

Ada County Single Family Home Sales Comparing Q1 2025 with Q1 2024					
	Q1 of 2025	Year to Date 25	Q1 of 2024	Year to Date 24	Previous 12 Months
Total Active Residential Listings	n/a		n/a		
Total Pending Residential Listings	n/a		n/a		
Total Single-Family Homes Sold	1,777	1,777	1,642	1,642	7,825
Percent Change	8.22%	8.22%			
Median Price	\$545,000	\$545,000	\$531,995	\$531,995	\$544,900
Percent Change	2.44%	2.44%			
Average Price	\$652,944	\$652,944	\$634,887	\$634,887	\$644,556
Percent Change	2.84%	2.84%			
Days on Market	50	50	50	50	41
Total Dollar Volume	\$1,160,281,204	\$1,160,281,204	\$1,042,483,710	\$1,042,483,710	\$5,043,651,577
Percent Change	11.30%	11.30%			

Ada County Existing Home Sales					
	Q1 of 2025	Year to Date 25	Q1 of 2024	Year to Date 24	Previous 12 Months
Existing Residential Listings	n/a		n/a		
Existing Pending Listings	n/a		n/a		
Existing Homes Sold	1,059	1,059	970	970	5,057
Percent Change	9.18%	9.18%			
Median Price	\$529,900	\$529,900	\$504,500	\$504,500	\$536,000
Percent Change	5.03%	5.03%			
Average Price	\$641,173	\$641,173	\$630,333	\$630,333	\$639,914
Percent Change	1.72%	1.72%			
Days on Market	42	42	39	39	31
Existing Dollar Volume	\$679,002,127	\$679,002,127	\$611,422,760	\$611,422,760	\$3,236,045,752
Percent Change	11.05%	11.05%			

Ada County Newly Constructed Home Sales					
	Q1 of 2025	Year to Date 25	Q1 of 2024	Year to Date 24	Previous 12 Months
Newly Constructed Residential Listings	n/a		n/a		
Newly Constructed Pending Listings	n/a		n/a		
Newly Constructed Homes Sold	718	718	672	672	2,768
Percent Change	6.85%	6.85%			
Median Price	\$570,068	\$570,068	\$561,225	\$561,225	\$554,900
Percent Change	1.58%	1.58%			
Average Price	\$670,305	\$670,305	\$641,460	\$641,460	\$653,037
Percent Change	4.50%	4.50%			
Days on Market	63	63	64	64	61
Newly Constructed Dollar Volume	\$481,279,077	\$481,279,077	\$431,060,950	\$431,060,950	\$1,807,605,825
Percent Change	11.65%	11.65%			

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Single-Family Homes Sold in Ada County for Q1 of 2025				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	45	2.63%	\$837,981	\$658,000
New Construction	2	0.28%	\$1,350,000	\$1,350,000
Existing	43	4.34%	\$814,166	\$658,000
Boise NE - 0200	32	1.87%	\$976,881	\$822,450
New Construction	8	1.11%	\$1,536,611	\$1,271,711
Existing	24	2.42%	\$790,304	\$789,500
Boise SE - 0300	56	3.28%	\$631,405	\$601,500
New Construction	3	0.42%	\$668,300	\$674,900
Existing	53	5.35%	\$629,316	\$565,000
Boise Bench - 0400	91	5.32%	\$494,662	\$442,000
New Construction	7	0.97%	\$629,333	\$619,500
Existing	84	8.48%	\$483,440	\$415,750
Boise South - 0500	40	2.34%	\$536,920	\$499,990
New Construction	5	0.70%	\$518,899	\$499,990
Existing	35	3.54%	\$539,494	\$470,000
Boise SW-Meridian - 0550	89	5.21%	\$568,100	\$505,000
New Construction	8	1.11%	\$582,618	\$602,360
Existing	81	8.18%	\$566,666	\$500,000
Boise West - 0600	69	4.04%	\$495,012	\$465,000
New Construction	1	0.14%	\$589,900	\$589,900
Existing	68	6.87%	\$493,616	\$460,000
Boise W-Garden City - 0650	82	4.80%	\$509,140	\$474,500
New Construction	0	0.00%	\$0	\$0
Existing	82	8.28%	\$509,140	\$474,500
Garden City - 0700	10	0.59%	\$508,545	\$420,750
New Construction	0	0.00%	\$0	\$0
Existing	10	1.01%	\$508,545	\$420,750
Boise NW - 0800	122	7.14%	\$867,884	\$701,500
New Construction	46	6.40%	\$1,080,691	\$967,450
Existing	76	7.68%	\$739,080	\$629,450
Eagle - 0900	200	11.70%	\$1,031,150	\$915,000
New Construction	88	12.24%	\$988,933	\$899,890
Existing	112	11.31%	\$1,064,320	\$942,000
Star - 0950	216	12.64%	\$652,814	\$589,117
New Construction	172	23.92%	\$626,616	\$563,957
Existing	44	4.44%	\$755,226	\$692,338
Meridian SE - 1000	94	5.50%	\$675,095	\$624,950
New Construction	57	7.93%	\$698,319	\$649,777
Existing	37	3.74%	\$639,316	\$604,900
Meridian SW - 1010	84	4.92%	\$557,799	\$485,995
New Construction	62	8.62%	\$530,917	\$462,495
Existing	22	2.22%	\$633,558	\$574,995
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 Q1 of 2025				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	253	14.80%	\$577,631	\$522,853
New Construction	111	15.44%	\$568,146	\$510,000
Existing	142	14.34%	\$585,045	\$525,000
Kuna - 1100	226	13.22%	\$512,856	\$452,495
New Construction	149	20.72%	\$506,359	\$449,990
Existing	77	7.78%	\$525,429	\$460,000
Totals	1709	100.00%	\$659,948	\$549,990
New Construction	719	42.07%	\$674,544	\$579,900
Existing	990	57.93%	\$649,347	\$531,000

Single-Family Homes Sold in Ada County for Q1 of 2025				
MLS Area	# Sold	Market %	Average Price	Median Price

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County Q1 of 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%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) Q1 of 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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