

Ada County Single Family Home Sales Comparing Q1 2021 with Q1 2020					
	Q1 of 2021	Year to Date 21	Q1 of 2020	Year to Date 20	Previous 12 Months
Total Active Residential Listings	n/a		n/a		
Total Pending Residential Listings	n/a		n/a		
Total Single-Family Homes Sold	1,778	1,778	2,332	2,332	10,483
Percent Change	-23.76 %	-23.76 %			
Median Price	\$459,555	\$459,555	\$364,945	\$364,945	\$405,000
Percent Change	25.92 %	25.92 %			
Average Price	\$537,261	\$537,261	\$418,478	\$418,478	\$467,138
Percent Change	28.38 %	28.38 %			
Days on Market	20	20	49	49	27
Total Dollar Volume	\$955,249,448	\$955,249,448	\$975,890,372	\$975,890,372	\$4,897,011,606
Percent Change	-2.12 %	-2.12 %			

Ada County Existing Home Sales					
	Q1 of 2021	Year to Date 21	Q1 of 2020	Year to Date 20	Previous 12 Months
Existing Residential Listings	n/a		n/a		
Existing Pending Listings	n/a		n/a		
Existing Homes Sold	945	945	1,392	1,392	6,910
Percent Change	-32.11 %	-32.11 %			
Median Price	\$459,500	\$459,500	\$347,650	\$347,650	\$390,000
Percent Change	32.17 %	32.17 %			
Average Price	\$564,582	\$564,582	\$405,708	\$405,708	\$464,552
Percent Change	39.16 %	39.16 %			
Days on Market	13	13	30	30	17
Existing Dollar Volume	\$533,529,753	\$533,529,753	\$564,745,024	\$564,745,024	\$3,210,056,987
Percent Change	-5.53 %	-5.53 %			

Ada County Newly Constructed Home Sales					
	Q1 of 2021	Year to Date 21	Q1 of 2020	Year to Date 20	Previous 12 Months
Newly Constructed Residential Listings	n/a		n/a		
Newly Constructed Pending Listings	n/a		n/a		
Newly Constructed Homes Sold	833	833	940	940	3,573
Percent Change	-11.38 %	-11.38 %			
Median Price	\$459,610	\$459,610	\$407,100	\$407,100	\$435,000
Percent Change	12.90 %	12.90 %			
Average Price	\$506,266	\$506,266	\$437,389	\$437,389	\$472,140
Percent Change	15.75 %	15.75 %			
Days on Market	29	29	76	76	46
Newly Constructed Dollar Volume	\$421,719,695	\$421,719,695	\$411,145,348	\$411,145,348	\$1,686,954,619
Percent Change	2.57 %	2.57 %			

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Single-Family Homes Sold in Ada County for Q1 of 2021				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	42	2.36 %	\$763,946	\$653,500
New Construction	1	0.12 %	\$789,900	\$789,900
Existing	41	4.32 %	\$763,313	\$650,000
Boise NE - 0200	47	2.64 %	\$831,121	\$755,000
New Construction	22	2.64 %	\$800,099	\$719,982
Existing	25	2.63 %	\$858,420	\$775,000
Boise SE - 0300	91	5.10 %	\$496,585	\$459,900
New Construction	30	3.60 %	\$513,916	\$471,645
Existing	61	6.43 %	\$488,062	\$446,000
Boise Bench - 0400	76	4.26 %	\$430,153	\$420,700
New Construction	2	0.24 %	\$440,550	\$440,550
Existing	74	7.80 %	\$429,872	\$415,750
Boise South - 0500	32	1.79 %	\$503,469	\$455,250
New Construction	3	0.36 %	\$422,412	\$399,000
Existing	29	3.06 %	\$511,854	\$455,500
Boise SW-Meridian - 0550	160	8.97 %	\$449,989	\$413,895
New Construction	87	10.43 %	\$429,073	\$407,000
Existing	73	7.69 %	\$474,917	\$420,000
Boise West - 0600	63	3.53 %	\$414,787	\$387,000
New Construction	5	0.60 %	\$398,349	\$386,732
Existing	58	6.11 %	\$416,204	\$391,000
Boise W-Garden City - 0650	60	3.37 %	\$463,746	\$392,500
New Construction	4	0.48 %	\$389,750	\$337,500
Existing	56	5.90 %	\$469,031	\$395,000
Garden City - 0700	6	0.34 %	\$431,167	\$450,000
New Construction	0	0.00 %	\$0	\$0
Existing	6	0.63 %	\$431,167	\$450,000
Boise NW - 0800	96	5.38 %	\$642,963	\$624,400
New Construction	49	5.88 %	\$679,899	\$661,948
Existing	47	4.95 %	\$604,456	\$529,000
Eagle - 0900	168	9.42 %	\$902,252	\$746,442
New Construction	64	7.67 %	\$763,953	\$693,450
Existing	104	10.96 %	\$987,359	\$813,550
Star - 0950	151	8.47 %	\$530,088	\$487,000
New Construction	116	13.91 %	\$503,738	\$484,065
Existing	35	3.69 %	\$617,419	\$497,000
Meridian SE - 1000	109	6.11 %	\$518,576	\$474,990
New Construction	59	7.07 %	\$515,576	\$484,990
Existing	50	5.27 %	\$522,117	\$469,500
Meridian SW - 1010	56	3.14 %	\$551,053	\$496,439
New Construction	30	3.60 %	\$460,066	\$457,677
Existing	26	2.74 %	\$656,038	\$608,500
Meridian NE - 1020	80	4.49 %	\$477,647	\$434,250
New Construction	25	3.00 %	\$411,810	\$406,000
Existing	55	5.80 %	\$507,573	\$450,000

Single-Family Homes Sold in Ada County for Q1 of 2021				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	281	15.76 %	\$486,241	\$454,900
New Construction	149	17.87 %	\$468,045	\$457,616
Existing	132	13.91 %	\$506,780	\$450,000
Kuna - 1100	265	14.86 %	\$425,872	\$418,020
New Construction	188	22.54 %	\$430,645	\$426,454
Existing	77	8.11 %	\$414,219	\$384,500
Totals	1783	100.00 %	\$539,604	\$459,900
New Construction	834	46.78 %	\$506,830	\$459,705
Existing	949	53.22 %	\$568,406	\$460,000

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County Q1 of 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 %	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 %
Totals	834	46.78 %	949	53.22 %

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) Q1 of 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 %	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 %
Totals	834	46.78 %	949	53.22 %

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