

Ada County Single Family Home Sales Comparing March 2025 with March 2024					
	Mar-25	Year to Date 25	Mar-24	Year to Date 24	Previous 12 Months
Total Active Residential Listings	1547		1264		
Total Pending Residential Listings	1249		1128		
Total Single-Family Homes Sold	675	1,777	648	1,642	7,825
Percent Change	4.17%	8.22%			
Median Price	\$565,000	\$545,000	\$560,000	\$531,995	\$544,900
Percent Change	0.89%	2.44%			
Average Price	\$686,775	\$652,944	\$665,142	\$634,887	\$644,556
Percent Change	3.25%	2.84%			
Days on Market	46	50	48	50	41
Total Dollar Volume	\$463,572,856	\$1,160,281,204	\$431,011,720	\$1,042,483,710	\$5,043,651,577
Percent Change	7.55%	11.30%			

Ada County Existing Home Sales					
	Mar-25	Year to Date 25	Mar-24	Year to Date 24	Previous 12 Months
Existing Residential Listings	739		657		
Existing Pending Listings	520		461		
Existing Homes Sold	405	1,059	380	970	5,057
Percent Change	6.58%	9.18%			
Median Price	\$544,000	\$529,900	\$546,800	\$504,500	\$536,000
Percent Change	-0.51%	5.03%			
Average Price	\$678,307	\$641,173	\$670,805	\$630,333	\$639,914
Percent Change	1.12%	1.72%			
Days on Market	36	42	31	39	31
Existing Dollar Volume	\$274,714,223	\$679,002,127	\$254,905,759	\$611,422,760	\$3,236,045,752
Percent Change	7.77%	11.05%			

Ada County Newly Constructed Home Sales					
	Mar-25	Year to Date 25	Mar-24	Year to Date 24	Previous 12 Months
Newly Constructed Residential Listings	808		607		
Newly Constructed Pending Listings	729		667		
Newly Constructed Homes Sold	270	718	268	672	2,768
Percent Change	0.75%	6.85%			
Median Price	\$610,734	\$570,068	\$578,711	\$561,225	\$554,900
Percent Change	5.53%	1.58%			
Average Price	\$699,476	\$670,305	\$657,112	\$641,460	\$653,037
Percent Change	6.45%	4.50%			
Days on Market	62	63	73	64	61
Newly Constructed Dollar Volume	\$188,858,633	\$481,279,077	\$176,105,961	\$431,060,950	\$1,807,605,825
Percent Change	7.24%	11.65%			

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Single-Family Homes Sold in Ada County for March 2025				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	19	2.92%	\$890,726	\$662,000
New Construction	1	0.37%	\$2,050,000	\$2,050,000
Existing	18	4.71%	\$826,322	\$626,000
Boise NE - 0200	14	2.15%	\$1,049,121	\$814,500
New Construction	4	1.49%	\$1,686,797	\$1,558,164
Existing	10	2.62%	\$794,050	\$773,500
Boise SE - 0300	22	3.38%	\$637,566	\$579,500
New Construction	1	0.37%	\$674,900	\$674,900
Existing	21	5.50%	\$635,788	\$550,000
Boise Bench - 0400	36	5.53%	\$538,611	\$457,500
New Construction	2	0.74%	\$695,465	\$695,465
Existing	34	8.90%	\$529,384	\$451,500
Boise South - 0500	12	1.84%	\$556,666	\$486,500
New Construction	1	0.37%	\$599,990	\$599,990
Existing	11	2.88%	\$552,727	\$466,000
Boise SW-Meridian - 0550	30	4.61%	\$544,341	\$512,500
New Construction	4	1.49%	\$570,631	\$577,342
Existing	26	6.81%	\$540,296	\$512,500
Boise West - 0600	31	4.76%	\$503,716	\$474,900
New Construction	1	0.37%	\$589,900	\$589,900
Existing	30	7.85%	\$500,843	\$469,950
Boise W-Garden City - 0650	27	4.15%	\$577,980	\$515,000
New Construction	0	0.00%	\$0	\$0
Existing	27	7.07%	\$577,980	\$515,000
Garden City - 0700	5	0.77%	\$414,110	\$420,000
New Construction	0	0.00%	\$0	\$0
Existing	5	1.31%	\$414,110	\$420,000
Boise NW - 0800	48	7.37%	\$887,755	\$759,000
New Construction	18	6.69%	\$1,126,175	\$987,406
Existing	30	7.85%	\$744,703	\$670,450
Eagle - 0900	86	13.21%	\$1,052,362	\$955,000
New Construction	36	13.38%	\$946,860	\$899,890
Existing	50	13.09%	\$1,128,323	\$990,000
Star - 0950	87	13.36%	\$700,073	\$645,869
New Construction	70	26.02%	\$659,483	\$634,997
Existing	17	4.45%	\$867,210	\$789,000
Meridian SE - 1000	30	4.61%	\$719,901	\$699,838
New Construction	20	7.43%	\$758,016	\$724,838
Existing	10	2.62%	\$643,670	\$691,450
Meridian SW - 1010	26	3.99%	\$563,470	\$507,445
New Construction	21	7.81%	\$564,678	\$499,990
Existing	5	1.31%	\$558,396	\$539,990
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 March 2025				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	97	14.90%	\$597,927	\$529,990
New Construction	36	13.38%	\$561,130	\$526,421
Existing	61	15.97%	\$619,643	\$530,000
Kuna - 1100	81	12.44%	\$517,663	\$464,990
New Construction	54	20.07%	\$511,481	\$470,000
Existing	27	7.07%	\$530,026	\$458,000
Totals	651	100.00%	\$693,591	\$575,000
New Construction	269	41.32%	\$705,192	\$614,900
Existing	382	58.68%	\$685,422	\$545,950

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

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County March 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%	1	0.15%
\$300,000 - \$399,999	4	0.61%	42	6.45%
\$400,000 - \$499,999	72	11.06%	104	15.98%
\$500,000 - \$599,999	56	8.60%	76	11.67%
\$600,000 - \$699,999	42	6.45%	46	7.07%
\$700,000 - \$799,999	34	5.22%	28	4.30%
\$800,000 - \$899,999	17	2.61%	22	3.38%
\$900,000 - \$999,999	13	2.00%	17	2.61%
\$1,000,000 - \$1,999,999	27	4.15%	39	5.99%
\$2,000,000 - \$2,999,999	4	0.61%	5	0.77%
\$3,000,000 - \$3,999,999	0	0.00%	2	0.31%
\$4,000,000 - \$4,999,999	0	0.00%	0	0.00%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	269	41.32%	382	58.68%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) March 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	0.18%
\$250,000 - \$299,999	0	0.00%	3	0.18%
\$300,000 - \$399,999	22	1.29%	147	8.60%
\$400,000 - \$499,999	229	13.40%	268	15.68%
\$500,000 - \$599,999	148	8.66%	185	10.83%
\$600,000 - \$699,999	97	5.68%	118	6.90%
\$700,000 - \$799,999	75	4.39%	73	4.27%
\$800,000 - \$899,999	47	2.75%	48	2.81%
\$900,000 - \$999,999	25	1.46%	45	2.63%
\$1,000,000 - \$1,999,999	69	4.04%	87	5.09%
\$2,000,000 - \$2,999,999	6	0.35%	10	0.59%
\$3,000,000 - \$3,999,999	1	0.06%	3	0.18%
\$4,000,000 - \$4,999,999	0	0.00%	0	0.00%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	719	42.07%	990	57.93%

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