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

	Jun-26	Year to Date 26	Jun-25	Year to Date 25	Previous 12 Months
Total Active Residential Listings	1969		2126		
Total Pending Residential Listings	1432		1279		
Total Single-Family Homes Sold	1,034	4,944	859	4,236	8,730
Percent Change	20.37%	16.71%			
Median Price	$582,000	$555,000	$580,335	$560,000	$550,000
Percent Change	0.29%	-0.89%			
Average Price	$700,924	$666,982	$686,394	$666,143	$664,753
Percent Change	2.12%	0.13%			
Days on Market	32	44	34	42	46
Total Dollar Volume	$724,755,786	$3,297,558,283	$589,612,414	$2,821,780,216	$5,803,296,607
Percent Change	22.92%	16.86%			

Ada County Existing Home Sales

	Jun-26	Year to Date 26	Jun-25	Year to Date 25	Previous 12 Months
Existing Residential Listings	1054		1174		
Existing Pending Listings	631		616		
Existing Homes Sold	722	3,125	599	2,703	5,517
Percent Change	20.53%	15.61%			
Median Price	$575,000	$551,000	$567,500	$548,000	$547,319
Percent Change	1.32%	0.55%			
Average Price	$702,274	$663,733	$670,562	$656,933	$658,616
Percent Change	4.73%	1.04%			
Days on Market	22	28	23	31	33
Existing Dollar Volume	$507,041,703	$2,074,165,116	$401,666,926	$1,775,689,844	$3,633,583,893
Percent Change	26.23%	16.81%			

Ada County Newly Constructed Home Sales					
	Jun-26	**Year to Date 26**	**Jun-25**	**Year to Date 25**	**Previous 12 Months**
Newly Constructed Residential Listings	915		952		
Newly Constructed Pending Listings	801		663		
Newly Constructed Homes Sold	312	1,819	260	1,533	3,213
Percent Change	20.00%	18.66%			
Median Price	$599,900	$559,990	$624,850	$580,971	$557,900
Percent Change	-3.99%	-3.61%			
Average Price	$697,802	$672,564	$722,867	$682,381	$675,292
Percent Change	-3.47%	-1.44%			
Days on Market	55	71	61	61	69
Newly Constructed Dollar Volume	$217,714,083	$1,223,393,167	$187,945,488	$1,046,090,372	$2,169,712,714
Percent Change	15.84%	16.95%			

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County
June 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%	0	0.00%
$200,000 - $249,999	0	0.00%	0	0.00%
$250,000 - $299,999	0	0.00%	1	0.10%
$300,000 - $399,999	6	0.58%	52	5.03%
$400,000 - $499,999	90	8.70%	187	18.09%
$500,000 - $599,999	62	6.00%	159	15.38%
$600,000 - $699,999	54	5.22%	84	8.12%
$700,000 - $799,999	33	3.19%	70	6.77%
$800,000 - $899,999	20	1.93%	42	4.06%
$900,000 - $999,999	12	1.16%	33	3.19%
$1,000,000 - $1,999,999	29	2.80%	81	7.83%
$2,000,000 - $2,999,999	4	0.39%	11	1.06%
$3,000,000 - $3,999,999	2	0.19%	1	0.10%
$4,000,000 - $4,999,999	0	0.00%	1	0.10%
$5,000,000 and over	0	0.00%	0	0.00%
Totals	312	30.17%	722	69.83%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) June 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	0.02%
$160,000 - $199,999	0	0.00%	1	0.02%
$200,000 - $249,999	0	0.00%	4	0.08%
$250,000 - $299,999	0	0.00%	14	0.28%
$300,000 - $399,999	85	1.72%	310	6.27%
$400,000 - $499,999	562	11.37%	868	17.56%
$500,000 - $599,999	389	7.87%	627	12.68%
$600,000 - $699,999	266	5.38%	392	7.93%
$700,000 - $799,999	180	3.64%	269	5.44%
$800,000 - $899,999	99	2.00%	182	3.68%
$900,000 - $999,999	53	1.07%	125	2.53%
$1,000,000 - $1,999,999	160	3.24%	285	5.76%
$2,000,000 - $2,999,999	16	0.32%	35	0.71%
$3,000,000 - $3,999,999	7	0.14%	10	0.20%
$4,000,000 - $4,999,999	1	0.02%	1	0.02%
$5,000,000 and over	1	0.02%	1	0.02%
Totals	1819	36.79%	3125	63.21%

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