

| Ada County Single Family Home Sales Comparing March 2022 with March 2021 | | | | | |
|---|---------------|-----------------|---------------|-----------------|--------------------|
| | Mar-22 | Year to Date 22 | Mar-21 | Year to Date 21 | Previous 12 Months |
| Total Active Residential Listings | 599 | | 295 | | |
| Total Pending Residential Listings | 1502 | | 1735 | | |
| Total Single-Family Homes Sold | 812 | 2,145 | 915 | 2,138 | 10,099 |
| Percent Change | -11.26% | 0.33% | | | |
| Median Price | \$575,000 | \$552,900 | \$469,000 | \$459,000 | \$529,900 |
| Percent Change | 22.60% | 20.46% | | | |
| Average Price | \$662,538 | \$651,136 | \$545,838 | \$537,174 | \$618,815 |
| Percent Change | 21.38% | 21.22% | | | |
| Days on Market | 20 | 29 | 18 | 18 | 20 |
| Total Dollar Volume | \$537,981,012 | \$1,396,686,028 | \$499,441,957 | \$1,148,478,171 | \$6,249,413,054 |
| Percent Change | 7.72% | 21.61% | | | |

| Ada County Existing Home Sales | | | | | |
|--------------------------------|---------------|-----------------|---------------|-----------------|--------------------|
| | Mar-22 | Year to Date 22 | Mar-21 | Year to Date 21 | Previous 12 Months |
| Existing Residential Listings | 323 | | 150 | | |
| Existing Pending Listings | 591 | | 638 | | |
| Existing Homes Sold | 561 | 1,438 | 544 | 1,237 | 7,274 |
| Percent Change | 3.13% | 16.25% | | | |
| Median Price | \$555,000 | \$535,000 | \$475,500 | \$458,000 | \$515,000 |
| Percent Change | 16.72% | 16.81% | | | |
| Average Price | \$641,843 | \$632,241 | \$563,316 | \$557,608 | \$613,664 |
| Percent Change | 13.94% | 13.38% | | | |
| Days on Market | 15 | 23 | 8 | 10 | 17 |
| Existing Dollar Volume | \$360,074,157 | \$909,162,366 | \$306,444,017 | \$689,761,373 | \$4,463,791,803 |
| Percent Change | 17.50% | 31.81% | | | |

| Ada County Newly Constructed Home Sales | | | | | |
|---|---------------|-----------------|---------------|-----------------|--------------------|
| | Mar-22 | Year to Date 22 | Mar-21 | Year to Date 21 | Previous 12 Months |
| Newly Constructed Residential Listings | 276 | | 145 | | |
| Newly Constructed Pending Listings | 911 | | 1097 | | |
| Newly Constructed Homes Sold | 251 | 707 | 371 | 901 | 2,825 |
| Percent Change | -32.35% | -21.53% | | | |
| Median Price | \$606,050 | \$597,990 | \$460,920 | \$459,272 | \$558,000 |
| Percent Change | 31.49% | 30.20% | | | |
| Average Price | \$708,792 | \$689,567 | \$520,210 | \$509,120 | \$632,078 |
| Percent Change | 36.25% | 35.44% | | | |
| Days on Market | 31 | 40 | 34 | 29 | 28 |
| Newly Constructed Dollar Volume | \$177,906,855 | \$487,523,662 | \$192,997,940 | \$458,716,798 | \$1,785,621,251 |
| Percent Change | -7.82% | 6.28% | | | |

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| Single-Family Homes Sold in Ada County for March 2022 | | | | |
|---|--------|----------|---------------|--------------|
| MLS Area | # Sold | Market % | Average Price | Median Price |
| Boise North - 0100 | 28 | 3.41% | \$852,453 | \$812,392 |
| New Construction | 2 | 0.78% | \$1,131,900 | \$1,131,900 |
| Existing | 26 | 4.63% | \$830,957 | \$787,500 |
| Boise NE - 0200 | 17 | 2.07% | \$1,058,312 | \$950,000 |
| New Construction | 2 | 0.78% | \$1,722,500 | \$1,722,500 |
| Existing | 15 | 2.67% | \$969,753 | \$940,000 |
| Boise SE - 0300 | 38 | 4.63% | \$600,039 | \$550,400 |
| New Construction | 9 | 3.49% | \$626,589 | \$559,000 |
| Existing | 29 | 5.16% | \$591,800 | \$532,500 |
| Boise Bench - 0400 | 41 | 5.00% | \$496,962 | \$476,000 |
| New Construction | 1 | 0.39% | \$561,000 | \$561,000 |
| Existing | 40 | 7.12% | \$495,361 | \$475,500 |
| Boise South - 0500 | 28 | 3.41% | \$600,836 | \$577,500 |
| New Construction | 1 | 0.39% | \$459,900 | \$459,900 |
| Existing | 27 | 4.80% | \$606,056 | \$580,000 |
| Boise SW-Meridian - 0550 | 80 | 9.76% | \$586,847 | \$526,995 |
| New Construction | 18 | 6.98% | \$572,833 | \$524,438 |
| Existing | 62 | 11.03% | \$590,916 | \$532,000 |
| Boise West - 0600 | 18 | 2.20% | \$531,342 | \$501,000 |
| New Construction | 0 | 0.00% | \$0 | \$0 |
| Existing | 18 | 3.20% | \$531,342 | \$501,000 |
| Boise W-Garden City - 0650 | 53 | 6.46% | \$521,497 | \$465,000 |
| New Construction | 1 | 0.39% | \$555,000 | \$555,000 |
| Existing | 52 | 9.25% | \$520,853 | \$462,500 |
| Garden City - 0700 | 3 | 0.37% | \$426,667 | \$515,000 |
| New Construction | 0 | 0.00% | \$0 | \$0 |
| Existing | 3 | 0.53% | \$426,667 | \$515,000 |
| Boise NW - 0800 | 58 | 7.07% | \$782,199 | \$770,000 |
| New Construction | 22 | 8.53% | \$918,671 | \$902,928 |
| Existing | 36 | 6.41% | \$698,800 | \$637,950 |
| Eagle - 0900 | 70 | 8.54% | \$1,030,258 | \$932,450 |
| New Construction | 31 | 12.02% | \$1,058,283 | \$949,900 |
| Existing | 39 | 6.94% | \$1,007,982 | \$830,000 |
| Star - 0950 | 77 | 9.39% | \$640,368 | \$565,965 |
| New Construction | 51 | 19.77% | \$632,694 | \$550,990 |
| Existing | 26 | 4.63% | \$655,420 | \$599,950 |
| Meridian SE - 1000 | 59 | 7.20% | \$738,296 | \$735,000 |
| New Construction | 28 | 10.85% | \$860,600 | \$849,046 |
| Existing | 31 | 5.52% | \$627,829 | \$555,000 |
| Meridian SW - 1010 | 21 | 2.56% | \$762,408 | \$785,000 |
| New Construction | 7 | 2.71% | \$572,809 | \$552,000 |
| Existing | 14 | 2.49% | \$857,207 | \$840,950 |
| Meridian NE - 1020 | 50 | 6.10% | \$603,422 | \$581,000 |
| New Construction | 22 | 8.53% | \$588,376 | \$557,500 |
| Existing | 28 | 4.98% | \$615,243 | \$611,500 |

| Single-Family Homes Sold in Ada County for March 2022 | | | | |
|---|--------|----------|---------------|--------------|
| MLS Area | # Sold | Market % | Average Price | Median Price |
| Meridian NW - 1030 | 101 | 12.32% | \$609,175 | \$556,720 |
| New Construction | 18 | 6.98% | \$598,023 | \$586,995 |
| Existing | 83 | 14.77% | \$611,593 | \$555,000 |
| Kuna - 1100 | 78 | 9.51% | \$523,007 | \$481,000 |
| New Construction | 45 | 17.44% | \$548,815 | \$509,990 |
| Existing | 33 | 5.87% | \$487,815 | \$452,000 |
| Totals | 820 | 100.00% | \$666,034 | \$580,000 |
| New Construction | 258 | 31.46% | \$717,177 | \$615,445 |
| Existing | 562 | 68.54% | \$642,555 | \$555,860 |

| Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County March 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% | 2 | 0.24% |
| \$250,000 - \$299,999 | 0 | 0.00% | 3 | 0.37% |
| \$300,000 - \$399,999 | 3 | 0.37% | 35 | 4.27% |
| \$400,000 - \$499,999 | 43 | 5.24% | 162 | 19.76% |
| \$500,000 and over | 212 | 25.85% | 360 | 43.90% |
| Totals | 258 | 31.46% | 562 | 68.54% |

| Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) March 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 | 0.05% |
| \$200,000 - \$249,999 | 1 | 0.05% | 4 | 0.19% |
| \$250,000 - \$299,999 | 1 | 0.05% | 7 | 0.32% |
| \$300,000 - \$399,999 | 7 | 0.32% | 126 | 5.85% |
| \$400,000 - \$499,999 | 166 | 7.70% | 450 | 20.88% |
| \$500,000 and over | 542 | 25.15% | 850 | 39.44% |
| Totals | 717 | 33.27% | 1438 | 66.73% |

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