

Ada County Single Family Home Sales Comparing Q2 2025 with Q2 2024					
	Q2 of 2025	Year to Date 25	Q2 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	2,438	4,218	2,306	3,948	7,781
Percent Change	5.72%	6.84%			
Median Price	\$570,000	\$560,000	\$560,000	\$549,970	\$545,000
Percent Change	1.79%	1.82%			
Average Price	\$669,682	\$662,964	\$654,696	\$646,457	\$649,525
Percent Change	2.29%	2.55%			
Days on Market	36	42	36	42	42
Total Dollar Volume	\$1,632,683,911	\$2,796,384,211	\$1,509,728,318	\$2,552,212,028	\$5,053,952,504
Percent Change	8.14%	9.57%			

Ada County Existing Home Sales					
	Q2 of 2025	Year to Date 25	Q2 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	1,632	2,692	1,520	2,490	4,977
Percent Change	7.37%	8.11%			
Median Price	\$564,440	\$548,500	\$558,500	\$540,000	\$535,000
Percent Change	1.06%	1.57%			
Average Price	\$665,485	\$655,764	\$656,059	\$646,037	\$643,197
Percent Change	1.44%	1.51%			
Days on Market	24	31	22	29	33
Existing Dollar Volume	\$1,086,070,926	\$1,765,315,384	\$997,209,352	\$1,608,632,112	\$3,201,191,414
Percent Change	8.91%	9.74%			

Ada County Newly Constructed Home Sales					
	Q2 of 2025	Year to Date 25	Q2 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	806	1,526	786	1,458	2,804
Percent Change	2.54%	4.66%			
Median Price	\$584,495	\$579,995	\$564,467	\$562,720	\$560,000
Percent Change	3.55%	3.07%			
Average Price	\$678,180	\$675,668	\$652,060	\$647,174	\$660,756
Percent Change	4.01%	4.40%			
Days on Market	60	61	63	64	60
Newly Constructed Dollar Volume	\$546,612,985	\$1,031,068,827	\$512,518,966	\$943,579,916	\$1,852,761,090
Percent Change	6.65%	9.27%			

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Single-Family Homes Sold in Ada County for Q2 of 2025				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	93	3.96%	\$880,770	\$750,000
New Construction	1	0.12%	\$860,000	\$860,000
Existing	92	5.96%	\$880,996	\$745,000
Boise NE - 0200	89	3.79%	\$1,064,770	\$924,000
New Construction	12	1.49%	\$1,415,764	\$1,259,995
Existing	77	4.99%	\$1,010,070	\$914,900
Boise SE - 0300	109	4.64%	\$626,869	\$530,000
New Construction	4	0.50%	\$852,475	\$844,950
Existing	105	6.80%	\$618,274	\$530,000
Boise Bench - 0400	88	3.75%	\$465,210	\$450,000
New Construction	1	0.12%	\$679,000	\$679,000
Existing	87	5.64%	\$462,752	\$450,000
Boise South - 0500	46	1.96%	\$575,952	\$545,500
New Construction	8	0.99%	\$651,995	\$662,490
Existing	38	2.46%	\$559,943	\$521,250
Boise SW-Meridian - 0550	142	6.05%	\$532,490	\$495,102
New Construction	19	2.36%	\$530,895	\$505,000
Existing	123	7.97%	\$532,737	\$495,000
Boise West - 0600	72	3.07%	\$484,835	\$470,000
New Construction	1	0.12%	\$629,900	\$629,900
Existing	71	4.60%	\$482,792	\$470,000
Boise W-Garden City - 0650	114	4.86%	\$548,028	\$475,950
New Construction	0	0.00%	\$0	\$0
Existing	114	7.39%	\$548,028	\$475,950
Garden City - 0700	9	0.38%	\$699,144	\$682,500
New Construction	0	0.00%	\$0	\$0
Existing	9	0.58%	\$699,144	\$682,500
Boise NW - 0800	173	7.37%	\$799,853	\$650,000
New Construction	30	3.73%	\$1,282,616	\$1,276,121
Existing	143	9.27%	\$698,574	\$595,000
Eagle - 0900	230	9.80%	\$1,046,674	\$922,450
New Construction	80	9.94%	\$983,253	\$812,500
Existing	150	9.72%	\$1,080,498	\$937,000
Star - 0950	305	12.99%	\$658,105	\$591,275
New Construction	209	25.96%	\$658,059	\$591,275
Existing	96	6.22%	\$658,204	\$592,500
Meridian SE - 1000	141	6.01%	\$667,496	\$630,000
New Construction	57	7.08%	\$674,714	\$621,800
Existing	84	5.44%	\$662,598	\$632,500
Meridian SW - 1010	83	3.53%	\$610,594	\$544,000
New Construction	52	6.46%	\$570,692	\$527,458
Existing	31	2.01%	\$677,527	\$640,000
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 Q2 of 2025				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	340	14.48%	\$587,079	\$532,500
New Construction	126	15.65%	\$587,800	\$555,530
Existing	214	13.87%	\$586,654	\$522,500
Kuna - 1100	314	13.37%	\$544,074	\$480,000
New Construction	205	25.47%	\$560,976	\$499,990
Existing	109	7.06%	\$512,285	\$449,900
Totals	2348	100.00%	\$675,809	\$575,000
New Construction	805	34.28%	\$682,909	\$584,995
Existing	1543	65.72%	\$672,105	\$565,000

Single-Family Homes Sold in Ada County for Q2 of 2025				
MLS Area	# Sold	Market %	Average Price	Median Price

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County Q2 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	0.13%
\$250,000 - \$299,999	0	0.00%	6	0.26%
\$300,000 - \$399,999	26	1.11%	139	5.92%
\$400,000 - \$499,999	211	8.99%	459	19.55%
\$500,000 - \$599,999	190	8.09%	265	11.29%
\$600,000 - \$699,999	120	5.11%	185	7.88%
\$700,000 - \$799,999	86	3.66%	130	5.54%
\$800,000 - \$899,999	64	2.73%	94	4.00%
\$900,000 - \$999,999	24	1.02%	75	3.19%
\$1,000,000 - \$1,999,999	75	3.19%	169	7.20%
\$2,000,000 - \$2,999,999	9	0.38%	16	0.68%
\$3,000,000 - \$3,999,999	0	0.00%	2	0.09%
\$4,000,000 - \$4,999,999	0	0.00%	0	0.00%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	805	34.28%	1543	65.72%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) Q2 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%	6	0.15%
\$250,000 - \$299,999	0	0.00%	9	0.22%
\$300,000 - \$399,999	48	1.18%	286	7.04%
\$400,000 - \$499,999	440	10.84%	729	17.96%
\$500,000 - \$599,999	338	8.33%	450	11.08%
\$600,000 - \$699,999	217	5.34%	302	7.44%
\$700,000 - \$799,999	161	3.97%	203	5.00%
\$800,000 - \$899,999	112	2.76%	142	3.50%
\$900,000 - \$999,999	49	1.21%	120	2.96%
\$1,000,000 - \$1,999,999	144	3.55%	256	6.31%
\$2,000,000 - \$2,999,999	16	0.39%	26	0.64%
\$3,000,000 - \$3,999,999	1	0.02%	5	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	1526	37.59%	2534	62.41%

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