

Ada County Single Family Home Sales Comparing December 2021 with December 2020					
	Dec-21	Year to Date 21	Dec-20	Year to Date 20	Previous 12 Months
Total Active Residential Listings	582		331		
Total Pending Residential Listings	1198		1512		
Total Single-Family Homes Sold	954	10,855	902	12,303	9,941
Percent Change	5.76%	-11.77%			
Median Price	\$546,000	\$510,987	\$430,073	\$393,000	\$509,990
Percent Change	26.96%	30.02%			
Average Price	\$628,421	\$599,138	\$501,197	\$452,530	\$596,329
Percent Change	25.38%	32.40%			
Days on Market	32	18	18	31	17
Total Dollar Volume	\$599,514,105	\$6,503,646,094	\$452,079,792	\$5,567,472,576	\$5,928,110,818
Percent Change	32.61%	16.82%			

Ada County Existing Home Sales					
	Dec-21	Year to Date 21	Dec-20	Year to Date 20	Previous 12 Months
Existing Residential Listings	267		84		
Existing Pending Listings	421		367		
Existing Homes Sold	619	7,600	565	8,147	7,009
Percent Change	9.56%	-6.71%			
Median Price	\$510,000	\$505,000	\$420,000	\$375,000	\$503,000
Percent Change	21.43%	34.67%			
Average Price	\$610,274	\$602,735	\$510,119	\$446,819	\$601,716
Percent Change	19.63%	34.89%			
Days on Market	30	15	12	19	14
Existing Dollar Volume	\$377,759,559	\$4,580,784,767	\$288,217,030	\$3,640,230,364	\$4,217,430,758
Percent Change	31.07%	25.84%			

Ada County Newly Constructed Home Sales					
	Dec-21	Year to Date 21	Dec-20	Year to Date 20	Previous 12 Months
Newly Constructed Residential Listings	315		247		
Newly Constructed Pending Listings	777		1145		
Newly Constructed Homes Sold	335	3,255	337	4,156	2,932
Percent Change	-0.59%	-21.68%			
Median Price	\$579,990	\$525,000	\$444,900	\$426,348	\$518,341
Percent Change	30.36%	23.14%			
Average Price	\$661,954	\$590,741	\$486,240	\$463,725	\$583,452
Percent Change	36.14%	27.39%			
Days on Market	37	26	29	55	25
Newly Constructed Dollar Volume	\$221,754,546	\$1,922,861,327	\$163,862,762	\$1,927,242,212	\$1,710,680,060
Percent Change	35.33%	-0.23%			

These statistics are based upon information secured by the agent from the owner or their representative. The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. These statistics are not intended to represent the total number of properties sold in Ada County during the specified time period. The Intermountain Regional Multiple Listing Service provides these statistics for purposes of general market analysis, but makes no representations as to the past or future appreciation or depreciation of property values. (To reduce the error, only data falling within 3 standard deviations from the mean has been included in the report. Existing and new construction statistics are calculated independently and may not sum to the total number of homes sold.) * Effective 3/1/2007, 'days on market' refers to the number of days that transpire between the listing date and the date the property goes into pending status. Effective 4/1/2011, standard deviation is modified to reflect the difference between the asking and sold prices as a percentage of the asking price.

Single-Family Homes Sold in Ada County for December 2021				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	28	2.91%	\$854,411	\$783,500
New Construction	3	0.87%	\$1,180,000	\$1,190,000
Existing	25	4.03%	\$815,340	\$725,000
Boise NE - 0200	19	1.97%	\$808,868	\$793,055
New Construction	2	0.58%	\$808,745	\$808,744
Existing	17	2.74%	\$808,882	\$790,000
Boise SE - 0300	51	5.30%	\$611,694	\$550,000
New Construction	5	1.46%	\$576,000	\$541,800
Existing	46	7.42%	\$615,574	\$550,000
Boise Bench - 0400	48	4.98%	\$456,275	\$434,950
New Construction	1	0.29%	\$439,900	\$439,900
Existing	47	7.58%	\$456,623	\$430,000
Boise South - 0500	25	2.60%	\$557,112	\$510,000
New Construction	0	0.00%	\$0	\$0
Existing	25	4.03%	\$557,112	\$510,000
Boise SW-Meridian - 0550	85	8.83%	\$494,106	\$470,000
New Construction	34	9.91%	\$512,147	\$488,695
Existing	51	8.23%	\$482,078	\$465,000
Boise West - 0600	30	3.12%	\$439,727	\$422,500
New Construction	1	0.29%	\$497,000	\$497,000
Existing	29	4.68%	\$437,752	\$420,000
Boise W-Garden City - 0650	56	5.82%	\$520,699	\$478,162
New Construction	1	0.29%	\$341,990	\$341,990
Existing	55	8.87%	\$523,948	\$481,325
Garden City - 0700	3	0.31%	\$605,000	\$370,000
New Construction	2	0.58%	\$370,000	\$370,000
Existing	1	0.16%	\$1,075,000	\$1,075,000
Boise NW - 0800	85	8.83%	\$702,432	\$649,900
New Construction	44	12.83%	\$700,834	\$682,305
Existing	41	6.61%	\$704,146	\$585,000
Eagle - 0900	79	8.20%	\$1,092,087	\$899,000
New Construction	32	9.33%	\$1,113,949	\$1,042,400
Existing	47	7.58%	\$1,077,202	\$843,000
Star - 0950	82	8.52%	\$644,088	\$547,445
New Construction	59	17.20%	\$672,935	\$549,900
Existing	23	3.71%	\$570,091	\$540,000
Meridian SE - 1000	44	4.57%	\$649,070	\$574,990
New Construction	18	5.25%	\$706,615	\$628,075
Existing	26	4.19%	\$609,231	\$537,500
Meridian SW - 1010	28	2.91%	\$689,496	\$617,822
New Construction	15	4.37%	\$656,138	\$583,235
Existing	13	2.10%	\$727,985	\$720,000
Meridian NE - 1020	46	4.78%	\$607,251	\$583,750
New Construction	8	2.33%	\$791,495	\$739,900
Existing	38	6.13%	\$568,463	\$558,250

Single-Family Homes Sold in Ada County for December 2021				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	146	15.16%	\$606,319	\$566,695
New Construction	61	17.78%	\$654,386	\$620,000
Existing	85	13.71%	\$571,825	\$495,000
Kuna - 1100	108	11.21%	\$501,785	\$459,995
New Construction	57	16.62%	\$502,952	\$476,990
Existing	51	8.23%	\$500,480	\$434,900
Totals	963	100.00%	\$633,222	\$549,900
New Construction	343	35.62%	\$673,862	\$584,466
Existing	620	64.38%	\$610,739	\$510,000

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County December 2021 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	2	0.21%	0	0.00%
\$250,000 - \$299,999	0	0.00%	3	0.31%
\$300,000 - \$399,999	6	0.62%	98	10.18%
\$400,000 - \$499,999	84	8.72%	192	19.94%
\$500,000 and over	251	26.06%	327	33.96%
Totals	343	35.62%	620	64.38%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) December 2021 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%	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%	2	0.02%
\$160,000 - \$199,999	0	0.00%	1	0.01%
\$200,000 - \$249,999	2	0.02%	8	0.07%
\$250,000 - \$299,999	13	0.12%	64	0.59%
\$300,000 - \$399,999	367	3.37%	1188	10.92%
\$400,000 - \$499,999	1031	9.48%	2410	22.15%
\$500,000 and over	1851	17.01%	3942	36.23%
Totals	3264	30.00%	7617	70.00%

These statistics are based upon information secured by the agent from the owner or their representative. The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. These statistics are not intended to represent the total number of properties sold in Ada County during the specified time period. The Intermountain Regional Multiple Listing Service provides these statistics for purposes of general market analysis, but makes no representations as to the past or future appreciation or depreciation of property values. (To reduce the error, only data falling within 3 standard deviations from the mean has been included in the report. Existing and new construction statistics are calculated independently and may not sum to the total number of homes sold.) * Effective 3/1/2007, 'days on market' refers to the number of days that transpire between the listing date and the date the property goes into pending status. Effective 4/1/2011, standard deviation is modified to reflect the difference between the asking and sold prices as a percentage of the asking price.