

<b>Ada County Single Family Home Sales Comparing Q2 2021 with Q2 2020</b>					
	<b>Q2 of 2021</b>	<b>Year to Date 21</b>	<b>Q2 of 2020</b>	<b>Year to Date 20</b>	<b>Previous 12 Months</b>
Total Active Residential Listings	n/a		n/a		
Total Pending Residential Listings	n/a		n/a		
Total Single-Family Homes Sold	2,888	5,021	2,844	5,258	11,129
Percent Change	1.55%	-4.51%			
Median Price	\$506,042	\$486,000	\$370,000	\$367,945	\$439,000
Percent Change	36.77%	32.08%			
Average Price	\$595,832	\$570,742	\$424,521	\$421,973	\$506,960
Percent Change	40.35%	35.26%			
Days on Market	11	14	31	39	22
Total Dollar Volume	\$1,720,761,508	\$2,865,694,770	\$1,207,338,018	\$2,218,736,241	\$5,641,954,749
Percent Change	42.53%	29.16%			

<b>Ada County Existing Home Sales</b>					
	<b>Q2 of 2021</b>	<b>Year to Date 21</b>	<b>Q2 of 2020</b>	<b>Year to Date 20</b>	<b>Previous 12 Months</b>
Existing Residential Listings	n/a		n/a		
Existing Pending Listings	n/a		n/a		
Existing Homes Sold	2,049	3,285	1,921	3,372	7,367
Percent Change	6.66%	-2.58%			
Median Price	\$502,000	\$489,900	\$349,900	\$349,200	\$430,000
Percent Change	43.47%	40.29%			
Average Price	\$602,140	\$585,192	\$405,217	\$405,086	\$512,383
Percent Change	48.60%	44.46%			
Days on Market	9	9	18	23	14
Existing Dollar Volume	\$1,233,784,965	\$1,922,354,792	\$778,421,157	\$1,365,949,226	\$3,774,725,351
Percent Change	58.50%	40.73%			

<b>Ada County Newly Constructed Home Sales</b>					
	<b>Q2 of 2021</b>	<b>Year to Date 21</b>	<b>Q2 of 2020</b>	<b>Year to Date 20</b>	<b>Previous 12 Months</b>
Newly Constructed Residential Listings	n/a		n/a		
Newly Constructed Pending Listings	n/a		n/a		
Newly Constructed Homes Sold	839	1,736	923	1,886	3,762
Percent Change	-9.10%	-7.95%			
Median Price	\$514,100	\$483,151	\$416,181	\$410,919	\$450,220
Percent Change	23.53%	17.58%			
Average Price	\$580,425	\$543,399	\$464,699	\$452,167	\$496,340
Percent Change	24.90%	20.18%			
Days on Market	18	24	57	66	38
Newly Constructed Dollar Volume	\$486,976,543	\$943,339,978	\$428,916,861	\$852,787,015	\$1,867,229,398
Percent Change	13.54%	10.62%			

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Single-Family Homes Sold in Ada County for Q2 of 2021				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	95	3.29%	\$789,130	\$665,000
New Construction	4	0.48%	\$804,093	\$799,900
Existing	91	4.44%	\$788,473	\$654,000
Boise NE - 0200	82	2.84%	\$911,906	\$851,875
New Construction	24	2.86%	\$867,480	\$760,325
Existing	58	2.83%	\$930,289	\$860,000
Boise SE - 0300	148	5.12%	\$618,628	\$530,000
New Construction	27	3.22%	\$664,387	\$549,000
Existing	121	5.90%	\$608,418	\$526,000
Boise Bench - 0400	139	4.81%	\$453,575	\$415,000
New Construction	5	0.60%	\$564,187	\$595,000
Existing	134	6.54%	\$449,448	\$413,000
Boise South - 0500	83	2.87%	\$528,548	\$490,000
New Construction	2	0.24%	\$565,900	\$565,900
Existing	81	3.95%	\$527,625	\$490,000
Boise SW-Meridian - 0550	248	8.59%	\$489,086	\$455,500
New Construction	82	9.79%	\$455,097	\$416,080
Existing	166	8.10%	\$505,876	\$470,000
Boise West - 0600	119	4.12%	\$476,112	\$450,000
New Construction	5	0.60%	\$523,060	\$539,900
Existing	114	5.56%	\$474,053	\$449,500
Boise W-Garden City - 0650	175	6.06%	\$481,690	\$452,500
New Construction	0	0.00%	\$0	\$0
Existing	175	8.54%	\$481,690	\$452,500
Garden City - 0700	13	0.45%	\$605,055	\$452,000
New Construction	0	0.00%	\$0	\$0
Existing	13	0.63%	\$605,055	\$452,000
Boise NW - 0800	176	6.09%	\$676,175	\$635,000
New Construction	51	6.09%	\$764,819	\$745,000
Existing	125	6.10%	\$640,008	\$544,500
Eagle - 0900	263	9.11%	\$986,093	\$899,900
New Construction	69	8.23%	\$980,192	\$967,879
Existing	194	9.46%	\$988,192	\$875,000
Star - 0950	182	6.30%	\$581,177	\$524,950
New Construction	113	13.48%	\$539,771	\$517,375
Existing	69	3.37%	\$648,986	\$545,000
Meridian SE - 1000	110	3.81%	\$609,704	\$600,090
New Construction	30	3.58%	\$648,200	\$653,919
Existing	80	3.90%	\$595,268	\$561,500
Meridian SW - 1010	75	2.60%	\$584,932	\$534,000
New Construction	34	4.06%	\$493,657	\$481,437
Existing	41	2.00%	\$660,624	\$590,000
Meridian NE - 1020	160	5.54%	\$533,426	\$499,450
New Construction	13	1.55%	\$518,863	\$462,900
Existing	147	7.17%	\$534,714	\$505,000

<b>Single-Family Homes Sold in Ada County for Q2 of 2021</b>				
<b>MLS Area</b>	<b># Sold</b>	<b>Market %</b>	<b>Average Price</b>	<b>Median Price</b>
Meridian NW - 1030	450	15.58%	\$563,407	\$508,863
New Construction	193	23.03%	\$534,596	\$519,900
Existing	257	12.54%	\$585,043	\$500,000
Kuna - 1100	370	12.81%	\$457,190	\$439,990
New Construction	186	22.20%	\$467,261	\$454,990
Existing	184	8.98%	\$447,009	\$420,000
<b>Totals</b>	<b>2888</b>	<b>100.00%</b>	<b>\$596,064</b>	<b>\$506,089</b>
New Construction	838	29.02%	\$580,616	\$514,347
Existing	2050	70.98%	\$602,378	\$502,500

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County Q2 of 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	2	0.07%	18	0.62%
\$300,000 - \$399,999	102	3.53%	303	10.49%
\$400,000 - \$499,999	289	10.01%	665	23.03%
\$500,000 and over	445	15.41%	1064	36.84%
<b>Totals</b>	<b>838</b>	<b>29.02%</b>	<b>2050</b>	<b>70.98%</b>

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) Q2 of 2021 by Price Class</b>				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00%	1	0.02%
\$70,000 - \$89,999	0	0.00%	1	0.02%
\$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	0.02%
\$200,000 - \$249,999	0	0.00%	4	0.08%
\$250,000 - \$299,999	12	0.24%	38	0.76%
\$300,000 - \$399,999	300	5.97%	628	12.50%
\$400,000 - \$499,999	652	12.98%	1037	20.64%
\$500,000 and over	771	15.35%	1579	31.43%
<b>Totals</b>	<b>1735</b>	<b>34.53%</b>	<b>3289</b>	<b>65.47%</b>

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