

**Ada County Single Family Home Sales
Comparing Q2 2026 with Q2 2025**

	Q2 of 2026	Year to Date 26	Q2 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	2,949	4,944	2,453	4,236	8,730
Percent Change	20.22%	16.71%			
Median Price	\$569,000	\$555,000	\$571,254	\$560,000	\$550,000
Percent Change	-0.39%	-0.89%			
Average Price	\$679,886	\$666,982	\$674,515	\$666,143	\$664,753
Percent Change	0.80%	0.13%			
Days on Market	36	44	36	42	46
Total Dollar Volume	\$2,004,983,003	\$3,297,558,283	\$1,654,584,559	\$2,821,780,216	\$5,803,296,607
Percent Change	21.18%	16.86%			

Ada County Existing Home Sales

	Q2 of 2026	Year to Date 26	Q2 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	1,994	3,125	1,641	2,703	5,517
Percent Change	21.51%	15.61%			
Median Price	\$569,950	\$551,000	\$564,380	\$548,000	\$547,319
Percent Change	0.99%	0.55%			
Average Price	\$678,769	\$663,733	\$667,112	\$656,933	\$658,616
Percent Change	1.75%	1.04%			
Days on Market	22	28	24	31	33
Existing Dollar Volume	\$1,353,465,157	\$2,074,165,116	\$1,094,730,386	\$1,775,689,844	\$3,633,583,893
Percent Change	23.63%	16.81%			

Ada County Newly Constructed Home Sales

	Q2 of 2026	Year to Date 26	Q2 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	955	1,819	812	1,533	3,213
Percent Change	17.61%	18.66%			
Median Price	\$567,850	\$559,990	\$584,990	\$580,971	\$557,900
Percent Change	-2.93%	-3.61%			
Average Price	\$682,218	\$672,564	\$689,476	\$682,381	\$675,292
Percent Change	-1.05%	-1.44%			
Days on Market	64	71	60	61	69
Newly Constructed Dollar Volume	\$651,517,846	\$1,223,393,167	\$559,854,173	\$1,046,090,372	\$2,169,712,714
Percent Change	16.37%	16.95%			

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County Q2 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%	1	0.03%
\$160,000 - \$199,999	0	0.00%	0	0.00%
\$200,000 - \$249,999	0	0.00%	2	0.07%
\$250,000 - \$299,999	0	0.00%	6	0.20%
\$300,000 - \$399,999	36	1.22%	164	5.56%
\$400,000 - \$499,999	284	9.63%	523	17.73%
\$500,000 - \$599,999	209	7.09%	418	14.17%
\$600,000 - \$699,999	136	4.61%	255	8.65%
\$700,000 - \$799,999	100	3.39%	194	6.58%
\$800,000 - \$899,999	52	1.76%	117	3.97%
\$900,000 - \$999,999	34	1.15%	98	3.32%
\$1,000,000 - \$1,999,999	90	3.05%	184	6.24%
\$2,000,000 - \$2,999,999	10	0.34%	22	0.75%
\$3,000,000 - \$3,999,999	4	0.14%	9	0.31%
\$4,000,000 - \$4,999,999	0	0.00%	1	0.03%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	955	32.38%	1994	67.62%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) Q2 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%	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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