

Ada County Single Family Home Sales Comparing June 2020 with June 2019					
	Jun-20	Year to Date 20	Jun-19	Year to Date 19	Previous 12 Months
Total Active Residential Listings	977		1750		
Total Pending Residential Listings	2040		1744		
Total Single-Family Homes Sold	1,147	5,073	1,109	5,345	9,771
Percent Change	3.43 %	-5.09 %			
Median Price	\$375,000	\$368,316	\$352,891	\$337,490	\$359,000
Percent Change	6.27 %	9.13 %			
Average Price	\$434,984	\$421,213	\$399,106	\$380,893	\$406,346
Percent Change	8.99 %	10.59 %			
Days on Market	32	39	31	40	39
Total Dollar Volume	\$498,926,402	\$2,136,813,867	\$442,608,574	\$2,035,875,566	\$3,970,409,462
Percent Change	12.72 %	4.96 %			

Ada County Existing Home Sales					
	Jun-20	Year to Date 20	Jun-19	Year to Date 19	Previous 12 Months
Existing Residential Listings	438		891		
Existing Pending Listings	1022		922		
Existing Homes Sold	785	3,239	808	3,512	6,477
Percent Change	-2.85 %	-7.77 %			
Median Price	\$359,000	\$349,900	\$339,000	\$315,000	\$336,000
Percent Change	5.90 %	11.08 %			
Average Price	\$417,906	\$405,021	\$384,825	\$363,531	\$388,584
Percent Change	8.60 %	11.41 %			
Days on Market	20	24	19	25	26
Existing Dollar Volume	\$328,056,159	\$1,311,862,251	\$310,938,304	\$1,276,720,212	\$2,516,858,935
Percent Change	5.51 %	2.75 %			

Ada County Newly Constructed Home Sales					
	Jun-20	Year to Date 20	Jun-19	Year to Date 19	Previous 12 Months
Newly Constructed Residential Listings	539		859		
Newly Constructed Pending Listings	1018		822		
Newly Constructed Homes Sold	362	1,834	301	1,833	3,294
Percent Change	20.27 %	0.05 %			
Median Price	\$426,073	\$410,000	\$417,400	\$380,000	\$404,900
Percent Change	2.08 %	7.89 %			
Average Price	\$472,017	\$449,810	\$437,443	\$414,160	\$441,272
Percent Change	7.90 %	8.61 %			
Days on Market	59	67	63	70	63
Newly Constructed Dollar Volume	\$170,870,243	\$824,951,616	\$131,670,270	\$759,155,354	\$1,453,550,527
Percent Change	29.77 %	8.67 %			

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Single-Family Homes Sold in Ada County for June 2020				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	46	4.01 %	\$644,808	\$562,055
New Construction	5	1.38 %	\$733,150	\$614,951
Existing	41	5.24 %	\$634,034	\$550,000
Boise NE - 0200	37	3.23 %	\$673,912	\$569,900
New Construction	10	2.75 %	\$732,719	\$731,450
Existing	27	3.45 %	\$652,132	\$560,000
Boise SE - 0300	66	5.76 %	\$420,990	\$370,000
New Construction	7	1.93 %	\$604,096	\$549,900
Existing	59	7.54 %	\$399,266	\$366,400
Boise Bench - 0400	51	4.45 %	\$333,088	\$335,000
New Construction	1	0.28 %	\$489,000	\$489,000
Existing	50	6.39 %	\$329,970	\$333,500
Boise South - 0500	29	2.53 %	\$384,063	\$387,500
New Construction	3	0.83 %	\$469,163	\$545,000
Existing	26	3.32 %	\$374,244	\$386,750
Boise SW-Meridian - 0550	93	8.12 %	\$397,511	\$354,900
New Construction	25	6.89 %	\$451,180	\$494,900
Existing	68	8.68 %	\$377,779	\$346,000
Boise West - 0600	44	3.84 %	\$353,992	\$329,450
New Construction	7	1.93 %	\$390,093	\$368,453
Existing	37	4.73 %	\$347,162	\$322,000
Boise W-Garden City - 0650	63	5.50 %	\$339,233	\$323,000
New Construction	1	0.28 %	\$592,000	\$592,000
Existing	62	7.92 %	\$335,156	\$322,250
Garden City - 0700	2	0.17 %	\$278,500	\$278,500
New Construction	0	0.00 %	\$0	\$0
Existing	2	0.26 %	\$278,500	\$278,500
Boise NW - 0800	68	5.93 %	\$461,390	\$382,522
New Construction	26	7.16 %	\$573,330	\$668,693
Existing	42	5.36 %	\$392,094	\$352,700
Eagle - 0900	114	9.95 %	\$644,540	\$582,500
New Construction	40	11.02 %	\$637,364	\$607,450
Existing	74	9.45 %	\$648,420	\$556,500
Star - 0950	78	6.81 %	\$439,421	\$399,995
New Construction	44	12.12 %	\$445,485	\$427,490
Existing	34	4.34 %	\$431,573	\$399,500
Meridian SE - 1000	67	5.85 %	\$428,600	\$402,000
New Construction	32	8.82 %	\$432,092	\$425,645
Existing	35	4.47 %	\$425,406	\$399,900
Meridian SW - 1010	28	2.44 %	\$415,778	\$407,347
New Construction	17	4.68 %	\$407,710	\$404,795
Existing	11	1.40 %	\$428,245	\$420,000
Meridian NE - 1020	75	6.54 %	\$348,793	\$324,900
New Construction	18	4.96 %	\$352,627	\$324,900
Existing	57	7.28 %	\$347,582	\$324,900

Single-Family Homes Sold in Ada County for June 2020				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	168	14.66 %	\$404,754	\$360,000
New Construction	72	19.83 %	\$449,681	\$406,445
Existing	96	12.26 %	\$371,059	\$344,450
Kuna - 1100	117	10.21 %	\$345,417	\$325,000
New Construction	55	15.15 %	\$373,002	\$362,605
Existing	62	7.92 %	\$320,946	\$299,450
Totals	1146	100.00 %	\$435,459	\$375,000
New Construction	363	31.68 %	\$473,059	\$427,972
Existing	783	68.32 %	\$418,028	\$359,000

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County June 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 %	3	0.26 %
\$200,000 - \$249,999	0	0.00 %	28	2.44 %
\$250,000 - \$299,999	19	1.66 %	140	12.22 %
\$300,000 - \$399,999	144	12.57 %	326	28.45 %
\$400,000 - \$499,999	67	5.85 %	136	11.87 %
\$500,000 and over	133	11.61 %	150	13.09 %
Totals	363	31.68 %	783	68.32 %

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) June 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	0.04 %
\$120,000 - \$159,999	0	0.00 %	1	0.02 %
\$160,000 - \$199,999	0	0.00 %	12	0.24 %
\$200,000 - \$249,999	5	0.10 %	159	3.13 %
\$250,000 - \$299,999	193	3.80 %	670	13.20 %
\$300,000 - \$399,999	669	13.18 %	1281	25.24 %
\$400,000 - \$499,999	409	8.06 %	504	9.93 %
\$500,000 and over	560	11.03 %	610	12.02 %
Totals	1836	36.18 %	3239	63.82 %

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