

**Ada County Single Family Home Sales
Comparing August 2022 with August 2021**

	Aug-22	Year to Date 22	Aug-21	Year to Date 21	Previous 12 Months
Total Active Residential Listings	2374		1124		
Total Pending Residential Listings	1153		1606		
Total Single-Family Homes Sold	732	6,107	941	7,018	9,268
Percent Change	-22.21%	-12.98%			
Median Price	\$565,000	\$580,000	\$530,000	\$500,000	\$559,715
Percent Change	6.60%	16.00%			
Average Price	\$675,466	\$678,839	\$618,871	\$586,603	\$655,046
Percent Change	9.14%	15.72%			
Days on Market	29	22	14	14	23
Total Dollar Volume	\$494,440,824	\$4,145,668,239	\$582,358,001	\$4,116,781,681	\$6,070,967,389
Percent Change	-15.10%	0.70%			

Ada County Existing Home Sales

	Aug-22	Year to Date 22	Aug-21	Year to Date 21	Previous 12 Months
Existing Residential Listings	1451		753		
Existing Pending Listings	497		775		
Existing Homes Sold	536	4,303	726	4,802	6,612
Percent Change	-26.17%	-10.39%			
Median Price	\$530,000	\$550,000	\$520,000	\$500,000	\$540,000
Percent Change	1.92%	10.00%			
Average Price	\$631,583	\$653,908	\$612,329	\$597,889	\$637,009
Percent Change	3.14%	9.37%			
Days on Market	29	19	14	10	20
Existing Dollar Volume	\$338,528,742	\$2,813,766,875	\$444,551,134	\$2,871,062,650	\$4,211,903,650
Percent Change	-23.85%	-2.00%			

Ada County Newly Constructed Home Sales

	Aug-22	Year to Date 22	Aug-21	Year to Date 21	Previous 12 Months
Newly Constructed Residential Listings	923		371		
Newly Constructed Pending Listings	656		831		
Newly Constructed Homes Sold	196	1,804	215	2,216	2,656
Percent Change	-8.84%	-18.59%			
Median Price	\$683,000	\$635,627	\$560,000	\$499,900	\$610,000
Percent Change	21.96%	27.15%			
Average Price	\$795,470	\$738,305	\$640,962	\$562,148	\$699,949
Percent Change	24.11%	31.34%			
Days on Market	31	30	16	22	31
Newly Constructed Dollar Volume	\$155,912,082	\$1,331,901,364	\$137,806,867	\$1,245,719,031	\$1,859,063,739
Percent Change	13.14%	6.92%			

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Single-Family Homes Sold in Ada County for August 2022				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	37	5.03%	\$873,444	\$697,000
New Construction	3	1.51%	\$1,184,846	\$1,350,000
Existing	34	6.34%	\$845,968	\$680,000
Boise NE - 0200	23	3.13%	\$1,132,722	\$950,000
New Construction	8	4.02%	\$1,604,200	\$1,260,703
Existing	15	2.80%	\$881,267	\$790,000
Boise SE - 0300	48	6.53%	\$590,557	\$522,500
New Construction	3	1.51%	\$542,833	\$539,800
Existing	45	8.40%	\$593,739	\$520,000
Boise Bench - 0400	49	6.67%	\$488,344	\$420,000
New Construction	1	0.50%	\$599,900	\$599,900
Existing	48	8.96%	\$486,020	\$417,500
Boise South - 0500	16	2.18%	\$513,450	\$467,450
New Construction	0	0.00%	\$0	\$0
Existing	16	2.99%	\$513,450	\$467,450
Boise SW-Meridian - 0550	60	8.16%	\$574,197	\$534,322
New Construction	16	8.04%	\$598,844	\$546,970
Existing	44	8.21%	\$565,234	\$504,500
Boise West - 0600	28	3.81%	\$458,207	\$432,500
New Construction	0	0.00%	\$0	\$0
Existing	28	5.22%	\$458,207	\$432,500
Boise W-Garden City - 0650	36	4.90%	\$516,314	\$467,500
New Construction	0	0.00%	\$0	\$0
Existing	36	6.72%	\$516,314	\$467,500
Garden City - 0700	8	1.09%	\$452,988	\$379,950
New Construction	0	0.00%	\$0	\$0
Existing	8	1.49%	\$452,988	\$379,950
Boise NW - 0800	60	8.16%	\$751,154	\$695,585
New Construction	17	8.54%	\$1,035,042	\$974,900
Existing	43	8.02%	\$638,919	\$550,000
Eagle - 0900	86	11.70%	\$1,067,271	\$959,950
New Construction	35	17.59%	\$1,150,226	\$1,045,885
Existing	51	9.51%	\$1,010,341	\$850,000
Star - 0950	35	4.76%	\$667,639	\$655,000
New Construction	22	11.06%	\$676,044	\$656,600
Existing	13	2.43%	\$653,415	\$599,000
Meridian SE - 1000	30	4.08%	\$693,940	\$647,995
New Construction	10	5.03%	\$858,684	\$844,758
Existing	20	3.73%	\$611,568	\$583,250
Meridian SW - 1010	21	2.86%	\$578,659	\$524,710
New Construction	10	5.03%	\$469,893	\$430,250
Existing	11	2.05%	\$677,536	\$575,000
Meridian NE - 1020	38	5.17%	\$559,582	\$549,950
New Construction	5	2.51%	\$623,760	\$710,000
Existing	33	6.16%	\$549,858	\$549,900

Single-Famly Homes Sold in Ada County for August 2022				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	90	12.24%	\$616,393	\$543,160
New Construction	27	13.57%	\$651,679	\$634,990
Existing	63	11.75%	\$601,270	\$505,000
Kuna - 1100	70	9.52%	\$557,681	\$490,995
New Construction	42	21.11%	\$568,318	\$546,639
Existing	28	5.22%	\$541,725	\$426,200
Totals	735	100.00%	\$676,629	\$569,000
New Construction	199	27.07%	\$797,959	\$688,435
Existing	536	72.93%	\$631,583	\$530,000

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

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County August 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%	0	0.00%
\$200,000 - \$249,999	0	0.00%	0	0.00%
\$250,000 - \$299,999	0	0.00%	1	0.14%
\$300,000 - \$399,999	5	0.68%	89	12.11%
\$400,000 - \$499,999	35	4.76%	150	20.41%
\$500,000 - \$599,999	36	4.90%	86	11.70%
\$600,000 - \$699,999	31	4.22%	70	9.52%
\$700,000 - \$799,999	16	2.18%	48	6.53%
\$800,000 - \$899,999	19	2.59%	25	3.40%
\$900,000 - \$999,999	17	2.31%	15	2.04%
\$1,000,000 - \$1,999,999	36	4.90%	46	6.26%
\$2,000,000 - \$2,999,999	3	0.41%	6	0.82%
\$3,000,000 - \$3,999,999	1	0.14%	0	0.00%
\$4,000,000 - \$4,999,999	0	0.00%	0	0.00%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	199	27.07%	536	72.93%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) August 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%	1	0.02%
\$200,000 - \$249,999	1	0.02%	4	0.07%
\$250,000 - \$299,999	1	0.02%	18	0.29%
\$300,000 - \$399,999	25	0.41%	365	5.95%
\$400,000 - \$499,999	340	5.55%	1220	19.90%
\$500,000 - \$599,999	421	6.87%	888	14.49%
\$600,000 - \$699,999	266	4.34%	580	9.46%
\$700,000 - \$799,999	193	3.15%	413	6.74%
\$800,000 - \$899,999	176	2.87%	235	3.83%
\$900,000 - \$999,999	129	2.10%	172	2.81%
\$1,000,000 - \$1,999,999	263	4.29%	358	5.84%
\$2,000,000 - \$2,999,999	13	0.21%	37	0.60%
\$3,000,000 - \$3,999,999	1	0.02%	6	0.10%
\$4,000,000 - \$4,999,999	0	0.00%	2	0.03%
\$5,000,000 and over	0	0.00%	2	0.03%
Totals	1829	29.84%	4301	70.16%

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