

Valley County Single Family Home Sales Comparing December 2025 with December 2024					
	Dec-25	Year to Date 25	Dec-24	Year to Date 24	Previous 12 Months
Total Active Residential Listings	98		107		
Total Pending Residential Listings	30		23		
Total Single-Family Homes Sold	23	280	25	243	258
Percent Change	-8.00%	15.23%			
Median Price	\$814,900	\$800,000	\$835,000	\$776,930	\$799,500
Percent Change	-2.41%	2.97%			
Average Price	\$1,254,100	\$1,029,524	\$1,153,704	\$973,082	\$1,007,093
Percent Change	8.70%	5.80%			
Days on Market	101	78	67	64	77
Total Dollar Volume	\$28,844,300	\$288,266,793	\$28,842,605	\$236,458,955	\$259,829,993
Percent Change	0.01%	21.91%			

Valley County Existing Home Sales					
	Dec-25	Year to Date 25	Dec-24	Year to Date 24	Previous 12 Months
Existing Residential Listings	78		83		
Existing Pending Listings	26		16		
Existing Homes Sold	20	248	22	214	229
Percent Change	-9.09%	15.89%			
Median Price	\$710,000	\$749,500	\$751,050	\$735,000	\$750,000
Percent Change	-5.47%	1.97%			
Average Price	\$947,215	\$962,944	\$1,032,755	\$935,352	\$961,893
Percent Change	-8.28%	2.95%			
Days on Market	97	71	59	59	69
Existing Dollar Volume	\$18,944,300	\$238,810,219	\$22,720,600	\$200,165,280	\$220,273,419
Percent Change	-16.62%	19.31%			

Valley County Newly Constructed Home Sales					
	Dec-25	Year to Date 25	Dec-24	Year to Date 24	Previous 12 Months
Newly Constructed Residential Listings	20		24		
Newly Constructed Pending Listings	4		7		
Newly Constructed Homes Sold	3	32	3	29	29
Percent Change	0.00%	10.34%			
Median Price	\$3,300,000	\$1,220,000	\$2,165,000	\$1,150,000	\$1,200,000
Percent Change	52.42%	6.09%			
Average Price	\$3,300,000	\$1,545,518	\$2,040,668	\$1,251,506	\$1,364,020
Percent Change	61.71%	23.49%			
Days on Market	130	134	123	102	135
Newly Constructed Dollar Volume	\$9,900,000	\$49,456,574	\$6,122,005	\$36,293,675	\$39,556,574
Percent Change	61.71%	36.27%			

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Single-Family Homes Sold in Valley County for December 2025				
MLS Area	# Sold	Market %	Average Price	Median Price
McCall - 1800	14	77.78%	\$1,444,779	\$1,125,000
New Construction	2	100.00%	\$3,200,000	\$3,200,000
Existing	12	75.00%	\$1,152,242	\$976,500
Donnelly/Tamarack - 1805	0	0.00%	\$0	\$0
New Construction	0	0.00%	\$0	\$0
Existing	0	0.00%	\$0	\$0
Cascade - 1810	4	22.22%	\$673,750	\$535,000
New Construction	0	0.00%	\$0	\$0
Existing	4	25.00%	\$673,750	\$535,000
Valley County Other - 1820	0	0.00%	\$0	\$0
New Construction	0	0.00%	\$0	\$0
Existing	0	0.00%	\$0	\$0
Totals	18	100.00%	\$1,273,439	\$976,500
New Construction	2	11.11%	\$3,200,000	\$3,200,000
Existing	16	88.89%	\$1,032,619	\$846,450

Single-Family Homes Sold in Valley County for December 2025

MLS Area	# Sold	Market %	Average Price	Median Price
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**Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Valley County
December 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	16.67%
\$500,000 - \$599,999	0	0.00%	0	0.00%
\$600,000 - \$699,999	0	0.00%	3	16.67%
\$700,000 - \$799,999	0	0.00%	1	5.56%
\$800,000 - \$899,999	0	0.00%	2	11.11%
\$900,000 - \$999,999	0	0.00%	0	0.00%
\$1,000,000 - \$1,999,999	0	0.00%	6	33.33%
\$2,000,000 - \$2,999,999	0	0.00%	1	5.56%
\$3,000,000 - \$3,999,999	2	11.11%	0	0.00%
\$4,000,000 - \$4,999,999	0	0.00%	0	0.00%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	2	11.11%	16	88.89%

**Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Valley County
(Year-to-Date) December 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%	1	0.49%
\$160,000 - \$199,999	0	0.00%	2	0.98%
\$200,000 - \$249,999	0	0.00%	3	1.47%
\$250,000 - \$299,999	0	0.00%	3	1.47%
\$300,000 - \$399,999	0	0.00%	10	4.90%
\$400,000 - \$499,999	2	0.98%	18	8.82%
\$500,000 - \$599,999	1	0.49%	20	9.80%
\$600,000 - \$699,999	1	0.49%	22	10.78%
\$700,000 - \$799,999	1	0.49%	19	9.31%
\$800,000 - \$899,999	1	0.49%	27	13.24%
\$900,000 - \$999,999	2	0.98%	8	3.92%
\$1,000,000 - \$1,999,999	6	2.94%	42	20.59%
\$2,000,000 - \$2,999,999	3	1.47%	5	2.45%
\$3,000,000 - \$3,999,999	3	1.47%	1	0.49%
\$4,000,000 - \$4,999,999	0	0.00%	2	0.98%
\$5,000,000 and over	0	0.00%	1	0.49%
Totals	20	9.80%	184	90.20%

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