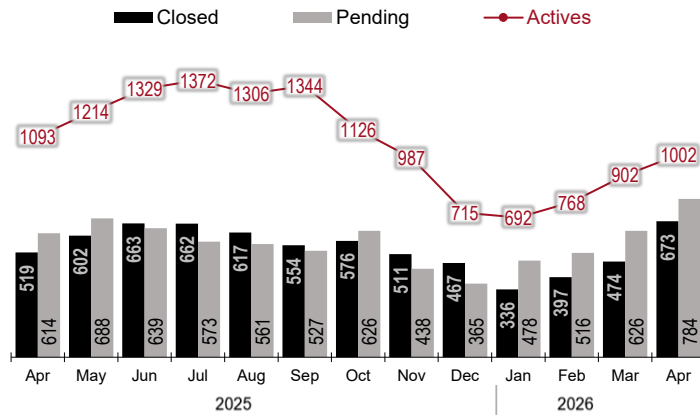


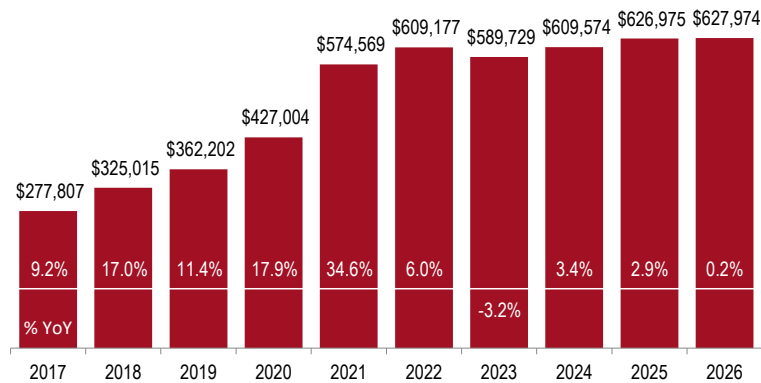
EXISTING MARKET STATISTICS | APRIL 2026

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: New, Under Const, To Be Built
 Age: <1 yr - 81+ yrs

Price in \$1000's	Current to Date		12 Mths	Average based on 12 Month Solds May 1, 2025 - Apr 30, 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	-	-	3	-	196,000	370,625	189.1%	1,648	224.85	99	-
200 - 249K	10	1	17	7.1	232,935	230,073	98.8%	1,000	230.10	42	-
250 - 299K	12	9	74	1.9	283,866	279,489	98.5%	980	285.31	36	-
300 - 349K	16	22	193	1.0	332,719	329,394	99.0%	1,120	294.18	38	-
350 - 399K	35	79	702	0.6	382,518	381,614	99.8%	1,304	292.70	32	-
400 - 499K	142	183	1,822	0.9	450,713	447,891	99.4%	1,631	274.53	34	-
500 - 599K	189	156	1,113	2.0	552,961	548,215	99.1%	2,053	267.04	38	-
600 - 799K	275	173	1,298	2.5	694,782	688,038	99.0%	2,412	285.28	40	-
800 - 999K	133	87	544	2.9	898,121	887,344	98.8%	2,831	313.44	44	-
1 - 1.5 M	107	48	425	3.0	1,211,614	1,185,936	97.9%	3,377	351.15	51	-
1.5 - 2 M	48	14	112	5.1	1,737,267	1,694,289	97.5%	4,092	414.03	54	-
> 2 M	35	12	56	7.5	2,615,803	2,505,718	95.8%	5,357	467.77	75	-
Total	1,002	784	6,359	1.9							

Average Price \$838,683 \$672,024 \$627,974 - \$646,774 \$627,974 97.1% 2,099 \$299 39

Median Price \$659,900 \$564,350 \$530,000

KELLERWILLIAMS
REALTY BOISE

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Report Date:
May 4, 2026