

**Ada County Single Family Home Sales
Comparing August 2026 with August 2025**

	Aug-26	Year to Date 26	Aug-25	Year to Date 25	Previous 12 Months
Total Active Residential Listings	1979		2213		
Total Pending Residential Listings	1269		1141		
Total Single-Family Homes Sold	955	6,858	832	5,972	8,936
Percent Change	14.78%	14.84%			
Median Price	\$595,000	\$568,000	\$556,522	\$559,990	\$559,450
Percent Change	6.91%	1.43%			
Average Price	\$710,430	\$680,567	\$674,517	\$668,540	\$673,301
Percent Change	5.32%	1.80%			
Days on Market	37	41	41	41	44
Total Dollar Volume	\$678,460,335	\$4,667,326,875	\$561,197,748	\$3,992,518,744	\$6,016,619,430
Percent Change	20.90%	16.90%			

Ada County Existing Home Sales

	Aug-26	Year to Date 26	Aug-25	Year to Date 25	Previous 12 Months
Existing Residential Listings	991		1198		
Existing Pending Listings	577		513		
Existing Homes Sold	658	4,451	558	3,873	5,704
Percent Change	17.92%	14.92%			
Median Price	\$579,900	\$564,900	\$560,000	\$550,000	\$553,000
Percent Change	3.55%	2.71%			
Average Price	\$694,226	\$675,418	\$678,929	\$661,186	\$667,708
Percent Change	2.25%	2.15%			
Days on Market	30	28	31	30	31
Existing Dollar Volume	\$456,800,779	\$3,006,283,612	\$378,842,307	\$2,560,772,599	\$3,808,604,695
Percent Change	20.58%	17.40%			

Ada County Newly Constructed Home Sales

	Aug-26	Year to Date 26	Aug-25	Year to Date 25	Previous 12 Months
Newly Constructed Residential Listings	988		1015		
Newly Constructed Pending Listings	692		628		
Newly Constructed Homes Sold	297	2,407	274	2,099	3,232
Percent Change	8.39%	14.67%			
Median Price	\$629,000	\$575,990	\$552,495	\$575,000	\$565,845
Percent Change	13.85%	0.17%			
Average Price	\$746,328	\$690,089	\$665,531	\$682,109	\$683,173
Percent Change	12.14%	1.17%			
Days on Market	54	66	62	61	67
Newly Constructed Dollar Volume	\$221,659,556	\$1,661,043,263	\$182,355,441	\$1,431,746,145	\$2,208,014,735
Percent Change	21.55%	16.02%			

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County August 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%	2	0.21%
\$250,000 - \$299,999	0	0.00%	1	0.10%
\$300,000 - \$399,999	8	0.84%	42	4.40%
\$400,000 - \$499,999	63	6.60%	163	17.07%
\$500,000 - \$599,999	70	7.33%	147	15.39%
\$600,000 - \$699,999	46	4.82%	81	8.48%
\$700,000 - \$799,999	30	3.14%	65	6.81%
\$800,000 - \$899,999	21	2.20%	52	5.45%
\$900,000 - \$999,999	9	0.94%	25	2.62%
\$1,000,000 - \$1,999,999	44	4.61%	69	7.23%
\$2,000,000 - \$2,999,999	4	0.42%	10	1.05%
\$3,000,000 - \$3,999,999	2	0.21%	1	0.10%
\$4,000,000 - \$4,999,999	0	0.00%	0	0.00%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	297	31.10%	658	68.90%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) August 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%	1	0.01%
\$160,000 - \$199,999	0	0.00%	2	0.03%
\$200,000 - \$249,999	0	0.00%	6	0.09%
\$250,000 - \$299,999	0	0.00%	19	0.28%
\$300,000 - \$399,999	98	1.43%	395	5.76%
\$400,000 - \$499,999	706	10.29%	1186	17.29%
\$500,000 - \$599,999	512	7.47%	905	13.20%
\$600,000 - \$699,999	357	5.21%	573	8.36%
\$700,000 - \$799,999	239	3.48%	407	5.93%
\$800,000 - \$899,999	140	2.04%	281	4.10%
\$900,000 - \$999,999	80	1.17%	186	2.71%
\$1,000,000 - \$1,999,999	239	3.48%	421	6.14%
\$2,000,000 - \$2,999,999	24	0.35%	51	0.74%
\$3,000,000 - \$3,999,999	9	0.13%	14	0.20%
\$4,000,000 - \$4,999,999	1	0.01%	2	0.03%
\$5,000,000 and over	2	0.03%	2	0.03%
Totals	2407	35.10%	4451	64.90%

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