


Mar
2025

Boise Regional REALTORS®


Market Stat Sheet

ADA

COUNTY
SINGLE-FAMILY
HOMES

MEDIAN SALES PRICE 		YOY %	MOM %
ALL	\$565,000	+0.9%	+6.6%
RESALE	\$544,000	-0.5%	+4.6%
NEW	\$610,734	+3.9%	+11.1%

- Ada's Median Sales Price saw its largest month over month increase since March 2024 at 6.6%.
- When compared to February, sales prices were higher on average for homes across all age buckets. The most significant difference was seen in new homes, likely caused by a lack of new homes sold <\$500K in March.
- Resales sold in March that were >20 years old were priced around \$40K higher than similar homes sold in February.

HOMES SOLD 		YOY %	MOM %
ALL	675	+4.2%	+11.8%
RESALE	405	+6.6%	+11.9%
NEW	270	+0.7%	+11.6%

- Homes sold increased for the second straight month. The increase observed this month was half of the large increase in sales observed last month.
- Sales volume is back to where it was in November/December 2024, showing sales recovery from the large seasonal dip in sales observed in January.
- The volume of resale homes 5 years or younger increased by 28% between February and March.

PENDING SALES 		YOY %	MOM %
ALL	1,249	+10.7%	+14.8%
RESALE	520	+12.8%	+29.7%
NEW	729	+9.3%	+6.1%


- Pending Sales increased by 14.8% this month largely due to a significant increase with resale homes.
- Since January, increases in pending sales have translated to increased sales volume in Ada County. We will watch for increased sales volume moving into April.
- 54% of resale homes that were pending in March were over 20 years old. Most of these homes were in Boise and were on the market less than 30 days on average.

MESSAGE FROM BRR'S PRESIDENT

With sales rebounding and pricing trends shifting dramatically—especially in the new construction segment—Ada County's market demands expertise. A REALTOR® brings clarity to price points, timing, and strategy, which is crucial when days on market and buyer behavior are moving fast.

~Elizabeth Hume, Boise Regional REALTORS® 2024 President

- 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 		YOY %	MOM %
ALL	1,547	+22.4%	+8.9%
RESALE	739	+12.5%	+13.7%
NEW	808	+33.1%	+4.8%

- Consistent with the beginning of 2025, over half of the homes in inventory are new homes. Most of these new homes in inventory are in Meridian and a large proportion have been relisted within the past 1-2 months at a higher price than the one associated with the original listing.
- List prices for resale homes in inventory are well above those that closed in March. However, the prices of these homes have decreased relative to the original list prices.

DAYS ON MARKET 		YOY %	MOM %
ALL	46	-4.2%	-11.5%
RESALE	36	+16.1%	-12.2%
NEW	62	-15.1%	-10.1%

- Pricing continues to be the biggest driver of how long a home remains on the market before it is sold. Regardless of age of home or location, homes priced below \$400K continue to move quickly in Ada County.
- New homes priced \$600K and below across Ada County have an average Days on Market around 35 days, significantly lower than other new homes priced higher, regardless of location.

MARKET
MATH!



"Balanced" Market
= 4-6 MSI

CURRENT MSI: 2.2 Months

Market Speeds + Inventory =
Months' Supply of Inventory

"BALANCED"

