

Ada County Single Family Home Sales Comparing June 2025 with June 2024					
	Jun-25	Year to Date 25	Jun-24	Year to Date 24	Previous 12 Months
Total Active Residential Listings	2126		1671		
Total Pending Residential Listings	1279		1196		
Total Single-Family Homes Sold	853	4,218	742	3,948	7,781
Percent Change	14.96%	6.84%			
Median Price	\$580,000	\$560,000	\$573,590	\$549,970	\$545,000
Percent Change	1.12%	1.82%			
Average Price	\$678,994	\$662,964	\$665,063	\$646,457	\$649,525
Percent Change	2.09%	2.55%			
Days on Market	35	42	33	42	42
Total Dollar Volume	\$579,181,618	\$2,796,384,211	\$493,476,750	\$2,552,212,028	\$5,053,952,504
Percent Change	17.37%	9.57%			

Ada County Existing Home Sales					
	Jun-25	Year to Date 25	Jun-24	Year to Date 24	Previous 12 Months
Existing Residential Listings	1174		1002		
Existing Pending Listings	616		544		
Existing Homes Sold	597	2,692	479	2,490	4,977
Percent Change	24.63%	8.11%			
Median Price	\$567,000	\$548,500	\$599,900	\$540,000	\$535,000
Percent Change	-5.48%	1.57%			
Average Price	\$667,014	\$655,764	\$681,575	\$646,037	\$643,197
Percent Change	-2.14%	1.51%			
Days on Market	23	31	21	29	33
Existing Dollar Volume	\$398,207,466	\$1,765,315,384	\$326,474,188	\$1,608,632,112	\$3,201,191,414
Percent Change	21.97%	9.74%			

Ada County Newly Constructed Home Sales					
	Jun-25	Year to Date 25	Jun-24	Year to Date 24	Previous 12 Months
Newly Constructed Residential Listings	952		669		
Newly Constructed Pending Listings	663		652		
Newly Constructed Homes Sold	256	1,526	263	1,458	2,804
Percent Change	-2.66%	4.66%			
Median Price	\$622,627	\$579,995	\$538,000	\$562,720	\$560,000
Percent Change	15.73%	3.07%			
Average Price	\$706,930	\$675,668	\$634,991	\$647,174	\$660,756
Percent Change	11.33%	4.40%			
Days on Market	61	61	54	64	60
Newly Constructed Dollar Volume	\$180,974,152	\$1,031,068,827	\$167,002,562	\$943,579,916	\$1,852,761,090
Percent Change	8.37%	9.27%			

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Single-Family Homes Sold in Ada County for June 2025				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	49	6.00%	\$900,787	\$755,000
New Construction	1	0.39%	\$860,000	\$860,000
Existing	48	8.56%	\$901,636	\$753,500
Boise NE - 0200	37	4.53%	\$1,003,011	\$895,100
New Construction	4	1.57%	\$1,397,473	\$1,259,995
Existing	33	5.88%	\$955,197	\$895,000
Boise SE - 0300	34	4.17%	\$621,247	\$539,000
New Construction	1	0.39%	\$1,050,000	\$1,050,000
Existing	33	5.88%	\$608,255	\$520,000
Boise Bench - 0400	28	3.43%	\$446,181	\$437,500
New Construction	0	0.00%	\$0	\$0
Existing	28	4.99%	\$446,181	\$437,500
Boise South - 0500	13	1.59%	\$525,375	\$525,000
New Construction	2	0.78%	\$662,490	\$662,490
Existing	11	1.96%	\$500,445	\$456,000
Boise SW-Meridian - 0550	50	6.13%	\$536,964	\$497,445
New Construction	9	3.53%	\$571,530	\$569,900
Existing	41	7.31%	\$529,376	\$489,000
Boise West - 0600	29	3.55%	\$483,831	\$438,800
New Construction	0	0.00%	\$0	\$0
Existing	29	5.17%	\$483,831	\$438,800
Boise W-Garden City - 0650	36	4.41%	\$520,218	\$480,000
New Construction	0	0.00%	\$0	\$0
Existing	36	6.42%	\$520,218	\$480,000
Garden City - 0700	5	0.61%	\$742,680	\$682,500
New Construction	0	0.00%	\$0	\$0
Existing	5	0.89%	\$742,680	\$682,500
Boise NW - 0800	56	6.86%	\$801,486	\$649,500
New Construction	9	3.53%	\$1,565,823	\$1,699,900
Existing	47	8.38%	\$655,123	\$560,000
Eagle - 0900	72	8.82%	\$1,069,275	\$937,000
New Construction	19	7.45%	\$1,099,839	\$949,900
Existing	53	9.45%	\$1,058,318	\$925,000
Star - 0950	103	12.62%	\$687,435	\$630,000
New Construction	66	25.88%	\$691,327	\$634,997
Existing	37	6.60%	\$680,493	\$625,000
Meridian SE - 1000	49	6.00%	\$665,093	\$659,880
New Construction	18	7.06%	\$654,806	\$619,900
Existing	31	5.53%	\$671,067	\$665,000
Meridian SW - 1010	29	3.55%	\$618,411	\$584,900
New Construction	18	7.06%	\$609,179	\$582,450
Existing	11	1.96%	\$633,518	\$584,900
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 June 2025				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	120	14.71%	\$608,334	\$559,801
New Construction	37	14.51%	\$615,619	\$564,990
Existing	83	14.80%	\$605,086	\$545,000
Kuna - 1100	106	12.99%	\$568,224	\$489,937
New Construction	71	27.84%	\$594,479	\$539,990
Existing	35	6.24%	\$514,962	\$460,000
Totals	816	100.00%	\$688,049	\$587,030
New Construction	255	31.25%	\$714,993	\$624,900
Existing	561	68.75%	\$675,802	\$575,000

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

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County June 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	0.25%
\$250,000 - \$299,999	0	0.00%	1	0.12%
\$300,000 - \$399,999	8	0.98%	51	6.25%
\$400,000 - \$499,999	58	7.11%	161	19.73%
\$500,000 - \$599,999	56	6.86%	88	10.78%
\$600,000 - \$699,999	32	3.92%	72	8.82%
\$700,000 - \$799,999	40	4.90%	58	7.11%
\$800,000 - \$899,999	23	2.82%	34	4.17%
\$900,000 - \$999,999	6	0.74%	29	3.55%
\$1,000,000 - \$1,999,999	28	3.43%	59	7.23%
\$2,000,000 - \$2,999,999	4	0.49%	5	0.61%
\$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	255	31.25%	561	68.75%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) June 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%	6	0.15%
\$250,000 - \$299,999	0	0.00%	9	0.22%
\$300,000 - \$399,999	48	1.18%	286	7.04%
\$400,000 - \$499,999	440	10.84%	729	17.96%
\$500,000 - \$599,999	338	8.33%	450	11.08%
\$600,000 - \$699,999	217	5.34%	302	7.44%
\$700,000 - \$799,999	161	3.97%	203	5.00%
\$800,000 - \$899,999	112	2.76%	142	3.50%
\$900,000 - \$999,999	49	1.21%	120	2.96%
\$1,000,000 - \$1,999,999	144	3.55%	256	6.31%
\$2,000,000 - \$2,999,999	16	0.39%	26	0.64%
\$3,000,000 - \$3,999,999	1	0.02%	5	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	1526	37.59%	2534	62.41%

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