

Ada County Single Family Home Sales Comparing Q2 2020 with Q2 2019					
	Q2 of 2020	Year to Date 20	Q2 of 2019	Year to Date 19	Previous 12 Months
Total Active Residential Listings	n/a		n/a		
Total Pending Residential Listings	n/a		n/a		
Total Single-Family Homes Sold	2,744	5,073	3,241	5,345	9,771
Percent Change	-15.33 %	-5.09 %			
Median Price	\$370,000	\$368,316	\$344,160	\$337,490	\$359,000
Percent Change	7.51 %	9.13 %			
Average Price	\$423,862	\$421,213	\$386,891	\$380,893	\$406,346
Percent Change	9.56 %	10.59 %			
Days on Market	31	39	34	40	39
Total Dollar Volume	\$1,163,078,395	\$2,136,813,867	\$1,253,914,212	\$2,035,875,566	\$3,970,409,462
Percent Change	-7.24 %	4.96 %			

Ada County Existing Home Sales					
	Q2 of 2020	Year to Date 20	Q2 of 2019	Year to Date 19	Previous 12 Months
Existing Residential Listings	n/a		n/a		
Existing Pending Listings	n/a		n/a		
Existing Homes Sold	1,850	3,239	2,223	3,512	6,477
Percent Change	-16.78 %	-7.77 %			
Median Price	\$349,900	\$349,900	\$325,000	\$315,000	\$336,000
Percent Change	7.66 %	11.08 %			
Average Price	\$405,012	\$405,021	\$372,507	\$363,531	\$388,584
Percent Change	8.73 %	11.41 %			
Days on Market	19	24	19	25	26
Existing Dollar Volume	\$749,272,127	\$1,311,862,251	\$828,082,655	\$1,276,720,212	\$2,516,858,935
Percent Change	-9.52 %	2.75 %			

Ada County Newly Constructed Home Sales					
	Q2 of 2020	Year to Date 20	Q2 of 2019	Year to Date 19	Previous 12 Months
Newly Constructed Residential Listings	n/a		n/a		
Newly Constructed Pending Listings	n/a		n/a		
Newly Constructed Homes Sold	894	1,834	1,018	1,833	3,294
Percent Change	-12.18 %	0.05 %			
Median Price	\$415,787	\$410,000	\$388,382	\$380,000	\$404,900
Percent Change	7.06 %	7.89 %			
Average Price	\$462,871	\$449,810	\$418,302	\$414,160	\$441,272
Percent Change	10.65 %	8.61 %			
Days on Market	57	67	67	70	63
Newly Constructed Dollar Volume	\$413,806,268	\$824,951,616	\$425,831,557	\$759,155,354	\$1,453,550,527
Percent Change	-2.82 %	8.67 %			

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Single-Family Homes Sold in Ada County for Q2 of 2020				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	105	3.83 %	\$592,027	\$545,000
New Construction	15	1.67 %	\$758,053	\$629,900
Existing	90	4.87 %	\$564,356	\$491,750
Boise NE - 0200	95	3.46 %	\$647,308	\$557,628
New Construction	27	3.01 %	\$746,248	\$727,000
Existing	68	3.68 %	\$608,023	\$552,500
Boise SE - 0300	139	5.07 %	\$436,351	\$370,000
New Construction	11	1.23 %	\$532,731	\$450,700
Existing	128	6.93 %	\$428,068	\$366,200
Boise Bench - 0400	118	4.30 %	\$319,294	\$296,250
New Construction	2	0.22 %	\$424,450	\$424,450
Existing	116	6.28 %	\$317,481	\$295,000
Boise South - 0500	75	2.73 %	\$374,891	\$366,300
New Construction	13	1.45 %	\$410,589	\$366,300
Existing	62	3.35 %	\$367,406	\$366,750
Boise SW-Meridian - 0550	254	9.26 %	\$386,218	\$353,900
New Construction	86	9.60 %	\$427,160	\$408,185
Existing	168	9.09 %	\$365,260	\$339,995
Boise West - 0600	116	4.23 %	\$333,103	\$315,000
New Construction	12	1.34 %	\$375,104	\$361,950
Existing	104	5.63 %	\$328,257	\$302,000
Boise W-Garden City - 0650	164	5.98 %	\$335,945	\$322,750
New Construction	1	0.11 %	\$592,000	\$592,000
Existing	163	8.82 %	\$334,374	\$322,500
Garden City - 0700	6	0.22 %	\$336,550	\$300,250
New Construction	2	0.22 %	\$438,400	\$438,400
Existing	4	0.22 %	\$285,625	\$278,500
Boise NW - 0800	173	6.30 %	\$453,714	\$392,061
New Construction	61	6.81 %	\$531,940	\$553,884
Existing	112	6.06 %	\$411,109	\$357,450
Eagle - 0900	243	8.86 %	\$633,745	\$585,000
New Construction	86	9.60 %	\$652,331	\$619,900
Existing	157	8.50 %	\$623,564	\$560,000
Star - 0950	187	6.81 %	\$446,247	\$424,900
New Construction	109	12.17 %	\$455,496	\$462,900
Existing	78	4.22 %	\$433,322	\$399,500
Meridian SE - 1000	163	5.94 %	\$416,784	\$394,600
New Construction	85	9.49 %	\$430,869	\$399,900
Existing	78	4.22 %	\$401,435	\$366,000
Meridian SW - 1010	74	2.70 %	\$431,858	\$410,677
New Construction	46	5.13 %	\$421,186	\$401,650
Existing	28	1.52 %	\$449,391	\$425,000
Meridian NE - 1020	156	5.69 %	\$354,465	\$332,500
New Construction	24	2.68 %	\$363,037	\$327,900
Existing	132	7.14 %	\$352,907	\$334,950

Single-Family Homes Sold in Ada County for Q2 of 2020				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	395	14.40 %	\$391,337	\$355,981
New Construction	172	19.20 %	\$432,316	\$392,147
Existing	223	12.07 %	\$359,730	\$335,000
Kuna - 1100	281	10.24 %	\$340,012	\$318,000
New Construction	144	16.07 %	\$359,585	\$352,702
Existing	137	7.41 %	\$319,440	\$298,000
Totals	2744	100.00 %	\$424,639	\$370,000
New Construction	896	32.65 %	\$463,526	\$416,195
Existing	1848	67.35 %	\$405,784	\$349,950

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County Q2 of 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 %	4	0.15 %
\$200,000 - \$249,999	2	0.07 %	80	2.92 %
\$250,000 - \$299,999	74	2.70 %	360	13.12 %
\$300,000 - \$399,999	332	12.10 %	773	28.17 %
\$400,000 - \$499,999	191	6.96 %	288	10.50 %
\$500,000 and over	297	10.82 %	343	12.50 %
Totals	896	32.65 %	1848	67.35 %

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) Q2 of 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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