

Ada County Single Family Home Sales Comparing Q4 2021 with Q4 2020					
	Q4 of 2021	Year to Date 21	Q4 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	2,838	10,855	3,059	12,303	9,941
Percent Change	-7.22%	-11.77%			
Median Price	\$539,900	\$510,987	\$425,000	\$393,000	\$509,990
Percent Change	27.04%	30.02%			
Average Price	\$622,826	\$599,138	\$494,028	\$452,530	\$596,329
Percent Change	26.07%	32.40%			
Days on Market	28	18	19	31	17
Total Dollar Volume	\$1,767,581,480	\$6,503,646,094	\$1,511,232,067	\$5,567,472,576	\$5,928,110,818
Percent Change	16.96%	16.82%			

Ada County Existing Home Sales					
	Q4 of 2021	Year to Date 21	Q4 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	2,063	7,600	2,047	8,147	7,009
Percent Change	0.78%	-6.71%			
Median Price	\$514,900	\$505,000	\$415,000	\$375,000	\$503,000
Percent Change	24.07%	34.67%			
Average Price	\$609,570	\$602,735	\$501,933	\$446,819	\$601,716
Percent Change	21.44%	34.89%			
Days on Market	25	15	12	19	14
Existing Dollar Volume	\$1,257,542,402	\$4,580,784,767	\$1,027,456,094	\$3,640,230,364	\$4,217,430,758
Percent Change	22.39%	25.84%			

Ada County Newly Constructed Home Sales					
	Q4 of 2021	Year to Date 21	Q4 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	775	3,255	1,012	4,156	2,932
Percent Change	-23.42%	-21.68%			
Median Price	\$585,000	\$525,000	\$439,900	\$426,348	\$518,341
Percent Change	32.98%	23.14%			
Average Price	\$658,115	\$590,741	\$478,039	\$463,725	\$583,452
Percent Change	37.67%	27.39%			
Days on Market	37	26	32	55	25
Newly Constructed Dollar Volume	\$510,039,078	\$1,922,861,327	\$483,775,973	\$1,927,242,212	\$1,710,680,060
Percent Change	5.43%	-0.23%			

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Single-Family Homes Sold in Ada County for Q4 of 2021				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	89	3.12%	\$847,139	\$775,000
New Construction	5	0.64%	\$1,027,980	\$1,100,000
Existing	84	4.06%	\$836,374	\$742,500
Boise NE - 0200	66	2.31%	\$922,990	\$806,110
New Construction	13	1.66%	\$1,053,964	\$865,000
Existing	53	2.56%	\$890,864	\$790,000
Boise SE - 0300	160	5.61%	\$579,878	\$530,500
New Construction	16	2.04%	\$654,181	\$649,900
Existing	144	6.96%	\$571,622	\$512,250
Boise Bench - 0400	143	5.01%	\$452,146	\$425,000
New Construction	2	0.26%	\$439,900	\$439,900
Existing	141	6.81%	\$452,320	\$420,000
Boise South - 0500	82	2.87%	\$546,560	\$510,000
New Construction	3	0.38%	\$515,000	\$520,000
Existing	79	3.82%	\$547,759	\$510,000
Boise SW-Meridian - 0550	260	9.11%	\$522,259	\$485,000
New Construction	81	10.33%	\$519,328	\$486,490
Existing	179	8.65%	\$523,586	\$485,000
Boise West - 0600	103	3.61%	\$445,642	\$419,900
New Construction	3	0.38%	\$555,667	\$525,000
Existing	100	4.83%	\$442,341	\$414,600
Boise W-Garden City - 0650	168	5.89%	\$507,844	\$460,400
New Construction	4	0.51%	\$464,723	\$456,000
Existing	164	7.93%	\$508,895	\$460,400
Garden City - 0700	8	0.28%	\$607,977	\$382,500
New Construction	2	0.26%	\$370,000	\$370,000
Existing	6	0.29%	\$687,302	\$535,000
Boise NW - 0800	225	7.89%	\$692,268	\$665,000
New Construction	84	10.71%	\$788,373	\$773,500
Existing	141	6.81%	\$635,014	\$555,000
Eagle - 0900	257	9.01%	\$1,027,965	\$878,007
New Construction	72	9.18%	\$1,011,561	\$937,125
Existing	185	8.94%	\$1,034,349	\$865,000
Star - 0950	216	7.57%	\$643,023	\$554,002
New Construction	121	15.43%	\$642,271	\$567,968
Existing	95	4.59%	\$643,981	\$535,000
Meridian SE - 1000	117	4.10%	\$656,522	\$600,000
New Construction	31	3.95%	\$772,765	\$732,000
Existing	86	4.16%	\$614,620	\$569,450
Meridian SW - 1010	57	2.00%	\$673,107	\$615,655
New Construction	25	3.19%	\$624,336	\$583,235
Existing	32	1.55%	\$711,209	\$699,750
Meridian NE - 1020	153	5.36%	\$586,759	\$539,900
New Construction	20	2.55%	\$781,477	\$734,900
Existing	133	6.43%	\$557,478	\$512,000

Single-Family Homes Sold in Ada County for Q4 of 2021				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	443	15.53%	\$578,452	\$537,900
New Construction	162	20.66%	\$602,417	\$581,688
Existing	281	13.58%	\$564,635	\$500,000
Kuna - 1100	306	10.73%	\$505,168	\$471,195
New Construction	140	17.86%	\$519,653	\$503,490
Existing	166	8.02%	\$492,952	\$439,450
Totals	2853	100.00%	\$625,681	\$540,000
New Construction	784	27.48%	\$663,740	\$585,965
Existing	2069	72.52%	\$611,260	\$515,000

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County Q4 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%	2	0.07%
\$160,000 - \$199,999	0	0.00%	0	0.00%
\$200,000 - \$249,999	2	0.07%	2	0.07%
\$250,000 - \$299,999	1	0.04%	12	0.42%
\$300,000 - \$399,999	15	0.53%	292	10.23%
\$400,000 - \$499,999	193	6.76%	659	23.10%
\$500,000 and over	573	20.08%	1102	38.63%
Totals	784	27.48%	2069	72.52%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) Q4 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%	2	0.02%
\$160,000 - \$199,999	0	0.00%	1	0.01%
\$200,000 - \$249,999	2	0.02%	8	0.07%
\$250,000 - \$299,999	13	0.12%	64	0.59%
\$300,000 - \$399,999	367	3.37%	1188	10.92%
\$400,000 - \$499,999	1031	9.48%	2410	22.15%
\$500,000 and over	1851	17.01%	3942	36.23%
Totals	3264	30.00%	7617	70.00%

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