

<b>Ada County Single Family Home Sales Comparing February 2026 with February 2025</b>					
	<b>Feb-26</b>	<b>Year to Date 26</b>	<b>Feb-25</b>	<b>Year to Date 25</b>	<b>Previous 12 Months</b>
Total Active Residential Listings	1484		1421		
Total Pending Residential Listings	1245		1088		
Total Single-Family Homes Sold	647	1,179	606	1,103	8,433
Percent Change	6.77%	6.89%			
Median Price	\$538,000	\$535,990	\$530,000	\$534,990	\$558,350
Percent Change	1.51%	0.19%			
Average Price	\$641,642	\$645,298	\$635,429	\$632,229	\$672,172
Percent Change	0.98%	2.07%			
Days on Market	60	58	52	53	43
Total Dollar Volume	\$415,142,302	\$760,806,240	\$385,070,090	\$697,348,679	\$5,668,427,268
Percent Change	7.81%	9.10%			

<b>Ada County Existing Home Sales</b>					
	<b>Feb-26</b>	<b>Year to Date 26</b>	<b>Feb-25</b>	<b>Year to Date 25</b>	<b>Previous 12 Months</b>
Existing Residential Listings	650		650		
Existing Pending Listings	470		401		
Existing Homes Sold	373	684	364	655	5,439
Percent Change	2.47%	4.43%			
Median Price	\$505,000	\$505,300	\$520,000	\$520,000	\$549,900
Percent Change	-2.88%	-2.83%			
Average Price	\$608,801	\$617,238	\$630,137	\$617,906	\$663,718
Percent Change	-3.39%	-0.11%			
Days on Market	45	46	41	45	32
Existing Dollar Volume	\$227,082,624	\$422,191,018	\$229,370,049	\$404,728,235	\$3,609,962,306
Percent Change	-1.00%	4.31%			

<b>Ada County Newly Constructed Home Sales</b>					
	<b>Feb-26</b>	<b>Year to Date 26</b>	<b>Feb-25</b>	<b>Year to Date 25</b>	<b>Previous 12 Months</b>
Newly Constructed Residential Listings	834		771		
Newly Constructed Pending Listings	775		687		
Newly Constructed Homes Sold	274	495	242	448	2,994
Percent Change	13.22%	10.49%			
Median Price	\$579,790	\$569,766	\$549,945	\$549,992	\$573,950
Percent Change	5.43%	3.60%			
Average Price	\$686,349	\$684,071	\$643,389	\$653,171	\$687,530
Percent Change	6.68%	4.73%			
Days on Market	80	75	69	64	63
Newly Constructed Dollar Volume	\$188,059,678	\$338,615,222	\$155,700,041	\$292,620,444	\$2,058,464,962
Percent Change	20.78%	15.72%			

These statistics are based upon information secured by the agent from the owner or their representative. The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. These statistics are not intended to represent the total number of properties sold in Ada County during the specified time period. The Intermountain Regional Multiple Listing Service provides these statistics for purposes of general market analysis, but makes no representations as to the past or future appreciation or depreciation of property values. (To reduce the error, only data falling within 3 standard deviations from the mean has been included in the report. Existing and new construction statistics are calculated independently and may not sum to the total number of homes sold.) \* Effective 3/1/2007, 'days on market' refers to the number of days that transpire between the listing date and the date the property goes into pending status. Effective 4/1/2011, standard deviation is modified to reflect the difference between the asking and sold prices as a percentage of the asking price.

<b>Single-Family Homes Sold in Ada County for February 2026</b>				
<b>MLS Area</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Boise North - 0100	15	2.38%	\$727,353	\$637,000
New Construction	1	0.36%	\$625,000	\$625,000
Existing	14	3.97%	\$734,663	\$678,694
Boise NE - 0200	6	0.95%	\$875,800	\$877,450
New Construction	1	0.36%	\$894,900	\$894,900
Existing	5	1.42%	\$871,980	\$860,000
Boise SE - 0300	24	3.82%	\$641,201	\$516,250
New Construction	3	1.09%	\$889,933	\$669,900
Existing	21	5.95%	\$605,668	\$515,000
Boise Bench - 0400	29	4.61%	\$453,777	\$420,000
New Construction	3	1.09%	\$612,333	\$555,000
Existing	26	7.37%	\$435,482	\$415,000
Boise South - 0500	27	4.29%	\$535,171	\$455,000
New Construction	3	1.09%	\$614,777	\$644,340
Existing	24	6.80%	\$525,221	\$444,500
Boise SW-Meridian - 0550	30	4.77%	\$512,238	\$477,000
New Construction	6	2.17%	\$478,658	\$436,490
Existing	24	6.80%	\$520,633	\$492,000
Boise West - 0600	28	4.45%	\$479,896	\$457,450
New Construction	2	0.72%	\$527,450	\$527,450
Existing	26	7.37%	\$476,238	\$452,500
Boise W-Garden City - 0650	28	4.45%	\$458,616	\$448,750
New Construction	3	1.09%	\$562,917	\$579,700
Existing	25	7.08%	\$446,100	\$445,900
Garden City - 0700	4	0.64%	\$577,947	\$604,894
New Construction	0	0.00%	\$0	\$0
Existing	4	1.13%	\$577,947	\$604,894
Boise NW - 0800	35	5.56%	\$778,651	\$695,000
New Construction	7	2.54%	\$1,056,949	\$999,900
Existing	28	7.93%	\$709,076	\$624,085
Eagle - 0900	66	10.49%	\$1,172,054	\$1,002,500
New Construction	37	13.41%	\$1,226,495	\$1,070,000
Existing	29	8.22%	\$1,102,596	\$975,000
Star - 0950	57	9.06%	\$662,235	\$624,000
New Construction	47	17.03%	\$626,309	\$587,990
Existing	10	2.83%	\$831,090	\$694,999
Meridian SE - 1000	46	7.31%	\$696,177	\$619,850
New Construction	26	9.42%	\$775,486	\$677,388
Existing	20	5.67%	\$593,075	\$562,450
Meridian SW - 1010	22	3.50%	\$608,184	\$496,945
New Construction	14	5.07%	\$544,046	\$457,495
Existing	8	2.27%	\$720,425	\$684,750
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 February 2026</b>				
<b>MLS Area</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Meridian NW - 1030	83	13.20%	\$552,547	\$509,999
New Construction	31	11.23%	\$583,258	\$545,070
Existing	52	14.73%	\$534,239	\$482,750
Kuna - 1100	129	20.51%	\$543,690	\$459,990
New Construction	92	33.33%	\$534,114	\$464,990
Existing	37	10.48%	\$567,500	\$450,000
<b>Totals</b>	<b>629</b>	<b>100.00%</b>	<b>\$646,864</b>	<b>\$539,990</b>
New Construction	276	43.88%	\$690,945	\$579,880
Existing	353	56.12%	\$612,399	\$505,000

**Single-Family Homes Sold in Ada County for February 2026**

MLS Area	# Sold	Market %	Average Price	Median Price
----------	--------	----------	---------------	--------------

**Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County  
February 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%	3	0.48%
\$300,000 - \$399,999	19	3.02%	57	9.06%
\$400,000 - \$499,999	76	12.08%	110	17.49%
\$500,000 - \$599,999	59	9.38%	62	9.86%
\$600,000 - \$699,999	37	5.88%	44	7.00%
\$700,000 - \$799,999	24	3.82%	20	3.18%
\$800,000 - \$899,999	18	2.86%	16	2.54%
\$900,000 - \$999,999	12	1.91%	13	2.07%
\$1,000,000 - \$1,999,999	28	4.45%	23	3.66%
\$2,000,000 - \$2,999,999	2	0.32%	5	0.79%
\$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	1	0.16%	0	0.00%
Totals	276	43.88%	353	56.12%

**Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County  
(Year-to-Date) February 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	0.17%
\$250,000 - \$299,999	0	0.00%	5	0.44%
\$300,000 - \$399,999	37	3.22%	102	8.89%
\$400,000 - \$499,999	142	12.37%	198	17.25%
\$500,000 - \$599,999	103	8.97%	115	10.02%
\$600,000 - \$699,999	75	6.53%	87	7.58%
\$700,000 - \$799,999	42	3.66%	36	3.14%
\$800,000 - \$899,999	28	2.44%	30	2.61%
\$900,000 - \$999,999	16	1.39%	17	1.48%
\$1,000,000 - \$1,999,999	48	4.18%	47	4.09%
\$2,000,000 - \$2,999,999	3	0.26%	10	0.87%
\$3,000,000 - \$3,999,999	2	0.17%	0	0.00%
\$4,000,000 - \$4,999,999	1	0.09%	0	0.00%
\$5,000,000 and over	1	0.09%	1	0.09%
Totals	498	43.38%	650	56.62%

These statistics are based upon information secured by the agent from the owner or their representative. The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. These statistics are not intended to represent the total number of properties sold in Ada County during the specified time period. The Intermountain Regional Multiple Listing Service provides these statistics for purposes of general market analysis, but makes no representations as to the past or future appreciation or depreciation of property values. (To reduce the error, only data falling within 3 standard deviations from the mean has been included in the report. Existing and new construction statistics are calculated independently and may not sum to the total number of homes sold.) \* Effective 3/1/2007, 'days on market' refers to the number of days that transpire between the listing date and the date the property goes into pending status. Effective 4/1/2011, standard deviation is modified to reflect the difference between the asking and sold prices as a percentage of the asking price.