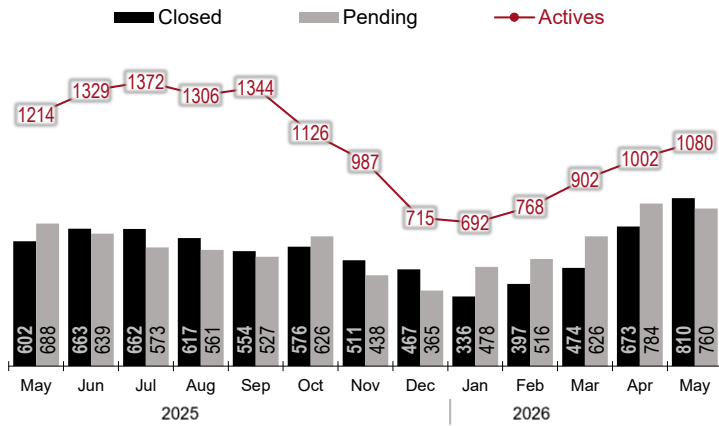


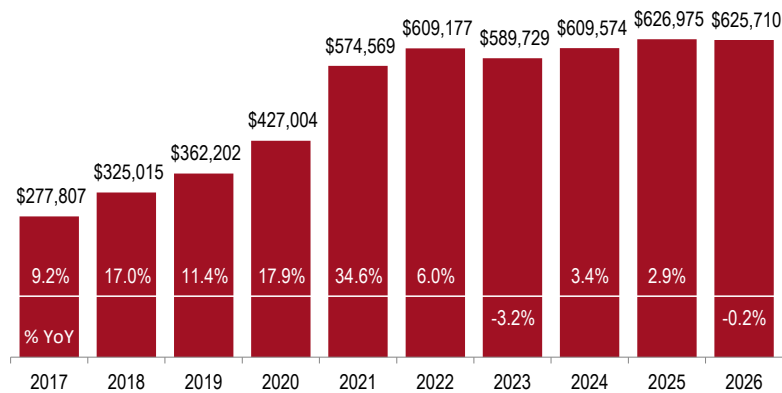
### EXISTING MARKET STATISTICS | MAY 2026

## 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 Jun 1, 2025 - May 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	-	-	-	-	-	-	-	-	-	-
150 - 199K	1	-	2	6.0	194,500	277,688	142.8%	1,465	189.61	138	-
200 - 249K	3	4	19	1.9	232,353	229,855	98.9%	983	233.88	48	5.3%
250 - 299K	5	14	76	0.8	283,612	278,813	98.3%	1,004	277.81	40	-
300 - 349K	23	16	206	1.3	332,798	329,862	99.1%	1,126	292.88	37	0.5%
350 - 399K	37	67	726	0.6	382,088	381,350	99.8%	1,303	292.75	32	0.3%
400 - 499K	167	179	1,848	1.1	451,271	448,541	99.4%	1,632	274.87	33	0.7%
500 - 599K	209	150	1,177	2.1	552,650	548,128	99.2%	2,046	267.94	37	0.2%
600 - 799K	274	165	1,342	2.5	695,868	689,674	99.1%	2,414	285.65	40	0.1%
800 - 999K	158	83	556	3.4	897,655	888,027	98.9%	2,814	315.58	43	0.5%
1 - 1.5 M	107	54	414	3.1	1,218,305	1,194,706	98.1%	3,393	352.12	51	0.2%
1.5 - 2 M	55	20	113	5.8	1,735,244	1,689,632	97.4%	4,041	418.16	58	-
> 2 M	40	8	55	8.7	2,614,891	2,519,871	96.4%	5,334	472.45	74	-
<b>Total</b>	<b>1,080</b>	<b>760</b>	<b>6,534</b>	<b>2.0</b>							<b>0.4%</b>

**Average Price** \$851,141    \$673,356    \$625,710    -    \$643,573    \$625,710    97.2%    2,090    \$299    38

**Median Price** \$654,950    \$569,000    \$530,000

**KELLERWILLIAMS**  
REALTY BOISE

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Report Date:  
June 4, 2026