

<b>Ada County Single Family Home Sales Comparing March 2021 with March 2020</b>					
	<b>Mar-21</b>	<b>Year to Date 21</b>	<b>Mar-20</b>	<b>Year to Date 20</b>	<b>Previous 12 Months</b>
Total Active Residential Listings	295		1390		
Total Pending Residential Listings	1735		1460		
Total Single-Family Homes Sold	739	1,778	906	2,332	10,483
Percent Change	-18.43 %	-23.76 %			
Median Price	\$467,325	\$459,555	\$367,250	\$364,945	\$405,000
Percent Change	27.25 %	25.92 %			
Average Price	\$542,165	\$537,261	\$426,699	\$418,478	\$467,138
Percent Change	27.06 %	28.38 %			
Days on Market	22	20	44	49	27
Total Dollar Volume	\$400,659,643	\$955,249,448	\$386,589,669	\$975,890,372	\$4,897,011,606
Percent Change	3.64 %	-2.12 %			

<b>Ada County Existing Home Sales</b>					
	<b>Mar-21</b>	<b>Year to Date 21</b>	<b>Mar-20</b>	<b>Year to Date 20</b>	<b>Previous 12 Months</b>
Existing Residential Listings	150		652		
Existing Pending Listings	638		587		
Existing Homes Sold	396	945	556	1,392	6,910
Percent Change	-28.78 %	-32.11 %			
Median Price	\$475,500	\$459,500	\$352,250	\$347,650	\$390,000
Percent Change	34.99 %	32.17 %			
Average Price	\$563,671	\$564,582	\$422,492	\$405,708	\$464,552
Percent Change	33.42 %	39.16 %			
Days on Market	14	13	22	30	17
Existing Dollar Volume	\$223,213,834	\$533,529,753	\$234,905,393	\$564,745,024	\$3,210,056,987
Percent Change	-4.98 %	-5.53 %			

<b>Ada County Newly Constructed Home Sales</b>					
	<b>Mar-21</b>	<b>Year to Date 21</b>	<b>Mar-20</b>	<b>Year to Date 20</b>	<b>Previous 12 Months</b>
Newly Constructed Residential Listings	145		738		
Newly Constructed Pending Listings	1097		873		
Newly Constructed Homes Sold	343	833	350	940	3,573
Percent Change	-2.00 %	-11.38 %			
Median Price	\$460,920	\$459,610	\$409,900	\$407,100	\$435,000
Percent Change	12.45 %	12.90 %			
Average Price	\$517,335	\$506,266	\$433,384	\$437,389	\$472,140
Percent Change	19.37 %	15.75 %			
Days on Market	32	29	78	76	46
Newly Constructed Dollar Volume	\$177,445,809	\$421,719,695	\$151,684,276	\$411,145,348	\$1,686,954,619
Percent Change	16.98 %	2.57 %			

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Single-Family Homes Sold in Ada County for March 2021				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	18	2.43 %	\$600,160	\$595,000
New Construction	0	0.00 %	\$0	\$0
Existing	18	4.51 %	\$600,160	\$595,000
Boise NE - 0200	24	3.23 %	\$855,463	\$750,000
New Construction	12	3.50 %	\$817,842	\$702,482
Existing	12	3.01 %	\$893,083	\$789,000
Boise SE - 0300	32	4.31 %	\$503,034	\$463,800
New Construction	9	2.62 %	\$475,799	\$464,000
Existing	23	5.76 %	\$513,691	\$452,500
Boise Bench - 0400	34	4.58 %	\$438,068	\$427,500
New Construction	2	0.58 %	\$440,550	\$440,550
Existing	32	8.02 %	\$437,913	\$425,000
Boise South - 0500	12	1.62 %	\$511,958	\$464,745
New Construction	1	0.29 %	\$474,490	\$474,490
Existing	11	2.76 %	\$515,364	\$455,000
Boise SW-Meridian - 0550	65	8.76 %	\$480,444	\$420,000
New Construction	34	9.91 %	\$438,681	\$394,247
Existing	31	7.77 %	\$526,248	\$465,000
Boise West - 0600	29	3.91 %	\$423,450	\$387,000
New Construction	3	0.87 %	\$396,600	\$380,000
Existing	26	6.52 %	\$426,548	\$391,000
Boise W-Garden City - 0650	22	2.96 %	\$499,091	\$432,750
New Construction	2	0.58 %	\$456,000	\$456,000
Existing	20	5.01 %	\$503,400	\$432,750
Garden City - 0700	2	0.27 %	\$385,000	\$385,000
New Construction	0	0.00 %	\$0	\$0
Existing	2	0.50 %	\$385,000	\$385,000
Boise NW - 0800	44	5.93 %	\$662,812	\$655,000
New Construction	21	6.12 %	\$718,158	\$713,395
Existing	23	5.76 %	\$612,279	\$575,000
Eagle - 0900	66	8.89 %	\$820,195	\$710,203
New Construction	21	6.12 %	\$838,363	\$740,000
Existing	45	11.28 %	\$811,717	\$660,000
Star - 0950	58	7.82 %	\$574,921	\$499,444
New Construction	43	12.54 %	\$520,059	\$499,888
Existing	15	3.76 %	\$732,193	\$499,000
Meridian SE - 1000	25	3.37 %	\$578,024	\$491,375
New Construction	13	3.79 %	\$588,727	\$491,375
Existing	12	3.01 %	\$566,429	\$533,250
Meridian SW - 1010	27	3.64 %	\$598,096	\$513,190
New Construction	15	4.37 %	\$493,239	\$494,990
Existing	12	3.01 %	\$729,167	\$606,500
Meridian NE - 1020	31	4.18 %	\$529,854	\$450,000
New Construction	12	3.50 %	\$430,371	\$437,022
Existing	19	4.76 %	\$592,685	\$545,000

<b>Single-Family Homes Sold in Ada County for March 2021</b>				
<b>MLS Area</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Meridian NW - 1030	136	18.33 %	\$485,350	\$458,233
New Construction	72	20.99 %	\$468,775	\$461,864
Existing	64	16.04 %	\$503,996	\$453,500
Kuna - 1100	117	15.77 %	\$439,946	\$421,000
New Construction	83	24.20 %	\$434,173	\$423,712
Existing	34	8.52 %	\$454,037	\$397,500
<b>Totals</b>	<b>742</b>	<b>100.00 %</b>	<b>\$545,655</b>	<b>\$467,835</b>
New Construction	343	46.23 %	\$517,560	\$460,920
Existing	399	53.77 %	\$569,806	\$478,500

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County March 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 %	1	0.13 %
\$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	0.13 %
\$200,000 - \$249,999	0	0.00 %	3	0.40 %
\$250,000 - \$299,999	5	0.67 %	3	0.40 %
\$300,000 - \$399,999	60	8.09 %	89	11.99 %
\$400,000 - \$499,999	148	19.95 %	115	15.50 %
\$500,000 and over	130	17.52 %	187	25.20 %
<b>Totals</b>	<b>343</b>	<b>46.23 %</b>	<b>399</b>	<b>53.77 %</b>

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) March 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 %	1	0.06 %
\$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	0.06 %
\$200,000 - \$249,999	0	0.00 %	4	0.22 %
\$250,000 - \$299,999	10	0.56 %	13	0.73 %
\$300,000 - \$399,999	174	9.76 %	248	13.91 %
\$400,000 - \$499,999	347	19.46 %	280	15.70 %
\$500,000 and over	303	16.99 %	402	22.55 %
<b>Totals</b>	<b>834</b>	<b>46.78 %</b>	<b>949</b>	<b>53.22 %</b>

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