

The national headlines aren't our story.

Here's what local sales data shows for Ada and Canyon County single-family homes. We compare January–August 2026 with the same months of 2025.

Ada County		Canyon County	
BOISE · MERIDIAN · EAGLE		NAMPA · CALDWELL	
Homes sold, year to date	6,858 ▲ 14.8%	Homes sold, year to date	3,680 ▲ 8.6%
Median price, YTD	\$568,000 ▲ 1.4%	Median price, YTD	\$438,250 ▲ 3.1%
Homes for sale, August	1,979 ▼ 10.6%	Homes for sale, August	1,181 ▼ 4.9%
Months of supply	2.4 ▼ from 3.0	Months of supply	2.6 ▼ from 2.9
Resale days on market, YTD	28 ▼ from 30	Resale days on market, YTD	34 ▼ from 37

Treasure Valley vs. the Nation			
RESALE HOMES · AUGUST 2026 VS. 2025			
Sales vs. last year	Homes for sale	Months of supply	Median price change
U.S. -1.2%	U.S. +5.9%	U.S. 4.9	U.S. +1.6%
Ada +17.9%	Ada -17.3%	Ada 1.9	Ada +3.6%
Canyon +7.1%	Canyon -13.9%	Canyon 2.3	Canyon +5.0%
Nationally, sales dipped and supply hit its highest level in over a decade. Here, more resale homes sold and fewer sat on the market.			

FOR SELLERS

Fewer competing listings than a year ago. Prices are *steady, not soaring* — so pricing right from day one matters.

FOR BUYERS

Resale homes still move fast. **New construction** is where you'll find more choice — those homes average 66–71 days on market.

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