

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

	Jun-26	Year to Date 26	Jun-25	Year to Date 25	Previous 12 Months
Total Active Residential Listings	1969		2126		
Total Pending Residential Listings	1432		1279		
Total Single-Family Homes Sold	1,034	4,944	859	4,236	8,730
Percent Change	20.37%	16.71%			
Median Price	\$582,000	\$555,000	\$580,335	\$560,000	\$550,000
Percent Change	0.29%	-0.89%			
Average Price	\$700,924	\$666,982	\$686,394	\$666,143	\$664,753
Percent Change	2.12%	0.13%			
Days on Market	32	44	34	42	46
Total Dollar Volume	\$724,755,786	\$3,297,558,283	\$589,612,414	\$2,821,780,216	\$5,803,296,607
Percent Change	22.92%	16.86%			

Ada County Existing Home Sales

	Jun-26	Year to Date 26	Jun-25	Year to Date 25	Previous 12 Months
Existing Residential Listings	1054		1174		
Existing Pending Listings	631		616		
Existing Homes Sold	722	3,125	599	2,703	5,517
Percent Change	20.53%	15.61%			
Median Price	\$575,000	\$551,000	\$567,500	\$548,000	\$547,319
Percent Change	1.32%	0.55%			
Average Price	\$702,274	\$663,733	\$670,562	\$656,933	\$658,616
Percent Change	4.73%	1.04%			
Days on Market	22	28	23	31	33
Existing Dollar Volume	\$507,041,703	\$2,074,165,116	\$401,666,926	\$1,775,689,844	\$3,633,583,893
Percent Change	26.23%	16.81%			

Ada County Newly Constructed Home Sales

	Jun-26	Year to Date 26	Jun-25	Year to Date 25	Previous 12 Months
Newly Constructed Residential Listings	915		952		
Newly Constructed Pending Listings	801		663		
Newly Constructed Homes Sold	312	1,819	260	1,533	3,213
Percent Change	20.00%	18.66%			
Median Price	\$599,900	\$559,990	\$624,850	\$580,971	\$557,900
Percent Change	-3.99%	-3.61%			
Average Price	\$697,802	\$672,564	\$722,867	\$682,381	\$675,292
Percent Change	-3.47%	-1.44%			
Days on Market	55	71	61	61	69
Newly Constructed Dollar Volume	\$217,714,083	\$1,223,393,167	\$187,945,488	\$1,046,090,372	\$2,169,712,714
Percent Change	15.84%	16.95%			

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County June 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	0.10%
\$300,000 - \$399,999	6	0.58%	52	5.03%
\$400,000 - \$499,999	90	8.70%	187	18.09%
\$500,000 - \$599,999	62	6.00%	159	15.38%
\$600,000 - \$699,999	54	5.22%	84	8.12%
\$700,000 - \$799,999	33	3.19%	70	6.77%
\$800,000 - \$899,999	20	1.93%	42	4.06%
\$900,000 - \$999,999	12	1.16%	33	3.19%
\$1,000,000 - \$1,999,999	29	2.80%	81	7.83%
\$2,000,000 - \$2,999,999	4	0.39%	11	1.06%
\$3,000,000 - \$3,999,999	2	0.19%	1	0.10%
\$4,000,000 - \$4,999,999	0	0.00%	1	0.10%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	312	30.17%	722	69.83%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) June 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%	1	0.02%
\$200,000 - \$249,999	0	0.00%	4	0.08%
\$250,000 - \$299,999	0	0.00%	14	0.28%
\$300,000 - \$399,999	85	1.72%	310	6.27%
\$400,000 - \$499,999	562	11.37%	868	17.56%
\$500,000 - \$599,999	389	7.87%	627	12.68%
\$600,000 - \$699,999	266	5.38%	392	7.93%
\$700,000 - \$799,999	180	3.64%	269	5.44%
\$800,000 - \$899,999	99	2.00%	182	3.68%
\$900,000 - \$999,999	53	1.07%	125	2.53%
\$1,000,000 - \$1,999,999	160	3.24%	285	5.76%
\$2,000,000 - \$2,999,999	16	0.32%	35	0.71%
\$3,000,000 - \$3,999,999	7	0.14%	10	0.20%
\$4,000,000 - \$4,999,999	1	0.02%	1	0.02%
\$5,000,000 and over	1	0.02%	1	0.02%
Totals	1819	36.79%	3125	63.21%

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