

Ada County Single Family Home Sales Comparing Q3 2021 with Q3 2020					
	Q3 of 2021	Year to Date 21	Q3 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	2,965	7,995	3,985	9,243	10,096
Percent Change	-25.60%	-13.50%			
Median Price	\$535,000	\$502,015	\$400,000	\$382,000	\$476,005
Percent Change	33.75%	31.42%			
Average Price	\$623,684	\$590,420	\$461,021	\$438,808	\$558,829
Percent Change	35.28%	34.55%			
Days on Market	15	15	31	35	16
Total Dollar Volume	\$1,849,222,425	\$4,720,405,170	\$1,837,169,168	\$4,055,905,409	\$5,641,934,629
Percent Change	0.66%	16.38%			

Ada County Existing Home Sales					
	Q3 of 2021	Year to Date 21	Q3 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	2,239	5,527	2,727	6,099	6,865
Percent Change	-17.90%	-9.38%			
Median Price	\$525,000	\$500,000	\$389,500	\$365,000	\$475,000
Percent Change	34.79%	36.99%			
Average Price	\$622,562	\$600,338	\$457,092	\$428,339	\$569,528
Percent Change	36.20%	40.15%			
Days on Market	14	11	20	22	11
Existing Dollar Volume	\$1,393,916,128	\$3,318,065,820	\$1,246,489,944	\$2,612,439,170	\$3,909,811,399
Percent Change	11.83%	27.01%			

Ada County Newly Constructed Home Sales					
	Q3 of 2021	Year to Date 21	Q3 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	726	2,468	1,258	3,144	3,231
Percent Change	-42.29%	-21.50%			
Median Price	\$556,301	\$505,000	\$429,400	\$419,314	\$479,900
Percent Change	29.55%	20.43%			
Average Price	\$627,144	\$568,209	\$469,538	\$459,118	\$536,095
Percent Change	33.57%	23.76%			
Days on Market	19	23	55	62	26
Newly Constructed Dollar Volume	\$455,306,297	\$1,402,339,350	\$590,679,224	\$1,443,466,239	\$1,732,123,230
Percent Change	-22.92%	-2.85%			

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Single-Family Homes Sold in Ada County for Q3 of 2021				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	103	3.46%	\$856,354	\$750,000
New Construction	6	0.82%	\$1,164,887	\$957,394
Existing	97	4.32%	\$837,270	\$749,900
Boise NE - 0200	87	2.93%	\$957,237	\$850,000
New Construction	18	2.47%	\$1,041,314	\$1,028,289
Existing	69	3.07%	\$935,304	\$849,900
Boise SE - 0300	168	5.65%	\$579,284	\$515,000
New Construction	20	2.75%	\$620,375	\$545,750
Existing	148	6.59%	\$573,731	\$506,500
Boise Bench - 0400	158	5.31%	\$476,557	\$435,000
New Construction	3	0.41%	\$515,163	\$590,000
Existing	155	6.90%	\$475,810	\$435,000
Boise South - 0500	91	3.06%	\$522,482	\$475,000
New Construction	1	0.14%	\$468,000	\$468,000
Existing	90	4.01%	\$523,088	\$475,000
Boise SW-Meridian - 0550	277	9.32%	\$524,640	\$478,500
New Construction	67	9.20%	\$499,710	\$450,000
Existing	210	9.35%	\$532,593	\$480,000
Boise West - 0600	86	2.89%	\$472,995	\$447,000
New Construction	0	0.00%	\$0	\$0
Existing	86	3.83%	\$472,995	\$447,000
Boise W-Garden City - 0650	158	5.31%	\$501,811	\$450,500
New Construction	10	1.37%	\$422,644	\$356,995
Existing	148	6.59%	\$507,160	\$456,500
Garden City - 0700	13	0.44%	\$612,492	\$500,000
New Construction	0	0.00%	\$0	\$0
Existing	13	0.58%	\$612,492	\$500,000
Boise NW - 0800	192	6.46%	\$697,816	\$648,000
New Construction	46	6.32%	\$827,230	\$841,000
Existing	146	6.50%	\$657,041	\$553,500
Eagle - 0900	305	10.26%	\$986,983	\$890,000
New Construction	76	10.44%	\$907,614	\$891,282
Existing	229	10.20%	\$1,013,324	\$890,000
Star - 0950	192	6.46%	\$606,315	\$544,450
New Construction	97	13.32%	\$569,546	\$538,821
Existing	95	4.23%	\$643,858	\$550,000
Meridian SE - 1000	130	4.37%	\$657,743	\$655,500
New Construction	40	5.49%	\$768,054	\$770,500
Existing	90	4.01%	\$608,717	\$589,950
Meridian SW - 1010	65	2.19%	\$633,863	\$568,335
New Construction	26	3.57%	\$572,557	\$543,242
Existing	39	1.74%	\$674,733	\$585,000
Meridian NE - 1020	184	6.19%	\$549,685	\$501,250
New Construction	22	3.02%	\$562,209	\$474,900
Existing	162	7.22%	\$547,984	\$505,750

Single-Family Homes Sold in Ada County for Q3 of 2021				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	446	15.00%	\$572,170	\$529,950
New Construction	148	20.33%	\$568,736	\$549,075
Existing	298	13.27%	\$573,875	\$513,750
Kuna - 1100	318	10.70%	\$497,921	\$470,473
New Construction	148	20.33%	\$511,742	\$492,812
Existing	170	7.57%	\$485,888	\$435,000
Totals	2973	100.00%	\$624,856	\$535,000
New Construction	728	24.49%	\$629,157	\$557,118
Existing	2245	75.51%	\$623,461	\$525,000

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County Q3 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%	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%	2	0.07%
\$250,000 - \$299,999	0	0.00%	13	0.44%
\$300,000 - \$399,999	52	1.75%	263	8.85%
\$400,000 - \$499,999	184	6.19%	714	24.02%
\$500,000 and over	492	16.55%	1253	42.15%
Totals	728	24.49%	2245	75.51%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) Q3 of 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%	0	0.00%
\$160,000 - \$199,999	0	0.00%	1	0.01%
\$200,000 - \$249,999	0	0.00%	6	0.07%
\$250,000 - \$299,999	12	0.15%	51	0.64%
\$300,000 - \$399,999	352	4.40%	892	11.14%
\$400,000 - \$499,999	837	10.45%	1751	21.87%
\$500,000 and over	1268	15.84%	2835	35.41%
Totals	2469	30.84%	5538	69.16%

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