



VENTURE
TITLE & ESCROW

Q2 | 2026

**TREASURE VALLEY
RESIDENTIAL
MARKET REPORT**

FOR ADA & CANYON COUNTIES

www.ventureidaho.com



RESIDENTIAL MARKET COUNTY SNAPSHOT

Q2 | 2026

ADA

ANNUAL QUARTERLY



NEW HOME
MEDIAN PRICE

CANYON

ANNUAL QUARTERLY



EXISTING HOME
MEDIAN PRICE



TOTAL MARKET
YOY PRICE CHANGE



NEW HOME
AVERAGE DAYS ON MARKET



EXISTING HOME
AVERAGE DAYS ON MARKET



TOTAL MARKET
TRANSACTIONS





RESIDENTIAL MARKET CITY SNAPSHOT

Q2 | 2026

BOISE

\$569,000

Median Home Price Q2 2026

6.4% YoY Price Change	1,051 Transactions
341 Pending Sales	443 Current Inventory
\$319 Price per SqFt	20 Avg DOM

MERIDIAN

\$550,000

Median Home Price Q2 2026

-0.9% YoY Price Change	974 Transactions
450 Pending Sales	503 Current Inventory
\$272 Price per SqFt	40 Avg DOM

EAGLE

\$928,625

Median Home Price Q2 2026

8.0% YoY Price Change	252 Transactions
199 Pending Sales	347 Current Inventory
\$331 Price per SqFt	38 Avg DOM

STAR

\$599,500

Median Home Price Q2 2026

6.1% YoY Price Change	212 Transactions
197 Pending Sales	158 Current Inventory
\$282 Price per SqFt	39 Avg DOM

CALDWELL

\$414,990

Median Home Price Q2 2026

3.8% YoY Price Change	304 Transactions
236 Pending Sales	200 Current Inventory
\$238 Price per SqFt	32 Avg DOM

NAMPA

\$429,990

Median Home Price Q2 2026

4.9% YoY Price Change	855 Transactions
401 Pending Sales	428 Current Inventory
\$245 Price per SqFt	47 Avg DOM

RESIDENTIAL MARKET SUMMARY

Q2 | 2026

RESIDENTIAL

The Treasure Valley residential market stayed strong and active through Q2 2026, with sales climbing across both counties while prices held steady—a sign that demand remains deep even as the market normalizes. For sellers, homes are still moving well, but the frenzy of past peaks has given way to a more balanced pace, so realistic pricing and presentation matter more than they did a year ago. Buyers have more room to negotiate and greater selection, especially in Canyon County where affordability continues to pull demand, while Eagle holds the premium end. For builders and developers, steady absorption across Boise, Meridian, and Nampa signals durable appetite for new inventory, particularly at attainable price points. Overall, the region remains one of Idaho's most desirable and resilient markets—one that rewards well-prepared listings and offers solid opportunity across the board.

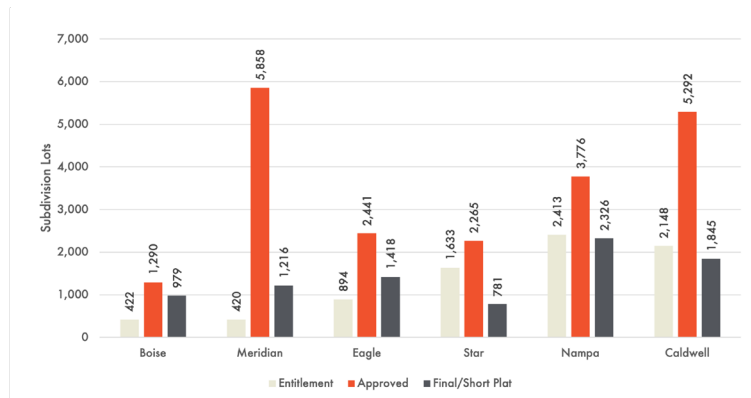
LAND

The Treasure Valley land and lot market remained steady, with continued development activity and healthy builder demand. Lot submissions and recorded lots held firm across Ada and Canyon Counties, while permits eased modestly from earlier highs as builders paced new starts to match a more measured sales environment. Lot sales stayed consistent, showing builders continue to actively acquire inventory to meet ongoing housing demand, with the strongest forward pipelines concentrated in fast-growing western communities like Meridian, Nampa, and Caldwell. Overall, the market reflects stable expansion and continued long-term investment confidence in the region.



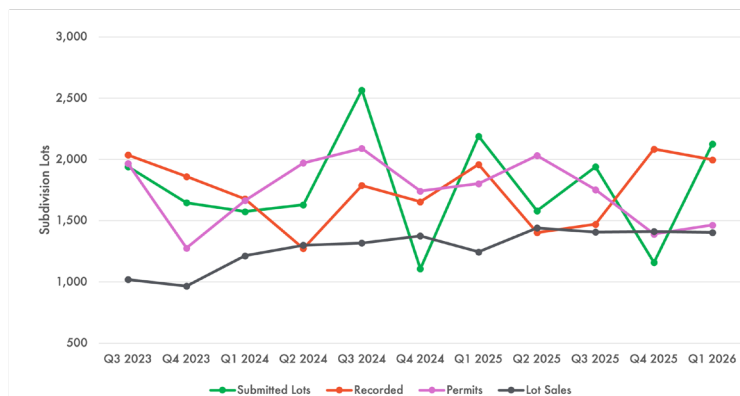
PLAT TRENDS

The plats market continues to signal a healthy forward pipeline, with developers steadily advancing new communities through the entitlement, approval, and recording stages. The heaviest activity is concentrated in Meridian, Nampa, and Caldwell, where large volumes of approved and platted lots point to well-planned growth rather than speculative overbuilding—a positive sign for long-term stability. As population growth and housing demand persist across the Treasure Valley, current plat trends suggest the region remains well positioned for steady, sustainable expansion in the quarters ahead.



LOT TRENDS

The Treasure Valley lot market carried its momentum into Q2, with builders staying active in securing inventory for upcoming construction cycles. Demand for finished lots held steady near its recent pace, signaling continued confidence in the region's ability to absorb new housing supply, even as permit activity eased modestly from earlier peaks. While broader housing conditions have normalized, builder engagement points to intact long-term optimism, particularly across the fast-growing corridors of Ada and Canyon Counties.



Data as of 7/8/26



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