

<b>Ada County Single Family Home Sales Comparing Q4 2025 with Q4 2024</b>					
	<b>Q4 of 2025</b>	<b>Year to Date 25</b>	<b>Q4 of 2024</b>	<b>Year to Date 24</b>	<b>Previous 12 Months</b>
Total Active Residential Listings	n/a		n/a		
Total Pending Residential Listings	n/a		n/a		
Total Single-Family Homes Sold	2,234	8,987	2,171	8,364	8,335
Percent Change	2.90%	7.45%			
Median Price	\$542,415	\$555,000	\$533,232	\$541,947	\$559,000
Percent Change	1.72%	2.41%			
Average Price	\$663,531	\$668,371	\$643,700	\$644,304	\$670,007
Percent Change	3.08%	3.74%			
Days on Market	49	43	45	42	43
Total Dollar Volume	\$1,482,328,466	\$6,006,652,802	\$1,397,473,516	\$5,388,956,939	\$5,584,506,930
Percent Change	6.07%	11.46%			

<b>Ada County Existing Home Sales</b>					
	<b>Q4 of 2025</b>	<b>Year to Date 25</b>	<b>Q4 of 2024</b>	<b>Year to Date 24</b>	<b>Previous 12 Months</b>
Existing Residential Listings	n/a		n/a		
Existing Pending Listings	n/a		n/a		
Existing Homes Sold	1,389	5,773	1,367	5,372	5,393
Percent Change	1.61%	7.46%			
Median Price	\$533,500	\$545,000	\$529,000	\$535,000	\$549,420
Percent Change	0.85%	1.87%			
Average Price	\$651,645	\$660,363	\$636,598	\$640,862	\$662,462
Percent Change	2.36%	3.04%			
Days on Market	38	33	36	31	32
Existing Dollar Volume	\$905,134,733	\$3,812,273,147	\$870,229,652	\$3,442,710,608	\$3,572,655,044
Percent Change	4.01%	10.73%			

<b>Ada County Newly Constructed Home Sales</b>					
	<b>Q4 of 2025</b>	<b>Year to Date 25</b>	<b>Q4 of 2024</b>	<b>Year to Date 24</b>	<b>Previous 12 Months</b>
Newly Constructed Residential Listings	n/a		n/a		
Newly Constructed Pending Listings	n/a		n/a		
Newly Constructed Homes Sold	845	3,214	804	2,992	2,942
Percent Change	5.10%	7.42%			
Median Price	\$560,695	\$569,990	\$544,900	\$556,490	\$574,990
Percent Change	2.90%	2.43%			
Average Price	\$683,070	\$682,757	\$655,776	\$650,483	\$683,838
Percent Change	4.16%	4.96%			
Days on Market	67	62	60	61	62
Newly Constructed Dollar Volume	\$577,193,733	\$2,194,379,655	\$527,243,864	\$1,946,246,331	\$2,011,851,886
Percent Change	9.47%	12.75%			

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<b>Single-Family Homes Sold in Ada County for Q4 of 2025</b>				
<b>MLS Area</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Boise North - 0100	92	4.25%	\$969,787	\$845,000
New Construction	4	0.47%	\$1,483,475	\$1,344,500
Existing	88	6.70%	\$946,437	\$812,500
Boise NE - 0200	59	2.73%	\$1,101,163	\$865,000
New Construction	7	0.82%	\$1,230,509	\$975,000
Existing	52	3.96%	\$1,083,751	\$860,000
Boise SE - 0300	88	4.07%	\$637,756	\$570,000
New Construction	5	0.59%	\$691,800	\$680,000
Existing	83	6.32%	\$634,500	\$540,000
Boise Bench - 0400	88	4.07%	\$477,671	\$445,000
New Construction	2	0.24%	\$832,000	\$832,000
Existing	86	6.54%	\$469,431	\$436,500
Boise South - 0500	68	3.14%	\$555,212	\$515,000
New Construction	8	0.94%	\$661,145	\$639,995
Existing	60	4.57%	\$541,088	\$502,500
Boise SW-Meridian - 0550	127	5.87%	\$536,558	\$500,000
New Construction	40	4.71%	\$505,460	\$491,490
Existing	87	6.62%	\$550,857	\$500,000
Boise West - 0600	83	3.84%	\$493,583	\$445,000
New Construction	5	0.59%	\$606,558	\$648,800
Existing	78	5.94%	\$486,341	\$438,900
Boise W-Garden City - 0650	95	4.39%	\$514,045	\$480,900
New Construction	6	0.71%	\$611,600	\$612,450
Existing	89	6.77%	\$507,469	\$465,600
Garden City - 0700	11	0.51%	\$620,709	\$650,000
New Construction	1	0.12%	\$655,000	\$655,000
Existing	10	0.76%	\$617,280	\$640,000
Boise NW - 0800	131	6.05%	\$924,291	\$760,000
New Construction	37	4.35%	\$1,343,297	\$1,299,900
Existing	94	7.15%	\$759,364	\$652,495
Eagle - 0900	217	10.03%	\$1,065,086	\$949,900
New Construction	86	10.12%	\$1,203,993	\$1,055,500
Existing	131	9.97%	\$973,895	\$869,900
Star - 0950	241	11.14%	\$671,356	\$611,800
New Construction	177	20.82%	\$674,139	\$614,000
Existing	64	4.87%	\$663,658	\$602,850
Meridian SE - 1000	116	5.36%	\$667,258	\$607,450
New Construction	54	6.35%	\$708,784	\$667,338
Existing	62	4.72%	\$631,092	\$594,400
Meridian SW - 1010	83	3.84%	\$630,826	\$529,900
New Construction	55	6.47%	\$586,082	\$529,900
Existing	28	2.13%	\$718,716	\$561,450
Meridian NE - 1020	0	0.00%	\$0	\$0
New Construction	0	0.00%	\$0	\$0
Existing	0	0.00%	\$0	\$0

<b>Single-Family Homes Sold in Ada County for Q4 of 2025</b>				
<b>MLS Area</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Meridian NW - 1030	350	16.17%	\$566,272	\$490,000
New Construction	145	17.06%	\$557,895	\$505,082
Existing	205	15.60%	\$572,198	\$475,000
Kuna - 1100	315	14.56%	\$499,905	\$449,990
New Construction	218	25.65%	\$506,071	\$455,190
Existing	97	7.38%	\$486,047	\$435,000
<b>Totals</b>	<b>2164</b>	<b>100.00%</b>	<b>\$672,043</b>	<b>\$549,900</b>
New Construction	850	39.28%	\$690,389	\$566,516
Existing	1314	60.72%	\$660,176	\$539,450

Single-Family Homes Sold in Ada County for Q4 of 2025				
MLS Area	# Sold	Market %	Average Price	Median Price

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County Q4 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%	1	0.05%
\$250,000 - \$299,999	0	0.00%	7	0.32%
\$300,000 - \$399,999	45	2.08%	145	6.70%
\$400,000 - \$499,999	256	11.83%	401	18.53%
\$500,000 - \$599,999	164	7.58%	224	10.35%
\$600,000 - \$699,999	129	5.96%	138	6.38%
\$700,000 - \$799,999	82	3.79%	118	5.45%
\$800,000 - \$899,999	47	2.17%	83	3.84%
\$900,000 - \$999,999	24	1.11%	43	1.99%
\$1,000,000 - \$1,999,999	84	3.88%	137	6.33%
\$2,000,000 - \$2,999,999	17	0.79%	14	0.65%
\$3,000,000 - \$3,999,999	1	0.05%	2	0.09%
\$4,000,000 - \$4,999,999	0	0.00%	1	0.05%
\$5,000,000 and over	1	0.05%	0	0.00%
Totals	850	39.28%	1314	60.72%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) Q4 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%	11	0.13%
\$250,000 - \$299,999	0	0.00%	23	0.26%
\$300,000 - \$399,999	143	1.65%	597	6.88%
\$400,000 - \$499,999	959	11.05%	1562	17.99%
\$500,000 - \$599,999	659	7.59%	986	11.36%
\$600,000 - \$699,999	461	5.31%	645	7.43%
\$700,000 - \$799,999	322	3.71%	454	5.23%
\$800,000 - \$899,999	214	2.46%	327	3.77%
\$900,000 - \$999,999	98	1.13%	214	2.46%
\$1,000,000 - \$1,999,999	309	3.56%	569	6.55%
\$2,000,000 - \$2,999,999	51	0.59%	61	0.70%
\$3,000,000 - \$3,999,999	2	0.02%	9	0.10%
\$4,000,000 - \$4,999,999	0	0.00%	2	0.02%
\$5,000,000 and over	3	0.03%	1	0.01%
Totals	3221	37.10%	5461	62.90%

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