

Ada County Single Family Home Sales Comparing January 2022 with January 2021					
	Jan-22	Year to Date 22	Jan-21	Year to Date 21	Previous 12 Months
Total Active Residential Listings	441		269		
Total Pending Residential Listings	1346		1616		
Total Single-Family Homes Sold	671	671	607	607	10,265
Percent Change	10.54%	10.54%			
Median Price	\$540,000	\$540,000	\$449,990	\$449,990	\$515,000
Percent Change	20.00%	20.00%			
Average Price	\$639,734	\$639,734	\$541,732	\$541,732	\$602,462
Percent Change	18.09%	18.09%			
Days on Market	37	37	19	19	18
Total Dollar Volume	\$429,261,815	\$429,261,815	\$328,831,330	\$328,831,330	\$6,184,272,863
Percent Change	30.54%	30.54%			

Ada County Existing Home Sales					
	Jan-22	Year to Date 22	Jan-21	Year to Date 21	Previous 12 Months
Existing Residential Listings	185		103		
Existing Pending Listings	496		413		
Existing Homes Sold	457	457	350	350	7,264
Percent Change	30.57%	30.57%			
Median Price	\$515,100	\$515,100	\$435,000	\$435,000	\$509,000
Percent Change	18.41%	18.41%			
Average Price	\$627,554	\$627,554	\$566,868	\$566,868	\$604,228
Percent Change	10.71%	10.71%			
Days on Market	33	33	15	15	15
Existing Dollar Volume	\$286,791,997	\$286,791,997	\$198,403,759	\$198,403,759	\$4,389,111,908
Percent Change	44.55%	44.55%			

Ada County Newly Constructed Home Sales					
	Jan-22	Year to Date 22	Jan-21	Year to Date 21	Previous 12 Months
Newly Constructed Residential Listings	256		166		
Newly Constructed Pending Listings	850		1203		
Newly Constructed Homes Sold	214	214	257	257	3,001
Percent Change	-16.73%	-16.73%			
Median Price	\$588,945	\$588,945	\$460,000	\$460,000	\$532,500
Percent Change	28.03%	28.03%			
Average Price	\$665,747	\$665,747	\$507,500	\$507,500	\$598,188
Percent Change	31.18%	31.18%			
Days on Market	44	44	26	26	26
Newly Constructed Dollar Volume	\$142,469,818	\$142,469,818	\$130,427,571	\$130,427,571	\$1,795,160,955
Percent Change	9.23%	9.23%			

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Single-Family Homes Sold in Ada County for January 2022				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	24	3.57%	\$1,039,792	\$777,500
New Construction	1	0.47%	\$700,000	\$700,000
Existing	23	5.03%	\$1,054,565	\$780,000
Boise NE - 0200	14	2.08%	\$1,061,304	\$846,200
New Construction	3	1.40%	\$1,277,483	\$1,464,900
Existing	11	2.41%	\$1,002,345	\$832,500
Boise SE - 0300	33	4.91%	\$530,408	\$490,000
New Construction	6	2.79%	\$666,583	\$694,950
Existing	27	5.91%	\$500,147	\$475,000
Boise Bench - 0400	40	5.95%	\$526,453	\$494,450
New Construction	1	0.47%	\$804,000	\$804,000
Existing	39	8.53%	\$519,336	\$489,000
Boise South - 0500	23	3.42%	\$478,620	\$454,000
New Construction	0	0.00%	\$0	\$0
Existing	23	5.03%	\$478,620	\$454,000
Boise SW-Meridian - 0550	51	7.59%	\$534,703	\$500,000
New Construction	12	5.58%	\$591,900	\$522,445
Existing	39	8.53%	\$517,104	\$500,000
Boise West - 0600	19	2.83%	\$447,327	\$440,000
New Construction	0	0.00%	\$0	\$0
Existing	19	4.16%	\$447,327	\$440,000
Boise W-Garden City - 0650	35	5.21%	\$487,191	\$494,900
New Construction	0	0.00%	\$0	\$0
Existing	35	7.66%	\$487,191	\$494,900
Garden City - 0700	3	0.45%	\$412,333	\$402,000
New Construction	0	0.00%	\$0	\$0
Existing	3	0.66%	\$412,333	\$402,000
Boise NW - 0800	56	8.33%	\$732,164	\$674,750
New Construction	22	10.23%	\$828,898	\$869,701
Existing	34	7.44%	\$669,570	\$559,950
Eagle - 0900	63	9.38%	\$1,074,990	\$894,183
New Construction	20	9.30%	\$1,098,809	\$964,838
Existing	43	9.41%	\$1,063,912	\$855,000
Star - 0950	53	7.89%	\$574,785	\$520,925
New Construction	39	18.14%	\$563,697	\$509,990
Existing	14	3.06%	\$605,671	\$559,250
Meridian SE - 1000	24	3.57%	\$588,704	\$548,450
New Construction	6	2.79%	\$680,265	\$677,445
Existing	18	3.94%	\$558,183	\$520,000
Meridian SW - 1010	15	2.23%	\$651,371	\$572,800
New Construction	7	3.26%	\$562,466	\$547,890
Existing	8	1.75%	\$729,163	\$598,900
Meridian NE - 1020	46	6.85%	\$575,879	\$524,995
New Construction	12	5.58%	\$651,583	\$669,950
Existing	34	7.44%	\$549,159	\$494,900

Single-Famly Homes Sold in Ada County for January 2022				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	104	15.48%	\$584,809	\$573,450
New Construction	49	22.79%	\$627,408	\$615,000
Existing	55	12.04%	\$546,857	\$515,000
Kuna - 1100	69	10.27%	\$531,476	\$480,000
New Construction	37	17.21%	\$500,111	\$479,990
Existing	32	7.00%	\$567,742	\$483,000
Totals	672	100.00%	\$640,643	\$540,000
New Construction	215	31.99%	\$668,464	\$589,990
Existing	457	68.01%	\$627,554	\$515,100

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County January 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%	0	0.00%
\$200,000 - \$249,999	1	0.15%	1	0.15%
\$250,000 - \$299,999	1	0.15%	1	0.15%
\$300,000 - \$399,999	1	0.15%	48	7.14%
\$400,000 - \$499,999	58	8.63%	160	23.81%
\$500,000 and over	154	22.92%	247	36.76%
<b>Totals</b>	<b>215</b>	<b>31.99%</b>	<b>457</b>	<b>68.01%</b>

<b>Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) January 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%	0	0.00%
\$200,000 - \$249,999	1	0.15%	1	0.15%
\$250,000 - \$299,999	1	0.15%	1	0.15%
\$300,000 - \$399,999	1	0.15%	48	7.14%
\$400,000 - \$499,999	58	8.63%	160	23.81%
\$500,000 and over	154	22.92%	247	36.76%
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