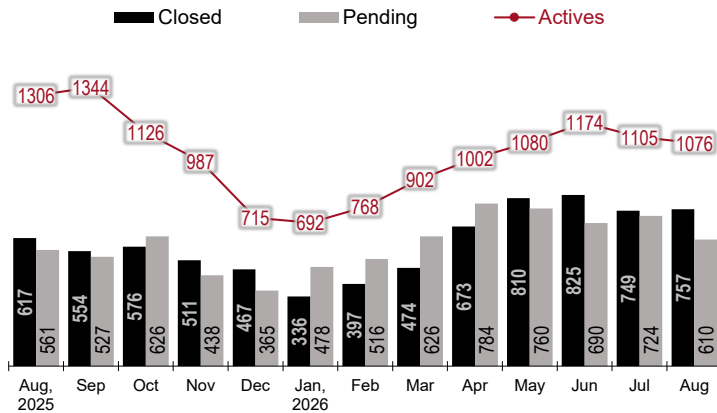


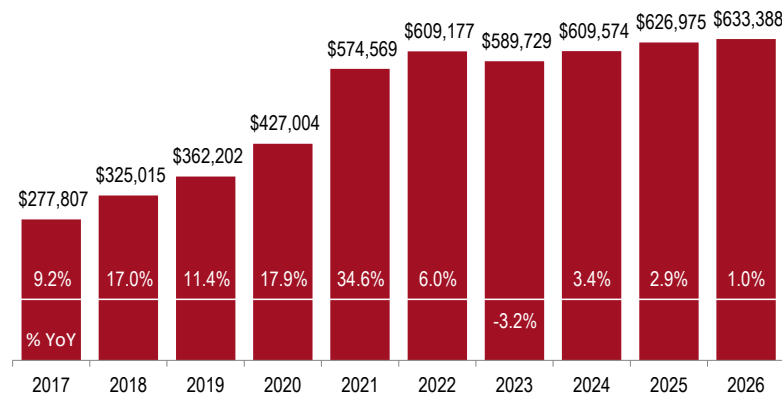
EXISTING MARKET STATISTICS | AUGUST 2026

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 Sep 1, 2025 - Aug 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	—	—	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	—	19	1.3	234,142	229,889	98.2%	935	245.83	69	5.3%
250 - 299K	6	9	82	0.9	285,004	279,505	98.1%	1,015	275.31	39	—
300 - 349K	19	20	202	1.1	333,049	330,831	99.3%	1,130	292.70	35	1.0%
350 - 399K	58	45	718	1.0	382,810	382,425	99.9%	1,299	294.29	33	0.3%
400 - 499K	227	165	1,885	1.4	451,156	449,087	99.5%	1,624	276.61	31	0.8%
500 - 599K	211	134	1,290	2.0	552,753	549,410	99.4%	2,053	267.65	35	0.2%
600 - 799K	251	121	1,429	2.1	695,357	690,361	99.3%	2,407	286.83	40	0.1%
800 - 999K	131	48	606	2.6	898,842	891,487	99.2%	2,835	314.47	41	0.5%
1 - 1.5 M	86	40	425	2.4	1,218,178	1,200,201	98.5%	3,329	360.54	46	0.2%
1.5 - 2 M	36	18	130	3.3	1,721,511	1,678,325	97.5%	3,979	421.79	64	—
> 2 M	48	10	64	9.0	2,608,461	2,514,003	96.4%	5,183	485.06	66	—
Total	1,076	610	6,853	1.9							0.4%

Average Price \$817,346 \$673,045 \$633,388 - \$649,438 \$633,388 97.5% 2,101 \$302 37

Median Price \$614,950 \$564,950 \$539,000

Report Date:
Sept 4, 2026

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KELLERWILLIAMS
REALTY BOISE