

Ada County Single Family Home Sales Comparing November 2020 with November 2019					
	Nov-20	Year to Date 20	Nov-19	Year to Date 19	Previous 12 Months
Total Active Residential Listings	408		1631		
Total Pending Residential Listings	1700		1460		
Total Single-Family Homes Sold	887	10,929	865	10,326	10,870
Percent Change	2.54 %	5.84 %			
Median Price	\$425,000	\$389,000	\$359,900	\$344,990	\$384,000
Percent Change	18.09 %	12.76 %			
Average Price	\$489,528	\$447,266	\$405,298	\$389,243	\$440,548
Percent Change	20.78 %	14.91 %			
Days on Market	18	33	40	38	35
Total Dollar Volume	\$434,211,737	\$4,888,173,521	\$350,582,645	\$4,019,327,888	\$4,788,755,605
Percent Change	23.85 %	21.62 %			

Ada County Existing Home Sales					
	Nov-20	Year to Date 20	Nov-19	Year to Date 19	Previous 12 Months
Existing Residential Listings	134		725		
Existing Pending Listings	536		721		
Existing Homes Sold	598	7,224	585	7,002	7,134
Percent Change	2.22 %	3.17 %			
Median Price	\$425,000	\$374,000	\$331,000	\$324,000	\$365,000
Percent Change	28.40 %	15.43 %			
Average Price	\$497,101	\$441,349	\$379,945	\$372,516	\$432,224
Percent Change	30.84 %	18.48 %			
Days on Market	13	20	32	25	22
Existing Dollar Volume	\$297,266,363	\$3,188,302,636	\$222,267,736	\$2,608,356,186	\$3,083,487,892
Percent Change	33.74 %	22.23 %			

Ada County Newly Constructed Home Sales					
	Nov-20	Year to Date 20	Nov-19	Year to Date 19	Previous 12 Months
Newly Constructed Residential Listings	274		906		
Newly Constructed Pending Listings	1164		739		
Newly Constructed Homes Sold	289	3,705	280	3,324	3,736
Percent Change	3.21 %	11.46 %			
Median Price	\$429,840	\$420,270	\$437,485	\$391,725	\$418,000
Percent Change	-1.75 %	7.29 %			
Average Price	\$473,859	\$458,805	\$458,268	\$424,480	\$456,442
Percent Change	3.40 %	8.09 %			
Days on Market	29	57	57	64	61
Newly Constructed Dollar Volume	\$136,945,374	\$1,699,870,885	\$128,314,909	\$1,410,971,702	\$1,705,267,713
Percent Change	6.73 %	20.48 %			

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Single-Family Homes Sold in Ada County for November 2020				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	35	3.93 %	\$655,502	\$600,000
New Construction	0	0.00 %	\$0	\$0
Existing	35	5.83 %	\$655,502	\$600,000
Boise NE - 0200	18	2.02 %	\$760,390	\$762,400
New Construction	7	2.41 %	\$704,432	\$610,000
Existing	11	1.83 %	\$796,000	\$805,000
Boise SE - 0300	54	6.06 %	\$513,861	\$440,450
New Construction	7	2.41 %	\$475,629	\$455,000
Existing	47	7.83 %	\$519,555	\$432,000
Boise Bench - 0400	38	4.26 %	\$373,189	\$377,450
New Construction	3	1.03 %	\$414,200	\$415,000
Existing	35	5.83 %	\$369,674	\$365,000
Boise South - 0500	25	2.81 %	\$419,556	\$375,000
New Construction	4	1.37 %	\$378,495	\$363,995
Existing	21	3.50 %	\$427,377	\$416,500
Boise SW-Meridian - 0550	80	8.98 %	\$406,508	\$388,450
New Construction	34	11.68 %	\$380,655	\$360,950
Existing	46	7.67 %	\$425,618	\$392,500
Boise West - 0600	33	3.70 %	\$360,661	\$335,000
New Construction	1	0.34 %	\$379,900	\$379,900
Existing	32	5.33 %	\$360,059	\$333,500
Boise W-Garden City - 0650	44	4.94 %	\$391,444	\$367,000
New Construction	1	0.34 %	\$315,000	\$315,000
Existing	43	7.17 %	\$393,222	\$372,000
Garden City - 0700	0	0.00 %	\$0	\$0
New Construction	0	0.00 %	\$0	\$0
Existing	0	0.00 %	\$0	\$0
Boise NW - 0800	72	8.08 %	\$540,583	\$514,734
New Construction	26	8.93 %	\$612,150	\$594,450
Existing	46	7.67 %	\$500,133	\$457,450
Eagle - 0900	78	8.75 %	\$759,820	\$647,500
New Construction	21	7.22 %	\$829,547	\$739,000
Existing	57	9.50 %	\$734,132	\$645,000
Star - 0950	63	7.07 %	\$464,835	\$415,900
New Construction	38	13.06 %	\$448,140	\$401,200
Existing	25	4.17 %	\$490,212	\$475,000
Meridian SE - 1000	77	8.64 %	\$475,404	\$441,500
New Construction	37	12.71 %	\$469,340	\$443,290
Existing	40	6.67 %	\$481,014	\$440,000
Meridian SW - 1010	27	3.03 %	\$614,020	\$474,000
New Construction	9	3.09 %	\$430,395	\$434,775
Existing	18	3.00 %	\$705,833	\$603,000
Meridian NE - 1020	58	6.51 %	\$437,328	\$390,300
New Construction	14	4.81 %	\$384,657	\$390,300
Existing	44	7.33 %	\$454,087	\$392,666

Single-Family Homes Sold in Ada County for November 2020				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	100	11.22 %	\$457,514	\$394,995
New Construction	36	12.37 %	\$437,688	\$417,000
Existing	64	10.67 %	\$468,666	\$380,000
Kuna - 1100	89	9.99 %	\$386,012	\$365,900
New Construction	53	18.21 %	\$396,938	\$370,000
Existing	36	6.00 %	\$369,928	\$348,000
Totals	891	100.00 %	\$490,262	\$425,990
New Construction	291	32.66 %	\$475,734	\$429,900
Existing	600	67.34 %	\$497,307	\$425,000

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County November 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	0	0.00 %	3	0.34 %
\$250,000 - \$299,999	14	1.57 %	37	4.15 %
\$300,000 - \$399,999	107	12.01 %	212	23.79 %
\$400,000 - \$499,999	82	9.20 %	149	16.72 %
\$500,000 and over	88	9.88 %	199	22.33 %
Totals	291	32.66 %	600	67.34 %

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) November 2020 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	1	0.01 %
\$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	0.02 %
\$120,000 - \$159,999	0	0.00 %	1	0.01 %
\$160,000 - \$199,999	0	0.00 %	18	0.16 %
\$200,000 - \$249,999	8	0.07 %	216	1.97 %
\$250,000 - \$299,999	261	2.39 %	1102	10.07 %
\$300,000 - \$399,999	1386	12.67 %	2814	25.72 %
\$400,000 - \$499,999	893	8.16 %	1335	12.20 %
\$500,000 and over	1160	10.60 %	1742	15.92 %
Totals	3708	33.90 %	7231	66.10 %

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