

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

	May-26	Year to Date 26	May-25	Year to Date 25	Previous 12 Months
Total Active Residential Listings	1833		2121		
Total Pending Residential Listings	1478		1303		
Total Single-Family Homes Sold	1,001	3,908	845	3,376	8,609
Percent Change	18.46%	15.76%			
Median Price	\$575,900	\$550,000	\$579,900	\$552,508	\$550,000
Percent Change	-0.69%	-0.45%			
Average Price	\$683,136	\$657,833	\$687,839	\$661,057	\$664,703
Percent Change	-0.68%	-0.49%			
Days on Market	33	47	34	44	46
Total Dollar Volume	\$683,819,284	\$2,570,811,940	\$581,224,070	\$2,231,727,802	\$5,722,425,465
Percent Change	17.65%	15.19%			

Ada County Existing Home Sales

	May-26	Year to Date 26	May-25	Year to Date 25	Previous 12 Months
Existing Residential Listings	956		1182		
Existing Pending Listings	696		634		
Existing Homes Sold	693	2,402	572	2,103	5,443
Percent Change	21.15%	14.22%			
Median Price	\$575,000	\$549,450	\$585,000	\$540,000	\$545,000
Percent Change	-1.71%	1.75%			
Average Price	\$668,950	\$652,173	\$690,143	\$653,154	\$658,334
Percent Change	-3.07%	-0.15%			
Days on Market	19	31	23	33	33
Existing Dollar Volume	\$463,582,565	\$1,566,520,413	\$394,761,807	\$1,373,582,918	\$3,583,311,911
Percent Change	17.43%	14.05%			

Ada County Newly Constructed Home Sales

	May-26	Year to Date 26	May-25	Year to Date 25	Previous 12 Months
Newly Constructed Residential Listings	877		939		
Newly Constructed Pending Listings	782		669		
Newly Constructed Homes Sold	308	1,506	273	1,273	3,166
Percent Change	12.82%	18.30%			
Median Price	\$575,995	\$554,995	\$574,990	\$574,990	\$559,990
Percent Change	0.17%	-3.48%			
Average Price	\$715,054	\$666,860	\$683,012	\$674,112	\$675,652
Percent Change	4.69%	-1.08%			
Days on Market	64	74	55	61	69
Newly Constructed Dollar Volume	\$220,236,719	\$1,004,291,527	\$186,462,263	\$858,144,884	\$2,139,113,554
Percent Change	18.11%	17.03%			

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County May 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	0.10%
\$160,000 - \$199,999	0	0.00%	0	0.00%
\$200,000 - \$249,999	0	0.00%	2	0.20%
\$250,000 - \$299,999	0	0.00%	4	0.40%
\$300,000 - \$399,999	13	1.30%	54	5.39%
\$400,000 - \$499,999	74	7.39%	164	16.38%
\$500,000 - \$599,999	81	8.09%	148	14.79%
\$600,000 - \$699,999	35	3.50%	96	9.59%
\$700,000 - \$799,999	35	3.50%	82	8.19%
\$800,000 - \$899,999	22	2.20%	40	4.00%
\$900,000 - \$999,999	11	1.10%	39	3.90%
\$1,000,000 - \$1,999,999	30	3.00%	54	5.39%
\$2,000,000 - \$2,999,999	5	0.50%	6	0.60%
\$3,000,000 - \$3,999,999	2	0.20%	3	0.30%
\$4,000,000 - \$4,999,999	0	0.00%	0	0.00%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	308	30.77%	693	69.23%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) May 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	0.03%
\$160,000 - \$199,999	0	0.00%	1	0.03%
\$200,000 - \$249,999	0	0.00%	4	0.10%
\$250,000 - \$299,999	0	0.00%	13	0.33%
\$300,000 - \$399,999	79	2.02%	258	6.60%
\$400,000 - \$499,999	472	12.08%	681	17.43%
\$500,000 - \$599,999	327	8.37%	468	11.98%
\$600,000 - \$699,999	212	5.42%	307	7.86%
\$700,000 - \$799,999	147	3.76%	199	5.09%
\$800,000 - \$899,999	79	2.02%	140	3.58%
\$900,000 - \$999,999	41	1.05%	92	2.35%
\$1,000,000 - \$1,999,999	130	3.33%	204	5.22%
\$2,000,000 - \$2,999,999	12	0.31%	24	0.61%
\$3,000,000 - \$3,999,999	5	0.13%	9	0.23%
\$4,000,000 - \$4,999,999	1	0.03%	0	0.00%
\$5,000,000 and over	1	0.03%	1	0.03%
Totals	1506	38.54%	2402	61.46%

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