

Ada County Single Family Home Sales Comparing October 2025 with October 2024					
	Oct-25	Year to Date 25	Oct-24	Year to Date 24	Previous 12 Months
Total Active Residential Listings	2125		1693		
Total Pending Residential Listings	1018		1096		
Total Single-Family Homes Sold	847	7,592	818	7,011	8,130
Percent Change	3.55%	8.29%			
Median Price	\$549,900	\$556,995	\$549,950	\$547,000	\$550,000
Percent Change	-0.01%	1.83%			
Average Price	\$651,644	\$667,422	\$645,381	\$644,616	\$664,728
Percent Change	0.97%	3.54%			
Days on Market	47	42	42	41	42
Total Dollar Volume	\$551,942,762	\$5,067,064,918	\$527,921,923	\$4,519,405,346	\$5,404,240,745
Percent Change	4.55%	12.12%			

Ada County Existing Home Sales					
	Oct-25	Year to Date 25	Oct-24	Year to Date 24	Previous 12 Months
Existing Residential Listings	1049		905		
Existing Pending Listings	474		469		
Existing Homes Sold	522	4,900	540	4,545	5,228
Percent Change	-3.33%	7.81%			
Median Price	\$534,250	\$549,900	\$530,000	\$535,000	\$545,000
Percent Change	0.80%	2.79%			
Average Price	\$650,531	\$661,423	\$633,967	\$641,325	\$658,580
Percent Change	2.61%	3.13%			
Days on Market	36	32	35	30	32
Existing Dollar Volume	\$339,577,337	\$3,240,970,751	\$342,342,271	\$2,914,823,227	\$3,443,054,895
Percent Change	-0.81%	11.19%			

Ada County Newly Constructed Home Sales					
	Oct-25	Year to Date 25	Oct-24	Year to Date 24	Previous 12 Months
Newly Constructed Residential Listings	1076		788		
Newly Constructed Pending Listings	544		627		
Newly Constructed Homes Sold	325	2,692	278	2,466	2,902
Percent Change	16.91%	9.16%			
Median Price	\$565,990	\$570,070	\$575,000	\$560,000	\$564,396
Percent Change	-1.57%	1.80%			
Average Price	\$653,432	\$678,341	\$667,553	\$650,682	\$675,805
Percent Change	-2.12%	4.25%			
Days on Market	65	61	55	61	61
Newly Constructed Dollar Volume	\$212,365,425	\$1,826,094,167	\$185,579,652	\$1,604,582,119	\$1,961,185,850
Percent Change	14.43%	13.80%			

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Single-Family Homes Sold in Ada County for October 2025				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	37	4.51%	\$985,727	\$860,000
New Construction	3	0.91%	\$1,211,300	\$1,079,000
Existing	34	6.90%	\$965,824	\$810,000
Boise NE - 0200	19	2.31%	\$992,984	\$890,000
New Construction	1	0.30%	\$1,245,000	\$1,245,000
Existing	18	3.65%	\$978,983	\$877,500
Boise SE - 0300	28	3.41%	\$655,389	\$606,000
New Construction	2	0.61%	\$679,500	\$679,500
Existing	26	5.27%	\$653,535	\$581,000
Boise Bench - 0400	31	3.78%	\$495,313	\$480,000
New Construction	0	0.00%	\$0	\$0
Existing	31	6.29%	\$495,313	\$480,000
Boise South - 0500	33	4.02%	\$551,602	\$475,000
New Construction	4	1.22%	\$698,571	\$695,989
Existing	29	5.88%	\$531,331	\$460,000
Boise SW-Meridian - 0550	46	5.60%	\$550,004	\$512,490
New Construction	16	4.88%	\$525,539	\$507,495
Existing	30	6.09%	\$563,053	\$521,950
Boise West - 0600	26	3.17%	\$509,788	\$434,950
New Construction	0	0.00%	\$0	\$0
Existing	26	5.27%	\$509,788	\$434,950
Boise W-Garden City - 0650	37	4.51%	\$562,264	\$543,025
New Construction	4	1.22%	\$614,925	\$612,450
Existing	33	6.69%	\$555,880	\$524,900
Garden City - 0700	4	0.49%	\$721,500	\$680,000
New Construction	0	0.00%	\$0	\$0
Existing	4	0.81%	\$721,500	\$680,000
Boise NW - 0800	45	5.48%	\$870,933	\$675,000
New Construction	10	3.05%	\$1,477,919	\$1,448,350
Existing	35	7.10%	\$697,508	\$639,990
Eagle - 0900	71	8.65%	\$1,008,513	\$830,000
New Construction	26	7.93%	\$1,066,010	\$839,950
Existing	45	9.13%	\$975,293	\$800,000
Star - 0950	113	13.76%	\$663,398	\$605,055
New Construction	89	27.13%	\$661,302	\$605,055
Existing	24	4.87%	\$671,171	\$610,350
Meridian SE - 1000	47	5.72%	\$667,877	\$614,900
New Construction	20	6.10%	\$751,292	\$680,338
Existing	27	5.48%	\$606,089	\$589,000
Meridian SW - 1010	30	3.65%	\$615,974	\$522,400
New Construction	21	6.40%	\$551,946	\$529,900
Existing	9	1.83%	\$765,372	\$499,900
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 October 2025				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	124	15.10%	\$585,587	\$492,500
New Construction	46	14.02%	\$584,434	\$562,990
Existing	78	15.82%	\$586,267	\$471,250
Kuna - 1100	130	15.83%	\$492,645	\$444,990
New Construction	86	26.22%	\$488,220	\$449,490
Existing	44	8.92%	\$501,293	\$431,400
Totals	821	100.00%	\$659,900	\$555,000
New Construction	328	39.95%	\$660,791	\$568,445
Existing	493	60.05%	\$659,307	\$541,875

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

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County October 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	0.24%
\$300,000 - \$399,999	19	2.31%	48	5.85%
\$400,000 - \$499,999	92	11.21%	145	17.66%
\$500,000 - \$599,999	66	8.04%	96	11.69%
\$600,000 - \$699,999	64	7.80%	49	5.97%
\$700,000 - \$799,999	28	3.41%	48	5.85%
\$800,000 - \$899,999	22	2.68%	30	3.65%
\$900,000 - \$999,999	9	1.10%	17	2.07%
\$1,000,000 - \$1,999,999	24	2.92%	51	6.21%
\$2,000,000 - \$2,999,999	3	0.37%	7	0.85%
\$3,000,000 - \$3,999,999	0	0.00%	0	0.00%
\$4,000,000 - \$4,999,999	0	0.00%	0	0.00%
\$5,000,000 and over	1	0.12%	0	0.00%
Totals	328	39.95%	493	60.05%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) October 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	0.14%
\$250,000 - \$299,999	0	0.00%	18	0.25%
\$300,000 - \$399,999	117	1.60%	500	6.82%
\$400,000 - \$499,999	795	10.84%	1305	17.80%
\$500,000 - \$599,999	562	7.67%	857	11.69%
\$600,000 - \$699,999	395	5.39%	556	7.58%
\$700,000 - \$799,999	267	3.64%	384	5.24%
\$800,000 - \$899,999	189	2.58%	273	3.72%
\$900,000 - \$999,999	83	1.13%	187	2.55%
\$1,000,000 - \$1,999,999	249	3.40%	481	6.56%
\$2,000,000 - \$2,999,999	36	0.49%	54	0.74%
\$3,000,000 - \$3,999,999	1	0.01%	7	0.10%
\$4,000,000 - \$4,999,999	0	0.00%	1	0.01%
\$5,000,000 and over	3	0.04%	1	0.01%
Totals	2697	36.79%	4634	63.21%

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