

<b>Ada County Single Family Home Sales Comparing August 2021 with August 2020</b>					
	<b>Aug-21</b>	<b>Year to Date 21</b>	<b>Aug-20</b>	<b>Year to Date 20</b>	<b>Previous 12 Months</b>
Total Active Residential Listings	1124		589		
Total Pending Residential Listings	1606		2083		
Total Single-Family Homes Sold	931	6,993	1,299	8,006	10,358
Percent Change	-28.33%	-12.65%			
Median Price	\$530,500	\$500,000	\$401,250	\$377,250	\$462,804
Percent Change	32.21%	32.54%			
Average Price	\$619,882	\$586,799	\$458,467	\$432,571	\$543,571
Percent Change	35.21%	35.65%			
Days on Market	14	14	31	37	17
Total Dollar Volume	\$577,110,123	\$4,103,485,059	\$595,548,298	\$3,463,161,855	\$5,630,310,557
Percent Change	-3.10%	18.49%			

<b>Ada County Existing Home Sales</b>					
	<b>Aug-21</b>	<b>Year to Date 21</b>	<b>Aug-20</b>	<b>Year to Date 20</b>	<b>Previous 12 Months</b>
Existing Residential Listings	753		239		
Existing Pending Listings	775		965		
Existing Homes Sold	723	4,787	871	5,245	6,966
Percent Change	-16.99%	-8.73%			
Median Price	\$520,000	\$500,000	\$385,100	\$360,000	\$460,000
Percent Change	35.03%	38.89%			
Average Price	\$613,777	\$598,439	\$451,868	\$419,612	\$554,171
Percent Change	35.83%	42.62%			
Days on Market	14	10	20	23	11
Existing Dollar Volume	\$443,760,735	\$2,864,729,705	\$393,576,681	\$2,200,864,268	\$3,860,354,966
Percent Change	12.75%	30.16%			

<b>Ada County Newly Constructed Home Sales</b>					
	<b>Aug-21</b>	<b>Year to Date 21</b>	<b>Aug-20</b>	<b>Year to Date 20</b>	<b>Previous 12 Months</b>
Newly Constructed Residential Listings	371		350		
Newly Constructed Pending Listings	831		1118		
Newly Constructed Homes Sold	208	2,206	428	2,761	3,392
Percent Change	-51.40%	-20.10%			
Median Price	\$564,873	\$499,900	\$445,933	\$419,900	\$468,995
Percent Change	26.67%	19.05%			
Average Price	\$641,103	\$561,539	\$471,896	\$457,189	\$521,803
Percent Change	35.86%	22.82%			
Days on Market	16	23	55	64	29
Newly Constructed Dollar Volume	\$133,349,388	\$1,238,755,354	\$201,971,617	\$1,262,297,587	\$1,769,955,591
Percent Change	-33.98%	-1.87%			

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Single-Family Homes Sold in Ada County for August 2021				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	42	4.50%	\$836,958	\$792,500
New Construction	3	1.44%	\$929,929	\$899,900
Existing	39	5.37%	\$829,806	\$750,000
Boise NE - 0200	40	4.28%	\$991,431	\$851,206
New Construction	10	4.81%	\$1,074,215	\$1,028,289
Existing	30	4.13%	\$963,837	\$849,950
Boise SE - 0300	50	5.35%	\$576,041	\$520,000
New Construction	8	3.85%	\$614,738	\$545,750
Existing	42	5.79%	\$568,670	\$502,500
Boise Bench - 0400	49	5.25%	\$434,766	\$413,500
New Construction	1	0.48%	\$590,000	\$590,000
Existing	48	6.61%	\$431,532	\$406,750
Boise South - 0500	27	2.89%	\$556,467	\$499,900
New Construction	1	0.48%	\$468,000	\$468,000
Existing	26	3.58%	\$559,869	\$500,450
Boise SW-Meridian - 0550	100	10.71%	\$529,599	\$480,995
New Construction	18	8.65%	\$494,828	\$485,995
Existing	82	11.29%	\$537,232	\$480,000
Boise West - 0600	22	2.36%	\$472,350	\$455,000
New Construction	0	0.00%	\$0	\$0
Existing	22	3.03%	\$472,350	\$455,000
Boise W-Garden City - 0650	54	5.78%	\$504,338	\$477,500
New Construction	2	0.96%	\$469,495	\$469,495
Existing	52	7.16%	\$505,678	\$477,500
Garden City - 0700	6	0.64%	\$681,650	\$652,500
New Construction	0	0.00%	\$0	\$0
Existing	6	0.83%	\$681,650	\$652,500
Boise NW - 0800	63	6.75%	\$658,800	\$575,000
New Construction	10	4.81%	\$833,896	\$826,947
Existing	53	7.30%	\$625,763	\$545,000
Eagle - 0900	76	8.14%	\$1,012,372	\$925,748
New Construction	22	10.58%	\$898,942	\$913,569
Existing	54	7.44%	\$1,058,583	\$949,500
Star - 0950	60	6.42%	\$575,377	\$506,350
New Construction	23	11.06%	\$529,698	\$485,997
Existing	37	5.10%	\$603,771	\$530,000
Meridian SE - 1000	45	4.82%	\$627,963	\$650,000
New Construction	15	7.21%	\$736,793	\$740,000
Existing	30	4.13%	\$573,548	\$533,700
Meridian SW - 1010	16	1.71%	\$590,232	\$565,597
New Construction	9	4.33%	\$574,857	\$520,900
Existing	7	0.96%	\$610,000	\$590,000
Meridian NE - 1020	60	6.42%	\$573,830	\$519,950
New Construction	8	3.85%	\$568,841	\$468,900
Existing	52	7.16%	\$574,598	\$544,950

<b>Single-Family Homes Sold in Ada County for August 2021</b>				
<b>MLS Area</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Meridian NW - 1030	131	14.03%	\$569,827	\$535,000
New Construction	40	19.23%	\$586,302	\$550,700
Existing	91	12.53%	\$562,585	\$508,000
Kuna - 1100	93	9.96%	\$482,131	\$465,000
New Construction	38	18.27%	\$512,329	\$487,495
Existing	55	7.58%	\$461,268	\$436,500
<b>Totals</b>	<b>934</b>	<b>100.00%</b>	<b>\$620,129</b>	<b>\$530,750</b>
New Construction	208	22.27%	\$641,103	\$564,873
Existing	726	77.73%	\$614,119	\$520,000

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County August 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	0	0.00%	5	0.54%
\$300,000 - \$399,999	8	0.86%	77	8.24%
\$400,000 - \$499,999	57	6.10%	236	25.27%
\$500,000 and over	143	15.31%	408	43.68%
<b>Totals</b>	<b>208</b>	<b>22.27%</b>	<b>726</b>	<b>77.73%</b>

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) August 2021 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%	1	0.01%
\$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	0.01%
\$200,000 - \$249,999	0	0.00%	5	0.07%
\$250,000 - \$299,999	12	0.17%	48	0.69%
\$300,000 - \$399,999	331	4.73%	793	11.32%
\$400,000 - \$499,999	767	10.95%	1520	21.70%
\$500,000 and over	1096	15.65%	2428	34.67%
<b>Totals</b>	<b>2206</b>	<b>31.50%</b>	<b>4797</b>	<b>68.50%</b>

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