

<b>Ada County Single Family Home Sales Comparing January 2020 with January 2019</b>					
	<b>Jan-20</b>	<b>Year to Date 20</b>	<b>Jan-19</b>	<b>Year to Date 19</b>	<b>Previous 12 Months</b>
Total Active Residential Listings	1115		1388		
Total Pending Residential Listings	1352		1283		
Total Single-Family Homes Sold	744	744	619	619	10,961
Percent Change	20.19%	20.19%			
Median Price	\$363,305	\$363,305	\$315,000	\$315,000	\$345,500
Percent Change	15.33%	15.33%			
Average Price	\$415,289	\$415,289	\$366,444	\$366,444	\$393,757
Percent Change	13.33%	13.33%			
Days on Market	53	53	47	47	37
Total Dollar Volume	\$308,974,990	\$308,974,990	\$226,828,939	\$226,828,939	\$4,315,965,748
Percent Change	36.21%	36.21%			

<b>Ada County Existing Home Sales</b>					
	<b>Jan-20</b>	<b>Year to Date 20</b>	<b>Jan-19</b>	<b>Year to Date 19</b>	<b>Previous 12 Months</b>
Existing Residential Listings	361		502		
Existing Pending Listings	522		561		
Existing Homes Sold	444	444	383	383	7,381
Percent Change	15.93%	15.93%			
Median Price	\$340,000	\$340,000	\$280,000	\$280,000	\$325,000
Percent Change	21.43%	21.43%			
Average Price	\$389,799	\$389,799	\$338,951	\$338,951	\$377,245
Percent Change	15.00%	15.00%			
Days on Market	39	39	40	40	25
Existing Dollar Volume	\$173,070,959	\$173,070,959	\$129,818,324	\$129,818,324	\$2,784,448,397
Percent Change	33.32%	33.32%			

<b>Ada County Newly Constructed Home Sales</b>					
	<b>Jan-20</b>	<b>Year to Date 20</b>	<b>Jan-19</b>	<b>Year to Date 19</b>	<b>Previous 12 Months</b>
Newly Constructed Residential Listings	754		886		
Newly Constructed Pending Listings	830		722		
Newly Constructed Homes Sold	300	300	236	236	3,580
Percent Change	27.12%	27.12%			
Median Price	\$419,900	\$419,900	\$362,950	\$362,950	\$392,270
Percent Change	15.69%	15.69%			
Average Price	\$453,013	\$453,013	\$411,062	\$411,062	\$427,798
Percent Change	10.21%	10.21%			
Days on Market	73	73	58	58	62
Newly Constructed Dollar Volume	\$135,904,031	\$135,904,031	\$97,010,615	\$97,010,615	\$1,531,517,351
Percent Change	40.09%	40.09%			

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Single-Family Homes Sold in Ada County for January 2020				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	21	2.82%	\$643,948	\$570,000
New Construction	6	2.00%	\$611,083	\$487,231
Existing	15	3.36%	\$657,093	\$631,000
Boise NE - 0200	20	2.68%	\$649,342	\$564,500
New Construction	8	2.67%	\$803,670	\$795,269
Existing	12	2.69%	\$546,457	\$552,500
Boise SE - 0300	32	4.29%	\$461,712	\$406,200
New Construction	5	1.67%	\$448,475	\$402,400
Existing	27	6.05%	\$464,163	\$410,000
Boise Bench - 0400	43	5.76%	\$316,068	\$285,000
New Construction	3	1.00%	\$322,702	\$359,000
Existing	40	8.97%	\$315,570	\$283,750
Boise South - 0500	21	2.82%	\$379,183	\$352,000
New Construction	5	1.67%	\$406,988	\$357,990
Existing	16	3.59%	\$370,494	\$337,250
Boise SW-Meridian - 0550	55	7.37%	\$411,370	\$384,900
New Construction	25	8.33%	\$439,067	\$429,800
Existing	30	6.73%	\$388,289	\$355,000
Boise West - 0600	35	4.69%	\$315,311	\$297,000
New Construction	4	1.33%	\$331,200	\$328,950
Existing	31	6.95%	\$313,261	\$283,000
Boise W-Garden City - 0650	37	4.96%	\$348,259	\$321,000
New Construction	2	0.67%	\$432,495	\$432,495
Existing	35	7.85%	\$343,446	\$321,000
Garden City - 0700	1	0.13%	\$256,000	\$256,000
New Construction	0	0.00%	\$0	\$0
Existing	1	0.22%	\$256,000	\$256,000
Boise NW - 0800	49	6.57%	\$423,632	\$396,453
New Construction	23	7.67%	\$500,808	\$550,000
Existing	26	5.83%	\$355,362	\$333,500
Eagle - 0900	72	9.65%	\$597,965	\$549,388
New Construction	37	12.33%	\$604,379	\$583,000
Existing	35	7.85%	\$591,186	\$525,000
Star - 0950	37	4.96%	\$425,854	\$440,000
New Construction	22	7.33%	\$467,086	\$495,900
Existing	15	3.36%	\$365,380	\$319,900
Meridian SE - 1000	34	4.56%	\$402,645	\$385,250
New Construction	17	5.67%	\$423,119	\$435,500
Existing	17	3.81%	\$382,171	\$351,458
Meridian SW - 1010	21	2.82%	\$413,913	\$407,600
New Construction	14	4.67%	\$440,919	\$419,670
Existing	7	1.57%	\$359,900	\$349,900
Meridian NE - 1020	48	6.43%	\$386,913	\$365,450
New Construction	13	4.33%	\$418,163	\$388,000
Existing	35	7.85%	\$375,306	\$359,900

<b>Single-Family Homes Sold in Ada County for January 2020</b>				
<b>MLS Area</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Meridian NW - 1030	156	20.91%	\$375,518	\$345,107
New Construction	84	28.00%	\$406,088	\$360,695
Existing	72	16.14%	\$339,854	\$314,500
Kuna - 1100	64	8.58%	\$332,984	\$298,950
New Construction	32	10.67%	\$322,700	\$315,102
Existing	32	7.17%	\$343,268	\$296,000
<b>Totals</b>	<b>746</b>	<b>100.00%</b>	<b>\$415,623</b>	<b>\$363,995</b>
New Construction	300	40.21%	\$453,013	\$419,900
Existing	446	59.79%	\$390,473	\$341,000

**Single-Family Homes Sold in Ada County for January 2020**

MLS Area	# Sold	Market %	Average Price	Median Price
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**Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County  
January 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%	1	0.13%
\$120,000 - \$159,999	0	0.00%	0	0.00%
\$160,000 - \$199,999	0	0.00%	7	0.94%
\$200,000 - \$249,999	3	0.40%	36	4.83%
\$250,000 - \$299,999	35	4.69%	100	13.40%
\$300,000 - \$399,999	99	13.27%	156	20.91%
\$400,000 - \$499,999	68	9.12%	66	8.85%
\$500,000 - \$599,999	54	7.24%	41	5.50%
\$600,000 - \$699,999	25	3.35%	15	2.01%
\$700,000 - \$799,999	4	0.54%	8	1.07%
\$800,000 - \$899,999	4	0.54%	4	0.54%
\$900,000 - \$999,999	3	0.40%	6	0.80%
\$1,000,000 - \$1,999,999	5	0.67%	6	0.80%
\$2,000,000 - \$2,999,999	0	0.00%	0	0.00%
\$3,000,000 - \$3,999,999	0	0.00%	0	0.00%
\$4,000,000 - \$4,999,999	0	0.00%	0	0.00%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	300	40.21%	446	59.79%

**Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County  
(Year-to-Date) January 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%	1	0.13%
\$120,000 - \$159,999	0	0.00%	0	0.00%
\$160,000 - \$199,999	0	0.00%	7	0.94%
\$200,000 - \$249,999	3	0.40%	36	4.83%
\$250,000 - \$299,999	35	4.69%	100	13.40%
\$300,000 - \$399,999	99	13.27%	156	20.91%
\$400,000 - \$499,999	68	9.12%	66	8.85%
\$500,000 - \$599,999	54	7.24%	41	5.50%
\$600,000 - \$699,999	25	3.35%	15	2.01%
\$700,000 - \$799,999	4	0.54%	8	1.07%
\$800,000 - \$899,999	4	0.54%	4	0.54%
\$900,000 - \$999,999	3	0.40%	6	0.80%
\$1,000,000 - \$1,999,999	5	0.67%	6	0.80%
\$2,000,000 - \$2,999,999	0	0.00%	0	0.00%
\$3,000,000 - \$3,999,999	0	0.00%	0	0.00%
\$4,000,000 - \$4,999,999	0	0.00%	0	0.00%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	300	40.21%	446	59.79%

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