

| Ada County Single Family Home Sales Comparing June 2021 with June 2020 | | | | | |
|---|---------------|------------------------|---------------|------------------------|---------------------------|
| | Jun-21 | Year to Date 21 | Jun-20 | Year to Date 20 | Previous 12 Months |
| Total Active Residential Listings | 729 | | 977 | | |
| Total Pending Residential Listings | 1676 | | 2040 | | |
| Total Single-Family Homes Sold | 971 | 5,021 | 1,184 | 5,258 | 11,129 |
| Percent Change | -17.99% | -4.51% | | | |
| Median Price | \$525,000 | \$486,000 | \$375,000 | \$367,945 | \$439,000 |
| Percent Change | 40.00% | 32.08% | | | |
| Average Price | \$609,974 | \$570,742 | \$436,383 | \$421,973 | \$506,960 |
| Percent Change | 39.78% | 35.26% | | | |
| Days on Market | 10 | 14 | 32 | 39 | 22 |
| Total Dollar Volume | \$592,284,464 | \$2,865,694,770 | \$516,677,437 | \$2,218,736,241 | \$5,641,954,749 |
| Percent Change | 14.63% | 29.16% | | | |

| Ada County Existing Home Sales | | | | | |
|---------------------------------------|---------------|------------------------|---------------|------------------------|---------------------------|
| | Jun-21 | Year to Date 21 | Jun-20 | Year to Date 20 | Previous 12 Months |
| Existing Residential Listings | 485 | | 438 | | |
| Existing Pending Listings | 768 | | 1022 | | |
| Existing Homes Sold | 721 | 3,285 | 810 | 3,372 | 7,367 |
| Percent Change | -10.99% | -2.58% | | | |
| Median Price | \$511,000 | \$489,900 | \$359,000 | \$349,200 | \$430,000 |
| Percent Change | 42.34% | 40.29% | | | |
| Average Price | \$607,539 | \$585,192 | \$418,801 | \$405,086 | \$512,383 |
| Percent Change | 45.07% | 44.46% | | | |
| Days on Market | 10 | 9 | 20 | 23 | 14 |
| Existing Dollar Volume | \$438,035,579 | \$1,922,354,792 | \$339,228,894 | \$1,365,949,226 | \$3,774,725,351 |
| Percent Change | 29.13% | 40.73% | | | |

| Ada County Newly Constructed Home Sales | | | | | |
|--|---------------|------------------------|---------------|------------------------|---------------------------|
| | Jun-21 | Year to Date 21 | Jun-20 | Year to Date 20 | Previous 12 Months |
| Newly Constructed Residential Listings | 244 | | 539 | | |
| Newly Constructed Pending Listings | 908 | | 1018 | | |
| Newly Constructed Homes Sold | 250 | 1,736 | 374 | 1,886 | 3,762 |
| Percent Change | -33.16% | -7.95% | | | |
| Median Price | \$552,200 | \$483,151 | \$428,936 | \$410,919 | \$450,220 |
| Percent Change | 28.74% | 17.58% | | | |
| Average Price | \$616,996 | \$543,399 | \$474,461 | \$452,167 | \$496,340 |
| Percent Change | 30.04% | 20.18% | | | |
| Days on Market | 11 | 24 | 59 | 66 | 38 |
| Newly Constructed Dollar Volume | \$154,248,885 | \$943,339,978 | \$177,448,543 | \$852,787,015 | \$1,867,229,398 |
| Percent Change | -13.07% | 10.62% | | | |

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| Single-Family Homes Sold in Ada County for June 2021 | | | | |
|--|--------|----------|---------------|--------------|
| MLS Area | # Sold | Market % | Average Price | Median Price |
| Boise North - 0100 | 28 | 2.88% | \$763,176 | \$608,318 |
| New Construction | 1 | 0.40% | \$799,900 | \$799,900 |
| Existing | 27 | 3.74% | \$761,816 | \$590,000 |
| Boise NE - 0200 | 27 | 2.78% | \$881,520 | \$860,000 |
| New Construction | 7 | 2.80% | \$963,649 | \$851,500 |
| Existing | 20 | 2.77% | \$852,775 | \$867,500 |
| Boise SE - 0300 | 38 | 3.91% | \$619,416 | \$575,000 |
| New Construction | 5 | 2.00% | \$819,540 | \$680,000 |
| Existing | 33 | 4.57% | \$589,094 | \$550,000 |
| Boise Bench - 0400 | 51 | 5.25% | \$505,425 | \$434,000 |
| New Construction | 3 | 1.20% | \$561,979 | \$595,000 |
| Existing | 48 | 6.65% | \$501,890 | \$430,000 |
| Boise South - 0500 | 36 | 3.70% | \$543,447 | \$512,500 |
| New Construction | 0 | 0.00% | \$0 | \$0 |
| Existing | 36 | 4.99% | \$543,447 | \$512,500 |
| Boise SW-Meridian - 0550 | 84 | 8.64% | \$515,706 | \$487,625 |
| New Construction | 27 | 10.80% | \$496,047 | \$426,228 |
| Existing | 57 | 7.89% | \$525,019 | \$500,000 |
| Boise West - 0600 | 39 | 4.01% | \$503,399 | \$480,000 |
| New Construction | 2 | 0.80% | \$559,450 | \$559,450 |
| Existing | 37 | 5.12% | \$500,369 | \$475,000 |
| Boise W-Garden City - 0650 | 64 | 6.58% | \$480,131 | \$452,500 |
| New Construction | 0 | 0.00% | \$0 | \$0 |
| Existing | 64 | 8.86% | \$480,131 | \$452,500 |
| Garden City - 0700 | 4 | 0.41% | \$941,225 | \$937,500 |
| New Construction | 0 | 0.00% | \$0 | \$0 |
| Existing | 4 | 0.55% | \$941,225 | \$937,500 |
| Boise NW - 0800 | 61 | 6.28% | \$670,157 | \$649,000 |
| New Construction | 17 | 6.80% | \$761,370 | \$745,000 |
| Existing | 44 | 6.09% | \$634,916 | \$550,500 |
| Eagle - 0900 | 80 | 8.23% | \$986,804 | \$856,250 |
| New Construction | 20 | 8.00% | \$1,058,359 | \$1,018,500 |
| Existing | 60 | 8.31% | \$962,952 | \$787,500 |
| Star - 0950 | 46 | 4.73% | \$595,414 | \$541,498 |
| New Construction | 29 | 11.60% | \$555,002 | \$531,900 |
| Existing | 17 | 2.35% | \$664,353 | \$620,000 |
| Meridian SE - 1000 | 41 | 4.22% | \$640,954 | \$650,000 |
| New Construction | 11 | 4.40% | \$678,145 | \$657,959 |
| Existing | 30 | 4.16% | \$627,318 | \$611,500 |
| Meridian SW - 1010 | 26 | 2.67% | \$629,323 | \$563,700 |
| New Construction | 10 | 4.00% | \$561,699 | \$509,202 |
| Existing | 16 | 2.22% | \$671,588 | \$612,450 |
| Meridian NE - 1020 | 54 | 5.56% | \$563,530 | \$500,500 |
| New Construction | 6 | 2.40% | \$587,733 | \$478,000 |
| Existing | 48 | 6.65% | \$560,504 | \$505,000 |

| Single-Family Homes Sold in Ada County for June 2021 | | | | |
|---|---------------|-----------------|----------------------|---------------------|
| MLS Area | # Sold | Market % | Average Price | Median Price |
| Meridian NW - 1030 | 170 | 17.49% | \$607,697 | \$527,250 |
| New Construction | 56 | 22.40% | \$559,306 | \$572,634 |
| Existing | 114 | 15.79% | \$631,468 | \$517,500 |
| Kuna - 1100 | 123 | 12.65% | \$473,879 | \$457,990 |
| New Construction | 56 | 22.40% | \$504,964 | \$486,436 |
| Existing | 67 | 9.28% | \$447,898 | \$425,000 |
| Totals | 972 | 100.00% | \$610,468 | \$525,000 |
| New Construction | 250 | 25.72% | \$616,996 | \$552,200 |
| Existing | 722 | 74.28% | \$608,207 | \$511,500 |

| Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County June 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 | 0 | 0.00% | 3 | 0.31% |
| \$300,000 - \$399,999 | 24 | 2.47% | 76 | 7.82% |
| \$400,000 - \$499,999 | 69 | 7.10% | 248 | 25.51% |
| \$500,000 and over | 157 | 16.15% | 395 | 40.64% |
| Totals | 250 | 25.72% | 722 | 74.28% |

| Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) June 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% | 4 | 0.08% |
| \$250,000 - \$299,999 | 12 | 0.24% | 38 | 0.76% |
| \$300,000 - \$399,999 | 300 | 5.97% | 628 | 12.50% |
| \$400,000 - \$499,999 | 652 | 12.98% | 1037 | 20.64% |
| \$500,000 and over | 771 | 15.35% | 1579 | 31.43% |
| Totals | 1735 | 34.53% | 3289 | 65.47% |

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