VENTURE

TITLE & ESCROW

Q4 | 2025

TREASURE VALLEY RESIDENTIAL MARKET REPORT

FOR ADA & CANYON COUNTIES

www.ventureidaho.com

RESIDENTIAL MARKET COUNTY SNAPSHOT

Q4 | 2025

ADA Annual	ADA Quarterly	ADA		CANYON	CANYON Annual	CANYON Quarterly
↑	↑	$560,695	**NEW HOME** MEDIAN PRICE	$453,990	↑	↑
↑	↑	$533,500	**EXISTING HOME** MEDIAN PRICE	$400,000	↑	↑
↑	↑	2.9%	**TOTAL MARKET** YOY PRICE CHANGE	3.88%	↑	↑
↑	↑	67	**NEW HOME** AVERAGE DAYS ON MARKET	70	↑	↑
↑	↑	38	**EXISTING HOME** AVERAGE DAYS ON MARKET	44	↑	—
↑	↑	2,234	**TOTAL MARKET** TRANSACTIONS	1,222	↑	↓

RESIDENTIAL MARKET CITY SNAPSHOT

Q4 | 2025

BOISE

$472,990 Median Home Price Q4 2025	
0.4% YoY Price Change	**657** Transactions
193 Pending Sales	**228** Current Inventory
$268 Price per SqFt	**48** Ave. DOM

MERIDIAN

$479,900 Median Home Price Q4 2025	
1.7% YoY Price Change	**713** Transactions
304 Pending Sales	**466** Current Inventory
$268 Price per SqFt	**48** Ave. DOM

EAGLE

$499,990 Median Home Price Q4 2025	
4.7% YoY Price Change	**101** Transactions
32 Pending Sales	**61** Current Inventory
$267 Price per SqFt	**50** Ave. DOM

STAR

$472,945 Median Home Price Q4 2025	
-1.5% YoY Price Change	**191** Transactions
139 Pending Sales	**138** Current Inventory
$268 Price per SqFt	47 Ave. DOM

CALDWELL

$465,000 Median Home Price Q4 2025	
1.1% YoY Price Change	**342** Transactions
163 Pending Sales	**211** Current Inventory
$266 Price per SqFt	47 Ave. DOM

NAMPA

$468,200 Median Home Price Q4 2025	
-0.4% YoY Price Change	**605** Transactions
239 Pending Sales	**436** Current Inventory
$267 Price per SqFt	**47** Ave. DOM

RESIDENTIAL MARKET SUMMARY

Q4 | 2025

RESIDENTIAL

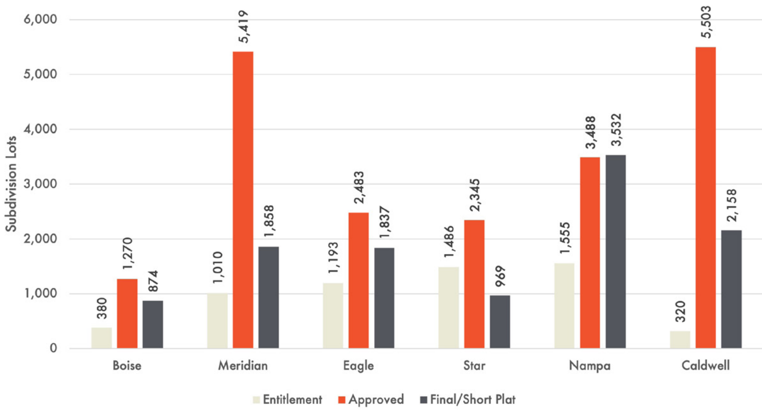
In Q4 2025, the residential real estate markets continued the normalization that began in Q4 2024, with slower sales activity, increased inventory, and a more balanced buyer–seller dynamic. Existing homes accounted for most transactions and generally outperformed new construction due to relative affordability, while new homes—still carrying price premiums—experienced slower absorption and greater reliance. Importantly, by late 2025 mortgage interest rates began trending downward, improving affordability at the margins and boosting buyer confidence. As a result, conditions entering 2026 point to renewed buyer demand, with declining rates expected to bring sidelined buyers back into the market and support increased transaction activity, particularly in the entry-level and mid-range segments.

LAND

In Q4 2025, residential land development in Ada County and Canyon County continued to normalize after the stronger activity seen in Q4 2024, with developers pulling back on new lot submissions and permits while working through existing inventory. Despite fewer new projects entering the pipeline, recorded lots and lot sales remained solid, signaling steady underlying demand for build-ready land. This reflects a cautious but healthy market focused on absorption rather than expansion. Looking ahead to 2026, declining interest rates are expected to improve both builder financing and buyer affordability, supporting stronger lot demand and a gradual re-acceleration of residential development.

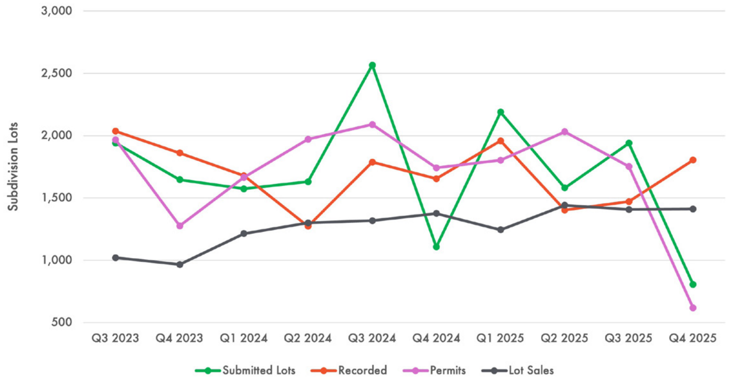
PLAT TRENDS

Plat activity shows a market focused on moving projects through the pipeline rather than aggressively expanding entitlements. Meridian, Nampa, and Caldwell are driving most approved and final plats, reflecting continued demand for build-ready lots. More established markets like Boise show lower volumnes, consistent with land constraints. Overall, the trend points to steady execution of existing projects and a development base positioned for increased housing activity as conditions improve.



LOT TRENDS

Lot activity shows a shift toward absorption over expansion. While submitted lots and permits declined by Q4 2025, recorded lots and lot sales remained strong, indicating steady demand for build-ready inventory. Developers appear focused on selling existing supply rather than adding new volume. Compared to Q4 2024, the market in late 2025 was more disciplined and balanced, positioning it well for renewed lot development as demand strengthens in 2026.



Data as of 2/17/26

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