

<b>Ada County Single Family Home Sales Comparing Q3 2020 with Q3 2019</b>					
	<b>Q3 of 2020</b>	<b>Year to Date 20</b>	<b>Q3 of 2019</b>	<b>Year to Date 19</b>	<b>Previous 12 Months</b>
Total Active Residential Listings	n/a		n/a		
Total Pending Residential Listings	n/a		n/a		
Total Single-Family Homes Sold	3,838	8,917	3,120	8,466	10,474
Percent Change	23.01 %	5.33 %			
Median Price	\$400,000	\$382,500	\$350,000	\$341,633	\$372,601
Percent Change	14.29 %	11.96 %			
Average Price	\$460,564	\$438,135	\$396,343	\$386,590	\$424,447
Percent Change	16.20 %	13.33 %			
Days on Market	31	36	32	37	39
Total Dollar Volume	\$1,767,643,325	\$3,906,846,707	\$1,236,590,083	\$3,272,870,649	\$4,445,661,108
Percent Change	42.94 %	19.37 %			

<b>Ada County Existing Home Sales</b>					
	<b>Q3 of 2020</b>	<b>Year to Date 20</b>	<b>Q3 of 2019</b>	<b>Year to Date 19</b>	<b>Previous 12 Months</b>
Existing Residential Listings	n/a		n/a		
Existing Pending Listings	n/a		n/a		
Existing Homes Sold	2,621	5,860	2,215	5,728	6,867
Percent Change	18.33 %	2.30 %			
Median Price	\$389,999	\$365,000	\$330,000	\$320,000	\$352,000
Percent Change	18.18 %	14.06 %			
Average Price	\$457,099	\$428,341	\$383,096	\$371,104	\$409,180
Percent Change	19.32 %	15.42 %			
Days on Market	20	22	23	24	25
Existing Dollar Volume	\$1,198,055,872	\$2,510,077,158	\$848,558,053	\$2,125,683,265	\$2,809,839,297
Percent Change	41.19 %	18.08 %			

<b>Ada County Newly Constructed Home Sales</b>					
	<b>Q3 of 2020</b>	<b>Year to Date 20</b>	<b>Q3 of 2019</b>	<b>Year to Date 19</b>	<b>Previous 12 Months</b>
Newly Constructed Residential Listings	n/a		n/a		
Newly Constructed Pending Listings	n/a		n/a		
Newly Constructed Homes Sold	1,217	3,057	905	2,738	3,607
Percent Change	34.48 %	11.65 %			
Median Price	\$429,000	\$418,000	\$394,816	\$386,965	\$415,490
Percent Change	8.66 %	8.02 %			
Average Price	\$468,026	\$456,909	\$428,765	\$418,987	\$453,513
Percent Change	9.16 %	9.05 %			
Days on Market	56	62	53	64	65
Newly Constructed Dollar Volume	\$569,587,453	\$1,396,769,549	\$388,032,030	\$1,147,187,384	\$1,635,821,811
Percent Change	46.79 %	21.76 %			

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<b>Single-Family Homes Sold in Ada County for Q3 of 2020</b>				
<b>MLS Area</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Boise North - 0100	139	3.62 %	\$672,375	\$586,647
New Construction	15	1.23 %	\$832,982	\$602,000
Existing	124	4.73 %	\$652,947	\$552,500
Boise NE - 0200	119	3.10 %	\$653,126	\$584,950
New Construction	42	3.45 %	\$628,233	\$537,325
Existing	77	2.94 %	\$666,703	\$600,000
Boise SE - 0300	205	5.34 %	\$427,410	\$404,000
New Construction	47	3.87 %	\$439,973	\$437,000
Existing	158	6.02 %	\$423,672	\$384,750
Boise Bench - 0400	166	4.32 %	\$370,421	\$344,950
New Construction	8	0.66 %	\$436,291	\$442,450
Existing	158	6.02 %	\$367,086	\$341,250
Boise South - 0500	89	2.32 %	\$393,366	\$353,490
New Construction	7	0.58 %	\$332,634	\$345,990
Existing	82	3.13 %	\$398,550	\$365,000
Boise SW-Meridian - 0550	316	8.23 %	\$391,681	\$370,000
New Construction	105	8.63 %	\$417,441	\$399,900
Existing	211	8.04 %	\$378,862	\$356,000
Boise West - 0600	127	3.31 %	\$351,156	\$330,000
New Construction	10	0.82 %	\$392,991	\$364,300
Existing	117	4.46 %	\$347,581	\$325,000
Boise W-Garden City - 0650	205	5.34 %	\$359,987	\$345,000
New Construction	1	0.08 %	\$320,000	\$320,000
Existing	204	7.78 %	\$360,183	\$345,000
Garden City - 0700	14	0.36 %	\$422,478	\$337,500
New Construction	0	0.00 %	\$0	\$0
Existing	14	0.53 %	\$422,478	\$337,500
Boise NW - 0800	221	5.76 %	\$493,964	\$460,000
New Construction	89	7.32 %	\$554,933	\$559,900
Existing	132	5.03 %	\$452,856	\$397,950
Eagle - 0900	417	10.86 %	\$698,086	\$629,900
New Construction	129	10.61 %	\$650,840	\$599,900
Existing	288	10.98 %	\$719,248	\$639,500
Star - 0950	265	6.90 %	\$468,983	\$443,000
New Construction	158	12.99 %	\$443,177	\$444,900
Existing	107	4.08 %	\$507,089	\$440,000
Meridian SE - 1000	274	7.14 %	\$450,767	\$425,000
New Construction	133	10.94 %	\$442,218	\$411,364
Existing	141	5.38 %	\$458,831	\$435,000
Meridian SW - 1010	102	2.66 %	\$461,116	\$431,500
New Construction	53	4.36 %	\$442,523	\$423,470
Existing	49	1.87 %	\$481,226	\$434,990
Meridian NE - 1020	221	5.76 %	\$404,530	\$378,000
New Construction	37	3.04 %	\$372,457	\$375,000
Existing	184	7.01 %	\$410,979	\$379,000

<b>Single-Family Homes Sold in Ada County for Q3 of 2020</b>				
<b>MLS Area</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Meridian NW - 1030	601	15.66 %	\$416,232	\$379,490
New Construction	226	18.59 %	\$431,723	\$394,990
Existing	375	14.30 %	\$406,896	\$367,500
Kuna - 1100	358	9.33 %	\$366,981	\$340,000
New Construction	156	12.83 %	\$377,456	\$375,817
Existing	202	7.70 %	\$358,891	\$310,500
<b>Totals</b>	<b>3839</b>	<b>100.00 %</b>	<b>\$460,903</b>	<b>\$400,000</b>
New Construction	1216	31.67 %	\$468,200	\$429,400
Existing	2623	68.33 %	\$457,521	\$389,999

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County Q3 of 2020 by Price Class</b>				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	1	0.03 %
\$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 %	5	0.13 %
\$200,000 - \$249,999	2	0.05 %	44	1.15 %
\$250,000 - \$299,999	39	1.02 %	333	8.67 %
\$300,000 - \$399,999	477	12.43 %	1006	26.20 %
\$400,000 - \$499,999	300	7.81 %	532	13.86 %
\$500,000 and over	398	10.37 %	702	18.29 %
<b>Totals</b>	<b>1216</b>	<b>31.67 %</b>	<b>2623</b>	<b>68.33 %</b>

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) Q3 of 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 %	17	0.19 %
\$200,000 - \$249,999	7	0.08 %	202	2.26 %
\$250,000 - \$299,999	232	2.60 %	1003	11.24 %
\$300,000 - \$399,999	1151	12.90 %	2288	25.65 %
\$400,000 - \$499,999	709	7.95 %	1036	11.61 %
\$500,000 and over	959	10.75 %	1312	14.71 %
<b>Totals</b>	<b>3058</b>	<b>34.28 %</b>	<b>5862</b>	<b>65.72 %</b>

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