

Ada County Single Family Home Sales Comparing July 2021 with July 2020					
	Jul-21	Year to Date 21	Jul-20	Year to Date 20	Previous 12 Months
Total Active Residential Listings	1055		743		
Total Pending Residential Listings	1605		2046		
Total Single-Family Homes Sold	1,027	6,053	1,449	6,707	10,666
Percent Change	-29.12%	-9.75%			
Median Price	\$540,000	\$495,000	\$390,000	\$373,900	\$450,000
Percent Change	38.46%	32.39%			
Average Price	\$632,333	\$581,179	\$447,810	\$427,555	\$524,687
Percent Change	41.21%	35.93%			
Days on Market	13	14	35	38	19
Total Dollar Volume	\$649,405,665	\$3,517,873,982	\$648,877,316	\$2,867,613,557	\$5,596,310,866
Percent Change	0.08%	22.68%			

Ada County Existing Home Sales					
	Jul-21	Year to Date 21	Jul-20	Year to Date 20	Previous 12 Months
Existing Residential Listings	729		337		
Existing Pending Listings	740		967		
Existing Homes Sold	774	4,062	1,002	4,374	7,092
Percent Change	-22.75%	-7.13%			
Median Price	\$525,000	\$499,000	\$379,900	\$355,000	\$449,000
Percent Change	38.19%	40.56%			
Average Price	\$636,595	\$594,996	\$440,457	\$413,189	\$532,643
Percent Change	44.53%	44.00%			
Days on Market	11	10	22	23	12
Existing Dollar Volume	\$492,724,278	\$2,416,873,970	\$441,338,361	\$1,807,287,587	\$3,777,506,369
Percent Change	11.64%	33.73%			

Ada County Newly Constructed Home Sales					
	Jul-21	Year to Date 21	Jul-20	Year to Date 20	Previous 12 Months
Newly Constructed Residential Listings	326		406		
Newly Constructed Pending Listings	865		1079		
Newly Constructed Homes Sold	253	1,991	447	2,333	3,574
Percent Change	-43.40%	-14.66%			
Median Price	\$558,000	\$492,635	\$426,350	\$414,000	\$459,990
Percent Change	30.88%	18.99%			
Average Price	\$619,294	\$552,988	\$464,293	\$454,490	\$508,899
Percent Change	33.38%	21.67%			
Days on Market	18	23	64	66	32
Newly Constructed Dollar Volume	\$156,681,387	\$1,101,000,012	\$207,538,955	\$1,060,325,970	\$1,818,804,497
Percent Change	-24.51%	3.84%			

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Single-Family Homes Sold in Ada County for July 2021				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	32	3.11%	\$827,784	\$712,944
New Construction	2	0.79%	\$455,017	\$455,016
Existing	30	3.87%	\$852,635	\$722,513
Boise NE - 0200	26	2.52%	\$851,072	\$861,000
New Construction	4	1.57%	\$913,216	\$940,534
Existing	22	2.84%	\$839,773	\$861,000
Boise SE - 0300	55	5.34%	\$638,271	\$525,000
New Construction	6	2.36%	\$637,150	\$546,900
Existing	49	6.31%	\$638,408	\$510,000
Boise Bench - 0400	58	5.63%	\$491,164	\$436,000
New Construction	1	0.39%	\$610,000	\$610,000
Existing	57	7.35%	\$489,079	\$435,000
Boise South - 0500	32	3.11%	\$515,294	\$462,250
New Construction	0	0.00%	\$0	\$0
Existing	32	4.12%	\$515,294	\$462,250
Boise SW-Meridian - 0550	86	8.35%	\$524,824	\$474,000
New Construction	19	7.48%	\$486,575	\$429,990
Existing	67	8.63%	\$535,670	\$480,000
Boise West - 0600	31	3.01%	\$498,858	\$450,000
New Construction	0	0.00%	\$0	\$0
Existing	31	3.99%	\$498,858	\$450,000
Boise W-Garden City - 0650	58	5.63%	\$518,276	\$450,500
New Construction	3	1.18%	\$350,990	\$349,990
Existing	55	7.09%	\$527,401	\$453,000
Garden City - 0700	2	0.19%	\$391,300	\$391,300
New Construction	0	0.00%	\$0	\$0
Existing	2	0.26%	\$391,300	\$391,300
Boise NW - 0800	63	6.12%	\$710,327	\$638,300
New Construction	11	4.33%	\$727,473	\$704,874
Existing	52	6.70%	\$706,700	\$602,500
Eagle - 0900	118	11.46%	\$985,590	\$875,975
New Construction	33	12.99%	\$945,702	\$904,175
Existing	85	10.95%	\$1,001,076	\$861,000
Star - 0950	70	6.80%	\$635,433	\$602,450
New Construction	40	15.75%	\$599,010	\$557,200
Existing	30	3.87%	\$683,997	\$627,500
Meridian SE - 1000	38	3.69%	\$669,269	\$680,000
New Construction	9	3.54%	\$747,914	\$766,000
Existing	29	3.74%	\$644,862	\$655,000
Meridian SW - 1010	23	2.23%	\$610,163	\$525,000
New Construction	10	3.94%	\$561,504	\$516,822
Existing	13	1.68%	\$647,592	\$665,000
Meridian NE - 1020	60	5.83%	\$515,515	\$474,950
New Construction	6	2.36%	\$472,873	\$469,900
Existing	54	6.96%	\$520,253	\$484,950

Single-Family Homes Sold in Ada County for July 2021				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	172	16.70%	\$590,679	\$536,165
New Construction	62	24.41%	\$571,857	\$559,895
Existing	110	14.18%	\$601,288	\$515,000
Kuna - 1100	106	10.29%	\$515,524	\$484,204
New Construction	48	18.90%	\$522,464	\$506,475
Existing	58	7.47%	\$509,782	\$435,000
Totals	1030	100.00%	\$633,311	\$540,000
New Construction	254	24.66%	\$622,761	\$558,028
Existing	776	75.34%	\$636,765	\$525,000

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County July 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%	1	0.10%
\$250,000 - \$299,999	0	0.00%	5	0.49%
\$300,000 - \$399,999	23	2.23%	87	8.45%
\$400,000 - \$499,999	56	5.44%	247	23.98%
\$500,000 and over	175	16.99%	436	42.33%
Totals	254	24.66%	776	75.34%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) July 2021 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00%	1	0.02%
\$70,000 - \$89,999	0	0.00%	1	0.02%
\$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	0.02%
\$200,000 - \$249,999	0	0.00%	5	0.08%
\$250,000 - \$299,999	12	0.20%	43	0.71%
\$300,000 - \$399,999	323	5.33%	716	11.82%
\$400,000 - \$499,999	709	11.70%	1284	21.19%
\$500,000 and over	947	15.63%	2018	33.30%
Totals	1991	32.85%	4069	67.15%

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