Local Market Update – October 2026

A Research Tool Provided by the Greater Regional Alliance of REALTORS®

Ada

Includes Ada Twp

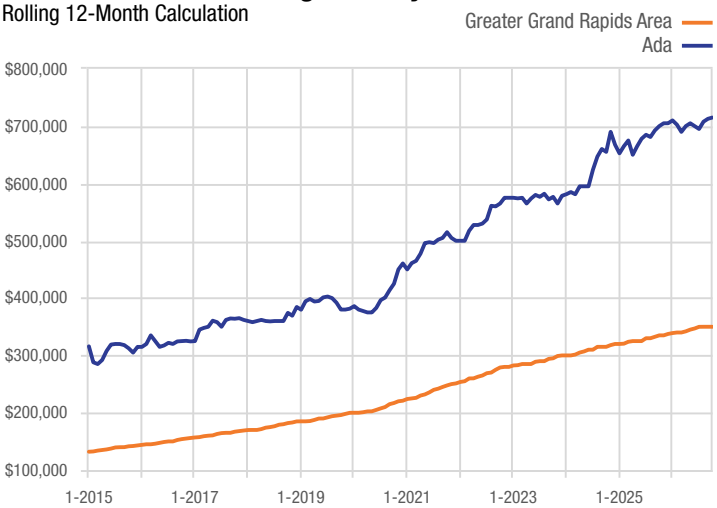
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	21	**12**	- 42.9%	174	**149**	- 14.4%
Pending Sales	9	**8**	- 11.1%	142	**125**	- 12.0%
Closed Sales	16	**7**	- 56.3%	137	**122**	- 10.9%
Days on Market Until Sale	16	**6**	- 62.5%	19	**21**	+ 10.5%
Median Sales Price*	$595,000	**$740,000**	+ 24.4%	$705,000	**$720,000**	+ 2.1%
Average Sales Price*	$659,375	**$761,843**	+ 15.5%	$778,418	**$826,499**	+ 6.2%
Percent of List Price Received*	98.4%	**100.0%**	+ 1.6%	99.8%	**100.0%**	+ 0.2%
Inventory of Homes for Sale	29	**19**	- 34.5%	—	—	—
Months Supply of Inventory	2.2	**1.6**	- 27.3%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	3	**2**	- 33.3%	38	**29**	- 23.7%
Pending Sales	6	**2**	- 66.7%	31	**27**	- 12.9%
Closed Sales	2	**0**	- 100.0%	21	**30**	+ 42.9%
Days on Market Until Sale	4	—	—	46	**25**	- 45.7%
Median Sales Price*	$338,375	—	—	$520,000	**$585,500**	+ 12.6%
Average Sales Price*	$338,375	—	—	$528,964	**$598,885**	+ 13.2%
Percent of List Price Received*	99.5%	—	—	100.0%	**100.2%**	+ 0.2%
Inventory of Homes for Sale	5	**1**	- 80.0%	—	—	—
Months Supply of Inventory	1.7	**0.4**	- 76.5%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

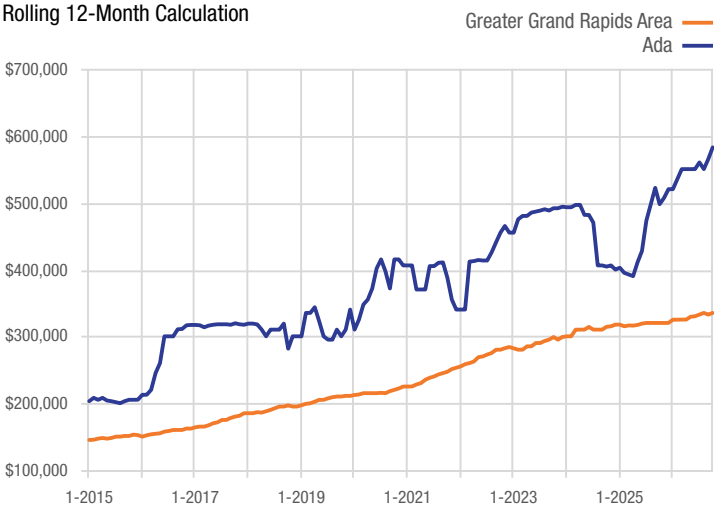
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of November 8, 2026. All data from the Greater Regional Alliance of REALTORS® MLS. Report © 2026 ShowingTime Plus, LLC.