

Ada County Single Family Home Sales Comparing April 2022 with April 2021					
	Apr-22	Year to Date 22	Apr-21	Year to Date 21	Previous 12 Months
Total Active Residential Listings	991		367		
Total Pending Residential Listings	1525		1734		
Total Single-Family Homes Sold	815	2,964	982	3,120	9,948
Percent Change	-17.01%	-5.00%			
Median Price	\$595,000	\$562,420	\$480,250	\$465,000	\$539,836
Percent Change	23.89%	20.95%			
Average Price	\$680,451	\$659,568	\$563,309	\$545,400	\$627,592
Percent Change	20.80%	20.93%			
Days on Market	16	25	13	17	21
Total Dollar Volume	\$554,567,171	\$1,954,960,944	\$553,168,948	\$1,701,647,119	\$6,243,285,259
Percent Change	0.25%	14.89%			

Ada County Existing Home Sales					
	Apr-22	Year to Date 22	Apr-21	Year to Date 21	Previous 12 Months
Existing Residential Listings	559		216		
Existing Pending Listings	625		726		
Existing Homes Sold	586	2,027	668	1,905	7,186
Percent Change	-12.28%	6.40%			
Median Price	\$570,000	\$544,900	\$487,500	\$467,770	\$520,000
Percent Change	16.92%	16.49%			
Average Price	\$663,348	\$640,816	\$577,098	\$564,443	\$618,394
Percent Change	14.95%	13.53%			
Days on Market	13	20	8	10	18
Existing Dollar Volume	\$388,722,013	\$1,298,934,379	\$385,501,650	\$1,075,263,023	\$4,443,777,810
Percent Change	0.84%	20.80%			

Ada County Newly Constructed Home Sales					
	Apr-22	Year to Date 22	Apr-21	Year to Date 21	Previous 12 Months
Newly Constructed Residential Listings	432		151		
Newly Constructed Pending Listings	900		1008		
Newly Constructed Homes Sold	229	937	314	1,215	2,762
Percent Change	-27.07%	-22.88%			
Median Price	\$645,000	\$604,900	\$471,672	\$461,000	\$574,995
Percent Change	36.75%	31.21%			
Average Price	\$724,215	\$700,135	\$533,972	\$515,542	\$651,523
Percent Change	35.63%	35.81%			
Days on Market	24	36	22	28	29
Newly Constructed Dollar Volume	\$165,845,158	\$656,026,565	\$167,667,298	\$626,384,096	\$1,799,507,449
Percent Change	-1.09%	4.73%			

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Single-Family Homes Sold in Ada County for April 2022				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	20	2.45%	\$1,074,625	\$1,034,999
New Construction	3	1.29%	\$1,918,000	\$1,750,000
Existing	17	2.91%	\$925,794	\$835,000
Boise NE - 0200	23	2.82%	\$934,165	\$829,900
New Construction	1	0.43%	\$845,590	\$845,590
Existing	22	3.76%	\$938,191	\$827,450
Boise SE - 0300	36	4.41%	\$689,861	\$646,250
New Construction	5	2.16%	\$744,540	\$729,900
Existing	31	5.30%	\$681,042	\$635,000
Boise Bench - 0400	31	3.79%	\$457,409	\$440,000
New Construction	0	0.00%	\$0	\$0
Existing	31	5.30%	\$457,409	\$440,000
Boise South - 0500	15	1.84%	\$544,060	\$530,000
New Construction	1	0.43%	\$469,900	\$469,900
Existing	14	2.39%	\$549,357	\$540,000
Boise SW-Meridian - 0550	58	7.10%	\$608,172	\$520,590
New Construction	10	4.31%	\$714,778	\$674,674
Existing	48	8.21%	\$585,963	\$515,000
Boise West - 0600	30	3.67%	\$517,233	\$500,000
New Construction	2	0.86%	\$625,000	\$625,000
Existing	28	4.79%	\$509,536	\$497,800
Boise W-Garden City - 0650	53	6.49%	\$540,937	\$500,000
New Construction	0	0.00%	\$0	\$0
Existing	53	9.06%	\$540,937	\$500,000
Garden City - 0700	4	0.49%	\$568,750	\$565,000
New Construction	1	0.43%	\$585,000	\$585,000
Existing	3	0.51%	\$563,333	\$545,000
Boise NW - 0800	65	7.96%	\$776,324	\$749,900
New Construction	26	11.21%	\$919,507	\$957,394
Existing	39	6.67%	\$680,869	\$660,000
Eagle - 0900	75	9.18%	\$992,923	\$875,000
New Construction	21	9.05%	\$986,178	\$930,000
Existing	54	9.23%	\$995,546	\$847,250
Star - 0950	57	6.98%	\$699,485	\$569,680
New Construction	35	15.09%	\$602,339	\$534,990
Existing	22	3.76%	\$854,036	\$665,500
Meridian SE - 1000	51	6.24%	\$736,225	\$690,000
New Construction	16	6.90%	\$920,391	\$863,053
Existing	35	5.98%	\$652,036	\$625,000
Meridian SW - 1010	25	3.06%	\$726,607	\$660,000
New Construction	6	2.59%	\$627,110	\$587,032
Existing	19	3.25%	\$758,027	\$675,000
Meridian NE - 1020	54	6.61%	\$597,291	\$577,500
New Construction	16	6.90%	\$628,570	\$585,000
Existing	38	6.50%	\$584,120	\$565,000

Single-Family Homes Sold in Ada County for April 2022				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	108	13.22%	\$662,793	\$592,400
New Construction	32	13.79%	\$711,468	\$688,445
Existing	76	12.99%	\$642,299	\$565,000
Kuna - 1100	112	13.71%	\$543,630	\$493,770
New Construction	57	24.57%	\$565,217	\$528,990
Existing	55	9.40%	\$521,258	\$474,900
Totals	817	100.00%	\$681,916	\$595,000
New Construction	232	28.40%	\$728,466	\$649,950
Existing	585	71.60%	\$663,455	\$570,000

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County April 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%	1	0.12%
\$160,000 - \$199,999	0	0.00%	0	0.00%
\$200,000 - \$249,999	0	0.00%	0	0.00%
\$250,000 - \$299,999	0	0.00%	3	0.37%
\$300,000 - \$399,999	0	0.00%	25	3.06%
\$400,000 - \$499,999	39	4.77%	161	19.71%
\$500,000 and over	193	23.62%	395	48.35%
Totals	232	28.40%	585	71.60%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) April 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%	1	0.03%
\$160,000 - \$199,999	0	0.00%	1	0.03%
\$200,000 - \$249,999	1	0.03%	4	0.13%
\$250,000 - \$299,999	1	0.03%	11	0.37%
\$300,000 - \$399,999	7	0.24%	152	5.11%
\$400,000 - \$499,999	205	6.89%	612	20.56%
\$500,000 and over	737	24.76%	1245	41.82%
Totals	951	31.94%	2026	68.06%

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