

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

	<b>Feb-22</b>	<b>Year to Date 22</b>	<b>Feb-21</b>	<b>Year to Date 21</b>	<b>Previous 12 Months</b>
Total Active Residential Listings	493		303		
Total Pending Residential Listings	1383		1684		
Total Single-Family Homes Sold	660	1,331	616	1,223	10,356
Percent Change	7.14%	8.83%			
Median Price	\$549,900	\$545,020	\$452,400	\$450,000	\$524,000
Percent Change	21.55%	21.12%			
Average Price	\$649,378	\$644,516	\$519,813	\$530,692	\$609,876
Percent Change	24.93%	21.45%			
Days on Market	32	34	17	18	19
Total Dollar Volume	\$428,589,201	\$857,851,016	\$320,204,884	\$649,036,214	\$6,315,878,644
Percent Change	33.85%	32.17%			

**Ada County Existing Home Sales**

	<b>Feb-22</b>	<b>Year to Date 22</b>	<b>Feb-21</b>	<b>Year to Date 21</b>	<b>Previous 12 Months</b>
Existing Residential Listings	265		168		
Existing Pending Listings	515		511		
Existing Homes Sold	418	875	343	693	7,395
Percent Change	21.87%	26.26%			
Median Price	\$530,000	\$525,000	\$455,000	\$449,900	\$510,000
Percent Change	16.48%	16.69%			
Average Price	\$625,460	\$626,553	\$539,107	\$553,127	\$608,565
Percent Change	16.02%	13.27%			
Days on Market	23	28	9	12	16
Existing Dollar Volume	\$261,442,212	\$548,234,209	\$184,913,597	\$383,317,356	\$4,500,336,423
Percent Change	41.39%	43.02%			

**Ada County Newly Constructed Home Sales**

	<b>Feb-22</b>	<b>Year to Date 22</b>	<b>Feb-21</b>	<b>Year to Date 21</b>	<b>Previous 12 Months</b>
Newly Constructed Residential Listings	228		135		
Newly Constructed Pending Listings	868		1173		
Newly Constructed Homes Sold	242	456	273	530	2,961
Percent Change	-11.36%	-13.96%			
Median Price	\$587,551	\$588,945	\$449,990	\$455,372	\$544,990
Percent Change	30.57%	29.33%			
Average Price	\$690,690	\$678,984	\$495,572	\$501,356	\$613,152
Percent Change	39.37%	35.43%			
Days on Market	46	45	27	26	27
Newly Constructed Dollar Volume	\$167,146,989	\$309,616,807	\$135,291,287	\$265,718,858	\$1,815,542,221
Percent Change	23.55%	16.52%			

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Single-Family Homes Sold in Ada County for February 2022				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	12	1.82%	\$850,569	\$805,500
New Construction	2	0.82%	\$1,122,700	\$1,122,700
Existing	10	2.40%	\$796,143	\$756,500
Boise NE - 0200	23	3.48%	\$1,102,013	\$970,000
New Construction	7	2.87%	\$1,242,007	\$1,399,000
Existing	16	3.84%	\$1,040,766	\$887,500
Boise SE - 0300	27	4.08%	\$661,539	\$635,000
New Construction	4	1.64%	\$715,948	\$761,995
Existing	23	5.52%	\$652,076	\$610,000
Boise Bench - 0400	36	5.45%	\$489,279	\$440,000
New Construction	1	0.41%	\$598,000	\$598,000
Existing	35	8.39%	\$486,172	\$440,000
Boise South - 0500	12	1.82%	\$586,333	\$560,000
New Construction	1	0.41%	\$397,000	\$397,000
Existing	11	2.64%	\$603,545	\$580,000
Boise SW-Meridian - 0550	50	7.56%	\$513,438	\$489,945
New Construction	14	5.74%	\$553,815	\$489,945
Existing	36	8.63%	\$497,736	\$489,000
Boise West - 0600	27	4.08%	\$456,529	\$438,000
New Construction	0	0.00%	\$0	\$0
Existing	27	6.47%	\$456,529	\$438,000
Boise W-Garden City - 0650	40	6.05%	\$491,352	\$480,000
New Construction	1	0.41%	\$339,990	\$339,990
Existing	39	9.35%	\$495,233	\$480,000
Garden City - 0700	2	0.30%	\$487,500	\$487,500
New Construction	0	0.00%	\$0	\$0
Existing	2	0.48%	\$487,500	\$487,500
Boise NW - 0800	51	7.72%	\$706,264	\$665,000
New Construction	16	6.56%	\$930,765	\$899,950
Existing	35	8.39%	\$603,636	\$510,000
Eagle - 0900	46	6.96%	\$1,203,455	\$957,500
New Construction	22	9.02%	\$1,079,506	\$984,450
Existing	24	5.76%	\$1,317,075	\$927,450
Star - 0950	62	9.38%	\$721,363	\$580,495
New Construction	45	18.44%	\$660,589	\$578,672
Existing	17	4.08%	\$882,235	\$625,000
Meridian SE - 1000	45	6.81%	\$685,528	\$610,000
New Construction	23	9.43%	\$761,181	\$724,800
Existing	22	5.28%	\$606,436	\$599,900
Meridian SW - 1010	14	2.12%	\$668,208	\$617,895
New Construction	8	3.28%	\$606,727	\$582,900
Existing	6	1.44%	\$750,183	\$703,550
Meridian NE - 1020	44	6.66%	\$539,245	\$506,500
New Construction	23	9.43%	\$565,874	\$529,900
Existing	21	5.04%	\$510,081	\$470,000

Single-Family Homes Sold in Ada County for February 2022				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	92	13.92%	\$551,527	\$539,995
New Construction	30	12.30%	\$570,339	\$567,450
Existing	62	14.87%	\$542,425	\$495,500
Kuna - 1100	78	11.80%	\$541,318	\$497,500
New Construction	47	19.26%	\$539,856	\$514,990
Existing	31	7.43%	\$543,535	\$480,000
Totals	661	100.00%	\$650,059	\$549,900
New Construction	244	36.91%	\$693,111	\$590,445
Existing	417	63.09%	\$624,867	\$530,000

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County February 2022 by Price Class</b>				
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	0.15%
\$200,000 - \$249,999	0	0.00%	1	0.15%
\$250,000 - \$299,999	0	0.00%	3	0.45%
\$300,000 - \$399,999	3	0.45%	43	6.51%
\$400,000 - \$499,999	65	9.83%	126	19.06%
\$500,000 and over	176	26.63%	243	36.76%
<b>Totals</b>	<b>244</b>	<b>36.91%</b>	<b>417</b>	<b>63.09%</b>

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) February 2022 by Price Class</b>				
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	0.08%
\$200,000 - \$249,999	1	0.08%	2	0.15%
\$250,000 - \$299,999	1	0.08%	4	0.30%
\$300,000 - \$399,999	4	0.30%	91	6.83%
\$400,000 - \$499,999	123	9.23%	286	21.46%
\$500,000 and over	330	24.76%	490	36.76%
<b>Totals</b>	<b>459</b>	<b>34.43%</b>	<b>874</b>	<b>65.57%</b>

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