

Ada County Single Family Home Sales Comparing December 2020 with December 2019					
	Dec-20	Year to Date 20	Dec-19	Year to Date 19	Previous 12 Months
Total Active Residential Listings	331		1631		
Total Pending Residential Listings	1512		1460		
Total Single-Family Homes Sold	798	11,730	827	11,153	10,967
Percent Change	-3.51 %	5.17 %			
Median Price	\$434,628	\$392,133	\$349,900	\$345,000	\$389,900
Percent Change	24.21 %	13.66 %			
Average Price	\$502,726	\$451,131	\$404,306	\$390,360	\$447,469
Percent Change	24.34 %	15.57 %			
Days on Market	19	32	49	39	33
Total Dollar Volume	\$401,175,729	\$5,291,766,880	\$334,361,321	\$4,353,689,209	\$4,907,396,311
Percent Change	19.98 %	21.55 %			

Ada County Existing Home Sales					
	Dec-20	Year to Date 20	Dec-19	Year to Date 19	Previous 12 Months
Existing Residential Listings	84		725		
Existing Pending Listings	367		721		
Existing Homes Sold	493	7,719	507	7,509	7,247
Percent Change	-2.76 %	2.80 %			
Median Price	\$425,000	\$375,000	\$330,000	\$324,900	\$374,900
Percent Change	28.79 %	15.42 %			
Average Price	\$516,505	\$446,258	\$378,736	\$372,936	\$441,560
Percent Change	36.38 %	19.66 %			
Days on Market	13	20	33	26	20
Existing Dollar Volume	\$254,636,929	\$3,444,667,365	\$192,019,119	\$2,800,375,305	\$3,199,987,621
Percent Change	32.61 %	23.01 %			

Ada County Newly Constructed Home Sales					
	Dec-20	Year to Date 20	Dec-19	Year to Date 19	Previous 12 Months
Newly Constructed Residential Listings	247		906		
Newly Constructed Pending Listings	1145		739		
Newly Constructed Homes Sold	305	4,011	320	3,644	3,720
Percent Change	-4.69 %	10.07 %			
Median Price	\$444,900	\$424,990	\$399,900	\$392,310	\$420,679
Percent Change	11.25 %	8.33 %			
Average Price	\$480,455	\$460,508	\$444,819	\$426,266	\$458,981
Percent Change	8.01 %	8.03 %			
Days on Market	28	55	74	65	57
Newly Constructed Dollar Volume	\$146,538,800	\$1,847,099,515	\$142,342,202	\$1,553,313,904	\$1,707,408,690
Percent Change	2.95 %	18.91 %			

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Single-Family Homes Sold in Ada County for December 2020				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	22	2.75 %	\$661,373	\$605,000
New Construction	0	0.00 %	\$0	\$0
Existing	22	4.44 %	\$661,373	\$605,000
Boise NE - 0200	14	1.75 %	\$677,331	\$637,500
New Construction	5	1.64 %	\$556,125	\$534,533
Existing	9	1.82 %	\$744,667	\$745,000
Boise SE - 0300	42	5.25 %	\$456,971	\$444,419
New Construction	11	3.61 %	\$482,016	\$448,900
Existing	31	6.26 %	\$448,084	\$426,100
Boise Bench - 0400	41	5.13 %	\$414,539	\$375,000
New Construction	3	0.98 %	\$417,133	\$415,000
Existing	38	7.68 %	\$414,334	\$365,950
Boise South - 0500	28	3.50 %	\$413,824	\$396,950
New Construction	3	0.98 %	\$446,327	\$439,000
Existing	25	5.05 %	\$409,924	\$390,000
Boise SW-Meridian - 0550	85	10.63 %	\$432,110	\$409,900
New Construction	41	13.44 %	\$387,967	\$399,900
Existing	44	8.89 %	\$473,243	\$435,000
Boise West - 0600	27	3.38 %	\$402,719	\$360,000
New Construction	0	0.00 %	\$0	\$0
Existing	27	5.45 %	\$402,719	\$360,000
Boise W-Garden City - 0650	38	4.75 %	\$410,702	\$375,000
New Construction	1	0.33 %	\$360,000	\$360,000
Existing	37	7.47 %	\$412,072	\$375,000
Garden City - 0700	0	0.00 %	\$0	\$0
New Construction	0	0.00 %	\$0	\$0
Existing	0	0.00 %	\$0	\$0
Boise NW - 0800	68	8.50 %	\$584,661	\$555,162
New Construction	25	8.20 %	\$649,495	\$612,668
Existing	43	8.69 %	\$546,967	\$470,000
Eagle - 0900	71	8.88 %	\$851,723	\$668,500
New Construction	26	8.52 %	\$647,189	\$567,444
Existing	45	9.09 %	\$969,898	\$750,000
Star - 0950	49	6.13 %	\$497,414	\$432,925
New Construction	36	11.80 %	\$438,785	\$402,512
Existing	13	2.63 %	\$659,772	\$632,000
Meridian SE - 1000	61	7.63 %	\$510,367	\$454,900
New Construction	39	12.79 %	\$501,933	\$454,900
Existing	22	4.44 %	\$525,318	\$455,500
Meridian SW - 1010	21	2.63 %	\$504,521	\$450,000
New Construction	11	3.61 %	\$477,859	\$449,900
Existing	10	2.02 %	\$533,850	\$462,500
Meridian NE - 1020	30	3.75 %	\$420,773	\$389,546
New Construction	7	2.30 %	\$391,270	\$387,700
Existing	23	4.65 %	\$429,752	\$399,900

Single-Family Homes Sold in Ada County for December 2020				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	125	15.63 %	\$456,571	\$420,000
New Construction	53	17.38 %	\$462,183	\$442,445
Existing	72	14.55 %	\$452,440	\$406,000
Kuna - 1100	78	9.75 %	\$403,950	\$386,500
New Construction	44	14.43 %	\$424,364	\$430,542
Existing	34	6.87 %	\$377,532	\$351,500
Totals	800	100.00 %	\$503,188	\$434,945
New Construction	305	38.13 %	\$480,455	\$444,900
Existing	495	61.88 %	\$517,196	\$425,000

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County December 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 %	1	0.13 %
\$160,000 - \$199,999	0	0.00 %	0	0.00 %
\$200,000 - \$249,999	1	0.13 %	3	0.38 %
\$250,000 - \$299,999	7	0.88 %	21	2.63 %
\$300,000 - \$399,999	78	9.75 %	178	22.25 %
\$400,000 - \$499,999	130	16.25 %	132	16.50 %
\$500,000 and over	89	11.13 %	160	20.00 %
Totals	305	38.13 %	495	61.88 %

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) December 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	0.02 %
\$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 %
Totals	4014	34.18 %	7728	65.82 %

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