

Ada County Single Family Home Sales Comparing 2022 with 2021					
	2022	Year to Date 22	2021	Year to Date 21	Previous 12 Months
Total Active Residential Listings	n/a		n/a		
Total Pending Residential Listings	n/a		n/a		
Total Single-Family Homes Sold	8,615	8,615	10,878	10,878	8,072
Percent Change	-20.80%	-20.80%			
Median Price	\$566,000	\$566,000	\$510,355	\$510,355	\$570,000
Percent Change	10.90%	10.90%			
Average Price	\$666,705	\$666,705	\$598,974	\$598,974	\$670,281
Percent Change	11.31%	11.31%			
Days on Market	29	29	18	18	27
Total Dollar Volume	\$5,743,666,584	\$5,743,666,584	\$6,515,638,318	\$6,515,638,318	\$5,410,506,248
Percent Change	-11.85%	-11.85%			

Ada County Existing Home Sales					
	2022	Year to Date 22	2021	Year to Date 21	Previous 12 Months
Existing Residential Listings	n/a		n/a		
Existing Pending Listings	n/a		n/a		
Existing Homes Sold	5,983	5,983	7,619	7,619	5,667
Percent Change	-21.47%	-21.47%			
Median Price	\$540,000	\$540,000	\$504,000	\$504,000	\$540,000
Percent Change	7.14%	7.14%			
Average Price	\$635,117	\$635,117	\$602,378	\$602,378	\$638,968
Percent Change	5.43%	5.43%			
Days on Market	25	25	15	15	24
Existing Dollar Volume	\$3,799,903,069	\$3,799,903,069	\$4,589,520,567	\$4,589,520,567	\$3,621,034,190
Percent Change	-17.20%	-17.20%			

Ada County Newly Constructed Home Sales					
	2022	Year to Date 22	2021	Year to Date 21	Previous 12 Months
Newly Constructed Residential Listings	n/a		n/a		
Newly Constructed Pending Listings	n/a		n/a		
Newly Constructed Homes Sold	2,632	2,632	3,259	3,259	2,405
Percent Change	-19.24%	-19.24%			
Median Price	\$634,990	\$634,990	\$525,000	\$525,000	\$639,900
Percent Change	20.95%	20.95%			
Average Price	\$738,512	\$738,512	\$591,015	\$591,015	\$744,063
Percent Change	24.96%	24.96%			
Days on Market	38	38	26	26	34
Newly Constructed Dollar Volume	\$1,943,763,515	\$1,943,763,515	\$1,926,117,751	\$1,926,117,751	\$1,789,472,058
Percent Change	0.92%	0.92%			

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Single-Family Homes Sold in Ada County for 2022				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	323	3.73%	\$924,492	\$775,000
New Construction	29	1.09%	\$1,402,682	\$1,395,000
Existing	294	4.91%	\$877,324	\$753,000
Boise NE - 0200	256	2.96%	\$1,047,383	\$865,000
New Construction	50	1.87%	\$1,606,651	\$1,495,000
Existing	206	3.44%	\$911,639	\$825,000
Boise SE - 0300	440	5.09%	\$610,161	\$544,895
New Construction	68	2.55%	\$630,058	\$578,300
Existing	372	6.22%	\$606,524	\$529,900
Boise Bench - 0400	421	4.87%	\$485,462	\$442,500
New Construction	8	0.30%	\$609,363	\$603,450
Existing	413	6.90%	\$483,062	\$440,000
Boise South - 0500	214	2.47%	\$543,665	\$506,500
New Construction	3	0.11%	\$442,267	\$459,900
Existing	211	3.53%	\$545,107	\$510,000
Boise SW-Meridian - 0550	702	8.11%	\$555,352	\$515,000
New Construction	198	7.42%	\$599,925	\$539,539
Existing	504	8.42%	\$537,841	\$500,000
Boise West - 0600	295	3.41%	\$474,238	\$440,000
New Construction	6	0.22%	\$567,823	\$574,750
Existing	289	4.83%	\$472,295	\$440,000
Boise W-Garden City - 0650	472	5.46%	\$501,103	\$461,500
New Construction	4	0.15%	\$461,873	\$470,750
Existing	468	7.82%	\$501,438	\$461,500
Garden City - 0700	40	0.46%	\$531,473	\$427,500
New Construction	1	0.04%	\$585,000	\$585,000
Existing	39	0.65%	\$530,100	\$420,000
Boise NW - 0800	663	7.66%	\$767,312	\$710,000
New Construction	206	7.72%	\$1,004,634	\$948,335
Existing	457	7.64%	\$660,335	\$590,000
Eagle - 0900	869	10.04%	\$1,045,093	\$924,900
New Construction	341	12.79%	\$1,082,456	\$999,777
Existing	528	8.82%	\$1,020,962	\$855,000
Star - 0950	612	7.07%	\$679,511	\$596,490
New Construction	394	14.77%	\$666,270	\$589,990
Existing	218	3.64%	\$703,441	\$600,000
Meridian SE - 1000	470	5.43%	\$711,730	\$663,000
New Construction	204	7.65%	\$824,619	\$813,489
Existing	266	4.44%	\$625,153	\$574,950
Meridian SW - 1010	232	2.68%	\$674,904	\$589,900
New Construction	100	3.75%	\$528,709	\$514,700
Existing	132	2.21%	\$785,658	\$667,450
Meridian NE - 1020	489	5.65%	\$579,043	\$538,000
New Construction	115	4.31%	\$647,619	\$569,000
Existing	374	6.25%	\$557,957	\$524,945

Single-Family Homes Sold in Ada County for 2022				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	1221	14.11%	\$605,254	\$555,555
New Construction	435	16.31%	\$643,612	\$610,490
Existing	786	13.13%	\$584,025	\$527,250
Kuna - 1100	933	10.78%	\$532,035	\$485,000
New Construction	505	18.94%	\$544,844	\$509,990
Existing	428	7.15%	\$516,922	\$455,000
Totals	8652	100.00%	\$668,735	\$569,000
New Construction	2667	30.83%	\$743,888	\$639,000
Existing	5985	69.17%	\$635,245	\$540,000

Single-Family Homes Sold in Ada County for 2022				
MLS Area	# Sold	Market %	Average Price	Median Price

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County 2022 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%	2	0.02%
\$200,000 - \$249,999	1	0.01%	9	0.10%
\$250,000 - \$299,999	1	0.01%	41	0.47%
\$300,000 - \$399,999	69	0.80%	710	8.21%
\$400,000 - \$499,999	532	6.15%	1685	19.48%
\$500,000 - \$599,999	562	6.50%	1183	13.67%
\$600,000 - \$699,999	383	4.43%	756	8.74%
\$700,000 - \$799,999	278	3.21%	535	6.18%
\$800,000 - \$899,999	261	3.02%	324	3.74%
\$900,000 - \$999,999	169	1.95%	221	2.55%
\$1,000,000 - \$1,999,999	383	4.43%	461	5.33%
\$2,000,000 - \$2,999,999	26	0.30%	44	0.51%
\$3,000,000 - \$3,999,999	2	0.02%	10	0.12%
\$4,000,000 - \$4,999,999	0	0.00%	2	0.02%
\$5,000,000 and over	0	0.00%	2	0.02%
Totals	2667	30.83%	5985	69.17%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) 2022 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%	2	0.02%
\$200,000 - \$249,999	1	0.01%	9	0.10%
\$250,000 - \$299,999	1	0.01%	41	0.47%
\$300,000 - \$399,999	69	0.80%	710	8.21%
\$400,000 - \$499,999	532	6.15%	1685	19.48%
\$500,000 - \$599,999	562	6.50%	1183	13.67%
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\$900,000 - \$999,999	169	1.95%	221	2.55%
\$1,000,000 - \$1,999,999	383	4.43%	461	5.33%
\$2,000,000 - \$2,999,999	26	0.30%	44	0.51%
\$3,000,000 - \$3,999,999	2	0.02%	10	0.12%
\$4,000,000 - \$4,999,999	0	0.00%	2	0.02%
\$5,000,000 and over	0	0.00%	2	0.02%
Totals	2667	30.83%	5985	69.17%

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