

Ada County Single Family Home Sales Comparing June 2022 with June 2021					
	Jun-22	Year to Date 22	Jun-21	Year to Date 21	Previous 12 Months
Total Active Residential Listings	2135		729		
Total Pending Residential Listings	1244		1676		
Total Single-Family Homes Sold	818	4,682	974	5,043	9,739
Percent Change	-16.02%	-7.16%			
Median Price	\$592,090	\$579,900	\$525,000	\$486,000	\$550,000
Percent Change	12.78%	19.32%			
Average Price	\$708,428	\$677,655	\$610,369	\$570,675	\$642,181
Percent Change	16.07%	18.75%			
Days on Market	15	21	10	14	22
Total Dollar Volume	\$579,494,015	\$3,172,780,182	\$594,499,324	\$2,877,915,944	\$6,254,197,821
Percent Change	-2.52%	10.25%			

Ada County Existing Home Sales					
	Jun-22	Year to Date 22	Jun-21	Year to Date 21	Previous 12 Months
Existing Residential Listings	1355		485		
Existing Pending Listings	521		768		
Existing Homes Sold	579	3,253	723	3,299	7,026
Percent Change	-19.92%	-1.39%			
Median Price	\$570,000	\$555,000	\$511,000	\$489,300	\$535,000
Percent Change	11.55%	13.43%			
Average Price	\$680,011	\$659,050	\$607,476	\$584,834	\$630,261
Percent Change	11.94%	12.69%			
Days on Market	14	17	10	9	19
Existing Dollar Volume	\$393,726,402	\$2,143,890,264	\$439,205,479	\$1,929,367,238	\$4,428,215,991
Percent Change	-10.35%	11.12%			

Ada County Newly Constructed Home Sales					
	Jun-22	Year to Date 22	Jun-21	Year to Date 21	Previous 12 Months
Newly Constructed Residential Listings	780		244		
Newly Constructed Pending Listings	723		908		
Newly Constructed Homes Sold	239	1,429	251	1,744	2,713
Percent Change	-4.78%	-18.06%			
Median Price	\$690,000	\$624,500	\$552,400	\$484,050	\$590,000
Percent Change	24.91%	29.02%			
Average Price	\$777,270	\$720,007	\$618,701	\$543,893	\$673,049
Percent Change	25.63%	32.38%			
Days on Market	19	31	11	24	30
Newly Constructed Dollar Volume	\$185,767,613	\$1,028,889,918	\$155,293,845	\$948,548,706	\$1,825,981,830
Percent Change	19.62%	8.47%			

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Single-Family Homes Sold in Ada County for June 2022				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	42	5.12%	\$956,411	\$774,500
New Construction	6	2.49%	\$1,468,824	\$1,498,786
Existing	36	6.22%	\$871,008	\$722,500
Boise NE - 0200	21	2.56%	\$1,091,776	\$960,000
New Construction	5	2.07%	\$1,469,749	\$987,816
Existing	16	2.76%	\$973,659	\$889,500
Boise SE - 0300	39	4.76%	\$676,074	\$555,000
New Construction	4	1.66%	\$628,948	\$594,495
Existing	35	6.04%	\$681,460	\$533,100
Boise Bench - 0400	36	4.39%	\$469,700	\$458,000
New Construction	0	0.00%	\$0	\$0
Existing	36	6.22%	\$469,700	\$458,000
Boise South - 0500	17	2.07%	\$673,200	\$614,000
New Construction	0	0.00%	\$0	\$0
Existing	17	2.94%	\$673,200	\$614,000
Boise SW-Meridian - 0550	62	7.56%	\$604,817	\$539,794
New Construction	20	8.30%	\$683,863	\$590,236
Existing	42	7.25%	\$567,176	\$532,425
Boise West - 0600	32	3.90%	\$509,849	\$440,000
New Construction	0	0.00%	\$0	\$0
Existing	32	5.53%	\$509,849	\$440,000
Boise W-Garden City - 0650	41	5.00%	\$567,327	\$510,000
New Construction	0	0.00%	\$0	\$0
Existing	41	7.08%	\$567,327	\$510,000
Garden City - 0700	4	0.49%	\$705,000	\$480,000
New Construction	0	0.00%	\$0	\$0
Existing	4	0.69%	\$705,000	\$480,000
Boise NW - 0800	60	7.32%	\$767,807	\$722,500
New Construction	18	7.47%	\$1,024,800	\$997,500
Existing	42	7.25%	\$657,667	\$585,000
Eagle - 0900	87	10.61%	\$1,064,655	\$940,000
New Construction	34	14.11%	\$1,065,489	\$999,900
Existing	53	9.15%	\$1,064,121	\$920,000
Star - 0950	60	7.32%	\$676,807	\$659,950
New Construction	35	14.52%	\$667,433	\$635,000
Existing	25	4.32%	\$689,932	\$675,000
Meridian SE - 1000	38	4.63%	\$740,508	\$684,950
New Construction	19	7.88%	\$833,148	\$740,000
Existing	19	3.28%	\$647,868	\$614,900
Meridian SW - 1010	24	2.93%	\$836,877	\$582,500
New Construction	7	2.90%	\$529,449	\$480,978
Existing	17	2.94%	\$963,465	\$620,000
Meridian NE - 1020	49	5.98%	\$672,731	\$534,990
New Construction	7	2.90%	\$891,949	\$884,900
Existing	42	7.25%	\$636,195	\$524,500

Single-Family Homes Sold in Ada County for June 2022				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	114	13.90%	\$641,606	\$571,449
New Construction	35	14.52%	\$685,150	\$636,698
Existing	79	13.64%	\$622,314	\$545,000
Kuna - 1100	94	11.46%	\$535,879	\$479,945
New Construction	51	21.16%	\$541,526	\$489,400
Existing	43	7.43%	\$529,181	\$460,000
Totals	820	100.00%	\$709,411	\$592,457
New Construction	241	29.39%	\$779,110	\$695,000
Existing	579	70.61%	\$680,400	\$575,000

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

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County June 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	0.12%
\$300,000 - \$399,999	5	0.61%	38	4.63%
\$400,000 - \$499,999	35	4.27%	165	20.12%
\$500,000 - \$599,999	54	6.59%	123	15.00%
\$600,000 - \$699,999	28	3.41%	78	9.51%
\$700,000 - \$799,999	37	4.51%	52	6.34%
\$800,000 - \$899,999	22	2.68%	33	4.02%
\$900,000 - \$999,999	16	1.95%	23	2.80%
\$1,000,000 - \$1,999,999	41	5.00%	56	6.83%
\$2,000,000 - \$2,999,999	3	0.37%	9	1.10%
\$3,000,000 - \$3,999,999	0	0.00%	1	0.12%
\$4,000,000 - \$4,999,999	0	0.00%	0	0.00%
\$5,000,000 and over	0	0.00%	0	0.00%
Totals	241	29.39%	579	70.61%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) June 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	0.09%
\$250,000 - \$299,999	1	0.02%	12	0.26%
\$300,000 - \$399,999	17	0.36%	224	4.76%
\$400,000 - \$499,999	283	6.02%	921	19.59%
\$500,000 - \$599,999	357	7.59%	707	15.04%
\$600,000 - \$699,999	196	4.17%	456	9.70%
\$700,000 - \$799,999	162	3.45%	307	6.53%
\$800,000 - \$899,999	142	3.02%	174	3.70%
\$900,000 - \$999,999	98	2.08%	134	2.85%
\$1,000,000 - \$1,999,999	186	3.96%	274	5.83%
\$2,000,000 - \$2,999,999	8	0.17%	26	0.55%
\$3,000,000 - \$3,999,999	0	0.00%	6	0.13%
\$4,000,000 - \$4,999,999	0	0.00%	2	0.04%
\$5,000,000 and over	0	0.00%	2	0.04%
Totals	1451	30.86%	3251	69.14%

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