

<b>Ada County Single Family Home Sales Comparing April 2021 with April 2020</b>					
	<b>Apr-21</b>	<b>Year to Date 21</b>	<b>Apr-20</b>	<b>Year to Date 20</b>	<b>Previous 12 Months</b>
Total Active Residential Listings	367		1454		
Total Pending Residential Listings	1734		1561		
Total Single-Family Homes Sold	796	2,582	764	3,097	10,472
Percent Change	4.19 %	-16.63 %			
Median Price	\$481,208	\$465,000	\$374,450	\$366,000	\$415,000
Percent Change	28.51 %	27.05 %			
Average Price	\$564,170	\$545,608	\$414,127	\$417,354	\$476,259
Percent Change	36.23 %	30.73 %			
Days on Market	14	18	33	45	26
Total Dollar Volume	\$449,079,463	\$1,408,758,926	\$316,392,808	\$1,292,545,180	\$4,987,380,831
Percent Change	41.94 %	8.99 %			

<b>Ada County Existing Home Sales</b>					
	<b>Apr-21</b>	<b>Year to Date 21</b>	<b>Apr-20</b>	<b>Year to Date 20</b>	<b>Previous 12 Months</b>
Existing Residential Listings	216		669		
Existing Pending Listings	726		706		
Existing Homes Sold	523	1,473	497	1,890	6,821
Percent Change	5.23 %	-22.06 %			
Median Price	\$489,000	\$468,000	\$345,000	\$347,000	\$400,000
Percent Change	41.74 %	34.87 %			
Average Price	\$586,600	\$572,527	\$392,686	\$402,207	\$475,568
Percent Change	49.38 %	42.35 %			
Days on Market	10	11	16	27	17
Existing Dollar Volume	\$306,791,699	\$843,332,452	\$195,164,822	\$760,171,846	\$3,243,846,202
Percent Change	57.20 %	10.94 %			

<b>Ada County Newly Constructed Home Sales</b>					
	<b>Apr-21</b>	<b>Year to Date 21</b>	<b>Apr-20</b>	<b>Year to Date 20</b>	<b>Previous 12 Months</b>
Newly Constructed Residential Listings	151		785		
Newly Constructed Pending Listings	1008		855		
Newly Constructed Homes Sold	273	1,109	267	1,207	3,651
Percent Change	2.25 %	-8.12 %			
Median Price	\$469,900	\$461,164	\$415,675	\$409,900	\$439,990
Percent Change	13.05 %	12.51 %			
Average Price	\$521,201	\$509,853	\$454,037	\$441,072	\$477,550
Percent Change	14.79 %	15.59 %			
Days on Market	23	27	64	73	43
Newly Constructed Dollar Volume	\$142,287,764	\$565,426,474	\$121,227,986	\$532,373,334	\$1,743,534,629
Percent Change	17.37 %	6.21 %			

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<b>Single-Family Homes Sold in Ada County for April 2021</b>				
<b>MLS Area</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Boise North - 0100	24	3.02 %	\$743,610	\$647,250
New Construction	1	0.37 %	\$670,000	\$670,000
Existing	23	4.40 %	\$746,810	\$637,000
Boise NE - 0200	26	3.27 %	\$911,495	\$918,000
New Construction	7	2.57 %	\$916,695	\$979,688
Existing	19	3.63 %	\$909,579	\$911,000
Boise SE - 0300	41	5.16 %	\$589,190	\$526,500
New Construction	16	5.88 %	\$573,660	\$525,750
Existing	25	4.78 %	\$599,130	\$572,000
Boise Bench - 0400	29	3.65 %	\$430,606	\$389,900
New Construction	2	0.74 %	\$530,500	\$530,500
Existing	27	5.16 %	\$423,207	\$366,000
Boise South - 0500	22	2.77 %	\$493,595	\$484,500
New Construction	1	0.37 %	\$432,800	\$432,800
Existing	21	4.02 %	\$496,490	\$489,000
Boise SW-Meridian - 0550	73	9.18 %	\$473,873	\$438,990
New Construction	28	10.29 %	\$433,798	\$414,300
Existing	45	8.60 %	\$498,809	\$450,000
Boise West - 0600	33	4.15 %	\$468,032	\$431,000
New Construction	2	0.74 %	\$500,750	\$500,750
Existing	31	5.93 %	\$465,921	\$425,000
Boise W-Garden City - 0650	42	5.28 %	\$463,762	\$429,500
New Construction	0	0.00 %	\$0	\$0
Existing	42	8.03 %	\$463,762	\$429,500
Garden City - 0700	3	0.38 %	\$516,273	\$445,000
New Construction	0	0.00 %	\$0	\$0
Existing	3	0.57 %	\$516,273	\$445,000
Boise NW - 0800	34	4.28 %	\$664,702	\$657,750
New Construction	7	2.57 %	\$817,687	\$753,105
Existing	27	5.16 %	\$625,039	\$550,000
Eagle - 0900	74	9.31 %	\$996,630	\$920,000
New Construction	17	6.25 %	\$847,262	\$831,110
Existing	57	10.90 %	\$1,041,178	\$920,000
Star - 0950	57	7.17 %	\$529,288	\$485,000
New Construction	34	12.50 %	\$492,629	\$456,296
Existing	23	4.40 %	\$583,480	\$510,000
Meridian SE - 1000	30	3.77 %	\$556,724	\$527,000
New Construction	7	2.57 %	\$566,655	\$606,633
Existing	23	4.40 %	\$553,702	\$524,000
Meridian SW - 1010	24	3.02 %	\$484,541	\$476,490
New Construction	17	6.25 %	\$441,034	\$440,380
Existing	7	1.34 %	\$590,200	\$550,000
Meridian NE - 1020	44	5.53 %	\$519,182	\$471,000
New Construction	5	1.84 %	\$476,270	\$415,900
Existing	39	7.46 %	\$524,683	\$485,000

<b>Single-Family Homes Sold in Ada County for April 2021</b>				
<b>MLS Area</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Meridian NW - 1030	131	16.48 %	\$495,393	\$485,000
New Construction	68	25.00 %	\$506,446	\$499,267
Existing	63	12.05 %	\$483,462	\$465,000
Kuna - 1100	108	13.58 %	\$425,507	\$414,900
New Construction	60	22.06 %	\$430,003	\$420,695
Existing	48	9.18 %	\$419,887	\$405,000
<b>Totals</b>	<b>795</b>	<b>100.00 %</b>	<b>\$564,352</b>	<b>\$481,917</b>
New Construction	272	34.21 %	\$521,573	\$469,915
Existing	523	65.79 %	\$586,600	\$489,000

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County April 2021 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 %	0	0.00 %
\$200,000 - \$249,999	0	0.00 %	0	0.00 %
\$250,000 - \$299,999	2	0.25 %	9	1.13 %
\$300,000 - \$399,999	51	6.42 %	94	11.82 %
\$400,000 - \$499,999	115	14.47 %	164	20.63 %
\$500,000 and over	104	13.08 %	256	32.20 %
<b>Totals</b>	<b>272</b>	<b>34.21 %</b>	<b>523</b>	<b>65.79 %</b>

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) April 2021 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 %	1	0.04 %
\$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	0.04 %
\$200,000 - \$249,999	0	0.00 %	4	0.15 %
\$250,000 - \$299,999	12	0.46 %	22	0.85 %
\$300,000 - \$399,999	226	8.74 %	344	13.30 %
\$400,000 - \$499,999	462	17.87 %	444	17.17 %
\$500,000 and over	409	15.82 %	661	25.56 %
<b>Totals</b>	<b>1109</b>	<b>42.88 %</b>	<b>1477</b>	<b>57.12 %</b>

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