

Ada County Single Family Home Sales Comparing February 2025 with February 2024					
	Feb-25	Year to Date 25	Feb-24	Year to Date 24	Previous 12 Months
Total Active Residential Listings	1421		1126		
Total Pending Residential Listings	1088		1005		
Total Single-Family Homes Sold	604	1,101	529	994	7,920
Percent Change	14.18%	10.76%			
Median Price	\$530,000	\$535,000	\$519,000	\$516,000	\$545,000
Percent Change	2.12%	3.68%			
Average Price	\$635,687	\$632,365	\$618,022	\$615,163	\$646,678
Percent Change	2.86%	2.80%			
Days on Market	52	53	49	50	41
Total Dollar Volume	\$383,954,759	\$696,233,348	\$326,933,891	\$611,471,990	\$5,121,690,266
Percent Change	17.44%	13.86%			

Ada County Existing Home Sales					
	Feb-25	Year to Date 25	Feb-24	Year to Date 24	Previous 12 Months
Existing Residential Listings	650		474		
Existing Pending Listings	401		379		
Existing Homes Sold	362	653	311	590	5,103
Percent Change	16.40%	10.68%			
Median Price	\$520,000	\$520,000	\$490,000	\$491,000	\$539,000
Percent Change	6.12%	5.91%			
Average Price	\$631,090	\$618,396	\$615,979	\$604,266	\$642,689
Percent Change	2.45%	2.34%			
Days on Market	41	45	40	45	30
Existing Dollar Volume	\$228,454,718	\$403,812,904	\$191,569,562	\$356,517,001	\$3,279,642,193
Percent Change	19.25%	13.27%			

Ada County Newly Constructed Home Sales					
	Feb-25	Year to Date 25	Feb-24	Year to Date 24	Previous 12 Months
Newly Constructed Residential Listings	771		652		
Newly Constructed Pending Listings	687		626		
Newly Constructed Homes Sold	242	448	218	404	2,817
Percent Change	11.01%	10.89%			
Median Price	\$549,945	\$549,992	\$562,720	\$549,400	\$559,900
Percent Change	-2.27%	0.11%			
Average Price	\$642,562	\$652,724	\$620,937	\$631,077	\$653,904
Percent Change	3.48%	3.43%			
Days on Market	69	64	61	59	61
Newly Constructed Dollar Volume	\$155,500,041	\$292,420,444	\$135,364,329	\$254,954,989	\$1,842,048,073
Percent Change	14.88%	14.69%			

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Single-Family Homes Sold in Ada County for February 2025				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	15	2.60%	\$820,067	\$650,000
New Construction	1	0.41%	\$650,000	\$650,000
Existing	14	4.20%	\$832,214	\$688,000
Boise NE - 0200	7	1.21%	\$844,686	\$780,000
New Construction	1	0.41%	\$1,139,900	\$1,139,900
Existing	6	1.80%	\$795,483	\$672,500
Boise SE - 0300	17	2.95%	\$635,283	\$565,000
New Construction	1	0.41%	\$715,000	\$715,000
Existing	16	4.80%	\$630,300	\$560,000
Boise Bench - 0400	33	5.72%	\$462,506	\$405,000
New Construction	4	1.64%	\$598,725	\$572,500
Existing	29	8.71%	\$443,717	\$398,500
Boise South - 0500	15	2.60%	\$514,766	\$470,000
New Construction	2	0.82%	\$507,495	\$507,495
Existing	13	3.90%	\$515,885	\$465,000
Boise SW-Meridian - 0550	31	5.37%	\$630,944	\$500,000
New Construction	2	0.82%	\$666,713	\$666,712
Existing	29	8.71%	\$628,477	\$484,888
Boise West - 0600	22	3.81%	\$541,695	\$472,000
New Construction	0	0.00%	\$0	\$0
Existing	22	6.61%	\$541,695	\$472,000
Boise W-Garden City - 0650	31	5.37%	\$482,732	\$455,000
New Construction	0	0.00%	\$0	\$0
Existing	31	9.31%	\$482,732	\$455,000
Garden City - 0700	3	0.52%	\$676,633	\$775,000
New Construction	0	0.00%	\$0	\$0
Existing	3	0.90%	\$676,633	\$775,000
Boise NW - 0800	48	8.32%	\$826,252	\$547,495
New Construction	21	8.61%	\$994,885	\$764,600
Existing	27	8.11%	\$695,093	\$495,000
Eagle - 0900	61	10.57%	\$1,003,090	\$799,999
New Construction	27	11.07%	\$945,586	\$800,000
Existing	34	10.21%	\$1,048,756	\$752,500
Star - 0950	72	12.48%	\$632,132	\$553,497
New Construction	58	23.77%	\$613,786	\$549,990
Existing	14	4.20%	\$708,136	\$662,400
Meridian SE - 1000	34	5.89%	\$612,367	\$595,850
New Construction	18	7.38%	\$631,459	\$595,850
Existing	16	4.80%	\$590,888	\$569,950
Meridian SW - 1010	40	6.93%	\$554,737	\$482,490
New Construction	28	11.48%	\$498,346	\$449,900
Existing	12	3.60%	\$686,317	\$667,500
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 February 2025				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	76	13.17%	\$589,340	\$532,400
New Construction	33	13.52%	\$583,514	\$518,000
Existing	43	12.91%	\$593,811	\$534,900
Kuna - 1100	72	12.48%	\$505,681	\$447,995
New Construction	48	19.67%	\$502,861	\$446,477
Existing	24	7.21%	\$511,321	\$467,450
Totals	577	100.00%	\$643,050	\$537,000
New Construction	244	42.29%	\$647,477	\$549,990
Existing	333	57.71%	\$639,806	\$520,000

Single-Family Homes Sold in Ada County for February 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
February 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	0.35%
\$300,000 - \$399,999	4	0.69%	57	9.88%
\$400,000 - \$499,999	90	15.60%	94	16.29%
\$500,000 - \$599,999	52	9.01%	57	9.88%
\$600,000 - \$699,999	31	5.37%	39	6.76%
\$700,000 - \$799,999	21	3.64%	26	4.51%
\$800,000 - \$899,999	14	2.43%	14	2.43%
\$900,000 - \$999,999	6	1.04%	11	1.91%
\$1,000,000 - \$1,999,999	25	4.33%	27	4.68%
\$2,000,000 - \$2,999,999	1	0.17%	5	0.87%
\$3,000,000 - \$3,999,999	0	0.00%	1	0.17%
\$4,000,000 - \$4,999,999	0	0.00%	0	0.00%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	244	42.29%	333	57.71%

**Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County
(Year-to-Date) February 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%	3	0.28%
\$250,000 - \$299,999	0	0.00%	3	0.28%
\$300,000 - \$399,999	18	1.70%	103	9.74%
\$400,000 - \$499,999	157	14.85%	164	15.52%
\$500,000 - \$599,999	92	8.70%	109	10.31%
\$600,000 - \$699,999	55	5.20%	72	6.81%
\$700,000 - \$799,999	41	3.88%	45	4.26%
\$800,000 - \$899,999	30	2.84%	26	2.46%
\$900,000 - \$999,999	12	1.14%	28	2.65%
\$1,000,000 - \$1,999,999	42	3.97%	48	4.54%
\$2,000,000 - \$2,999,999	2	0.19%	5	0.47%
\$3,000,000 - \$3,999,999	1	0.09%	1	0.09%
\$4,000,000 - \$4,999,999	0	0.00%	0	0.00%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	450	42.57%	607	57.43%

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