

Ada County, ID

County · ID · Idaho

SELLER'S MARKET

\$514K

MEDIAN SALE PRICE

+38.2%

1-YR CHANGE

2,170

SALES (12 MO)

\$533K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100



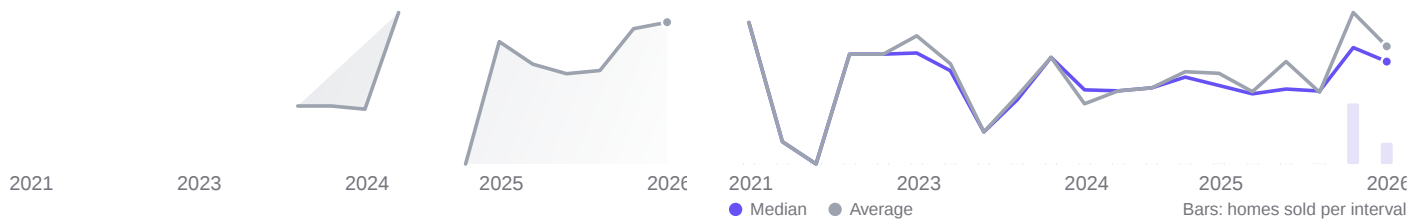
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$480K · Average \$536K

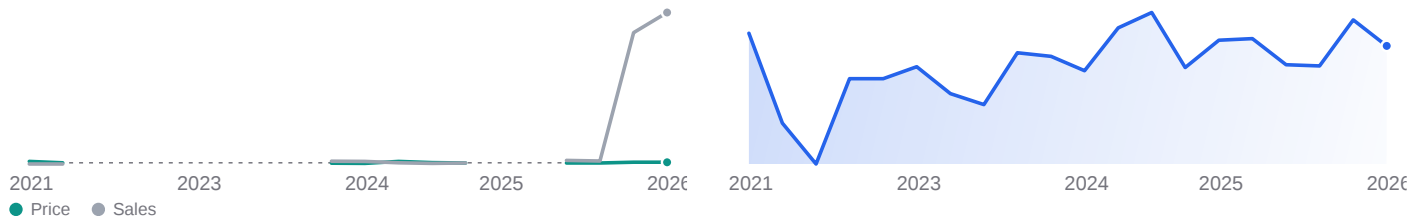


Growth (year over year)

Price +38.2% · Sales +10233.3%

Price per square foot

\$251/ft²

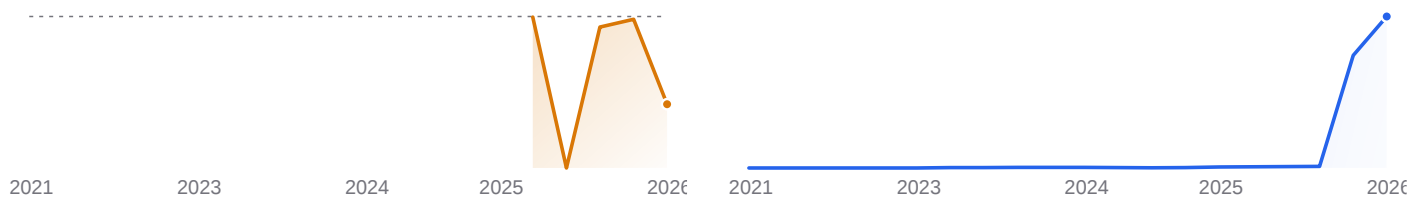


Sale premium vs estimated value

-12.6%

Annual turnover (share of homes sold)

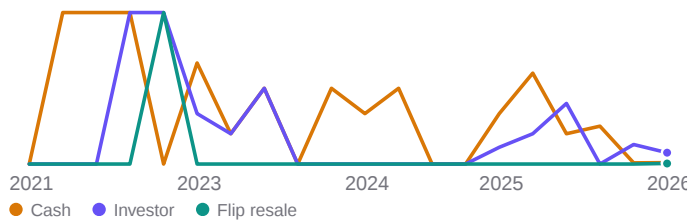
1.2%



BUYERS & OUTCOMES

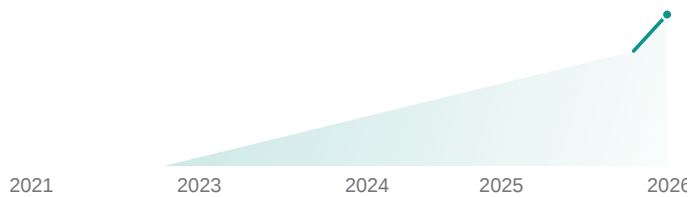
Buyer mix

Cash 0.9% · Investor 7.5% · Flip resale 0.4%



Sellers who sold at a gain

100%

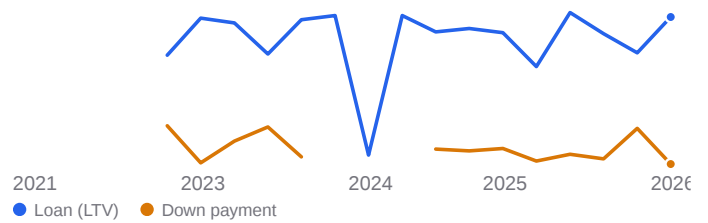


Median annualized return at resale

+7.8%

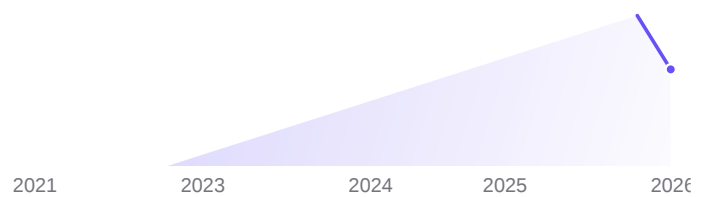


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



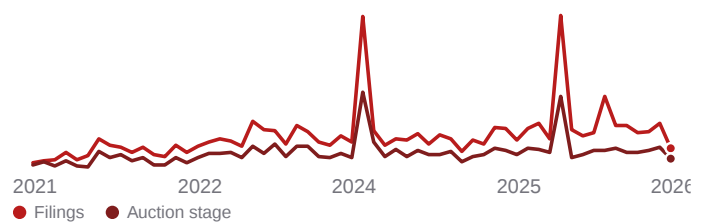
Typical hold before selling

10.3 yrs



Preforeclosure filings

Filings 21 · Auction stage 11



HOUSING STOCK

Homes	184,774
Median value (AVM)	\$533K
Median size	1,926 ft²
Median bedrooms	3
Median year built	2001
Single family	95%
Condos	2.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.6%
Owner occupied	76%
Company owned	26%
Median loan-to-value	44%

Typical ownership tenure

7.5 yrs

COMMUNITY

Population	539,359
Density	513 / mi²
Median household income	\$85K
Average household income	\$114K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	67
Homes occupied	95%
Bachelor's or higher	31%
Poverty rate	7.2%
Unemployment	1.1%
Average temp	51°F
Annual precip	12 in
Sunshine	64%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.