

Ada County Single Family Home Sales Comparing March 2020 with March 2019					
	Mar-20	Year to Date 20	Mar-19	Year to Date 19	Previous 12 Months
Total Active Residential Listings	1390		1352		
Total Pending Residential Listings	1460		1633		
Total Single-Family Homes Sold	900	2,325	833	2,104	10,469
Percent Change	8.04 %	10.50 %			
Median Price	\$366,995	\$364,900	\$335,000	\$326,758	\$350,000
Percent Change	9.55 %	11.67 %			
Average Price	\$425,739	\$418,027	\$381,585	\$371,655	\$397,262
Percent Change	11.57 %	12.48 %			
Days on Market	43	48	49	50	38
Total Dollar Volume	\$383,164,869	\$971,913,572	\$317,860,218	\$781,961,354	\$4,158,940,874
Percent Change	20.55 %	24.29 %			

Ada County Existing Home Sales					
	Mar-20	Year to Date 20	Mar-19	Year to Date 19	Previous 12 Months
Existing Residential Listings	652		592		
Existing Pending Listings	587		774		
Existing Homes Sold	553	1,388	504	1,289	7,054
Percent Change	9.72 %	7.68 %			
Median Price	\$351,000	\$347,275	\$307,875	\$298,900	\$330,000
Percent Change	14.01 %	16.18 %			
Average Price	\$420,854	\$404,914	\$362,804	\$348,051	\$380,008
Percent Change	16.00 %	16.34 %			
Days on Market	21	30	29	35	25
Existing Dollar Volume	\$232,732,493	\$562,020,124	\$182,853,052	\$448,637,557	\$2,680,575,379
Percent Change	27.28 %	25.27 %			

Ada County Newly Constructed Home Sales					
	Mar-20	Year to Date 20	Mar-19	Year to Date 19	Previous 12 Months
Newly Constructed Residential Listings	738		760		
Newly Constructed Pending Listings	873		859		
Newly Constructed Homes Sold	347	937	329	815	3,415
Percent Change	5.47 %	14.97 %			
Median Price	\$409,900	\$407,000	\$378,650	\$374,947	\$399,500
Percent Change	8.25 %	8.55 %			
Average Price	\$433,523	\$437,453	\$410,356	\$408,986	\$432,904
Percent Change	5.65 %	6.96 %			
Days on Market	78	75	80	75	64
Newly Constructed Dollar Volume	\$150,432,376	\$409,893,448	\$135,007,166	\$333,323,797	\$1,478,365,495
Percent Change	11.43 %	22.97 %			

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Single-Family Homes Sold in Ada County for March 2020				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	24	2.67 %	\$685,623	\$720,000
New Construction	3	0.86 %	\$646,600	\$524,900
Existing	21	3.80 %	\$691,198	\$725,000
Boise NE - 0200	27	3.00 %	\$651,846	\$561,430
New Construction	12	3.46 %	\$662,028	\$558,115
Existing	15	2.71 %	\$643,701	\$570,000
Boise SE - 0300	42	4.67 %	\$419,995	\$375,495
New Construction	11	3.17 %	\$481,824	\$378,809
Existing	31	5.61 %	\$398,055	\$365,000
Boise Bench - 0400	47	5.22 %	\$351,185	\$305,000
New Construction	2	0.58 %	\$456,950	\$456,950
Existing	45	8.14 %	\$346,485	\$300,000
Boise South - 0500	25	2.78 %	\$423,523	\$407,500
New Construction	9	2.59 %	\$408,453	\$423,373
Existing	16	2.89 %	\$432,000	\$393,750
Boise SW-Meridian - 0550	107	11.89 %	\$372,628	\$349,900
New Construction	51	14.70 %	\$392,136	\$375,295
Existing	56	10.13 %	\$354,862	\$339,950
Boise West - 0600	25	2.78 %	\$335,782	\$307,000
New Construction	5	1.44 %	\$376,420	\$349,500
Existing	20	3.62 %	\$325,623	\$297,500
Boise W-Garden City - 0650	42	4.67 %	\$323,292	\$303,000
New Construction	1	0.29 %	\$299,900	\$299,900
Existing	41	7.41 %	\$323,862	\$305,000
Garden City - 0700	5	0.56 %	\$431,510	\$354,000
New Construction	2	0.58 %	\$396,950	\$396,950
Existing	3	0.54 %	\$454,550	\$300,000
Boise NW - 0800	55	6.11 %	\$446,642	\$419,900
New Construction	22	6.34 %	\$500,603	\$481,000
Existing	33	5.97 %	\$410,668	\$345,000
Eagle - 0900	77	8.56 %	\$677,329	\$569,900
New Construction	22	6.34 %	\$552,412	\$554,777
Existing	55	9.95 %	\$727,295	\$629,900
Star - 0950	50	5.56 %	\$460,027	\$491,900
New Construction	27	7.78 %	\$501,965	\$524,009
Existing	23	4.16 %	\$410,796	\$366,000
Meridian SE - 1000	66	7.33 %	\$412,458	\$433,900
New Construction	38	10.95 %	\$441,560	\$471,950
Existing	28	5.06 %	\$372,962	\$343,100
Meridian SW - 1010	19	2.11 %	\$424,082	\$443,900
New Construction	9	2.59 %	\$414,700	\$430,155
Existing	10	1.81 %	\$432,526	\$444,950
Meridian NE - 1020	46	5.11 %	\$370,360	\$351,245
New Construction	7	2.02 %	\$347,656	\$329,900
Existing	39	7.05 %	\$374,435	\$360,000

Single-Family Homes Sold in Ada County for March 2020				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	156	17.33 %	\$391,377	\$364,945
New Construction	84	24.21 %	\$410,382	\$376,927
Existing	72	13.02 %	\$369,204	\$350,250
Kuna - 1100	87	9.67 %	\$317,299	\$302,990
New Construction	42	12.10 %	\$322,542	\$327,093
Existing	45	8.14 %	\$312,406	\$300,000
Totals	900	100.00 %	\$426,097	\$367,250
New Construction	347	38.56 %	\$433,523	\$409,900
Existing	553	61.44 %	\$421,437	\$353,500

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County March 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 %	2	0.22 %
\$200,000 - \$249,999	1	0.11 %	21	2.33 %
\$250,000 - \$299,999	45	5.00 %	117	13.00 %
\$300,000 - \$399,999	122	13.56 %	205	22.78 %
\$400,000 - \$499,999	84	9.33 %	94	10.44 %
\$500,000 and over	95	10.56 %	114	12.67 %
Totals	347	38.56 %	553	61.44 %

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) March 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	0.09 %
\$120,000 - \$159,999	0	0.00 %	1	0.04 %
\$160,000 - \$199,999	0	0.00 %	8	0.34 %
\$200,000 - \$249,999	3	0.13 %	79	3.39 %
\$250,000 - \$299,999	119	5.11 %	310	13.32 %
\$300,000 - \$399,999	336	14.44 %	508	21.83 %
\$400,000 - \$499,999	216	9.28 %	216	9.28 %
\$500,000 and over	263	11.30 %	266	11.43 %
Totals	937	40.27 %	1390	59.73 %

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