

Ada County Single Family Home Sales Comparing July 2025 with July 2024					
	Jul-25	Year to Date 25	Jul-24	Year to Date 24	Previous 12 Months
Total Active Residential Listings	2199		1718		
Total Pending Residential Listings	1179		1140		
Total Single-Family Homes Sold	899	5,124	808	4,756	7,870
Percent Change	11.26%	7.74%			
Median Price	\$549,900	\$559,945	\$547,245	\$549,900	\$549,900
Percent Change	0.49%	1.83%			
Average Price	\$663,808	\$663,945	\$661,127	\$648,949	\$651,979
Percent Change	0.41%	2.31%			
Days on Market	39	41	36	41	42
Total Dollar Volume	\$596,763,612	\$3,402,056,011	\$534,190,507	\$3,086,402,535	\$5,131,074,741
Percent Change	11.71%	10.23%			

Ada County Existing Home Sales					
	Jul-25	Year to Date 25	Jul-24	Year to Date 24	Previous 12 Months
Existing Residential Listings	1208		990		
Existing Pending Listings	547		508		
Existing Homes Sold	609	3,304	552	3,042	5,052
Percent Change	10.33%	8.61%			
Median Price	\$549,900	\$549,000	\$539,500	\$540,000	\$539,000
Percent Change	1.93%	1.67%			
Average Price	\$661,856	\$657,458	\$657,593	\$648,134	\$644,796
Percent Change	0.65%	1.44%			
Days on Market	29	30	27	28	32
Existing Dollar Volume	\$403,070,580	\$2,172,240,964	\$362,991,176	\$1,971,623,288	\$3,257,507,274
Percent Change	11.04%	10.18%			

Ada County Newly Constructed Home Sales					
	Jul-25	Year to Date 25	Jul-24	Year to Date 24	Previous 12 Months
Newly Constructed Residential Listings	991		728		
Newly Constructed Pending Listings	632		632		
Newly Constructed Homes Sold	290	1,820	256	1,714	2,818
Percent Change	13.28%	6.18%			
Median Price	\$549,450	\$579,900	\$559,360	\$560,548	\$564,990
Percent Change	-1.77%	3.45%			
Average Price	\$667,907	\$675,723	\$668,747	\$650,396	\$664,857
Percent Change	-0.13%	3.89%			
Days on Market	59	61	54	62	60
Newly Constructed Dollar Volume	\$193,693,032	\$1,229,815,047	\$171,199,331	\$1,114,779,247	\$1,873,567,467
Percent Change	13.14%	10.32%			

These statistics are based upon information secured by the agent from the owner or their representative. The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. These statistics are not intended to represent the total number of properties sold in Ada County during the specified time period. The Intermountain Regional Multiple Listing Service provides these statistics for purposes of general market analysis, but makes no representations as to the past or future appreciation or depreciation of property values. (To reduce the error, only data falling within 3 standard deviations from the mean has been included in the report. Existing and new construction statistics are calculated independently and may not sum to the total number of homes sold.) * Effective 3/1/2007, 'days on market' refers to the number of days that transpire between the listing date and the date the property goes into pending status. Effective 4/1/2011, standard deviation is modified to reflect the difference between the asking and sold prices as a percentage of the asking price.

Single-Family Homes Sold in Ada County for July 2025				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	35	4.05%	\$958,924	\$719,000
New Construction	1	0.34%	\$1,799,900	\$1,799,900
Existing	34	5.92%	\$934,190	\$706,101
Boise NE - 0200	20	2.31%	\$964,900	\$820,000
New Construction	1	0.34%	\$1,835,000	\$1,835,000
Existing	19	3.31%	\$919,105	\$815,000
Boise SE - 0300	39	4.51%	\$598,933	\$550,000
New Construction	0	0.00%	\$0	\$0
Existing	39	6.79%	\$598,933	\$550,000
Boise Bench - 0400	52	6.02%	\$488,622	\$477,500
New Construction	2	0.69%	\$654,250	\$654,250
Existing	50	8.71%	\$481,997	\$470,000
Boise South - 0500	21	2.43%	\$552,423	\$515,000
New Construction	1	0.34%	\$539,990	\$539,990
Existing	20	3.48%	\$553,045	\$505,000
Boise SW-Meridian - 0550	62	7.18%	\$579,319	\$492,175
New Construction	12	4.14%	\$546,343	\$514,670
Existing	50	8.71%	\$587,233	\$491,000
Boise West - 0600	36	4.17%	\$511,264	\$475,000
New Construction	0	0.00%	\$0	\$0
Existing	36	6.27%	\$511,264	\$475,000
Boise W-Garden City - 0650	50	5.79%	\$497,127	\$451,000
New Construction	0	0.00%	\$0	\$0
Existing	50	8.71%	\$497,127	\$451,000
Garden City - 0700	3	0.35%	\$454,667	\$429,000
New Construction	0	0.00%	\$0	\$0
Existing	3	0.52%	\$454,667	\$429,000
Boise NW - 0800	54	6.25%	\$897,201	\$721,250
New Construction	12	4.14%	\$1,172,906	\$1,102,950
Existing	42	7.32%	\$818,428	\$652,000
Eagle - 0900	81	9.38%	\$1,049,051	\$900,000
New Construction	29	10.00%	\$1,139,736	\$989,900
Existing	52	9.06%	\$998,476	\$833,500
Star - 0950	105	12.15%	\$685,232	\$601,995
New Construction	67	23.10%	\$693,674	\$604,990
Existing	38	6.62%	\$670,347	\$582,500
Meridian SE - 1000	35	4.05%	\$664,790	\$649,000
New Construction	14	4.83%	\$631,131	\$599,850
Existing	21	3.66%	\$687,229	\$699,900
Meridian SW - 1010	31	3.59%	\$596,635	\$499,900
New Construction	17	5.86%	\$487,340	\$455,163
Existing	14	2.44%	\$729,350	\$587,500
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 July 2025				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	122	14.12%	\$606,666	\$533,750
New Construction	49	16.90%	\$599,654	\$560,391
Existing	73	12.72%	\$611,374	\$522,000
Kuna - 1100	118	13.66%	\$528,505	\$445,686
New Construction	85	29.31%	\$508,536	\$444,995
Existing	33	5.75%	\$579,942	\$460,000
Totals	864	100.00%	\$668,152	\$549,900
New Construction	290	33.56%	\$673,697	\$552,445
Existing	574	66.44%	\$665,350	\$548,450

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

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County July 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%	2	0.23%
\$250,000 - \$299,999	0	0.00%	4	0.46%
\$300,000 - \$399,999	20	2.31%	65	7.52%
\$400,000 - \$499,999	90	10.42%	156	18.06%
\$500,000 - \$599,999	58	6.71%	109	12.62%
\$600,000 - \$699,999	33	3.82%	73	8.45%
\$700,000 - \$799,999	30	3.47%	48	5.56%
\$800,000 - \$899,999	23	2.66%	37	4.28%
\$900,000 - \$999,999	9	1.04%	17	1.97%
\$1,000,000 - \$1,999,999	21	2.43%	57	6.60%
\$2,000,000 - \$2,999,999	6	0.69%	3	0.35%
\$3,000,000 - \$3,999,999	0	0.00%	1	0.12%
\$4,000,000 - \$4,999,999	0	0.00%	1	0.12%
\$5,000,000 and over	0	0.00%	1	0.12%
Totals	290	33.56%	574	66.44%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) July 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	0.16%
\$250,000 - \$299,999	0	0.00%	13	0.26%
\$300,000 - \$399,999	68	1.38%	351	7.12%
\$400,000 - \$499,999	531	10.77%	886	17.96%
\$500,000 - \$599,999	396	8.03%	559	11.33%
\$600,000 - \$699,999	251	5.09%	375	7.60%
\$700,000 - \$799,999	191	3.87%	251	5.09%
\$800,000 - \$899,999	135	2.74%	180	3.65%
\$900,000 - \$999,999	59	1.20%	137	2.78%
\$1,000,000 - \$1,999,999	166	3.37%	313	6.35%
\$2,000,000 - \$2,999,999	23	0.47%	30	0.61%
\$3,000,000 - \$3,999,999	1	0.02%	6	0.12%
\$4,000,000 - \$4,999,999	0	0.00%	1	0.02%
\$5,000,000 and over	0	0.00%	1	0.02%
Totals	1821	36.92%	3111	63.08%

These statistics are based upon information secured by the agent from the owner or their representative. The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. These statistics are not intended to represent the total number of properties sold in Ada County during the specified time period. The Intermountain Regional Multiple Listing Service provides these statistics for purposes of general market analysis, but makes no representations as to the past or future appreciation or depreciation of property values. (To reduce the error, only data falling within 3 standard deviations from the mean has been included in the report. Existing and new construction statistics are calculated independently and may not sum to the total number of homes sold.) * Effective 3/1/2007, 'days on market' refers to the number of days that transpire between the listing date and the date the property goes into pending status. Effective 4/1/2011, standard deviation is modified to reflect the difference between the asking and sold prices as a percentage of the asking price.