Condos, Townhomes, and Mobile/Manufactured Homes

July 2026 Market Statistics

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Data from the Intermountain MLS as of August 8, 2026

Ada County

	Closed Sales			Median Sales Price			Inventory
	Jul 2025	Jul 2026	% Chg	Jul 2025	Jul 2026	% Chg	Jul 2026
Condos	24	**19**	-20.8%	$437,500	**$430,000**	-1.7%	**68**
Townhomes	65	**6**	-90.8%	$399,900	**$413,400**	3.4%	**178**
Mobile/Manufactured Homes with Owned Lot	3	**72**	2300.0%	$261,500	**$222,450**	-14.9%	**3**

Canyon County

	Closed Sales			Median Sales Price			Inventory
	Jul 2025	Jul 2026	% Chg	Jul 2025	Jul 2026	% Chg	Jul 2026
Condos	0	**0**	--	$0	**$0**	--	**1**
Townhomes	11	**13**	18.2%	$318,000	**$329,000**	3.5%	**41**
Mobile/Manufactured Homes with Owned Lot	4	**5**	25.0%	$330,000	**$265,000**	-19.7%	**4**

Explanation of Metrics and Notes on Data Sources and Methodology

Sales prices do not include any homeowners' association fees that may be applicable. || Note that some year-over-year percent changes may look extreme due to small sample sizes. || Closed Sales — A count of the actual sales that have closed; Median Sales Price — The price at which half the homes sold for more and half sold for less. || The information in this report is based on data received from the Intermountain MLS (IMLS), which is a subsidiary of Boise Regional REALTORS® (BRR). These statistics are based upon information secured by the agent from the owner or their representative. The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. Further, past performance may not be indicative of future results. These statistics are not intended to represent the total number of properties sold in the geographies noted in the specified time period. IMLS and BRR provide these statistics for purposes of general market analysis but make no representations as to past or future performance. || These numbers include activity for condominimums and townhomes only as classified in the IMLS; they do not include detached single-family homes with or without acreage, land, commercial, or multi-family properties (like apartment buildings). || For questions regarding this report, please contact Taylor Gray, Director of Communications for Boise Regional REALTORS®, at taylor@boirealtors.com. Market reports are typically released on or before the 12th calendar day of each month, and will be available here: boirealtors.com/market-statistics. || If you are a consumer, please contact a REALTOR® to get the most current and accurate information specific to your situation. You can find a