OCTOBER 2026 · ADA COUNTY MARKET SNAPSHOT

Prices Up, Homes Selling Faster

October 2026 vs. October 2025: median prices are up and homes are selling faster, for both new construction and resale.

NEW CONSTRUCTION

$590,000
MEDIAN SALES PRICE
▲ 4.2% year-over-year

246
HOMES SOLD
▼ 25.0% year-over-year

52
DAYS ON MARKET
▼ 20.0% year-over-year

1,056
HOMES FOR SALE
▼ 1.9% year-over-year

EXISTING / RESALE

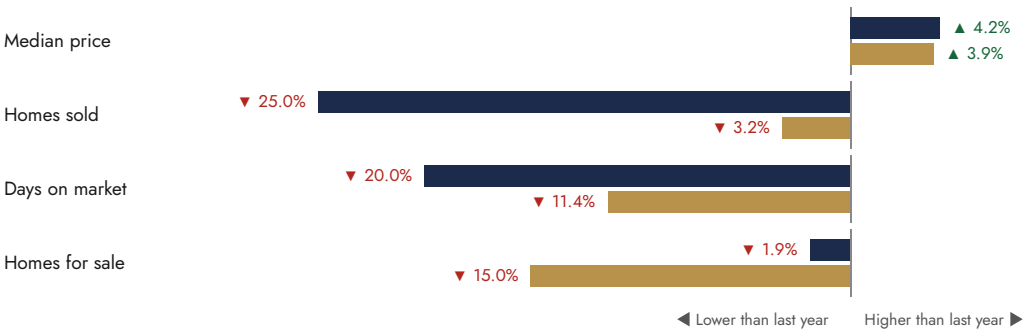
$556,000
MEDIAN SALES PRICE
▲ 3.9% year-over-year

512
HOMES SOLD
▼ 3.2% year-over-year

31
DAYS ON MARKET
▼ 11.4% year-over-year

892
HOMES FOR SALE
▼ 15.0% year-over-year

Change since October 2025



The big news for Ada County

Prices are up in both markets

New construction +4.2%. Resale +3.9%.

Homes are selling faster

New construction 52 days on market, 20.0% quicker. Resale 31 days, 11.4% quicker.

New-build contracts up 12.7%

613 new construction homes went under contract, up from 544 last October.

Thinking about a move? Let's talk.

Call or text (208) 985-4461

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Source: Boise Regional REALTORS® (boirealtors.com). Data from the Intermountain MLS as of November 10, 2026. Ada County, October 2026 vs. October 2025.