

Ada County Single Family Home Sales
Comparing September 2025 with September 2024

	Sep-25	Year to Date 25	Sep-24	Year to Date 24	Previous 12 Months
Total Active Residential Listings	2192		1729		
Total Pending Residential Listings	1136		1214		
Total Single-Family Homes Sold	782	6,741	714	6,193	8,130
Percent Change	9.52%	8.85%			
Median Price	\$555,000	\$559,900	\$537,086	\$547,000	\$550,000
Percent Change	3.34%	2.36%			
Average Price	\$680,866	\$668,182	\$631,819	\$644,515	\$660,424
Percent Change	7.76%	3.67%			
Days on Market	44	42	42	41	42
Total Dollar Volume	\$532,437,438	\$4,504,212,812	\$451,118,931	\$3,991,483,423	\$5,369,248,890
Percent Change	18.03%	12.85%			

Ada County Existing Home Sales

	Sep-25	Year to Date 25	Sep-24	Year to Date 24	Previous 12 Months
Existing Residential Listings	1139		974		
Existing Pending Listings	509		557		
Existing Homes Sold	512	4,375	473	4,005	5,230
Percent Change	8.25%	9.24%			
Median Price	\$549,900	\$550,000	\$535,000	\$538,000	\$541,950
Percent Change	2.79%	2.23%			
Average Price	\$676,666	\$662,652	\$631,699	\$642,317	\$654,470
Percent Change	7.12%	3.17%			
Days on Market	36	31	32	29	32
Existing Dollar Volume	\$346,453,129	\$2,899,103,414	\$298,793,598	\$2,572,480,956	\$3,422,879,937
Percent Change	15.95%	12.70%			

Ada County Newly Constructed Home Sales

	Sep-25	Year to Date 25	Sep-24	Year to Date 24	Previous 12 Months
Newly Constructed Residential Listings	1053		755		
Newly Constructed Pending Listings	627		657		
Newly Constructed Homes Sold	270	2,366	241	2,188	2,900
Percent Change	12.03%	8.14%			
Median Price	\$560,384	\$573,436	\$541,586	\$559,990	\$565,000
Percent Change	3.47%	2.40%			
Average Price	\$688,831	\$678,406	\$632,055	\$648,539	\$671,162
Percent Change	8.98%	4.61%			
Days on Market	59	61	61	62	61
Newly Constructed Dollar Volume	\$185,984,309	\$1,605,109,398	\$152,325,333	\$1,419,002,467	\$1,946,368,953
Percent Change	22.10%	13.12%			

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Single-Famly Homes Sold in Ada County for September 2025				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	27	3.55%	\$1,135,797	\$998,900
New Construction	1	0.37%	\$2,188,090	\$2,188,090
Existing	26	5.30%	\$1,095,324	\$980,537
Boise NE - 0200	18	2.37%	\$1,418,647	\$1,125,000
New Construction	2	0.74%	\$2,432,876	\$2,432,876
Existing	16	3.26%	\$1,291,869	\$1,090,000
Boise SE - 0300	32	4.20%	\$595,838	\$562,000
New Construction	0	0.00%	\$0	\$0
Existing	32	6.52%	\$595,838	\$562,000
Boise Bench - 0400	32	4.20%	\$454,791	\$466,500
New Construction	0	0.00%	\$0	\$0
Existing	32	6.52%	\$454,791	\$466,500
Boise South - 0500	17	2.23%	\$587,690	\$599,000
New Construction	1	0.37%	\$599,000	\$599,000
Existing	16	3.26%	\$586,983	\$602,500
Boise SW-Meridian - 0550	52	6.83%	\$556,465	\$527,500
New Construction	10	3.70%	\$539,019	\$516,995
Existing	42	8.55%	\$560,619	\$530,000
Boise West - 0600	21	2.76%	\$522,228	\$500,000
New Construction	1	0.37%	\$685,000	\$685,000
Existing	20	4.07%	\$514,089	\$495,000
Boise W-Garden City - 0650	47	6.18%	\$514,397	\$464,900
New Construction	1	0.37%	\$564,900	\$564,900
Existing	46	9.37%	\$513,299	\$457,400
Garden City - 0700	0	0.00%	\$0	\$0
New Construction	0	0.00%	\$0	\$0
Existing	0	0.00%	\$0	\$0
Boise NW - 0800	55	7.23%	\$770,465	\$664,900
New Construction	12	4.44%	\$1,195,725	\$1,060,706
Existing	43	8.76%	\$651,787	\$540,000
Eagle - 0900	81	10.64%	\$1,128,078	\$1,100,000
New Construction	26	9.63%	\$1,213,278	\$1,104,351
Existing	55	11.20%	\$1,087,802	\$959,900
Star - 0950	94	12.35%	\$669,123	\$580,000
New Construction	70	25.93%	\$658,596	\$580,000
Existing	24	4.89%	\$699,825	\$575,000
Meridian SE - 1000	43	5.65%	\$665,033	\$649,000
New Construction	18	6.67%	\$689,263	\$687,338
Existing	25	5.09%	\$647,588	\$597,000
Meridian SW - 1010	25	3.29%	\$554,466	\$493,800
New Construction	19	7.04%	\$497,903	\$468,900
Existing	6	1.22%	\$733,583	\$741,250
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 September 2025				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	112	14.72%	\$568,196	\$515,000
New Construction	40	14.81%	\$561,210	\$529,688
Existing	72	14.66%	\$572,077	\$504,950
Kuna - 1100	105	13.80%	\$537,478	\$448,990
New Construction	69	25.56%	\$539,914	\$454,995
Existing	36	7.33%	\$532,811	\$417,495
Totals	761	100.00%	\$687,347	\$559,900
New Construction	270	35.48%	\$695,770	\$562,386
Existing	491	64.52%	\$682,716	\$555,000

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

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County September 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%	2	0.26%
\$250,000 - \$299,999	0	0.00%	1	0.13%
\$300,000 - \$399,999	12	1.58%	47	6.18%
\$400,000 - \$499,999	90	11.83%	130	17.08%
\$500,000 - \$599,999	46	6.04%	104	13.67%
\$600,000 - \$699,999	41	5.39%	63	8.28%
\$700,000 - \$799,999	23	3.02%	49	6.44%
\$800,000 - \$899,999	13	1.71%	20	2.63%
\$900,000 - \$999,999	9	1.18%	11	1.45%
\$1,000,000 - \$1,999,999	30	3.94%	53	6.96%
\$2,000,000 - \$2,999,999	6	0.79%	11	1.45%
\$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	0	0.00%	0	0.00%
Totals	270	35.48%	491	64.52%

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