



QUARTERLY MARKET REPORT



Q2 | 2025

Curious about what's happening in the Treasure Valley real estate market? Our latest quarterly report breaks down the key trends, from home price shifts to inventory updates and buyer demand across Ada and Canyon Counties. Whether you're a buyer, seller, or industry professional, this is your go-to resource for the latest insights shaping the local market. Don't miss it—get informed and stay ahead!

www.ventureidaho.com

WELCOME MESSAGE



MARK TIDD

President | Venture Title & Escrow

At Venture Title & Escrow, we believe that informed clients make confident decisions—and that's why we're excited to share the first edition of our Quarterly Market Report. With this resource, our goal is to provide a clear snapshot of local trends that are shaping real estate in Ada and Canyon Counties. Whether you're navigating transactions daily or simply keeping an eye on the market, we hope this report serves as a valuable tool. As we enter the height of the seasonal market, staying on top of shifting conditions is more important than ever.

We're proud to be part of this growing community and committed to offering insights that are simple, predictable, and personal—just like the service you've come to expect from our team. We'd love to hear from you. Let us know what insights you'd like to see in future reports—your feedback helps us make this even more valuable for you.

Thank you for trusting us as your title and escrow partner. We look forward to continuing to bring you updates that matter.

REAL ESTATE MARKET OVERVIEW

Residential Market

In Q2 2025, single-family home sales in Ada and Canyon Counties outpaced the same period in 2024, with both markets showing solid annual growth. Ada County led with higher sales and stronger pricing, while Canyon County's gains were driven by new construction. Prices rose modestly year-over-year, and while inventory improved slightly from last spring, the market remained competitive—still favoring sellers but offering buyers more flexibility than a year ago.



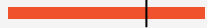
Land Market

In Q2 2025, new home construction accelerated across Ada and Canyon Counties, with Ada leading the surge. Building activity grew significantly compared to the previous quarter, reflecting strong demand and continued confidence in the housing market. However, the number of newly recorded subdivision lots fell sharply, largely due to fewer filings in Ada County, suggesting that while construction remains strong, the pipeline of future development may be tightening.



REAL ESTATE MARKET CHARTS

Q2 | 2025

Mortgage Rates	July Rate	YoY	52 Wk Avg	52 Week Range
30 Yr FRM	6.85%	-0.14%	6.90%	6.08%  7.04%
15 Yr FRM	5.87%	-0.13%	6.01%	5.15%  6.36%

Key Metric	Ada	YoY	52 Week Range	Canyon	YoY	52 Week Range
New Home Price	\$678,180	↑	\$617K  \$707K	\$509,360	↑	\$481K  \$548K
Existing Home Price	\$665,485	↑	\$603K  \$691K	\$472,207	↑	\$442K  \$486K
Price Per Sq Ft	\$298	↑	\$287  \$335	\$258	—	\$239  \$258
Days on Market (New)	60	↓	54  69	61	↑	57  78
Days on Market (Existing)	24	↓	23  50	32	—	31  59
Avg Monthly Transactions	810	—	600  810	462	↑	400  471
Current Pending Sales	1,279	↑	1,128  1,342	745	↑	700  800
Current Inventory	2,126	↑	1,100  2,126	880	↑	766  1,200

RESIDENTIAL MARKET SNAPSHOT

Q2 | 2025

BOISE

\$623,023

Avg. Home Price Q2 2025

1.3%

YoY Price Change

942

Transactions

414

Pending Sales

898

Current Inventory

\$326

Price per Square Ft

23

Days on Market

MERIDIAN

\$601,679

Avg. Home Price Q2 2025

-1.3%

YoY Price Change

470

Transactions

377

Pending Sales

782

Current Inventory

\$282

Price per Square Ft

25

Days on Market

EAGLE

\$1,051,959

Avg. Home Price Q2 2025

14%

YoY Price Change

154

Transactions

182

Pending Sales

394

Current Inventory

\$355

Price per Square Ft

36

Days on Market

NAMPA

\$597,608

Avg. Home Price Q2 2025

-7.1%

YoY Price Change

462

Transactions

377

Pending Sales

679

Current Inventory

\$258

Price per Square Ft

31

Days on Market

CALDWELL

\$473,927

Avg. Home Price Q2 2025

4.4%

YoY Price Change

258

Transactions

277

Pending Sales

400

Current Inventory

\$257

Price per Square Ft

34

Days on Market

STAR

\$653,204

Avg. Home Price Q2 2025

-1.9%

YoY Price Change

101

Transactions

250

Pending Sales

274

Current Inventory

\$274

Price per Square Ft

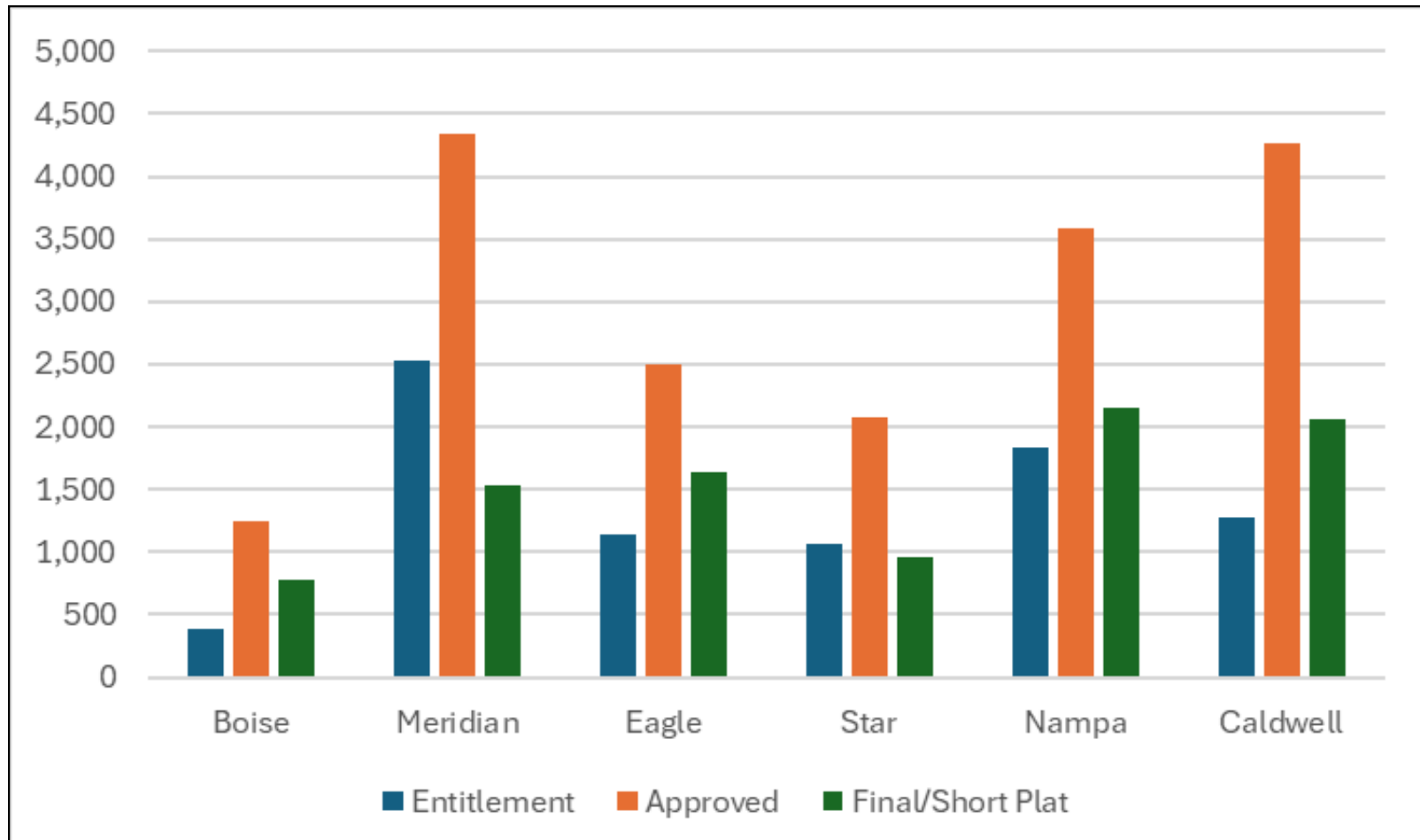
59

Days on Market

RESIDENTIAL MARKET SNAPSHOT

YTD THROUGH JUNE 2025

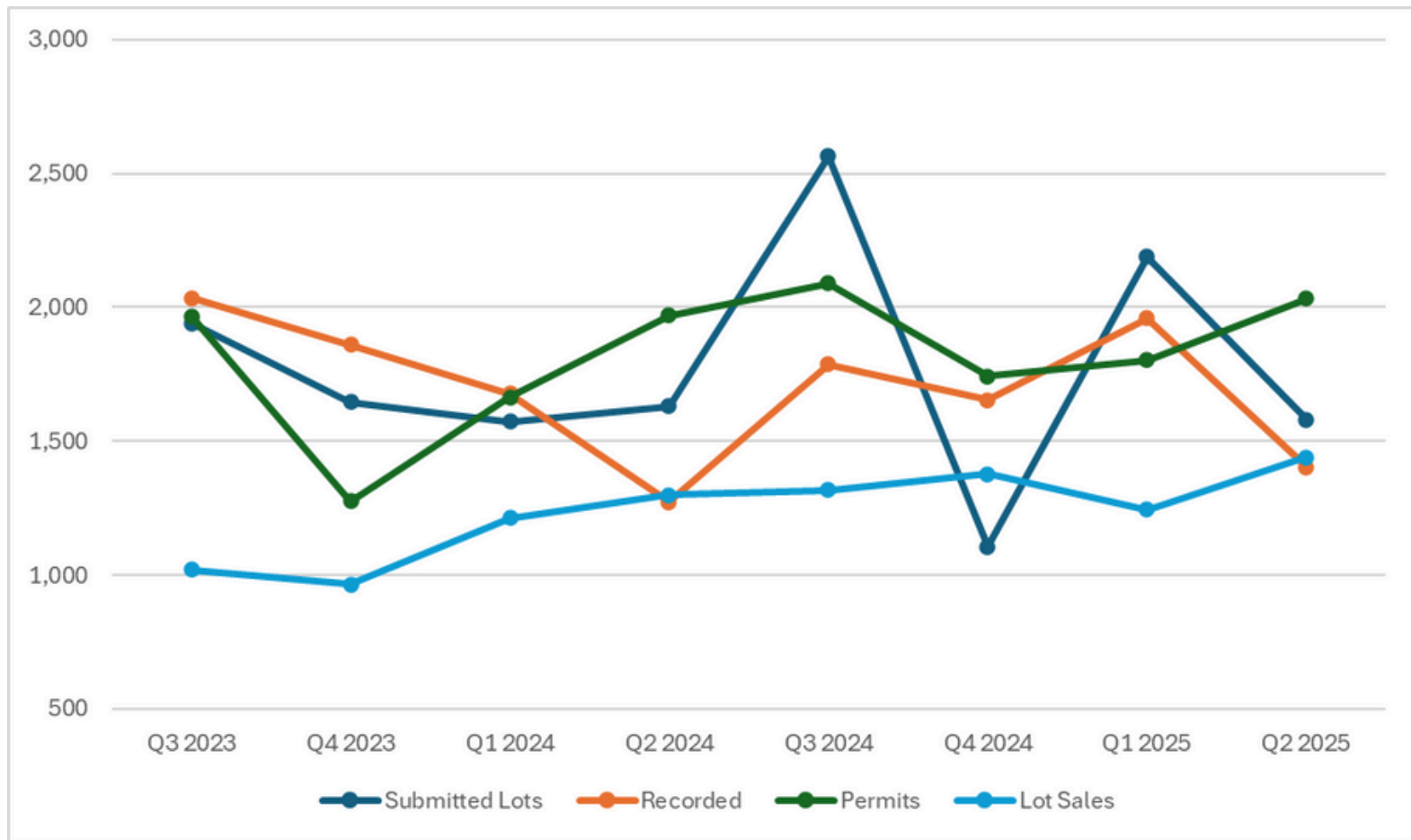
RESIDENTIAL CONSTRUCTION LOTS



RESIDENTIAL MARKET SNAPSHOT

YTD THROUGH JUNE 2025

RESIDENTIAL CONSTRUCTION LOTS



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