

<b>Ada County Single Family Home Sales Comparing March 2026 with March 2025</b>					
	<b>Mar-26</b>	<b>Year to Date 26</b>	<b>Mar-25</b>	<b>Year to Date 25</b>	<b>Previous 12 Months</b>
Total Active Residential Listings	1537		1547		
Total Pending Residential Listings	1390		1249		
Total Single-Family Homes Sold	810	1,990	680	1,783	8,403
Percent Change	19.12%	11.61%			
Median Price	\$540,945	\$539,945	\$565,000	\$545,000	\$555,000
Percent Change	-4.26%	-0.93%			
Average Price	\$649,207	\$647,139	\$690,951	\$654,625	\$668,445
Percent Change	-6.04%	-1.14%			
Days on Market	55	57	46	50	44
Total Dollar Volume	\$525,857,864	\$1,287,806,881	\$469,846,978	\$1,167,195,657	\$5,616,944,726
Percent Change	11.92%	10.33%			

<b>Ada County Existing Home Sales</b>					
	<b>Mar-26</b>	<b>Year to Date 26</b>	<b>Mar-25</b>	<b>Year to Date 25</b>	<b>Previous 12 Months</b>
Existing Residential Listings	725		739		
Existing Pending Listings	596		520		
Existing Homes Sold	445	1,129	407	1,062	5,406
Percent Change	9.34%	6.31%			
Median Price	\$555,000	\$525,000	\$540,000	\$529,450	\$545,000
Percent Change	2.78%	-0.84%			
Average Price	\$667,048	\$636,871	\$678,701	\$641,205	\$658,770
Percent Change	-1.72%	-0.68%			
Days on Market	30	40	36	42	33
Existing Dollar Volume	\$296,836,441	\$719,027,459	\$276,231,223	\$680,959,458	\$3,561,312,707
Percent Change	7.46%	5.59%			

<b>Ada County Newly Constructed Home Sales</b>					
	<b>Mar-26</b>	<b>Year to Date 26</b>	<b>Mar-25</b>	<b>Year to Date 25</b>	<b>Previous 12 Months</b>
Newly Constructed Residential Listings	812		808		
Newly Constructed Pending Listings	794		729		
Newly Constructed Homes Sold	365	861	273	721	2,997
Percent Change	33.70%	19.42%			
Median Price	\$534,000	\$555,000	\$614,900	\$574,995	\$569,900
Percent Change	-13.16%	-3.48%			
Average Price	\$627,456	\$660,603	\$709,215	\$674,391	\$685,897
Percent Change	-11.53%	-2.04%			
Days on Market	85	79	61	63	64
Newly Constructed Dollar Volume	\$229,021,423	\$568,779,422	\$193,615,755	\$486,236,199	\$2,055,632,019
Percent Change	18.29%	16.98%			

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<b>Single-Family Homes Sold in Ada County for March 2026</b>				
<b>MLS Area</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Boise North - 0100	25	3.14%	\$891,065	\$750,000
New Construction	1	0.27%	\$1,900,000	\$1,900,000
Existing	24	5.61%	\$849,026	\$750,000
Boise NE - 0200	14	1.76%	\$1,235,250	\$975,000
New Construction	1	0.27%	\$1,800,000	\$1,800,000
Existing	13	3.04%	\$1,191,808	\$900,000
Boise SE - 0300	30	3.77%	\$667,740	\$549,450
New Construction	4	1.09%	\$602,175	\$632,400
Existing	26	6.07%	\$677,827	\$544,000
Boise Bench - 0400	24	3.02%	\$484,629	\$457,500
New Construction	2	0.54%	\$684,195	\$684,195
Existing	22	5.14%	\$466,486	\$445,000
Boise South - 0500	20	2.52%	\$572,161	\$504,990
New Construction	2	0.54%	\$492,490	\$492,490
Existing	18	4.21%	\$581,013	\$544,745
Boise SW-Meridian - 0550	59	7.42%	\$509,829	\$459,990
New Construction	25	6.81%	\$451,145	\$423,990
Existing	34	7.94%	\$552,979	\$545,000
Boise West - 0600	24	3.02%	\$458,645	\$429,950
New Construction	2	0.54%	\$592,400	\$592,400
Existing	22	5.14%	\$446,486	\$425,450
Boise W-Garden City - 0650	30	3.77%	\$475,082	\$447,450
New Construction	0	0.00%	\$0	\$0
Existing	30	7.01%	\$475,082	\$447,450
Garden City - 0700	4	0.50%	\$542,500	\$514,999
New Construction	0	0.00%	\$0	\$0
Existing	4	0.93%	\$542,500	\$514,999
Boise NW - 0800	53	6.67%	\$777,845	\$540,000
New Construction	19	5.18%	\$948,143	\$540,900
Existing	34	7.94%	\$682,679	\$533,000
Eagle - 0900	81	10.19%	\$1,073,934	\$995,000
New Construction	25	6.81%	\$1,125,278	\$1,019,900
Existing	56	13.08%	\$1,051,012	\$977,000
Star - 0950	80	10.06%	\$650,297	\$599,340
New Construction	58	15.80%	\$614,707	\$596,566
Existing	22	5.14%	\$744,126	\$630,000
Meridian SE - 1000	56	7.04%	\$670,753	\$669,400
New Construction	35	9.54%	\$665,165	\$674,800
Existing	21	4.91%	\$680,067	\$655,000
Meridian SW - 1010	43	5.41%	\$566,570	\$467,990
New Construction	34	9.26%	\$519,065	\$467,995
Existing	9	2.10%	\$746,033	\$454,500
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 March 2026</b>				
<b>MLS Area</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Meridian NW - 1030	102	12.83%	\$594,951	\$564,350
New Construction	49	13.35%	\$636,021	\$614,900
Existing	53	12.38%	\$556,979	\$500,000
Kuna - 1100	150	18.87%	\$514,336	\$442,990
New Construction	110	29.97%	\$507,179	\$449,728
Existing	40	9.35%	\$534,017	\$415,995
<b>Totals</b>	<b>795</b>	<b>100.00%</b>	<b>\$654,320</b>	<b>\$540,990</b>
New Construction	367	46.16%	\$628,362	\$534,000
Existing	428	53.84%	\$676,579	\$559,500

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

MLS Area	# Sold	Market %	Average Price	Median Price
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**Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County  
March 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	0.13%
\$200,000 - \$249,999	0	0.00%	0	0.00%
\$250,000 - \$299,999	0	0.00%	2	0.25%
\$300,000 - \$399,999	16	2.01%	41	5.16%
\$400,000 - \$499,999	136	17.11%	128	16.10%
\$500,000 - \$599,999	77	9.69%	76	9.56%
\$600,000 - \$699,999	53	6.67%	45	5.66%
\$700,000 - \$799,999	34	4.28%	34	4.28%
\$800,000 - \$899,999	19	2.39%	33	4.15%
\$900,000 - \$999,999	5	0.63%	10	1.26%
\$1,000,000 - \$1,999,999	23	2.89%	54	6.79%
\$2,000,000 - \$2,999,999	3	0.38%	3	0.38%
\$3,000,000 - \$3,999,999	1	0.13%	1	0.13%
\$4,000,000 - \$4,999,999	0	0.00%	0	0.00%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	367	46.16%	428	53.84%

**Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County  
(Year-to-Date) March 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	0.05%
\$200,000 - \$249,999	0	0.00%	2	0.10%
\$250,000 - \$299,999	0	0.00%	7	0.36%
\$300,000 - \$399,999	53	2.73%	143	7.36%
\$400,000 - \$499,999	278	14.30%	326	16.77%
\$500,000 - \$599,999	180	9.26%	191	9.83%
\$600,000 - \$699,999	128	6.58%	132	6.79%
\$700,000 - \$799,999	76	3.91%	70	3.60%
\$800,000 - \$899,999	47	2.42%	63	3.24%
\$900,000 - \$999,999	21	1.08%	27	1.39%
\$1,000,000 - \$1,999,999	72	3.70%	101	5.20%
\$2,000,000 - \$2,999,999	6	0.31%	13	0.67%
\$3,000,000 - \$3,999,999	3	0.15%	1	0.05%
\$4,000,000 - \$4,999,999	1	0.05%	0	0.00%
\$5,000,000 and over	1	0.05%	1	0.05%
Totals	866	44.55%	1078	55.45%

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