

Ada County Single Family Home Sales Comparing Q1 2026 with Q1 2025					
	Q1 of 2026	Year to Date 26	Q1 of 2025	Year to Date 25	Previous 12 Months
Total Active Residential Listings	n/a		n/a		
Total Pending Residential Listings	n/a		n/a		
Total Single-Family Homes Sold	1,990	1,990	1,783	1,783	8,403
Percent Change	11.61%	11.61%			
Median Price	\$539,945	\$539,945	\$545,000	\$545,000	\$555,000
Percent Change	-0.93%	-0.93%			
Average Price	\$647,139	\$647,139	\$654,625	\$654,625	\$668,445
Percent Change	-1.14%	-1.14%			
Days on Market	57	57	50	50	44
Total Dollar Volume	\$1,287,806,881	\$1,287,806,881	\$1,167,195,657	\$1,167,195,657	\$5,616,944,726
Percent Change	10.33%	10.33%			

Ada County Existing Home Sales					
	Q1 of 2026	Year to Date 26	Q1 of 2025	Year to Date 25	Previous 12 Months
Existing Residential Listings	n/a		n/a		
Existing Pending Listings	n/a		n/a		
Existing Homes Sold	1,129	1,129	1,062	1,062	5,406
Percent Change	6.31%	6.31%			
Median Price	\$525,000	\$525,000	\$529,450	\$529,450	\$545,000
Percent Change	-0.84%	-0.84%			
Average Price	\$636,871	\$636,871	\$641,205	\$641,205	\$658,770
Percent Change	-0.68%	-0.68%			
Days on Market	40	40	42	42	33
Existing Dollar Volume	\$719,027,459	\$719,027,459	\$680,959,458	\$680,959,458	\$3,561,312,707
Percent Change	5.59%	5.59%			

Ada County Newly Constructed Home Sales					
	Q1 of 2026	Year to Date 26	Q1 of 2025	Year to Date 25	Previous 12 Months
Newly Constructed Residential Listings	n/a		n/a		
Newly Constructed Pending Listings	n/a		n/a		
Newly Constructed Homes Sold	861	861	721	721	2,997
Percent Change	19.42%	19.42%			
Median Price	\$555,000	\$555,000	\$574,995	\$574,995	\$569,900
Percent Change	-3.48%	-3.48%			
Average Price	\$660,603	\$660,603	\$674,391	\$674,391	\$685,897
Percent Change	-2.04%	-2.04%			
Days on Market	79	79	63	63	64
Newly Constructed Dollar Volume	\$568,779,422	\$568,779,422	\$486,236,199	\$486,236,199	\$2,055,632,019
Percent Change	16.98%	16.98%			

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Single-Family Homes Sold in Ada County for Q1 of 2026				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	58	2.98%	\$802,165	\$710,194
New Construction	5	0.58%	\$906,960	\$639,900
Existing	53	4.92%	\$792,278	\$720,388
Boise NE - 0200	24	1.23%	\$1,105,137	\$899,000
New Construction	3	0.35%	\$1,207,298	\$926,993
Existing	21	1.95%	\$1,090,543	\$898,000
Boise SE - 0300	76	3.91%	\$646,144	\$527,000
New Construction	9	1.04%	\$645,367	\$539,900
Existing	67	6.22%	\$646,248	\$525,000
Boise Bench - 0400	73	3.76%	\$467,466	\$435,000
New Construction	6	0.69%	\$641,565	\$599,500
Existing	67	6.22%	\$451,875	\$420,000
Boise South - 0500	65	3.34%	\$542,934	\$507,000
New Construction	11	1.27%	\$579,387	\$551,990
Existing	54	5.01%	\$535,508	\$473,750
Boise SW-Meridian - 0550	118	6.07%	\$513,586	\$475,000
New Construction	40	4.62%	\$467,283	\$436,990
Existing	78	7.24%	\$537,332	\$524,500
Boise West - 0600	67	3.45%	\$469,030	\$450,000
New Construction	4	0.46%	\$559,925	\$559,850
Existing	63	5.84%	\$463,259	\$438,000
Boise W-Garden City - 0650	88	4.53%	\$471,770	\$446,700
New Construction	3	0.35%	\$562,917	\$579,700
Existing	85	7.88%	\$468,553	\$445,000
Garden City - 0700	9	0.46%	\$565,743	\$580,000
New Construction	0	0.00%	\$0	\$0
Existing	9	0.83%	\$565,743	\$580,000
Boise NW - 0800	122	6.28%	\$756,369	\$573,950
New Construction	32	3.70%	\$975,582	\$874,029
Existing	90	8.35%	\$678,427	\$549,450
Eagle - 0900	203	10.44%	\$1,161,444	\$989,900
New Construction	85	9.82%	\$1,249,328	\$1,049,900
Existing	118	10.95%	\$1,098,138	\$906,250
Star - 0950	203	10.44%	\$664,575	\$614,900
New Construction	157	18.13%	\$644,625	\$614,000
Existing	46	4.27%	\$732,666	\$651,250
Meridian SE - 1000	135	6.94%	\$671,258	\$628,000
New Construction	75	8.66%	\$705,601	\$669,900
Existing	60	5.57%	\$628,330	\$609,950
Meridian SW - 1010	90	4.63%	\$589,481	\$471,495
New Construction	66	7.62%	\$533,965	\$466,300
Existing	24	2.23%	\$742,150	\$564,950
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 Q1 of 2026				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	242	12.45%	\$575,026	\$525,000
New Construction	104	12.01%	\$604,799	\$592,814
Existing	138	12.80%	\$552,589	\$494,000
Kuna - 1100	371	19.08%	\$513,854	\$445,000
New Construction	266	30.72%	\$513,315	\$453,990
Existing	105	9.74%	\$515,220	\$415,000
Totals	1944	100.00%	\$651,561	\$539,990
New Construction	866	44.55%	\$661,695	\$555,000
Existing	1078	55.45%	\$643,421	\$525,000

Single-Family Homes Sold in Ada County for Q1 of 2026				
MLS Area	# Sold	Market %	Average Price	Median Price

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County Q1 of 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%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) Q1 of 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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