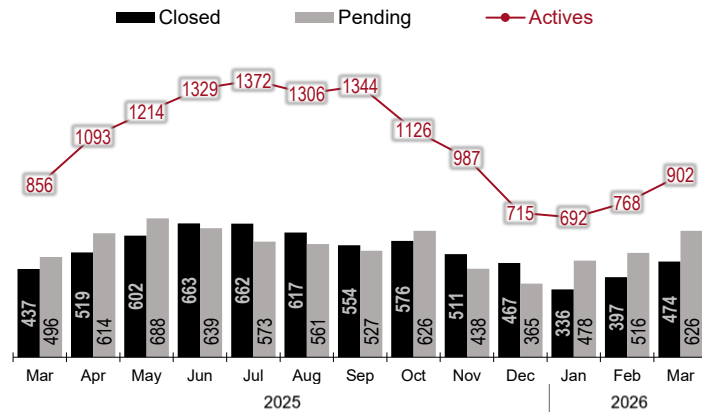


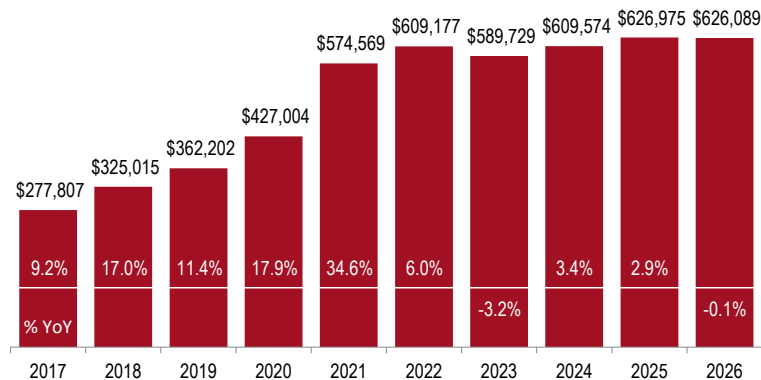
EXISTING MARKET STATISTICS | MARCH 2026

ADA COUNTY

Market Trends



Average Sold Price: Historical



Report Criteria:

Single Family (<2 acres), Condo, Townhouse, <10K SF
 Minimum: 1bed, 1bath, \$2K ask price Age: <1 yr - 81+ yrs

Price in \$1000's	Current to Date		12 Mths	Average based on 12 Month Solds Apr 1, 2025 - Mar 31, 2026							
	Active	Pending	Sold	Months of Inventory	Orig Price	Sold Price	Sold to Orig Ratio	Avg Sq Ft	\$ per SqFt	CDOM	% Distressed
0 - 100K	-	-	-	-	\$-	\$-	-	-	-	-	-
100 - 150K	-	-	-	-	-	-	-	-	-	-	-
150 - 199K	-	-	4	-	196,750	327,219	166.3%	1,402	233.39	75	-
200 - 249K	10	2	17	7.1	234,106	231,204	98.8%	994	232.60	43	-
250 - 299K	13	5	81	1.9	283,259	279,940	98.8%	974	287.49	39	-
300 - 349K	15	31	184	1.0	332,651	328,621	98.8%	1,101	298.59	38	-
350 - 399K	52	67	694	0.9	382,440	381,470	99.7%	1,308	291.64	32	-
400 - 499K	132	173	1,835	0.9	451,040	448,008	99.3%	1,634	274.16	34	-
500 - 599K	169	101	1,123	1.8	553,082	548,554	99.2%	2,061	266.13	37	-
600 - 799K	242	133	1,269	2.3	694,390	687,194	99.0%	2,405	285.69	40	-
800 - 999K	108	57	537	2.4	896,835	886,039	98.8%	2,837	312.29	45	-
1 - 1.5 M	78	40	419	2.2	1,213,043	1,187,949	97.9%	3,360	353.60	51	-
1.5 - 2 M	47	11	114	4.9	1,739,833	1,699,381	97.7%	4,035	421.20	54	-
> 2 M	36	6	54	8.0	2,573,074	2,466,529	95.9%	5,269	468.11	75	-
Total	902	626	6,331	1.7							

Average Price \$836,436 \$635,727 \$626,089 - \$644,878 \$626,089 97.1% 2,093 \$299 38

Median Price \$648,500 \$541,250 \$529,000

KELLERWILLIAMS
REALTY BOISE

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Report Date:
Apr 4, 2026