

Ada County Single Family Home Sales Comparing April 2020 with April 2019					
	Apr-20	Year to Date 20	Apr-19	Year to Date 19	Previous 12 Months
Total Active Residential Listings	1454		1793		
Total Pending Residential Listings	1561		1482		
Total Single-Family Homes Sold	761	3,090	945	3,049	10,457
Percent Change	-19.47 %	1.34 %			
Median Price	\$374,900	\$366,150	\$330,000	\$329,900	\$355,000
Percent Change	13.61 %	10.99 %			
Average Price	\$414,576	\$417,226	\$376,076	\$373,025	\$401,668
Percent Change	10.24 %	11.85 %			
Days on Market	33	45	41	47	38
Total Dollar Volume	\$315,492,308	\$1,289,227,780	\$355,391,868	\$1,137,353,222	\$4,200,244,980
Percent Change	-11.23 %	13.35 %			

Ada County Existing Home Sales					
	Apr-20	Year to Date 20	Apr-19	Year to Date 19	Previous 12 Months
Existing Residential Listings	669		907		
Existing Pending Listings	706		751		
Existing Homes Sold	495	1,884	604	1,893	7,021
Percent Change	-18.05 %	-0.48 %			
Median Price	\$345,000	\$347,000	\$309,400	\$300,000	\$334,900
Percent Change	11.51 %	15.67 %			
Average Price	\$393,158	\$401,913	\$361,924	\$352,477	\$384,880
Percent Change	8.63 %	14.03 %			
Days on Market	16	26	21	30	26
Existing Dollar Volume	\$194,613,322	\$757,203,446	\$218,602,213	\$667,239,770	\$2,702,239,159
Percent Change	-10.97 %	13.48 %			

Ada County Newly Constructed Home Sales					
	Apr-20	Year to Date 20	Apr-19	Year to Date 19	Previous 12 Months
Newly Constructed Residential Listings	785		886		
Newly Constructed Pending Listings	855		731		
Newly Constructed Homes Sold	266	1,206	341	1,156	3,436
Percent Change	-21.99 %	4.33 %			
Median Price	\$416,287	\$409,900	\$368,990	\$371,486	\$400,502
Percent Change	12.82 %	10.34 %			
Average Price	\$454,432	\$441,148	\$401,143	\$406,673	\$435,974
Percent Change	13.28 %	8.48 %			
Days on Market	64	73	76	75	64
Newly Constructed Dollar Volume	\$120,878,986	\$532,024,334	\$136,789,655	\$470,113,452	\$1,498,005,821
Percent Change	-11.63 %	13.17 %			

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Single-Family Homes Sold in Ada County for April 2020				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	24	3.16 %	\$545,633	\$473,250
New Construction	5	1.88 %	\$694,410	\$599,900
Existing	19	3.85 %	\$506,482	\$412,500
Boise NE - 0200	28	3.68 %	\$586,872	\$539,500
New Construction	9	3.38 %	\$687,882	\$698,900
Existing	19	3.85 %	\$539,026	\$533,500
Boise SE - 0300	31	4.08 %	\$408,261	\$357,000
New Construction	1	0.38 %	\$422,990	\$422,990
Existing	30	6.07 %	\$407,770	\$348,500
Boise Bench - 0400	30	3.95 %	\$298,013	\$281,500
New Construction	1	0.38 %	\$359,900	\$359,900
Existing	29	5.87 %	\$295,879	\$281,000
Boise South - 0500	24	3.16 %	\$381,360	\$370,650
New Construction	6	2.26 %	\$384,423	\$371,150
Existing	18	3.64 %	\$380,339	\$368,000
Boise SW-Meridian - 0550	90	11.84 %	\$396,990	\$368,750
New Construction	42	15.79 %	\$427,193	\$412,714
Existing	48	9.72 %	\$370,563	\$340,450
Boise West - 0600	38	5.00 %	\$323,941	\$315,400
New Construction	3	1.13 %	\$348,900	\$358,900
Existing	35	7.09 %	\$321,801	\$304,000
Boise W-Garden City - 0650	49	6.45 %	\$341,712	\$328,000
New Construction	0	0.00 %	\$0	\$0
Existing	49	9.92 %	\$341,712	\$328,000
Garden City - 0700	3	0.39 %	\$397,433	\$438,400
New Construction	2	0.75 %	\$438,400	\$438,400
Existing	1	0.20 %	\$315,500	\$315,500
Boise NW - 0800	40	5.26 %	\$469,614	\$468,450
New Construction	13	4.89 %	\$568,819	\$568,164
Existing	27	5.47 %	\$421,848	\$415,000
Eagle - 0900	59	7.76 %	\$599,084	\$550,925
New Construction	19	7.14 %	\$658,627	\$679,900
Existing	40	8.10 %	\$570,801	\$515,000
Star - 0950	51	6.71 %	\$483,639	\$493,285
New Construction	30	11.28 %	\$489,389	\$504,180
Existing	21	4.25 %	\$475,424	\$422,500
Meridian SE - 1000	53	6.97 %	\$406,759	\$392,000
New Construction	25	9.40 %	\$416,045	\$394,607
Existing	28	5.67 %	\$398,468	\$359,950
Meridian SW - 1010	22	2.89 %	\$436,078	\$406,952
New Construction	14	5.26 %	\$407,883	\$397,162
Existing	8	1.62 %	\$485,419	\$492,450
Meridian NE - 1020	32	4.21 %	\$338,981	\$331,495
New Construction	1	0.38 %	\$403,000	\$403,000
Existing	31	6.28 %	\$336,916	\$318,000

Single-Family Homes Sold in Ada County for April 2020				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	111	14.61 %	\$391,804	\$358,500
New Construction	55	20.68 %	\$418,764	\$387,000
Existing	56	11.34 %	\$365,326	\$324,999
Kuna - 1100	75	9.87 %	\$336,366	\$317,000
New Construction	40	15.04 %	\$353,106	\$341,740
Existing	35	7.09 %	\$317,234	\$295,000
Totals	760	100.00 %	\$415,480	\$375,000
New Construction	266	35.00 %	\$454,432	\$416,287
Existing	494	65.00 %	\$394,506	\$345,500

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County April 2020 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	0.13 %
\$200,000 - \$249,999	0	0.00 %	21	2.76 %
\$250,000 - \$299,999	20	2.63 %	95	12.50 %
\$300,000 - \$399,999	96	12.63 %	214	28.16 %
\$400,000 - \$499,999	69	9.08 %	75	9.87 %
\$500,000 and over	81	10.66 %	88	11.58 %
Totals	266	35.00 %	494	65.00 %

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) April 2020 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 %	2	0.06 %
\$120,000 - \$159,999	0	0.00 %	1	0.03 %
\$160,000 - \$199,999	0	0.00 %	9	0.29 %
\$200,000 - \$249,999	3	0.10 %	100	3.24 %
\$250,000 - \$299,999	139	4.50 %	405	13.10 %
\$300,000 - \$399,999	433	14.01 %	722	23.36 %
\$400,000 - \$499,999	287	9.29 %	291	9.41 %
\$500,000 and over	344	11.13 %	355	11.48 %
Totals	1206	39.02 %	1885	60.98 %

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