

Ada County Single Family Home Sales Comparing Q3 2025 with Q3 2024					
	Q3 of 2025	Year to Date 25	Q3 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	2,514	6,741	2,245	6,193	8,130
Percent Change	11.98%	8.85%			
Median Price	\$554,945	\$559,900	\$540,000	\$547,000	\$550,000
Percent Change	2.77%	2.36%			
Average Price	\$672,907	\$668,182	\$641,101	\$644,515	\$660,424
Percent Change	4.96%	3.67%			
Days on Market	41	42	39	41	42
Total Dollar Volume	\$1,691,687,953	\$4,504,212,812	\$1,439,271,395	\$3,991,483,423	\$5,369,248,890
Percent Change	17.54%	12.85%			

Ada County Existing Home Sales					
	Q3 of 2025	Year to Date 25	Q3 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	1,679	4,375	1,515	4,005	5,230
Percent Change	10.83%	9.24%			
Median Price	\$550,000	\$550,000	\$534,900	\$538,000	\$541,950
Percent Change	2.82%	2.23%			
Average Price	\$671,816	\$662,652	\$636,204	\$642,317	\$654,470
Percent Change	5.60%	3.17%			
Days on Market	32	31	30	29	32
Existing Dollar Volume	\$1,127,978,570	\$2,899,103,414	\$963,848,844	\$2,572,480,956	\$3,422,879,937
Percent Change	17.03%	12.70%			

Ada County Newly Constructed Home Sales					
	Q3 of 2025	Year to Date 25	Q3 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	835	2,366	730	2,188	2,900
Percent Change	14.38%	8.14%			
Median Price	\$555,990	\$573,436	\$550,930	\$559,990	\$565,000
Percent Change	0.92%	2.40%			
Average Price	\$675,101	\$678,406	\$651,264	\$648,539	\$671,162
Percent Change	3.66%	4.61%			
Days on Market	60	61	57	62	61
Newly Constructed Dollar Volume	\$563,709,383	\$1,605,109,398	\$475,422,551	\$1,419,002,467	\$1,946,368,953
Percent Change	18.57%	13.12%			

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Single-Family Homes Sold in Ada County for Q3 of 2025				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	95	3.90%	\$1,025,450	\$868,000
New Construction	3	0.36%	\$1,829,297	\$1,799,900
Existing	92	5.75%	\$999,238	\$851,250
Boise NE - 0200	61	2.51%	\$1,133,114	\$885,000
New Construction	4	0.48%	\$2,231,438	\$2,147,876
Existing	57	3.56%	\$1,056,039	\$865,000
Boise SE - 0300	108	4.44%	\$623,408	\$566,950
New Construction	2	0.24%	\$767,450	\$767,450
Existing	106	6.63%	\$620,690	\$562,450
Boise Bench - 0400	118	4.85%	\$480,420	\$470,000
New Construction	2	0.24%	\$654,250	\$654,250
Existing	116	7.25%	\$477,423	\$465,000
Boise South - 0500	56	2.30%	\$575,029	\$529,950
New Construction	2	0.24%	\$569,495	\$569,495
Existing	54	3.38%	\$575,234	\$527,450
Boise SW-Meridian - 0550	170	6.98%	\$570,014	\$513,750
New Construction	37	4.43%	\$525,520	\$491,900
Existing	133	8.31%	\$582,392	\$515,000
Boise West - 0600	87	3.57%	\$506,578	\$455,000
New Construction	1	0.12%	\$685,000	\$685,000
Existing	86	5.38%	\$504,503	\$455,000
Boise W-Garden City - 0650	137	5.63%	\$508,027	\$469,900
New Construction	1	0.12%	\$564,900	\$564,900
Existing	136	8.50%	\$507,609	\$467,900
Garden City - 0700	4	0.16%	\$482,250	\$469,500
New Construction	0	0.00%	\$0	\$0
Existing	4	0.25%	\$482,250	\$469,500
Boise NW - 0800	165	6.78%	\$842,641	\$695,000
New Construction	40	4.79%	\$1,218,461	\$1,194,997
Existing	125	7.81%	\$722,378	\$625,000
Eagle - 0900	256	10.51%	\$1,083,332	\$957,675
New Construction	82	9.82%	\$1,124,859	\$1,038,900
Existing	174	10.88%	\$1,063,762	\$922,317
Star - 0950	300	12.32%	\$676,999	\$600,992
New Construction	209	25.03%	\$672,986	\$610,000
Existing	91	5.69%	\$686,214	\$580,000
Meridian SE - 1000	116	4.76%	\$676,463	\$649,000
New Construction	43	5.15%	\$670,960	\$664,800
Existing	73	4.56%	\$679,704	\$649,000
Meridian SW - 1010	77	3.16%	\$580,312	\$499,900
New Construction	48	5.75%	\$504,024	\$476,900
Existing	29	1.81%	\$706,582	\$620,000
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 Q3 of 2025				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	349	14.33%	\$575,415	\$515,298
New Construction	135	16.17%	\$579,008	\$534,330
Existing	214	13.38%	\$573,149	\$505,000
Kuna - 1100	336	13.80%	\$522,038	\$445,000
New Construction	226	27.07%	\$522,287	\$451,990
Existing	110	6.88%	\$521,528	\$424,450
Totals	2435	100.00%	\$679,305	\$555,000
New Construction	835	34.29%	\$682,597	\$559,900
Existing	1600	65.71%	\$677,587	\$554,950

Single-Family Homes Sold in Ada County for Q3 of 2025				
MLS Area	# Sold	Market %	Average Price	Median Price

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County Q3 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%	4	0.16%
\$250,000 - \$299,999	0	0.00%	7	0.29%
\$300,000 - \$399,999	50	2.05%	166	6.82%
\$400,000 - \$499,999	262	10.76%	431	17.70%
\$500,000 - \$599,999	158	6.49%	309	12.69%
\$600,000 - \$699,999	113	4.64%	204	8.38%
\$700,000 - \$799,999	78	3.20%	133	5.46%
\$800,000 - \$899,999	55	2.26%	100	4.11%
\$900,000 - \$999,999	24	0.99%	50	2.05%
\$1,000,000 - \$1,999,999	80	3.29%	172	7.06%
\$2,000,000 - \$2,999,999	15	0.62%	20	0.82%
\$3,000,000 - \$3,999,999	0	0.00%	2	0.08%
\$4,000,000 - \$4,999,999	0	0.00%	1	0.04%
\$5,000,000 and over	0	0.00%	1	0.04%
Totals	835	34.29%	1600	65.71%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) Q3 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%	10	0.15%
\$250,000 - \$299,999	0	0.00%	16	0.25%
\$300,000 - \$399,999	98	1.51%	452	6.95%
\$400,000 - \$499,999	703	10.81%	1160	17.83%
\$500,000 - \$599,999	496	7.62%	760	11.68%
\$600,000 - \$699,999	331	5.09%	506	7.78%
\$700,000 - \$799,999	239	3.67%	336	5.17%
\$800,000 - \$899,999	167	2.57%	243	3.74%
\$900,000 - \$999,999	74	1.14%	170	2.61%
\$1,000,000 - \$1,999,999	225	3.46%	429	6.59%
\$2,000,000 - \$2,999,999	32	0.49%	47	0.72%
\$3,000,000 - \$3,999,999	1	0.02%	7	0.11%
\$4,000,000 - \$4,999,999	0	0.00%	1	0.02%
\$5,000,000 and over	1	0.02%	1	0.02%
Totals	2367	36.39%	4138	63.61%

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