

Ada County Single Family Home Sales Comparing February 2020 with February 2019					
	Feb-20	Year to Date 20	Feb-19	Year to Date 19	Previous 12 Months
Total Active Residential Listings	1039		1356		
Total Pending Residential Listings	1565		1399		
Total Single-Family Homes Sold	701	1,423	679	1,271	10,600
Percent Change	3.24 %	11.96 %			
Median Price	\$362,200	\$362,590	\$324,700	\$320,000	\$349,900
Percent Change	11.55 %	13.31 %			
Average Price	\$412,161	\$413,259	\$363,019	\$365,146	\$395,042
Percent Change	13.54 %	13.18 %			
Days on Market	50	52	52	50	38
Total Dollar Volume	\$288,925,174	\$588,068,100	\$246,489,578	\$464,101,136	\$4,187,440,215
Percent Change	17.22 %	26.71 %			

Ada County Existing Home Sales					
	Feb-20	Year to Date 20	Feb-19	Year to Date 19	Previous 12 Months
Existing Residential Listings	344		551		
Existing Pending Listings	656		600		
Existing Homes Sold	402	834	413	785	7,156
Percent Change	-2.66 %	6.24 %			
Median Price	\$342,860	\$342,000	\$295,000	\$290,000	\$327,600
Percent Change	16.22 %	17.93 %			
Average Price	\$398,878	\$394,398	\$335,458	\$338,579	\$377,720
Percent Change	18.91 %	16.49 %			
Days on Market	32	36	35	38	25
Existing Dollar Volume	\$160,348,772	\$328,927,731	\$138,544,081	\$265,784,505	\$2,702,964,659
Percent Change	15.74 %	23.76 %			

Ada County Newly Constructed Home Sales					
	Feb-20	Year to Date 20	Feb-19	Year to Date 19	Previous 12 Months
Newly Constructed Residential Listings	695		805		
Newly Constructed Pending Listings	909		799		
Newly Constructed Homes Sold	299	589	266	486	3,444
Percent Change	12.41 %	21.19 %			
Median Price	\$389,900	\$405,000	\$365,176	\$369,286	\$397,346
Percent Change	6.77 %	9.67 %			
Average Price	\$430,021	\$439,967	\$405,810	\$408,059	\$431,032
Percent Change	5.97 %	7.82 %			
Days on Market	74	74	78	71	65
Newly Constructed Dollar Volume	\$128,576,402	\$259,140,369	\$107,945,497	\$198,316,631	\$1,484,475,556
Percent Change	19.11 %	30.67 %			

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Single-Family Homes Sold in Ada County for February 2020				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	29	4.13 %	\$585,125	\$575,000
New Construction	7	2.34 %	\$674,171	\$621,519
Existing	22	5.46 %	\$556,793	\$542,500
Boise NE - 0200	25	3.56 %	\$598,956	\$540,000
New Construction	10	3.34 %	\$641,071	\$552,350
Existing	15	3.72 %	\$570,880	\$540,000
Boise SE - 0300	23	3.28 %	\$473,024	\$395,000
New Construction	9	3.01 %	\$533,739	\$400,300
Existing	14	3.47 %	\$433,993	\$380,000
Boise Bench - 0400	26	3.70 %	\$329,977	\$299,250
New Construction	0	0.00 %	\$0	\$0
Existing	26	6.45 %	\$329,977	\$299,250
Boise South - 0500	10	1.42 %	\$358,102	\$342,200
New Construction	1	0.33 %	\$532,415	\$532,415
Existing	9	2.23 %	\$338,733	\$334,500
Boise SW-Meridian - 0550	60	8.55 %	\$373,970	\$352,500
New Construction	29	9.70 %	\$426,174	\$413,925
Existing	31	7.69 %	\$325,133	\$310,000
Boise West - 0600	21	2.99 %	\$327,769	\$309,900
New Construction	5	1.67 %	\$334,369	\$339,000
Existing	16	3.97 %	\$325,706	\$302,250
Boise W-Garden City - 0650	33	4.70 %	\$332,370	\$305,000
New Construction	1	0.33 %	\$297,395	\$297,395
Existing	32	7.94 %	\$333,463	\$308,000
Garden City - 0700	3	0.43 %	\$276,567	\$285,000
New Construction	0	0.00 %	\$0	\$0
Existing	3	0.74 %	\$276,567	\$285,000
Boise NW - 0800	43	6.13 %	\$414,485	\$370,000
New Construction	15	5.02 %	\$434,725	\$430,450
Existing	28	6.95 %	\$403,643	\$367,500
Eagle - 0900	55	7.83 %	\$618,449	\$559,777
New Construction	23	7.69 %	\$603,083	\$589,900
Existing	32	7.94 %	\$629,494	\$536,575
Star - 0950	36	5.13 %	\$456,099	\$466,950
New Construction	20	6.69 %	\$475,514	\$499,850
Existing	16	3.97 %	\$431,831	\$387,500
Meridian SE - 1000	45	6.41 %	\$405,901	\$369,990
New Construction	25	8.36 %	\$381,193	\$363,900
Existing	20	4.96 %	\$436,785	\$383,450
Meridian SW - 1010	27	3.85 %	\$417,155	\$390,900
New Construction	19	6.35 %	\$430,988	\$390,900
Existing	8	1.99 %	\$384,301	\$382,500
Meridian NE - 1020	46	6.55 %	\$363,665	\$348,000
New Construction	12	4.01 %	\$377,925	\$349,900
Existing	34	8.44 %	\$358,632	\$348,000

Single-Family Homes Sold in Ada County for February 2020				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	132	18.80 %	\$390,380	\$344,125
New Construction	71	23.75 %	\$407,153	\$390,430
Existing	61	15.14 %	\$370,858	\$315,000
Kuna - 1100	88	12.54 %	\$314,362	\$308,495
New Construction	52	17.39 %	\$321,510	\$309,490
Existing	36	8.93 %	\$304,036	\$292,500
Totals	702	100.00 %	\$412,835	\$362,345
New Construction	299	42.59 %	\$430,021	\$389,900
Existing	403	57.41 %	\$400,084	\$343,000

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County February 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	0.28 %
\$120,000 - \$159,999	0	0.00 %	1	0.14 %
\$160,000 - \$199,999	0	0.00 %	1	0.14 %
\$200,000 - \$249,999	1	0.14 %	22	3.13 %
\$250,000 - \$299,999	40	5.70 %	95	13.53 %
\$300,000 - \$399,999	115	16.38 %	149	21.23 %
\$400,000 - \$499,999	65	9.26 %	59	8.40 %
\$500,000 and over	78	11.11 %	74	10.54 %
Totals	299	42.59 %	403	57.41 %

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) February 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	0.14 %
\$120,000 - \$159,999	0	0.00 %	1	0.07 %
\$160,000 - \$199,999	0	0.00 %	6	0.42 %
\$200,000 - \$249,999	2	0.14 %	58	4.07 %
\$250,000 - \$299,999	74	5.19 %	193	13.54 %
\$300,000 - \$399,999	213	14.95 %	302	21.19 %
\$400,000 - \$499,999	132	9.26 %	122	8.56 %
\$500,000 and over	168	11.79 %	152	10.67 %
Totals	589	41.33 %	836	58.67 %

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