

# Boise Regional REALTORS® Market Stat Sheet

Dec  
2025

A  
D  
A

COUNTY  
SINGLE-FAMILY  
HOMES

MEDIAN SALES PRICE		\$	YOY %	MOM %
<b>ALL</b>	<b>\$525,000</b>	<b>-0.9%</b>	<b>-6.6%</b>	
<b>RESALE</b>	<b>\$522,900</b>	<b>+0.6%</b>	<b>-2.7%</b>	
<b>NEW</b>	<b>\$529,945</b>	<b>-1.7%</b>	<b>-11.5%</b>	

- The number of new home sales increased from November to December and the sales prices of these new homes were 10% lower on average than those sold in November.
- Sales prices for new homes declined most significantly in Kuna, Meridian, and Star—the same cities where 77% of new home sales were in December. These price declines likely contributed to overall median sales prices dropping in Ada County in December.

HOMES SOLD		SOLD	YOY %	MOM %
<b>ALL</b>	<b>691</b>	<b>+0.4%</b>	<b>+0.1%</b>	
<b>RESALE</b>	<b>405</b>	<b>+1.0%</b>	<b>-11.4%</b>	
<b>NEW</b>	<b>286</b>	<b>-0.3%</b>	<b>+22.7%</b>	

- In November, 33% of homes sold were new homes and this number increased to 41% of homes sold in December. As a proportion of overall monthly sales, December had the highest level of new homes sales out of any other month in 2025.
- The number of homes sold that were over 20 years old decreased by 14.5% from November to December and evidence shows the sales gap between ages narrowed.

PENDING SALES		✓	YOY %	MOM %
<b>ALL</b>	<b>901</b>	<b>+1.0%</b>	<b>-6.6%</b>	
<b>RESALE</b>	<b>340</b>	<b>+8.3%</b>	<b>-14.1%</b>	
<b>NEW</b>	<b>561</b>	<b>-2.9%</b>	<b>-1.4%</b>	

- 62% of homes pending sale in Ada County in December are new homes. 40% of these pending new homes are located in Meridian, more than double the number located in any other city in Ada County.
- A significant proportion of pending sales (44%) are set to close in January 2026.
- 25% of these homes set to close in the next couple weeks are over 20 years old and located in Boise.

- Year-Over-Year (YOY)** — Comparison of the current month to same month in previous year.
- Month-Over-Month (MOM)** — Comparison of the current month to the previous month.

INVENTORY		HOUSE	YOY %	MOM %
<b>ALL</b>	<b>1,596</b>		<b>+25.2%</b>	<b>-15.9%</b>
<b>RESALE</b>	<b>614</b>		<b>+13.7%</b>	<b>-28.1%</b>
<b>NEW</b>	<b>982</b>		<b>+33.6%</b>	<b>-5.8%</b>

- Only 22% of homes in inventory were added this last month. This smaller addition of fresh options resulted in a decline in overall inventory levels from November to December, lowering the months' supply of inventory to 2.2.
- The majority (53%) of homes added to inventory in December were new homes.
- 64% of homes that have been in inventory over 50 days were new homes.

DAYS ON MARKET		CALENDAR	YOY %	MOM %
<b>ALL</b>	<b>52</b>		<b>+4.0%</b>	<b>+6.1%</b>
<b>RESALE</b>	<b>39</b>		<b>+5.4%</b>	<b>-4.9%</b>
<b>NEW</b>	<b>71</b>		<b>+2.9%</b>	<b>+9.2%</b>

- Days on market increased significantly for young resale homes sold in December. This pocket of homes comprises less than 5% of overall sales in Ada County for the month.
- Resale homes between 21-80 years old had the lowest average days on market out of any other segment in 2025. These homes were on the market for under 30 days on average before being sold this past year.

## MARKET MATH!



"Balanced" Market = 4-6 MSI

CURRENT MSI: 2.2 Months

Market Speeds + Inventory = Months' Supply of Inventory



## A MESSAGE FROM BRR'S PRESIDENT

December brought a noticeable shift toward new construction, with more buyers finding opportunities in newly built homes at lower price points. While prices softened a bit, activity remained steady. This tells us buyers and sellers are still meeting each other, just with a little more care and intention as the year closed.

~Susan Weaver, Boise Regional REALTORS® 2026 President

BOIREALTORS.COM | Data from the Intermountain MLS as of January 12, 2026.