

MEDIAN SALES PRICE		YOY %	MOM %
ALL	\$530,000	+2.1%	-1.5%
RESALE	\$520,000	+6.1%	-0.5%
NEW	\$549,945	-2.3%	+0.0%

- There continues to be around a \$30K difference in the Median Sales Price of new vs. resale homes, where new homes are priced higher. This gap has been consistent for the last three months despite changing sales volume.
- When compared to surrounding counties, a higher proportion of resale homes in Ada are older which may be keeping the median sales price relatively constant for the last six months around \$525K.

HOMES SOLD		YOY %	MOM %
ALL	604	+14.2%	+22.5%
RESALE	362	+16.4%	+24.8%
NEW	242	+11.0%	+19.2%

- It appears that sales have partially recovered from the seasonal dip in volume observed in January. Currently, sales sit above where they were at this point last year, but these are the lowest numbers since February 2024.
- The new and existing home sales volume increased in February, but the distribution of ages and sizes of homes remained extremely similar to January which appears to have led to little fluctuation in pricing.

PENDING SALES		YOY %	MOM %
ALL	1,088	+8.3%	-0.5%
RESALE	401	+5.8%	+0.0%
NEW	687	+9.7%	-0.7%

- In January, a similar level of pending sales volume was observed and appeared to translate to growth in sales volume in February. We will say tuned to see if this raised sales volume trend continues next month.
- 62% of homes pending sale in February were new homes. Of these new homes, the majority are located in Star or Meridian. A large number of pending new homes are currently under construction.

“A” MESSAGE FROM BRR’S PRESIDENT

The Ada County market remains stable with minimal adjustments to Median Sales Price, continued market demand, and new inventory. With a healthy 22.5% increase in sales and a rising inventory of new homes, now is a great time to work with a REALTOR® to navigate this market — including builder incentives like interest rate buydowns — and secure the best deal.
~Elizabeth Hume, Boise Regional REALTORS® 2025 President

- Year-Over-Year (YOY)** – Comparison of the current month to same month in previous year.
- Month-Over-Month (MOM)** – Comparison of the current month to the previous month.

INVENTORY		YOY %	MOM %
ALL	1,421	+26.2%	+11.8%
RESALE	650	+37.1%	+16.7%
NEW	771	+18.3%	+8.0%

- Like January, over half of homes in inventory are new homes. 86% of these new homes in inventory are located outside of Boise.
- Resale home inventory remained at the same level seen in the previous month. 40% of resale homes in inventory are in Boise. These homes are priced above Median Sales Prices for resale homes sold in February and their prices have begun to decline from the original list prices.

DAYS ON MARKET		YOY %	MOM %
ALL	52	+6.1%	-3.7%
RESALE	41	+2.5%	-18.0%
NEW	69	+13.1%	+19.0%

- Differences in average days on market were seen when looking at the location of the home sold. Homes sold in Boise, Garden City, Meridian, and Star were on the market for a shorter amount of time when compared to those sold in Kuna, Nampa, and Eagle.
- Older resale homes (10+ years old) across Ada seem to have the lowest days on market, the majority have been on the market under 30 days.

MARKET MATH!



“Balanced” Market = 4-6 MSI

CURRENT MSI: 2.1 Months

Market Speeds + Inventory = Months’ Supply of Inventory

