

**Ada County Single Family Home Sales
Comparing Q3 2026 with Q3 2025**

	Q3 of 2026	Year to Date 26	Q3 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	2,760	7,711	2,523	6,760	9,135
Percent Change	9.39%	14.07%			
Median Price	\$589,945	\$569,000	\$555,000	\$559,990	\$561,000
Percent Change	6.30%	1.61%			
Average Price	\$716,201	\$684,628	\$676,463	\$669,982	\$676,535
Percent Change	5.87%	2.19%			
Days on Market	36	41	41	41	43
Total Dollar Volume	\$1,976,715,514	\$5,279,165,036	\$1,706,715,831	\$4,529,080,361	\$6,180,144,706
Percent Change	15.82%	16.56%			

Ada County Existing Home Sales

	Q3 of 2026	Year to Date 26	Q3 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	1,928	5,060	1,686	4,390	5,868
Percent Change	14.35%	15.26%			
Median Price	\$579,000	\$564,825	\$554,050	\$550,000	\$559,000
Percent Change	4.50%	2.70%			
Average Price	\$698,777	\$677,045	\$672,993	\$663,084	\$669,760
Percent Change	3.83%	2.11%			
Days on Market	29	29	31	31	30
Existing Dollar Volume	\$1,347,241,677	\$3,425,847,042	\$1,134,665,570	\$2,910,939,728	\$3,930,151,145
Percent Change	18.73%	17.69%			

Ada County Newly Constructed Home Sales

	Q3 of 2026	Year to Date 26	Q3 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	832	2,651	837	2,370	3,267
Percent Change	-0.60%	11.86%			
Median Price	\$622,500	\$579,900	\$558,545	\$574,945	\$573,900
Percent Change	11.45%	0.86%			
Average Price	\$756,579	\$699,101	\$683,453	\$682,760	\$688,703
Percent Change	10.70%	2.39%			
Days on Market	50	65	60	61	66
Newly Constructed Dollar Volume	\$629,473,837	\$1,853,317,994	\$572,050,261	\$1,618,140,633	\$2,249,993,561
Percent Change	10.04%	14.53%			

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County Q3 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%	2	0.07%
\$200,000 - \$249,999	0	0.00%	2	0.07%
\$250,000 - \$299,999	0	0.00%	6	0.22%
\$300,000 - \$399,999	15	0.54%	134	4.86%
\$400,000 - \$499,999	204	7.39%	487	17.64%
\$500,000 - \$599,999	175	6.34%	417	15.11%
\$600,000 - \$699,999	120	4.35%	253	9.17%
\$700,000 - \$799,999	90	3.26%	191	6.92%
\$800,000 - \$899,999	59	2.14%	129	4.67%
\$900,000 - \$999,999	33	1.20%	74	2.68%
\$1,000,000 - \$1,999,999	115	4.17%	203	7.36%
\$2,000,000 - \$2,999,999	16	0.58%	20	0.72%
\$3,000,000 - \$3,999,999	3	0.11%	6	0.22%
\$4,000,000 - \$4,999,999	1	0.04%	1	0.04%
\$5,000,000 and over	1	0.04%	3	0.11%
Totals	832	30.14%	1928	69.86%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) Q3 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	0.01%
\$160,000 - \$199,999	0	0.00%	3	0.04%
\$200,000 - \$249,999	0	0.00%	6	0.08%
\$250,000 - \$299,999	0	0.00%	20	0.26%
\$300,000 - \$399,999	99	1.28%	444	5.76%
\$400,000 - \$499,999	766	9.93%	1357	17.60%
\$500,000 - \$599,999	564	7.31%	1047	13.58%
\$600,000 - \$699,999	386	5.01%	645	8.36%
\$700,000 - \$799,999	270	3.50%	460	5.97%
\$800,000 - \$899,999	159	2.06%	312	4.05%
\$900,000 - \$999,999	86	1.12%	199	2.58%
\$1,000,000 - \$1,999,999	275	3.57%	489	6.34%
\$2,000,000 - \$2,999,999	32	0.41%	55	0.71%
\$3,000,000 - \$3,999,999	10	0.13%	16	0.21%
\$4,000,000 - \$4,999,999	2	0.03%	2	0.03%
\$5,000,000 and over	2	0.03%	4	0.05%
Totals	2651	34.38%	5060	65.62%

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