

Ada County Single Family Home Sales Comparing April 2025 with April 2024					
	Apr-25	Year to Date 25	Apr-24	Year to Date 24	Previous 12 Months
Total Active Residential Listings	1890		1394		
Total Pending Residential Listings	1342		1242		
Total Single-Family Homes Sold	742	2,522	755	2,397	7,779
Percent Change	-1.72%	5.21%			
Median Price	\$545,821	\$545,000	\$555,000	\$540,000	\$544,990
Percent Change	-1.65%	0.93%			
Average Price	\$642,832	\$649,883	\$638,296	\$635,960	\$648,933
Percent Change	0.71%	2.19%			
Days on Market	40	47	37	46	42
Total Dollar Volume	\$476,981,000	\$1,639,004,435	\$481,913,196	\$1,524,396,906	\$5,048,046,830
Percent Change	-1.02%	7.52%			

Ada County Existing Home Sales					
	Apr-25	Year to Date 25	Apr-24	Year to Date 24	Previous 12 Months
Existing Residential Listings	958		715		
Existing Pending Listings	606		582		
Existing Homes Sold	463	1,524	482	1,452	5,004
Percent Change	-3.94%	4.96%			
Median Price	\$525,000	\$529,000	\$539,900	\$517,000	\$536,050
Percent Change	-2.76%	2.32%			
Average Price	\$629,764	\$637,420	\$638,880	\$633,170	\$643,058
Percent Change	-1.43%	0.67%			
Days on Market	26	37	20	33	32
Existing Dollar Volume	\$291,580,653	\$971,428,111	\$307,940,247	\$919,363,007	\$3,217,860,884
Percent Change	-5.31%	5.66%			

Ada County Newly Constructed Home Sales					
	Apr-25	Year to Date 25	Apr-24	Year to Date 24	Previous 12 Months
Newly Constructed Residential Listings	932		679		
Newly Constructed Pending Listings	736		660		
Newly Constructed Homes Sold	279	998	273	945	2,775
Percent Change	2.20%	5.61%			
Median Price	\$574,990	\$574,990	\$570,000	\$565,000	\$558,731
Percent Change	0.88%	1.77%			
Average Price	\$664,517	\$668,914	\$637,264	\$640,248	\$659,526
Percent Change	4.28%	4.48%			
Days on Market	63	63	66	65	60
Newly Constructed Dollar Volume	\$185,400,347	\$667,576,324	\$173,972,949	\$605,033,899	\$1,830,185,946
Percent Change	6.57%	10.34%			

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Single-Family Homes Sold in Ada County for April 2025				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	22	3.08%	\$874,349	\$699,950
New Construction	0	0.00%	\$0	\$0
Existing	22	5.03%	\$874,349	\$699,950
Boise NE - 0200	20	2.80%	\$1,112,788	\$998,032
New Construction	3	1.08%	\$1,150,288	\$1,066,065
Existing	17	3.89%	\$1,106,171	\$930,000
Boise SE - 0300	30	4.20%	\$551,620	\$530,000
New Construction	1	0.36%	\$974,900	\$974,900
Existing	29	6.64%	\$537,024	\$530,000
Boise Bench - 0400	31	4.34%	\$478,660	\$469,995
New Construction	0	0.00%	\$0	\$0
Existing	31	7.09%	\$478,660	\$469,995
Boise South - 0500	12	1.68%	\$655,748	\$545,500
New Construction	4	1.44%	\$672,995	\$653,495
Existing	8	1.83%	\$647,125	\$518,000
Boise SW-Meridian - 0550	43	6.01%	\$514,341	\$483,000
New Construction	3	1.08%	\$469,657	\$484,990
Existing	40	9.15%	\$517,692	\$481,500
Boise West - 0600	14	1.96%	\$498,564	\$476,000
New Construction	1	0.36%	\$629,900	\$629,900
Existing	13	2.97%	\$488,462	\$475,000
Boise W-Garden City - 0650	40	5.59%	\$552,520	\$465,500
New Construction	0	0.00%	\$0	\$0
Existing	40	9.15%	\$552,520	\$465,500
Garden City - 0700	2	0.28%	\$804,950	\$804,950
New Construction	0	0.00%	\$0	\$0
Existing	2	0.46%	\$804,950	\$804,950
Boise NW - 0800	45	6.29%	\$866,767	\$826,800
New Construction	11	3.96%	\$1,141,391	\$1,175,648
Existing	34	7.78%	\$777,918	\$683,250
Eagle - 0900	70	9.79%	\$969,464	\$834,450
New Construction	30	10.79%	\$989,764	\$833,328
Existing	40	9.15%	\$954,240	\$834,450
Star - 0950	102	14.27%	\$631,767	\$583,246
New Construction	77	27.70%	\$640,299	\$584,990
Existing	25	5.72%	\$605,488	\$565,000
Meridian SE - 1000	45	6.29%	\$637,462	\$600,000
New Construction	20	7.19%	\$684,702	\$616,729
Existing	25	5.72%	\$599,670	\$556,000
Meridian SW - 1010	32	4.48%	\$591,757	\$536,745
New Construction	21	7.55%	\$564,453	\$514,900
Existing	11	2.52%	\$643,884	\$597,900
Meridian NE - 1020	0	0.00%	\$0	\$0
New Construction	0	0.00%	\$0	\$0
Existing	0	0.00%	\$0	\$0

Single-Family Homes Sold in Ada County for April 2025				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	102	14.27%	\$547,817	\$497,164
New Construction	40	14.39%	\$560,960	\$500,412
Existing	62	14.19%	\$539,338	\$492,000
Kuna - 1100	105	14.69%	\$524,649	\$475,000
New Construction	67	24.10%	\$549,616	\$499,700
Existing	38	8.70%	\$480,629	\$449,950
Totals	715	100.00%	\$648,181	\$550,000
New Construction	278	38.88%	\$667,331	\$579,988
Existing	437	61.12%	\$635,999	\$528,000

Single-Family Homes Sold in Ada County for April 2025				
MLS Area	# Sold	Market %	Average Price	Median Price

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County April 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%	1	0.14%
\$250,000 - \$299,999	0	0.00%	3	0.42%
\$300,000 - \$399,999	10	1.40%	40	5.59%
\$400,000 - \$499,999	81	11.33%	149	20.84%
\$500,000 - \$599,999	62	8.67%	87	12.17%
\$600,000 - \$699,999	44	6.15%	43	6.01%
\$700,000 - \$799,999	23	3.22%	29	4.06%
\$800,000 - \$899,999	21	2.94%	25	3.50%
\$900,000 - \$999,999	8	1.12%	16	2.24%
\$1,000,000 - \$1,999,999	28	3.92%	41	5.73%
\$2,000,000 - \$2,999,999	1	0.14%	3	0.42%
\$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	278	38.88%	437	61.12%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) April 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%	4	0.16%
\$250,000 - \$299,999	0	0.00%	6	0.25%
\$300,000 - \$399,999	32	1.32%	187	7.70%
\$400,000 - \$499,999	310	12.77%	419	17.26%
\$500,000 - \$599,999	210	8.65%	272	11.21%
\$600,000 - \$699,999	141	5.81%	161	6.63%
\$700,000 - \$799,999	98	4.04%	102	4.20%
\$800,000 - \$899,999	69	2.84%	73	3.01%
\$900,000 - \$999,999	33	1.36%	61	2.51%
\$1,000,000 - \$1,999,999	97	4.00%	128	5.27%
\$2,000,000 - \$2,999,999	7	0.29%	13	0.54%
\$3,000,000 - \$3,999,999	1	0.04%	3	0.12%
\$4,000,000 - \$4,999,999	0	0.00%	0	0.00%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	998	41.12%	1429	58.88%

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