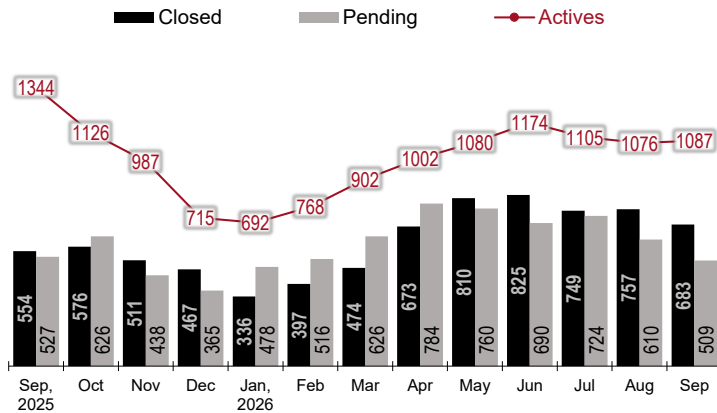


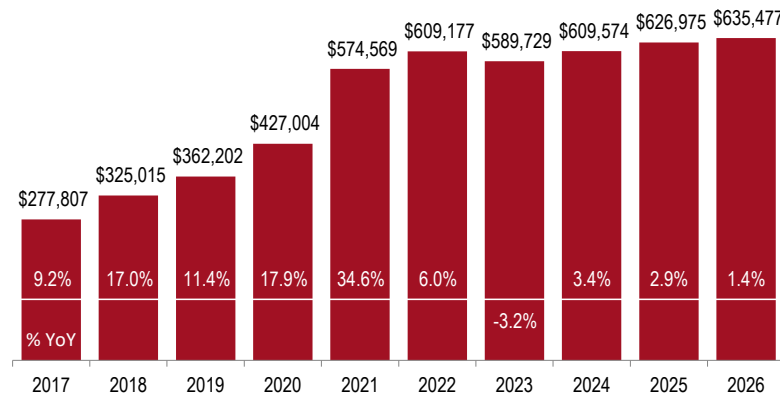
EXISTING MARKET STATISTICS | SEPTEMBER 2026

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 Oct 1, 2025 - Sep 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	—	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	1	3	16	0.8	236,487	233,619	98.8%	939	248.68	73	—
250 - 299K	5	4	84	0.7	285,345	280,431	98.3%	1,005	278.96	38	1.2%
300 - 349K	20	11	203	1.2	332,593	330,439	99.4%	1,123	294.23	35	1.0%
350 - 399K	67	44	716	1.1	382,966	382,344	99.8%	1,287	297.08	33	0.4%
400 - 499K	225	147	1,926	1.4	451,232	449,406	99.6%	1,617	277.91	30	0.7%
500 - 599K	209	105	1,315	1.9	553,471	550,282	99.4%	2,055	267.79	35	0.2%
600 - 799K	263	94	1,441	2.2	694,429	689,522	99.3%	2,398	287.53	39	0.1%
800 - 999K	122	46	620	2.4	897,106	890,001	99.2%	2,831	314.41	40	0.5%
1 - 1.5 M	97	34	428	2.7	1,216,614	1,198,453	98.5%	3,347	358.05	45	0.2%
1.5 - 2 M	30	11	140	2.6	1,720,189	1,681,075	97.7%	3,991	421.27	60	—
> 2 M	47	10	63	9.0	2,744,360	2,667,227	97.2%	5,340	499.44	64	—
Total	1,087	509	6,955	1.9							0.4%

Average Price \$815,282 \$667,362 \$635,477 - \$650,990 \$635,477 97.6% 2,100 \$303 36

Median Price \$615,000 \$549,900 \$540,000

KELLERWILLIAMS
REALTY BOISE

Report Date:
Oct 5, 2026

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The information provided is derived from the Intermountain MLS. It is deemed reliable but not guaranteed.