

Ada County Single Family Home Sales Comparing May 2022 with May 2021					
	May-22	Year to Date 22	May-21	Year to Date 21	Previous 12 Months
Total Active Residential Listings	1520		570		
Total Pending Residential Listings	1446		1656		
Total Single-Family Homes Sold	894	3,859	949	4,069	9,774
Percent Change	-5.80%	-5.16%			
Median Price	\$602,250	\$575,000	\$518,550	\$475,990	\$544,286
Percent Change	16.14%	20.80%			
Average Price	\$706,634	\$670,795	\$613,034	\$561,174	\$633,219
Percent Change	15.27%	19.53%			
Days on Market	14	23	11	15	21
Total Dollar Volume	\$631,731,213	\$2,588,596,167	\$581,769,501	\$2,283,416,620	\$6,189,086,652
Percent Change	8.59%	13.37%			

Ada County Existing Home Sales					
	May-22	Year to Date 22	May-21	Year to Date 21	Previous 12 Months
Existing Residential Listings	902		382		
Existing Pending Listings	604		708		
Existing Homes Sold	642	2,670	671	2,576	7,071
Percent Change	-4.32%	3.65%			
Median Price	\$586,750	\$553,750	\$506,000	\$480,000	\$525,000
Percent Change	15.96%	15.36%			
Average Price	\$695,794	\$654,148	\$618,329	\$578,479	\$622,151
Percent Change	12.53%	13.08%			
Days on Market	11	18	8	9	19
Existing Dollar Volume	\$446,699,483	\$1,746,573,862	\$414,898,736	\$1,490,161,759	\$4,399,233,187
Percent Change	7.66%	17.21%			

Ada County Newly Constructed Home Sales					
	May-22	Year to Date 22	May-21	Year to Date 21	Previous 12 Months
Newly Constructed Residential Listings	618		188		
Newly Constructed Pending Listings	842		948		
Newly Constructed Homes Sold	252	1,189	278	1,493	2,703
Percent Change	-9.35%	-20.36%			
Median Price	\$639,105	\$614,915	\$544,077	\$474,240	\$584,395
Percent Change	17.47%	29.66%			
Average Price	\$734,253	\$708,177	\$600,255	\$531,316	\$662,173
Percent Change	22.32%	33.29%			
Days on Market	24	34	20	26	29
Newly Constructed Dollar Volume	\$185,031,730	\$842,022,305	\$166,870,765	\$793,254,861	\$1,789,853,465
Percent Change	10.88%	6.15%			

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Single-Family Homes Sold in Ada County for May 2022				
MLS Area	# Sold	Market %	Average Price	Median Price
Boise North - 0100	37	4.12%	\$969,505	\$785,000
New Construction	3	1.16%	\$1,610,000	\$1,685,000
Existing	34	5.30%	\$912,990	\$778,500
Boise NE - 0200	32	3.56%	\$981,406	\$850,000
New Construction	4	1.55%	\$1,500,546	\$1,369,568
Existing	28	4.37%	\$907,243	\$850,000
Boise SE - 0300	54	6.01%	\$633,724	\$579,800
New Construction	9	3.49%	\$686,533	\$719,900
Existing	45	7.02%	\$623,162	\$546,500
Boise Bench - 0400	38	4.23%	\$544,708	\$507,450
New Construction	3	1.16%	\$568,333	\$610,000
Existing	35	5.46%	\$542,682	\$499,900
Boise South - 0500	19	2.11%	\$556,216	\$515,000
New Construction	0	0.00%	\$0	\$0
Existing	19	2.96%	\$556,216	\$515,000
Boise SW-Meridian - 0550	69	7.68%	\$599,769	\$569,000
New Construction	15	5.81%	\$682,120	\$629,990
Existing	54	8.42%	\$576,894	\$546,000
Boise West - 0600	27	3.00%	\$521,879	\$523,001
New Construction	1	0.39%	\$632,540	\$632,540
Existing	26	4.06%	\$517,623	\$520,000
Boise W-Garden City - 0650	50	5.56%	\$504,277	\$469,950
New Construction	1	0.39%	\$386,500	\$386,500
Existing	49	7.64%	\$506,681	\$474,900
Garden City - 0700	3	0.33%	\$605,333	\$418,000
New Construction	0	0.00%	\$0	\$0
Existing	3	0.47%	\$605,333	\$418,000
Boise NW - 0800	69	7.68%	\$787,814	\$715,000
New Construction	16	6.20%	\$1,049,500	\$1,002,167
Existing	53	8.27%	\$708,815	\$680,000
Eagle - 0900	86	9.57%	\$1,137,058	\$1,035,412
New Construction	24	9.30%	\$1,036,645	\$990,568
Existing	62	9.67%	\$1,175,927	\$1,048,500
Star - 0950	55	6.12%	\$812,257	\$749,900
New Construction	30	11.63%	\$785,073	\$672,450
Existing	25	3.90%	\$844,877	\$777,000
Meridian SE - 1000	54	6.01%	\$764,627	\$800,000
New Construction	25	9.69%	\$877,787	\$835,000
Existing	29	4.52%	\$667,076	\$600,000
Meridian SW - 1010	29	3.23%	\$717,281	\$593,000
New Construction	8	3.10%	\$556,643	\$536,677
Existing	21	3.28%	\$778,476	\$625,000
Meridian NE - 1020	55	6.12%	\$577,511	\$555,000
New Construction	15	5.81%	\$586,600	\$569,000
Existing	40	6.24%	\$574,103	\$541,450

Single-Family Homes Sold in Ada County for May 2022				
MLS Area	# Sold	Market %	Average Price	Median Price
Meridian NW - 1030	125	13.90%	\$642,276	\$573,990
New Construction	44	17.05%	\$662,076	\$588,925
Existing	81	12.64%	\$631,519	\$556,500
Kuna - 1100	97	10.79%	\$533,344	\$489,900
New Construction	60	23.26%	\$540,756	\$491,565
Existing	37	5.77%	\$521,324	\$480,000
Totals	899	100.00%	\$709,636	\$605,000
New Construction	258	28.70%	\$744,047	\$640,999
Existing	641	71.30%	\$695,786	\$587,000

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County May 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%	0	0.00%
\$300,000 - \$399,999	5	0.56%	32	3.56%
\$400,000 - \$499,999	44	4.89%	145	16.13%
\$500,000 and over	209	23.25%	464	51.61%
Totals	258	28.70%	641	71.30%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Ada County (Year-to-Date) May 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	0.03%
\$160,000 - \$199,999	0	0.00%	1	0.03%
\$200,000 - \$249,999	1	0.03%	4	0.10%
\$250,000 - \$299,999	1	0.03%	11	0.28%
\$300,000 - \$399,999	12	0.31%	185	4.77%
\$400,000 - \$499,999	248	6.40%	756	19.50%
\$500,000 and over	947	24.43%	1710	44.11%
Totals	1209	31.18%	2668	68.82%

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