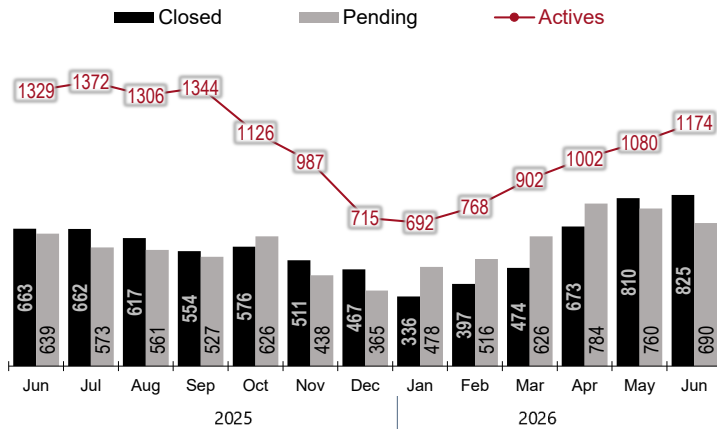


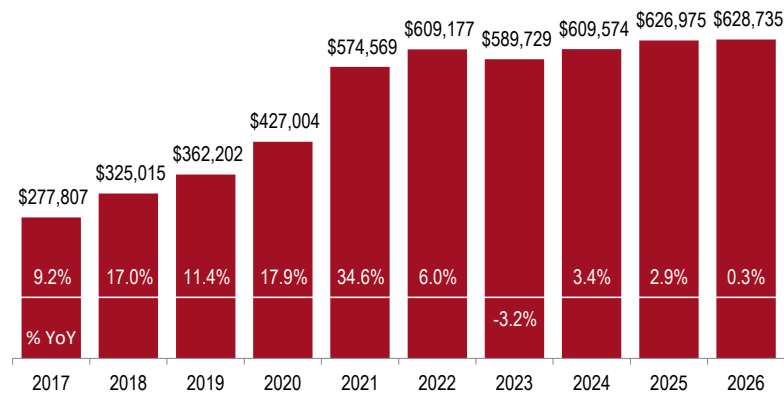
EXISTING MARKET STATISTICS | JUNE 2026

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 Jul 1, 2025 - Jun 30, 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	—								
150 - 199K	2	—	2	12.0	194,500	277,688	142.8%	1,465	189.61	138	—
200 - 249K	5	1	20	3.0	233,925	228,862	97.8%	927	246.96	66	5.0%
250 - 299K	12	4	81	1.8	283,359	278,105	98.1%	1,020	272.62	44	—
300 - 349K	18	15	202	1.1	333,396	331,083	99.3%	1,125	294.43	37	0.5%
350 - 399K	62	52	735	1.0	382,396	381,913	99.9%	1,304	292.96	32	0.1%
400 - 499K	197	166	1,865	1.3	451,581	449,131	99.5%	1,634	274.89	33	0.7%
500 - 599K	239	144	1,222	2.3	552,436	548,256	99.2%	2,044	268.23	36	0.2%
600 - 799K	270	160	1,363	2.4	695,070	689,237	99.2%	2,403	286.85	40	0.1%
800 - 999K	172	71	569	3.6	896,202	887,180	99.0%	2,813	315.41	43	0.5%
1 - 1.5 M	106	50	426	3.0	1,219,788	1,197,705	98.2%	3,386	353.77	49	0.2%
1.5 - 2 M	48	17	122	4.7	1,730,938	1,686,499	97.4%	3,995	422.20	63	—
> 2 M	43	9	58	8.9	2,631,772	2,542,550	96.6%	5,256	483.72	63	—
Total	1,174	690	6,665	2.1							0.4%

Average Price \$824,750 \$686,454 \$628,735 - \$646,031 \$628,735 97.3% 2,092 \$301 38

Median Price \$636,350 \$575,000 \$532,500

Report Date:
July 6, 2026

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KELLERWILLIAMS
REALTY BOISE