

Ada County Single Family Home Sales					
Comparing September 2021 with September 2020					
	Sep-21	Year to Date 21	Sep-20	Year to Date 20	Previous 12 Months
Total Active Residential Listings	1249		470		
Total Pending Residential Listings	1619		2018		
Total Single-Family Homes Sold	998	7,995	1,237	9,243	10,096
Percent Change	-19.32%	-13.50%			
Median Price	\$534,950	\$502,015	\$408,000	\$382,000	\$476,005
Percent Change	31.12%	31.42%			
Average Price	\$616,669	\$590,420	\$479,178	\$438,808	\$558,829
Percent Change	28.69%	34.55%			
Days on Market	19	15	26	35	16
Total Dollar Volume	\$615,435,211	\$4,720,405,170	\$592,743,554	\$4,055,905,409	\$5,641,934,629
Percent Change	3.83%	16.38%			

Ada County Existing Home Sales					
	Sep-21	Year to Date 21	Sep-20	Year to Date 20	Previous 12 Months
Existing Residential Listings	866		182		
Existing Pending Listings	821		861		
Existing Homes Sold	739	5,527	854	6,099	6,865
Percent Change	-13.47%	-9.38%			
Median Price	\$525,000	\$500,000	\$405,000	\$365,000	\$475,000
Percent Change	29.63%	36.99%			
Average Price	\$613,695	\$600,338	\$481,938	\$428,339	\$569,528
Percent Change	27.34%	40.15%			
Days on Market	17	11	17	22	11
Existing Dollar Volume	\$453,520,715	\$3,318,065,820	\$411,574,902	\$2,612,439,170	\$3,909,811,399
Percent Change	10.19%	27.01%			

Ada County Newly Constructed Home Sales					
	Sep-21	Year to Date 21	Sep-20	Year to Date 20	Previous 12 Months
Newly Constructed Residential Listings	383		288		
Newly Constructed Pending Listings	798		1157		
Newly Constructed Homes Sold	259	2,468	383	3,144	3,231
Percent Change	-32.38%	-21.50%			
Median Price	\$549,850	\$505,000	\$412,645	\$419,314	\$479,900
Percent Change	33.25%	20.43%			
Average Price	\$625,152	\$568,209	\$473,025	\$459,118	\$536,095
Percent Change	32.16%	23.76%			
Days on Market	23	23	46	62	26
Newly Constructed Dollar Volume	\$161,914,496	\$1,402,339,350	\$181,168,652	\$1,443,466,239	\$1,732,123,230
Percent Change	-10.63%	-2.85%			

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Single-Family Homes Sold in Ada County for September 2021				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	30	3.00%	\$900,657	\$780,000
New Construction	2	0.77%	\$1,873,000	\$1,873,000
Existing	28	3.78%	\$831,204	\$742,450
Boise NE - 0200	20	2.00%	\$899,727	\$839,950
New Construction	4	1.54%	\$1,087,159	\$1,033,889
Existing	16	2.16%	\$852,869	\$839,950
Boise SE - 0300	62	6.20%	\$533,270	\$511,250
New Construction	6	2.31%	\$611,117	\$544,900
Existing	56	7.57%	\$524,929	\$506,500
Boise Bench - 0400	51	5.10%	\$500,098	\$449,000
New Construction	1	0.38%	\$345,490	\$345,490
Existing	50	6.76%	\$503,190	\$449,450
Boise South - 0500	32	3.20%	\$500,997	\$450,000
New Construction	0	0.00%	\$0	\$0
Existing	32	4.32%	\$500,997	\$450,000
Boise SW-Meridian - 0550	90	9.00%	\$519,760	\$476,750
New Construction	29	11.15%	\$512,991	\$450,000
Existing	61	8.24%	\$522,979	\$480,000
Boise West - 0600	33	3.30%	\$449,129	\$427,500
New Construction	0	0.00%	\$0	\$0
Existing	33	4.46%	\$449,129	\$427,500
Boise W-Garden City - 0650	47	4.70%	\$477,571	\$430,000
New Construction	5	1.92%	\$446,895	\$360,000
Existing	42	5.68%	\$481,223	\$437,500
Garden City - 0700	5	0.50%	\$617,980	\$500,000
New Construction	0	0.00%	\$0	\$0
Existing	5	0.68%	\$617,980	\$500,000
Boise NW - 0800	67	6.70%	\$726,500	\$705,000
New Construction	25	9.62%	\$868,457	\$865,000
Existing	42	5.68%	\$642,002	\$577,500
Eagle - 0900	111	11.10%	\$971,081	\$864,225
New Construction	21	8.08%	\$856,847	\$844,900
Existing	90	12.16%	\$997,735	\$875,000
Star - 0950	62	6.20%	\$603,381	\$545,405
New Construction	34	13.08%	\$561,839	\$534,400
Existing	28	3.78%	\$653,825	\$545,950
Meridian SE - 1000	47	4.70%	\$676,938	\$656,000
New Construction	16	6.15%	\$808,689	\$789,825
Existing	31	4.19%	\$608,937	\$575,000
Meridian SW - 1010	24	2.40%	\$684,530	\$570,667
New Construction	6	2.31%	\$566,305	\$557,695
Existing	18	2.43%	\$723,939	\$574,500
Meridian NE - 1020	59	5.90%	\$564,026	\$547,000
New Construction	5	1.92%	\$669,240	\$599,900
Existing	54	7.30%	\$554,283	\$532,500

Single-Family Homes Sold in Ada County for September 2021				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	142	14.20%	\$551,894	\$524,900
New Construction	45	17.31%	\$548,688	\$524,900
Existing	97	13.11%	\$553,381	\$524,900
Kuna - 1100	118	11.80%	\$494,902	\$457,995
New Construction	61	23.46%	\$503,846	\$483,990
Existing	57	7.70%	\$485,331	\$428,000
Totals	1000	100.00%	\$618,914	\$535,000
New Construction	260	26.00%	\$627,440	\$549,920
Existing	740	74.00%	\$615,919	\$525,000

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County September 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%	1	0.10%
\$250,000 - \$299,999	0	0.00%	3	0.30%
\$300,000 - \$399,999	21	2.10%	97	9.70%
\$400,000 - \$499,999	70	7.00%	232	23.20%
\$500,000 and over	169	16.90%	407	40.70%
Totals	260	26.00%	740	74.00%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) September 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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