

<b>Ada County Single Family Home Sales Comparing November 2021 with November 2020</b>					
	<b>Nov-21</b>	<b>Year to Date 21</b>	<b>Nov-20</b>	<b>Year to Date 20</b>	<b>Previous 12 Months</b>
Total Active Residential Listings	796		408		
Total Pending Residential Listings	1477		1700		
Total Single-Family Homes Sold	891	9,888	966	11,401	9,939
Percent Change	-7.76%	-13.27%			
Median Price	\$537,900	\$509,990	\$429,870	\$389,490	\$500,000
Percent Change	25.13%	30.94%			
Average Price	\$625,010	\$596,273	\$497,366	\$448,679	\$585,004
Percent Change	25.66%	32.90%			
Days on Market	29	17	19	32	16
Total Dollar Volume	\$556,883,946	\$5,895,948,884	\$480,455,291	\$5,115,392,784	\$5,814,354,029
Percent Change	15.91%	15.26%			

<b>Ada County Existing Home Sales</b>					
	<b>Nov-21</b>	<b>Year to Date 21</b>	<b>Nov-20</b>	<b>Year to Date 20</b>	<b>Previous 12 Months</b>
Existing Residential Listings	426		134		
Existing Pending Listings	670		536		
Existing Homes Sold	685	6,972	662	7,582	6,886
Percent Change	3.47%	-8.05%			
Median Price	\$510,000	\$504,000	\$426,000	\$374,000	\$499,900
Percent Change	19.72%	34.76%			
Average Price	\$614,089	\$602,217	\$504,019	\$442,101	\$593,279
Percent Change	21.84%	36.22%			
Days on Market	25	14	13	20	12
Existing Dollar Volume	\$420,651,104	\$4,198,655,962	\$333,660,289	\$3,352,013,334	\$4,085,317,898
Percent Change	26.07%	25.26%			

<b>Ada County Newly Constructed Home Sales</b>					
	<b>Nov-21</b>	<b>Year to Date 21</b>	<b>Nov-20</b>	<b>Year to Date 20</b>	<b>Previous 12 Months</b>
Newly Constructed Residential Listings	370		274		
Newly Constructed Pending Listings	807		1164		
Newly Constructed Homes Sold	206	2,916	304	3,819	3,053
Percent Change	-32.24%	-23.64%			
Median Price	\$601,301	\$517,526	\$429,995	\$421,990	\$502,500
Percent Change	39.84%	22.64%			
Average Price	\$661,324	\$582,062	\$482,878	\$461,739	\$566,340
Percent Change	36.95%	26.06%			
Days on Market	42	25	32	57	24
Newly Constructed Dollar Volume	\$136,232,842	\$1,697,292,922	\$146,795,002	\$1,763,379,450	\$1,729,036,131
Percent Change	-7.20%	-3.75%			

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Single-Family Homes Sold in Ada County for November 2021				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	28	3.13%	\$933,944	\$877,500
New Construction	0	0.00%	\$0	\$0
Existing	28	4.08%	\$933,944	\$877,500
Boise NE - 0200	24	2.68%	\$946,525	\$783,215
New Construction	4	1.93%	\$963,648	\$790,525
Existing	20	2.91%	\$943,100	\$775,000
Boise SE - 0300	53	5.93%	\$557,582	\$514,500
New Construction	6	2.90%	\$735,850	\$725,150
Existing	47	6.84%	\$534,825	\$475,000
Boise Bench - 0400	38	4.25%	\$465,994	\$419,750
New Construction	1	0.48%	\$439,900	\$439,900
Existing	37	5.39%	\$466,700	\$419,500
Boise South - 0500	25	2.80%	\$602,298	\$569,900
New Construction	2	0.97%	\$522,500	\$522,500
Existing	23	3.35%	\$609,237	\$575,000
Boise SW-Meridian - 0550	86	9.62%	\$539,470	\$489,950
New Construction	25	12.08%	\$536,577	\$475,162
Existing	61	8.88%	\$540,656	\$490,000
Boise West - 0600	36	4.03%	\$429,505	\$419,950
New Construction	1	0.48%	\$645,000	\$645,000
Existing	35	5.09%	\$423,348	\$419,900
Boise W-Garden City - 0650	54	6.04%	\$494,899	\$449,900
New Construction	3	1.45%	\$505,633	\$570,000
Existing	51	7.42%	\$494,268	\$449,900
Garden City - 0700	1	0.11%	\$308,813	\$308,813
New Construction	0	0.00%	\$0	\$0
Existing	1	0.15%	\$308,813	\$308,813
Boise NW - 0800	75	8.39%	\$707,859	\$729,900
New Construction	23	11.11%	\$904,958	\$867,141
Existing	52	7.57%	\$620,680	\$542,500
Eagle - 0900	76	8.50%	\$1,055,475	\$885,000
New Construction	18	8.70%	\$944,269	\$908,450
Existing	58	8.44%	\$1,089,988	\$885,000
Star - 0950	65	7.27%	\$662,072	\$575,000
New Construction	30	14.49%	\$632,055	\$606,500
Existing	35	5.09%	\$687,801	\$550,000
Meridian SE - 1000	37	4.14%	\$609,902	\$589,990
New Construction	4	1.93%	\$727,973	\$734,850
Existing	33	4.80%	\$595,591	\$569,900
Meridian SW - 1010	14	1.57%	\$624,964	\$601,590
New Construction	5	2.42%	\$582,998	\$585,000
Existing	9	1.31%	\$648,278	\$620,000
Meridian NE - 1020	56	6.26%	\$542,300	\$510,000
New Construction	6	2.90%	\$668,267	\$709,900
Existing	50	7.28%	\$527,185	\$487,534

<b>Single-Family Homes Sold in Ada County for November 2021</b>				
<b>MLS Area</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Meridian NW - 1030	141	15.77%	\$555,824	\$537,900
New Construction	48	23.19%	\$584,060	\$581,440
Existing	93	13.54%	\$541,250	\$495,000
Kuna - 1100	85	9.51%	\$516,984	\$482,450
New Construction	31	14.98%	\$553,482	\$534,990
Existing	54	7.86%	\$496,031	\$444,950
<b>Totals</b>	<b>894</b>	<b>100.00%</b>	<b>\$626,861</b>	<b>\$539,000</b>
New Construction	207	23.15%	\$662,477	\$602,702
Existing	687	76.85%	\$616,130	\$514,500

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County November 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%	1	0.11%
\$250,000 - \$299,999	1	0.11%	4	0.45%
\$300,000 - \$399,999	5	0.56%	99	11.07%
\$400,000 - \$499,999	47	5.26%	225	25.17%
\$500,000 and over	154	17.23%	358	40.04%
<b>Totals</b>	<b>207</b>	<b>23.15%</b>	<b>687</b>	<b>76.85%</b>

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) November 2021 by Price Class</b>				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00%	1	0.01%
\$70,000 - \$89,999	0	0.00%	1	0.01%
\$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%	1	0.01%
\$160,000 - \$199,999	0	0.00%	1	0.01%
\$200,000 - \$249,999	0	0.00%	8	0.08%
\$250,000 - \$299,999	13	0.13%	61	0.62%
\$300,000 - \$399,999	361	3.64%	1086	10.96%
\$400,000 - \$499,999	948	9.57%	2217	22.38%
\$500,000 and over	1597	16.12%	3612	36.46%
<b>Totals</b>	<b>2919</b>	<b>29.46%</b>	<b>6988</b>	<b>70.54%</b>

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