

Valley County Single Family Home Sales Comparing August 2025 with August 2024					
	Aug-25	Year to Date 25	Aug-24	Year to Date 24	Previous 12 Months
Total Active Residential Listings	228		186		
Total Pending Residential Listings	53		38		
Total Single-Family Homes Sold	36	159	24	145	223
Percent Change	50.00%	9.66%			
Median Price	\$869,000	\$820,000	\$632,500	\$775,000	\$799,000
Percent Change	37.39%	5.81%			
Average Price	\$1,155,889	\$1,086,009	\$914,758	\$944,228	\$1,043,347
Percent Change	26.36%	15.02%			
Days on Market	47	68	62	63	71
Total Dollar Volume	\$41,612,000	\$172,675,460	\$21,954,200	\$136,913,120	\$232,666,295
Percent Change	89.54%	26.12%			

Valley County Existing Home Sales					
	Aug-25	Year to Date 25	Aug-24	Year to Date 24	Previous 12 Months
Existing Residential Listings	198		153		
Existing Pending Listings	47		33		
Existing Homes Sold	33	138	23	126	195
Percent Change	43.48%	9.52%			
Median Price	\$860,000	\$794,500	\$615,000	\$737,495	\$749,000
Percent Change	39.84%	7.73%			
Average Price	\$1,060,212	\$1,042,586	\$867,617	\$909,065	\$1,008,051
Percent Change	22.20%	14.69%			
Days on Market	50	58	64	57	61
Existing Dollar Volume	\$34,987,000	\$143,876,886	\$19,955,200	\$114,542,190	\$196,569,976
Percent Change	75.33%	25.61%			

Valley County Newly Constructed Home Sales					
	Aug-25	Year to Date 25	Aug-24	Year to Date 24	Previous 12 Months
Newly Constructed Residential Listings	30		33		
Newly Constructed Pending Listings	6		5		
Newly Constructed Homes Sold	3	21	1	19	28
Percent Change	200.00%	10.53%			
Median Price	\$2,325,000	\$1,235,000	\$1,999,000	\$1,050,000	\$1,200,000
Percent Change	16.31%	17.62%			
Average Price	\$2,208,333	\$1,371,361	\$1,999,000	\$1,177,417	\$1,289,154
Percent Change	10.47%	16.47%			
Days on Market	23	135	12	103	134
Newly Constructed Dollar Volume	\$6,625,000	\$28,798,574	\$1,999,000	\$22,370,930	\$36,096,319
Percent Change	231.42%	28.73%			

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Single-Family Homes Sold in Valley County for August 2025				
MLS Area	# Sold	Market %	Average Price	Median Price
McCall - 1800	21	72.41%	\$1,295,857	\$875,000
New Construction	3	100.00%	\$2,208,333	\$2,325,000
Existing	18	69.23%	\$1,143,778	\$866,500
Donnelly/Tamarack - 1805	0	0.00%	\$0	\$0
New Construction	0	0.00%	\$0	\$0
Existing	0	0.00%	\$0	\$0
Cascade - 1810	6	20.69%	\$804,833	\$573,000
New Construction	0	0.00%	\$0	\$0
Existing	6	23.08%	\$804,833	\$573,000
Valley County Other - 1820	2	6.90%	\$1,087,500	\$1,087,500
New Construction	0	0.00%	\$0	\$0
Existing	2	7.69%	\$1,087,500	\$1,087,500
Totals	29	100.00%	\$1,179,897	\$875,000
New Construction	3	10.34%	\$2,208,333	\$2,325,000
Existing	26	89.66%	\$1,061,231	\$866,500

Single-Family Homes Sold in Valley County for August 2025				
MLS Area	# Sold	Market %	Average Price	Median Price

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Valley County August 2025 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00%	0	0.00%
\$70,000 - \$89,999	0	0.00%	0	0.00%
\$90,000 - \$99,999	0	0.00%	0	0.00%
\$100,000 - \$119,999	0	0.00%	0	0.00%
\$120,000 - \$159,999	0	0.00%	0	0.00%
\$160,000 - \$199,999	0	0.00%	0	0.00%
\$200,000 - \$249,999	0	0.00%	0	0.00%
\$250,000 - \$299,999	0	0.00%	0	0.00%
\$300,000 - \$399,999	0	0.00%	0	0.00%
\$400,000 - \$499,999	0	0.00%	3	10.34%
\$500,000 - \$599,999	0	0.00%	3	10.34%
\$600,000 - \$699,999	0	0.00%	0	0.00%
\$700,000 - \$799,999	0	0.00%	5	17.24%
\$800,000 - \$899,999	0	0.00%	4	13.79%
\$900,000 - \$999,999	0	0.00%	0	0.00%
\$1,000,000 - \$1,999,999	1	3.45%	10	34.48%
\$2,000,000 - \$2,999,999	1	3.45%	0	0.00%
\$3,000,000 - \$3,999,999	1	3.45%	1	3.45%
\$4,000,000 - \$4,999,999	0	0.00%	0	0.00%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	3	10.34%	26	89.66%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Valley County (Year-to-Date) August 2025 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00%	0	0.00%
\$70,000 - \$89,999	0	0.00%	0	0.00%
\$90,000 - \$99,999	0	0.00%	0	0.00%
\$100,000 - \$119,999	0	0.00%	0	0.00%
\$120,000 - \$159,999	0	0.00%	0	0.00%
\$160,000 - \$199,999	0	0.00%	1	0.94%
\$200,000 - \$249,999	0	0.00%	0	0.00%
\$250,000 - \$299,999	0	0.00%	0	0.00%
\$300,000 - \$399,999	0	0.00%	5	4.72%
\$400,000 - \$499,999	1	0.94%	7	6.60%
\$500,000 - \$599,999	1	0.94%	14	13.21%
\$600,000 - \$699,999	0	0.00%	8	7.55%
\$700,000 - \$799,999	1	0.94%	14	13.21%
\$800,000 - \$899,999	0	0.00%	14	13.21%
\$900,000 - \$999,999	2	1.89%	3	2.83%
\$1,000,000 - \$1,999,999	4	3.77%	22	20.75%
\$2,000,000 - \$2,999,999	2	1.89%	3	2.83%
\$3,000,000 - \$3,999,999	1	0.94%	1	0.94%
\$4,000,000 - \$4,999,999	0	0.00%	1	0.94%
\$5,000,000 and over	0	0.00%	1	0.94%
Totals	12	11.32%	94	88.68%

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