

<b>Ada County Single Family Home Sales Comparing 2025 with 2024</b>					
	<b>2025</b>	<b>Year to Date 25</b>	<b>2024</b>	<b>Year to Date 24</b>	<b>Previous 12 Months</b>
Total Active Residential Listings	n/a		n/a		
Total Pending Residential Listings	n/a		n/a		
Total Single-Family Homes Sold	8,987	8,987	8,364	8,364	8,335
Percent Change	7.45%	7.45%			
Median Price	\$555,000	\$555,000	\$541,947	\$541,947	\$559,000
Percent Change	2.41%	2.41%			
Average Price	\$668,371	\$668,371	\$644,304	\$644,304	\$670,007
Percent Change	3.74%	3.74%			
Days on Market	43	43	42	42	43
Total Dollar Volume	\$6,006,652,802	\$6,006,652,802	\$5,388,956,939	\$5,388,956,939	\$5,584,506,930
Percent Change	11.46%	11.46%			

<b>Ada County Existing Home Sales</b>					
	<b>2025</b>	<b>Year to Date 25</b>	<b>2024</b>	<b>Year to Date 24</b>	<b>Previous 12 Months</b>
Existing Residential Listings	n/a		n/a		
Existing Pending Listings	n/a		n/a		
Existing Homes Sold	5,773	5,773	5,372	5,372	5,393
Percent Change	7.46%	7.46%			
Median Price	\$545,000	\$545,000	\$535,000	\$535,000	\$549,420
Percent Change	1.87%	1.87%			
Average Price	\$660,363	\$660,363	\$640,862	\$640,862	\$662,462
Percent Change	3.04%	3.04%			
Days on Market	33	33	31	31	32
Existing Dollar Volume	\$3,812,273,147	\$3,812,273,147	\$3,442,710,608	\$3,442,710,608	\$3,572,655,044
Percent Change	10.73%	10.73%			

<b>Ada County Newly Constructed Home Sales</b>					
	<b>2025</b>	<b>Year to Date 25</b>	<b>2024</b>	<b>Year to Date 24</b>	<b>Previous 12 Months</b>
Newly Constructed Residential Listings	n/a		n/a		
Newly Constructed Pending Listings	n/a		n/a		
Newly Constructed Homes Sold	3,214	3,214	2,992	2,992	2,942
Percent Change	7.42%	7.42%			
Median Price	\$569,990	\$569,990	\$556,490	\$556,490	\$574,990
Percent Change	2.43%	2.43%			
Average Price	\$682,757	\$682,757	\$650,483	\$650,483	\$683,838
Percent Change	4.96%	4.96%			
Days on Market	62	62	61	61	62
Newly Constructed Dollar Volume	\$2,194,379,655	\$2,194,379,655	\$1,946,246,331	\$1,946,246,331	\$2,011,851,886
Percent Change	12.75%	12.75%			

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Single-Family Homes Sold in Ada County for 2025				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	330	3.80%	\$951,301	\$800,000
New Construction	11	0.34%	\$1,598,845	\$1,610,000
Existing	319	5.84%	\$928,972	\$780,000
Boise NE - 0200	243	2.80%	\$1,088,079	\$893,000
New Construction	33	1.02%	\$1,576,098	\$1,344,990
Existing	210	3.85%	\$1,011,390	\$875,000
Boise SE - 0300	364	4.19%	\$629,267	\$560,000
New Construction	14	0.43%	\$743,479	\$707,450
Existing	350	6.41%	\$624,699	\$550,000
Boise Bench - 0400	386	4.45%	\$479,339	\$450,000
New Construction	12	0.37%	\$671,403	\$679,000
Existing	374	6.85%	\$473,176	\$450,000
Boise South - 0500	211	2.43%	\$562,130	\$520,000
New Construction	23	0.71%	\$619,070	\$632,000
Existing	188	3.44%	\$555,164	\$514,500
Boise SW-Meridian - 0550	528	6.08%	\$551,553	\$503,700
New Construction	104	3.23%	\$523,178	\$499,990
Existing	424	7.76%	\$558,512	\$504,900
Boise West - 0600	312	3.59%	\$497,752	\$457,500
New Construction	8	0.25%	\$617,199	\$639,350
Existing	304	5.57%	\$494,609	\$455,000
Boise W-Garden City - 0650	429	4.94%	\$520,456	\$470,000
New Construction	7	0.22%	\$604,929	\$599,000
Existing	422	7.73%	\$519,055	\$469,950
Garden City - 0700	34	0.39%	\$592,193	\$537,500
New Construction	1	0.03%	\$655,000	\$655,000
Existing	33	0.60%	\$590,289	\$510,000
Boise NW - 0800	591	6.81%	\$855,261	\$689,900
New Construction	153	4.75%	\$1,219,808	\$1,199,473
Existing	438	8.02%	\$727,919	\$624,950
Eagle - 0900	911	10.49%	\$1,071,084	\$944,900
New Construction	341	10.59%	\$1,107,579	\$962,000
Existing	570	10.44%	\$1,049,252	\$922,317
Star - 0950	1064	12.26%	\$665,671	\$599,945
New Construction	769	23.87%	\$659,216	\$599,990
Existing	295	5.40%	\$682,499	\$599,777
Meridian SE - 1000	467	5.38%	\$671,194	\$630,000
New Construction	211	6.55%	\$689,045	\$649,777
Existing	256	4.69%	\$656,480	\$615,000
Meridian SW - 1010	328	3.78%	\$594,531	\$514,950
New Construction	218	6.77%	\$547,934	\$493,968
Existing	110	2.01%	\$686,878	\$612,500
Meridian NE - 1020	0	0.00%	\$0	\$0
New Construction	0	0.00%	\$0	\$0
Existing	0	0.00%	\$0	\$0

<b>Single-Family Homes Sold in Ada County for 2025</b>				
<b>MLS Area</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Meridian NW - 1030	1291	14.87%	\$576,543	\$510,000
New Construction	517	16.05%	\$572,897	\$526,061
Existing	774	14.17%	\$578,978	\$499,900
Kuna - 1100	1193	13.74%	\$520,678	\$455,990
New Construction	799	24.81%	\$525,596	\$464,000
Existing	394	7.21%	\$510,702	\$439,945
<b>Totals</b>	<b>8682</b>	<b>100.00%</b>	<b>\$675,464</b>	<b>\$559,997</b>
New Construction	3221	37.10%	\$688,845	\$574,990
Existing	5461	62.90%	\$667,572	\$550,000

**Single-Family Homes Sold in Ada County for 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 Ada County  
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%	0	0.00%
\$200,000 - \$249,999	0	0.00%	11	0.13%
\$250,000 - \$299,999	0	0.00%	23	0.26%
\$300,000 - \$399,999	143	1.65%	597	6.88%
\$400,000 - \$499,999	959	11.05%	1562	17.99%
\$500,000 - \$599,999	659	7.59%	986	11.36%
\$600,000 - \$699,999	461	5.31%	645	7.43%
\$700,000 - \$799,999	322	3.71%	454	5.23%
\$800,000 - \$899,999	214	2.46%	327	3.77%
\$900,000 - \$999,999	98	1.13%	214	2.46%
\$1,000,000 - \$1,999,999	309	3.56%	569	6.55%
\$2,000,000 - \$2,999,999	51	0.59%	61	0.70%
\$3,000,000 - \$3,999,999	2	0.02%	9	0.10%
\$4,000,000 - \$4,999,999	0	0.00%	2	0.02%
\$5,000,000 and over	3	0.03%	1	0.01%
<b>Totals</b>	<b>3221</b>	<b>37.10%</b>	<b>5461</b>	<b>62.90%</b>

**Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County  
(Year-to-Date) 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%	0	0.00%
\$200,000 - \$249,999	0	0.00%	11	0.13%
\$250,000 - \$299,999	0	0.00%	23	0.26%
\$300,000 - \$399,999	143	1.65%	597	6.88%
\$400,000 - \$499,999	959	11.05%	1562	17.99%
\$500,000 - \$599,999	659	7.59%	986	11.36%
\$600,000 - \$699,999	461	5.31%	645	7.43%
\$700,000 - \$799,999	322	3.71%	454	5.23%
\$800,000 - \$899,999	214	2.46%	327	3.77%
\$900,000 - \$999,999	98	1.13%	214	2.46%
\$1,000,000 - \$1,999,999	309	3.56%	569	6.55%
\$2,000,000 - \$2,999,999	51	0.59%	61	0.70%
\$3,000,000 - \$3,999,999	2	0.02%	9	0.10%
\$4,000,000 - \$4,999,999	0	0.00%	2	0.02%
\$5,000,000 and over	3	0.03%	1	0.01%
<b>Totals</b>	<b>3221</b>	<b>37.10%</b>	<b>5461</b>	<b>62.90%</b>

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