

**Ada County Single Family Home Sales  
Comparing November 2025 with November 2024**

	<b>Nov-25</b>	<b>Year to Date 25</b>	<b>Nov-24</b>	<b>Year to Date 24</b>	<b>Previous 12 Months</b>
Total Active Residential Listings	1897		1527		
Total Pending Residential Listings	965		987		
Total Single-Family Homes Sold	690	8,288	665	7,676	8,287
Percent Change	3.76%	7.97%			
Median Price	\$562,000	\$557,995	\$525,000	\$545,000	\$554,900
Percent Change	7.05%	2.38%			
Average Price	\$692,747	\$669,439	\$649,038	\$644,999	\$664,851
Percent Change	6.73%	3.79%			
Days on Market	49	43	42	41	43
Total Dollar Volume	\$477,995,502	\$5,548,313,048	\$431,610,317	\$4,951,015,663	\$5,509,617,274
Percent Change	10.75%	12.06%			

**Ada County Existing Home Sales**

	<b>Nov-25</b>	<b>Year to Date 25</b>	<b>Nov-24</b>	<b>Year to Date 24</b>	<b>Previous 12 Months</b>
Existing Residential Listings	854		757		
Existing Pending Listings	396		387		
Existing Homes Sold	457	5,362	426	4,971	5,306
Percent Change	7.28%	7.87%			
Median Price	\$537,500	\$549,000	\$530,000	\$535,000	\$545,000
Percent Change	1.42%	2.62%			
Average Price	\$666,657	\$661,712	\$648,179	\$641,913	\$658,726
Percent Change	2.85%	3.08%			
Days on Market	41	32	35	30	32
Existing Dollar Volume	\$304,662,194	\$3,548,099,345	\$276,124,151	\$3,190,947,378	\$3,495,200,381
Percent Change	10.34%	11.19%			

**Ada County Newly Constructed Home Sales**

	<b>Nov-25</b>	<b>Year to Date 25</b>	<b>Nov-24</b>	<b>Year to Date 24</b>	<b>Previous 12 Months</b>
Newly Constructed Residential Listings	1043		770		
Newly Constructed Pending Listings	569		600		
Newly Constructed Homes Sold	233	2,926	239	2,705	2,981
Percent Change	-2.51%	8.17%			
Median Price	\$599,000	\$574,990	\$517,900	\$559,900	\$567,945
Percent Change	15.66%	2.70%			
Average Price	\$743,920	\$683,600	\$650,570	\$650,672	\$675,752
Percent Change	14.35%	5.06%			
Days on Market	65	62	55	60	62
Newly Constructed Dollar Volume	\$173,333,308	\$2,000,213,703	\$155,486,166	\$1,760,068,285	\$2,014,416,893
Percent Change	11.48%	13.64%			

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Single-Family Homes Sold in Ada County for November 2025				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	28	4.20%	\$971,067	\$897,500
New Construction	0	0.00%	\$0	\$0
Existing	28	6.45%	\$971,067	\$897,500
Boise NE - 0200	21	3.15%	\$1,136,361	\$975,000
New Construction	4	1.72%	\$1,470,235	\$1,217,392
Existing	17	3.92%	\$1,057,802	\$875,000
Boise SE - 0300	36	5.41%	\$681,966	\$584,640
New Construction	1	0.43%	\$720,000	\$720,000
Existing	35	8.06%	\$680,879	\$584,280
Boise Bench - 0400	36	5.41%	\$476,553	\$394,500
New Construction	1	0.43%	\$939,000	\$939,000
Existing	35	8.06%	\$463,340	\$390,000
Boise South - 0500	17	2.55%	\$525,958	\$515,000
New Construction	3	1.29%	\$631,630	\$635,000
Existing	14	3.23%	\$503,314	\$491,250
Boise SW-Meridian - 0550	37	5.56%	\$532,486	\$460,000
New Construction	9	3.88%	\$494,626	\$469,990
Existing	28	6.45%	\$544,656	\$459,500
Boise West - 0600	32	4.80%	\$486,516	\$447,500
New Construction	1	0.43%	\$514,000	\$514,000
Existing	31	7.14%	\$485,629	\$440,000
Boise W-Garden City - 0650	30	4.50%	\$481,075	\$453,975
New Construction	2	0.86%	\$604,950	\$604,950
Existing	28	6.45%	\$472,227	\$441,525
Garden City - 0700	4	0.60%	\$598,000	\$652,500
New Construction	1	0.43%	\$655,000	\$655,000
Existing	3	0.69%	\$579,000	\$650,000
Boise NW - 0800	49	7.36%	\$953,733	\$768,900
New Construction	15	6.47%	\$1,311,355	\$1,439,693
Existing	34	7.83%	\$795,959	\$722,500
Eagle - 0900	73	10.96%	\$1,137,100	\$1,045,000
New Construction	25	10.78%	\$1,378,836	\$1,250,000
Existing	48	11.06%	\$1,011,196	\$876,200
Star - 0950	63	9.46%	\$657,285	\$610,000
New Construction	43	18.53%	\$678,046	\$609,950
Existing	20	4.61%	\$612,650	\$620,000
Meridian SE - 1000	31	4.65%	\$704,656	\$675,000
New Construction	11	4.74%	\$792,159	\$794,900
Existing	20	4.61%	\$656,529	\$649,750
Meridian SW - 1010	20	3.00%	\$673,922	\$597,000
New Construction	11	4.74%	\$646,414	\$569,000
Existing	9	2.07%	\$707,544	\$625,000
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 November 2025				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	107	16.07%	\$579,927	\$499,990
New Construction	42	18.10%	\$567,673	\$512,965
Existing	65	14.98%	\$587,846	\$489,900
Kuna - 1100	82	12.31%	\$526,923	\$452,490
New Construction	63	27.16%	\$545,316	\$454,990
Existing	19	4.38%	\$465,936	\$445,000
Totals	666	100.00%	\$698,993	\$565,000
New Construction	232	34.83%	\$748,207	\$599,450
Existing	434	65.17%	\$672,684	\$540,000

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

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County November 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%	3	0.45%
\$300,000 - \$399,999	16	2.40%	56	8.41%
\$400,000 - \$499,999	61	9.16%	129	19.37%
\$500,000 - \$599,999	42	6.31%	65	9.76%
\$600,000 - \$699,999	27	4.05%	42	6.31%
\$700,000 - \$799,999	24	3.60%	40	6.01%
\$800,000 - \$899,999	12	1.80%	29	4.35%
\$900,000 - \$999,999	9	1.35%	14	2.10%
\$1,000,000 - \$1,999,999	32	4.80%	51	7.66%
\$2,000,000 - \$2,999,999	9	1.35%	3	0.45%
\$3,000,000 - \$3,999,999	0	0.00%	2	0.30%
\$4,000,000 - \$4,999,999	0	0.00%	0	0.00%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	232	34.83%	434	65.17%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) November 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%	10	0.12%
\$250,000 - \$299,999	0	0.00%	21	0.26%
\$300,000 - \$399,999	133	1.66%	557	6.96%
\$400,000 - \$499,999	856	10.70%	1436	17.94%
\$500,000 - \$599,999	604	7.55%	923	11.53%
\$600,000 - \$699,999	422	5.27%	598	7.47%
\$700,000 - \$799,999	292	3.65%	425	5.31%
\$800,000 - \$899,999	201	2.51%	302	3.77%
\$900,000 - \$999,999	92	1.15%	201	2.51%
\$1,000,000 - \$1,999,999	281	3.51%	532	6.65%
\$2,000,000 - \$2,999,999	45	0.56%	57	0.71%
\$3,000,000 - \$3,999,999	1	0.01%	9	0.11%
\$4,000,000 - \$4,999,999	0	0.00%	1	0.01%
\$5,000,000 and over	3	0.04%	1	0.01%
Totals	2930	36.61%	5073	63.39%

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