

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

	Jul-26	Year to Date 26	Jul-25	Year to Date 25	Previous 12 Months
Total Active Residential Listings	1976		2199		
Total Pending Residential Listings	1383		1179		
Total Single-Family Homes Sold	947	5,898	904	5,140	8,856
Percent Change	4.76%	14.75%			
Median Price	\$602,000	\$561,000	\$550,000	\$559,990	\$554,990
Percent Change	9.45%	0.18%			
Average Price	\$721,285	\$675,657	\$674,287	\$667,575	\$668,052
Percent Change	6.97%	1.21%			
Days on Market	34	42	38	41	45
Total Dollar Volume	\$683,057,018	\$3,985,026,090	\$609,555,466	\$3,431,335,682	\$5,916,265,657
Percent Change	12.06%	16.14%			

Ada County Existing Home Sales

	Jul-26	Year to Date 26	Jul-25	Year to Date 25	Previous 12 Months
Existing Residential Listings	1067		1208		
Existing Pending Listings	620		547		
Existing Homes Sold	658	3,789	612	3,315	5,631
Percent Change	7.52%	14.30%			
Median Price	\$600,000	\$560,000	\$549,950	\$549,000	\$550,000
Percent Change	9.10%	2.00%			
Average Price	\$713,552	\$672,281	\$663,816	\$658,204	\$663,339
Percent Change	7.49%	2.14%			
Days on Market	27	28	29	30	32
Existing Dollar Volume	\$469,517,468	\$2,547,272,383	\$406,255,134	\$2,181,944,978	\$3,735,264,454
Percent Change	15.57%	16.74%			

Ada County Newly Constructed Home Sales

	Jul-26	Year to Date 26	Jul-25	Year to Date 25	Previous 12 Months
Newly Constructed Residential Listings	909		991		
Newly Constructed Pending Listings	763		632		
Newly Constructed Homes Sold	289	2,109	292	1,825	3,225
Percent Change	-1.03%	15.56%			
Median Price	\$609,900	\$568,000	\$557,445	\$579,990	\$560,000
Percent Change	9.41%	-2.07%			
Average Price	\$738,891	\$681,723	\$696,234	\$684,598	\$676,279
Percent Change	6.13%	-0.42%			
Days on Market	48	68	59	61	68
Newly Constructed Dollar Volume	\$213,539,550	\$1,437,753,707	\$203,300,332	\$1,249,390,704	\$2,181,001,203
Percent Change	5.04%	15.08%			

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County July 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	0.11%
\$200,000 - \$249,999	0	0.00%	0	0.00%
\$250,000 - \$299,999	0	0.00%	4	0.42%
\$300,000 - \$399,999	5	0.53%	42	4.44%
\$400,000 - \$499,999	80	8.45%	152	16.05%
\$500,000 - \$599,999	54	5.70%	128	13.52%
\$600,000 - \$699,999	45	4.75%	99	10.45%
\$700,000 - \$799,999	29	3.06%	73	7.71%
\$800,000 - \$899,999	19	2.01%	46	4.86%
\$900,000 - \$999,999	18	1.90%	36	3.80%
\$1,000,000 - \$1,999,999	34	3.59%	66	6.97%
\$2,000,000 - \$2,999,999	4	0.42%	6	0.63%
\$3,000,000 - \$3,999,999	0	0.00%	3	0.32%
\$4,000,000 - \$4,999,999	0	0.00%	1	0.11%
\$5,000,000 and over	1	0.11%	1	0.11%
Totals	289	30.52%	658	69.48%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) July 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	0.02%
\$160,000 - \$199,999	0	0.00%	2	0.03%
\$200,000 - \$249,999	0	0.00%	4	0.07%
\$250,000 - \$299,999	0	0.00%	18	0.31%
\$300,000 - \$399,999	90	1.53%	352	5.97%
\$400,000 - \$499,999	642	10.89%	1022	17.33%
\$500,000 - \$599,999	443	7.51%	758	12.85%
\$600,000 - \$699,999	311	5.27%	491	8.32%
\$700,000 - \$799,999	209	3.54%	342	5.80%
\$800,000 - \$899,999	119	2.02%	228	3.87%
\$900,000 - \$999,999	71	1.20%	161	2.73%
\$1,000,000 - \$1,999,999	194	3.29%	352	5.97%
\$2,000,000 - \$2,999,999	20	0.34%	41	0.70%
\$3,000,000 - \$3,999,999	7	0.12%	13	0.22%
\$4,000,000 - \$4,999,999	1	0.02%	2	0.03%
\$5,000,000 and over	2	0.03%	2	0.03%
Totals	2109	35.76%	3789	64.24%

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