

Ada County Single Family Home Sales Comparing January 2025 with January 2024					
	Jan-25	Year to Date 25	Jan-24	Year to Date 24	Previous 12 Months
Total Active Residential Listings	1271		1035		
Total Pending Residential Listings	1093		965		
Total Single-Family Homes Sold	493	493	465	465	7,893
Percent Change	6.02%	6.02%			
Median Price	\$538,000	\$538,000	\$515,000	\$515,000	\$545,000
Percent Change	4.47%	4.47%			
Average Price	\$623,999	\$623,999	\$611,910	\$611,910	\$646,119
Percent Change	1.98%	1.98%			
Days on Market	54	54	53	53	41
Total Dollar Volume	\$307,631,263	\$307,631,263	\$284,538,099	\$284,538,099	\$5,099,815,826
Percent Change	8.12%	8.12%			

Ada County Existing Home Sales					
	Jan-25	Year to Date 25	Jan-24	Year to Date 24	Previous 12 Months
Existing Residential Listings	557		403		
Existing Pending Listings	401		370		
Existing Homes Sold	290	290	279	279	5,091
Percent Change	3.94%	3.94%			
Median Price	\$522,400	\$522,400	\$495,000	\$495,000	\$535,000
Percent Change	5.54%	5.54%			
Average Price	\$602,859	\$602,859	\$591,209	\$591,209	\$643,590
Percent Change	1.97%	1.97%			
Days on Market	50	50	50	50	30
Existing Dollar Volume	\$174,829,186	\$174,829,186	\$164,947,439	\$164,947,439	\$3,276,516,769
Percent Change	5.99%	5.99%			

Ada County Newly Constructed Home Sales					
	Jan-25	Year to Date 25	Jan-24	Year to Date 24	Previous 12 Months
Newly Constructed Residential Listings	714		632		
Newly Constructed Pending Listings	692		595		
Newly Constructed Homes Sold	203	203	186	186	2,802
Percent Change	9.14%	9.14%			
Median Price	\$549,995	\$549,995	\$532,995	\$532,995	\$559,804
Percent Change	3.19%	3.19%			
Average Price	\$654,197	\$654,197	\$642,961	\$642,961	\$650,713
Percent Change	1.75%	1.75%			
Days on Market	58	58	56	56	61
Newly Constructed Dollar Volume	\$132,802,077	\$132,802,077	\$119,590,660	\$119,590,660	\$1,823,299,057
Percent Change	11.05%	11.05%			

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Single-Family Homes Sold in Ada County for January 2025				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	11	2.31%	\$771,305	\$658,000
New Construction	0	0.00%	\$0	\$0
Existing	11	4.03%	\$771,305	\$658,000
Boise NE - 0200	11	2.31%	\$969,063	\$850,000
New Construction	3	1.48%	\$1,468,598	\$1,280,000
Existing	8	2.93%	\$781,738	\$832,450
Boise SE - 0300	17	3.57%	\$619,553	\$615,000
New Construction	1	0.49%	\$615,000	\$615,000
Existing	16	5.86%	\$619,838	\$614,000
Boise Bench - 0400	22	4.62%	\$470,981	\$407,500
New Construction	1	0.49%	\$619,500	\$619,500
Existing	21	7.69%	\$463,909	\$405,000
Boise South - 0500	12	2.52%	\$519,193	\$532,200
New Construction	2	0.99%	\$489,757	\$489,757
Existing	10	3.66%	\$525,080	\$544,200
Boise SW-Meridian - 0550	27	5.67%	\$529,496	\$505,000
New Construction	2	0.99%	\$522,495	\$522,495
Existing	25	9.16%	\$530,056	\$500,000
Boise West - 0600	17	3.57%	\$439,312	\$415,000
New Construction	0	0.00%	\$0	\$0
Existing	17	6.23%	\$439,312	\$415,000
Boise W-Garden City - 0650	23	4.83%	\$463,059	\$435,000
New Construction	0	0.00%	\$0	\$0
Existing	23	8.42%	\$463,059	\$435,000
Garden City - 0700	2	0.42%	\$492,500	\$492,500
New Construction	0	0.00%	\$0	\$0
Existing	2	0.73%	\$492,500	\$492,500
Boise NW - 0800	24	5.04%	\$849,504	\$704,500
New Construction	5	2.46%	\$1,065,319	\$579,990
Existing	19	6.96%	\$792,711	\$759,000
Eagle - 0900	52	10.92%	\$1,031,566	\$949,500
New Construction	24	11.82%	\$1,104,643	\$978,555
Existing	28	10.26%	\$968,929	\$932,000
Star - 0950	57	11.97%	\$606,808	\$549,995
New Construction	44	21.67%	\$591,241	\$557,087
Existing	13	4.76%	\$659,498	\$508,000
Meridian SE - 1000	30	6.30%	\$701,380	\$635,950
New Construction	19	9.36%	\$698,821	\$654,777
Existing	11	4.03%	\$705,800	\$604,900
Meridian SW - 1010	18	3.78%	\$556,413	\$477,495
New Construction	13	6.40%	\$546,533	\$474,990
Existing	5	1.83%	\$582,100	\$480,000
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 January 2025				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	80	16.81%	\$541,899	\$491,500
New Construction	42	20.69%	\$562,085	\$497,152
Existing	38	13.92%	\$519,588	\$482,999
Kuna - 1100	73	15.34%	\$513,230	\$449,900
New Construction	47	23.15%	\$504,047	\$441,801
Existing	26	9.52%	\$529,831	\$467,450
Totals	476	100.00%	\$630,589	\$542,499
New Construction	203	42.65%	\$656,146	\$554,900
Existing	273	57.35%	\$611,585	\$525,000

Single-Family Homes Sold in Ada County for January 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
January 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	0.63%
\$250,000 - \$299,999	0	0.00%	1	0.21%
\$300,000 - \$399,999	14	2.94%	46	9.66%
\$400,000 - \$499,999	67	14.08%	70	14.71%
\$500,000 - \$599,999	40	8.40%	51	10.71%
\$600,000 - \$699,999	24	5.04%	33	6.93%
\$700,000 - \$799,999	20	4.20%	19	3.99%
\$800,000 - \$899,999	15	3.15%	12	2.52%
\$900,000 - \$999,999	6	1.26%	17	3.57%
\$1,000,000 - \$1,999,999	15	3.15%	21	4.41%
\$2,000,000 - \$2,999,999	1	0.21%	0	0.00%
\$3,000,000 - \$3,999,999	1	0.21%	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	203	42.65%	273	57.35%

**Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County
(Year-to-Date) January 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	0.63%
\$250,000 - \$299,999	0	0.00%	1	0.21%
\$300,000 - \$399,999	14	2.94%	46	9.66%
\$400,000 - \$499,999	67	14.08%	70	14.71%
\$500,000 - \$599,999	40	8.40%	51	10.71%
\$600,000 - \$699,999	24	5.04%	33	6.93%
\$700,000 - \$799,999	20	4.20%	19	3.99%
\$800,000 - \$899,999	15	3.15%	12	2.52%
\$900,000 - \$999,999	6	1.26%	17	3.57%
\$1,000,000 - \$1,999,999	15	3.15%	21	4.41%
\$2,000,000 - \$2,999,999	1	0.21%	0	0.00%
\$3,000,000 - \$3,999,999	1	0.21%	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	203	42.65%	273	57.35%

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