

Ada County Single Family Home Sales Comparing 2020 with 2019					
	2020	Year to Date 20	2019	Year to Date 19	Previous 12 Months
Total Active Residential Listings	n/a		n/a		
Total Pending Residential Listings	n/a		n/a		
Total Single-Family Homes Sold	11,730	11,730	11,153	11,153	10,967
Percent Change	5.17 %	5.17 %			
Median Price	\$392,133	\$392,133	\$345,000	\$345,000	\$389,900
Percent Change	13.66 %	13.66 %			
Average Price	\$451,131	\$451,131	\$390,360	\$390,360	\$447,469
Percent Change	15.57 %	15.57 %			
Days on Market	32	32	39	39	33
Total Dollar Volume	\$5,291,766,880	\$5,291,766,880	\$4,353,689,209	\$4,353,689,209	\$4,907,396,311
Percent Change	21.55 %	21.55 %			

Ada County Existing Home Sales					
	2020	Year to Date 20	2019	Year to Date 19	Previous 12 Months
Existing Residential Listings	n/a		n/a		
Existing Pending Listings	n/a		n/a		
Existing Homes Sold	7,719	7,719	7,509	7,509	7,247
Percent Change	2.80 %	2.80 %			
Median Price	\$375,000	\$375,000	\$324,900	\$324,900	\$374,900
Percent Change	15.42 %	15.42 %			
Average Price	\$446,258	\$446,258	\$372,936	\$372,936	\$441,560
Percent Change	19.66 %	19.66 %			
Days on Market	20	20	26	26	20
Existing Dollar Volume	\$3,444,667,365	\$3,444,667,365	\$2,800,375,305	\$2,800,375,305	\$3,199,987,621
Percent Change	23.01 %	23.01 %			

Ada County Newly Constructed Home Sales					
	2020	Year to Date 20	2019	Year to Date 19	Previous 12 Months
Newly Constructed Residential Listings	n/a		n/a		
Newly Constructed Pending Listings	n/a		n/a		
Newly Constructed Homes Sold	4,011	4,011	3,644	3,644	3,720
Percent Change	10.07 %	10.07 %			
Median Price	\$424,990	\$424,990	\$392,310	\$392,310	\$420,679
Percent Change	8.33 %	8.33 %			
Average Price	\$460,508	\$460,508	\$426,266	\$426,266	\$458,981
Percent Change	8.03 %	8.03 %			
Days on Market	55	55	65	65	57
Newly Constructed Dollar Volume	\$1,847,099,515	\$1,847,099,515	\$1,553,313,904	\$1,553,313,904	\$1,707,408,690
Percent Change	18.91 %	18.91 %			

These statistics are based upon information secured by the agent from the owner or their representative. The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. These statistics are not intended to represent the total number of properties sold in Ada County during the specified time period. The Intermountain Regional Multiple Listing Service provides these statistics for purposes of general market analysis, but makes no representations as to the past or future appreciation or depreciation of property values. (To reduce the error, only data falling within 3 standard deviations from the mean has been included in the report. Existing and new construction statistics are calculated independently and may not sum to the total number of homes sold.) \* Effective 3/1/2007, 'days on market' refers to the number of days that transpire between the listing date and the date the property goes into pending status. Effective 4/1/2011, standard deviation is modified to reflect the difference between the asking and sold prices as a percentage of the asking price.

Single-Family Homes Sold in Ada County for 2020				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	422	3.59 %	\$649,461	\$585,000
New Construction	52	1.30 %	\$753,465	\$617,425
Existing	370	4.79 %	\$634,844	\$565,000
Boise NE - 0200	344	2.93 %	\$670,563	\$581,000
New Construction	113	2.82 %	\$683,869	\$561,430
Existing	231	2.99 %	\$664,053	\$590,000
Boise SE - 0300	609	5.19 %	\$446,962	\$400,300
New Construction	110	2.74 %	\$467,706	\$440,986
Existing	499	6.46 %	\$442,389	\$385,000
Boise Bench - 0400	522	4.45 %	\$356,155	\$330,000
New Construction	26	0.65 %	\$417,843	\$419,900
Existing	496	6.42 %	\$352,921	\$325,000
Boise South - 0500	309	2.63 %	\$392,291	\$370,000
New Construction	49	1.22 %	\$401,521	\$366,300
Existing	260	3.36 %	\$390,552	\$371,000
Boise SW-Meridian - 0550	1056	8.99 %	\$393,726	\$368,750
New Construction	414	10.31 %	\$409,282	\$399,900
Existing	642	8.31 %	\$383,695	\$352,000
Boise West - 0600	429	3.65 %	\$343,387	\$325,900
New Construction	41	1.02 %	\$371,268	\$359,000
Existing	388	5.02 %	\$340,441	\$320,000
Boise W-Garden City - 0650	633	5.39 %	\$356,944	\$337,900
New Construction	10	0.25 %	\$374,949	\$317,500
Existing	623	8.06 %	\$356,655	\$338,000
Garden City - 0700	32	0.27 %	\$390,492	\$325,250
New Construction	4	0.10 %	\$417,675	\$438,400
Existing	28	0.36 %	\$386,609	\$299,950
Boise NW - 0800	748	6.37 %	\$490,716	\$458,846
New Construction	290	7.22 %	\$553,072	\$562,867
Existing	458	5.93 %	\$451,233	\$396,450
Eagle - 0900	1132	9.64 %	\$690,612	\$599,000
New Construction	378	9.42 %	\$637,513	\$589,900
Existing	754	9.76 %	\$717,232	\$605,500
Star - 0950	749	6.38 %	\$465,248	\$444,900
New Construction	444	11.06 %	\$455,506	\$459,340
Existing	305	3.95 %	\$479,429	\$425,000
Meridian SE - 1000	796	6.78 %	\$445,202	\$420,000
New Construction	415	10.34 %	\$446,026	\$430,000
Existing	381	4.93 %	\$444,303	\$410,250
Meridian SW - 1010	317	2.70 %	\$460,398	\$429,900
New Construction	170	4.24 %	\$431,875	\$416,695
Existing	147	1.90 %	\$493,382	\$445,000
Meridian NE - 1020	671	5.71 %	\$389,061	\$365,400
New Construction	127	3.16 %	\$373,581	\$379,900
Existing	544	7.04 %	\$392,674	\$364,000

Single-Family Homes Sold in Ada County for 2020				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	1817	15.47 %	\$411,444	\$373,000
New Construction	785	19.56 %	\$428,519	\$397,840
Existing	1032	13.35 %	\$398,456	\$355,000
Kuna - 1100	1156	9.85 %	\$356,119	\$338,645
New Construction	586	14.60 %	\$367,497	\$356,945
Existing	570	7.38 %	\$344,422	\$307,750
Totals	11742	100.00 %	\$451,674	\$393,000
New Construction	4014	34.18 %	\$460,849	\$425,000
Existing	7728	65.82 %	\$446,909	\$376,000

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County 2020 by Price Class</b>				
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 %	0	0.00 %
\$100,000 - \$119,999	0	0.00 %	2	0.02 %
\$120,000 - \$159,999	0	0.00 %	2	0.02 %
\$160,000 - \$199,999	0	0.00 %	18	0.15 %
\$200,000 - \$249,999	9	0.08 %	219	1.87 %
\$250,000 - \$299,999	267	2.27 %	1123	9.56 %
\$300,000 - \$399,999	1465	12.48 %	2993	25.49 %
\$400,000 - \$499,999	1023	8.71 %	1466	12.49 %
\$500,000 and over	1250	10.65 %	1904	16.22 %
<b>Totals</b>	<b>4014</b>	<b>34.18 %</b>	<b>7728</b>	<b>65.82 %</b>

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) 2020 by Price Class</b>				
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 %	0	0.00 %
\$100,000 - \$119,999	0	0.00 %	2	0.02 %
\$120,000 - \$159,999	0	0.00 %	2	0.02 %
\$160,000 - \$199,999	0	0.00 %	18	0.15 %
\$200,000 - \$249,999	9	0.08 %	219	1.87 %
\$250,000 - \$299,999	267	2.27 %	1123	9.56 %
\$300,000 - \$399,999	1465	12.48 %	2993	25.49 %
\$400,000 - \$499,999	1023	8.71 %	1466	12.49 %
\$500,000 and over	1250	10.65 %	1904	16.22 %
<b>Totals</b>	<b>4014</b>	<b>34.18 %</b>	<b>7728</b>	<b>65.82 %</b>

These statistics are based upon information secured by the agent from the owner or their representative. The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. These statistics are not intended to represent the total number of properties sold in Ada County during the specified time period. The Intermountain Regional Multiple Listing Service provides these statistics for purposes of general market analysis, but makes no representations as to the past or future appreciation or depreciation of property values. (To reduce the error, only data falling within 3 standard deviations from the mean has been included in the report. Existing and new construction statistics are calculated independently and may not sum to the total number of homes sold.) \* Effective 3/1/2007, 'days on market' refers to the number of days that transpire between the listing date and the date the property goes into pending status. Effective 4/1/2011, standard deviation is modified to reflect the difference between the asking and sold prices as a percentage of the asking price.