

Ada County Single Family Home Sales Comparing November 2019 with November 2018					
	Nov-19	Year to Date 19	Nov-18	Year to Date 18	Previous 12 Months
Total Active Residential Listings	1631		1647		
Total Pending Residential Listings	1460		1211		
Total Single-Family Homes Sold	864	10,332	852	10,389	10,305
Percent Change	1.41 %	-0.55 %			
Median Price	\$359,900	\$344,995	\$320,000	\$312,249	\$342,187
Percent Change	12.47 %	10.49 %			
Average Price	\$405,396	\$389,307	\$355,826	\$355,247	\$386,214
Percent Change	13.93 %	9.59 %			
Days on Market	40	38	33	33	37
Total Dollar Volume	\$350,262,212	\$4,022,324,604	\$303,164,080	\$3,690,658,047	\$3,979,930,272
Percent Change	15.54 %	8.99 %			

Ada County Existing Home Sales					
	Nov-19	Year to Date 19	Nov-18	Year to Date 18	Previous 12 Months
Existing Residential Listings	725		661		
Existing Pending Listings	721		572		
Existing Homes Sold	586	7,011	607	7,487	6,972
Percent Change	-3.46 %	-6.36 %			
Median Price	\$330,500	\$324,000	\$295,000	\$290,000	\$320,000
Percent Change	12.03 %	11.72 %			
Average Price	\$379,714	\$372,590	\$335,161	\$338,453	\$369,777
Percent Change	13.29 %	10.09 %			
Days on Market	32	25	30	24	25
Existing Dollar Volume	\$222,512,636	\$2,612,228,586	\$203,442,603	\$2,534,001,214	\$2,578,086,963
Percent Change	9.37 %	3.09 %			

Ada County Newly Constructed Home Sales					
	Nov-19	Year to Date 19	Nov-18	Year to Date 18	Previous 12 Months
Newly Constructed Residential Listings	906		986		
Newly Constructed Pending Listings	739		639		
Newly Constructed Homes Sold	278	3,321	245	2,902	3,333
Percent Change	13.47 %	14.44 %			
Median Price	\$438,884	\$391,900	\$389,025	\$371,256	\$389,900
Percent Change	12.82 %	5.56 %			
Average Price	\$459,531	\$424,600	\$407,026	\$398,572	\$420,595
Percent Change	12.90 %	6.53 %			
Days on Market	57	64	41	55	63
Newly Constructed Dollar Volume	\$127,749,576	\$1,410,096,018	\$99,721,477	\$1,156,656,833	\$1,401,843,309
Percent Change	28.11 %	21.91 %			

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Single-Family Homes Sold in Ada County for November 2019				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	32	3.70 %	\$647,734	\$542,450
New Construction	3	1.08 %	\$744,110	\$619,900
Existing	29	4.94 %	\$637,764	\$515,000
Boise NE - 0200	16	1.85 %	\$646,355	\$660,500
New Construction	6	2.16 %	\$811,483	\$764,662
Existing	10	1.70 %	\$547,278	\$530,000
Boise SE - 0300	58	6.71 %	\$368,473	\$354,000
New Construction	7	2.52 %	\$426,724	\$435,000
Existing	51	8.69 %	\$360,477	\$350,000
Boise Bench - 0400	52	6.01 %	\$305,346	\$272,400
New Construction	3	1.08 %	\$332,300	\$334,000
Existing	49	8.35 %	\$303,696	\$270,000
Boise South - 0500	31	3.58 %	\$349,003	\$325,000
New Construction	6	2.16 %	\$464,597	\$461,435
Existing	25	4.26 %	\$321,260	\$311,000
Boise SW-Meridian - 0550	82	9.48 %	\$372,162	\$351,950
New Construction	33	11.87 %	\$459,254	\$439,900
Existing	49	8.35 %	\$313,508	\$295,000
Boise West - 0600	40	4.62 %	\$326,707	\$314,500
New Construction	3	1.08 %	\$408,726	\$349,000
Existing	37	6.30 %	\$320,057	\$309,900
Boise W-Garden City - 0650	48	5.55 %	\$329,244	\$299,950
New Construction	2	0.72 %	\$445,204	\$445,203
Existing	46	7.84 %	\$324,202	\$299,950
Garden City - 0700	0	0.00 %	\$0	\$0
New Construction	0	0.00 %	\$0	\$0
Existing	0	0.00 %	\$0	\$0
Boise NW - 0800	73	8.44 %	\$429,361	\$400,000
New Construction	26	9.35 %	\$498,161	\$509,469
Existing	47	8.01 %	\$391,302	\$375,000
Eagle - 0900	87	10.06 %	\$604,845	\$544,900
New Construction	36	12.95 %	\$590,913	\$567,338
Existing	51	8.69 %	\$614,679	\$512,000
Star - 0950	44	5.09 %	\$419,444	\$449,900
New Construction	29	10.43 %	\$460,654	\$483,758
Existing	15	2.56 %	\$339,772	\$350,000
Meridian SE - 1000	44	5.09 %	\$393,446	\$364,945
New Construction	25	8.99 %	\$419,344	\$382,125
Existing	19	3.24 %	\$359,368	\$338,000
Meridian SW - 1010	15	1.73 %	\$449,840	\$425,000
New Construction	4	1.44 %	\$462,200	\$448,887
Existing	11	1.87 %	\$445,345	\$425,000
Meridian NE - 1020	49	5.66 %	\$333,408	\$312,000
New Construction	4	1.44 %	\$331,150	\$313,400
Existing	45	7.67 %	\$333,609	\$312,000

Single-Family Homes Sold in Ada County for November 2019				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	116	13.41 %	\$378,936	\$359,900
New Construction	53	19.06 %	\$429,542	\$394,500
Existing	63	10.73 %	\$336,363	\$334,500
Kuna - 1100	78	9.02 %	\$326,565	\$294,798
New Construction	38	13.67 %	\$331,529	\$331,515
Existing	40	6.81 %	\$321,850	\$271,500
Totals	865	100.00 %	\$405,517	\$359,900
New Construction	278	32.14 %	\$459,531	\$438,884
Existing	587	67.86 %	\$379,936	\$331,000

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County November 2019 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 %	7	0.81 %
\$200,000 - \$249,999	4	0.46 %	63	7.28 %
\$250,000 - \$299,999	24	2.77 %	142	16.42 %
\$300,000 - \$399,999	85	9.83 %	208	24.05 %
\$400,000 - \$499,999	81	9.36 %	82	9.48 %
\$500,000 and over	84	9.71 %	85	9.83 %
Totals	278	32.14 %	587	67.86 %

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) November 2019 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	1	0.01 %
\$70,000 - \$89,999	0	0.00 %	0	0.00 %
\$90,000 - \$99,999	0	0.00 %	1	0.01 %
\$100,000 - \$119,999	0	0.00 %	1	0.01 %
\$120,000 - \$159,999	0	0.00 %	8	0.08 %
\$160,000 - \$199,999	1	0.01 %	90	0.87 %
\$200,000 - \$249,999	80	0.77 %	911	8.80 %
\$250,000 - \$299,999	532	5.14 %	1803	17.42 %
\$300,000 - \$399,999	1136	10.98 %	2191	21.17 %
\$400,000 - \$499,999	796	7.69 %	1011	9.77 %
\$500,000 and over	778	7.52 %	1008	9.74 %
Totals	3323	32.11 %	7025	67.89 %

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