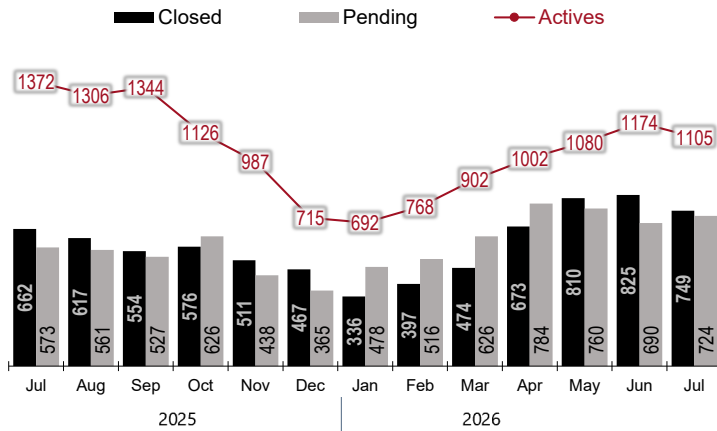


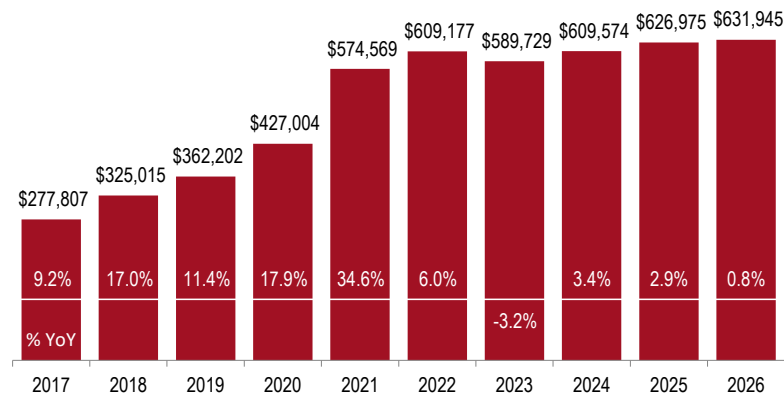
EXISTING MARKET STATISTICS | JULY 2026

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 Sold	Average based on 12 Month Solds Aug 1, 2025 - Jul 31, 2026								
	Active	Pending		Months of Inventory	Orig Price	Sold Price	Sold to Orig Ratio	Avg Sq Ft	\$ per SqFt	CDOM	% Distressed	
0 - 100K	—	—	—	—	\$ —	\$ —	—	—	—	—	—	
100 -150K	—	—	1	—	149,000	346,500	232.6%	1,066	325.05	27	—	
150 - 199K	1	—	2	6.0	180,000	182,500	101.4%	1,175	155.39	121	50.0%	
200 - 249K	2	1	21	1.1	233,690	228,631	97.8%	919	248.80	69	4.8%	
250 - 299K	12	10	80	1.8	283,806	278,763	98.2%	1,025	271.91	39	—	
300 - 349K	20	14	205	1.2	333,480	331,419	99.4%	1,131	292.96	36	1.0%	
350 - 399K	52	63	716	0.9	382,271	381,917	99.9%	1,301	293.49	32	0.1%	
400 - 499K	241	175	1,872	1.5	451,110	448,809	99.5%	1,627	275.88	32	0.6%	
500 - 599K	215	164	1,237	2.1	552,597	549,278	99.4%	2,052	267.66	36	0.2%	
600 - 799K	233	152	1,391	2.0	695,462	689,932	99.2%	2,404	286.97	40	0.1%	
800 - 999K	138	76	593	2.8	898,606	889,848	99.0%	2,835	313.91	43	0.5%	
1 - 1.5 M	103	38	426	2.9	1,219,396	1,199,582	98.4%	3,361	356.89	53	0.2%	
1.5 - 2 M	45	20	128	4.2	1,735,126	1,693,753	97.6%	3,973	426.32	63	—	
> 2 M	43	11	60	8.6	2,610,130	2,503,742	95.9%	5,187	482.72	64	—	
Total	1,105	724	6,732	2.0							0.4%	

Average Price \$822,014 \$670,144 \$631,945 - \$648,434 \$631,945 97.5% 2,099 \$301 38

Median Price \$615,000 \$569,250 \$535,700

Report Date:
August 4, 2026

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KELLERWILLIAMS
REALTY BOISE