

Ada County Single Family Home Sales Comparing January 2021 with January 2020					
	Jan-21	Year to Date 21	Jan-20	Year to Date 20	Previous 12 Months
Total Active Residential Listings	269		1115		
Total Pending Residential Listings	1616		1352		
Total Single-Family Homes Sold	523	523	722	722	11,006
Percent Change	-27.56 %	-27.56 %			
Median Price	\$455,000	\$455,000	\$363,305	\$363,305	\$394,995
Percent Change	25.24 %	25.24 %			
Average Price	\$542,338	\$542,338	\$414,803	\$414,803	\$453,441
Percent Change	30.75 %	30.75 %			
Days on Market	18	18	53	53	30
Total Dollar Volume	\$283,642,654	\$283,642,654	\$299,487,926	\$299,487,926	\$4,990,568,464
Percent Change	-5.29 %	-5.29 %			

Ada County Existing Home Sales					
	Jan-21	Year to Date 21	Jan-20	Year to Date 20	Previous 12 Months
Existing Residential Listings	103		361		
Existing Pending Listings	413		522		
Existing Homes Sold	288	288	432	432	7,287
Percent Change	-33.33 %	-33.33 %			
Median Price	\$443,500	\$443,500	\$340,000	\$340,000	\$379,900
Percent Change	30.44 %	30.44 %			
Average Price	\$576,695	\$576,695	\$391,028	\$391,028	\$449,393
Percent Change	47.48 %	47.48 %			
Days on Market	13	13	39	39	19
Existing Dollar Volume	\$166,088,119	\$166,088,119	\$168,923,959	\$168,923,959	\$3,274,727,906
Percent Change	-1.68 %	-1.68 %			

Ada County Newly Constructed Home Sales					
	Jan-21	Year to Date 21	Jan-20	Year to Date 20	Previous 12 Months
Newly Constructed Residential Listings	166		754		
Newly Constructed Pending Listings	1203		830		
Newly Constructed Homes Sold	235	235	290	290	3,719
Percent Change	-18.97 %	-18.97 %			
Median Price	\$461,000	\$461,000	\$419,670	\$419,670	\$426,000
Percent Change	9.85 %	9.85 %			
Average Price	\$500,232	\$500,232	\$450,221	\$450,221	\$461,371
Percent Change	11.11 %	11.11 %			
Days on Market	24	24	74	74	53
Newly Constructed Dollar Volume	\$117,554,535	\$117,554,535	\$130,563,967	\$130,563,967	\$1,715,840,558
Percent Change	-9.96 %	-9.96 %			

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Single-Family Homes Sold in Ada County for January 2021				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	10	1.91 %	\$925,965	\$597,500
New Construction	0	0.00 %	\$0	\$0
Existing	10	3.46 %	\$925,965	\$597,500
Boise NE - 0200	13	2.48 %	\$802,046	\$748,000
New Construction	6	2.55 %	\$757,350	\$707,500
Existing	7	2.42 %	\$840,357	\$753,000
Boise SE - 0300	29	5.53 %	\$449,896	\$455,000
New Construction	11	4.68 %	\$471,098	\$476,700
Existing	18	6.23 %	\$436,939	\$437,500
Boise Bench - 0400	23	4.39 %	\$421,304	\$373,000
New Construction	0	0.00 %	\$0	\$0
Existing	23	7.96 %	\$421,304	\$373,000
Boise South - 0500	14	2.67 %	\$513,618	\$441,200
New Construction	2	0.85 %	\$396,373	\$396,372
Existing	12	4.15 %	\$533,158	\$497,450
Boise SW-Meridian - 0550	44	8.40 %	\$421,309	\$400,065
New Construction	22	9.36 %	\$412,895	\$393,231
Existing	22	7.61 %	\$429,724	\$404,500
Boise West - 0600	21	4.01 %	\$419,478	\$400,000
New Construction	2	0.85 %	\$400,974	\$400,973
Existing	19	6.57 %	\$421,426	\$400,000
Boise W-Garden City - 0650	23	4.39 %	\$459,535	\$383,000
New Construction	1	0.43 %	\$322,000	\$322,000
Existing	22	7.61 %	\$465,786	\$385,250
Garden City - 0700	3	0.57 %	\$422,333	\$350,000
New Construction	0	0.00 %	\$0	\$0
Existing	3	1.04 %	\$422,333	\$350,000
Boise NW - 0800	27	5.15 %	\$613,873	\$535,000
New Construction	15	6.38 %	\$662,938	\$659,881
Existing	12	4.15 %	\$552,542	\$498,500
Eagle - 0900	57	10.88 %	\$1,021,690	\$788,335
New Construction	22	9.36 %	\$737,627	\$604,465
Existing	35	12.11 %	\$1,200,244	\$889,900
Star - 0950	44	8.40 %	\$501,570	\$462,940
New Construction	33	14.04 %	\$490,601	\$460,880
Existing	11	3.81 %	\$534,477	\$497,000
Meridian SE - 1000	42	8.02 %	\$513,444	\$470,173
New Construction	22	9.36 %	\$494,579	\$469,309
Existing	20	6.92 %	\$534,195	\$473,500
Meridian SW - 1010	16	3.05 %	\$514,239	\$454,872
New Construction	9	3.83 %	\$460,203	\$434,735
Existing	7	2.42 %	\$583,714	\$607,000
Meridian NE - 1020	26	4.96 %	\$438,125	\$425,000
New Construction	7	2.98 %	\$397,443	\$395,518
Existing	19	6.57 %	\$453,114	\$426,500

Single-Family Homes Sold in Ada County for January 2021				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	60	11.45 %	\$463,917	\$436,500
New Construction	34	14.47 %	\$447,156	\$439,450
Existing	26	9.00 %	\$485,834	\$430,000
Kuna - 1100	72	13.74 %	\$419,529	\$425,000
New Construction	49	20.85 %	\$437,924	\$445,697
Existing	23	7.96 %	\$380,339	\$387,500
Totals	524	100.00 %	\$543,705	\$455,000
New Construction	235	44.85 %	\$500,232	\$461,000
Existing	289	55.15 %	\$579,056	\$447,000

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County January 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	0	0.00 %	0	0.00 %
\$250,000 - \$299,999	2	0.38 %	5	0.95 %
\$300,000 - \$399,999	53	10.11 %	87	16.60 %
\$400,000 - \$499,999	96	18.32 %	94	17.94 %
\$500,000 and over	84	16.03 %	103	19.66 %
Totals	235	44.85 %	289	55.15 %

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) January 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	0	0.00 %	0	0.00 %
\$250,000 - \$299,999	2	0.38 %	5	0.95 %
\$300,000 - \$399,999	53	10.11 %	87	16.60 %
\$400,000 - \$499,999	96	18.32 %	94	17.94 %
\$500,000 and over	84	16.03 %	103	19.66 %
Totals	235	44.85 %	289	55.15 %

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