

Ada County Single Family Home Sales Comparing October 2021 with October 2020					
	Oct-21	Year to Date 21	Oct-20	Year to Date 20	Previous 12 Months
Total Active Residential Listings	1145		443		
Total Pending Residential Listings	1524		1906		
Total Single-Family Homes Sold	986	8,987	1,191	10,435	9,928
Percent Change	-17.21%	-13.88%			
Median Price	\$533,950	\$505,000	\$410,000	\$385,000	\$489,990
Percent Change	30.23%	31.17%			
Average Price	\$615,659	\$593,169	\$485,892	\$444,172	\$573,226
Percent Change	26.71%	33.54%			
Days on Market	23	16	19	34	15
Total Dollar Volume	\$607,040,170	\$5,330,806,239	\$578,696,984	\$4,634,937,493	\$5,690,991,547
Percent Change	4.90%	15.01%			

Ada County Existing Home Sales					
	Oct-21	Year to Date 21	Oct-20	Year to Date 20	Previous 12 Months
Existing Residential Listings	703		170		
Existing Pending Listings	758		731		
Existing Homes Sold	754	6,281	820	6,920	6,800
Percent Change	-8.05%	-9.23%			
Median Price	\$520,000	\$502,709	\$400,000	\$369,900	\$489,000
Percent Change	30.00%	35.90%			
Average Price	\$605,768	\$600,989	\$494,608	\$436,178	\$583,305
Percent Change	22.47%	37.79%			
Days on Market	21	12	12	21	11
Existing Dollar Volume	\$456,749,039	\$3,774,814,858	\$405,578,775	\$3,018,353,045	\$3,966,470,737
Percent Change	12.62%	25.06%			

Ada County Newly Constructed Home Sales					
	Oct-21	Year to Date 21	Oct-20	Year to Date 20	Previous 12 Months
Newly Constructed Residential Listings	442		273		
Newly Constructed Pending Listings	766		1175		
Newly Constructed Homes Sold	232	2,706	371	3,515	3,128
Percent Change	-37.47%	-23.02%			
Median Price	\$572,450	\$510,420	\$438,125	\$420,665	\$490,595
Percent Change	30.66%	21.34%			
Average Price	\$647,807	\$575,015	\$466,626	\$459,910	\$551,317
Percent Change	38.83%	25.03%			
Days on Market	30	23	36	59	24
Newly Constructed Dollar Volume	\$150,291,131	\$1,555,991,381	\$173,118,209	\$1,616,584,448	\$1,724,520,810
Percent Change	-13.19%	-3.75%			

These statistics are based upon information secured by the agent from the owner or their representative. The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. These statistics are not intended to represent the total number of properties sold in Ada County during the specified time period. The Intermountain Regional Multiple Listing Service provides these statistics for purposes of general market analysis, but makes no representations as to the past or future appreciation or depreciation of property values. (To reduce the error, only data falling within 3 standard deviations from the mean has been included in the report. Existing and new construction statistics are calculated independently and may not sum to the total number of homes sold.) * Effective 3/1/2007, 'days on market' refers to the number of days that transpire between the listing date and the date the property goes into pending status. Effective 4/1/2011, standard deviation is modified to reflect the difference between the asking and sold prices as a percentage of the asking price.

Single-Family Homes Sold in Ada County for October 2021				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	33	3.33%	\$767,315	\$648,000
New Construction	2	0.86%	\$799,950	\$799,950
Existing	31	4.10%	\$765,210	\$648,000
Boise NE - 0200	23	2.32%	\$992,706	\$870,000
New Construction	7	3.00%	\$1,175,636	\$1,106,511
Existing	16	2.11%	\$912,675	\$852,450
Boise SE - 0300	56	5.66%	\$572,004	\$525,000
New Construction	5	2.15%	\$634,358	\$585,000
Existing	51	6.74%	\$565,891	\$510,000
Boise Bench - 0400	56	5.66%	\$438,446	\$412,500
New Construction	0	0.00%	\$0	\$0
Existing	56	7.40%	\$438,446	\$412,500
Boise South - 0500	32	3.23%	\$494,772	\$476,750
New Construction	1	0.43%	\$500,000	\$500,000
Existing	31	4.10%	\$494,603	\$475,000
Boise SW-Meridian - 0550	89	8.99%	\$532,517	\$494,900
New Construction	22	9.44%	\$510,825	\$485,456
Existing	67	8.85%	\$539,640	\$520,000
Boise West - 0600	36	3.64%	\$469,367	\$414,600
New Construction	1	0.43%	\$525,000	\$525,000
Existing	35	4.62%	\$467,778	\$413,200
Boise W-Garden City - 0650	59	5.96%	\$505,916	\$440,000
New Construction	0	0.00%	\$0	\$0
Existing	59	7.79%	\$505,916	\$440,000
Garden City - 0700	4	0.40%	\$685,000	\$535,000
New Construction	0	0.00%	\$0	\$0
Existing	4	0.53%	\$685,000	\$535,000
Boise NW - 0800	63	6.36%	\$666,440	\$650,000
New Construction	16	6.87%	\$858,380	\$795,378
Existing	47	6.21%	\$601,099	\$570,000
Eagle - 0900	102	10.30%	\$957,803	\$871,503
New Construction	22	9.44%	\$917,690	\$868,407
Existing	80	10.57%	\$968,834	\$875,000
Star - 0950	69	6.97%	\$623,811	\$567,968
New Construction	32	13.73%	\$595,311	\$582,448
Existing	37	4.89%	\$648,461	\$515,000
Meridian SE - 1000	37	3.74%	\$726,013	\$688,000
New Construction	9	3.86%	\$924,975	\$801,000
Existing	28	3.70%	\$662,061	\$632,450
Meridian SW - 1010	15	1.52%	\$687,448	\$650,840
New Construction	5	2.15%	\$570,265	\$530,860
Existing	10	1.32%	\$746,040	\$740,000
Meridian NE - 1020	50	5.05%	\$612,935	\$516,000
New Construction	6	2.58%	\$881,329	\$717,450
Existing	44	5.81%	\$576,336	\$511,000

Single-Family Homes Sold in Ada County for October 2021

MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	153	15.45%	\$569,918	\$525,000
New Construction	53	22.75%	\$559,230	\$532,900
Existing	100	13.21%	\$575,583	\$522,500
Kuna - 1100	113	11.41%	\$499,514	\$469,900
New Construction	52	22.32%	\$517,794	\$515,265
Existing	61	8.06%	\$483,931	\$439,900
Totals	990	100.00%	\$617,818	\$535,000
New Construction	233	23.54%	\$649,210	\$574,900
Existing	757	76.46%	\$608,156	\$520,000

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County October 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%	1	0.10%
\$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	0.51%
\$300,000 - \$399,999	4	0.40%	94	9.49%
\$400,000 - \$499,999	62	6.26%	241	24.34%
\$500,000 and over	167	16.87%	415	41.92%
Totals	233	23.54%	757	76.46%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) October 2021 by Price Class				
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%	7	0.08%
\$250,000 - \$299,999	12	0.13%	56	0.62%
\$300,000 - \$399,999	356	3.95%	987	10.96%
\$400,000 - \$499,999	901	10.01%	1991	22.11%
\$500,000 and over	1439	15.98%	3250	36.10%
Totals	2708	30.08%	6295	69.92%

These statistics are based upon information secured by the agent from the owner or their representative. The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. These statistics are not intended to represent the total number of properties sold in Ada County during the specified time period. The Intermountain Regional Multiple Listing Service provides these statistics for purposes of general market analysis, but makes no representations as to the past or future appreciation or depreciation of property values. (To reduce the error, only data falling within 3 standard deviations from the mean has been included in the report. Existing and new construction statistics are calculated independently and may not sum to the total number of homes sold.) * Effective 3/1/2007, 'days on market' refers to the number of days that transpire between the listing date and the date the property goes into pending status. Effective 4/1/2011, standard deviation is modified to reflect the difference between the asking and sold prices as a percentage of the asking price.