



# Ada County – Single-Family Homes

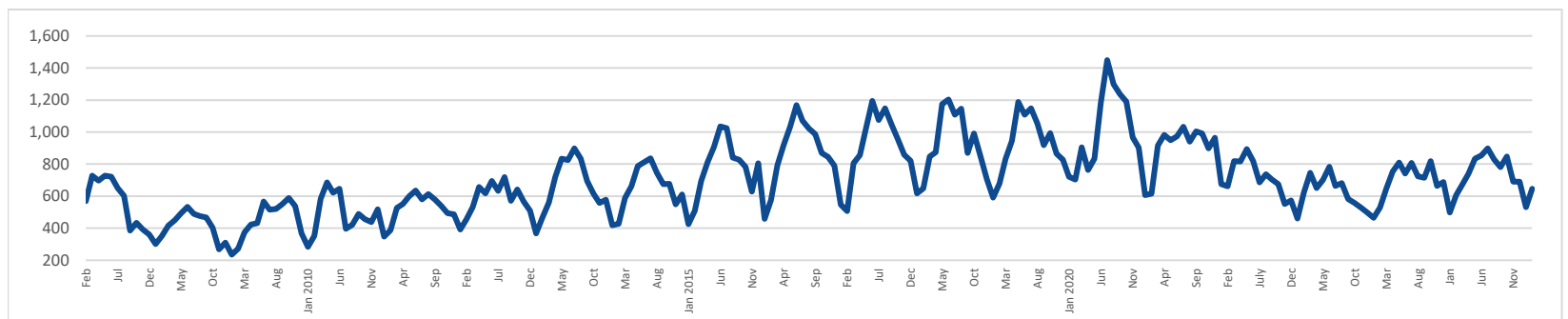
## February 2026 Market Statistics

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 Data from the Intermountain MLS as of March 9, 2026

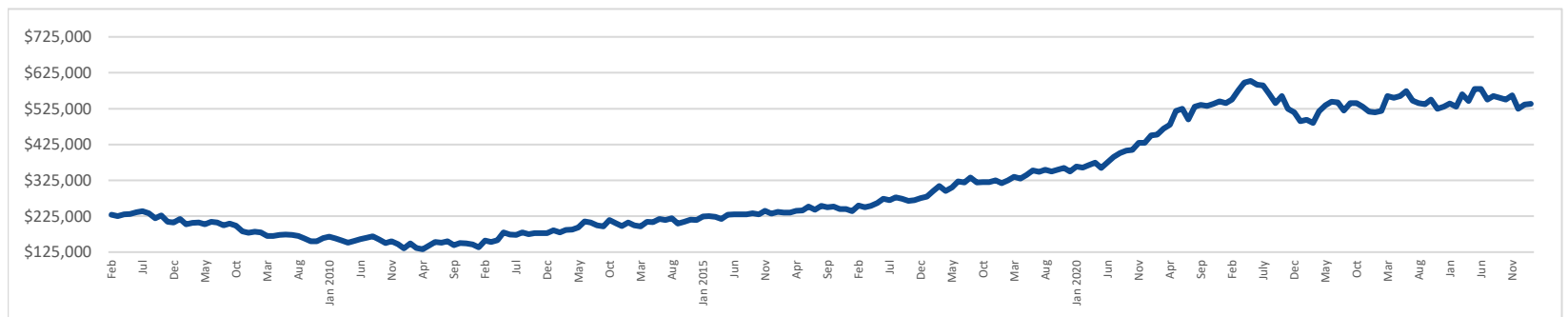
### Key Metrics

	Feb 2025	Feb 2026	% Chg	YTD 2025	YTD 2026	% Chg
Closed Sales	606	647	6.8%	1,103	1,179	6.9%
Median Sales Price	\$530,000	\$538,000	1.5%	\$534,990	\$535,990	0.2%
Days on Market	52	60	15.4%	53	58	9.4%
Pending Sales	1,088	1,245	14.4%	--	--	--
Inventory	1,421	1,484	4.4%	--	--	--
Months Supply of Inventory	2.1	2.0	-2.3%	--	--	--

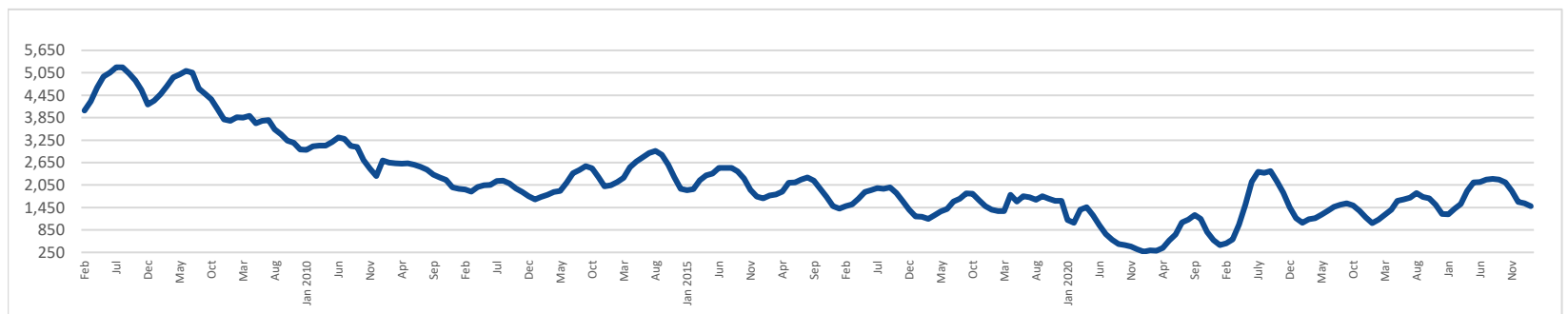
**Closed Sales** High: 1,402 in Jul 2020 | Low: 235 in Jan 2009 | Current Month: 647



**Median Sales Price** High: \$602,250 in Apr 2022 | Low: \$133,000 in Apr 2011 | Current Month: \$538,000



**Inventory of Homes for Sale** High: 5,198 in Jul 2007 | Low: 269 in Jan 2021 | Current Month: 1484



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# Ada County – Existing/Resale

## February 2026 Market Statistics

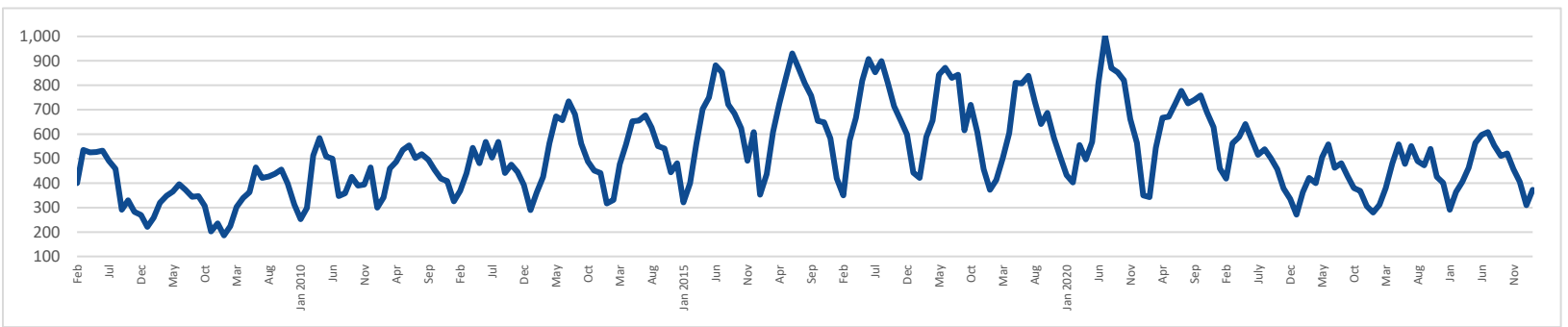
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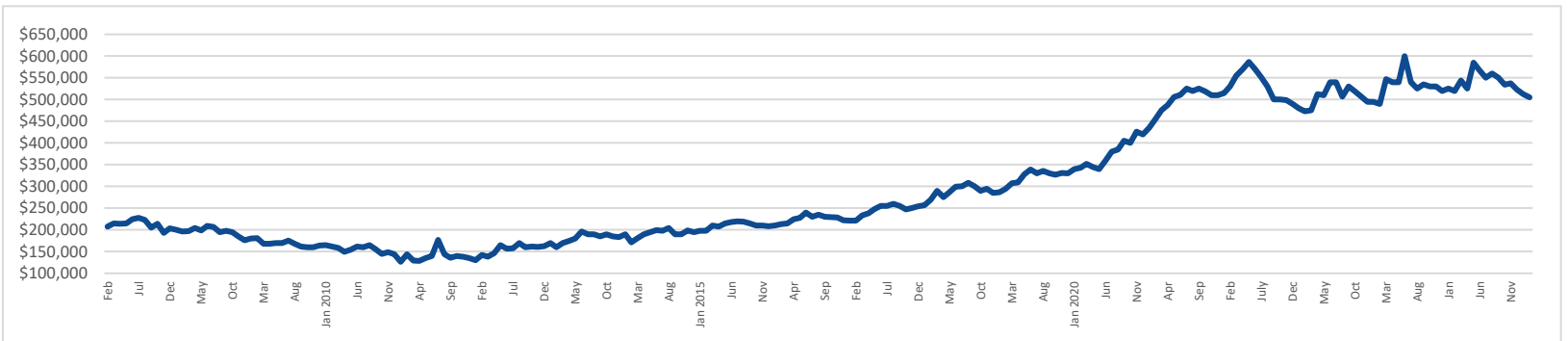
### Key Metrics

	Feb 2025	Feb 2026	% Chg	YTD 2025	YTD 2026	% Chg
Closed Sales	364	373	2.5%	655	684	4.4%
Median Sales Price	\$520,000	\$505,000	-2.9%	\$520,000	\$505,300	-2.8%
Days on Market	41	45	9.8%	45	46	2.2%
Pending Sales	401	470	17.2%	--	--	--
Inventory	650	650	0.0%	--	--	--
Months Supply of Inventory	1.5	1.4	-6.3%	--	--	--

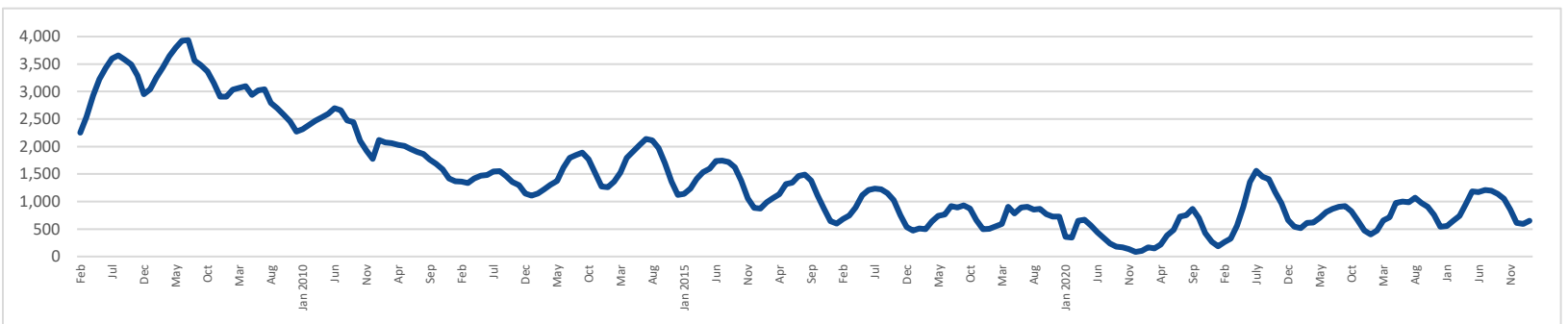
**Closed Sales** High: 966 in Jul 2020 | Low: 186 in Jan 2009 | Current Month: 373



**Median Sales Price** High: \$586,750 in May 2022 | Low: \$126,500 in Jan 2011 | Current Month: \$505,000



**Inventory of Homes for Sale** High: 3,935 in Jul 2007 | Low: 103 in Jan 2021 | Current Month: 650



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# Ada County – New Construction

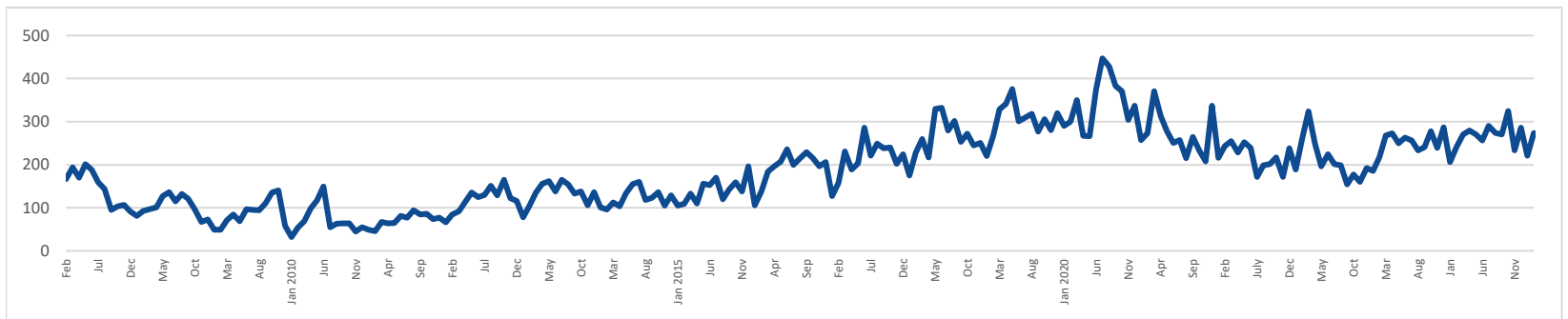
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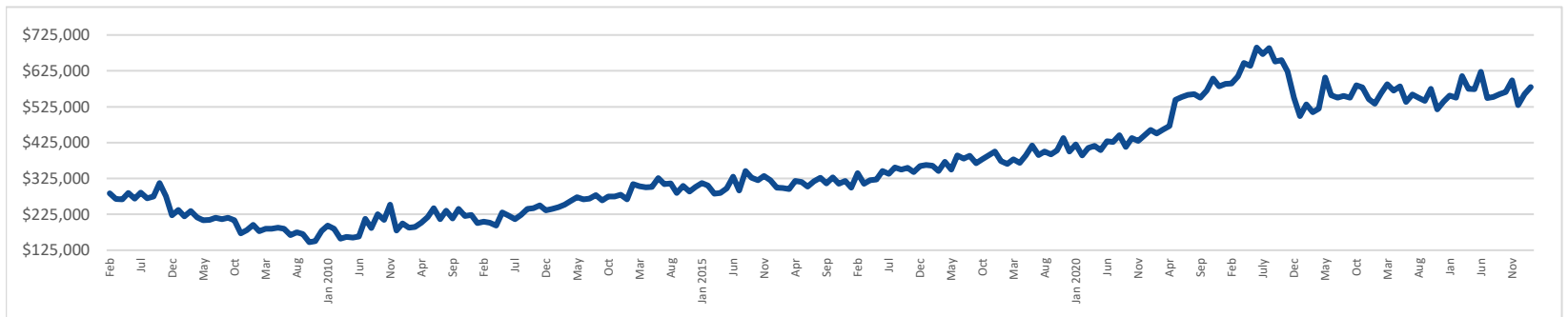
### Key Metrics

	Feb 2025	Feb 2026	% Chg	YTD 2025	YTD 2026	% Chg
Closed Sales	242	274	13.2%	448	495	10.5%
Median Sales Price	\$549,945	\$579,790	5.4%	\$549,992	\$569,766	3.6%
Days on Market	69	80	15.9%	64	75	17.2%
Pending Sales	687	775	12.8%	--	--	--
Inventory	771	834	8.2%	--	--	--
Months Supply of Inventory	3.1	3.1	0.9%	--	--	--

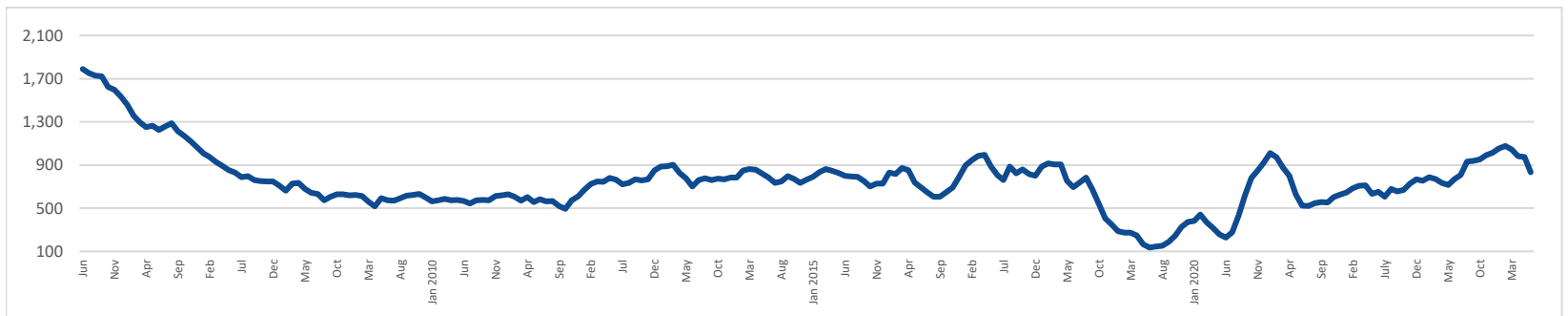
**Closed Sales** High: 508 in Aug 2005 (graph starts in 2007) | Low: 32 in Jan 2010 | Current Month: 274



**Median Sales Price** High: \$690,000 in Jun 2022 | Low: \$147,390 in Oct 2009 | Current Month: \$579,790



**Inventory of Homes for Sale** High: 1,894 in Sep 2006 (graph starts in 2007) | Low: 135 in Feb 2021 | Current Month: 834



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