



**VENTURE**

TITLE & ESCROW

Q3 | 2025

**TREASURE VALLEY  
RESIDENTIAL  
MARKET REPORT**

FOR ADA & CANYON COUNTIES

[www.ventureidaho.com](http://www.ventureidaho.com)





# RESIDENTIAL MARKET COUNTY SNAPSHOT

Q3 | 2025

## ADA

ANNUAL QUARTERLY



\$555,990

NEW HOME  
MEDIAN PRICE

\$445,949



## CANYON

ANNUAL QUARTERLY



\$550,000

EXISTING HOME  
MEDIAN PRICE

\$339,900



2.77%

TOTAL MARKET  
YOY PRICE CHANGE

1.37%



60

NEW HOME  
AVERAGE DAYS ON MARKET

64



32

EXISTING HOME  
AVERAGE DAYS ON MARKET

38



2,514

TOTAL MARKET  
TRANSACTIONS

1,311







# RESIDENTIAL MARKET CITY SNAPSHOT

Q3 | 2025

## BOISE

**\$610,000**

Median Home Price Q3 2025

<b>8.9%</b> YoY Price Change	<b>907</b> Transactions
<b>312</b> Pending Sales	<b>546</b> Current Inventory
<b>\$316</b> Price per SqFt	<b>29</b> Ave. DOM

## MERIDIAN

**\$547,248**

Median Home Price Q3 2025

<b>1.3%</b> YoY Price Change	<b>742</b> Transactions
<b>395</b> Pending Sales	<b>685</b> Current Inventory
<b>\$270</b> Price per SqFt	<b>43</b> Ave. DOM

## EAGLE

**\$871,000**

Median Home Price Q3 2025

<b>9.8%</b> YoY Price Change	<b>235</b> Transactions
<b>111</b> Pending Sales	<b>273</b> Current Inventory
<b>\$352</b> Price per SqFt	<b>47</b> Ave. DOM

## STAR

**\$599,990**

Median Home Price Q3 2025

<b>8.9%</b> YoY Price Change	<b>274</b> Transactions
<b>170</b> Pending Sales	<b>196</b> Current Inventory
<b>\$280</b> Price per SqFt	<b>47</b> Ave. DOM

## CALDWELL

**\$410,809**

Median Home Price Q3 2025

<b>3.1%</b> YoY Price Change	<b>400</b> Transactions
<b>185</b> Pending Sales	<b>300</b> Current Inventory
<b>\$240</b> Price per SqFt	<b>47</b> Ave. DOM

## NAMPA

**\$441,990**

Median Home Price Q3 2025

<b>5.0%</b> YoY Price Change	<b>626</b> Transactions
<b>300</b> Pending Sales	<b>646</b> Current Inventory
<b>\$247</b> Price per SqFt	<b>45</b> Ave. DOM



# RESIDENTIAL MARKET SUMMARY

Q3 | 2025

## RESIDENTIAL

The residential market in Ada and Canyon Counties remained steady in the third quarter of 2025, reflecting a continued move toward balance following years of rapid growth and recent market contraction. Buyer activity stayed healthy due to interest rates beginning to moderate, with well-priced homes still moving quickly while others lingered longer on the market. New construction continued to expand, offering more choices across price ranges, and overall market conditions suggest a stable environment heading into the end of the year, with moderate demand and gradually normalizing inventory levels.

## LAND

The lot and land market in Ada and Canyon Counties during the third quarter of 2025 showed steady interest but slower overall movement compared to the previous year. Rising construction costs and financing challenges tempered speculative buying, yet well-located parcels—especially those near established subdivisions or with ready utilities—continued to attract builders and investors. Activity remained strongest in Canyon County, where affordability and development potential drew consistent attention, while Ada County saw more selective purchases focused on long-term investment or custom-home opportunities.







# RESIDENTIAL NEW CONSTRUCTION

Q3 | 2025

## PLAT TRENDS

Land development activity eased in Q3 2025 as the market found its rhythm after a strong start to the year. Fewer lots were submitted, recorded, and permitted compared to last fall, showing a more measured pace of new projects. At the same time, MLS lot sales ticked up, reflecting steady interest from buyers and continued movement in available inventory.

## LOT TRENDS

Plat activity mirrored these trends, with fewer new plats coming through while existing developments progressed toward completion. Overall, the data points to a healthy, steady market—one focused on balance and follow-through rather than rapid expansion.







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