

Ada County Single Family Home Sales Comparing January 2026 with January 2025					
	Jan-26	Year to Date 26	Jan-25	Year to Date 25	Previous 12 Months
Total Active Residential Listings	1567		1271		
Total Pending Residential Listings	1108		1093		
Total Single-Family Homes Sold	531	531	497	497	8,504
Percent Change	6.84%	6.84%			
Median Price	\$535,990	\$535,990	\$539,000	\$539,000	\$556,745
Percent Change	-0.56%	-0.56%			
Average Price	\$650,073	\$650,073	\$628,327	\$628,327	\$670,794
Percent Change	3.46%	3.46%			
Days on Market	55	55	53	53	43
Total Dollar Volume	\$345,188,938	\$345,188,938	\$312,278,589	\$312,278,589	\$5,704,431,879
Percent Change	10.54%	10.54%			

Ada County Existing Home Sales					
	Jan-26	Year to Date 26	Jan-25	Year to Date 25	Previous 12 Months
Existing Residential Listings	593		557		
Existing Pending Listings	429		401		
Existing Homes Sold	310	310	291	291	5,491
Percent Change	6.53%	6.53%			
Median Price	\$512,500	\$512,500	\$524,900	\$524,900	\$549,900
Percent Change	-2.36%	-2.36%			
Average Price	\$627,850	\$627,850	\$602,605	\$602,605	\$663,345
Percent Change	4.19%	4.19%			
Days on Market	46	46	50	50	32
Existing Dollar Volume	\$194,633,394	\$194,633,394	\$175,358,186	\$175,358,186	\$3,642,426,961
Percent Change	10.99%	10.99%			

Ada County Newly Constructed Home Sales					
	Jan-26	Year to Date 26	Jan-25	Year to Date 25	Previous 12 Months
Newly Constructed Residential Listings	974		714		
Newly Constructed Pending Listings	679		692		
Newly Constructed Homes Sold	221	221	206	206	3,013
Percent Change	7.28%	7.28%			
Median Price	\$560,000	\$560,000	\$555,920	\$555,920	\$570,432
Percent Change	0.73%	0.73%			
Average Price	\$681,247	\$681,247	\$664,662	\$664,662	\$684,369
Percent Change	2.50%	2.50%			
Days on Market	69	69	57	57	63
Newly Constructed Dollar Volume	\$150,555,544	\$150,555,544	\$136,920,403	\$136,920,403	\$2,062,004,918
Percent Change	9.96%	9.96%			

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.

Single-Family Homes Sold in Ada County for January 2026				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	18	3.47%	\$741,036	\$660,000
New Construction	3	1.35%	\$669,933	\$639,900
Existing	15	5.07%	\$755,257	\$660,000
Boise NE - 0200	4	0.77%	\$993,748	\$912,496
New Construction	1	0.45%	\$926,993	\$926,993
Existing	3	1.01%	\$1,016,000	\$898,000
Boise SE - 0300	21	4.05%	\$629,089	\$530,000
New Construction	2	0.90%	\$364,900	\$364,900
Existing	19	6.42%	\$656,899	\$538,000
Boise Bench - 0400	20	3.86%	\$466,720	\$421,500
New Construction	1	0.45%	\$644,000	\$644,000
Existing	19	6.42%	\$457,389	\$420,000
Boise South - 0500	18	3.47%	\$522,103	\$530,495
New Construction	6	2.70%	\$590,658	\$580,990
Existing	12	4.05%	\$487,825	\$439,450
Boise SW-Meridian - 0550	29	5.60%	\$522,625	\$504,500
New Construction	9	4.05%	\$504,527	\$469,990
Existing	20	6.76%	\$530,770	\$509,750
Boise West - 0600	15	2.90%	\$465,360	\$438,000
New Construction	0	0.00%	\$0	\$0
Existing	15	5.07%	\$465,360	\$438,000
Boise W-Garden City - 0650	30	5.79%	\$480,737	\$439,000
New Construction	0	0.00%	\$0	\$0
Existing	30	10.14%	\$480,737	\$439,000
Garden City - 0700	1	0.19%	\$609,900	\$609,900
New Construction	0	0.00%	\$0	\$0
Existing	1	0.34%	\$609,900	\$609,900
Boise NW - 0800	34	6.56%	\$699,955	\$549,945
New Construction	6	2.70%	\$967,545	\$1,084,900
Existing	28	9.46%	\$642,614	\$535,750
Eagle - 0900	56	10.81%	\$1,275,516	\$951,450
New Construction	23	10.36%	\$1,420,896	\$1,040,000
Existing	33	11.15%	\$1,174,190	\$862,500
Star - 0950	66	12.74%	\$683,903	\$634,000
New Construction	52	23.42%	\$694,550	\$639,148
Existing	14	4.73%	\$644,356	\$532,000
Meridian SE - 1000	32	6.18%	\$620,744	\$602,450
New Construction	13	5.86%	\$638,990	\$614,900
Existing	19	6.42%	\$608,259	\$590,000
Meridian SW - 1010	25	4.83%	\$612,430	\$464,800
New Construction	18	8.11%	\$554,270	\$462,300
Existing	7	2.36%	\$761,986	\$479,900
Meridian NE - 1020	0	0.00%	\$0	\$0
New Construction	0	0.00%	\$0	\$0
Existing	0	0.00%	\$0	\$0

Single-Family Homes Sold in Ada County for January 2026				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	57	11.00%	\$572,104	\$510,000
New Construction	24	10.81%	\$568,877	\$583,953
Existing	33	11.15%	\$574,451	\$497,000
Kuna - 1100	92	17.76%	\$471,527	\$434,945
New Construction	64	28.83%	\$494,384	\$436,796
Existing	28	9.46%	\$419,282	\$401,000
Totals	518	100.00%	\$652,423	\$535,995
New Construction	222	42.86%	\$678,266	\$559,395
Existing	296	57.14%	\$633,041	\$515,643

Single-Family Homes Sold in Ada County for January 2026

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

**Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County
January 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	0.39%
\$250,000 - \$299,999	0	0.00%	2	0.39%
\$300,000 - \$399,999	18	3.47%	45	8.69%
\$400,000 - \$499,999	66	12.74%	87	16.80%
\$500,000 - \$599,999	44	8.49%	53	10.23%
\$600,000 - \$699,999	38	7.34%	43	8.30%
\$700,000 - \$799,999	18	3.47%	16	3.09%
\$800,000 - \$899,999	10	1.93%	14	2.70%
\$900,000 - \$999,999	4	0.77%	4	0.77%
\$1,000,000 - \$1,999,999	20	3.86%	24	4.63%
\$2,000,000 - \$2,999,999	1	0.19%	5	0.97%
\$3,000,000 - \$3,999,999	2	0.39%	0	0.00%
\$4,000,000 - \$4,999,999	1	0.19%	0	0.00%
\$5,000,000 and over	0	0.00%	1	0.19%
Totals	222	42.86%	296	57.14%

**Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County
(Year-to-Date) January 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	0.39%
\$250,000 - \$299,999	0	0.00%	2	0.39%
\$300,000 - \$399,999	18	3.47%	45	8.69%
\$400,000 - \$499,999	66	12.74%	87	16.80%
\$500,000 - \$599,999	44	8.49%	53	10.23%
\$600,000 - \$699,999	38	7.34%	43	8.30%
\$700,000 - \$799,999	18	3.47%	16	3.09%
\$800,000 - \$899,999	10	1.93%	14	2.70%
\$900,000 - \$999,999	4	0.77%	4	0.77%
\$1,000,000 - \$1,999,999	20	3.86%	24	4.63%
\$2,000,000 - \$2,999,999	1	0.19%	5	0.97%
\$3,000,000 - \$3,999,999	2	0.39%	0	0.00%
\$4,000,000 - \$4,999,999	1	0.19%	0	0.00%
\$5,000,000 and over	0	0.00%	1	0.19%
Totals	222	42.86%	296	57.14%

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.