

Ada County Single Family Home Sales Comparing May 2025 with May 2024					
	May-25	Year to Date 25	May-24	Year to Date 24	Previous 12 Months
Total Active Residential Listings	2121		1629		
Total Pending Residential Listings	1303		1173		
Total Single-Family Homes Sold	835	3,360	809	3,206	7,717
Percent Change	3.21%	4.80%			
Median Price	\$579,900	\$552,508	\$559,839	\$544,994	\$544,000
Percent Change	3.58%	1.38%			
Average Price	\$682,694	\$658,999	\$660,492	\$642,151	\$647,296
Percent Change	3.36%	2.62%			
Days on Market	34	44	38	44	43
Total Dollar Volume	\$570,049,418	\$2,214,237,793	\$534,338,372	\$2,058,735,278	\$4,995,181,796
Percent Change	6.68%	7.55%			

Ada County Existing Home Sales					
	May-25	Year to Date 25	May-24	Year to Date 24	Previous 12 Months
Existing Residential Listings	1182		974		
Existing Pending Listings	634		493		
Existing Homes Sold	565	2,091	559	2,011	4,910
Percent Change	1.07%	3.98%			
Median Price	\$585,000	\$540,000	\$540,000	\$525,000	\$535,000
Percent Change	8.33%	2.86%			
Average Price	\$690,950	\$652,641	\$649,007	\$637,572	\$641,232
Percent Change	6.46%	2.36%			
Days on Market	23	33	24	30	33
Existing Dollar Volume	\$390,387,007	\$1,364,673,118	\$362,794,917	\$1,282,157,924	\$3,148,448,295
Percent Change	7.61%	6.44%			

Ada County Newly Constructed Home Sales					
	May-25	Year to Date 25	May-24	Year to Date 24	Previous 12 Months
Newly Constructed Residential Listings	939		655		
Newly Constructed Pending Listings	669		680		
Newly Constructed Homes Sold	270	1,269	250	1,195	2,807
Percent Change	8.00%	6.19%			
Median Price	\$573,990	\$574,990	\$581,992	\$569,800	\$559,709
Percent Change	-1.37%	0.91%			
Average Price	\$665,416	\$669,476	\$686,174	\$649,856	\$657,903
Percent Change	-3.03%	3.02%			
Days on Market	56	61	70	66	60
Newly Constructed Dollar Volume	\$179,662,411	\$849,564,675	\$171,543,455	\$776,577,354	\$1,846,733,501
Percent Change	4.73%	9.40%			

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Single-Family Homes Sold in Ada County for May 2025				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	22	2.72%	\$842,608	\$737,450
New Construction	0	0.00%	\$0	\$0
Existing	22	4.09%	\$842,608	\$737,450
Boise NE - 0200	32	3.96%	\$1,106,169	\$932,000
New Construction	5	1.85%	\$1,589,682	\$1,576,765
Existing	27	5.02%	\$1,016,630	\$924,000
Boise SE - 0300	45	5.56%	\$681,282	\$535,000
New Construction	2	0.74%	\$692,500	\$692,500
Existing	43	7.99%	\$680,760	\$530,000
Boise Bench - 0400	29	3.58%	\$469,205	\$450,000
New Construction	1	0.37%	\$679,000	\$679,000
Existing	28	5.20%	\$461,713	\$450,000
Boise South - 0500	21	2.60%	\$561,664	\$556,500
New Construction	2	0.74%	\$599,500	\$599,500
Existing	19	3.53%	\$557,682	\$556,500
Boise SW-Meridian - 0550	48	5.93%	\$539,995	\$514,500
New Construction	7	2.58%	\$504,894	\$505,000
Existing	41	7.62%	\$545,988	\$519,000
Boise West - 0600	29	3.58%	\$479,210	\$475,000
New Construction	0	0.00%	\$0	\$0
Existing	29	5.39%	\$479,210	\$475,000
Boise W-Garden City - 0650	38	4.70%	\$569,647	\$483,750
New Construction	0	0.00%	\$0	\$0
Existing	38	7.06%	\$569,647	\$483,750
Garden City - 0700	2	0.25%	\$484,500	\$484,500
New Construction	0	0.00%	\$0	\$0
Existing	2	0.37%	\$484,500	\$484,500
Boise NW - 0800	71	8.78%	\$759,222	\$619,900
New Construction	10	3.69%	\$1,183,076	\$1,224,073
Existing	61	11.34%	\$689,738	\$589,000
Eagle - 0900	88	10.88%	\$1,089,598	\$967,554
New Construction	31	11.44%	\$905,497	\$679,800
Existing	57	10.59%	\$1,189,723	\$1,047,000
Star - 0950	99	12.24%	\$655,554	\$587,900
New Construction	65	23.99%	\$646,579	\$584,000
Existing	34	6.32%	\$672,711	\$591,450
Meridian SE - 1000	46	5.69%	\$694,623	\$668,250
New Construction	19	7.01%	\$683,062	\$702,800
Existing	27	5.02%	\$702,759	\$650,000
Meridian SW - 1010	22	2.72%	\$627,689	\$554,500
New Construction	13	4.80%	\$527,482	\$494,990
Existing	9	1.67%	\$772,433	\$819,000
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 May 2025				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	116	14.34%	\$598,486	\$552,985
New Construction	49	18.08%	\$588,705	\$559,990
Existing	67	12.45%	\$605,640	\$545,000
Kuna - 1100	101	12.48%	\$527,359	\$484,990
New Construction	67	24.72%	\$536,833	\$494,990
Existing	34	6.32%	\$508,691	\$437,000
Totals	809	100.00%	\$686,731	\$579,900
New Construction	271	33.50%	\$669,093	\$574,990
Existing	538	66.50%	\$695,616	\$585,000

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

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County May 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	0.25%
\$300,000 - \$399,999	8	0.99%	47	5.81%
\$400,000 - \$499,999	73	9.02%	149	18.42%
\$500,000 - \$599,999	70	8.65%	88	10.88%
\$600,000 - \$699,999	44	5.44%	70	8.65%
\$700,000 - \$799,999	23	2.84%	41	5.07%
\$800,000 - \$899,999	20	2.47%	34	4.20%
\$900,000 - \$999,999	10	1.24%	30	3.71%
\$1,000,000 - \$1,999,999	19	2.35%	68	8.41%
\$2,000,000 - \$2,999,999	4	0.49%	8	0.99%
\$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	271	33.50%	538	66.50%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) May 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%	4	0.12%
\$250,000 - \$299,999	0	0.00%	8	0.25%
\$300,000 - \$399,999	40	1.23%	234	7.22%
\$400,000 - \$499,999	382	11.79%	568	17.54%
\$500,000 - \$599,999	281	8.68%	361	11.15%
\$600,000 - \$699,999	185	5.71%	230	7.10%
\$700,000 - \$799,999	121	3.74%	143	4.41%
\$800,000 - \$899,999	89	2.75%	108	3.33%
\$900,000 - \$999,999	43	1.33%	91	2.81%
\$1,000,000 - \$1,999,999	116	3.58%	197	6.08%
\$2,000,000 - \$2,999,999	12	0.37%	21	0.65%
\$3,000,000 - \$3,999,999	1	0.03%	4	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	1270	39.21%	1969	60.79%

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