



Ada County — Single-Family Homes

October 2025 Market Statistics

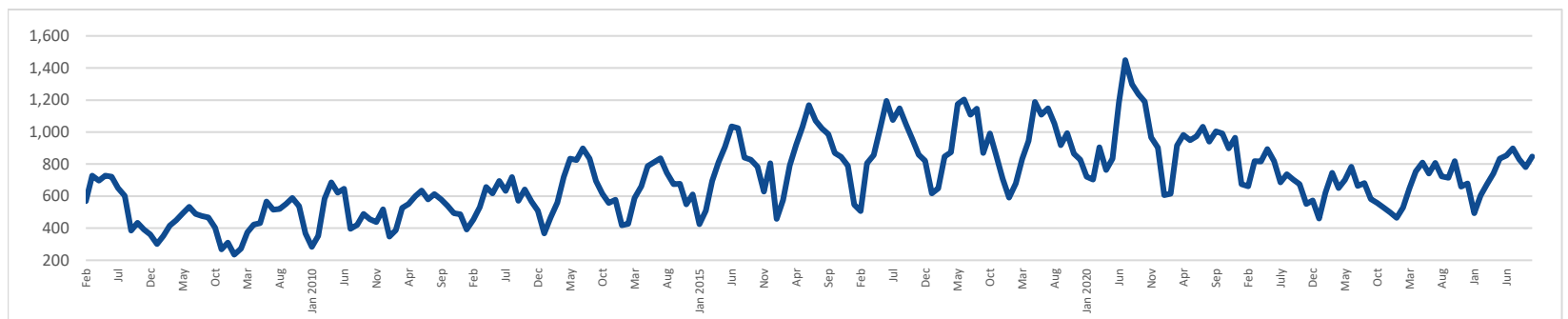
Copyright © 2025 Boise Regional REALTORS®

Data from the Intermountain MLS as of November 10, 2025

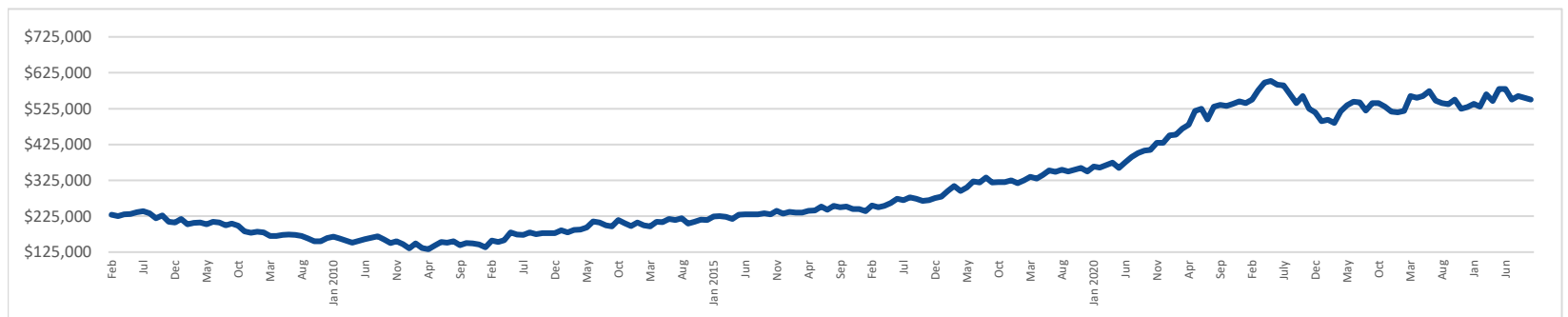
Key Metrics

	Oct 2024	Oct 2025	% Chg	YTD 2024	YTD 2025	% Chg
Closed Sales	818	847	3.5%	7,011	7,592	8.3%
Median Sales Price	\$549,950	\$549,900	0.0%	\$547,000	\$556,995	1.8%
Days on Market	42	47	11.9%	41	42	2.4%
Pending Sales	1,096	1,018	-7.1%	--	--	--
Inventory	1,693	2,125	25.5%	--	--	--
Months Supply of Inventory	2.6	2.8	11.0%	--	--	--

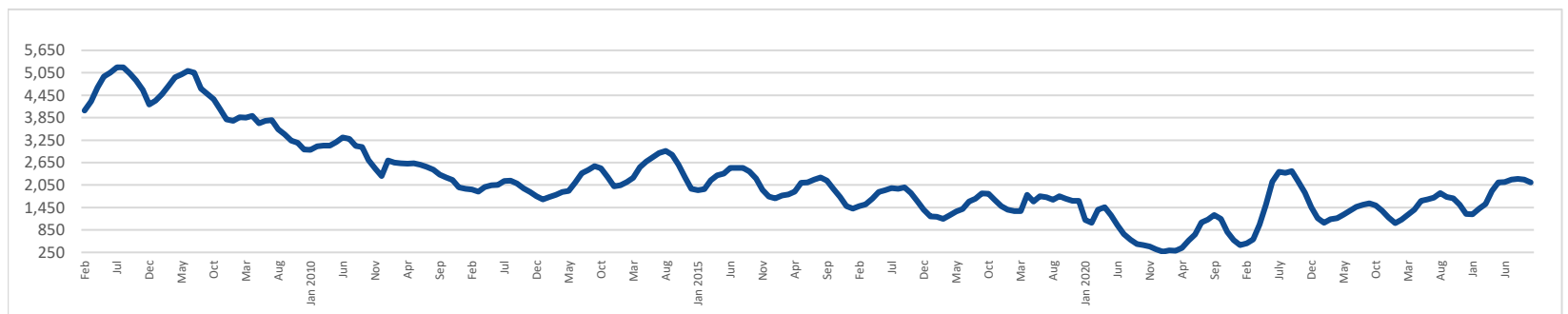
Closed Sales High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 847



Median Sales Price High: \$602,250 in Apr 2022 | Low: \$133,000 in Apr 2011 | Current Month: \$549,900



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 2,125



These statistics are based upon information secured by the agent from the owner or their representative and reported to the Intermountain MLS (IMLS), a subsidiary of Boise Regional REALTORS® (BRR). The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. These statistics are not intended to represent the total number of properties sold in the geography noted during the specified time period. The Months Supply Inventory metric is manually calculated. The IMLS and BRR provide these statistics for purposes of general market analysis but make no representations as to past or future performance. For additional information, please visit boirealtors.com/notes-on-data-sources-and-methodology. If you are a consumer, please contact a REALTOR® to get the most current and accurate information specific to your situation: intermountainmls.com/agentsearch.



Ada County — Existing/Resale

October 2025 Market Statistics

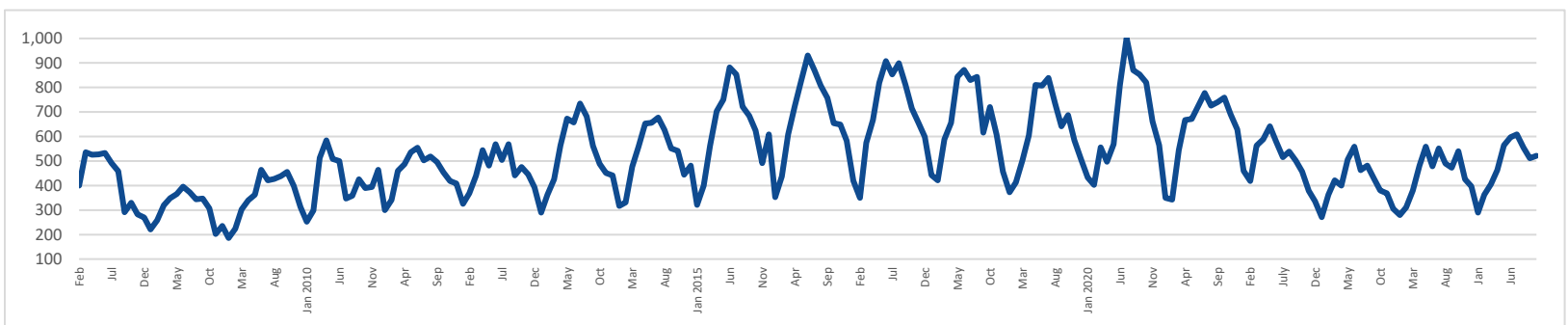
Copyright © 2025 Boise Regional REALTORS®

Data from the Intermountain MLS as of November 10, 2025

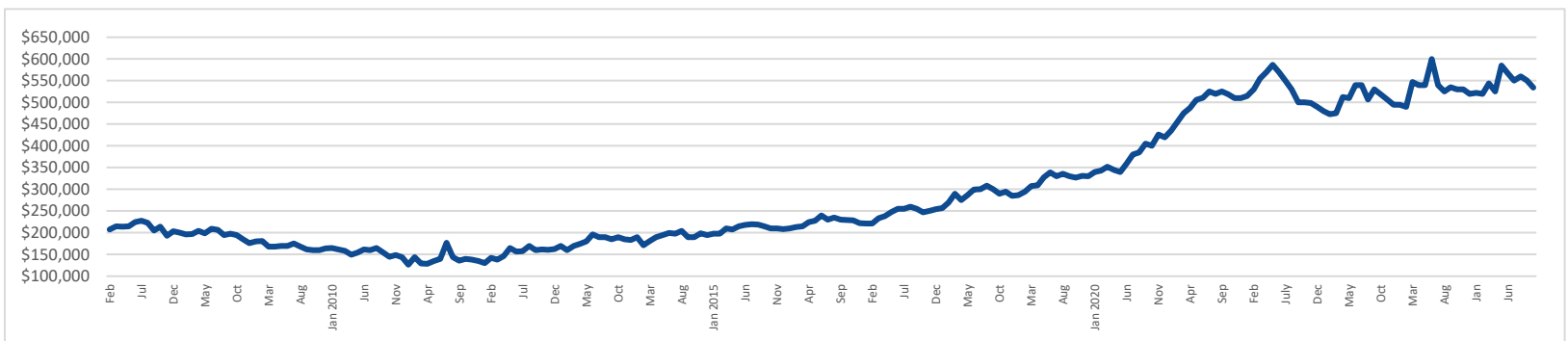
Key Metrics

	Oct 2024	Oct 2025	% Chg	YTD 2024	YTD 2025	% Chg
Closed Sales	540	522	-3.3%	4,545	4,900	7.8%
Median Sales Price	\$530,000	\$534,250	0.8%	\$535,000	\$549,900	2.8%
Days on Market	30	36	20.0%	30	32	6.7%
Pending Sales	469	474	1.1%	--	--	--
Inventory	905	1,049	15.9%	--	--	--
Months Supply of Inventory	2.1	2.2	4.0%	--	--	--

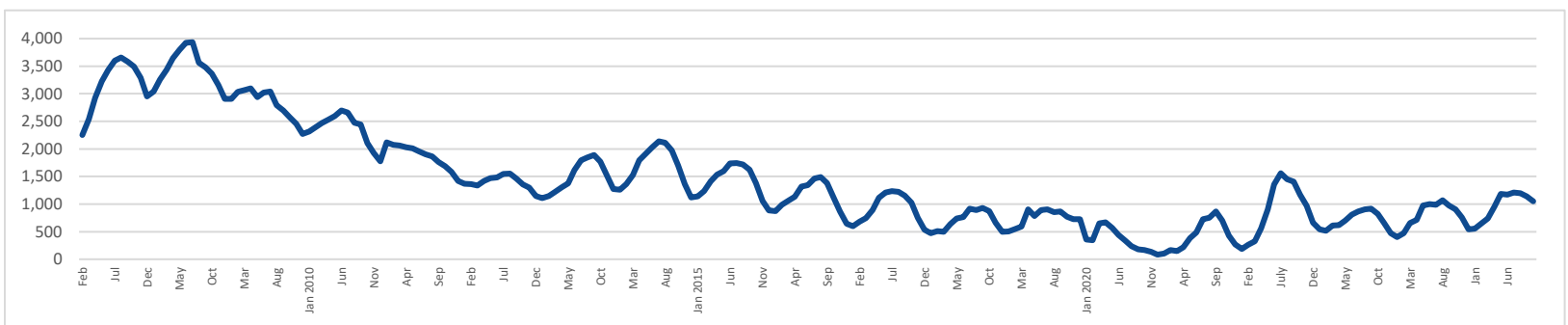
Closed Sales High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 522



Median Sales Price High: \$586,750 in May 2022 | Low: \$126,500 in Jan 2011 | Current Month: \$534,250



Inventory of Homes for Sale High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 1,049



These statistics are based upon information secured by the agent from the owner or their representative and reported to the Intermountain MLS (IMLS), a subsidiary of Boise Regional REALTORS® (BRR). The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. These statistics are not intended to represent the total number of properties sold in the geography noted during the specified time period. The Months Supply Inventory metric is manually calculated. The IMLS and BRR provide these statistics for purposes of general market analysis but make no representations as to past or future performance. For additional information, please visit boirealtors.com/notes-on-data-sources-and-methodology. If you are a consumer, please contact a REALTOR® to get the most current and accurate information specific to your situation: intermountainmls.com/agentsearch.



Ada County — New Construction

October 2025 Market Statistics

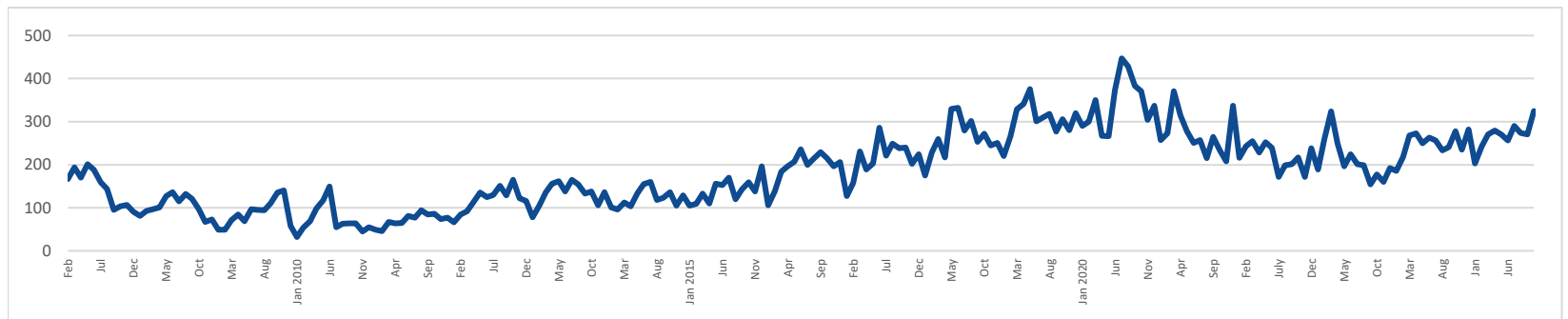
Copyright © 2025 Boise Regional REALTORS®

Data from the Intermountain MLS as of November 10, 2025

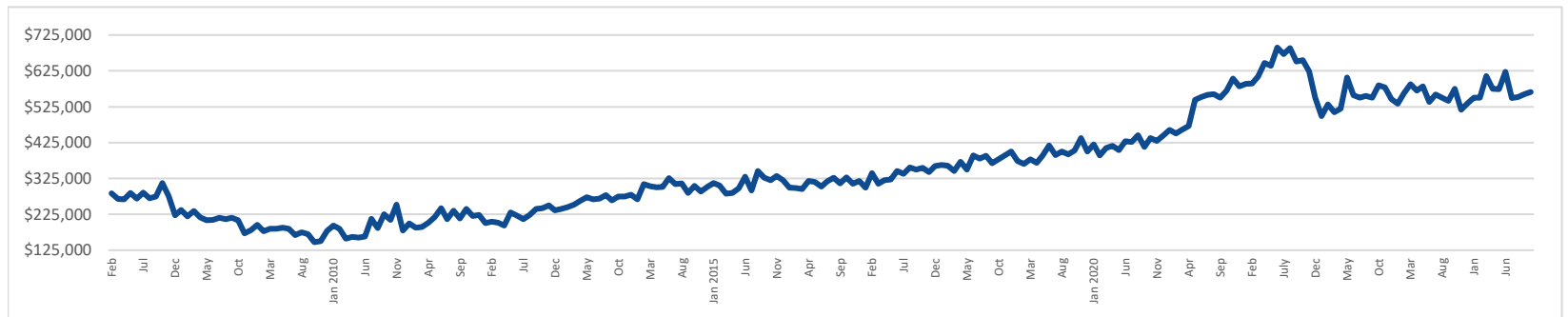
Key Metrics

	Oct 2024	Oct 2025	% Chg	YTD 2024	YTD 2025	% Chg
Closed Sales	278	325	16.9%	2,466	2,692	9.2%
Median Sales Price	\$575,000	\$565,990	-1.6%	\$560,000	\$570,070	1.8%
Days on Market	55	65	18.2%	61	61	0.0%
Pending Sales	627	544	-13.2%	--	--	--
Inventory	788	1,076	36.5%	--	--	--
Months Supply of Inventory	3.4	4.0	17.7%	--	--	--

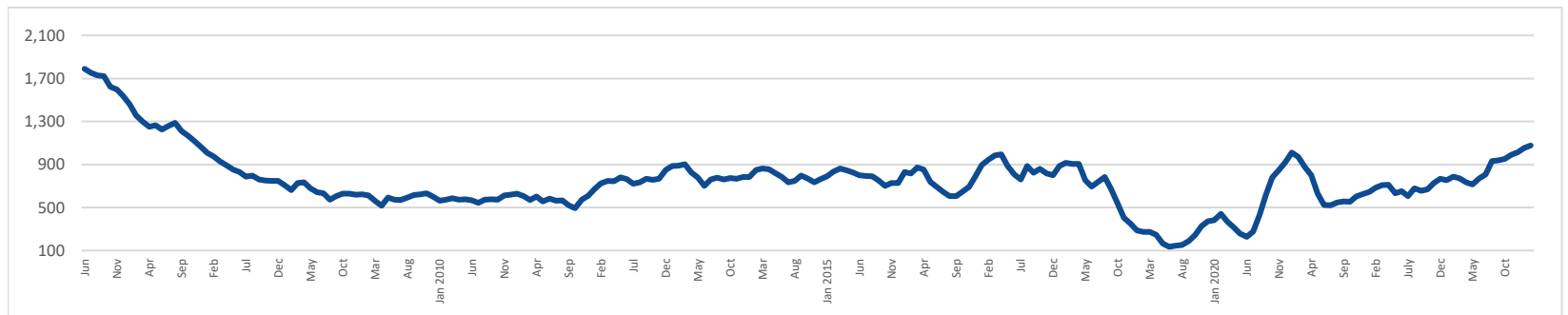
Closed Sales High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 325



Median Sales Price High: \$690,000 in Jun 2022 | Low: \$147,390 in Oct 2009 | Current Month: \$565,990



Inventory of Homes for Sale High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 1,076



These statistics are based upon information secured by the agent from the owner or their representative and reported to the Intermountain MLS (IMLS), a subsidiary of Boise Regional REALTORS® (BRR). The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. Further, past performance may not be indicative of future results. These statistics are not intended to represent the total number of properties sold in the geography noted during the specified time period. The Months Supply Inventory metric is manually calculated. The IMLS and BRR provide these statistics for purposes of general market analysis but make no representations as to past or future performance. For additional information, please visit boirealtors.com/notes-on-data-sources-and-methodology. If you are a consumer, please contact a REALTOR® to get the most current and accurate information specific to your situation: intermountainmls.com/agentsearch.