

**Ada County Single Family Home Sales
Comparing August 2025 with August 2024**

	Aug-25	Year to Date 25	Aug-24	Year to Date 24	Previous 12 Months
Total Active Residential Listings	2213		1837		
Total Pending Residential Listings	1141		1166		
Total Single-Family Homes Sold	829	5,957	723	5,479	8,067
Percent Change	14.66%	8.72%			
Median Price	\$559,990	\$559,900	\$539,990	\$548,642	\$549,900
Percent Change	3.70%	2.05%			
Average Price	\$676,128	\$666,325	\$627,887	\$646,170	\$656,034
Percent Change	7.68%	3.12%			
Days on Market	41	41	39	40	42
Total Dollar Volume	\$560,510,449	\$3,969,300,514	\$453,961,957	\$3,540,364,492	\$5,292,223,287
Percent Change	23.47%	12.12%			

Ada County Existing Home Sales

	Aug-25	Year to Date 25	Aug-24	Year to Date 24	Previous 12 Months
Existing Residential Listings	1198		1070		
Existing Pending Listings	513		514		
Existing Homes Sold	555	3,862	490	3,532	5,184
Percent Change	13.27%	9.34%			
Median Price	\$560,000	\$550,000	\$525,000	\$538,000	\$539,994
Percent Change	6.67%	2.23%			
Average Price	\$679,592	\$660,505	\$616,457	\$643,739	\$649,210
Percent Change	10.24%	2.60%			
Days on Market	31	30	30	29	32
Existing Dollar Volume	\$377,173,407	\$2,550,870,425	\$302,064,070	\$2,273,687,358	\$3,365,506,311
Percent Change	24.87%	12.19%			

Ada County Newly Constructed Home Sales

	Aug-25	Year to Date 25	Aug-24	Year to Date 24	Previous 12 Months
Newly Constructed Residential Listings	1015		767		
Newly Constructed Pending Listings	628		652		
Newly Constructed Homes Sold	274	2,095	233	1,947	2,883
Percent Change	17.60%	7.60%			
Median Price	\$552,495	\$574,990	\$549,990	\$560,000	\$564,990
Percent Change	0.46%	2.68%			
Average Price	\$669,113	\$677,055	\$651,922	\$650,579	\$668,303
Percent Change	2.64%	4.07%			
Days on Market	62	61	57	62	61
Newly Constructed Dollar Volume	\$183,337,042	\$1,418,430,089	\$151,897,887	\$1,266,677,134	\$1,926,716,976
Percent Change	20.70%	11.98%			

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Single-Family Homes Sold in Ada County for August 2025				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	34	4.22%	\$985,850	\$866,250
New Construction	1	0.36%	\$1,499,900	\$1,499,900
Existing	33	6.20%	\$970,273	\$857,500
Boise NE - 0200	22	2.73%	\$1,031,173	\$860,000
New Construction	1	0.36%	\$2,225,000	\$2,225,000
Existing	21	3.95%	\$974,324	\$855,000
Boise SE - 0300	37	4.59%	\$710,090	\$659,000
New Construction	2	0.73%	\$767,450	\$767,450
Existing	35	6.58%	\$706,812	\$649,900
Boise Bench - 0400	34	4.22%	\$494,909	\$464,500
New Construction	0	0.00%	\$0	\$0
Existing	34	6.39%	\$494,909	\$464,500
Boise South - 0500	18	2.23%	\$589,444	\$557,450
New Construction	0	0.00%	\$0	\$0
Existing	18	3.38%	\$589,444	\$557,450
Boise SW-Meridian - 0550	55	6.82%	\$573,517	\$510,000
New Construction	15	5.47%	\$499,862	\$485,990
Existing	40	7.52%	\$601,138	\$527,500
Boise West - 0600	30	3.72%	\$487,817	\$425,000
New Construction	0	0.00%	\$0	\$0
Existing	30	5.64%	\$487,817	\$425,000
Boise W-Garden City - 0650	39	4.84%	\$515,814	\$485,000
New Construction	0	0.00%	\$0	\$0
Existing	39	7.33%	\$515,814	\$485,000
Garden City - 0700	1	0.12%	\$565,000	\$565,000
New Construction	0	0.00%	\$0	\$0
Existing	1	0.19%	\$565,000	\$565,000
Boise NW - 0800	56	6.95%	\$860,916	\$737,495
New Construction	16	5.84%	\$1,269,680	\$1,374,900
Existing	40	7.52%	\$697,411	\$647,450
Eagle - 0900	94	11.66%	\$1,074,315	\$925,812
New Construction	27	9.85%	\$1,023,734	\$800,000
Existing	67	12.59%	\$1,094,698	\$950,000
Star - 0950	100	12.41%	\$675,577	\$622,497
New Construction	71	25.91%	\$667,342	\$634,000
Existing	29	5.45%	\$695,739	\$599,000
Meridian SE - 1000	38	4.71%	\$700,148	\$637,450
New Construction	11	4.01%	\$691,700	\$674,900
Existing	27	5.08%	\$703,589	\$605,000
Meridian SW - 1010	22	2.73%	\$582,987	\$509,900
New Construction	12	4.38%	\$537,353	\$534,900
Existing	10	1.88%	\$637,749	\$462,500
Meridian NE - 1020	0	0.00%	\$0	\$0
New Construction	0	0.00%	\$0	\$0
Existing	0	0.00%	\$0	\$0

Single-Famly Homes Sold in Ada County for August 2025				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	113	14.02%	\$550,528	\$509,990
New Construction	46	16.79%	\$572,492	\$536,490
Existing	67	12.59%	\$535,449	\$499,900
Kuna - 1100	113	14.02%	\$500,938	\$445,000
New Construction	72	26.28%	\$521,628	\$453,990
Existing	41	7.71%	\$464,605	\$424,900
Totals	806	100.00%	\$684,586	\$560,000
New Construction	274	34.00%	\$678,991	\$558,522
Existing	532	66.00%	\$687,468	\$562,500

Single-Family Homes Sold in Ada County for August 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
August 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%	0	0.00%
\$250,000 - \$299,999	0	0.00%	2	0.25%
\$300,000 - \$399,999	18	2.23%	54	6.70%
\$400,000 - \$499,999	82	10.17%	143	17.74%
\$500,000 - \$599,999	54	6.70%	94	11.66%
\$600,000 - \$699,999	38	4.71%	69	8.56%
\$700,000 - \$799,999	25	3.10%	36	4.47%
\$800,000 - \$899,999	19	2.36%	43	5.33%
\$900,000 - \$999,999	6	0.74%	22	2.73%
\$1,000,000 - \$1,999,999	29	3.60%	62	7.69%
\$2,000,000 - \$2,999,999	3	0.37%	6	0.74%
\$3,000,000 - \$3,999,999	0	0.00%	1	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	274	34.00%	532	66.00%

**Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County
(Year-to-Date) August 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%	8	0.14%
\$250,000 - \$299,999	0	0.00%	15	0.26%
\$300,000 - \$399,999	86	1.50%	405	7.05%
\$400,000 - \$499,999	613	10.68%	1030	17.94%
\$500,000 - \$599,999	450	7.84%	655	11.41%
\$600,000 - \$699,999	289	5.03%	444	7.73%
\$700,000 - \$799,999	216	3.76%	287	5.00%
\$800,000 - \$899,999	154	2.68%	223	3.88%
\$900,000 - \$999,999	65	1.13%	159	2.77%
\$1,000,000 - \$1,999,999	195	3.40%	375	6.53%
\$2,000,000 - \$2,999,999	26	0.45%	36	0.63%
\$3,000,000 - \$3,999,999	1	0.02%	7	0.12%
\$4,000,000 - \$4,999,999	0	0.00%	1	0.02%
\$5,000,000 and over	1	0.02%	1	0.02%
Totals	2096	36.50%	3646	63.50%

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