

Ada County Single Family Home Sales Comparing July 2020 with July 2019					
	Jul-20	Year to Date 20	Jul-19	Year to Date 19	Previous 12 Months
Total Active Residential Listings	743		1721		
Total Pending Residential Listings	2046		1763		
Total Single-Family Homes Sold	1,404	6,481	1,149	6,495	9,810
Percent Change	22.19 %	-0.22 %			
Median Price	\$390,000	\$374,755	\$349,000	\$339,900	\$360,304
Percent Change	11.75 %	10.25 %			
Average Price	\$448,706	\$427,142	\$391,022	\$382,689	\$411,557
Percent Change	14.75 %	11.62 %			
Days on Market	35	38	30	38	39
Total Dollar Volume	\$629,983,483	\$2,768,308,375	\$449,284,008	\$2,485,564,574	\$4,037,378,462
Percent Change	40.22 %	11.38 %			

Ada County Existing Home Sales					
	Jul-20	Year to Date 20	Jul-19	Year to Date 19	Previous 12 Months
Existing Residential Listings	337		904		
Existing Pending Listings	967		901		
Existing Homes Sold	968	4,208	839	4,352	6,459
Percent Change	15.38 %	-3.31 %			
Median Price	\$380,000	\$355,000	\$330,000	\$319,900	\$340,000
Percent Change	15.15 %	10.97 %			
Average Price	\$441,849	\$413,488	\$378,850	\$366,494	\$393,629
Percent Change	16.63 %	12.82 %			
Days on Market	22	23	21	24	26
Existing Dollar Volume	\$427,710,244	\$1,739,956,530	\$317,855,373	\$1,594,980,585	\$2,542,452,896
Percent Change	34.56 %	9.09 %			

Ada County Newly Constructed Home Sales					
	Jul-20	Year to Date 20	Jul-19	Year to Date 19	Previous 12 Months
Newly Constructed Residential Listings	406		817		
Newly Constructed Pending Listings	1079		862		
Newly Constructed Homes Sold	436	2,273	310	2,143	3,351
Percent Change	40.65 %	6.07 %			
Median Price	\$425,625	\$411,900	\$389,995	\$383,254	\$408,000
Percent Change	9.14 %	7.47 %			
Average Price	\$463,929	\$452,421	\$423,963	\$415,578	\$446,113
Percent Change	9.43 %	8.87 %			
Days on Market	64	66	54	68	64
Newly Constructed Dollar Volume	\$202,273,239	\$1,028,351,845	\$131,428,635	\$890,583,989	\$1,494,925,566
Percent Change	53.90 %	15.47 %			

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Single-Family Homes Sold in Ada County for July 2020				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	49	3.49 %	\$722,235	\$574,900
New Construction	4	0.92 %	\$1,132,975	\$1,056,000
Existing	45	4.64 %	\$685,725	\$565,000
Boise NE - 0200	43	3.06 %	\$599,082	\$537,500
New Construction	17	3.91 %	\$584,044	\$504,475
Existing	26	2.68 %	\$608,915	\$584,950
Boise SE - 0300	83	5.91 %	\$409,203	\$407,500
New Construction	19	4.37 %	\$432,889	\$438,000
Existing	64	6.60 %	\$402,172	\$382,100
Boise Bench - 0400	65	4.63 %	\$353,892	\$338,000
New Construction	2	0.46 %	\$342,450	\$342,450
Existing	63	6.49 %	\$354,255	\$338,000
Boise South - 0500	21	1.49 %	\$366,289	\$320,000
New Construction	4	0.92 %	\$316,118	\$310,245
Existing	17	1.75 %	\$378,094	\$350,000
Boise SW-Meridian - 0550	129	9.18 %	\$388,790	\$360,000
New Construction	40	9.20 %	\$420,709	\$413,695
Existing	89	9.18 %	\$374,444	\$349,000
Boise West - 0600	46	3.27 %	\$334,955	\$322,487
New Construction	4	0.92 %	\$361,975	\$364,000
Existing	42	4.33 %	\$332,382	\$318,800
Boise W-Garden City - 0650	76	5.41 %	\$340,372	\$341,195
New Construction	1	0.23 %	\$320,000	\$320,000
Existing	75	7.73 %	\$340,643	\$342,500
Garden City - 0700	6	0.43 %	\$439,832	\$362,000
New Construction	0	0.00 %	\$0	\$0
Existing	6	0.62 %	\$439,832	\$362,000
Boise NW - 0800	93	6.62 %	\$490,490	\$435,000
New Construction	35	8.05 %	\$525,138	\$511,000
Existing	58	5.98 %	\$469,583	\$388,000
Eagle - 0900	161	11.46 %	\$668,066	\$580,000
New Construction	51	11.72 %	\$654,514	\$590,690
Existing	110	11.34 %	\$674,349	\$574,500
Star - 0950	96	6.83 %	\$451,814	\$449,900
New Construction	59	13.56 %	\$431,359	\$436,212
Existing	37	3.81 %	\$484,432	\$456,900
Meridian SE - 1000	88	6.26 %	\$419,559	\$383,495
New Construction	42	9.66 %	\$427,710	\$385,995
Existing	46	4.74 %	\$412,116	\$382,500
Meridian SW - 1010	38	2.70 %	\$479,626	\$436,950
New Construction	17	3.91 %	\$468,205	\$420,270
Existing	21	2.16 %	\$488,871	\$443,900
Meridian NE - 1020	86	6.12 %	\$384,614	\$352,000
New Construction	10	2.30 %	\$358,328	\$337,445
Existing	76	7.84 %	\$388,073	\$353,750

Single-Family Homes Sold in Ada County for July 2020				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	195	13.88 %	\$400,133	\$374,990
New Construction	68	15.63 %	\$413,226	\$378,785
Existing	127	13.09 %	\$393,122	\$367,000
Kuna - 1100	130	9.25 %	\$368,434	\$349,695
New Construction	62	14.25 %	\$384,596	\$379,112
Existing	68	7.01 %	\$353,698	\$302,500
Totals	1405	100.00 %	\$448,806	\$390,000
New Construction	435	30.96 %	\$464,120	\$426,350
Existing	970	69.04 %	\$441,938	\$380,000

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County July 2020 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	1	0.07 %
\$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 %	5	0.36 %
\$200,000 - \$249,999	1	0.07 %	15	1.07 %
\$250,000 - \$299,999	16	1.14 %	146	10.39 %
\$300,000 - \$399,999	178	12.67 %	383	27.26 %
\$400,000 - \$499,999	110	7.83 %	183	13.02 %
\$500,000 and over	130	9.25 %	237	16.87 %
Totals	435	30.96 %	970	69.04 %

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) July 2020 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	1	0.02 %
\$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	0.02 %
\$160,000 - \$199,999	0	0.00 %	17	0.26 %
\$200,000 - \$249,999	6	0.09 %	174	2.68 %
\$250,000 - \$299,999	209	3.22 %	816	12.58 %
\$300,000 - \$399,999	849	13.09 %	1665	25.68 %
\$400,000 - \$499,999	519	8.00 %	687	10.60 %
\$500,000 and over	691	10.66 %	847	13.06 %
Totals	2274	35.07 %	4210	64.93 %

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