

| Ada County Single Family Home Sales Comparing May 2020 with May 2019 | | | | | |
|---|---------------|------------------------|---------------|------------------------|---------------------------|
| | May-20 | Year to Date 20 | May-19 | Year to Date 19 | Previous 12 Months |
| Total Active Residential Listings | 1239 | | 1607 | | |
| Total Pending Residential Listings | 1957 | | 1869 | | |
| Total Single-Family Homes Sold | 835 | 3,926 | 1,187 | 4,236 | 10,057 |
| Percent Change | -29.65 % | -7.32 % | | | |
| Median Price | \$360,000 | \$365,000 | \$340,000 | \$332,945 | \$357,500 |
| Percent Change | 5.88 % | 9.63 % | | | |
| Average Price | \$417,195 | \$417,190 | \$384,089 | \$376,125 | \$404,652 |
| Percent Change | 8.62 % | 10.92 % | | | |
| Days on Market | 28 | 41 | 32 | 43 | 38 |
| Total Dollar Volume | \$348,358,185 | \$1,637,887,465 | \$455,913,770 | \$1,593,266,992 | \$4,069,589,281 |
| Percent Change | -23.59 % | 2.80 % | | | |

| Ada County Existing Home Sales | | | | | |
|---------------------------------------|---------------|------------------------|---------------|------------------------|---------------------------|
| | May-20 | Year to Date 20 | May-19 | Year to Date 19 | Previous 12 Months |
| Existing Residential Listings | 567 | | 785 | | |
| Existing Pending Listings | 998 | | 1003 | | |
| Existing Homes Sold | 569 | 2,454 | 811 | 2,704 | 6,724 |
| Percent Change | -29.84 % | -9.25 % | | | |
| Median Price | \$339,900 | \$345,000 | \$328,000 | \$309,900 | \$335,600 |
| Percent Change | 3.63 % | 11.33 % | | | |
| Average Price | \$397,717 | \$400,899 | \$368,116 | \$357,168 | \$387,432 |
| Percent Change | 8.04 % | 12.24 % | | | |
| Days on Market | 19 | 25 | 18 | 27 | 26 |
| Existing Dollar Volume | \$226,301,146 | \$983,806,092 | \$298,542,138 | \$965,781,908 | \$2,605,092,033 |
| Percent Change | -24.20 % | 1.87 % | | | |

| Ada County Newly Constructed Home Sales | | | | | |
|--|---------------|------------------------|---------------|------------------------|---------------------------|
| | May-20 | Year to Date 20 | May-19 | Year to Date 19 | Previous 12 Months |
| Newly Constructed Residential Listings | 672 | | 822 | | |
| Newly Constructed Pending Listings | 959 | | 866 | | |
| Newly Constructed Homes Sold | 266 | 1,472 | 376 | 1,532 | 3,333 |
| Percent Change | -29.26 % | -3.92 % | | | |
| Median Price | \$404,110 | \$409,630 | \$389,450 | \$376,700 | \$405,000 |
| Percent Change | 3.76 % | 8.74 % | | | |
| Average Price | \$458,861 | \$444,349 | \$418,542 | \$409,586 | \$439,393 |
| Percent Change | 9.63 % | 8.49 % | | | |
| Days on Market | 48 | 68 | 62 | 72 | 64 |
| Newly Constructed Dollar Volume | \$122,057,039 | \$654,081,373 | \$157,371,632 | \$627,485,084 | \$1,464,497,248 |
| Percent Change | -22.44 % | 4.24 % | | | |

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| Single-Family Homes Sold in Ada County for May 2020 | | | | |
|---|--------|----------|---------------|--------------|
| MLS Area | # Sold | Market % | Average Price | Median Price |
| Boise North - 0100 | 35 | 4.18 % | \$554,471 | \$530,000 |
| New Construction | 5 | 1.87 % | \$846,600 | \$840,000 |
| Existing | 30 | 5.26 % | \$505,783 | \$449,050 |
| Boise NE - 0200 | 30 | 3.58 % | \$670,902 | \$562,839 |
| New Construction | 8 | 3.00 % | \$828,820 | \$672,285 |
| Existing | 22 | 3.86 % | \$613,477 | \$553,500 |
| Boise SE - 0300 | 42 | 5.02 % | \$481,221 | \$379,450 |
| New Construction | 3 | 1.12 % | \$402,794 | \$402,186 |
| Existing | 39 | 6.84 % | \$487,254 | \$374,900 |
| Boise Bench - 0400 | 37 | 4.42 % | \$317,536 | \$290,000 |
| New Construction | 0 | 0.00 % | \$0 | \$0 |
| Existing | 37 | 6.49 % | \$317,536 | \$290,000 |
| Boise South - 0500 | 22 | 2.63 % | \$355,742 | \$335,450 |
| New Construction | 4 | 1.50 % | \$405,907 | \$357,500 |
| Existing | 18 | 3.16 % | \$344,594 | \$331,450 |
| Boise SW-Meridian - 0550 | 71 | 8.48 % | \$357,773 | \$333,254 |
| New Construction | 19 | 7.12 % | \$395,480 | \$387,990 |
| Existing | 52 | 9.12 % | \$343,996 | \$318,750 |
| Boise West - 0600 | 34 | 4.06 % | \$316,312 | \$289,750 |
| New Construction | 2 | 0.75 % | \$361,950 | \$361,950 |
| Existing | 32 | 5.61 % | \$313,459 | \$284,000 |
| Boise W-Garden City - 0650 | 52 | 6.21 % | \$326,526 | \$320,000 |
| New Construction | 0 | 0.00 % | \$0 | \$0 |
| Existing | 52 | 9.12 % | \$326,526 | \$320,000 |
| Garden City - 0700 | 1 | 0.12 % | \$270,000 | \$270,000 |
| New Construction | 0 | 0.00 % | \$0 | \$0 |
| Existing | 1 | 0.18 % | \$270,000 | \$270,000 |
| Boise NW - 0800 | 65 | 7.77 % | \$435,899 | \$362,000 |
| New Construction | 22 | 8.24 % | \$461,232 | \$418,530 |
| Existing | 43 | 7.54 % | \$422,938 | \$355,000 |
| Eagle - 0900 | 70 | 8.36 % | \$645,378 | \$602,500 |
| New Construction | 27 | 10.11 % | \$670,074 | \$619,900 |
| Existing | 43 | 7.54 % | \$629,872 | \$590,000 |
| Star - 0950 | 58 | 6.93 % | \$422,591 | \$424,749 |
| New Construction | 35 | 13.11 % | \$439,028 | \$445,000 |
| Existing | 23 | 4.04 % | \$397,576 | \$372,000 |
| Meridian SE - 1000 | 42 | 5.02 % | \$413,270 | \$362,195 |
| New Construction | 28 | 10.49 % | \$442,705 | \$414,900 |
| Existing | 14 | 2.46 % | \$354,400 | \$342,450 |
| Meridian SW - 1010 | 24 | 2.87 % | \$446,750 | \$418,227 |
| New Construction | 15 | 5.62 % | \$448,874 | \$411,455 |
| Existing | 9 | 1.58 % | \$443,211 | \$425,000 |
| Meridian NE - 1020 | 49 | 5.85 % | \$373,259 | \$365,000 |
| New Construction | 5 | 1.87 % | \$392,520 | \$384,800 |
| Existing | 44 | 7.72 % | \$371,070 | \$363,000 |

| Single-Family Homes Sold in Ada County for May 2020 | | | | |
|--|---------------|-----------------|----------------------|---------------------|
| MLS Area | # Sold | Market % | Average Price | Median Price |
| Meridian NW - 1030 | 116 | 13.86 % | \$371,458 | \$344,995 |
| New Construction | 45 | 16.85 % | \$421,095 | \$398,700 |
| Existing | 71 | 12.46 % | \$339,997 | \$330,000 |
| Kuna - 1100 | 89 | 10.63 % | \$335,981 | \$307,000 |
| New Construction | 49 | 18.35 % | \$349,814 | \$325,850 |
| Existing | 40 | 7.02 % | \$319,035 | \$299,000 |
| Totals | 837 | 100.00 % | \$418,287 | \$362,000 |
| New Construction | 267 | 31.90 % | \$459,627 | \$404,797 |
| Existing | 570 | 68.10 % | \$398,923 | \$340,000 |

| Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County May 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 % | 0 | 0.00 % |
| \$200,000 - \$249,999 | 2 | 0.24 % | 31 | 3.70 % |
| \$250,000 - \$299,999 | 35 | 4.18 % | 125 | 14.93 % |
| \$300,000 - \$399,999 | 92 | 10.99 % | 232 | 27.72 % |
| \$400,000 - \$499,999 | 55 | 6.57 % | 77 | 9.20 % |
| \$500,000 and over | 83 | 9.92 % | 105 | 12.54 % |
| Totals | 267 | 31.90 % | 570 | 68.10 % |

| Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) May 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 | 0.05 % |
| \$120,000 - \$159,999 | 0 | 0.00 % | 1 | 0.03 % |
| \$160,000 - \$199,999 | 0 | 0.00 % | 9 | 0.23 % |
| \$200,000 - \$249,999 | 5 | 0.13 % | 131 | 3.33 % |
| \$250,000 - \$299,999 | 174 | 4.43 % | 530 | 13.49 % |
| \$300,000 - \$399,999 | 525 | 13.36 % | 955 | 24.31 % |
| \$400,000 - \$499,999 | 342 | 8.70 % | 368 | 9.37 % |
| \$500,000 and over | 427 | 10.87 % | 460 | 11.71 % |
| Totals | 1473 | 37.49 % | 2456 | 62.51 % |

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