

Ada County Single Family Home Sales
Comparing December 2022 with December 2021

	Dec-22	Year to Date 22	Dec-21	Year to Date 21	Previous 12 Months
Total Active Residential Listings	1462		582		
Total Pending Residential Listings	736		1198		
Total Single-Family Homes Sold	569	8,615	965	10,878	8,072
Percent Change	-41.04%	-20.80%			
Median Price	\$515,000	\$566,000	\$545,000	\$510,355	\$570,000
Percent Change	-5.50%	10.90%			
Average Price	\$614,722	\$666,705	\$628,085	\$598,974	\$670,281
Percent Change	-2.13%	11.31%			
Days on Market	62	29	32	18	27
Total Dollar Volume	\$349,776,627	\$5,743,666,584	\$606,102,106	\$6,515,638,318	\$5,410,506,248
Percent Change	-42.29%	-11.85%			

Ada County Existing Home Sales

	Dec-22	Year to Date 22	Dec-21	Year to Date 21	Previous 12 Months
Existing Residential Listings	662		267		
Existing Pending Listings	285		421		
Existing Homes Sold	333	5,983	628	7,619	5,667
Percent Change	-46.97%	-21.47%			
Median Price	\$490,000	\$540,000	\$510,000	\$504,000	\$540,000
Percent Change	-3.92%	7.14%			
Average Price	\$568,895	\$635,117	\$608,813	\$602,378	\$638,968
Percent Change	-6.56%	5.43%			
Days on Market	53	25	30	15	24
Existing Dollar Volume	\$189,441,879	\$3,799,903,069	\$382,334,359	\$4,589,520,567	\$3,621,034,190
Percent Change	-50.45%	-17.20%			

Ada County Newly Constructed Home Sales

	Dec-22	Year to Date 22	Dec-21	Year to Date 21	Previous 12 Months
Newly Constructed Residential Listings	800		315		
Newly Constructed Pending Listings	451		777		
Newly Constructed Homes Sold	236	2,632	337	3,259	2,405
Percent Change	-29.97%	-19.24%			
Median Price	\$549,945	\$634,990	\$581,377	\$525,000	\$639,900
Percent Change	-5.41%	20.95%			
Average Price	\$679,385	\$738,512	\$663,999	\$591,015	\$744,063
Percent Change	2.32%	24.96%			
Days on Market	74	38	37	26	34
Newly Constructed Dollar Volume	\$160,334,748	\$1,943,763,515	\$223,767,747	\$1,926,117,751	\$1,789,472,058
Percent Change	-28.35%	0.92%			

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Single-Family Homes Sold in Ada County for December 2022				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	16	2.80%	\$971,832	\$794,000
New Construction	1	0.42%	\$1,417,815	\$1,417,815
Existing	15	4.50%	\$942,100	\$788,000
Boise NE - 0200	18	3.15%	\$945,083	\$827,500
New Construction	4	1.67%	\$1,379,750	\$1,235,000
Existing	14	4.20%	\$820,893	\$683,500
Boise SE - 0300	26	4.55%	\$594,611	\$524,995
New Construction	7	2.93%	\$481,140	\$465,000
Existing	19	5.71%	\$636,416	\$566,500
Boise Bench - 0400	27	4.72%	\$466,049	\$415,000
New Construction	0	0.00%	\$0	\$0
Existing	27	8.11%	\$466,049	\$415,000
Boise South - 0500	17	2.97%	\$479,641	\$409,900
New Construction	0	0.00%	\$0	\$0
Existing	17	5.11%	\$479,641	\$409,900
Boise SW-Meridian - 0550	56	9.79%	\$491,010	\$468,195
New Construction	24	10.04%	\$525,795	\$505,000
Existing	32	9.61%	\$464,920	\$424,900
Boise West - 0600	25	4.37%	\$446,270	\$425,000
New Construction	2	0.84%	\$512,250	\$512,250
Existing	23	6.91%	\$440,533	\$415,000
Boise W-Garden City - 0650	27	4.72%	\$393,823	\$360,000
New Construction	0	0.00%	\$0	\$0
Existing	27	8.11%	\$393,823	\$360,000
Garden City - 0700	3	0.52%	\$476,667	\$400,000
New Construction	0	0.00%	\$0	\$0
Existing	3	0.90%	\$476,667	\$400,000
Boise NW - 0800	37	6.47%	\$749,411	\$650,000
New Construction	12	5.02%	\$1,122,243	\$882,500
Existing	25	7.51%	\$570,452	\$515,000
Eagle - 0900	63	11.01%	\$944,098	\$815,000
New Construction	31	12.97%	\$1,035,643	\$820,000
Existing	32	9.61%	\$855,414	\$774,950
Star - 0950	35	6.12%	\$676,865	\$565,000
New Construction	33	13.81%	\$690,493	\$594,020
Existing	2	0.60%	\$452,000	\$452,000
Meridian SE - 1000	34	5.94%	\$671,925	\$582,000
New Construction	16	6.69%	\$704,919	\$701,388
Existing	18	5.41%	\$642,597	\$559,500
Meridian SW - 1010	19	3.32%	\$545,162	\$469,990
New Construction	12	5.02%	\$459,348	\$460,595
Existing	7	2.10%	\$692,271	\$660,000
Meridian NE - 1020	21	3.67%	\$621,374	\$550,000
New Construction	4	1.67%	\$1,181,225	\$1,067,500
Existing	17	5.11%	\$489,644	\$524,900

Single-Famly Homes Sold in Ada County for December 2022				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	102	17.83%	\$528,197	\$462,950
New Construction	57	23.85%	\$556,402	\$450,000
Existing	45	13.51%	\$492,471	\$465,900
Kuna - 1100	46	8.04%	\$504,775	\$470,350
New Construction	36	15.06%	\$520,560	\$494,995
Existing	10	3.00%	\$447,949	\$439,999
Totals	572	100.00%	\$618,390	\$515,000
New Construction	239	41.78%	\$687,353	\$550,000
Existing	333	58.22%	\$568,895	\$490,000

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

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County December 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	0.17%
\$200,000 - \$249,999	0	0.00%	1	0.17%
\$250,000 - \$299,999	0	0.00%	5	0.87%
\$300,000 - \$399,999	28	4.90%	90	15.73%
\$400,000 - \$499,999	66	11.54%	72	12.59%
\$500,000 - \$599,999	36	6.29%	66	11.54%
\$600,000 - \$699,999	20	3.50%	32	5.59%
\$700,000 - \$799,999	30	5.24%	20	3.50%
\$800,000 - \$899,999	24	4.20%	12	2.10%
\$900,000 - \$999,999	4	0.70%	9	1.57%
\$1,000,000 - \$1,999,999	28	4.90%	24	4.20%
\$2,000,000 - \$2,999,999	3	0.52%	1	0.17%
\$3,000,000 - \$3,999,999	0	0.00%	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	239	41.78%	333	58.22%

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

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