



Ada County – Single-Family Homes

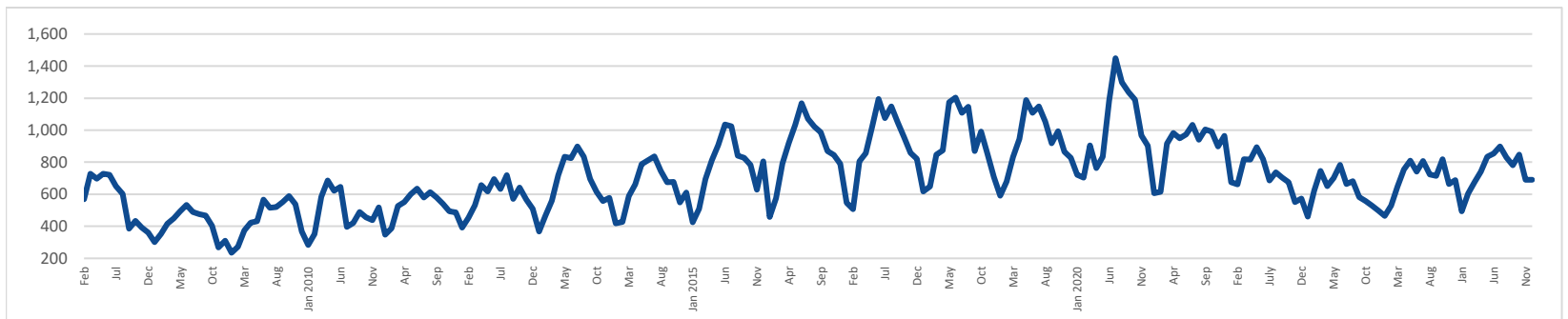
December 2025 Market Statistics

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 Data from the Intermountain MLS as of January 12, 2026

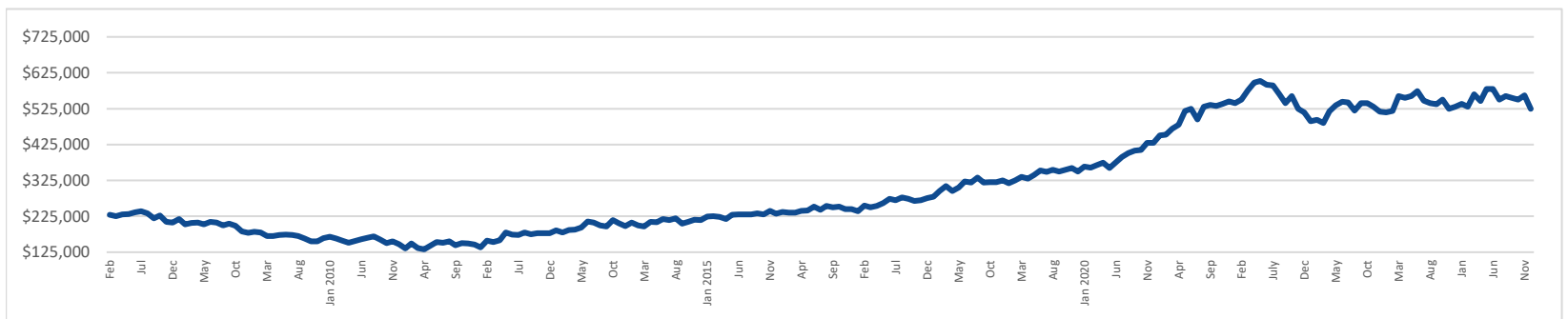
Key Metrics

| | Dec 2024 | Dec 2025 | % Chg | YTD 2024 | YTD 2025 | % Chg |
|----------------------------|-----------|-----------|-------|-----------|-----------|-------|
| Closed Sales | 688 | 691 | 0.4% | 8,364 | 8,987 | 7.4% |
| Median Sales Price | \$529,994 | \$525,000 | -0.9% | \$541,947 | \$555,000 | 2.4% |
| Days on Market | 50 | 52 | 4.0% | 42 | 43 | 2.4% |
| Pending Sales | 892 | 901 | 1.0% | -- | -- | -- |
| Inventory | 1,275 | 1,596 | 25.2% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 2.2 | 15.2% | -- | -- | -- |

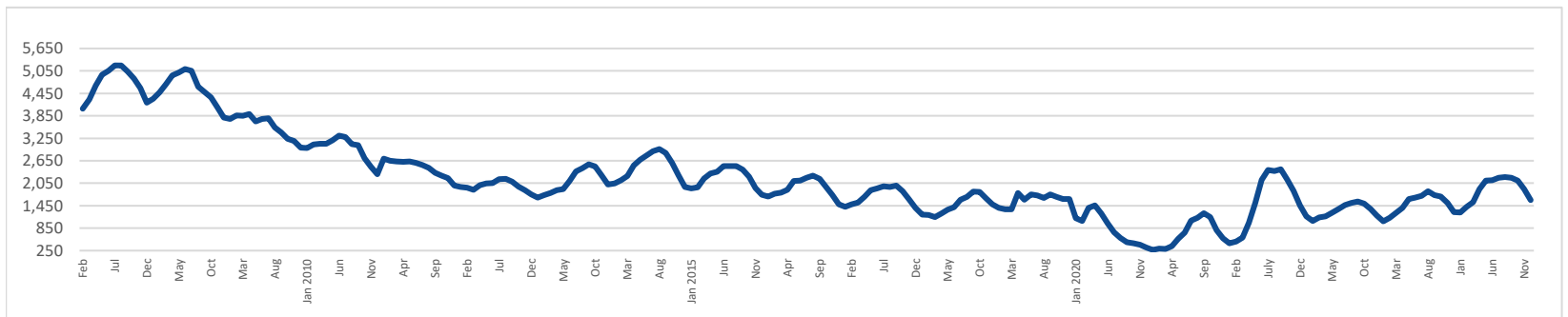
Closed Sales High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 691



Median Sales Price High: \$602,250 in Apr 2022 | Low: \$133,000 in Apr 2011 | Current Month: \$525,000



Inventory of Homes for Sale High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 1,596



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Ada County – Existing/Resale

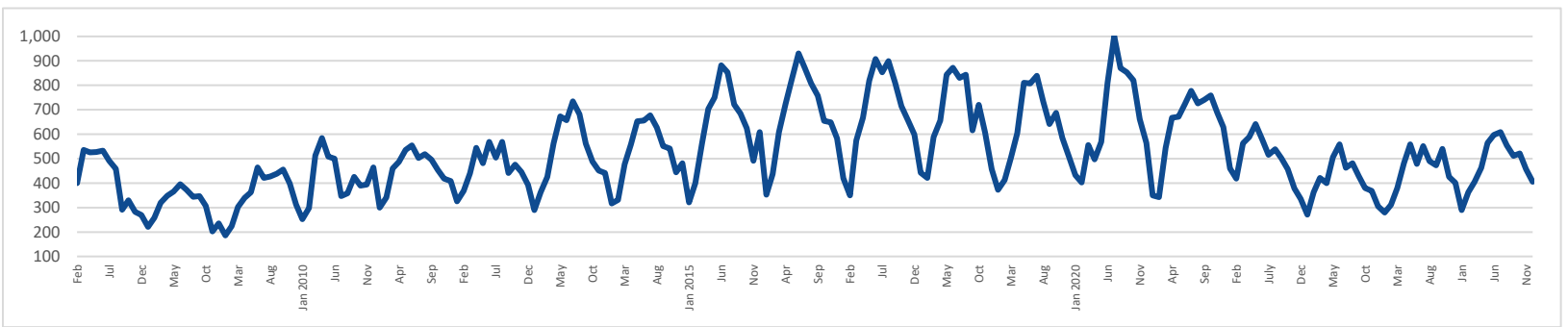
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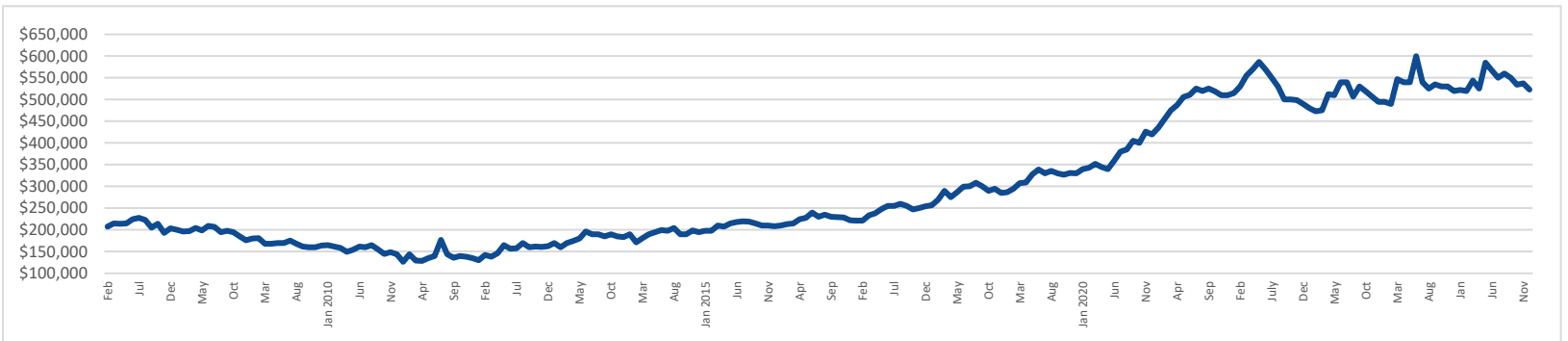
Key Metrics

| | Dec 2024 | Dec 2025 | % Chg | YTD 2024 | YTD 2025 | % Chg |
|----------------------------|-----------|-----------|-------|-----------|-----------|-------|
| Closed Sales | 401 | 405 | 1.0% | 5,372 | 5,773 | 7.5% |
| Median Sales Price | \$520,000 | \$522,900 | 0.6% | \$535,000 | \$545,000 | 1.9% |
| Days on Market | 37 | 39 | 5.4% | 31 | 33 | 6.5% |
| Pending Sales | 314 | 340 | 8.3% | -- | -- | -- |
| Inventory | 540 | 614 | 13.7% | -- | -- | -- |
| Months Supply of Inventory | 1.2 | 1.3 | 5.1% | -- | -- | -- |

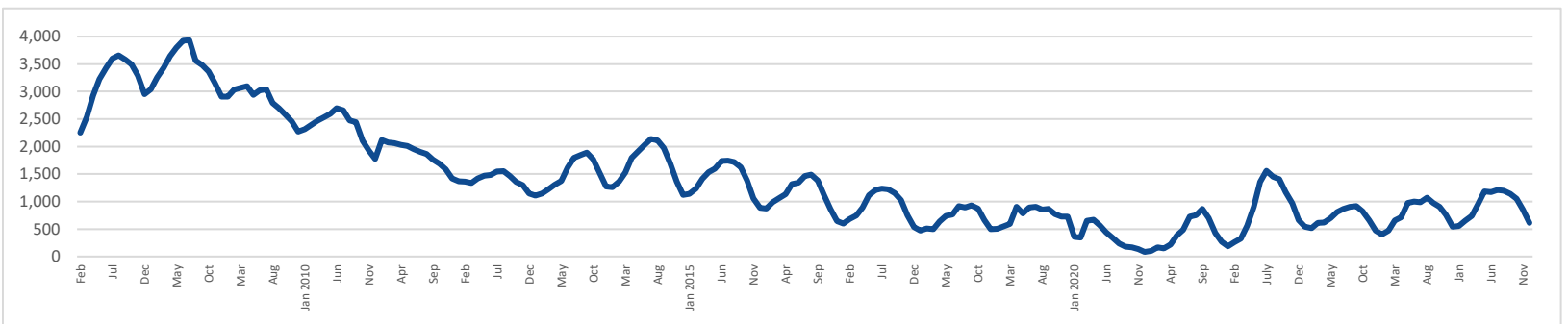
Closed Sales High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 405



Median Sales Price High: \$586,750 in May 2022 | Low: \$126,500 in Jan 2011 | Current Month: \$522,900



Inventory of Homes for Sale High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 614



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Ada County – New Construction

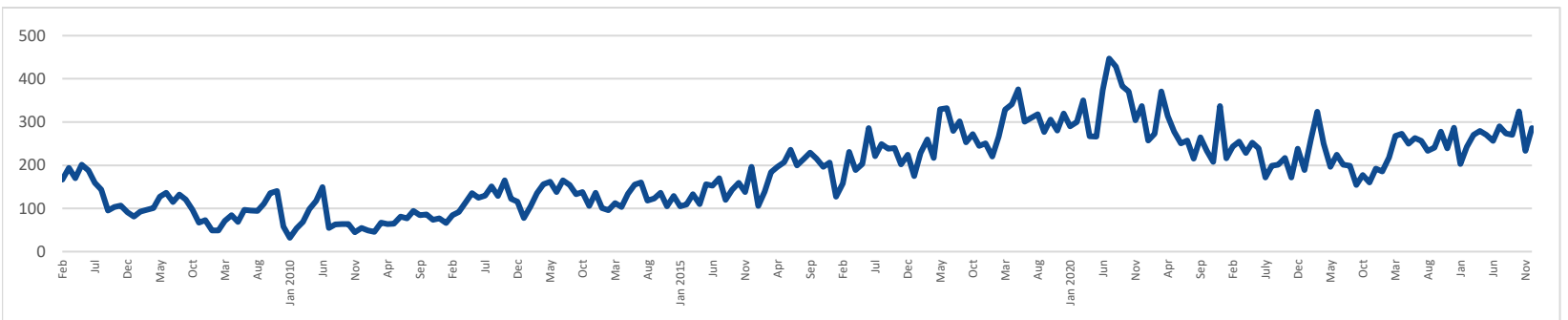
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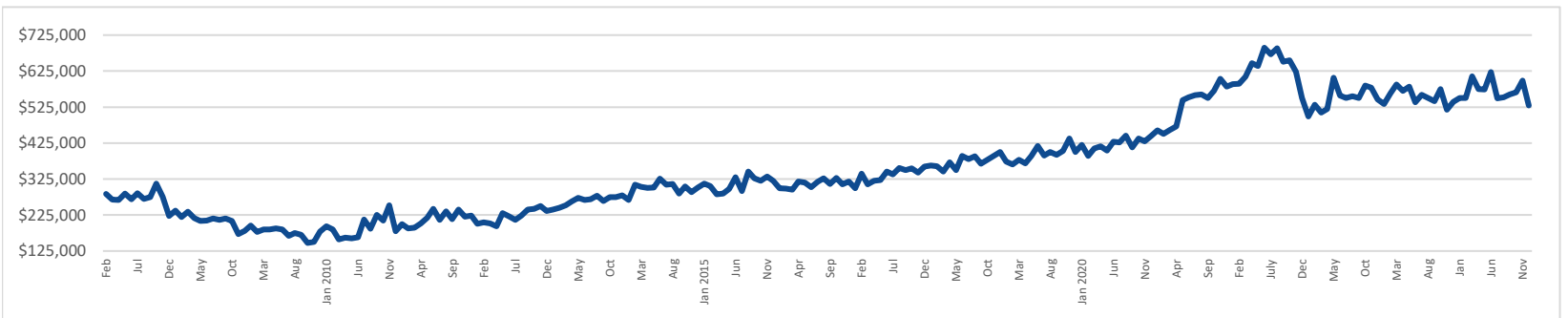
Key Metrics

| | Dec 2024 | Dec 2025 | % Chg | YTD 2024 | YTD 2025 | % Chg |
|----------------------------|-----------|-----------|-------|-----------|-----------|-------|
| Closed Sales | 287 | 286 | -0.3% | 2,992 | 3,214 | 7.4% |
| Median Sales Price | \$539,000 | \$529,945 | -1.7% | \$556,490 | \$569,990 | 2.4% |
| Days on Market | 69 | 71 | 2.9% | 61 | 62 | 1.6% |
| Pending Sales | 578 | 561 | -2.9% | -- | -- | -- |
| Inventory | 735 | 982 | 33.6% | -- | -- | -- |
| Months Supply of Inventory | 3.0 | 3.7 | 22.1% | -- | -- | -- |

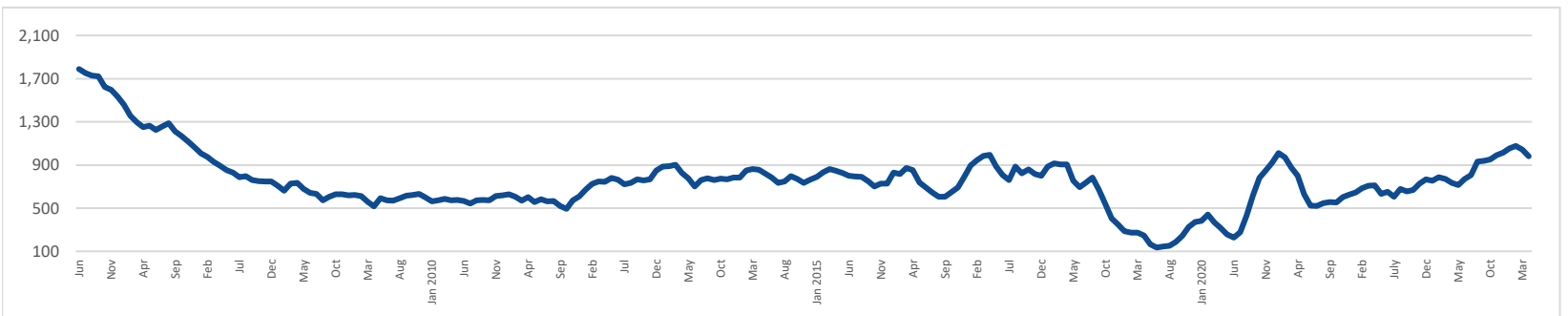
Closed Sales High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 286



Median Sales Price High: \$690,000 in Jun 2022 | Low: \$147,390 in Oct 2009 | Current Month: \$529,945



Inventory of Homes for Sale High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 982



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