

<b>Ada County Single Family Home Sales Comparing April 2026 with April 2025</b>					
	<b>Apr-26</b>	<b>Year to Date 26</b>	<b>Apr-25</b>	<b>Year to Date 25</b>	<b>Previous 12 Months</b>
Total Active Residential Listings	1735		1890		
Total Pending Residential Listings	1512		1342		
Total Single-Family Homes Sold	908	2,902	748	2,531	8,512
Percent Change	21.39%	14.66%			
Median Price	\$545,000	\$540,990	\$546,796	\$545,000	\$555,000
Percent Change	-0.33%	-0.74%			
Average Price	\$653,783	\$649,491	\$646,134	\$652,115	\$669,327
Percent Change	1.18%	-0.40%			
Days on Market	43	53	40	47	45
Total Dollar Volume	\$593,634,533	\$1,884,822,256	\$483,308,075	\$1,650,503,732	\$5,697,308,802
Percent Change	22.83%	14.20%			

<b>Ada County Existing Home Sales</b>					
	<b>Apr-26</b>	<b>Year to Date 26</b>	<b>Apr-25</b>	<b>Year to Date 25</b>	<b>Previous 12 Months</b>
Existing Residential Listings	890		958		
Existing Pending Listings	701		606		
Existing Homes Sold	575	1,706	469	1,531	5,406
Percent Change	22.60%	11.43%			
Median Price	\$548,013	\$535,000	\$528,000	\$529,000	\$549,900
Percent Change	3.79%	1.13%			
Average Price	\$665,918	\$646,895	\$635,099	\$639,334	\$662,915
Percent Change	4.85%	1.18%			
Days on Market	27	35	26	37	33
Existing Dollar Volume	\$382,902,989	\$1,103,602,948	\$297,861,653	\$978,821,111	\$3,583,720,780
Percent Change	28.55%	12.75%			

<b>Ada County Newly Constructed Home Sales</b>					
	<b>Apr-26</b>	<b>Year to Date 26</b>	<b>Apr-25</b>	<b>Year to Date 25</b>	<b>Previous 12 Months</b>
Newly Constructed Residential Listings	845		932		
Newly Constructed Pending Listings	811		736		
Newly Constructed Homes Sold	333	1,196	279	1,000	3,106
Percent Change	19.35%	19.60%			
Median Price	\$542,400	\$549,900	\$574,990	\$574,992	\$564,890
Percent Change	-5.67%	-4.36%			
Average Price	\$632,827	\$653,193	\$664,683	\$671,683	\$680,486
Percent Change	-4.79%	-2.75%			
Days on Market	72	77	63	63	67
Newly Constructed Dollar Volume	\$210,731,544	\$781,219,308	\$185,446,422	\$671,682,621	\$2,113,588,022
Percent Change	13.63%	16.31%			

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Single-Family Homes Sold in Ada County for April 2026				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	38	4.31%	\$1,111,792	\$853,750
New Construction	1	0.30%	\$749,900	\$749,900
Existing	37	6.78%	\$1,121,573	\$857,500
Boise NE - 0200	25	2.84%	\$1,180,818	\$910,000
New Construction	3	0.90%	\$2,146,600	\$1,880,000
Existing	22	4.03%	\$1,049,120	\$847,325
Boise SE - 0300	48	5.45%	\$576,885	\$550,000
New Construction	1	0.30%	\$470,000	\$470,000
Existing	47	8.61%	\$579,159	\$550,000
Boise Bench - 0400	39	4.43%	\$468,624	\$440,000
New Construction	0	0.00%	\$0	\$0
Existing	39	7.14%	\$468,624	\$440,000
Boise South - 0500	18	2.04%	\$549,872	\$540,000
New Construction	3	0.90%	\$553,830	\$499,990
Existing	15	2.75%	\$549,080	\$550,000
Boise SW-Meridian - 0550	62	7.04%	\$513,859	\$462,995
New Construction	23	6.87%	\$459,600	\$449,990
Existing	39	7.14%	\$545,858	\$479,000
Boise West - 0600	38	4.31%	\$600,524	\$469,000
New Construction	3	0.90%	\$584,633	\$569,900
Existing	35	6.41%	\$601,886	\$446,500
Boise W-Garden City - 0650	38	4.31%	\$511,492	\$456,000
New Construction	0	0.00%	\$0	\$0
Existing	38	6.96%	\$511,492	\$456,000
Garden City - 0700	5	0.57%	\$671,700	\$604,000
New Construction	0	0.00%	\$0	\$0
Existing	5	0.92%	\$671,700	\$604,000
Boise NW - 0800	57	6.47%	\$747,668	\$665,000
New Construction	11	3.28%	\$1,148,727	\$1,179,900
Existing	46	8.42%	\$651,763	\$624,950
Eagle - 0900	71	8.06%	\$1,060,360	\$1,026,666
New Construction	28	8.36%	\$1,027,623	\$1,047,449
Existing	43	7.88%	\$1,081,677	\$949,900
Star - 0950	89	10.10%	\$644,334	\$553,990
New Construction	63	18.81%	\$659,330	\$585,577
Existing	26	4.76%	\$608,000	\$507,000
Meridian SE - 1000	49	5.56%	\$704,058	\$609,800
New Construction	28	8.36%	\$660,535	\$596,400
Existing	21	3.85%	\$762,089	\$635,000
Meridian SW - 1010	50	5.68%	\$585,045	\$476,990
New Construction	36	10.75%	\$535,856	\$474,990
Existing	14	2.56%	\$711,529	\$497,750
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 April 2026</b>				
<b>MLS Area</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Meridian NW - 1030	124	14.07%	\$569,682	\$543,500
New Construction	42	12.54%	\$600,433	\$607,272
Existing	82	15.02%	\$553,932	\$515,000
Kuna - 1100	130	14.76%	\$495,749	\$440,990
New Construction	93	27.76%	\$489,830	\$439,990
Existing	37	6.78%	\$510,629	\$450,000
<b>Totals</b>	<b>881</b>	<b>100.00%</b>	<b>\$657,429</b>	<b>\$547,900</b>
New Construction	335	38.02%	\$636,272	\$542,400
Existing	546	61.98%	\$670,410	\$550,000

Single-Family Homes Sold in Ada County for April 2026				
MLS Area	# Sold	Market %	Average Price	Median Price

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County April 2026 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%	0	0.00%
\$250,000 - \$299,999	0	0.00%	1	0.11%
\$300,000 - \$399,999	17	1.93%	53	6.02%
\$400,000 - \$499,999	121	13.73%	161	18.27%
\$500,000 - \$599,999	66	7.49%	105	11.92%
\$600,000 - \$699,999	47	5.33%	68	7.72%
\$700,000 - \$799,999	31	3.52%	39	4.43%
\$800,000 - \$899,999	11	1.25%	34	3.86%
\$900,000 - \$999,999	10	1.14%	26	2.95%
\$1,000,000 - \$1,999,999	31	3.52%	48	5.45%
\$2,000,000 - \$2,999,999	1	0.11%	6	0.68%
\$3,000,000 - \$3,999,999	0	0.00%	5	0.57%
\$4,000,000 - \$4,999,999	0	0.00%	0	0.00%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	335	38.02%	546	61.98%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) April 2026 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%	1	0.04%
\$200,000 - \$249,999	0	0.00%	2	0.07%
\$250,000 - \$299,999	0	0.00%	8	0.28%
\$300,000 - \$399,999	70	2.47%	196	6.93%
\$400,000 - \$499,999	399	14.10%	486	17.18%
\$500,000 - \$599,999	246	8.70%	297	10.50%
\$600,000 - \$699,999	175	6.19%	200	7.07%
\$700,000 - \$799,999	108	3.82%	110	3.89%
\$800,000 - \$899,999	58	2.05%	98	3.46%
\$900,000 - \$999,999	32	1.13%	53	1.87%
\$1,000,000 - \$1,999,999	103	3.64%	149	5.27%
\$2,000,000 - \$2,999,999	7	0.25%	19	0.67%
\$3,000,000 - \$3,999,999	3	0.11%	6	0.21%
\$4,000,000 - \$4,999,999	1	0.04%	0	0.00%
\$5,000,000 and over	1	0.04%	1	0.04%
Totals	1203	42.52%	1626	57.48%

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