

Ada County Single Family Home Sales Comparing August 2020 with August 2019					
	Aug-20	Year to Date 20	Aug-19	Year to Date 19	Previous 12 Months
Total Active Residential Listings	589		1657		
Total Pending Residential Listings	2083		1636		
Total Single-Family Homes Sold	1,253	7,738	1,052	7,547	10,089
Percent Change	19.11 %	2.53 %			
Median Price	\$400,000	\$378,040	\$354,995	\$340,000	\$366,000
Percent Change	12.68 %	11.19 %			
Average Price	\$457,349	\$432,020	\$401,185	\$385,267	\$417,847
Percent Change	14.00 %	12.14 %			
Days on Market	31	37	32	38	39
Total Dollar Volume	\$573,058,568	\$3,342,973,527	\$422,046,138	\$2,907,610,712	\$4,215,653,456
Percent Change	35.78 %	14.97 %			

Ada County Existing Home Sales					
	Aug-20	Year to Date 20	Aug-19	Year to Date 19	Previous 12 Months
Existing Residential Listings	239		856		
Existing Pending Listings	965		851		
Existing Homes Sold	840	5,051	734	5,086	6,634
Percent Change	14.44 %	-0.69 %			
Median Price	\$385,500	\$360,000	\$335,900	\$320,000	\$346,250
Percent Change	14.77 %	12.50 %			
Average Price	\$450,579	\$419,636	\$387,185	\$369,480	\$401,338
Percent Change	16.37 %	13.57 %			
Days on Market	19	23	24	24	26
Existing Dollar Volume	\$378,486,127	\$2,119,579,441	\$284,193,873	\$1,879,174,458	\$2,662,474,161
Percent Change	33.18 %	12.79 %			

Ada County Newly Constructed Home Sales					
	Aug-20	Year to Date 20	Aug-19	Year to Date 19	Previous 12 Months
Newly Constructed Residential Listings	350		801		
Newly Constructed Pending Listings	1118		785		
Newly Constructed Homes Sold	413	2,687	318	2,461	3,455
Percent Change	29.87 %	9.18 %			
Median Price	\$444,900	\$418,990	\$399,949	\$385,900	\$409,990
Percent Change	11.24 %	8.57 %			
Average Price	\$471,120	\$455,301	\$433,498	\$417,894	\$449,545
Percent Change	8.68 %	8.95 %			
Days on Market	56	65	50	66	65
Newly Constructed Dollar Volume	\$194,572,441	\$1,223,394,086	\$137,852,265	\$1,028,436,254	\$1,553,179,295
Percent Change	41.15 %	18.96 %			

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Single-Family Homes Sold in Ada County for August 2020				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	47	3.75 %	\$570,135	\$569,900
New Construction	7	1.70 %	\$594,560	\$591,000
Existing	40	4.76 %	\$565,860	\$509,500
Boise NE - 0200	47	3.75 %	\$681,962	\$590,000
New Construction	17	4.13 %	\$620,217	\$548,145
Existing	30	3.57 %	\$716,952	\$599,950
Boise SE - 0300	72	5.75 %	\$418,383	\$392,000
New Construction	18	4.37 %	\$449,096	\$428,636
Existing	54	6.43 %	\$408,145	\$367,450
Boise Bench - 0400	57	4.55 %	\$377,961	\$350,000
New Construction	5	1.21 %	\$474,085	\$459,900
Existing	52	6.19 %	\$368,718	\$340,000
Boise South - 0500	40	3.19 %	\$411,479	\$390,250
New Construction	1	0.24 %	\$364,990	\$364,990
Existing	39	4.64 %	\$412,671	\$395,500
Boise SW-Meridian - 0550	90	7.19 %	\$384,006	\$358,500
New Construction	34	8.25 %	\$426,956	\$424,900
Existing	56	6.67 %	\$357,929	\$341,500
Boise West - 0600	45	3.59 %	\$363,016	\$335,000
New Construction	5	1.21 %	\$424,481	\$379,900
Existing	40	4.76 %	\$355,333	\$331,500
Boise W-Garden City - 0650	44	3.51 %	\$360,230	\$342,450
New Construction	0	0.00 %	\$0	\$0
Existing	44	5.24 %	\$360,230	\$342,450
Garden City - 0700	2	0.16 %	\$487,450	\$487,450
New Construction	0	0.00 %	\$0	\$0
Existing	2	0.24 %	\$487,450	\$487,450
Boise NW - 0800	68	5.43 %	\$486,856	\$451,000
New Construction	28	6.80 %	\$595,272	\$614,165
Existing	40	4.76 %	\$410,965	\$359,950
Eagle - 0900	129	10.30 %	\$708,306	\$630,000
New Construction	41	9.95 %	\$639,870	\$610,000
Existing	88	10.48 %	\$740,191	\$652,500
Star - 0950	76	6.07 %	\$433,902	\$397,500
New Construction	51	12.38 %	\$432,598	\$400,000
Existing	25	2.98 %	\$436,562	\$395,000
Meridian SE - 1000	101	8.07 %	\$476,771	\$469,000
New Construction	44	10.68 %	\$464,527	\$469,450
Existing	57	6.79 %	\$486,223	\$469,000
Meridian SW - 1010	31	2.48 %	\$445,106	\$429,900
New Construction	18	4.37 %	\$435,028	\$434,945
Existing	13	1.55 %	\$459,061	\$429,900
Meridian NE - 1020	70	5.59 %	\$403,607	\$385,950
New Construction	12	2.91 %	\$372,419	\$370,200
Existing	58	6.90 %	\$410,060	\$393,500

Single-Family Homes Sold in Ada County for August 2020				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	210	16.77 %	\$410,058	\$380,500
New Construction	84	20.39 %	\$442,951	\$415,540
Existing	126	15.00 %	\$388,128	\$370,000
Kuna - 1100	123	9.82 %	\$362,840	\$339,000
New Construction	47	11.41 %	\$361,774	\$349,990
Existing	76	9.05 %	\$363,499	\$335,500
Totals	1252	100.00 %	\$457,745	\$400,555
New Construction	412	32.91 %	\$471,064	\$444,900
Existing	840	67.09 %	\$451,212	\$386,000

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County August 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 %	0	0.00 %
\$200,000 - \$249,999	0	0.00 %	18	1.44 %
\$250,000 - \$299,999	16	1.28 %	100	7.99 %
\$300,000 - \$399,999	145	11.58 %	338	27.00 %
\$400,000 - \$499,999	99	7.91 %	165	13.18 %
\$500,000 and over	152	12.14 %	219	17.49 %
Totals	412	32.91 %	840	67.09 %

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) August 2020 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 %	0	0.00 %
\$100,000 - \$119,999	0	0.00 %	2	0.03 %
\$120,000 - \$159,999	0	0.00 %	1	0.01 %
\$160,000 - \$199,999	0	0.00 %	17	0.22 %
\$200,000 - \$249,999	6	0.08 %	191	2.47 %
\$250,000 - \$299,999	225	2.91 %	918	11.86 %
\$300,000 - \$399,999	994	12.84 %	2002	25.87 %
\$400,000 - \$499,999	619	8.00 %	855	11.05 %
\$500,000 and over	843	10.89 %	1066	13.77 %
Totals	2687	34.72 %	5053	65.28 %

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