

Ada County Single Family Home Sales Comparing September 2020 with September 2019					
	Sep-20	Year to Date 20	Sep-19	Year to Date 19	Previous 12 Months
Total Active Residential Listings	470		1751		
Total Pending Residential Listings	2018		1493		
Total Single-Family Homes Sold	1,172	8,917	919	8,466	10,474
Percent Change	27.53 %	5.33 %			
Median Price	\$409,945	\$382,500	\$349,900	\$341,633	\$372,601
Percent Change	17.16 %	11.96 %			
Average Price	\$478,427	\$438,135	\$397,454	\$386,590	\$424,447
Percent Change	20.37 %	13.33 %			
Days on Market	26	36	34	37	39
Total Dollar Volume	\$560,716,374	\$3,906,846,707	\$365,259,937	\$3,272,870,649	\$4,445,661,108
Percent Change	53.51 %	19.37 %			

Ada County Existing Home Sales					
	Sep-20	Year to Date 20	Sep-19	Year to Date 19	Previous 12 Months
Existing Residential Listings	182		867		
Existing Pending Listings	861		764		
Existing Homes Sold	807	5,860	642	5,728	6,867
Percent Change	25.70 %	2.30 %			
Median Price	\$405,350	\$365,000	\$329,900	\$320,000	\$352,000
Percent Change	22.87 %	14.06 %			
Average Price	\$482,555	\$428,341	\$383,970	\$371,104	\$409,180
Percent Change	25.68 %	15.42 %			
Days on Market	17	22	26	24	25
Existing Dollar Volume	\$389,421,701	\$2,510,077,158	\$246,508,807	\$2,125,683,265	\$2,809,839,297
Percent Change	57.97 %	18.08 %			

Ada County Newly Constructed Home Sales					
	Sep-20	Year to Date 20	Sep-19	Year to Date 19	Previous 12 Months
Newly Constructed Residential Listings	288		884		
Newly Constructed Pending Listings	1157		729		
Newly Constructed Homes Sold	365	3,057	277	2,738	3,607
Percent Change	31.77 %	11.65 %			
Median Price	\$414,990	\$418,000	\$392,490	\$386,965	\$415,490
Percent Change	5.73 %	8.02 %			
Average Price	\$469,300	\$456,909	\$428,704	\$418,987	\$453,513
Percent Change	9.47 %	9.05 %			
Days on Market	46	62	53	64	65
Newly Constructed Dollar Volume	\$171,294,673	\$1,396,769,549	\$118,751,130	\$1,147,187,384	\$1,635,821,811
Percent Change	44.25 %	21.76 %			

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Single-Family Homes Sold in Ada County for September 2020				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	43	3.67 %	\$727,310	\$635,000
New Construction	4	1.09 %	\$950,225	\$627,450
Existing	39	4.83 %	\$704,447	\$635,000
Boise NE - 0200	28	2.39 %	\$692,649	\$632,500
New Construction	8	2.19 %	\$739,173	\$663,125
Existing	20	2.48 %	\$674,040	\$632,500
Boise SE - 0300	49	4.18 %	\$470,238	\$433,062
New Construction	10	2.73 %	\$437,014	\$437,450
Existing	39	4.83 %	\$478,756	\$413,000
Boise Bench - 0400	44	3.75 %	\$385,071	\$359,950
New Construction	1	0.27 %	\$435,000	\$435,000
Existing	43	5.33 %	\$383,910	\$359,900
Boise South - 0500	28	2.39 %	\$387,799	\$352,495
New Construction	2	0.55 %	\$349,490	\$349,490
Existing	26	3.22 %	\$390,746	\$356,000
Boise SW-Meridian - 0550	97	8.27 %	\$402,647	\$386,000
New Construction	31	8.47 %	\$402,786	\$389,000
Existing	66	8.18 %	\$402,582	\$385,500
Boise West - 0600	37	3.15 %	\$357,519	\$331,000
New Construction	1	0.27 %	\$359,600	\$359,600
Existing	36	4.46 %	\$357,462	\$328,000
Boise W-Garden City - 0650	83	7.08 %	\$378,182	\$350,000
New Construction	0	0.00 %	\$0	\$0
Existing	83	10.29 %	\$378,182	\$350,000
Garden City - 0700	6	0.51 %	\$383,467	\$316,500
New Construction	0	0.00 %	\$0	\$0
Existing	6	0.74 %	\$383,467	\$316,500
Boise NW - 0800	60	5.12 %	\$507,403	\$501,775
New Construction	26	7.10 %	\$551,601	\$556,100
Existing	34	4.21 %	\$473,604	\$442,000
Eagle - 0900	127	10.83 %	\$725,762	\$674,900
New Construction	37	10.11 %	\$657,930	\$614,000
Existing	90	11.15 %	\$753,648	\$699,000
Star - 0950	93	7.93 %	\$515,375	\$454,900
New Construction	48	13.11 %	\$468,945	\$472,400
Existing	45	5.58 %	\$564,900	\$435,000
Meridian SE - 1000	83	7.08 %	\$452,736	\$415,000
New Construction	47	12.84 %	\$434,297	\$406,625
Existing	36	4.46 %	\$476,808	\$445,950
Meridian SW - 1010	33	2.81 %	\$454,840	\$433,000
New Construction	18	4.92 %	\$425,762	\$409,535
Existing	15	1.86 %	\$489,733	\$448,500
Meridian NE - 1020	65	5.54 %	\$431,873	\$389,900
New Construction	15	4.10 %	\$381,907	\$384,900
Existing	50	6.20 %	\$446,863	\$417,450

Single-Family Homes Sold in Ada County for September 2020				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	194	16.54 %	\$437,875	\$380,950
New Construction	72	19.67 %	\$433,228	\$396,165
Existing	122	15.12 %	\$440,617	\$364,950
Kuna - 1100	103	8.78 %	\$371,028	\$338,122
New Construction	46	12.57 %	\$383,853	\$384,950
Existing	57	7.06 %	\$360,678	\$300,000
Totals	1173	100.00 %	\$478,989	\$409,900
New Construction	366	31.20 %	\$469,707	\$414,995
Existing	807	68.80 %	\$483,199	\$405,000

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County September 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	1	0.09 %	11	0.94 %
\$250,000 - \$299,999	7	0.60 %	85	7.25 %
\$300,000 - \$399,999	153	13.04 %	286	24.38 %
\$400,000 - \$499,999	90	7.67 %	180	15.35 %
\$500,000 and over	115	9.80 %	245	20.89 %
Totals	366	31.20 %	807	68.80 %

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) September 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 %	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 %
Totals	3058	34.28 %	5862	65.72 %

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