

<b>Ada County Single Family Home Sales Comparing October 2020 with October 2019</b>					
	<b>Oct-20</b>	<b>Year to Date 20</b>	<b>Oct-19</b>	<b>Year to Date 19</b>	<b>Previous 12 Months</b>
Total Active Residential Listings	443		1687		
Total Pending Residential Listings	1906		1422		
Total Single-Family Homes Sold	1,112	10,035	994	9,460	10,650
Percent Change	11.87 %	6.08 %			
Median Price	\$406,684	\$385,000	\$354,450	\$343,932	\$379,000
Percent Change	14.74 %	11.94 %			
Average Price	\$484,818	\$443,411	\$397,811	\$387,769	\$433,028
Percent Change	21.87 %	14.35 %			
Days on Market	20	34	40	37	37
Total Dollar Volume	\$539,117,256	\$4,449,628,595	\$395,424,594	\$3,668,295,243	\$4,611,746,397
Percent Change	36.34 %	21.30 %			

<b>Ada County Existing Home Sales</b>					
	<b>Oct-20</b>	<b>Year to Date 20</b>	<b>Oct-19</b>	<b>Year to Date 19</b>	<b>Previous 12 Months</b>
Existing Residential Listings	170		771		
Existing Pending Listings	731		694		
Existing Homes Sold	755	6,620	688	6,416	6,978
Percent Change	9.74 %	3.18 %			
Median Price	\$395,000	\$370,000	\$327,250	\$322,250	\$359,900
Percent Change	20.70 %	14.82 %			
Average Price	\$495,518	\$436,117	\$377,842	\$371,826	\$420,868
Percent Change	31.14 %	17.29 %			
Days on Market	13	21	30	25	24
Existing Dollar Volume	\$374,115,815	\$2,887,093,973	\$259,955,185	\$2,385,638,450	\$2,936,816,313
Percent Change	43.92 %	21.02 %			

<b>Ada County Newly Constructed Home Sales</b>					
	<b>Oct-20</b>	<b>Year to Date 20</b>	<b>Oct-19</b>	<b>Year to Date 19</b>	<b>Previous 12 Months</b>
Newly Constructed Residential Listings	273		916		
Newly Constructed Pending Listings	1175		728		
Newly Constructed Homes Sold	357	3,415	306	3,044	3,672
Percent Change	16.67 %	12.19 %			
Median Price	\$438,000	\$419,990	\$402,801	\$389,089	\$418,000
Percent Change	8.74 %	7.94 %			
Average Price	\$462,189	\$457,550	\$442,710	\$421,372	\$456,136
Percent Change	4.40 %	8.59 %			
Days on Market	36	60	63	64	63
Newly Constructed Dollar Volume	\$165,001,441	\$1,562,534,622	\$135,469,409	\$1,282,656,793	\$1,674,930,084
Percent Change	21.80 %	21.82 %			

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Single-Family Homes Sold in Ada County for October 2020				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	46	4.13 %	\$732,286	\$596,000
New Construction	6	1.68 %	\$831,524	\$838,950
Existing	40	5.28 %	\$717,400	\$590,000
Boise NE - 0200	27	2.42 %	\$855,262	\$780,000
New Construction	2	0.56 %	\$1,123,341	\$1,123,340
Existing	25	3.30 %	\$833,816	\$780,000
Boise SE - 0300	71	6.37 %	\$470,038	\$416,517
New Construction	9	2.52 %	\$436,799	\$450,000
Existing	62	8.18 %	\$474,863	\$411,750
Boise Bench - 0400	46	4.13 %	\$382,510	\$360,000
New Construction	6	1.68 %	\$398,883	\$413,000
Existing	40	5.28 %	\$380,054	\$354,000
Boise South - 0500	36	3.23 %	\$387,605	\$355,000
New Construction	7	1.96 %	\$416,008	\$435,000
Existing	29	3.83 %	\$380,749	\$355,000
Boise SW-Meridian - 0550	97	8.70 %	\$403,820	\$350,500
New Construction	42	11.76 %	\$391,478	\$344,950
Existing	55	7.26 %	\$413,244	\$357,000
Boise West - 0600	44	3.95 %	\$335,594	\$336,838
New Construction	4	1.12 %	\$383,050	\$382,150
Existing	40	5.28 %	\$330,848	\$324,750
Boise W-Garden City - 0650	71	6.37 %	\$381,353	\$360,500
New Construction	3	0.84 %	\$333,367	\$299,900
Existing	68	8.97 %	\$383,470	\$362,250
Garden City - 0700	3	0.27 %	\$439,500	\$376,000
New Construction	0	0.00 %	\$0	\$0
Existing	3	0.40 %	\$439,500	\$376,000
Boise NW - 0800	69	6.19 %	\$538,794	\$525,000
New Construction	29	8.12 %	\$590,174	\$579,900
Existing	40	5.28 %	\$501,544	\$438,700
Eagle - 0900	115	10.31 %	\$734,215	\$595,000
New Construction	33	9.24 %	\$560,727	\$525,000
Existing	82	10.82 %	\$804,033	\$632,000
Star - 0950	61	5.47 %	\$515,942	\$465,900
New Construction	33	9.24 %	\$485,571	\$479,000
Existing	28	3.69 %	\$551,736	\$450,900
Meridian SE - 1000	74	6.64 %	\$473,996	\$415,000
New Construction	39	10.92 %	\$468,623	\$430,000
Existing	35	4.62 %	\$479,983	\$390,000
Meridian SW - 1010	28	2.51 %	\$459,909	\$403,230
New Construction	11	3.08 %	\$406,888	\$394,900
Existing	17	2.24 %	\$494,218	\$430,000
Meridian NE - 1020	68	6.10 %	\$398,813	\$381,000
New Construction	14	3.92 %	\$385,505	\$389,900
Existing	54	7.12 %	\$402,263	\$369,500

<b>Single-Family Homes Sold in Ada County for October 2020</b>				
<b>MLS Area</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Meridian NW - 1030	150	13.45 %	\$451,618	\$387,106
New Construction	58	16.25 %	\$450,906	\$439,845
Existing	92	12.14 %	\$452,068	\$364,950
Kuna - 1100	109	9.78 %	\$378,805	\$355,000
New Construction	61	17.09 %	\$387,052	\$369,990
Existing	48	6.33 %	\$368,325	\$340,500
<b>Totals</b>	<b>1115</b>	<b>100.00 %</b>	<b>\$485,398</b>	<b>\$407,000</b>
New Construction	357	32.02 %	\$462,189	\$438,000
Existing	758	67.98 %	\$496,330	\$396,500

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County October 2020 by Price Class</b>				
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 %	1	0.09 %
\$200,000 - \$249,999	1	0.09 %	10	0.90 %
\$250,000 - \$299,999	15	1.35 %	62	5.56 %
\$300,000 - \$399,999	127	11.39 %	312	27.98 %
\$400,000 - \$499,999	102	9.15 %	148	13.27 %
\$500,000 and over	112	10.04 %	225	20.18 %
<b>Totals</b>	<b>357</b>	<b>32.02 %</b>	<b>758</b>	<b>67.98 %</b>

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) October 2020 by Price Class</b>				
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	0.18 %
\$200,000 - \$249,999	8	0.08 %	213	2.12 %
\$250,000 - \$299,999	247	2.46 %	1065	10.61 %
\$300,000 - \$399,999	1278	12.73 %	2602	25.91 %
\$400,000 - \$499,999	811	8.08 %	1184	11.79 %
\$500,000 and over	1072	10.68 %	1539	15.33 %
<b>Totals</b>	<b>3416</b>	<b>34.02 %</b>	<b>6625</b>	<b>65.98 %</b>

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