

Ada County Single Family Home Sales Comparing July 2022 with July 2021					
	Jul-22	Year to Date 22	Jul-21	Year to Date 21	Previous 12 Months
Total Active Residential Listings	2408		1055		
Total Pending Residential Listings	1205		1605		
Total Single-Family Homes Sold	685	5,370	1,034	6,077	9,546
Percent Change	-33.75%	-11.63%			
Median Price	\$589,990	\$580,000	\$540,000	\$495,000	\$552,500
Percent Change	9.26%	17.17%			
Average Price	\$684,472	\$678,735	\$634,920	\$581,607	\$649,227
Percent Change	7.80%	16.70%			
Days on Market	21	21	13	14	22
Total Dollar Volume	\$468,863,248	\$3,644,808,230	\$656,507,736	\$3,534,423,680	\$6,197,522,637
Percent Change	-28.58%	3.12%			

Ada County Existing Home Sales					
	Jul-22	Year to Date 22	Jul-21	Year to Date 21	Previous 12 Months
Existing Residential Listings	1560		729		
Existing Pending Listings	510		740		
Existing Homes Sold	513	3,766	777	4,076	6,844
Percent Change	-33.98%	-7.61%			
Median Price	\$549,000	\$554,945	\$525,000	\$497,950	\$536,200
Percent Change	4.57%	11.45%			
Average Price	\$643,388	\$656,974	\$639,825	\$595,317	\$633,466
Percent Change	0.56%	10.36%			
Days on Market	21	18	11	10	19
Existing Dollar Volume	\$330,057,869	\$2,474,163,133	\$497,144,278	\$2,426,511,516	\$4,335,439,264
Percent Change	-33.61%	1.96%			

Ada County Newly Constructed Home Sales					
	Jul-22	Year to Date 22	Jul-21	Year to Date 21	Previous 12 Months
Newly Constructed Residential Listings	848		326		
Newly Constructed Pending Listings	695		865		
Newly Constructed Homes Sold	172	1,604	257	2,001	2,702
Percent Change	-33.07%	-19.84%			
Median Price	\$671,530	\$632,727	\$558,000	\$493,990	\$599,945
Percent Change	20.35%	28.08%			
Average Price	\$807,008	\$729,829	\$620,091	\$553,679	\$689,150
Percent Change	30.14%	31.81%			
Days on Market	20	30	18	23	31
Newly Constructed Dollar Volume	\$138,805,379	\$1,170,645,097	\$159,363,458	\$1,107,912,164	\$1,862,083,373
Percent Change	-12.90%	5.66%			

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Single-Family Homes Sold in Ada County for July 2022				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	24	3.50%	\$926,600	\$762,500
New Construction	1	0.58%	\$1,295,000	\$1,295,000
Existing	23	4.48%	\$910,583	\$725,000
Boise NE - 0200	27	3.94%	\$1,140,559	\$850,000
New Construction	6	3.49%	\$1,832,099	\$1,942,190
Existing	21	4.09%	\$942,976	\$810,000
Boise SE - 0300	29	4.23%	\$615,403	\$579,900
New Construction	5	2.91%	\$787,776	\$740,000
Existing	24	4.68%	\$579,492	\$549,950
Boise Bench - 0400	30	4.38%	\$539,403	\$420,000
New Construction	0	0.00%	\$0	\$0
Existing	30	5.85%	\$539,403	\$420,000
Boise South - 0500	13	1.90%	\$501,934	\$510,000
New Construction	0	0.00%	\$0	\$0
Existing	13	2.53%	\$501,934	\$510,000
Boise SW-Meridian - 0550	59	8.61%	\$551,288	\$510,000
New Construction	22	12.79%	\$613,342	\$598,740
Existing	37	7.21%	\$514,391	\$485,000
Boise West - 0600	31	4.53%	\$479,164	\$450,000
New Construction	0	0.00%	\$0	\$0
Existing	31	6.04%	\$479,164	\$450,000
Boise W-Garden City - 0650	42	6.13%	\$530,965	\$474,950
New Construction	0	0.00%	\$0	\$0
Existing	42	8.19%	\$530,965	\$474,950
Garden City - 0700	3	0.44%	\$516,667	\$440,000
New Construction	0	0.00%	\$0	\$0
Existing	3	0.58%	\$516,667	\$440,000
Boise NW - 0800	61	8.91%	\$795,690	\$750,000
New Construction	20	11.63%	\$1,013,734	\$1,007,536
Existing	41	7.99%	\$689,327	\$590,000
Eagle - 0900	77	11.24%	\$966,678	\$860,000
New Construction	28	16.28%	\$1,076,741	\$1,074,108
Existing	49	9.55%	\$903,785	\$795,000
Star - 0950	43	6.28%	\$669,932	\$614,990
New Construction	15	8.72%	\$683,773	\$620,000
Existing	28	5.46%	\$662,518	\$580,500
Meridian SE - 1000	34	4.96%	\$796,682	\$721,500
New Construction	10	5.81%	\$896,390	\$807,500
Existing	24	4.68%	\$755,138	\$707,450
Meridian SW - 1010	17	2.48%	\$638,193	\$624,900
New Construction	9	5.23%	\$537,043	\$510,600
Existing	8	1.56%	\$751,988	\$752,500
Meridian NE - 1020	34	4.96%	\$541,065	\$506,450
New Construction	1	0.58%	\$589,900	\$589,900
Existing	33	6.43%	\$539,585	\$500,000

Single-Family Homes Sold in Ada County for July 2022				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	89	12.99%	\$631,567	\$587,400
New Construction	31	18.02%	\$680,693	\$648,760
Existing	58	11.31%	\$605,310	\$540,000
Kuna - 1100	72	10.51%	\$551,731	\$499,065
New Construction	24	13.95%	\$538,195	\$532,831
Existing	48	9.36%	\$558,499	\$460,500
Totals	685	100.00%	\$684,472	\$589,990
New Construction	172	25.11%	\$807,008	\$671,530
Existing	513	74.89%	\$643,388	\$549,000

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

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County July 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%	5	0.73%
\$300,000 - \$399,999	3	0.44%	51	7.45%
\$400,000 - \$499,999	21	3.07%	150	21.90%
\$500,000 - \$599,999	29	4.23%	95	13.87%
\$600,000 - \$699,999	39	5.69%	53	7.74%
\$700,000 - \$799,999	15	2.19%	58	8.47%
\$800,000 - \$899,999	14	2.04%	35	5.11%
\$900,000 - \$999,999	12	1.75%	23	3.36%
\$1,000,000 - \$1,999,999	37	5.40%	38	5.55%
\$2,000,000 - \$2,999,999	2	0.29%	5	0.73%
\$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	172	25.11%	513	74.89%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) July 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	0.02%
\$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%	17	0.32%
\$300,000 - \$399,999	20	0.37%	275	5.10%
\$400,000 - \$499,999	304	5.64%	1070	19.85%
\$500,000 - \$599,999	386	7.16%	802	14.88%
\$600,000 - \$699,999	235	4.36%	510	9.46%
\$700,000 - \$799,999	177	3.28%	365	6.77%
\$800,000 - \$899,999	156	2.89%	209	3.88%
\$900,000 - \$999,999	112	2.08%	157	2.91%
\$1,000,000 - \$1,999,999	224	4.16%	312	5.79%
\$2,000,000 - \$2,999,999	10	0.19%	31	0.58%
\$3,000,000 - \$3,999,999	0	0.00%	6	0.11%
\$4,000,000 - \$4,999,999	0	0.00%	2	0.04%
\$5,000,000 and over	0	0.00%	2	0.04%
Totals	1626	30.17%	3764	69.83%

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