

Ada County Single Family Home Sales
Comparing September 2026 with September 2025

	Sep-26	Year to Date 26	Sep-25	Year to Date 25	Previous 12 Months
Total Active Residential Listings	2006		2192		
Total Pending Residential Listings	1140		1136		
Total Single-Family Homes Sold	854	7,711	787	6,760	9,135
Percent Change	8.51%	14.07%			
Median Price	\$575,000	\$569,000	\$558,545	\$559,990	\$561,000
Percent Change	2.95%	1.61%			
Average Price	\$716,047	\$684,628	\$681,020	\$669,982	\$676,535
Percent Change	5.14%	2.19%			
Days on Market	39	41	44	41	43
Total Dollar Volume	\$611,504,261	\$5,279,165,036	\$535,962,617	\$4,529,080,361	\$6,180,144,706
Percent Change	14.09%	16.56%			

Ada County Existing Home Sales

	Sep-26	Year to Date 26	Sep-25	Year to Date 25	Previous 12 Months
Existing Residential Listings	955		1139		
Existing Pending Listings	486		509		
Existing Homes Sold	610	5,060	516	4,390	5,868
Percent Change	18.22%	15.26%			
Median Price	\$561,065	\$564,825	\$549,950	\$550,000	\$559,000
Percent Change	2.02%	2.70%			
Average Price	\$688,376	\$677,045	\$677,458	\$663,084	\$669,760
Percent Change	1.61%	2.11%			
Days on Market	35	29	36	31	30
Existing Dollar Volume	\$419,909,430	\$3,425,847,042	\$349,568,129	\$2,910,939,728	\$3,930,151,145
Percent Change	20.12%	17.69%			

Ada County Newly Constructed Home Sales

	Sep-26	Year to Date 26	Sep-25	Year to Date 25	Previous 12 Months
Newly Constructed Residential Listings	1051		1053		
Newly Constructed Pending Listings	654		627		
Newly Constructed Homes Sold	244	2,651	271	2,370	3,267
Percent Change	-9.96%	11.86%			
Median Price	\$622,704	\$579,900	\$564,000	\$574,945	\$573,900
Percent Change	10.41%	0.86%			
Average Price	\$785,225	\$699,101	\$687,803	\$682,760	\$688,703
Percent Change	14.16%	2.39%			
Days on Market	48	65	59	61	66
Newly Constructed Dollar Volume	\$191,594,831	\$1,853,317,994	\$186,394,488	\$1,618,140,633	\$2,249,993,561
Percent Change	2.79%	14.53%			

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County September 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	0.12%
\$200,000 - \$249,999	0	0.00%	0	0.00%
\$250,000 - \$299,999	0	0.00%	1	0.12%
\$300,000 - \$399,999	2	0.23%	50	5.85%
\$400,000 - \$499,999	60	7.03%	171	20.02%
\$500,000 - \$599,999	52	6.09%	142	16.63%
\$600,000 - \$699,999	29	3.40%	72	8.43%
\$700,000 - \$799,999	31	3.63%	53	6.21%
\$800,000 - \$899,999	19	2.22%	31	3.63%
\$900,000 - \$999,999	6	0.70%	13	1.52%
\$1,000,000 - \$1,999,999	35	4.10%	68	7.96%
\$2,000,000 - \$2,999,999	8	0.94%	4	0.47%
\$3,000,000 - \$3,999,999	1	0.12%	2	0.23%
\$4,000,000 - \$4,999,999	1	0.12%	0	0.00%
\$5,000,000 and over	0	0.00%	2	0.23%
Totals	244	28.57%	610	71.43%

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