

| <b>Ada County Single Family Home Sales<br/>Comparing May 2021 with May 2020</b> |               |                        |               |                        |                           |
|---|---------------|------------------------|---------------|------------------------|---------------------------|
|   | <b>May-21</b> | <b>Year to Date 21</b> | <b>May-20</b> | <b>Year to Date 20</b> | <b>Previous 12 Months</b> |
| Total Active Residential Listings   | 570           |                        | 1239          |                        |                           |
| Total Pending Residential Listings  | 1656          |                        | 1957          |                        |                           |
| Total Single-Family Homes Sold  | 790           | 3,390                  | 835           | 3,933                  | 10,436                    |
| Percent Change  | -5.39%        | -13.81%                |               |                        |                           |
| Median Price  | \$523,250     | \$476,000              | \$360,000     | \$365,000              | \$425,000                 |
| Percent Change  | 45.35%        | 30.41%                 |               |                        |                           |
| Average Price   | \$617,152     | \$561,857              | \$417,159     | \$417,261              | \$487,554                 |
| Percent Change  | 47.94%        | 34.65%                 |               |                        |                           |
| Days on Market  | 12            | 17                     | 28            | 41                     | 25                        |
| Total Dollar Volume   | \$487,550,028 | \$1,904,694,234        | \$348,327,485 | \$1,641,087,665        | \$5,088,117,452           |
| Percent Change  | 39.97%        | 16.06%                 |               |                        |                           |

| <b>Ada County Existing Home Sales</b> |               |                        |               |                        |                           |
|---------------------------------------|---------------|------------------------|---------------|------------------------|---------------------------|
|                                       | <b>May-21</b> | <b>Year to Date 21</b> | <b>May-20</b> | <b>Year to Date 20</b> | <b>Previous 12 Months</b> |
| Existing Residential Listings         | 382           |                        | 567           |                        |                           |
| Existing Pending Listings             | 708           |                        | 998           |                        |                           |
| Existing Homes Sold                   | 534           | 2,021                  | 569           | 2,460                  | 6,779                     |
| Percent Change                        | -6.15%        | -17.85%                |               |                        |                           |
| Median Price                          | \$504,000     | \$480,000              | \$339,900     | \$345,000              | \$412,500                 |
| Percent Change                        | 48.28%        | 39.13%                 |               |                        |                           |
| Average Price                         | \$623,268     | \$585,170              | \$397,663     | \$401,080              | \$490,459                 |
| Percent Change                        | 56.73%        | 45.90%                 |               |                        |                           |
| Days on Market                        | 9             | 11                     | 19            | 25                     | 16                        |
| Existing Dollar Volume                | \$332,825,276 | \$1,182,628,428        | \$226,270,446 | \$986,657,292          | \$3,324,821,789           |
| Percent Change                        | 47.09%        | 19.86%                 |               |                        |                           |

| <b>Ada County Newly Constructed Home Sales</b> |               |                        |               |                        |                           |
|--|---------------|------------------------|---------------|------------------------|---------------------------|
|  | <b>May-21</b> | <b>Year to Date 21</b> | <b>May-20</b> | <b>Year to Date 20</b> | <b>Previous 12 Months</b> |
| Newly Constructed Residential Listings         | 188           |                        | 672           |                        |                           |
| Newly Constructed Pending Listings             | 948           |                        | 959           |                        |                           |
| Newly Constructed Homes Sold                   | 256           | 1,369                  | 266           | 1,473                  | 3,657                     |
| Percent Change                                 | -3.76%        | -7.06%                 |               |                        |                           |
| Median Price                                   | \$544,986     | \$474,900              | \$404,110     | \$409,360              | \$443,000                 |
| Percent Change                                 | 34.86%        | 16.01%                 |               |                        |                           |
| Average Price                                  | \$604,394     | \$527,440              | \$458,861     | \$444,284              | \$482,170                 |
| Percent Change                                 | 31.72%        | 18.72%                 |               |                        |                           |
| Days on Market                                 | 18            | 26                     | 48            | 68                     | 41                        |
| Newly Constructed Dollar Volume                | \$154,724,752 | \$722,065,806          | \$122,057,039 | \$654,430,373          | \$1,763,295,663           |
| Percent Change                                 | 26.76%        | 10.34%                 |               |                        |                           |

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| Single-Family Homes Sold in Ada County for May 2021 |        |          |               |              |
|---|--------|----------|---------------|--------------|
| MLS Area  | # Sold | Market % | Average Price | Median Price |
| Boise North - 0100                                  | 29     | 3.67%    | \$763,152     | \$603,888    |
| New Construction                                    | 2      | 0.78%    | \$873,236     | \$873,235    |
| Existing  | 27     | 5.06%    | \$754,998     | \$590,000    |
| Boise NE - 0200                                     | 25     | 3.16%    | \$959,914     | \$840,000    |
| New Construction                                    | 10     | 3.91%    | \$765,711     | \$735,000    |
| Existing  | 15     | 2.81%    | \$1,089,383   | \$860,000    |
| Boise SE - 0300                                     | 45     | 5.70%    | \$637,770     | \$512,000    |
| New Construction                                    | 6      | 2.34%    | \$777,031     | \$720,900    |
| Existing  | 39     | 7.30%    | \$616,345     | \$489,000    |
| Boise Bench - 0400                                  | 32     | 4.05%    | \$436,172     | \$411,500    |
| New Construction                                    | 1      | 0.39%    | \$540,000     | \$540,000    |
| Existing  | 31     | 5.81%    | \$432,823     | \$410,000    |
| Boise South - 0500                                  | 20     | 2.53%    | \$551,513     | \$467,500    |
| New Construction                                    | 1      | 0.39%    | \$699,000     | \$699,000    |
| Existing  | 19     | 3.56%    | \$543,750     | \$460,000    |
| Boise SW-Meridian - 0550                            | 73     | 9.24%    | \$465,241     | \$440,000    |
| New Construction                                    | 26     | 10.16%   | \$438,965     | \$412,695    |
| Existing  | 47     | 8.80%    | \$479,777     | \$450,000    |
| Boise West - 0600                                   | 29     | 3.67%    | \$467,148     | \$445,000    |
| New Construction                                    | 0      | 0.00%    | \$0           | \$0          |
| Existing  | 29     | 5.43%    | \$467,148     | \$445,000    |
| Boise W-Garden City - 0650                          | 45     | 5.70%    | \$507,378     | \$462,600    |
| New Construction                                    | 0      | 0.00%    | \$0           | \$0          |
| Existing  | 45     | 8.43%    | \$507,378     | \$462,600    |
| Garden City - 0700                                  | 3      | 0.38%    | \$367,333     | \$370,000    |
| New Construction                                    | 0      | 0.00%    | \$0           | \$0          |
| Existing  | 3      | 0.56%    | \$367,333     | \$370,000    |
| Boise NW - 0800                                     | 61     | 7.72%    | \$670,601     | \$665,000    |
| New Construction                                    | 24     | 9.38%    | \$757,431     | \$728,845    |
| Existing  | 37     | 6.93%    | \$614,278     | \$530,000    |
| Eagle - 0900  | 79     | 10.00%   | \$1,013,099   | \$975,000    |
| New Construction                                    | 24     | 9.38%    | \$940,422     | \$867,450    |
| Existing  | 55     | 10.30%   | \$1,044,812   | \$990,000    |
| Star - 0950   | 60     | 7.59%    | \$609,446     | \$532,900    |
| New Construction                                    | 43     | 16.80%   | \$560,088     | \$525,074    |
| Existing  | 17     | 3.18%    | \$734,294     | \$545,000    |
| Meridian SE - 1000                                  | 25     | 3.16%    | \$629,540     | \$637,642    |
| New Construction                                    | 9      | 3.52%    | \$705,001     | \$660,000    |
| Existing  | 16     | 3.00%    | \$587,094     | \$554,000    |
| Meridian SW - 1010                                  | 20     | 2.53%    | \$585,578     | \$582,500    |
| New Construction                                    | 7      | 2.73%    | \$524,251     | \$565,000    |
| Existing  | 13     | 2.43%    | \$618,600     | \$590,000    |
| Meridian NE - 1020                                  | 47     | 5.95%    | \$527,149     | \$525,000    |
| New Construction                                    | 2      | 0.78%    | \$418,738     | \$418,738    |
| Existing  | 45     | 8.43%    | \$531,968     | \$550,000    |

| <b>Single-Family Homes Sold in Ada County for May 2021</b> |               |                 |                      |                     |
|--|---------------|-----------------|----------------------|---------------------|
| <b>MLS Area</b>  | <b># Sold</b> | <b>Market %</b> | <b>Average Price</b> | <b>Median Price</b> |
| Meridian NW - 1030   | 107           | 13.54%          | \$605,631            | \$540,000           |
| New Construction   | 57            | 22.27%          | \$558,501            | \$544,998           |
| Existing   | 50            | 9.36%           | \$659,359            | \$520,500           |
| Kuna - 1100  | 90            | 11.39%          | \$463,918            | \$445,837           |
| New Construction   | 44            | 17.19%          | \$465,633            | \$456,490           |
| Existing   | 46            | 8.61%           | \$462,278            | \$419,950           |
| <b>Totals</b>  | <b>790</b>    | <b>100.00%</b>  | <b>\$617,152</b>     | <b>\$523,250</b>    |
| New Construction   | 256           | 32.41%          | \$604,394            | \$544,986           |
| Existing   | 534           | 67.59%          | \$623,268            | \$504,000           |

| <b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County<br/>May 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%         | 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          | 0.38%         |
| \$300,000 - \$399,999  | 23         | 2.91%         | 84         | 10.63%        |
| \$400,000 - \$499,999  | 75         | 9.49%         | 175        | 22.15%        |
| \$500,000 and over   | 158        | 20.00%        | 272        | 34.43%        |
| <b>Totals</b>  | <b>256</b> | <b>32.41%</b> | <b>534</b> | <b>67.59%</b> |

| <b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County<br/>(Year-to-Date) May 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           | 0.03%         |
| \$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           | 0.03%         |
| \$200,000 - \$249,999   | 0           | 0.00%         | 4           | 0.12%         |
| \$250,000 - \$299,999   | 12          | 0.35%         | 26          | 0.77%         |
| \$300,000 - \$399,999   | 250         | 7.37%         | 430         | 12.67%        |
| \$400,000 - \$499,999   | 538         | 15.85%        | 627         | 18.47%        |
| \$500,000 and over  | 569         | 16.76%        | 936         | 27.58%        |
| <b>Totals</b>   | <b>1369</b> | <b>40.34%</b> | <b>2025</b> | <b>59.66%</b> |

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