January 2025

TVD MARKET SUMMARY - Ada County

Highlights of the month: The local real estate market has certainly come alive this past month. It seems buyers are no longer waiting and are eager to jump in now before the typical busy spring market starts. It's encouraging for sellers to see pending sales rebound to last summer's levels, and the stability of median home prices is also a positive sign. Interest rates are unchanged and remain high.

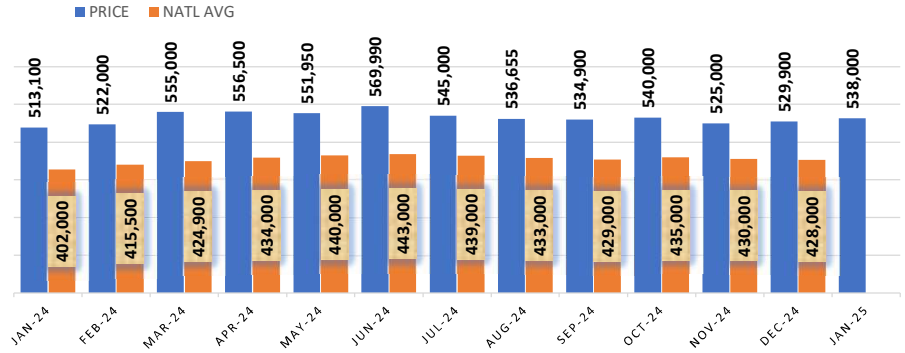
TOP 5 AREAS THIS MONTH

	# SOLD	MKT %	MED $
Meridian NW - 1030	80	16.81%	$491,500
Eagle - 0900	52	10.92%	$949,500
Star - 0950	57	11.97%	$549,995
Kuna - 1100	73	15.43%	$449,900
Boise NW - 0800	24	5.04%	$705,500

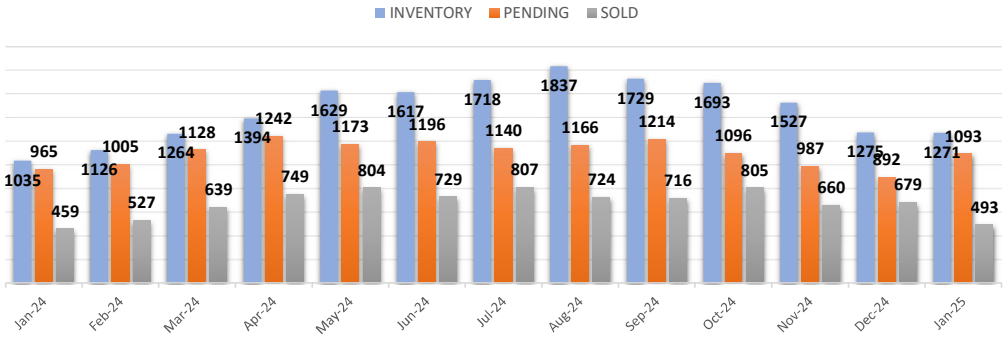
EXISTING VS. NEW CONSTRUCTION

	ACTIVE	PENDING	SOLD	MED $	DOM
Exisiting	557	401	290	$522,400	50
New	714	692	203	$549,995	58

Price vs. National Median for the Past Year



Inventory, Pending & Sold for the Past Year



Monthly Price and Inventory Units (Houses on the Market)

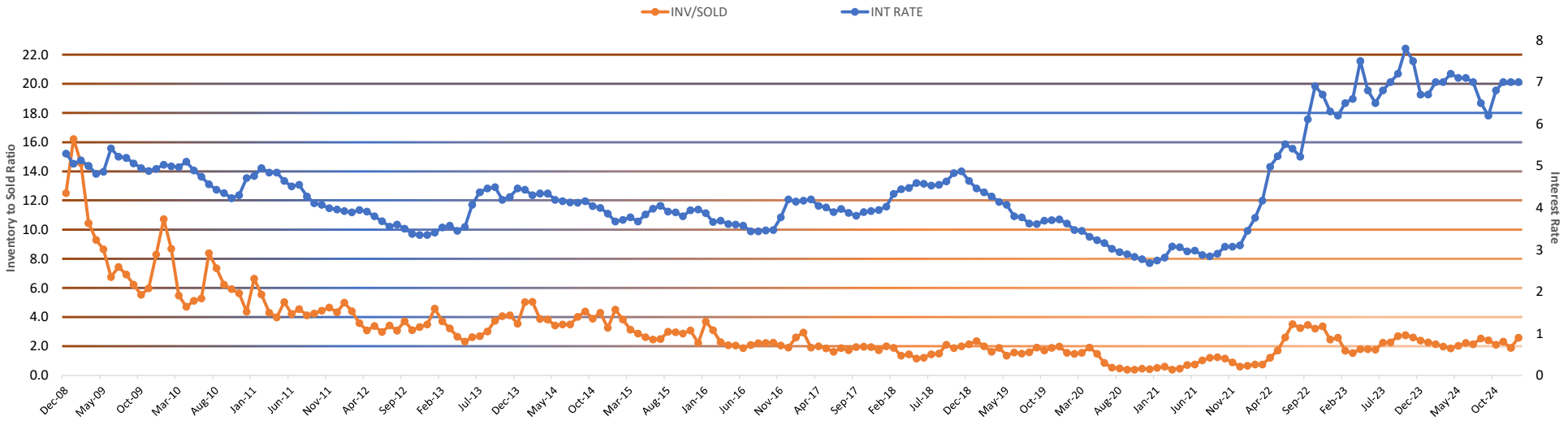
Provided by the Treasure Valley Dave team at Keller Williams Realty Boise (**www.TreasureValleyDave.com**) - Data from Intermountain MLS, Nat'l Avg from Zillow, Int Rate from Freddie Mac.

January 2025

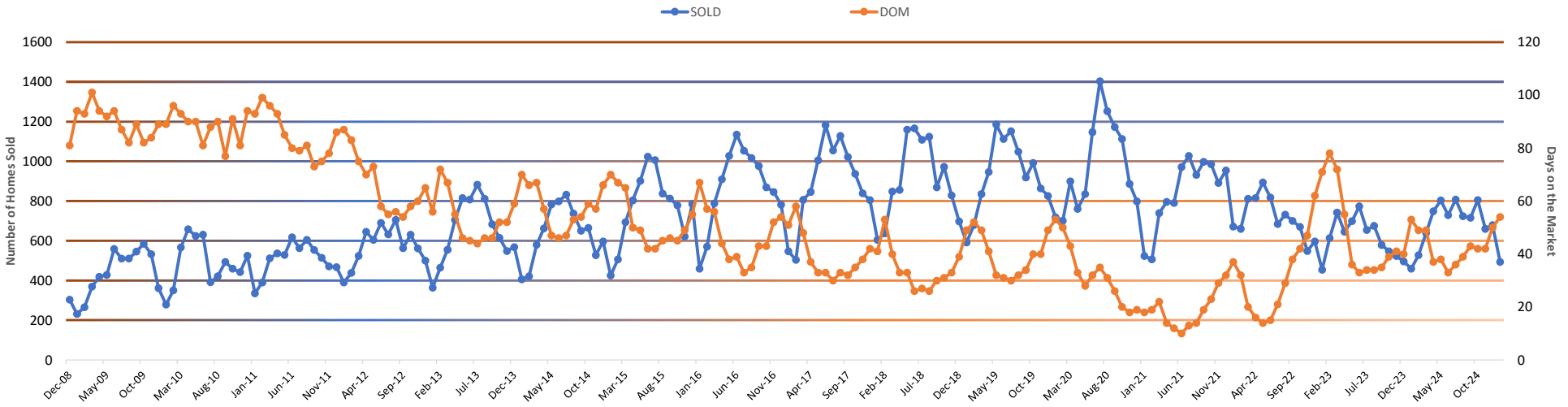
TVD MARKET SUMMARY - Ada County

For more information, go to www.TreasureValleyDave.com and click on the "Resource" tab. From there you can find our discussion of this TVD Market Summary and download your own copy. For questions or if this might be the time to relocate, buy or sell your home, contact us at info@TreasureValleyDave.com or 208-860-2004.
Inventory-to-Sold Ratio shows how many homes were available to buy for every home that was sold. Ratio of 2.0 means 2 homes are available for every 1 home sold.

Inventory-to-Sold Ratio and Mortgage Interest Rates



Monthy Number of Homes Sold and Days-On-The-Market



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Janurary 2025

TVD MARKET SUMMARY - Canyon County

Highlights this month: The local real estate market has certainly come alive this past month. It seems buyers are no longer waiting and are eager to jump in now before the typical busy spring market starts. It's encouraging for sellers to see pending sales rebound to last summer's levels, and the stability of median home prices is also a positive sign.

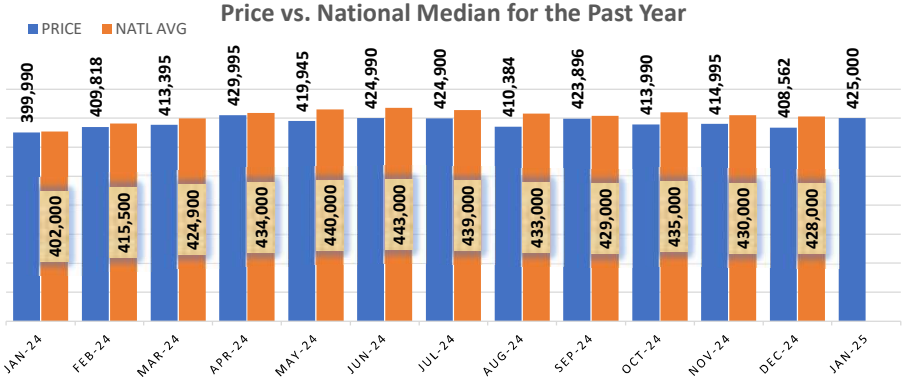
TOP 5 AREAS THIS MONTH

	# SOLD	MKT %	MED $
Nampa S - 1260	50	19.01%	$427,447
Caldwell NW - 1275	44	16.73%	$394,900
Nampa NE - 1250	37	14.07%	$400,000
Nampa NW - 1270	38	14.45%	$394,000
Middleton - 1285	49	18.63%	$569,995

EXISTING VS. NEW CONSTRUCTION

	ACTIVE	PENDING	SOLD	MED $	DOM
Exisiting	381	220	131	$395,000	57
New	530	456	132	$451,249	69

Price vs. National Median for the Past Year



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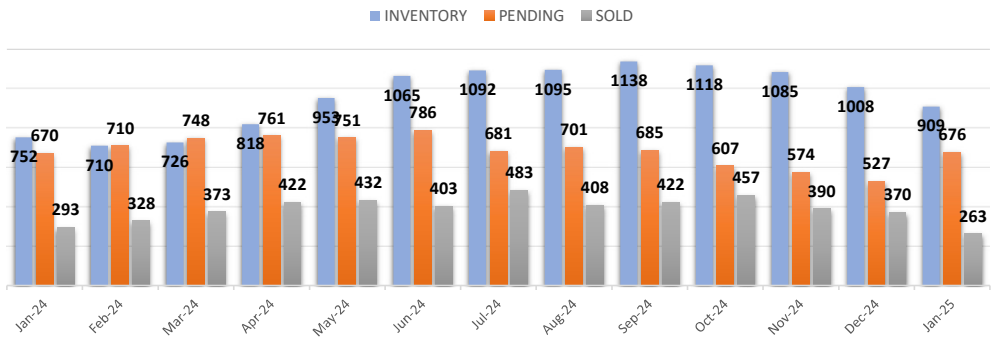

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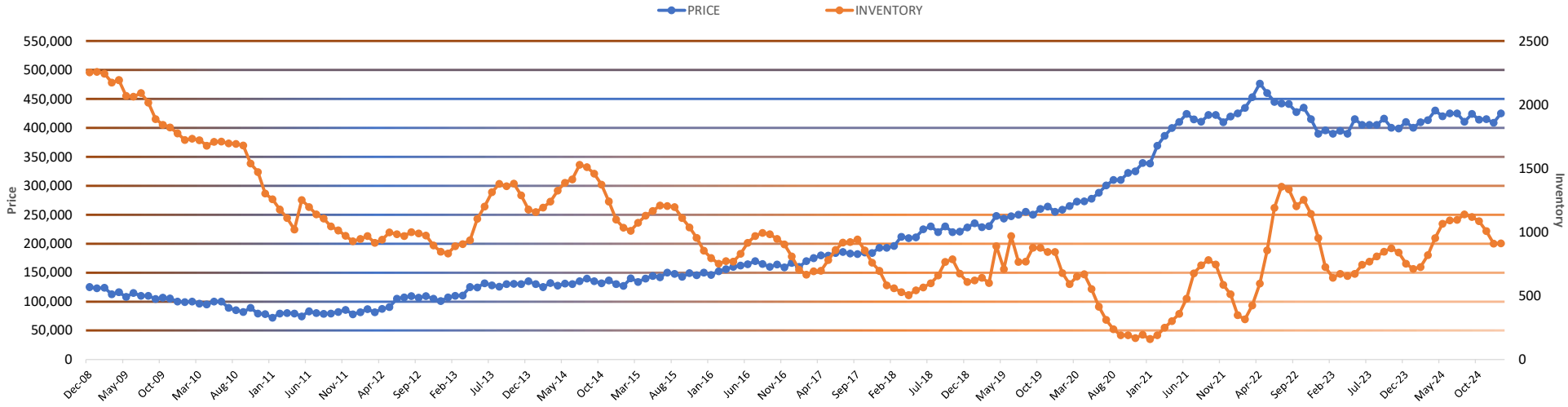

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TVD MARKET SUMMARY - Canyon County

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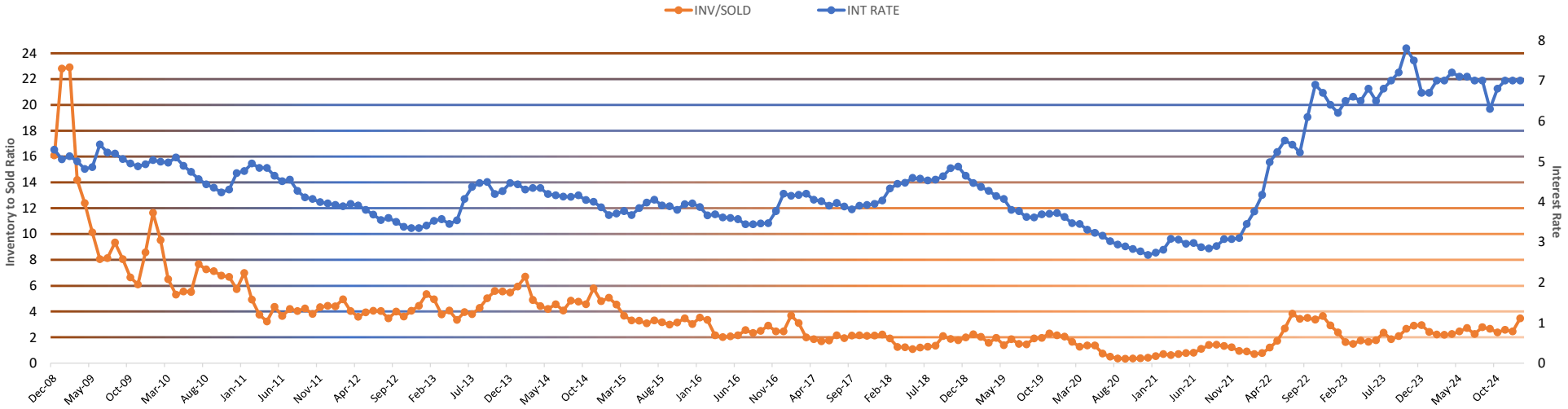

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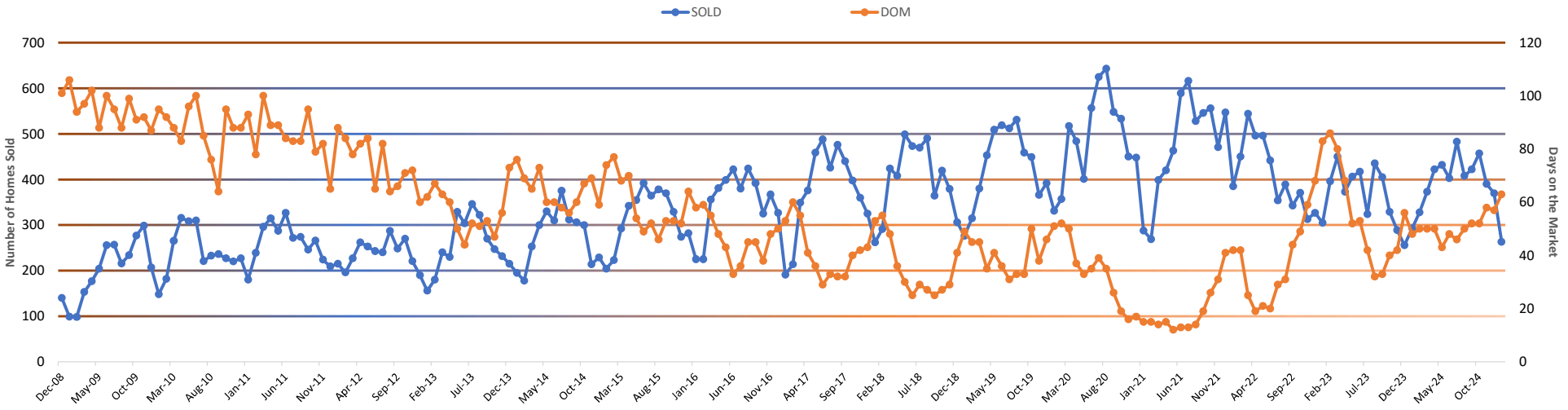

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