what doesn't. Former contractor here.

6. **Closing day!**
   Our escrow team handles the transaction, and you can sign in person or with a mobile notary. Welcome home to Idaho!

ARE YOU READY TO START?

Let's find your *Meridian* home

Book a free 20-minute call and we'll talk through neighborhoods, budget and timing. No pressure, just a plan.

Book a free call **Browse homes**

(208) 608-2791
kellysyouragent@gmail.com
idbroker@epiquerealty.com
@kellyiacovellirealtor · www.ireidaho.com

Kelly Iacovelli, Real Estate Advisors at Epique Realty · Idaho License #40530 · 950 W Bannock, Boise, ID 83702. Information is believed reliable but not guaranteed.