

Ada County Single Family Home Sales Comparing December 2025 with December 2024					
	Dec-25	Year to Date 25	Dec-24	Year to Date 24	Previous 12 Months
Total Active Residential Listings	1596		1275		
Total Pending Residential Listings	901		892		
Total Single-Family Homes Sold	691	8,987	688	8,364	8,335
Percent Change	0.44%	7.45%			
Median Price	\$525,000	\$555,000	\$529,994	\$541,947	\$559,000
Percent Change	-0.94%	2.41%			
Average Price	\$649,324	\$668,371	\$636,543	\$644,304	\$670,007
Percent Change	2.01%	3.74%			
Days on Market	52	43	50	42	43
Total Dollar Volume	\$448,682,574	\$6,006,652,802	\$437,941,276	\$5,388,956,939	\$5,584,506,930
Percent Change	2.45%	11.46%			

Ada County Existing Home Sales					
	Dec-25	Year to Date 25	Dec-24	Year to Date 24	Previous 12 Months
Existing Residential Listings	614		540		
Existing Pending Listings	340		314		
Existing Homes Sold	405	5,773	401	5,372	5,393
Percent Change	1.00%	7.46%			
Median Price	\$522,900	\$545,000	\$520,000	\$535,000	\$549,420
Percent Change	0.56%	1.87%			
Average Price	\$636,972	\$660,363	\$627,838	\$640,862	\$662,462
Percent Change	1.45%	3.04%			
Days on Market	39	33	37	31	32
Existing Dollar Volume	\$257,973,802	\$3,812,273,147	\$251,763,230	\$3,442,710,608	\$3,572,655,044
Percent Change	2.47%	10.73%			

Ada County Newly Constructed Home Sales					
	Dec-25	Year to Date 25	Dec-24	Year to Date 24	Previous 12 Months
Newly Constructed Residential Listings	982		735		
Newly Constructed Pending Listings	561		578		
Newly Constructed Homes Sold	286	3,214	287	2,992	2,942
Percent Change	-0.35%	7.42%			
Median Price	\$529,945	\$569,990	\$539,000	\$556,490	\$574,990
Percent Change	-1.68%	2.43%			
Average Price	\$666,814	\$682,757	\$648,704	\$650,483	\$683,838
Percent Change	2.79%	4.96%			
Days on Market	71	62	69	61	62
Newly Constructed Dollar Volume	\$190,708,772	\$2,194,379,655	\$186,178,046	\$1,946,246,331	\$2,011,851,886
Percent Change	2.43%	12.75%			

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Single-Family Homes Sold in Ada County for December 2025				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	27	4.02%	\$946,615	\$780,000
New Construction	1	0.35%	\$2,300,000	\$2,300,000
Existing	26	6.81%	\$894,562	\$757,500
Boise NE - 0200	19	2.83%	\$1,170,438	\$819,000
New Construction	2	0.69%	\$743,811	\$743,811
Existing	17	4.45%	\$1,220,629	\$839,900
Boise SE - 0300	24	3.58%	\$550,869	\$489,762
New Construction	2	0.69%	\$690,000	\$690,000
Existing	22	5.76%	\$538,221	\$480,262
Boise Bench - 0400	20	2.98%	\$458,775	\$445,000
New Construction	1	0.35%	\$725,000	\$725,000
Existing	19	4.97%	\$444,763	\$440,000
Boise South - 0500	18	2.68%	\$589,459	\$544,950
New Construction	1	0.35%	\$599,990	\$599,990
Existing	17	4.45%	\$588,839	\$539,900
Boise SW-Meridian - 0550	44	6.56%	\$525,926	\$497,495
New Construction	15	5.19%	\$490,542	\$489,990
Existing	29	7.59%	\$544,228	\$510,000
Boise West - 0600	24	3.58%	\$479,768	\$445,000
New Construction	4	1.38%	\$629,698	\$656,900
Existing	20	5.24%	\$449,782	\$428,000
Boise W-Garden City - 0650	29	4.32%	\$481,666	\$470,000
New Construction	0	0.00%	\$0	\$0
Existing	29	7.59%	\$481,666	\$470,000
Garden City - 0700	3	0.45%	\$516,600	\$479,900
New Construction	0	0.00%	\$0	\$0
Existing	3	0.79%	\$516,600	\$479,900
Boise NW - 0800	37	5.51%	\$950,197	\$865,000
New Construction	12	4.15%	\$1,271,040	\$1,204,900
Existing	25	6.54%	\$796,192	\$575,000
Eagle - 0900	72	10.73%	\$1,054,111	\$944,450
New Construction	35	12.11%	\$1,181,608	\$1,099,900
Existing	37	9.69%	\$933,505	\$880,000
Star - 0950	64	9.54%	\$700,841	\$624,060
New Construction	45	15.57%	\$695,796	\$634,121
Existing	19	4.97%	\$712,789	\$589,900
Meridian SE - 1000	36	5.37%	\$640,001	\$565,000
New Construction	23	7.96%	\$631,945	\$554,900
Existing	13	3.40%	\$654,254	\$584,999
Meridian SW - 1010	33	4.92%	\$618,210	\$522,900
New Construction	23	7.96%	\$588,397	\$515,000
Existing	10	2.62%	\$686,780	\$561,450
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 December 2025				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	119	17.73%	\$533,868	\$476,500
New Construction	57	19.72%	\$529,273	\$476,500
Existing	62	16.23%	\$538,092	\$476,450
Kuna - 1100	102	15.20%	\$484,631	\$457,435
New Construction	68	23.53%	\$488,168	\$461,155
Existing	34	8.90%	\$477,556	\$438,499
Totals	671	100.00%	\$660,637	\$530,000
New Construction	289	43.07%	\$677,235	\$530,993
Existing	382	56.93%	\$648,080	\$529,900

Single-Family Homes Sold in Ada County for December 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
December 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	0.15%
\$250,000 - \$299,999	0	0.00%	2	0.30%
\$300,000 - \$399,999	10	1.49%	41	6.11%
\$400,000 - \$499,999	103	15.35%	126	18.78%
\$500,000 - \$599,999	56	8.35%	62	9.24%
\$600,000 - \$699,999	38	5.66%	45	6.71%
\$700,000 - \$799,999	29	4.32%	29	4.32%
\$800,000 - \$899,999	13	1.94%	24	3.58%
\$900,000 - \$999,999	6	0.89%	12	1.79%
\$1,000,000 - \$1,999,999	28	4.17%	35	5.22%
\$2,000,000 - \$2,999,999	5	0.75%	4	0.60%
\$3,000,000 - \$3,999,999	1	0.15%	0	0.00%
\$4,000,000 - \$4,999,999	0	0.00%	1	0.15%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	289	43.07%	382	56.93%

**Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County
(Year-to-Date) December 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%
Totals	3221	37.10%	5461	62.90%

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